

TOWNSHIP OF STONE MILLS ZONING BY-LAW NO. 2014-744



**Office Consolidation
April 28, 2026**

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TOWNSHIP OF STONE MILLS ZONING BY-LAW NO. 2014-744

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SECTION 1: GENERAL SCOPE

1.1 TITLE OF BY-LAW

This By-Law may be cited as the " Township of Stone Mills Zoning By-law ".

1.2 SCHEDULES

The following schedules which are attached hereto are hereby incorporated into and are declared to form part of this By-law to the same extent as if fully described herein:

- Schedule 1 – Township of Stone Mills
- Schedule 2 – Strathcona
- Schedule 3 – Newburgh
- Schedule 4 – Camden East
- Schedule 5 – Yarker
- Schedule 6 – Colebrook
- Schedule 7 – Moscow
- Schedule 8 – Centreville
- Schedule 9 – Enterprise
- Schedule 10 – Tamworth
- Schedule 11 – Erinsville
- Schedule 12 – Croydon
- Schedule 13 – Beaver Lake
- Schedule 14 – Varty Lake
- Schedule 15 – Sensitive Groundwater Features

1.3 SCOPE AND APPLICATION OF BY-LAW

- a)** The provisions of this By-Law shall apply and be enforceable with respect to all lands within the geographic limits of the Corporation of the Township of Stone Mills as shown on Schedules 1 to 15, inclusive.
- b)** No land shall be used and no buildings or structures shall be erected, altered, enlarged, or used within the Township of Stone Mills except in conformity with the provisions of this By-law.
- c)** No building permit, certificate or license shall be issued where the proposed use of land or a proposed erection, alteration or enlargement of any building or structure would be in violation of the provisions of this By-law. In addition, where the approval of another agency or authority is required, such approval

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- shall be obtained and submitted to the Chief Building Official or other appointed zoning administrator at the time of making an application for a building permit or Planning Act approval, as applicable.
- d)** No person shall change the purpose for which any land, building or structure is used, or erect any new building or structure or addition to any existing building or structure or relocate any existing building or structure or sever any lands from an existing parcel if the effect of such action is to cause the original, adjoining or remaining lands, buildings or structures to be in contravention of this By-law.
 - e)** Nothing in this By-law shall prevent the erection of any building or structure for a purpose prohibited by this By-law if the plans for such building or structure were approved by the Chief Building Official prior to the date of passing of this By-law, provided that:
 - i. when the building or structure is erected, it continues to be used for the purpose for which the building permit was issued;
 - ii. the building or structure is commenced within six (6) months of the date of the passing of this By-law and is completed within a reasonable time of the commencement; and
 - iii. the building permit has not been revoked pursuant to the Building Code Act.
 - f)** No change shall be made in the use of any land, building, or structure until a Certificate of Occupancy has been issued by the Chief Building Official, to the effect that the proposed use conforms to this By-law.
 - g)** Nothing in this By-Law shall relieve any person from the obligation to comply with the requirements of the Ontario Building Code Act, and any other By-Laws of the Township of Stone Mills and provincial and federal legislation.
 - h)** No person shall be deemed to have contravened any provision of this By-law by reason of the fact that any part or parts of any lot has or have been conveyed to, or acquired by, any Public Authority for public use.
 - i)** This By-law shall not reduce or mitigate any restrictions lawfully imposed by an authority having jurisdiction to make such restrictions.
 - j)** All references to Provincial Acts or Regulations shall refer to the current Act or Regulation. All references to the Planning Act shall refer to the Planning Act, R.S.O., 1990, Chapter P.13, as amended.

1.4 INTERPRETATION

- a)** The provisions of this By-law shall be held to be the minimum requirement except where the word maximum is used, in which case the maximum requirement shall apply.
- b)** The definitions and interpretations given herein shall govern unless the context requires otherwise. For the purposes of this By-law:
 - i. words used in the present tense include the future;
 - ii. words in singular number include the plural and words in the plural include the singular number;
 - iii. the word "shall" is mandatory;
 - iv. the word "may" is permissive;
 - v. the words "used" and "occupied" shall include the words "arranged" and "designed to be used or occupied"
 - vi. words in the present tense include the future;
 - vii. words in the masculine gender include the feminine gender and vice versa.
- c)** Units of measurement in this By-law are provided in metric only.
- d)** Where linear distances other than those referring to vertical measurements are specified (e.g. setbacks), such linear distances are measured on a horizontal plane.
- e)** No amendment to this By-law shall be required in order for the Corporation to make typographical corrections such as spelling, punctuation and section numbering changes where, in the opinion of the Corporation, such corrections do not affect the intent of the By-law.
- f)** The headings of the Parts, Sections, Subsections and Clauses of this By-law or on the Zoning Schedules, together with the illustrations, examples and explanatory notes appearing throughout this By-law , have been inserted as a matter of convenience and for reference only and in no way define or limit the scope or meaning of this By-law or any of its provisions.
- g)** Where any uncertainty exists as to the location of the boundary of any of the Zones as shown on the Zoning Schedules, the following rules apply:
 - i. Where Zone boundaries are indicated as approximately following lot lines, such lot lines shall be deemed to be the said boundaries.

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- ii. Where Zone boundaries are indicated as approximately parallel to any street and the distance from such street is not indicated, such zone boundaries shall be construed as being parallel to such street and the distance therefrom shall be determined by the use of the scale of the said Zoning Schedules at the original scale.
 - iii. Unless otherwise indicated on the Zoning Schedules, streets, lanes or right-of-way, such as for railroads or electrical transmission lines, shall be deemed to be in the same zone as the adjacent lands and where such streets, lanes or right-of-way separate different zones, unless otherwise indicated on the Zoning Schedules, the centrelines of these shall constitute the boundary between zones.
- h) Where any uncertainty still exists as to the zone location of such streets, lanes or right-of-way, they shall be assumed to be within the Open Space (OS) Zone.
 - i) Where a zone boundary is indicated as passing through undeveloped land, then the location of such boundary shall be determined in accordance with the scale of said Zoning Schedule(s) at the original scale.
 - j) Where a zone boundary is indicated as following the corporate limits of the Corporation of the Township of Stone Mills, then such limits shall be the zone boundary.
 - k) Where a zone boundary is indicated as following a shoreline, then such zone boundary shall follow the shoreline, and, in the event of change in the boundary of the shoreline, the zone boundary shall be construed as moving with the actual shoreline.
 - l) Where there exist two or more zones affecting a single lot, then the applicable provisions of each zone category shall apply to the lands over which the zone is situated. Similarly, where multiple uses occupy a single lot, the zone standards which apply to each use shall be applied separately (e.g., parking standards).

1.5 DATE IN EFFECT

This By-law shall take effect from the date of its passage by Council, subject to the provisions of the *Planning Act*.

1.6 REPEAL OF FORMER BY-LAWS

On the day that this By-law comes into full force and effect, By-Law 2000-85, as amended, of the Corporation of the Township of Stone Mills passed under Section 34 of the *Planning Act*, R.S.O., 1990 shall hereby be repealed, except with respect

to those lands subject to the transition provisions of Section 1.15 of this By-law, until such time as Section 1.15 is repealed.

The adoption of this By-Law shall not prevent any pending or future prosecution of, or action to abate any existing violation of the said By-Law if the violation is also a violation of any of the provisions of this By-Law.

1.7 ADMINISTRATOR

This By-law shall be administered and enforced by the Chief Building Official or such other person as may be appointed by Council of the Corporation of the Township of Stone Mills.

1.8 REQUESTS FOR AMENDMENTS

Request for an amendment to this By-law shall be accompanied by the Corporation's "APPLICATION FOR ZONING BY-LAW AMENDMENT", and any required study deemed to fulfill the requirements for a complete application under the Official Plan.

1.9 VIOLATION AND PENALTIES

Every person who contravenes any of the provisions of this By-Law is guilty of an offence and on conviction thereof shall forfeit and pay a penalty for each such offence and every such penalty shall be recoverable under the Provincial Offences Act, R.S.O., 1990 and amendments thereto.

Every person who contravenes this By-law and, if the person is a corporation, every director or officer of the corporation who knowingly concurs in the contravention, is guilty of an offence and on conviction is liable:

- on a first conviction to a fine of not more than \$25,000; and
- on a subsequent conviction to a fine of not more than \$10,000 for each day or part thereof upon which the contravention has continued after the day on which the person was first convicted.

This By-Law shall come into force in accordance with Section 34 of the *Planning Act* RSO 1990 and Ontario Regulation 545/06.

Where a corporation is convicted under subsection of a contravention, the maximum penalty that may be imposed is:

- on a first conviction a fine of not more than \$50,000; and

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- on a subsequent conviction a fine of not more than \$25,000 for each day or part thereof upon which the contravention has continued after the day on which the corporation was first convicted.

When a person who has been convicted of an offence under this By-Law, any court of competent jurisdiction thereafter, may, in addition to any other penalty imposed on the person convicted, issue an order prohibiting the continuation or repetition of the offence or the doing of any act or thing by the person convicted directed towards the continuation or repetition of the offence.

The requirements of this By-Law are severable, if any requirements of this By-Law are held invalid, the application of such requirements to other circumstances and the remainder of this By-Law shall not be affected.

1.10 INSPECTION

The Chief Building Official, Building Inspector or any other officer or employee of the Corporation, acting under the direction of the Council, in accordance with applicable law, is hereby authorized to enter, at all reasonable hours, upon any property or premises in which there is reason to believe that the provisions of this By-law are not being obeyed, for the purpose of carrying out the duties under this By-law.

The Chief Building Official, Building Inspector or other employee of the Corporation shall not enter any room or place actually being used as a dwelling without the consent of the occupier, except under the authority of a search warrant issued under the Provincial Offences Act.

1.11 REMEDIES

Where any building or structure is to be erected, altered, reconstructed, extended or part thereof is to be used, or any lot is to be used, in contravention of any requirements of this By-law, such contravention may be restrained by action at the instance of any ratepayer or the Corporation pursuant to the provisions of the *Planning Act* or the *Municipal Act*.

1.12 ZONE PROVISIONS

The uses permitted, in the minimum size and dimensions of lots, the minimum size of yards, the minimum setback, the maximum lot coverage, the minimum landscaped open space, the maximum height of buildings, and all other zone provisions are set out in Section 6 for the respective zones.

- a) The building, structures and uses specifically named as permitted uses in a particular zone and classified under the headings "Residential Uses", "Non-

Residential Uses” and “Accessory Uses, Buildings and Structures” are the only uses permitted in the particular zone in which they are named and classified.

- b)** For the purpose of reference, all buildings, structures and uses named as permitted uses and classified under the headings “Residential Uses”, “Non-Residential Uses” and “Accessory Uses, Buildings and Structures” may be referred to as Residential, Non-Residential buildings, structures or uses or “Accessory Uses, Buildings and Structures” respectively.

1.13 ZONE REPRESENTATION

a) Zone Symbols

The zone symbols listed in Section 6.1, and outlined on the Zoning Schedules, refer to the use of land, buildings and structures and excavations permitted by this By-law in the said zone categories. Whenever in this By-law the word “Zone” is used, preceded or followed by any of the symbols, such Zone reference shall mean any area within the Corporation delineated on the Zoning Schedules and designated thereon by the symbol.

b) Special Zones and Provisions

Where the Zone Symbol designating certain lands, as shown on the Zoning Schedules, is followed by a dash and a number, for example R1-11, then special zone provisions apply to such lands. Such special provisions are found by reference to the Subsection of the Zone Provisions of each Zone classification entitled “EXCEPTION ZONE PROVISIONS”. Lands zoned in this manner shall be subject to all the restrictions of the Zone, except as may otherwise be provided by the special zone provisions.

c) Lands on Zoning Schedules with Suffix “S” After Zone Symbol

Lands identified on the Zoning Schedules with the suffix ‘s’ after the zone symbols shall refer to lands which are considered to have an aquifer that is highly vulnerable to contamination and where a hydrogeological study may be required in accordance with the provisions of the Official Plan.

1.14 VALIDITY

If any section, clause or provisions of this By-law, including anything contained on the Key Map and Schedules attached hereto, is for any reason declared by a court of competent jurisdiction to be invalid, the same shall not affect the validity of the By-law as a whole or any part thereof, other than the section, clause or provision so declared to be invalid and it is hereby declared to be the intention that all the

remaining sections, clauses or provisions of this By-law shall remain in full force and effect until repealed.

1.15 TRANSITION PROVISIONS

The terms of any Planning Act application that received approval prior to the adoption of this By-law (e.g., minor variance, zoning by-law amendment, etc.) but has not been implemented through the acquisition of a building permit or related development approval (e.g., site plan control, change of use permit, etc.), shall be valid for a period of no more than two years of the date of the enactment of this By-law.

SECTION 2: DEFINITIONS

In this By-law, unless the context requires otherwise, the following definitions and interpretations apply:

Term	Definition	Permitted Zones	General Provisions
<i>Abattoir</i>	Means a building or structure specifically designed to accommodate the penning and slaughtering of live animals and the preliminary processing of animal carcasses and may include the packing, treating, storing and sale of the product on the premises.	M2	
<i>Accessory Building or Structure</i>	Means a detached building or structure that is customarily incidental and subordinate to a principal use, building or structure and located on the same lot therewith. Residential uses within accessory buildings or structures are prohibited except where permitted as a second unit. (By-law No. 2018-909)		☒
<i>Accessory Use</i>	Means a use customarily incidental and subordinate to, and, exclusively devoted to the main use of the lot, building or structure and located on the same lot.		☒
<i>Accessory Dwelling</i>	See "Dwelling"	OS, CF, C3, M1	
<i>Accessory Dwelling Unit</i>	See "Dwelling Unit"	RMH, CF, C1, C2, C3, MR	
<i>Aggregate</i>	Means gravel, sand, clay, earth, shale, limestone, dolostone, sandstone, marble, granite, rock other than metallic ores, asbestos, graphite, kyanite, mica, nepheline syenite, salt, talc, wollastonite, mine tailings or other material prescribed under the Mining Act.		

Term	Definition	Permitted Zones	General Provisions
<i>Agriculture/ Agricultural Use</i>	Means the use of land, buildings or structures for the purposes of the growing of field crops, flower gardening, truck gardening, berry crops, tree crops, nurseries, aviaries, apiaries or farms for the grazing, breeding, raising, boarding of livestock or any other similar uses carried on in the field of general agriculture, including the sale of such produce, crops or livestock on the same lot. Agriculture / Agriculture Use does not include the use of land, buildings or structures for a domestic garden accessory to a permitted residential use or a community garden, and shall not include the cultivation of cannabis.	PA, RU, M3	
<i>Agricultural Products Sales Outlet</i>	Means a use accessory to an agricultural use which consists of the retail sale of agricultural products produced on the property where such outlet is located.		
<i>Agricultural-related Uses</i>	Means farm-related commercial and farm-related industrial uses that are small scale and directly related to the farm operation and are required in close proximity to the farm operation. Examples of this use include animal husbandry services, product or grain storage facilities, and seed dealers.	PA, RU, M2	
<i>Alter</i>	Means: • when used in reference to a building or part thereof, means to change any one or more of the internal or external dimensions of such building or to change the type of construction of the exterior walls or roof thereof;		

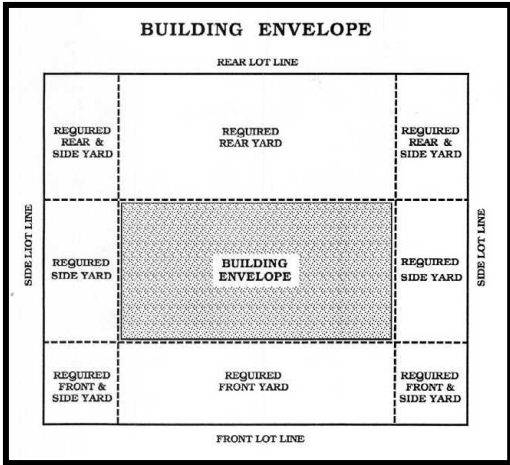
Term	Definition	Permitted Zones	General Provisions
	- when used in reference to a lot, the word "<i>alter</i>" means to change the area, frontage or depth thereof; to change the width, depth or area of any required yard setback, landscaped open space or parking area; or to change the location of any boundary of such lot with respect to a street or lane, whether such alteration is made by conveyance or alienation of any portion of such lot, or otherwise. - when used in reference to a use, means the purpose for which the lot, building or structure is occupied. The words "<i>altered</i>" and "<i>alteration</i>" shall have corresponding meanings		
<i>Ambulance Facility</i>	Means a building or part thereof where professional paramedics and personnel are stationed and their vehicles and equipment are kept or stored.	CF	
<i>Animal Shelter</i>	Means the land and the buildings used for the care of lost abandoned or neglected animals, operated by a public or semi-public authority, or non-profit organization but does not include a kennel as otherwise defined.	M2	
<i>Antique Sales Establishment</i>	Means a building or part of a building or structure where antiques, arts and crafts are offered or kept for sale at retail, and may include a " <i>craft shop</i> ".	C1, C2	
<i>Apiary</i>	Means an agricultural operation in which beehives of honey bees are kept for agricultural purposes.	PA, RU	

Term	Definition	Permitted Zones	General Provisions
<i>Areas of Archaeological Potential</i>	Means areas with the likelihood to contain archaeological resources. Criteria for determining archaeological potential are established by the Province, but municipal approaches which achieve the same objectives may also be used. Archaeological potential is confirmed through archaeological fieldwork undertaken in accordance with the <i>Ontario Heritage Act</i> .		
<i>Arena</i>	Means a building, or part of a building, in which the principal facilities provided are for such recreational activities as curling, skating, hockey, lacrosse, broomball, or similar athletic activity, which facilities may include dressing rooms, concession booths for the provision of food and refreshments to the general public, bleachers, plant equipment for the making of artificial ice and such other facilities as are normally considered incidental and subordinate thereto	CF	☒
<i>Artist Studio</i>	Means the commercial workplace of a cabinetmaker, ornamental welder, photographer, artist, or artisan or any similar artist or craftsman, where unique articles are made or fabricated and offered for sale; or premises used for the instruction of art, music, languages or similar disciplines.	C1, C2	
<i>Asphalt Plant</i>	Means the use of land, buildings and structures which is of permanent construction used for the production of asphalt and asphalt paving materials and includes the stock piling and storage of bulk materials used in the process.	M2, M3	

Term	Definition	Permitted Zones	General Provisions
<i>Assembly Facility Commercial</i> (By-law No. 2018-909)	Means a building, structure or land or any part thereof, under private ownership that is available for rent on a per engagement basis, for an activity where the public or invited persons may attend, and which may include other hired services incidental to the specific engagement	C1, C2	
<i>Assembly Hall</i>	Means a building, or part of a building, where facilities are provided for such purposes as meetings, athletic, civic, educational, political, religious or social events and may include a gymnasium, banquet hall, private club, fraternal organization, or similar use.	CF	☒
<i>Auction Outlet</i>	Means a building or part of a building or structure in which goods, wares, merchandise, substances, articles or things are offered for sale to the general public by an auctioneer and may include a livestock auction sales barn.	C2	
<i>Auditorium</i>	Means a building, or part of a building or structure, in which facilities are provided for athletic, civic, educational, political, religious or social purposes and shall include a gymnasium or other similar facility or use but shall not include an arena.	CF	☒
<i>Bakery</i>	Means a building, part of a building, or structure where the baking of baked goods occurs for on or off-site consumption. A bakery may include an incidental retail establishment where baked goods made on-site are offered for retail sale.	HMX, C1, C2	

Term	Definition	Permitted Zones	General Provisions
<i>Balcony</i>	Means a partially enclosed cantilevered platform projecting from the face of a wall of a building, usually surrounded by a balustrade or railing and which is used as an outdoor porch, living area or sundeck.		
<i>Bank or Financial Institution</i>	Means a building, part of a building, or structure used as a bank, credit union, trust company, finance company, loan or mortgage company, investment firm or financial consultants.	HMX, C1	
<i>Bed and Breakfast Establishment</i>	Means a single unit dwelling in which no more than three (3) guest rooms are made available for the overnight accommodation of the traveling or vacationing public, and in which the proprietor may offer lodging and breakfast for monetary compensation. A bed and breakfast establishment shall not include a boarding or lodging house, hotel, motel, group home, an eating establishment or any other establishment otherwise defined or classified herein.		☒
<i>Berm</i>	Means an artificially constructed earthen embankment with or without landscaping erected to provide an aesthetic or visual screen and/or noise attenuation feature between land uses.		
<i>Bingo Hall</i>	Means a building or premise or part thereof used for bingo or a bingo event and is duly registered under the Gaming Control Act and is in compliance with municipal By-laws and approvals.	C1	

Term	Definition	Permitted Zones	General Provisions
<i>Block</i>	Means the smallest unit of land, the boundaries of which consist entirely of public streets, rivers, railway lines, public parks or any combination thereof or a block of land as shown in a registered plan of subdivision.		
<i>Boat House</i>	Means a single storey, detached accessory building or structure, which is designed or used for the sheltering of a boat or other form of water transportation and storage of household equipment incidental to the residential occupancy of the lot.		☒
<i>Boat Launch</i>	Means an area of land adjacent to a navigable water body that is used to launch and remove boats from the water.		
<i>Buffer Strip</i>	Means a landscaped or planted area reserved for the purpose of screening or obstructing the view of buildings, land or structures or shielding or blocking noise, lights or other nuisances by the planting of trees and shrubs, fences, berms or other attenuation features.		☒
<i>Building</i>	Means a structure, other than a wall or fence, having a roof, supported by columns or walls or supported directly on the foundation, and used for the shelter, accommodation or enclosure of persons, animals or goods.		
<i>Building By-law</i>	Means any By-law of the Corporation passed pursuant to the <i>Building Code Act</i> and regulations passed thereunder.		

Term	Definition	Permitted Zones	General Provisions
<i>Building Envelope</i>	Means the buildable area on a lot, as defined by all of the required yards and setbacks and the maximum height provisions, within which a building can be erected. The building envelope excludes any lands within a flood plain and/or a wetland. 		
<i>Building Line</i>	Means a line within a lot drawn parallel to a lot line and establishes the minimum distance between the lot line and the nearest point of any building or structure which may be erected.		
<i>Building, Mixed-Use</i>	Means a building containing more than one land use category (e.g. retail commercial and residential; office and residential; industrial and retail etc.)		
<i>Building Official</i>	Means the officer or employee of the Corporation of the Township of Stone Mills charged with the duty of: - enforcing the <i>Building Code Act</i>, and regulations; - enforcing the provisions of the Building By-Law. The definition shall include any inspector likewise appointed.		

Term	Definition	Permitted Zones	General Provisions
<i>Building Permit</i>	Means a building permit issued by the Chief Building Official of the Township of Stone Mills under the Building By-law and the <i>Building Code Act</i> .		
<i>Building Supply Outlet</i>	Means a building or structure in which building or construction and home improvement materials are offered or kept for sale and may include the fabrication of certain materials related to home improvements.	C1, C2, M1	
<i>Built Heritage Resources</i>	Means one or more significant buildings, structures, monuments, installations or remains associated with architectural, cultural, social, political, economic or military history and identified as being important to a community. These resources may be identified through designation or heritage conservation easement under the Ontario Heritage Act, or listed by local, provincial or federal jurisdictions.		
<i>Bunkie</i>	Means a building with a maximum gross floor area of 20 m ² , accessory to and located on the same premises as the main dwelling, used as sleeping quarters, having no kitchen facilities, for the sole use of members of the family or temporary guests.	PA, RU, RR, RLS, HR	
<i>Business, Professional or Administrative Office</i>	Means a building or part of a building in which one or more persons are employed in the management, direction or conducting of a business or where professionally qualified persons and their staff serve clients or patients who seek advice, consultation or treatment and for the purposes of this By-law may include the administrative offices of a non-profit or charitable organization.	HMX, C1, C2, M1, M2	

Term	Definition	Permitted Zones	General Provisions
<i>By-law</i>	Means the Township of Stone Mills Zoning By-law.		
<i>By-law Enforcement Officer</i>	Means any officer or employee of the Corporation appointed by Council to enforce the provisions of this By-law.		
<i>Cabin</i>	Means a building intended to provide basic shelter and accommodation on a temporary basis for persons engaged in such activities as hunting, fishing, snowmobiling, hiking or other similar forms of recreation.		☒
<i>Camp Site</i>	Means that part of a tourist establishment that is occupied on a temporary basis only by a trailer, motorized home, truck camper, camper or tent.	C3	
<i>Cannabis</i>	Means cannabis as defined by the Cannabis Act (Canada) and any subsequent regulations or acts which may be enacted in substitution therefor.		
<i>Cannabis Production Facility</i>	Means lands, buildings or structures where Cannabis, Cannabis seed or Cannabis oil is grown, processed, extracted, packaged or otherwise made ready for sale or use, tested, destroyed, stored and/or shipped in accordance with the provisions of a licence or registration issued by Health Canada, as may be amended from time to time, but shall not include any property which is not licenced by Health Canada and on which Cannabis is grown exclusively for personal use by the owner of the property in accordance with all applicable law. This use does not include the retail sale or dispensing of cannabis.		

<i>Cannabis Production, Personal</i>	Means lands, building or structures where Cannabis, Cannabis seed or Cannabis oil is grown, processed, extracted, destroyed, stored and/or packaged or otherwise made for the exclusive use by the owner or occupant in accordance with the provisions of a registration issued by Health Canada, as may be amended from time to time, but shall not include a Cannabis Production Facility.		
<i>Carport</i>	Means a portion of a dwelling which is a roofed enclosure designed for the storage or parking of a motor vehicle with at least 40 % of the total perimeter, which shall include the main wall of the dwelling to which such carport is attached, open and unobstructed.		
<i>Catering Establishment</i>	Means a commercial establishment in which food and beverages are prepared for consumption off the premises and are not served to customers on the premises or to take-out.	HMX, C1, C2, M1	
<i>Cemetery</i>	Means a cemetery or columbarium within the meaning of the <i>Cemeteries Act</i> .	RU, CF	
<i>Certificate of Occupancy</i>	Means a certificate issued by the Chief Building Official issued under Section 34(6) of the <i>Planning Act</i> for the occupancy or change of use of any land, building, excavation or structure to the effect that the proposed use or		

Term	Definition	Permitted Zones	General Provisions
	activity complies with this By-law.		
<i>Child Care Centre</i> <i>(By-law No. 2018-909)</i>	Means a place providing temporary care for any individual for a continuous period not exceeding twenty-four hours, but does not include the service of a health care practitioner and shall not include a group home.	CF, C1	☒
<i>Clinic, Medical</i>	Means a building or structure where members of the medical profession, dentists, chiropractors, osteopaths, optometrists, physicians and occupational therapists, either singularly or in union provide diagnosis and treatment to the general public, without overnight accommodation, and shall include such uses as reception areas, offices for consultation, coffee shop, X-ray and minor operating rooms, and a pharmaceutical dispensary.	HMX, CF, C1, C2	☒
<i>Club, Commercial</i>	Means an athletic, recreational or social club operated for gain or profit.	C1, C2	
<i>Club, Private</i>	Means an athletic, recreational or social club located on private lands and used for the purposes of a non-profit, non-commercial organization. This definition may include the premises of a fraternal organization.	CF	☒
<i>Communications Facility</i>	Means an installation which transmits, receives and/or relays communications such as a microwave relay tower, significant antenna, cellular telephone or wireless internet tower, cellular telephone tower, radio or television broadcast tower or similar facility.		
<i>Community Centre</i>	Means any tract of land, or building or buildings, or any part of any building used for community activities, whether used for commercial purposes or not,	CF	☒

Term	Definition	Permitted Zones	General Provisions
	the control of which is vested in the Township, a local board or agent thereof.		
<i>Concrete Plant</i>	Means the use of land, buildings and structures which is of permanent construction used for the production of concrete and concrete products and includes the stock piling and storage of bulk materials used in the process.	M2	
<i>Conservation</i>	Means the preservation, protection and improvement of the components of the natural environment through comprehensive management and maintenance program for both the individual and society's uses, both in the present and in the future.	EP, PA, RU, MR, OS, M3	
<i>Continuum-of-Care Facility</i>	Means a building or a group of buildings which may include a senior citizens apartments building, a nursing home, a long-term care facility, home for the aged and facilities associated with, and designed specifically to serve the senior or disabled population such as clinics, recreation centres, cafeterias and personal service establishments, and may also include independent senior's accommodation in separate structures/living units that share in services such as meals.	CF	☒
<i>Contractor's Yard</i>	Means land, building or structures used for any building trade or contractor where equipment and material are stored or where a contractor performs shop or assembly work.	C2, M2	
<i>Convenience Store</i>	Means a retail establishment where food, tobacco, drugs, periodicals or similar items of household necessity	HMX, C1, C2, C3	

Term	Definition	Permitted Zones	General Provisions
	are kept for retail sale to residents of the immediate neighbourhood or surrounding area.		
<i>Corporation</i>	Means the Corporation of the Township of Stone Mills		
<i>Council</i>	Means the Municipal Council of the Corporation of the Township of Stone Mills.		
<i>County</i>	Means the Corporation of the County of Lennox and Addington		
<i>County Road</i>	Means a street or road under the jurisdiction of the County.		
<i>Craft Shop</i>	Means a building or part of a building where crafts, souvenirs and other similar items are offered or kept for sale at retail to the general public.	HMX, C1, C2	
<i>Crisis Care Facility</i>	Means a building or part thereof which is used to provide for the supervised residency of persons requiring immediate emergency shelter and aid for a short to interim period of time and, without limiting the generality of the foregoing, includes a facility for battered or abused adults and/or children and/or elderly persons.		☒
<i>Cultural Heritage Landscape</i>	Means a defined geographical area of heritage significance which has been modified by human activities and is valued by a community. It involves a grouping(s) of individual heritage features such as structures, spaces, archaeological sites and natural elements, which together form a significant type of heritage form, distinctive from that of its constituent elements or parts. Examples may include, but are not limited to, heritage conservation districts designated under		

Term	Definition	Permitted Zones	General Provisions
	the Ontario Heritage Act; and villages, parks, gardens, battlefields, mainstreets and neighbourhoods, cemeteries, trailways and industrial complexes of cultural heritage value.		
<i>Deck</i>	Means a structure without a roof, having a foundation to hold it erect, the floor which is above finished grade, and attached to or abutting one or more walls of a building or constructed separate from a building, with or without direct access to the ground.		☒
<i>Development</i>	Means the creation of a lot, a change in land use, or the construction of buildings and structures, requiring approval under the Planning Act, but does not include: a) activities that create or maintain infrastructure authorized under an environmental assessment process; b) works subject to the Drainage Act.		
<i>Development Agreement</i>	Means any agreement entered into by an owner of land and the Corporation pursuant to the <i>Planning Act</i> .		
<i>Dock</i>	Means an accessory structure used for the mooring of marine vessels which is designed to float freely on the surface of the water body or which may be fixed to the bottom of the water body but in either case is secured to the shoreline.		☒
<i>Dog Run</i>	Means an enclosed outdoor extension of one or more dogs individual indoor living space in association with a kennel.		☒

Term	Definition	Permitted Zones	General Provisions
<i>Dry Cleaner's Distribution Station</i>	Means a building or part of a building used for the purpose of receiving articles or goods of fabric to be subjected elsewhere to the process of cleaning or dyeing. Such establishment may also be used for pressing and/or distributing any articles or goods which have been received therein.	C1, C2	☒
<i>Dry Cleaning Plant</i>	Means a building in which the business of dry cleaning, dry dyeing, cleaning, stain removal or pressing of articles of goods of fabric is carried on and, in which non-combustible and non-flammable solvents are, or can be, used which are in compliance with the <i>Environmental Protection Act</i> .	M2	☒
<i>Dwelling</i>	Means a building occupied or capable of being occupied as the home or residence of one or more persons, containing one or more dwelling units, but shall not include a trailer, motor home, or mobile home.		
<i>Dwelling, Accessory</i>	Means a single dwelling unit which is accessory to a permitted non-residential use and is designed for residential occupancy, and necessary to the maintenance and operation of the non-residential use to which it is related.		
<i>Dwelling, Boarding or Lodging House</i>	Means a dwelling containing not more than four guest rooms, in which the owner or head lessee supplies, for hire or gain, lodgings with or without meals for three to eight persons.		
<i>Dwelling, Single-Detached</i>	Means a completely detached dwelling occupied as a single- dwelling unit and to which entrance is gained only by a private entrance outside the building, but shall not include a mobile home.	PA, RU, RR, RLS, HR, HMX	

Term	Definition	Permitted Zones	General Provisions
<i>Dwelling, Two-Unit</i>	Means the whole of a dwelling which is divided into two separate dwelling units each having an independent entrance either directly from outside the building or through a common vestibule, and includes a duplex dwelling (divided horizontally) or a semi-detached dwelling (divided vertically).	HR, HMX, PA, RU, RR	
<i>Dwelling, Three-Unit</i>	Means the whole of a dwelling which is divided vertically or horizontally into three separate dwelling units each having an independent entrance either directly from outside the building or through a common vestibule.	HMX	
<i>Dwelling, Multiple-Unit</i>	Means a dwelling which contains four or more dwelling units each having independent entrances either directly from outside the building or through a common vestibule and includes a fourplex dwelling, row or townhouse dwelling and an apartment dwelling.		
<i>Dwelling Unit</i>	Means one or more habitable rooms designed for use and occupied by persons in which kitchen and sanitary facilities are provided for the exclusive use of such persons. <i>"Accessory Dwelling Unit"</i> means a dwelling unit which is part of and accessory to a permitted non-residential use other than an motor vehicle service station or commercial garage, and which is designed for residential occupancy necessary to the maintenance and operation of the non-residential use to which it is related. Such unit shall be occupied either by the family of the owner or by the family of a person employed on the lot where such a dwelling unit is located.		

Term	Definition	Permitted Zones	General Provisions
<i>Dwelling Unit Area</i>	Means the habitable area contained within the inside walls of a dwelling unit, including a loft, a finished basement, but excluding any private garage, carport, porch, veranda, unfinished attic, unfinished basement, cellar or sun room (unless such sun room is habitable in all seasons of the year), and excluding public or common halls, stairways, and the thickness of outside walls.		
<i>Easement</i>	The right of a person, government agency, or public utility company to use public or private land owned by another for a specific purpose, or the grant of one or more of the property rights by the owner to, or for the use by, the public, a corporation or another person.		
<i>Eating Establishment</i>	Means a building or part of a building where food is offered for sale or sold to the public for immediate consumption or take-out and includes such uses as a restaurant, dining room, cafe, cafeteria, ice cream parlor, tea or lunch room, dairy bar, coffee shop, snack bar or refreshment room or stand; but does not include a boarding or lodging home or a drive-through eating establishment.	HMX, C1, C2, C3	☒
<i>Eating Establishment, Drive-Through</i>	Means premises used to provide or dispense fast-food products.	C1, C2	☒
<i>Eave</i>	Means a roof overhang, free of enclosing walls, without supporting columns.		
<i>Equestrian Centre</i>	Means the use of land, buildings or structures for the boarding of horses, training of horses and riders, staging	PA, RU	

Term	Definition	Permitted Zones	General Provisions
	of equestrian events, operation of a riding academy, but does not include the racing of horses.		
<i>Equipment Sales and Rental</i>	Means a building or part of a building or structure in which light and/or heavy machinery and equipment are offered for sale or kept for rent, lease or hire under agreement for compensation.	C1, C2, M2	
<i>Erect</i>	Means to set-up, build, construct, demolish, reconstruct and relocate and, without limiting the generality of the word, also includes: • any preliminary physical operation, such as excavating, filling or draining; altering any existing building or structure by an addition, enlargement, extension movement or other structural change; and • any work which requires a building permit under the <i>Building Code Act</i> and regulations passed thereunder and/or the building By-law of the Corporation.		
<i>Established Building Line, Urban</i>	Means the average setback from the street centreline of existing buildings on one side of one block where more than one-half of the frontage of the said side of the block has been built upon.		
<i>Established Building Line, Rural</i>	Means the average setback from the street centreline of existing buildings when at least five (5) buildings have been erected on any one side of a continuous two hundred (200) metres of land with frontage on an improved public street.		

Term	Definition	Permitted Zones	General Provisions
<i>Existing</i>	Means existing as of the date of passing of this By-law		
<i>Farm Implement and Equipment Sales and Service Establishment</i>	Means a building, structure or area where farm implements, equipment and farm supplies are kept for sale at retail and may include facilities for the servicing of such implements or equipment.	M2	
<i>Farm Vacation Establishment</i>	Means a dwelling on an operating farm in which guest rooms are made available for overnight or temporary accommodation of the public who are visiting the farm to learn about and/or participate in the farming operation.	PA, RU	
<i>Farmer's Market</i>	Means an establishment or premises where the farm products of a local farming community are sold at retail from areas designed for individual retailers.	C1, C2	
<i>Feed Mill</i>	Shall mean a building, or part of a building, structure or area used for the development and production and/or sale of animal feeds.	M2	
<i>Fill</i>	Means earth, sand, gravel, rubble or any other material whether originating on the site or elsewhere, used or capable of being used to raise or in any way affect the contours of the ground and shall also mean fill along shorelines and wetland areas where regulated under the <i>Conservation Authorities Act</i> .		
<i>Finished Grade</i>	Means the average elevation of the finished level of the ground adjoining all of the walls of the building, exclusive of any artificial embankments or berms.		

Term	Definition	Permitted Zones	General Provisions
<i>Flea Market</i>	Means a building or open area in which stalls or sales areas are set aside for the sale of articles that are either homemade, homegrown, handcrafted, old, obsolete or antique and may include the selling of goods at retail by a business or individuals who are generally engaged in retail trade.	C1, C2	
<i>Flood Line</i>	Means the line which defines the area that would be flooded with an expected average frequency of once in 100 years and which is regulated under the Conservation Authorities Act.		
<i>Floodplain</i>	Means the area below the 1:100 year flood line.		
<i>Flood Proofed</i>	Means a combination of structural changes and/or adjustments incorporated into the basic design and/or construction or alteration of individual buildings, structures or properties subject to flooding so as to reduce or eliminate flood damages.		
<i>Floor Area, Gross</i>	Means the total floor area, as defined herein, exclusive of: • any part of the building or structure below finished grade which is used for heating, the storage or parking of motor vehicles, locker storage, storage of goods and personal effects, laundry facilities, children's play areas and other accessory uses, or used as living quarters by the caretaker, watchman or other supervisor of the building or structure; and • in the case of a dwelling, any		

Term	Definition	Permitted Zones	General Provisions
	private garage, carport, basement, walkout basement, cellar, porch or veranda, sun-room (unless such sun-room is habitable at all seasons of the year).		
<i>Floor Area, Gross Leasable</i>	Means the total floor area designated for tenant occupancy and exclusive use, including individual basement and storage areas, mezzanines and upper floors if any from the centre lines of partitions and exterior of outside walls. This does not include walkways giving public access to a permitted use.		
<i>Floor Area, Ground</i>	Means the total ground floor area of a building measured between the exterior faces of the exterior walls, excluding, in the case of a dwelling, any private garage, carport, porch, veranda, sun-room (unless such sun-room is habitable at all seasons of the year).		
<i>Floor Area, Total</i>	Means the aggregate of the horizontal areas of each floor, whether any such floor is above or below grade, measured between the exterior faces of the exterior walls of the building or structure at the level of each floor.		
<i>Forestry</i>	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 of water supplies, and preservation of the recreation resource and shall include reforestation areas owned or managed by the Ministry of Natural Resources or Local Conservation Authority or under	OS, PA, RU, M3, MR	

Term	Definition	Permitted Zones	General Provisions
	a plan approved by a Registered Professional Forester.		
<i>Fuel Depot</i>	Means land, building or structures used for wholesale commercial purposes, for the bulk storage and distribution of gasoline, propane, diesel fuel, aviation fuel, ethylene, methanol, heating oil, motor oil, or other fuels.	M2	
<i>Fuel Storage Tank</i>	Means a tank for the bulk storage of petroleum, gasoline, fuel oil, propane, gas or inflammable liquid or fluid which is sold to the general public.		
<i>Funeral Home</i>	Means a building or part of a building wherein undertaking services are offered and may include accessory activities such as the sale of caskets and funeral accessories, a chapel or parlour.	HMX, C1	☒
<i>Garage, Commercial</i>	Means a building, structure or lot where commercial vehicles are stored.	C1, C2	
<i>Garage, Private</i>	Means an accessory building or portion of a dwelling which is fully enclosed and roofed and designed or used for the sheltering of vehicles and storage of household equipment incidental to the residential occupancy and excludes a carport or other open shelter.		
<i>Garden, Community</i>	Means a communal garden provided for the sole use of or consumption by the individual or individuals working the garden.	PA, RU, RR, RLS, HR	
<i>Garden, Domestic</i>	Means a private garden adjoining a dwelling which is used for growing flowers, fruits or vegetables and may include ornamental rockery or water features.		

Term	Definition	Permitted Zones	General Provisions
<i>Garden and Nursery Sales and Supply Establishment</i>	Means a building or part of a building and land adjacent thereto for growing or displaying of flowers, fruits, vegetables, plants, shrubs, trees, or similar vegetation which is sold to the public at retail and shall also include the sale of such goods, products and equipment as are normally associated with gardening or landscaping.	RU, C2, M1	
<i>Gasoline Pump Island</i>	Means a pump island for the dispensing of vehicle fuels including gasoline, diesel, propane and natural gas which may include a kiosk and pay at the pump facilities.		
<i>Gas Bar</i>	Means one or more fuel pumps for the sale of motor fuels, including propane, and related products for motor vehicles, together with the necessary pump islands, light standards, kiosk, concrete aprons, canopy, storage tanks and related facilities required for dispensing of fuel.		
<i>Gazebo</i>	Means a freestanding roofed accessory structure, open on the sides or screened-in which is used as an outdoor non-habitable sitting or leisure living area.		☒
<i>Golf Driving Range</i>	Means an area that may be equipped with distance markers, clubs, balls and tees for practicing golf shots	OS, RU	
<i>Golf Course</i>	Means a public or private area operated for the purpose of playing golf, inclusive of club house facilities, and may include a driving range, a miniature golf course, or similar use	OS, RU	☒
<i>Golf Course, Miniature</i>	Means an area designed for the purposes of a novelty golf game played with a putter on a miniature	C3	

Term	Definition	Permitted Zones	General Provisions
	golf course having tunnels, bridges, sharp corners, or other similar obstacles.		
<i>Grain Drying and Cleaning Operations</i>	Means any commercial use of land, buildings, or structures wherein agricultural commodities such as cereal grains, corn, and soybeans are customarily dried, cleaned and stored	M2	
<i>Green Energy Industries</i>	Means a building or structure in which products are manufactured for the generation of electricity from non-polluting or renewable sources (i.e., wind, sun, geothermal, biomass). Products manufactured by a renewable energy industry may include but are not limited to solar panels, wind turbines, geothermal equipment, anaerobic digesters, and parts or components thereof.	M2	
<i>Greenhouse, Commercial</i>	Means a building or structure for the growing of flowers, fruits, vegetables, plants, shrubs, trees and similar vegetation, excluding cannabis, which are not necessarily planted outdoors on the same lot containing such greenhouse, and which are sold directly from such lot at wholesale or retail.	C2	
<i>Group Home</i>	Means a single-detached dwelling in which three (3) to ten (10) persons, who by reason of their emotional, mental, social or physical condition, live under supervision in a home which is licensed or approved under Provincial Statute. For the purposes of this By-law " <i>residents</i> " shall exclude staff.		☒
<i>Guest</i>	Means a person, other than a boarder, who contracts for accommodation and includes all members of the person's party.		

Term	Definition	Permitted Zones	General Provisions
<i>Guest Room</i>	Means a room or suite of rooms which contains no facilities for cooking, and which is maintained for the accommodation of individuals to whom hospitality is extended for compensation.		
<i>Habitable Room</i>	Means a room designed for living, sleeping, eating or food preparation, and also includes a den, library, sewing room, loft, and/or enclosed sun-room.		
<i>Height and Height of Building</i>	Means the vertical distance, measured between the finished grade and the highest point of the building proper, exclusive of any accessory roof structure such as antennae, chimney, steeple or tower. Where the height is expressed in terms of storeys, height shall mean the total number of storeys above finished grade and including the first storey.		
<i>High Water Mark</i>	Means the mark made by the action of water under natural conditions on the shore or bank of a body of water, which action has been so common and usual and so long continued that it has created a difference between the character of the vegetation or soil on one side of the mark and the character of the vegetation or soil on the other side of the mark.		
<i>Highway</i>	Means a highway within the meaning of the <i>Highway Traffic Act</i> and the <i>Municipal Act</i> , as amended from time to time.		
<i>Home Industry</i>	Means an industry which is clearly incidental or secondary to the residential use of a single-detached dwelling and is conducted either		☒

Term	Definition	Permitted Zones	General Provisions
	entirely within a single-detached dwelling or in an accessory building to a single-detached dwelling, primarily by an inhabitant thereof. Such industries include: woodworking; welding; plumbing; a machine shop or similar use.		
<i>Home Occupation</i>	Means a use which is clearly incidental or secondary to the residential use of a single-detached dwelling and is conducted entirely within such a dwelling primarily by one or more inhabitants thereof. Such uses may among other include: • an office; • hairdresser; • dressmaker; • dentist; • doctor; • chiropractor; • physiotherapist; • licensed masseur, masseuse, osteopath, or other professional; • making or repairing of household items; • instructing in language, music, arts or drawing; • the distribution or storage of household or personal items such as cosmetics or kitchenware; • a day nursery for up to five (5) pre-school age children; and • a bed and breakfast establishment. A home occupation, except for a bed and breakfast establishment, may occur in not more than one accessory building.		☒
<i>Hotel</i>	Means a commercial establishment consisting of one building or one of	C1, C2	☒

Term	Definition	Permitted Zones	General Provisions
	two or more connected buildings containing therein 5 or more guest rooms which cater to the needs of the travelling public and is served by a common entrance, generally from street level. Accessory uses may include accommodation for permanent staff, a beverage room, dining room, meeting room, accessory recreational facilities, or similar use.		
<i>Industry (see Appendix A)</i>	<i>"Class I Industry – Light Industrial Uses"</i> means a place of business for a small scale, self contained plant or building which produces, manufactures, assembles or stores a product which is contained in a package and has a low probability of fugitive emissions e.g. noise, odour, dust and vibration. Such industries operate in the daytime only with infrequent movement of products and /or heavy trucks and no outside storage. Examples include: electronics manufacturing and repair, high technology industries, furniture repair and refinishing, beverage bottling, package and crafting services, small scale assembly, auto parts supply. <i>"Class II Industry – Medium Industrial Uses"</i> means a place of business for medium scale process and manufacturing with outdoor storage of wastes or materials (e.g. it has an open process) and where there are periodic or occasional outputs of fugitive emissions e.g. noise, odour, dust and/or vibration. Shift operations occur and there is frequent movement of products and /or heavy trucks during daytime hours. Examples include dry cleaning services, printing		

Term	Definition	Permitted Zones	General Provisions
	establishments, paint spray booths, welding shops, courier and transport services, heavy vehicle repairs, bulk fuel storage, raw product storage (aggregates, logs/lumber), warehousing, contractors yard. <i>"Class III Industry – Heavy Industrial Uses"</i> means a place of business for uses characterized as having emissions such as noise, smoke, odour, fumes or vibrations or extensive outside storage as part of their normal operations. Such uses include sawmills, pulp and paper mills, refineries, smelting operations and similar uses which are intended to be secluded from residential or other sensitive land uses in order to limit any potential adverse effects on the environment or the surrounding areas and public health.		
<i>Institute</i>	Means a building, structure or lot used by an organized body, religious group or society for a non-profit, non-commercial purpose. This definition may include a hospital, nursing home, library, college, university, convent, monastery or similar use.		
<i>Kennel</i>	Means a place or confine where five (5) or more dogs are kept, bred or raised for any reason.	PA, RU, M2	☒
<i>Laboratory and Research Facility</i>	Means an operation used for the purpose of conducting pure and applied research and experimentation in any field of science, medicine and technology and includes such facilities as lecture rooms, administrative offices, laboratories, display rooms, pilot units, simulating equipment and the like and service and machine	M2	

Term	Definition	Permitted Zones	General Provisions
	shops to serve the research centre operation, but does not include animal research and industrial or manufacturing operations other than those required in the conduct of permitted research.		
<i>Landscaped Open Space</i>	Means the open unobstructed space, at finished grade on a lot, accessible by walking from the street on which the lot is located and which is suitable for the growth and maintenance of grass, flowers, bushes, trees and other landscaping. This definition may include any surfaced walk, patio or similar area but shall not include any driveway or ramp, whether surfaced or not, nor any curb, retaining wall, parking area or any open space beneath or within a building or structure.		☒
<i>Lane</i>	Means a public thoroughfare which affords only a secondary means of access for vehicular traffic to abutting lots and which is not intended for general traffic circulation.		
<i>Laundry, Coin Operated</i>	Means a building which provides a commercial service whereby members of the public can bring household laundry for washing or drying in coin-operated automatic machines.	HMX, C1, M1	
<i>Library</i>	Means a public library within the meaning of the <i>Public Libraries Act</i> .	CF	☒
<i>Liquor Licensed Premises</i>	Means any building, structure or premises licensed under The Liquor Licence Board of Ontario.	C1, C2	☒

Term	Definition	Permitted Zones	General Provisions
<i>Livestock Facility</i>	Means one or more barns or permanent structures with livestock-occupied portions, intended for keeping or housing of livestock. A livestock facility also includes all manure or material storages and anaerobic digesters.	PA, RU	☒
<i>Livestock, Occupied Portion</i>	Means areas of livestock facilities where livestock spend the majority of their time, allowing substantial amounts of manure to accumulate, but not including feed preparation rooms, milking centres, offices, washrooms, riding arenas, livestock loading chutes, or livestock assembly areas.		
<i>Livestock Sales Outlet</i>	Means a building or structure where livestock such as cattle, goats, sheep, horses or the young thereof are bought and sold.	PA, RU	
<i>Loading Space</i>	Means an off-street space on the same lot as the building, or contiguous to a group of buildings, for the temporary parking of a commercial vehicle while loading or unloading merchandise or materials, and which abuts upon a street, lane or other appropriate means of access.		☒
<i>Lot</i>	Means a parcel of land, the fee simple title to which is capable of being lawfully conveyed without contravening the provisions of the <i>Planning Act</i> .		
<i>Lot, Area</i>	Means the total horizontal area within the lot lines of a lot, excluding the horizontal area of any water body or marsh, or any area within a designated flood plain and the horizontal area between the top and toe of an embankment of 30 degrees or more from the horizontal.		

Term	Definition	Permitted Zones	General Provisions
<i>Lot, Corner</i>	Means a lot situated at the intersection of and abutting two streets which intersect at an angle of not more than 135 degrees.		
<i>Lot, Coverage</i>	Means that part of a lot covered by all buildings expressed as a percentage but does not include canopies, balconies and overhanging eaves or any other feature located at or above the ceiling of the first storey.		
<i>Lot Depth</i>	Means the horizontal distance between the front and rear lot lines. If the front and rear lot lines are not parallel, "lot depth" means the length of a straight line joining the middle of the front lot line with the middle of the rear lot line. If there is no rear lot line, " <i>lot depth</i> " means the length of a straight line joining the middle of the front lot line with the apex of the triangle formed by the side lot lines.		
<i>Lot Frontage</i> (By-law No. 2018-909)	Shall mean the horizontal straight-line distance between the intersections of the side lot lines and the front lot line.		
<i>Lot, Interior</i>	Means any lot which has street access, other than a corner lot.		
<i>Lot, Line</i> (By-law No. 2018-909)	<i>Front Lot Line means the following:</i> • In the case of an interior lot, the line dividing the lot from the street or private right-of-way. • In the case of a corner lot, the shorter lot line abutting a street or private right-of-way shall be deemed the front lot line and the longer lot line abutting a street or private right-of-way shall be deemed an exterior side lot line.		

Term	Definition	Permitted Zones	General Provisions
	- In the case of a through lot, the lot line where the principal access to the lot is provided shall be deemed to be the front lot line. - In the case of a waterfront lot, the high water mark shall be deemed to be the front lot line. Rear Lot Line means, in the case of a lot having 4 or more lot lines, the lot line farthest from and opposite to the front lot line. If a lot has less than 4 lot lines, there shall be deemed to be no rear lot line. Side Lot Line means a lot line other than a front or rear lot line.		
<i>Lot, Through</i>	Means any lot having street access on two or more street lines, other than a corner lot.		
<i>Machine or Welding Shop</i>	Means a building or structure or part thereof where metal products are fabricated, joined, repaired or shaped by means of welding or machine tools and equipment.	M2	
<i>Manufacturing, Light</i>	Means a plant which is wholly enclosed and the process of producing a product exhibits reasonably high performance standards and whose operations are not considered offensive because of heat, smoke, noise or dust. This does not include a Cannabis Production Facility.	M1, M2	
<i>Manufacturing, Processing, Assembling, or Fabricating Plant</i>	Means a plant in which the process of producing any product, by hand or mechanical power and machinery, is carried on systematically with division of labour. This does not include a Cannabis Production Facility.	M2	☒

Term	Definition	Permitted Zones	General Provisions
<i>Marina</i>	Means a building, structure or place, containing docking facilities and located on a navigable water body, 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 and for the purposes of this By-law may include facilities for the operation of boat charters.	C3	
<i>Marine Facility</i>	Means a non-commercial accessory building or structure located on, over or immediately adjacent to a waterbody which is used to moor, berth or store a boat. This definition also includes a launching ramp, boat lift, dock, boathouse, marine railway, pump house or similar structure/use. A marine facility shall not include any building used for human habitation or erosion control structure.		
<i>Marine Sales and Service Establishment</i>	Means a building or part of a building and associated lands where a franchised dealer displays new and used boats and boat accessories for sale at retail or for rental, and where marine equipment is serviced or repaired and may include boat storage facilities.	C2, C3	
<i>Mineral Aggregate Operation</i>	Means lands under license or permit, other than for wayside pits and quarries, issued in accordance with the <i>Aggregate Resources Act</i> , or successors thereto; for lands not designated under the <i>Aggregate Resources Act</i> , established pits and quarries that are not in contravention of municipal zoning by-laws and including adjacent land under	M3, M4	

Term	Definition	Permitted Zones	General Provisions
	agreement with or owned by the operator, to permit continuation of the operation; and associated facilities used in extraction, transport, beneficiation, processing or recycling of mineral aggregate resources and derived products such as asphalt and concrete, or the production of secondary related products.		
<i>Mineral Mining Operation</i>	Means a mining operation and associated facilities including on-site smelting and processing, or, a past producing mine with remaining mineral development potential that has not been permanently rehabilitated to another use.	MR	
<i>Minimum Distance Separation Formulae I and II</i>	Means formulae developed by the Province of Ontario to separate uses so as to reduce incompatibility concerns about odour from livestock facilities.		☒
<i>Mobile Home</i>	Means any dwelling that is designed to be made mobile, and constructed or manufactured to provide a permanent residence for one or more persons but does not include a travel trailer, motorized home, a tent trailer or trailer otherwise defined.		
<i>Mobile HomePark</i>	Means land which has been provided and designed for the location thereon of two (2) or more mobile homes.		
<i>Mobile Home Site</i>	Means a parcel of land for the placement of a mobile home in a mobile home park and for the exclusive use of its occupants.		
<i>Motel</i>	Means a commercial establishment that consists of one or more buildings containing more than one rental unit accessible from either the interior or	C1, C2, C3	☒

Term	Definition	Permitted Zones	General Provisions
	exterior, for the purpose of catering to the traveling public, to whom the motor vehicle is the principal means of transportation, by furnishing sleeping accommodation with or without meals, may include permanent staff accommodation and may or may not be licensed under the <i>Liquor Licence Act</i> .		
<i>Motor Vehicle</i>	Means a motor vehicle within the meaning of the <i>Highway Traffic Act</i> .		
<i>Motor Vehicle Body Shop</i>	Means a building or structure used for the painting or repairing of motor vehicle bodies, exterior and undercarriage, and in conjunction with which there may be a towing service and motor vehicle rentals for customers while the motor vehicle is under repair.	C2, M2	
<i>Motor Vehicle, Commercial</i>	Means a commercial vehicle within the meaning of the <i>Highway Traffic Act</i> .		
<i>Motor Vehicle, Derelict</i>	Means a motor vehicle within the meaning of the <i>Highway Traffic Act</i> which is inoperable or has a market value that is less than the cost of repairs required to render said motor vehicle operable.		
<i>Motor Vehicle Dealership</i>	Means a building or structure where a franchised dealer displays new motor vehicles for sale or lease or where used motor vehicles are kept for sale in conjunction with which there may be a motor vehicle repair garage, a motor vehicle service station, a motor vehicle gasoline bar or a motor vehicle body shop.	C1, C2	
<i>Motor Vehicle Repair Garage</i>	Means a building or structure where the services performed or executed on motor vehicles for compensation shall include the installation of exhaust	C1, C2, M2	

Term	Definition	Permitted Zones	General Provisions
	systems, repair of the electrical systems, transmission repair, brake repair, radiator repair, tire repair and installation, rust proofing, motor vehicle diagnostic centre, major and minor mechanical repairs or similar use and in conjunction with which there may be a towing service, a motor vehicle service station and motor vehicle rentals for the convenience of the customer while the motor vehicle is being repaired.		
<i>Motor Vehicle Sales, Used</i>	Means an establishment, with or without a building, where used motor vehicles are displayed for sale.	C1, C2	
<i>Motor Vehicle Service Station</i>	Means a building or structure where gasoline, propane, oil, grease, antifreeze, tires, tubes, tire accessories, electric light bulbs, spark plugs, batteries and automotive accessories for motor vehicles, or similar automotive products are stored or kept for sale to the general public, or where motor vehicles may be oiled, greased or washed, or have their ignition adjusted, tires inflated or batteries charged, or where only minor mechanical or running repairs essential to the actual operation of motor vehicles are executed or performed.	C1, C2	
<i>Motor Vehicle Wash Facility</i>	Means a commercial building or structure containing facilities for washing motor vehicles for compensation either using production line methods and mechanical devices or by a self-service operation.	C1, C2, M2	
<i>Municipal, County, Provincial Maintenance Depot</i>	Means any land, building or structure owned by the Corporation of the Township Stone Mills, the County of Lennox and Addington or the Province		

Term	Definition	Permitted Zones	General Provisions
	of Ontario used for the storage, maintenance or repair of equipment, machinery or motor vehicles used in connection with civic works and shall include a public works yard.		
<i>Navigable Waterway</i>	Means a body of water which is capable, in its natural state during regular flow conditions, of accommodating watercraft commonly used for recreational boating or other significant aquatic transportation purposes.		
<i>Non-Complying Building or Structure</i>	Means a building or structure that was lawfully constructed in accordance with the applicable zoning standards of the day but has since become non-compliant with one or more such standards as a result of an amendment to, update or replacement of the provisions of the zoning by-law.		
<i>Non-Conforming Use</i>	Means a use for which a building or structure was put prior to the passage of a zoning by-law that would no longer permit that use.		
<i>Non-Residential</i>	When used to describe a use, building or structure, means a commercial or industrial business or public or institutional use, building or structure permitted by the By-law.		
<i>Noxious</i>	Means when used with reference to any use of land, building or structure, a use which, from its nature, or from the manner of carrying on same, creates or is liable to create, by reason of destructive gas or fumes, dust, objectionable odour, noise or vibration or unsightly storage of goods, wares, merchandise, salvage, junk, waste or other material, a condition which may		

Term	Definition	Permitted Zones	General Provisions
	become hazardous or injurious with regard to health or safety or which prejudices the character of the surrounding area or interferes with or may interfere with the normal enjoyment of any use of land, building or structure as identified in the <i>Health Protection and Promotion Act</i> .		
<i>Nursery Farm</i>	Means an agricultural area where plants, trees or shrubs are grown for transplanting or for use and stocks for budding and grafting for sale on a wholesale basis and, further, may include greenhouses or similar facilities or uses directly incidental to the growing of such plants, trees and shrubs but shall not include a garden and nursery sales and supply establishment, Cannabis Production Facility, or any other use or establishment as may otherwise be defined herein.	PA, RU	
<i>Open Space</i>	Means land owned by or leased from the Ministry of Natural Resources or the Conservation Authority or land owned by the County or Municipality and used for a purpose permitted by this By-law or land in private ownership and used as a private park.		
<i>Open Storage Area</i>	Means an accessory storage area outside the principal building on the lot used for the storage of equipment, goods or materials on the same lot therewith. This definition shall not include a parking area, a loading space, an outside area on a permitted farm used for storage of farm equipment nor a storage use located in a building.		

Term	Definition	Permitted Zones	General Provisions
<i>Outside Display</i>	Means an area set aside outside of a building or structure, other than a parking area or parking space which is used in conjunction with a business located within the building or structure on the same property, for the display of merchandise or seasonal produce.		
<i>Outdoor Recreation</i>	Means the use of lands for passive recreational uses such as hiking, cross-country skiing, snow shoeing, trail riding, mountain biking, picnicking, swimming, nature appreciation and similar activities.		
<i>Paper Manufacturing</i>	Means the use of a building or structure for the purposes of manufacturing paper and paper products.	M2	
<i>Park</i>	Means an area, consisting largely of open space, which may include a recreational area, playground or play field, or similar use, but shall not include a mobile home park, trailer park or a camping establishment: <i>"Public Park"</i> 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 and may include therein neighborhood, community, regional and special parks or areas and may include one or more athletic fields, field houses, community centres, bleachers, swimming pools, greenhouses, botanical gardens, zoological gardens, bandstands, skating rinks, tennis courts, bowling greens, boat liveries, bathing stations, curling rinks, refreshment rooms, fairgrounds, arenas, golf courses, or similar uses.	OS, PA, RU, CF, RR, RLS, HR	

Term	Definition	Permitted Zones	General Provisions
	" <i>Private Park</i> " means a park other than a public park which is owned, operated and maintained on a commercial or private member basis.		
<i>Park Model Trailer</i>	Means a manufactured building designed and constructed in conformance with CAN/CSA-Z241 Series "Park Model Trailer", as set out in the Building Code, and is used or intended to be used for seasonal accommodation.		
<i>Parking Area</i>	Means an area or structure provided for the parking of motor vehicles and includes any related aisles, parking spaces, ingress and egress lanes, but shall not include any part of a public street.		☒
<i>Parking Lot</i>	Means an area of land used for the parking of motor vehicles with or without a fee being charged, with such use forming the principal use of a lot.	CF, C1, C2, C3, M1	
<i>Parking Space</i>	Means an area exclusive of any aisles or ingress and egress lanes, usable for the temporary parking or storage of a motor vehicle, and may include a private garage.		☒
<i>Patio, Outdoor</i>	Means an uncovered and unenclosed area outside used as an accessory eating area or for recreation.		☒
<i>Permitted</i>	Means allowed by this By-law.		
<i>Person</i>	Means any human being, association, firm, partnership, incorporated company, corporation, agent or trustee, and the heirs, executors or other legal representatives of a person to whom the context can apply according to law.		

Term	Definition	Permitted Zones	General Provisions
<i>Personal Service Shop</i>	Means an establishment wherein persons are employed in furnishing services and otherwise administering to the personal needs of persons. This definition may include a barber shop, a beauty salon, a photographic studio or similar use but excluding a massage parlour or other similar services.	C1, C2, HMX	☒
<i>Pit</i>	Means a place where unconsolidated gravel, stone, sand, earth, clay, fill mineral or other material is being or has been removed by means of an open excavation to supply materials for construction, industrial or manufacturing purposes, but does not include a wayside pit.	M3	
<i>Place of Entertainment</i>	Means a motion picture or other theatre, auditorium, public hall, billiard or pool room, bowling alley, ice or roller skating rink, dance hall or music hall; but does not include any place of entertainment or amusement otherwise defined or classified in this By-law.	C1, C2	
<i>Place of Worship</i>	Means a building dedicated to religious worship and includes a church, synagogue or assembly hall and may include such accessory uses as a nursery school, a school of religious education, convent, monastery or parish hall.	CF	☒
<i>Planing Mill</i>	Means a building, structure, or area where timber is milled or planed, either to finished lumber, or as an intermediary step.	M2	
<i>Portable Asphalt/Concrete Plant</i>	For a portable asphalt plant, means, a facility with equipment designed to heat and dry aggregate and to mix aggregate with bituminous asphalt to	PA, RU, M3	☒

Term	Definition	Permitted Zones	General Provisions
	produce asphalt paving material or, for a portable concrete plant, a plant designed to produce concrete and includes stockpiling and storage of bulk materials used in the process, neither facility of which is of permanent construction but is designed to be dismantled and moved to another location as required. Portable asphalt plants/concrete plants must comply with the Ministry of the Environment's separation distances and must obtain a certificate of approval from the Ministry of the Environment.		
<i>Private Road</i>	Means a right-of-way over private property which affords access to at least two (2) abutting lots and which is not maintained by a public authority.		
<i>Processing Plant, Aggregate</i>	Means a building or structure and/or equipment for the crushing, screening or washing of sand and gravel aggregate materials but does not include a concrete batching plant or an asphalt plant.	M3	
<i>Principal Building</i>	Means the building or buildings in which is carried on the principal purpose for which the building lot is used.		
<i>Printing Establishment</i>	Means a building or part of a building used for printing regardless of the method, the publishing of newspapers, periodicals, books, documents, maps and similar items, the reproduction and duplication of printed material as a copying service to businesses or the public and includes the sale and servicing of printing and duplicating equipment and supplies.	HMX, C1, C2, M2	

Term	Definition	Permitted Zones	General Provisions
<i>Public Authority</i>	Means Federal, Provincial, County or Municipal agencies, and includes any commission, board, authority or department established by such agency.		
<i>Public Use/ Utility</i>	Means the use of any land, building or structure for the purpose of providing utilities and services available for use or consumption by the public such as roads, water mains, water pumping stations and treatment facilities, sewers, sewage pumping stations, sewage treatment plant, storm drainage facilities, ambulance facilities, fire stations, any power lines, hydro substations, transformer or distribution station, any telephone, cable television lines, exchanges, any natural gas or oil pipeline distribution system operated by a Company which possess all the necessary powers, rights, licenses and franchises.		☒
<i>Quarry</i>	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.	M3	
<i>Recreational Vehicle</i>	Means any vehicle so constructed that it is no wider than 2.5 metres and is suitable for being attached to a motor vehicle for the purposes of being drawn or is self-propelled, and is		

Term	Definition	Permitted Zones	General Provisions
	capable of being used on a short-term recreational basis for living, sleeping or eating accommodation of persons and includes a motor home, travel trailer, tent trailer or camper.		
<i>Recreational Vehicle Sales and Service Establishment</i>	Means a building and/or lot which is used for the repair, display, storage and/or sale of recreational vehicles, travel trailers or other recreational equipment.	C2, C3, M2	
<i>Recreational Vehicle Park</i>	Means a parcel of land which is developed and managed as a unit for recreational or vacation use and designed and used for seasonal occupancy only, where camping lots are made available on a rental or lease basis for the placing of recreational vehicles or motor homes, where the ownership and responsibility for the maintenance of private internal roads, services, communal areas and buildings, and garbage collection, together with general park management, rests with the owner, but where such parcel is not the subject of a Registered Plan of Subdivision defining individual lots legally capable of conveying title and shall not include a mobile home park.	C3	
<i>Recycling Depot</i>	Means the use of land, buildings and structures to separate and process material prior to shipment to others who will use those materials to manufacture new products. This definition does not include a salvage yard.	M1, M4	
<i>Renewable Energy Source</i>	Means an energy source that is renewed by natural processes and includes wind, water, biomass, biogas, biofuel, solar energy, geothermal		

Term	Definition	Permitted Zones	General Provisions
	energy, tidal forces and similar energy sources.		
<i>Resort Establishment</i>	Means premises that operate throughout all or part of the year, that has facilities for serving meals and furnishes equipment, supplies or services to persons in connection with angling, hunting, camping or other similar recreational activity.	C3	
<i>Retail Gasoline Establishment</i>	Means any one or more of the following uses: motor vehicle service station, gas bar, a motor vehicle dealership, a motor vehicle repair garage, a recreational vehicle and travel trailer sales and service establishment and a farm implement and equipment sales and service establishment.	C1, C2	☒
<i>Retail Establishment</i>	Means a building or part of a building in which goods, wares, merchandise, food, substances, articles or things are offered or kept for sale or repair at retail, or on a rental basis. This includes a secondhand shop, pawn shop or similar use.	HMX, C1, C2, M2	☒
<i>Salvage Yard</i>	Means premises where derelict, discarded, abandoned or inoperable motor vehicles and/or other goods, wares, merchandise or articles are stored wholly or partly in an open area. A salvage yard explicitly includes junk yards, scrap yards or automobile wrecking yards but may also include material recycling facilities.		☒
<i>Saw Mill</i>	Means a building, structure, or area where timber is cut or sawed, either to finished lumber, or as an intermediary step and may include facilities for the kiln drying of lumber and may or may	M2	

Term	Definition	Permitted Zones	General Provisions
	not include the distribution of such products on a wholesale or retail basis.		
<i>School, Public</i>	Means a school under the jurisdiction of a Board, as defined by the Ministry of Education.	CF	☒
<i>School, Private</i>	Means a school other than a public school or a commercial school as otherwise defined or classified in this By-law.	CF	
<i>Second Unit</i> <i>(By-law No. 2018-909)</i>	Means a self-contained dwelling unit that is ancillary to a principal residential use and includes a separate access, kitchen, bathroom and living space within dwellings or within structures ancillary to a dwelling.		☒
<i>Self-Storage Facility</i>	Means a commercial building or part of a building wherein items are stored in separate, secured storage areas or lockers which are generally accessible by means of individual loading doors. Explosives, radioactive materials, flammable or hazardous chemicals or goods which produce noxious odours are prohibited.	C2, M1, M2	
<i>Sensitive Land Use</i>	Means: • Lands within a Residential Zone, including but not limited to a Rural Residential zone, a Residential Limited Service zone or a Hamlet Residential zone; • Lands within the Community Facility Zone; or • Cemetery, school, hospital, day nursery, nursery school, library, community facility, resort establishment, retirement home, place of worship, assembly hall, auditorium, cabin, cabin establishment, camping		

	establishment, community centre, cottage establishment, golf course (miniature), hotel, mobile home park, motel, motor hotel, nursing home, park, summer camp, tourist establishment, trailer park, and/or a residential use not accessory to permitted primary use.		
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Term	Definition	Permitted Zones	General Provisions
<i>Setback, Street</i>	Means the distance between the centreline of a street allowance and the nearest portion of any abutting building or structure.		
<i>Setback, Water</i>	Means the horizontal distance between the high water mark of a navigable waterway and the nearest portion of any abutting building or structure.		
<i>Sewer, Storm</i>	Means a sewer which carries storm surface run-off but excludes any sanitary sewer or any combination of sanitary and storm sewers.		
<i>Sewage Disposal System</i>	Means any class of sewage works defined in the <i>Building Code Act</i> and the Building Code or a system regulated by the Ministry of the Environment under the Ontario Water Resources Act.		
<i>Sewage Treatment Facility</i>	Means a building, structure, or lagoon, approved by the Ministry of the Environment, where domestic and/or industrial waste is treated.		
<i>Shooting Range</i>	Means land, buildings, structures or premises used for commercial target practice, trap shooting, skeet shooting, pistol shooting, gun or hunter safety instruction and is operated by a club, organization, or individual.		
<i>Shopping Centre</i>	Means a group of commercial uses, which have been designed, developed and managed as a unit by a single owner or tenant, or a group of owners or tenants, as distinguished from a business area comprising unrelated individual areas.	C1, C2	☒
<i>Shoreline</i>	Means any portion of a lot which abuts a waterbody or watercourse.		

Term	Definition	Permitted Zones	General Provisions
<i>Sight Triangle</i>	Means a triangular space formed at the intersection of two roads where each base of the triangle is located at the outer limit of the travelled portion of each road and for a distance of 6.0 meters measured from a point where the travelled portions of each road intersects with the other, and the connecting line between the end points of the base of the triangle.		☒
<i>Sign</i>	Means a structure or device intended to market or promote a person, place , services or business.		☒
<i>Site Alteration</i>	Means activities, such as grading, excavation and the placement of fill that would change the landform and natural vegetative characteristics of a site.		
<i>Small Appliance Service Shop</i>	Means a building or part of a building, whether conducted in conjunction with a retail store or not for the servicing or repairing of household or domestic articles and without limiting the generality of the foregoing shall include but shall not be limited to the following: the repair and servicing of radio and television receivers, vacuum cleaners, appliances, cameras, toys, watches, clocks, bicycles or other similar goods and appliances.	HMX, C1, C2, M1	
<i>Small Engine Sales and Service Establishment</i>	Means a building or part of a building and land adjacent thereto, where snowmobile, motorcycles, lawn mowers and small engines or parts are displayed, for sale at retail, or rental and where mechanical repairs are completed.	C2, M2	

Term	Definition	Permitted Zones	General Provisions
<i>Snowmobile and All-Terrain Sales and Service Establishment</i>	Means buildings, lands, or structures or part thereof used for the sale and service of snowmobiles and all terrain vehicles (ATVs). A snowmobile shall be defined as set out in the <i>Highway Traffic Act</i> .	C2, C3, M2	
<i>Storey</i>	Means the portion of a building, other than an attic or a cellar, included between any floor level and the floor, ceiling or roof next above it. <i>"Attic"</i> means that portion of a building situated wholly or partly within the roof, which is not used as a habitable room, and which is not a loft, a partial storey or a one-half storey. <i>"Basement"</i> means one or more storeys of a building located below the first storey. <i>"First storey"</i> means the lowest storey of a building closest to finished grade level having its ceiling 2 metres or more above average finished grade. <i>"Loft"</i> means the portion of a building situated wholly within the roof, which may be used as a habitable room, where the floor level is at the line where the roof and outer wall meet, and in which there is sufficient space to provide a height between finished floor and finished ceiling of at least 2.4 metres over a floor area equal to less than 50 percent of the area of the floor next below. <i>"One-half storey"</i> means that portion of a building situated wholly or in part within the roof and having its floor level not lower than 1.2 metres below the line where roof and outer wall meet and in which there is sufficient space to provide a height		

Term	Definition	Permitted Zones	General Provisions
	between finished floor and finished ceiling of at least 2.4 metres over a floor area equal to at least 50 percent of the area of the floor next below. "Partial storey" means the portion of a building situated wholly or partly within the roof (exclusive of a loft), which may be used as a habitable room, having its floor level not lower than 1.2 metres below the line where the roof and outer wall meet, in which there is sufficient space to provide height between finished floor and finished ceiling of at least 2.4 metres over a floor area of less than 50 percent of the area of the floor next below.		
<i>Street or Road, Improved Public</i>	Means a road assumed for public use, under the jurisdiction of the County of Lennox and Addington or the Township of Stone Mills which is maintained so as to allow normal vehicular access to adjacent properties throughout all seasons of the year.		
<i>Street or Road, Limited Service</i>	Means a road under the jurisdiction of the Province of Ontario, the County of Lennox and Addington or the Township of Stone Mills, not maintained year round and where there is no guarantee of access for emergency vehicles.		
<i>Street Access</i>	Means, when referring to a lot, that such lot has a lot line or portion thereof which is also a street line.		
<i>Street Line</i>	Means the limit of the street allowance and is the dividing line between a lot and a street.		
<i>Structure</i>	Means anything constructed or erected, the use of which requires location on or		

Term	Definition	Permitted Zones	General Provisions
	in the ground, or attached to something having location on or in the ground but does not include a sewage disposal system.		
<i>Summer Camp</i>	Means a camp operated by a charitable corporation or a public authority.	C3	
<i>Supermarket</i>	Means a building or part of a building wherein various kinds of foodstuffs are kept for retail sale to the general public; and as an accessory use, goods or merchandise may also be kept for retail sale, including such items as hardware, patent medicines, toilet preparations, personal hygiene products, household supplies and magazines.	C1	
<i>Swimming Pool</i>	Means any body of water, whether located outdoors or inside a building or structure on privately owned property, contained by artificial means, and used and maintained for the purpose of swimming, wading, diving or bathing.		☒
<i>Taxi Stand</i>	Means the use of land, site, or building used as a dispatch office or an area, site, or location, intended for the parking of more than one taxi when not engaged in transporting persons or goods.	C1, C2	
<i>Top of Bank</i>	Means the points closest to the boundary of the active floodplain of a lake, stream, or other body of water where a break in slope of the land occurs such that the grade beyond the break is flatter than 3 (horizontal) to 1 (vertical) at any point for a minimum of 15 metres measured perpendicularly from the break. Where banks are not well defined (e.g. in the case of lakes, wetlands or ponds), the top of the bank		☒

Term	Definition	Permitted Zones	General Provisions
	is equivalent to the high water mark (HWM) or active floodplain, whichever is greater.		
<i>Tourist Establishment</i>	Means any premises operated to provide sleeping accommodation for the traveling public or sleeping accommodation for the use of public engaging in recreational activities and includes the services and facilities in connection with which sleeping accommodation is provided.	C3	
<i>Township</i>	Means the Corporation of the Township of Stone Mills		
<i>Township Road</i>	Means a street or road under the jurisdiction of the Corporation of the Township of Stone Mills.		
<i>Truck or Transport Depot</i>	Means a building, structure or place where cartage trucks or tractor trailers are rented, leased, kept for hire, or stored or parked for remuneration, or, from which cartage trucks or transports, stored or parked on the property, are dispatched for hire as common carriers, and, for the purposes of this By-law, may include a bonded or sufferance warehouse.	M2	
<i>Use</i>	When used as a noun, means the purpose for which a lot, building or structure, or any combination thereof is designed, arranged, occupied or maintained. "<i>Use</i>" and "<i>uses</i>" shall have a corresponding meaning. "<i>Use</i>" (when used as a verb) or "<i>to use</i>" shall also have corresponding meanings.		

Term	Definition	Permitted Zones	General Provisions
<i>Vehicle</i>	Means an automobile, a motorcycle, motor assisted bicycle, traction engine, farm tractor, road-building machine, self-propelled implement of husbandry recreational vehicle, and any other vehicle propelled or driven other than by muscular power, but not including railroad car or other motor vehicle running only upon rails (see <i>Highway Traffic Act</i>).		
<i>Veterinary Clinic</i>	Means a building or part of a building in which facilities are provided for the prevention, cure and alleviation of disease and/or injury to animals, and the care of animals and birds, and in conjunction with which there may be facilities provided for the sheltering of animals during the treatment period but does not include a kennel as otherwise defined.	C1, C2, M1, M2	☒
<i>Warehouse</i>	Means a building or part of a building used for the storage and distribution of goods, wares, merchandise, substances, articles or things, and may include facilities for a wholesale or retail commercial outlet, but shall not include a cartage truck or transport depot.	M1, M2	☒
<i>Waste Management or Disposal Facility</i>	Means a site which is licensed or approved by the Ministry of the Environment under the <i>Environmental Protection Act</i> and/or its agents where garbage, refuse, domestic or industrial waste, excluding radioactive or toxic chemical wastes is disposed of or dumped. This definition shall include waste transfer stations, processing sites and recycling depots, compost	M4	

Term	Definition	Permitted Zones	General Provisions
	sites, hauled sewage or sewage disposal sites and sewage lagoons.		
<i>Water Access</i>	Means any lot where access is gained by water only		
<i>Waterbody</i>	Means any bay, lake, river, stream or other natural watercourse or canal, but excluding a municipal or private drain or irrigation canal.		
<i>Wayside Pit or Quarry</i>	Means a temporary pit or quarry opened and used by a public authority, or their agents, for the purpose of road construction or an associated road project or contract and which is not located on the road right-of-way.	PA, RU, M3	☒
<i>Well</i>	Means an underground source of water which has been rendered accessible by the drilling or digging of a hole from ground level to the water table and may include a private piped system from a surface water source. A drilled well means a well drilled or constructed pursuant to Ontario Regulation 903.		
<i>Wetlands</i>	Means lands that are seasonally or permanently covered by shallow water, as well as lands where the water table is close to or at the surface. In either case, the presence of abundant water has caused the formation of hydric soils and has favoured the dominance of either hydrophytic or water tolerant plants. The four major types of wetlands are swamps, marshes, bogs, and fens. Lands being used for existing agricultural purposes, that are periodically soaked or wet, are not considered to be wetlands in this definition.		

Term	Definition	Permitted Zones	General Provisions
<i>Wholesale Establishment</i>	Means a building or part of a building where goods, wares, merchandise, substances or articles are stored in bulk for sale in wholesale quantities but does not include any premises where any goods, wares, merchandise, substances or articles are offered or kept for sale at retail.	M2	☒
<i>Woodworking Shop</i>	Means a building or structure used for the fabricating of products made of wood, including furniture-making, woodbending, and pallet manufacturing.	M2	
<i>Workshop, Custom</i>	Means a commercial building, structure or part thereof where manufacturing or assembly is performed by a tradesman, requiring manual or mechanical skills and may include a carpenter's shop, a locksmith's shop, a gunsmith's shop, a tinsmith's shop, a commercial welder's shop or similar uses.	RU, M2	☒
<i>Yard</i>	Means a space, appurtenant to a building, structure or excavation related to a mineral aggregate or mining operation , located on the same lot as the building, structure or excavation and which space is open, uncovered and unoccupied from the ground to the sky except for such accessory buildings, structures or uses as are specifically permitted elsewhere in this By-law. "Front Yard" means a yard extending across the full width of the lot between the front lot line of the lot and the nearest part of any excavation or principal building on the lot.		

Term	Definition	Permitted Zones	General Provisions
	"Front Yard Depth" means the least horizontal dimension between the front lot line of the lot and the nearest part of any building, structure or excavation related to a mineral aggregate or mining operation on the lot, or the nearest open storage area/use on the lot. "Exterior Side Yard" means a side yard immediately adjoining a street or a reserve which restricts access to a street. "Interior Side Yard" means a side yard other than an exterior side yard. "Rear Yard" means a yard extending across the full width of the lot between the rear lot line of the lot and the nearest part of any excavation or principal building on the lot. If there is no rear lot line, there shall be deemed to be no rear yard. "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, or the nearest open storage area/use on the lot. "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 or, in the case of a lot which has no rear lot line, the required side yard shall extend from the required front yard to the opposite required side yard.		

Term	Definition	Permitted Zones	General Provisions
	"<i>Side Yard</i>" means a yard extending from the front yard to the rear yard and from the side lot line of the lot to the nearest part of any excavation or principal building on the lot. In the case of a lot which has no rear lot line, the side yard shall extend from the front yard to the opposite side yard. "<i>Side Yard Width</i>" means the least horizontal dimension between the side lot line of the lot and the nearest part of any building, structure or excavation on the lot, or the nearest open storage area/use on the lot.		
<i>Zone</i>	Means a designated area of land use shown on the Zone Schedules attached hereto and forming part of this By-law.		
<i>Zone Provisions</i>	Means the permissible uses or activities, the minimum area and dimensions of lots, the minimum dimensions of yards, the maximum lot coverage, the minimum setback, the minimum gross floor area, the minimum landscaped open space, the maximum height of buildings, minimum parking area requirements, and all other standards and regulations of the respective Zones as are set out within the By-law.		

SECTION 3: GENERAL PROVISIONS

3.1 ACCESSORY USES

3.1.1 Uses Permitted

- a)** Except as otherwise set out in this section, accessory uses, buildings and structures shall be permitted in any zone provided that:
- i. any use for financial gain or profit conducted within or accessory to a dwelling unit or on such lot associated therewith is specifically permitted in accordance with the Home Occupations and Home Industries section of this By-law;
 - ii. any building or portion thereof used for human habitation is specifically permitted in accordance with this By-law; and
 - iii. any open storage area is specifically permitted in accordance with this By-law.
- b)** Accessory buildings, structures and uses shall only be permitted once the principal use has been established except as otherwise provided for in the Construction Uses section of this By-law. Despite the foregoing, the following buildings, structures and uses may be permitted prior to the establishment of the principal use:
- i. free-standing stairs and/or boardwalk not exceeding 1.2 metres in width intended for pedestrian access;
 - ii. one gazebo or unenclosed deck with a maximum area of 14m²;
 - iii. one accessory storage shed with a maximum area of 10m²; and
 - iv. for a lot abutting a navigable waterway and/or waterbody, one dock with a maximum area of 14 m² provided that the approval of any governmental authority having jurisdiction has been obtained and provided that the dock is located not closer than 3 metres to the nearest adjacent lot line and does not encroach on adjacent frontage when the lot boundaries are extended into the water.

3.1.2 Accessory Building & Structure Setbacks

a) Yard Setbacks

In any zone that permits a principal Residential Use, an accessory building or structure shall comply with the following provisions:

- i. When an accessory building or structure is to be located in an interior side yard, it shall be no closer than 1.2 metres to the interior side lot line except where a mutual private garage or a mutual boat house or a dock is erected on the common lot line between two lots, in which case no interior side yard is required.
- ii. Accessory buildings or structures that are greater than 3.5 metres in height shall comply with the Zone Provisions for Residential Uses (i.e., minimum yards) of the respective zone.
- iii. An accessory building or structure that is 3.5 metres or less in height may be located in the interior side and/or rear yard provided such building or structure is located no closer than 1.2 metres to any interior side and/or rear lot line.
- iv. When an accessory building or structure is to be located in an exterior and/or front yard, it shall comply with the Zone Provisions for Residential Uses (i.e., minimum yards) of the respective zone.

Notwithstanding the foregoing, in the PA and RU Zones, for a school bus shelter or an agricultural products sales outlet, the minimum setback shall be 3 metres from a lot line.

In any zone that does not permit a principal Residential Use, an accessory building or structure shall comply with the Zone Provisions for Non-Residential Uses (i.e., minimum yards) of the respective zone.

Bunkies and stand-alone accessory dwelling units shall comply with the Zone Provisions for Residential Uses (i.e., minimum Yards) of the respective zone. Accessory dwelling units which are located within a Non-Residential building shall comply with the Zone Provisions for Non-Residential Uses.

(By-law No. 2018-909)

b) Relation to Street

Within the HR, RR, RLS and HMX Zones, an accessory building or structure shall not be erected closer to the front line than the principal or main building on the lot except where:

- i. The lot has frontage on an improved street; and

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- ii. The lot has frontage on a waterbody.

(By-law No. 2018-909)

c) Relation to Principal Building

Any accessory building or structure, which is not part of the principal building, shall not be erected closer than 1.5 metres to the principal building.

(By-law No. 2018-909)

3.13 Lot Coverage and Height

The lot coverage of all accessory buildings or structures, exclusive of swimming pools, shall not exceed ten percent (10%) of the total lot area.

The height of any accessory building or structure shall not exceed 7 metres.

Notwithstanding the foregoing, the height of an accessory building in any industrial zone (i.e., M1, M2, M3 or M4) shall not exceed the maximum height specified within the zone category.

3.14 Accessory Structure Encroachments

Drop awnings, clothes poles, flag poles, garden trellises, fences, retaining walls, signs, marine facilities, or similar accessory uses shall be permitted in any yard.

3.15 Marine Facilities

- a)** The maximum total area of marine facilities shall not exceed 60 square metres.
- b)** Marine facilities shall not exceed 5 metres in height measured from high water geodetic.
- c)** The area of a pump house shall not exceed 4 square metres in area and 1.5 metres in height.
- d)** The total combined width of marine facilities shall not occupy more than 20% of the water frontage width or 15 metres whichever is lesser.
- e)** No marine facility shall extend over the waterbody a distance of 15 metres measured perpendicular from the shoreline.
- f)** No marine facility shall be located within 3 metres of a side lot line and from the straight line projection of a side lot line into the abutting waterbody. There shall be no minimum yard requirement for the yard adjacent to the water.

(By-law No. 2018-909)

3.1.6 Storage Tanks

No above ground storage tank shall be erected in any yard other than the interior side yard or rear yard.

3.1.7 Railway Spur in Industrial Zone

Within an Industrial Zone a railway spur shall be permitted within any required side or rear yard, but not within a required planting strip area except as may be required for ingress and egress. Where such side or rear yard abuts a Residential Zone, then such railway spur shall conform with the yard and setback requirements of the Zone in which it is located.

3.1.8 Abandoned Equipment

Derelict motor vehicles, or abandoned equipment shall not be located or stored in any Zone unless they are specifically listed as a permitted use.

3.2 CABIN (HUNT CAMP, FISHING CAMP)

A cabin may be erected upon any lot existing on the effective date of this By-law provided:

- a) the lot does not contain an existing dwelling;
- b) the cabin is located not closer than 100 metres from any existing dwellings on adjoining lots; and
- c) the cabin is setback 15 metres from all lot lines and 30 metres from the shoreline of any waterbody and has a maximum gross floor area of 60 square metres.

3.3 COMMUNICATIONS FACILITIES

Communications facilities shall comply with Industry Canada standards and with Township protocols as they relate to the siting of such facilities.

3.4 CANNABIS PRODUCTION FACILITY

A 'Cannabis Production Facility' is permitted in a zone where listed as a permitted use.

Notwithstanding any other provision of this By-law, no person shall use any land or erect any building or structure for the purpose of a Cannabis Production Facility except in accordance with the following:

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- a)** All operations associated with a Cannabis Production Facility must be located in a wholly enclosed building, including shipping and receiving operations;
 - b)** A Cannabis Facility is required to be equipped with an air treatment control system to eliminate the migration of cannabis odour outside of the property on which the facility is located;
 - c)** Outdoor storage is prohibited on the property in which the Cannabis Production Facility is located;
 - d)** A physical barrier (i.e. fencing or similar) around the perimeter of the property or facility is required to prevent unauthorized access;
 - e)** A building or structure used for security purposes shall be governed by the Accessory Uses provisions of this By-law;
 - f)** No lands, buildings or structures or portion thereof used for a Cannabis Production Facility may be located closer than 300 metres of the lot line of a property occupied by a Sensitive Land Use, or within 300 m of the lot line of a property in any Zone not occupied by a Sensitive Land Use but on which a Sensitive Land Use is permitted. The distance shall be measured as a straight line from the Cannabis Production Facility to the closest property line of the Sensitive Land Use. For the purposes of this provision, a Sensitive Land Use includes uses such as residences, senior citizen homes, schools, day care facilities, hospitals, churches and other similar institutional uses, parks or campgrounds.
 - g)** An accessory retail use is not permitted;
 - h)** Where serviced by a private water supply, the owner(s) will be required to provide confirmation that there is sufficient water for daily usage and adequate fire suppression. On a private septic system or other on-site disposal system the owner(s) will be required to confirm that discharge from facilities can be safely treated in a private septic system or alternative. If discharge or treatment of product requires off site handling the owner will provide documentation of agreements with approved waste handlers. All such requirements will be to the satisfaction of the Township, in consultation with external agencies or ministries, as deemed appropriate by the Township.

3.5 CANNABIS PRODUCTION, PERSONAL

Cannabis Production, Personal is permitted as an accessory use to a permitted primary residential use in accordance with the following:

- a)** Within the Rural, Rural Residential, Residential Limited Service and Hamlet

Residential Zones, cannabis may be grown indoors or outdoors, to a maximum of 25 plants;

- b)** Where cannabis is grown indoors or outdoors and there are four or less plants, the area used for growing of cannabis must meet the minimum yard requirements for the primary use of the property;
- c)** Where cannabis is grown indoors or outdoors and there are more than four plants, such use shall be no closer than 70 m to any other Sensitive Land Use or within 70 m of the lot line of a property on which a Sensitive Land Use is permitted;
- d)** Notwithstanding the foregoing, more than 25 plants may be grown within the Rural Zone, whether indoors or outdoors, subject to a maximum growing area of 50 square metres and provided that such use shall be no closer than 300 m of the lot line of a property on which a Sensitive Land Use is permitted.

3.6 CONSTRUCTION USES

Where a valid building permit has been issued, the following temporary uses are permitted to facilitate completion of construction activities:

- a)** Construction facilities such as sheds, scaffolds and other structures incidental to the construction on the premises for so long as the work is in progress.
- b)** A travel trailer, tent trailer or recreational vehicle occupied on a temporary basis during the course of construction of a dwelling on the same lot, provided that:
 - i. temporary connection to an approved on-site sewage disposal system is provided;
 - ii. a building permit for a dwelling has been issued and remains in force;
 - iii. the trailer or recreational vehicle is located in accordance with the required yards and water setbacks applicable to a dwelling;
 - iv. in no event shall the trailer or recreational vehicle be occupied for a period exceeding two years from the date of issuance of the building permit; and
 - v. following the issuance of an Occupancy Permit for the main building, a recreational vehicle may only be stored on the lot as per Section 3.32.

(By-law No. 2018-909)

3.7 CRISIS CARE FACILITY

A crisis care facility will be permitted in any zone that permits a principal Residential Use.

3.8 ESTABLISHED BUILDING LINE

Where a principal building is to be erected on a lot which exists between two developed lots having an established building line (i.e., setback from the front lot line), the proposed principal building may be erected closer to the front lot line or the centreline of the street, as the case may be, than that permitted by this By-law provided the front yard setback is equal to, or greater than, the average setback of abutting buildings; in no case shall the front yard be less than 3.0 metres.

3.9 EXISTING BUILDINGS, STRUCTURES AND USES

3.9.1 Non-Conforming Uses

a) Continuation of Existing Non-Conforming Uses

The provisions of this By-law shall not apply to prevent the use of any lot, building or structure for any purpose prohibited by this By-law if such lot, building or structure was lawfully used for such purpose on the date of passing of this by-law, so long as it continues to be used for that purpose.

b) Enlargement or Extension

Pursuant to Section 45(2) of the Planning Act, an enlargement or extension to an existing building or structure, which supports a non-conforming use, may be permitted by the Committee of Adjustment provided that such enlargement or extension does not occur beyond the limits of the land owned and used in connection therewith and provided the extension of the use does not occur within a detached building or structure.

c) Change in Use

A non-conforming use shall not be changed to another use unless it is changed to a use that conforms to the provisions of the zone within which it is located. Notwithstanding the foregoing, the Committee of Adjustment may allow for a change in use provided such use is, in the opinion of the Committee, similar to the use established on the day the by-law was passed or is a use that is more compatible with the uses permitted by the by-law.

d) Rebuilding or Repair

Nothing in this By-law shall prevent the rebuilding or repair of any building or structure used for a lawful non-conforming use, existing as of the date of passing of this By-law, which is damaged or destroyed by causes beyond the control of the owner or where it has been demolished wilfully, provided that the non-conforming use has been continuous, and provided that the reconstruction or repair does not

increase the height, size or volume, of any portion of such building or structure or change the use of such building or structure.

(By-law No. 2018-909)

3.9.2 Non-Complying Buildings and Structures

a) Reconstruction or Repair of Existing Building

A legal non-complying building or structure may be reconstructed or repaired provided such reconstruction or repair does not increase the gross floor area (vertical or horizontal) of the building or structure, or increase the extent of non-compliance with any applicable zone provision, except as otherwise permitted by this By-law.

b) Enlargement to Existing Buildings or Structures

- i. Any legal non-complying building or structure located beyond 30 metres of a waterbody or watercourse, may be enlarged provided the increase in gross floor area does not increase the extent of non-compliance or result in further non-compliance with any other applicable zone provision.
- ii. Any legal non-complying building or structure located within 30 metres of a waterbody or watercourse may be enlarged provided the increase in gross floor area does not exceed 15 percent of the gross floor area of the building or structure or 12 square metres, whichever is lesser, and the enlargement does not increase the extent of non-compliance or result in further non-compliance with any other applicable zone provision.
- iii. In no case shall a building or structure, having a water setback of less than 15 metres, be enlarged or extended except as otherwise permitted through a Planning Act application.
- iv. Any Planning Act application submitted to increase the gross floor area of a legal non-complying building or structure located within 30 metres of a waterbody or watercourse, greater than provided for herein, or which results in an increase beyond the maximum permitted lot coverage shall be accompanied by a supportive Environmental Impact Assessment (EIA).

In cases where the Township determines that an EIA is not warranted, such requirement may be waived.

(By-law No. 2018-909)

3.9.3 Lot Area and/or Frontage Reductions for Public Use

Nothing in this By-Law shall prevent the use of any land, building or structure or the erection of any building or structure on a lot which does not comply to the minimum lot frontage and/or lot area and/or front yard setback as a result of a road widening or the transfer of land for public use (e.g., daylighting triangles, acceleration lanes,

turning circles, etc.) provided all other requirements of this By-law are satisfied.

3.10 EXISTING UNDERSIZED LOTS

Where a lot, having a lesser lot area and/or frontage than required herein, is held under distinct and separate ownership from an abutting lot or lots as shown by a conveyance of title in the records of the Registry or Land Titles Office on the date of passing of this By-law, or, where such a lot is created as a result of expropriation, or acquisition of land for public use, such smaller lot may be used and a building or structure may be erected, altered or used on such smaller lot, without the requirement to obtain relief from the applicable lot frontage and/or lot area provisions of this by-law provided:

- a)** the lot has a minimum area of:
 - i. 1,000 square metres in the HR Zone.
 - ii. 1,400 square metres in all other zones.
- b)** the lot has a minimum frontage of:
 - i. 20 metres in the HR Zone.
 - ii. 22 metres in all other zones.
- c)** that all other applicable provisions of this By-law are complied with;
- d)** that approval is obtained from the appropriate regulatory agency for proposed sewage disposal systems; and
- e)** potable water is available.

Further, an existing non-complying lot may be changed in lot area, lot depth, or lot frontage without the need to amend this by-law provided such alteration to the lot area, lot depth, or lot frontage does not further increase any existing non-compliance.

(By-law No. 2018-909)

3.11 FRONTAGE REQUIREMENTS

3.11.1 Access to Improved Public Street

No person shall erect any building or structure after the date of passing of this By-law, unless the lot upon which such building or structure is to be erected fronts upon an improved street and is provided with access for vehicular traffic in the form of an unobstructed driveway.

3.11.2 Exemptions to Frontage on a Public Road

a) Dwellings

Notwithstanding the foregoing, a lot which does not have frontage on a public road and which existed on the effective date of this by-law may be used for a dwelling provided the lot:

- i. fronts upon an unopened or seasonally-maintained municipal road allowance with access for vehicular traffic in the form of an unobstructed driveway and:
 - an agreement has been entered into with the municipality to recognize the unmaintained nature of the unopened or seasonally-maintained road allowance; and
 - the construction of the new road, or the construction of an extension to an existing road is not required to provide direct access to the lot from the unopened or seasonally-maintained road allowance;
- ii. is accessible by means of an existing road constructed upon private lands that provides legal ingress and egress to an improved street provided that an extension to the existing road is not required to provide direct access to the lot from the existing road; and
- iii. fronts upon the Cataraqui Trail and the owner has or is able to obtain a surveyed and registered right-of-way from the Cataraqui Region Conservation Authority across the Cataraqui Trail directly linking the lot to a publicly maintained year-round road.

b) Cabins

Notwithstanding the foregoing, a lot which does not have frontage on a public road and which existed on the effective date of this by-law may be used for a cabin provided that:

- i. legal access is available to the lot (e.g., a registered right-of-way, an easement or right-of-way across Crown Lands, water access from a mainland public or private boat launch which includes parking facilities, etc.); and
- ii. the lot is accessed by an unopened or seasonally maintained municipal road allowance and a legal agreement has been entered into with the municipality to recognize the unmaintained nature of the access.

c) Other Uses

Notwithstanding the foregoing, a lot which does not have frontage on a public road and which existed on the effective date of this by-law may be used for such other uses as provided for herein:

- i. New agricultural buildings and/or structures;

-
- ii. The erection of buildings and/or structures on existing lots of record associated with public utilities including the production and transfer of electricity (e.g., solar farm, telephone and gas lines); and
 - iii. A lot used for resource extraction activities (i.e., green energy, mineral aggregate extraction, and mineral resource extraction) provided there is a legal agreement entered into with the municipality stipulating that the lot can never be used for residential purposes unless the road is upgraded and maintained to a municipal standard.

3.12 GROUP HOMES

A group home shall be a permitted use in all zones that permit a principal Residential Use.

(By-law No. 2018-909)

3.13 HEIGHT EXCEPTIONS

Nothing in this By-law shall apply to prevent the erection, alteration, or use of the following accessory buildings or structures provided the principal use is a use permitted within the zone in which it is located, namely:

- Church spire;
- Belfry;
- Flag pole;
- Clock tower;
- Chimney;
- Water tank or tower;
- Windmill;
- A radio or television or communication tower or antenna / receiver;
- Air conditioner equipment;
- Lightning rod;
- Lighting standard;
- Grain elevator;
- Barn or silo;
- Hydro electric transmission tower and poles;
- Incidental equipment required for processing as part of an agricultural operation; and
- External equipment associated with internal building equipment.

3.14 HOLDING PROVISIONS

Pursuant to the provisions of the *Planning Act*, Council may specify, by the use of a Holding Symbol ‘-H’, in conjunction with the appropriate zone symbol, the eventual use to which lands buildings and structures may be put at such time in the future as the ‘-H’ Holding Symbol is removed pursuant to Section 36 of the *Planning Act*.

3.15 HOME OCCUPATIONS

Home Occupations are permitted within zones where listed as a permitted use and are subject to the following zone provisions:

- a)** The home occupation shall only be undertaken by a person or persons occupying the single-detached dwelling. A Home Occupation shall immediately cease to exist if there is not at least one person resident in the dwelling who is engaged in the Home Occupation;
- b)** Not more than two (2) persons not resident in the dwelling may be employed by the Home Occupation;
- c)** There shall be no outdoor storage area, other than an outdoor display occupying a maximum area of 10 square metres and a legal sign not exceeding 0.5 square metres in sign face area, erected in conformity with the By-laws of the Municipality, to advertise the Home Occupation;
- d)** Not more than 30% of the gross floor area of a principal Residential Use (i.e., dwelling) shall be used for the purpose of a Home Occupation;
- e)** A Home Occupation may be conducted in no more than one permitted accessory building;
- f)** There shall be no goods, wares, or merchandise, other than arts, crafts, and the limited production of baked goods and homemade preserves produced on the premises, for sale or rent on the premises. The limited sale of items related to a personal service shop and the sale of antique items whether or not originating on the property are permitted;
- g)** A Home Occupation shall not include a medical clinic, a private hospital, a nursing home, a restaurant or a veterinary clinic;
- h)** A Home Occupation shall not interfere with television or radio reception of others in adjacent buildings or structures;
- i)** Bed and breakfast operations may be allowed as a Home Occupation provided the residential character of the dwelling is retained. Up to three (3) bedrooms may be used for bed and breakfast operation even though this may exceed 30% of the gross floor area of the dwelling unit. A Home Occupation shall not receive clients or deliveries between the hours of 2100 and 0800; and
- j)** The number and location of required parking spaces shall comply with Section 3.18.

3.16 HOME INDUSTRY

Home Industries are permitted within zones where listed as a permitted use and are subject to the following zone provisions:

- a)** All uses permitted in Home Occupation are also permitted in Home Industry. Home Industry uses also include a workshop for trades such as woodworking, welding, plumbing, small engine repair but does not include an auto body repair shop;
- b)** The Home Industry shall only be undertaken by a person or persons occupying the single-detached dwelling. A Home Industry shall immediately cease to exist if there is not at least one resident in the dwelling who is engaged in the home industry;
- c)** There shall be no outdoor storage area, other than an outdoor display occupying a maximum area of 10 square metres and a legal sign not exceeding one square metre in sign face area , erected in conformity with the By-laws of the Municipality, to advertise the Home Industry;
- d)** Not more than 30% of the dwelling unit area shall be used for the purpose of the Home Industry use where such home industry is conducted within the principal residence;
- e)** A Home Industry may be conducted in a permitted accessory building provided the maximum floor area occupied by the home industry does not exceed 80 square metres;
- f)** A Home Industry shall not interfere with television or radio reception of others in adjacent buildings or structures;
- g)** A Home Industry shall include uses such as farm related sales, machine repairs, welding, carpentry, plumbing and electrical workshops;
- h)** Not more than two (2) persons not resident in the dwelling may be employed by the Home Industry;
- i)** A Home Industry shall not receive clients or deliveries between the hours of 2100 and 0800; and
- j)** The number and location of required parking spaces shall comply with Section 3.18.

3.17 LANDSCAPED OPEN SPACE

Landscaped open spaces are intended to add aesthetic value to lands while also serving to assist in stormwater management and the creation of plant and animal species habitat. Planting strips, as required between residential and non-residential

uses, form a component of any landscaped open space area and accordingly contribute to the required supply of such space.

- a) In any zone, any portion of any front yard or exterior side yard which is not used for any other permitted purpose shall be devoted to landscaped open space.
- b) Any land used for landscaped open space shall be included in the calculations for lot area, yard requirements etc.
- c) Planting Strips are included as part of the landscaped open space requirement of this Bylaw.
- d) Where landscaped open space is required as buffering, such landscaping shall be continuous except for a lane, driveway, aisle, or walkway which provide access to the lot.
- e) The lands within 30 metres of a waterbody or watercourse shall be maintained or enhanced in a natural vegetated state to the greatest extent possible.

3.18 LOADING SPACE REGULATIONS

a) Parking Supply

The owner or occupant of any building or a lot, involving the receiving, shipping, loading or unloading of animals, goods, wares, merchandise or raw materials, exclusive of agricultural buildings and structures, shall supply loading spaces in accordance with the following:

Gross Floor Area of Building or Structure	Loading Spaces Required
300 square metres or less	1
Exceeding 300 square metres but not 2,500 square metres	2
Exceeding 2,500 square metres but not 7,500 square metres	3
Exceeding 7,500 square metres	3
Plus one additional loading space for each additional 10,000 square metres of gross floor area or fractional part thereof in excess of 7,500 square metres	

b) Access

Access to loading spaces shall be by means of a driveway at least 6.0 metres wide contained on the lot in which the spaces are located and leading to an improved street as defined herein.

c) Loading Space Dimensions and Surface Treatment

Loading spaces shall be a minimum of 9 metres long by 3.5 metres wide, and having a vertical clearance of at least 4 metres. Access to loading spaces shall be comprised of a stable surface (e.g., heavy duty asphalt or concrete) and shall be maintained in a manner which limits the raising of dust.

d) Location

Loading spaces shall be located to the rear of existing or proposed buildings or structures and may project into an interior side yard or rear yard provided that where there exists an abutting residential use, or a zone that permits a residential use, there is a minimum 6 metre wide planting strip separating the surface of the loading space and any related access lane/driveway from the abutting lot line(s). In no case shall a loading space be situated within 15 metres of the front lot line.

3.19 MINIMUM DWELLING UNIT AREA (ONE BEDROOM)

Despite any zone provisions to the contrary, the minimum dwelling unit area for a one-bedroom dwelling unit shall be 45 square metres.

3.20 PARKING REGULATIONS

Parking spaces and areas are required under this By-law in accordance with the following:

a) Parking Supply

The owner of every building or structure erected or used for any of the purposes set forth herein shall provide and maintain for the sole use of the owner, occupant, or other persons entering upon or making use of the said premises from time to time, a supply of parking in accordance with the following:

Residential Uses	Minimum Offstreet Parking Requirement
Multiple Dwelling	1.5 parking spaces for each dwelling unit
Boarding or Lodging House	1 parking space per dwelling unit plus 1 parking space per guest room
Single Unit, Semi-detached Dwelling	2 spaces per dwelling unit
Other residential uses permitted by this by-law including Accessory Dwelling	1 space per dwelling unit

Non-Residential Uses	Minimum Offstreet Parking Requirement
Assembly Hall, Auditorium, Arena, Community Centre, Place of worship, Private Club or other specified herein	The greater of: a) 1 parking space per 5 fixed seats or 3 meters of bench seating or portion thereof; or b) 1 parking space per 9 square meters of gross floor area; or c) 1 parking space for each 4 persons that may Be legally accommodated at any one time
Bed and Breakfast Establishments	1 parking space per guest room plus 2 parking spaces for single housekeeping
Business and/or Professional Office including home based business	1 parking space for each 28 square metres of directly related to the gross floor area of the building specified permitted use
Cannabis Production Facility	1 parking space per 38 square metres of gross floor area or portion thereof
Continuum of Care Facility (Home for the Aged, Nursing Home, Retirement Home, Crisis Care Facility)	1 parking space for each 4 beds or fraction thereof and 1 space for each employee
Curling Rink	4 parking spaces for each curling sheet plus such additional parking as is required for a lounge Licensed in accordance with the <i>Liquor Licence Act</i> .
Dry Cleaners Establishment	1 parking space for each 9 square metres or fraction thereof of gross floor area with a minimum requirement of 4 spaces
Eating Establishment	The greater of: a) 1 parking space for each 9.0 square metres of Gross floor area or 1 parking space for each 4 persons legally accommodated at any one time within the premises. The parking space requirements shall not apply to the area associated with an outdoor café or patio where such use is ancillary to and associated with an eating establishment or liquor licensed premises

Non-Residential Uses	Minimum Offstreet Parking Requirement
Funeral Home	The greater of 10 parking spaces or 1 parking space for each 200 square metres of gross leasable floor area
Golf course	24 parking spaces for each 9 holes of golfing facilities
Hotel, Motel or Resort	1 parking space for each guest room or cottage plus such parking facilities as are required for an eating establishment or entertainment lounge licensed in accordance with the <i>Liquor License Act</i>
Liquor Licensed Premises exclusive of an Eating Establishment but including an Entertainment Lounge, Public House or Lounge licensed in accordance with the <i>Liquor License Act</i>	1 parking space for each 4 persons that may be legally accommodated at any one time
Manufacturing, Processing, Assembly, Fabricating Plant, Wholesale Establishment or Warehouse	1 parking space per 38 square meters of gross floor area or portion thereof
Medical Clinic, or Office of a Drugless Practitioner	1 parking space per doctor/dentist plus one parking space per 28 square metres of gross floor area up to 280 square metres or portion thereof and then 1 parking space per 46 square metres or portion thereof
Post Office, Museum, or Public Library	1 parking space for each 18.5 square metres of gross floor area
Personal Service Shop	1 parking space per 18.5 square metres of gross floor area
Retail Establishment	1 parking space per 18.5 square metres of gross floor area
Shopping Centre	6 parking spaces for each 100 square metres of gross leasable floor area

Non-Residential Uses	Minimum Offstreet Parking Requirement
Workshop	1 parking space per 38 square metres of gross floor area
Uses permitted in the By-law other than those listed in this table	1 parking space per 38 square metres of gross floor area
Elementary Schools	2 parking spaces per classroom
Secondary Schools	The greater of: a) 4 parking spaces per classroom; or b) 1 parking space per 9.0 square metres of floor area in the gymnasium; or c) 1 parking space per 9.0 square metres of floor area in the auditorium.
Water access only lots and islands	2 parking spaces and a space for a trailer (for a boat) per dwelling unit shall be provided in any parking area to serve water access only or island lots

b) Parking Area Location on Lot

Uncovered surface parking areas are permitted in the required yards or in the area between the street line and the required setback in accordance with the following provisions:

Zone	Yard in Which Required Parking Area is Permitted
All Zones except Residential	No driveway or parking space shall be permitted within 5.5 metres of the boundary of a Residential Zone
Residential Zones	Parking spaces and areas shall be permitted within a required front, interior side or rear yard provided that no part of any parking area, other than a driveway is located closer than 3 metres to any street line or within a sight triangle. The maximum width of parking areas or driveways within the front yard shall be 7.5 metres
Environmental Protection, Rural, Prime Agricultural, Recreation/Open Space, Community Facility and all Commercial Zones	Parking spaces and areas shall be permitted in all yards provided that no part of an parking area, other than a driveway is located closer than 3 metres to any street line or lot line abutting lots in a Commercial or Industrial Zone area or within a sight triangle.
Industrial Zones	Parking spaces and areas shall be located in an interior side or rear yard only, except for visitor parking areas which may be located within a front or exterior side yard, provided that no part of any parking area other than a driveway, is located closer than 3 metres to any street line or lot line abutting lots in an Industrial or Commercial Zone, or within a sight triangle.

c) Addition to Existing Use

When a building or structure has insufficient parking on the date of passing of this By-law to conform to the requirements herein, this By-law shall not be interpreted to require that the deficiency be made up prior to the construction of any addition. However, no addition may be built and no change of use may occur, the effect of which would be to increase that deficiency.

d) More than One Use on a Lot

When a building, structure or lot accommodates more than one type of use as set out in paragraph (a) of this subsection, the parking space requirement for such building, structure or lot shall be the sum of the requirements for the separate uses thereof.

e) Parking Area Surface

Parking spaces, areas and driveways connecting the parking space or area with a street shall be maintained with a stable surface which is treated so as to prevent the raising of dust. Such parking spaces or areas shall, before being used, be constructed of crushed stone, gravel, asphalt, concrete, paving stone or interlocking brick and shall include provisions for drainage facilities.

f) Use of Residential Parking Areas and Parking Spaces

The following provisions shall apply to the parking of vehicles in any zone that permits a principal Residential Use:

- i. Parking spaces and areas required in accordance with this By-law shall be used for the parking of operative, currently licensed vehicles only, and for vehicles used in operations incidental to the permitted uses (e.g., Home Occupation or Home Industry).
- ii. Not more than one vehicle per dwelling unit shall be a commercial motor vehicle as defined in the Highway Traffic Act.
- iii. In any Residential Zone, the owner or occupant of a dwelling unit may use a parking space for the purposes of the parking or storage of one commercial motor vehicle, provided such motor vehicle does not exceed a rated capacity of one tonne.
- iv. In the Rural or Prime Agricultural Zone, a maximum of two school buses which are operative and currently licensed, may be parked or stored on any lot. In no case shall a school bus be occupied.

g) Off Site Location

Required parking provided off-site shall satisfy one or more of the following provisions:

- i. Required parking in a Residential Zone shall be provided on the same lot as the dwelling unit or units except as otherwise permitted for a water access only lot or a lot on an island.

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- ii. In all other zones, parking shall be provided on the same lot or on a lot located within 90 metres of the building or use the parking spaces are intended to serve.
 - iii. Where required parking is not provided on the same lot, the lot or part of the lot where the parking is located shall be in the same ownership or be leased by a long-term renewable agreement and the parking spaces shall be retained for the duration of the use.

h) Accessible Parking Requirements

Type of Use	Number of Accessible Parking Spaces Required
Industrial	Provided at a rate of 4% for the first 200 required parking spaces and 2% for the additional required parking spaces, space may be either type. Minimum of one required accessible space, rounded up to the nearest whole number.
Institutional	Provided at a rate of 10% of the required parking spaces. Minimum of one required accessible space, rounded up to the nearest whole number.
Commercial, Residential, and All Other Land Uses	Provided at a rate of 4% of the required parking spaces. Minimum of one required accessible space, rounded up to the nearest whole number. Accessible parking is not required for accessory dwellings, single detached dwellings, two-unit dwellings, three-unit dwellings, streetfront dwelling houses, and row or cluster dwelling houses that do not have shared parking arrangements.

- i. Accessible parking spaces shall have minimum rectangular dimensions of 3.4 metres width by 6.0 metres length.

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- ii. An access aisle with minimum rectangular dimensions of 1.5 metres width by 6.0 metres length and marked with high tonal contrast diagonal lines is required adjacent to accessible parking spaces. The access aisle may be shared between spaces.
 - iii. All accessible parking spaces shall be painted blue and be marked by an identifying marker consisting of the International Symbol of Access.
 - iv. All accessible parking spaces shall be appropriately signed in accordance with provincial regulations.

(By-law No. 2018-909)

i) Calculation of Parking Spaces

If the calculation of the minimum parking space requirement results in a fraction, the minimum requirement shall be the next higher whole number (e.g., 7.23 spaces shall be deemed to require 8 parking spaces).

j) Size of Parking Spaces

Each standard parking space shall have a minimum width of 2.7 metres and a minimum length of 5.5 metres.

(By-law No. 2018-909)

3.21 PARKING AREA ENTRANCES, DRIVEWAYS AND AISLES

a) Ingress and Egress Regulations

Ingress and egress shall to lands shall comply with the following provisions:

- i. Access to any required parking spaces and parking areas shall be provided by means of an unobstructed driveway or passageway at least 3 metres, but not more than 9 metres, in width.
- ii. Aisles between parking spaces within a parking area shall have a minimum width of 6 metres.
- iii. The minimum distance between two separate driveways on one lot, measured along the street line, shall be 9 metres.
- iv. The minimum distance between a driveway and an intersection of street lines, measured along the street line intersected by such driveway, shall be 9 metres for all residential uses and 15 metres for all other uses.
- v. The minimum distance between an interior side lot line and any driveway shall be 1.2 metres for residential uses and 3 metres for all other uses.

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- vi. The minimum angle of intersection between a driveway and a street line shall be 60 degrees.
 - vii. Every lot shall be limited to the following number of driveways:
 - Up to the first 45 metres of frontage - not more than 1 driveway;
 - Greater than 45 metres of frontage but less than 150 metres of frontage - not more than 2 driveways, with a combined width not exceeding 20% of the lot frontage; and
 - One additional driveway for each additional 200 metres of lot frontage.
 - viii. The entrances off County roads are subject to regulations as provided for in County By-laws 2207/87 and 2572/95, as amended, or succeeding by-laws.

3.22 PLANTING STRIP

a) Requirements

Where a lot is to be used for a non-residential purpose and such lot abuts a residential use or undeveloped land intended for residential use, then a minimum three (3) metre strip of land adjoining such abutting lot line, or portion thereof, shall be used for no purpose other than a planting strip in accordance with the provisions of this subsection.

b) Contents

Where a planting strip is required to be provided, such planting strip shall consist of a row of trees or a continuous uninterrupted hedgerow of evergreens or shrubs, not less than 1.5 metres in height, immediately adjacent to the lot line or portion thereof. The remainder of the strip shall be used for no other purpose than the planting of ornamental shrubs, flowering shrubs, flower beds or a combination thereof.

c) Driveways or Walks

Where ingress and egress driveways or walks extend through a planting strip, it is permissible to interrupt the strip within 3 metres of the edge of such driveway or within 1.5 metres of the edge of such walk.

d) Maintenance

The planting strip shall be nurtured and maintained by the owner or owners of the lot on which the strip is located.

e) Vegetation Height in Sight Triangle

Vegetation within a sight triangle shall not exceed a height of one (1) metre.

3.23 PUBLIC USES

a) Applicable Provisions

Except as otherwise provided in paragraph (c) of this subsection, the following provisions apply to public uses:

- i. public uses, unless otherwise specified, are allowed in all zones;
- ii. no goods, materials or equipment shall be stored in the open, except as permitted in such zone;
- iii. zone provisions of the zone within which the use is located shall be complied with except as otherwise provided in paragraph (b) hereof;
- iv. any above-ground non-recreational use carried on under the authority of this paragraph in any Residential Zone shall be enclosed in a building designed, located and maintained in general harmony with Residential buildings of the type permitted in such zone.

b) Streets and Installations

- i. Nothing in this By-law shall prevent the use of land for a street or prevent the installation of a watermain, sanitary sewer main, storm sewer main, gas main, pipeline, lighting fixtures, overhead or underground electrical facility, television, telecommunication, telephone, or other supply line or communication line, or structure clearly accessory to the foregoing; provided that the location of such street, main, line, fixture or structure has been approved by the Corporation.
- ii. Nothing in this By-law shall prevent the use of public land for a mail box or utility box, provided that the location of such box has been approved by the Corporation.

c) Polling Stations

Nothing in this By-law shall apply to prevent the use of a building, or part thereof, as a temporary polling station for a federal, provincial or municipal election or referendum.

d) Exceptions

The following public uses shall be permitted only in the zone where they are specifically listed:

- an arena;
- a crisis care facility;
- a school;
- an open storage area for goods and materials;
- a municipal, county or provincial maintenance depot;
- a recycling depot;
- a sewage lagoon or sewage treatment plant;
- a water supply plant;
- a waste management or disposal facility.

e) Prohibitions

No building or structure erected in accordance with the provisions of this Section shall be used for the purpose of an office, maintenance or works depot, or human habitation.

3.24 RETAIL GASOLINE ESTABLISHMENTS

No person shall use any land or erect any building or structure for the purpose of a Retail Gasoline Establishment except in accordance with the following requirements:

- a)** Lot Area (minimum) 1 ha
- b)** Lot Frontage (minimum).....60 metres
- c)** Minimum Yard Dimensions
 - i. Front Yard 12.0 metres
 - ii. Exterior Side Yard 12.0 metres
 - iii. Interior Side Yard - 6 metres except where the interior side lot line abuts a zone which permits a principal Residential Use, in which case the min. required interior side yard shall be 12 metres.
 - iv. Rear Yard - 6 metres except where the rear lot line abuts a zone which permits a principal Residential Use, in which case the minimum required rear yard shall be 12 metres.
- d)** Minimum Lot Depth.....30 metres
- e)** Minimum Lot Depth (corner lot)36 metres
- f)** Lot Coverage (maximum)40 percent
- g)** Landscaped Open Space (minimum)10 percent
- h)** Height of Buildings (maximum).....10 metres
- i)** Pump Location: A gasoline pump island or gasoline pumps, as part of or as

accessory to a motor vehicle dealership, a gas bar, a motor vehicle repair garage, motor vehicle service station, or motor vehicle station, may be located within any yard provided:

- i. the minimum distance between any portion of the pump island or gasoline pumps and any street line or any rear or interior side lot line is not less than 6 metres; and
 - ii. for corner lots, no portion of any pump island or gasoline pumps shall be located closer than 3 metres to a straight line between a point 15 metres along the front and exterior lot line, beginning at the intersection of such lines.
- j) Bulk Fuel and Propane Storage Tank Location:** Bulk fuel and propane storage tanks shall be installed in accordance with the provisions of the Gasoline Handling Act.

3.25 SECOND UNIT

- a)** A second unit may be permitted in any zone that provides for a principal residential use.
- b)** The second unit may be located within a single detached dwelling, or in an accessory building or structure on the same lot as a single detached dwelling;
- c)** where a second unit is proposed as part of an accessory building or structure, such building or structure shall not exceed 100 square metres and shall comply with the Zone Provisions for Residential Uses (i.e., minimum yards) of the respective zone;
- d)** a second unit is not permitted within a boathouse;
- e)** a maximum of one second unit per lot is permitted;
- f)** where a second unit is within the principal dwelling, access for the second unit shall be provided by an independent entrance or through a common vestibule entrance shared with the principal dwelling unit. If the access is provided at the side or rear of the building, a minimum 1.2 metre wide walkway shall be provided from the front (street-facing façade) of the building to the side or rear entrance;
- g)** the second unit shall be directly serviced by a year round publically maintained road;
- h)** a minimum of one (1) parking space shall be provided for each second unit.

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- i) a second unit shall only be permitted if it can be demonstrated that there is an adequate supply of potable water, and adequate capacity for the disposal of waste within the subsurface sewage disposal system.

(By-law No. 2018-909)

3.26 SPECIAL SETBACKS - AGRICULTURE

a) New Non-Agricultural Uses

The expansion or establishment of any new non-agricultural use in close proximity to an existing livestock facility shall comply with the requirements of the Minimum Distance Separation Formulae (MDS I) calculation. MDS I shall not apply:

- i. To a vacant lot of record of 4 hectares or less in area existing as of the effective date of this By-law.
- ii. To a lot created by consent which will abut an existing cluster of four or more non-farm uses which is closer to the subject livestock facility and in the immediate proximity to the MDS 1 application provided that the lot created by consent is further from the livestock facility than the four or more existing non-farm uses.
- iii. To an existing non-farm residential uses which is destroyed by a catastrophic event provided the replacement building is not built any closer to the livestock facility than its location before the event.
- iv. To the expansion of an existing residential dwelling.

b) New or Expanded Livestock Facilities

No livestock facility shall be erected or expanded unless it complies with the Minimum Distance Separation Formulae (MDS II) calculation. MDS II shall not apply to an existing livestock facility which is destroyed by a catastrophic event provided the replacement facility is not built any closer to the residential use than before the event and if the reconstruction does not result in higher values for odour, nutrient units or manure or material storage.

3.27 SPECIAL SETBACKS - INDUSTRIAL

a) Compatibility Between Industrial Facilities and Sensitive Land Uses

The expansion or establishment of new industrial facilities or sensitive land uses shall comply with the minimum distance separation guidelines governing the compatibility between industrial facilities and sensitive land uses as set out in the Ministry of the Environment Guidelines D-1 and D-6 as follows (see also Appendix A):

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- i. the minimum separation distance between a Class 1 industrial use and an abutting sensitive land use shall be 20 metres;
 - ii. the minimum separation distance between a Class 2 industrial use and an abutting sensitive land use shall be 70 metres;
 - iii. the minimum separation distance between a Class 3 industrial use and an abutting sensitive land use shall be 300 metres.

b) Portable Asphalt/Concrete Plants

The minimum separation distance between a portable asphalt/concrete plant and a sensitive land use shall be that distance established by an approved, and current, Certificate of Approval under the *Environmental Protection Act* as administered by the Ministry of Environment (MOE).

c) Waste Disposal Industrial Area

- i. No new residential dwelling shall be permitted within 70 metres of the permitted open storage or enclosed storage area of a recycling depot. The development of a new recycling depot or the expansion of an existing recycling depot is not permitted within 70 metres of an existing dwelling unit.
- ii. No new residential lot or dwelling shall be permitted within 300 metres of a seepage lagoon or waste stabilization lagoon or vice versa.
- iii. No new dwelling sensitive land use shall be permitted within 500 metres of the licensed footprint of an existing waste management facility or the limit of the fill area of a closed waste management facility except in compliance with MOE Guideline D-4 and the Environmental Protection Act.

d) Extractive Industrial Zone

- i. No new dwelling shall be located within 150 metres of an area zoned Extractive Industrial-Pits and Quarries Zone in which only removal and processing of sand and gravel is involved.
- ii. No new residential lot shall be located within 150 metres of an area zoned Extractive Industrial-Pits and Quarries Zone in which only removal and processing of sand and gravel is involved unless a building envelope exists for a residential dwelling outside of the 150 metre setback requirement.

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- iii. No new dwelling shall be located within 500 metres of an area zoned Extractive Industrial - Pits and Quarries Zone in which the removal and processing of rock is involved.
 - iv. No new residential lot shall be located within 500 metres of an area zoned Extractive Industrial - Pits and Quarries Zone in which the removal and processing of rock is involved, unless a building envelope for a residential dwelling exists outside of the 500 metre setback requirement.

(By-law No. 2018-909)

e) Salvage Yard

- i. No new residential dwelling shall be permitted within 70 metres of the permitted open storage or enclosed storage area of a salvage yard.

3.28 SPECIAL SETBACKS – INFRASTRUCTURE & TRANSPORTATION

a) Major Hydro Line

The minimum separation distance between the nearest building face of a sensitive land use and the limit of the right-of-way a hydro transmission line having a transmission capacity of 250 KV or greater shall be 100 metres.

b) Railway Line

The minimum separation distance between the nearest building face of a sensitive land use and the limit of the right-of-way of the main line of a railway shall be 100 metres and shall be 30 metres from the limit of the right-of-way of a secondary or branch line.

c) Roads

The following setbacks shall be required from any public or private road:

Road Type	Setback (<i>measured from centre line</i>)
County Road	13 metres + required front yard setback
Major Township Road	13 metres + required front yard setback
Local Township Road	10 metres + required front yard setback
Private Right-of-way (ROW)	6 metres from the edge of the ROW

3.29 SPECIAL SETBACKS – WATERBODIES & SENSITIVE FEATURES

a) Water Body and Wetland

No building or structure, except an accessory building or structure identified in Section 3.1.1.b) of this By-law, shall be located within 30 metres of the high water mark of a water body or wetland. Notwithstanding the foregoing to the contrary, the 30 metre water setback may be reduced to not less than 15 metres under the following circumstances.

- i. The lot subject to development existed on the date of passing of this By-law, has a lot area of less than 0.45 hectares, and has a building envelope constrained by physical impediments which preclude the ability to achieve a 30 metre water setback.
- i. Where a vacant lot existing on the date of passing of this By-law abuts a water body or wetland and lies between two lots, each of which has been developed with a dwelling, a new dwelling may be erected on the vacant lot at a water setback equal to the greater of the water setbacks associated with the two abutting dwellings provided such setback is not less than 15 metres. Decks, porches or other appurtenances attached to the adjacent existing dwellings shall be excluded for the purposes of determining the setback. This exception shall specifically not apply to a vacant lot upon which a dwelling had previously been erected and which has been demolished or destroyed for any reason.

Any water setback reduction which is not permitted by exception shall be subject to Planning Act approval.

In no case shall a sewage disposal system be setback less than 30 metres from a water body.

b) Floodplain

No building or structure shall be permitted within a floodplain or within 15 metres of the top of bank of a floodplain.

c) Environmental Protection Zone

Development and site alteration shall not be permitted within an Environmental Protection (EP) Zone or within adjacent lands of an EP Zone unless it has been demonstrated that there will be no negative impacts on the natural features or on their ecological functions through the preparation of an Environmental Impact Assessment.

Adjacent lands associated with the respective features of the EP Zone are as follows:

- 50 metres from all Significant Areas of Natural and Scientific Interest – Earth Science; and
- 120 metres from all Provincially Significant Wetlands and Significant Areas of Natural and Scientific Interest – Life Science.

The Township may waive the requirement of an Environmental Impact Assessment (EIA) under the following circumstances:

- Cases where new development is physically separated from a sensitive environmental feature by way of a public road or other human-made barrier which has the effect of mitigating/controlling potential impacts; or
- Instances where the development will replace existing development thereby generating no new impacts to lands which abut environmental protection areas; or
- Where a new lot is being created and a building envelope exists outside of the adjacent lands setback; or
- Other reasons as deemed appropriate by the Township.

(By-law No. 2018-909)

d) Sensitive Ground Water Feature Areas

Development shall not be permitted within a High Risk Zone, as illustrated within Schedule 15 to this By-law, if any of the following situations exist within the building envelope, unless such development is supported through the completion of a technical study prepared by a qualified professional:

- Karst topography is exposed;
- There is less than 0.4 metres of low-permeability soil (e.g., clay);
- There is less than 1.0 metres of coarse-grained soil (e.g., gravel, sand, etc.);

Buildings and structures, including septic systems, shall not be permitted within a Significant Groundwater Recharge Area or within 30 metres of a Significant Groundwater Recharge Area as identified within Schedule 15 to this By-law unless it has been demonstrated through the completion of a technical study that such development will not compromise the integrity of ground water resources.

e) Setbacks from Sensitive Lake Trout Lakes

Development shall not be permitted within 300 metres of the high water mark of a highly-sensitive lake trout lake (i.e., Loyst Lake).

f) Steep Slopes

On a lot which abuts a waterbody or watercourse, the construction of buildings or structures on or within 10 metres of a steep slope, being greater than 30 percent (rise over run), shall be prohibited unless supported by a technical study which demonstrates that the building or structure can be safely constructed.

3.30 SPECIAL SETBACKS - OTHER

a) Kennels

- i. No kennel or kennel structure shall be located within 150 metres of any lot line on which the kennel or kennel structure is located;
- ii. A kennel or kennel structure shall not be located in the same building as a dwelling unit nor shall it be classified as a home based business;
- iii. A dog run shall be fully enclosed on the top and sides unless the height of the enclosure exceeds 2 metres.

b) Outdoor Woodburning Furnaces

Outdoor woodburning furnaces shall only be permitted in the Prime Agricultural Zone (PA) and the Rural Zone (RU), subject to the following provisions:

- i. The furnace shall be located a minimum of 50 metres from a lot line;
- ii. Not more than one (1) outdoor furnace shall be permitted per lot.

3.31 SETBACK EXCEPTIONS

a) Ornamental Structures

Sills, belt course, chimneys, cornices, bay windows, eaves, gutters, parapets, pilasters or similar ornamental structures may project into any required yard a maximum distance of 0.6 metres provided such projection does not encroach onto the abutting lot.

b) Patios

Uncovered patios, uncovered pool aprons, and uncovered decks may project into any required rear yard or side yard provided they are not more than 0.6 metres above finished grade, and are not located within any required front yard or exterior side yard.

c) Fire Escapes

Unenclosed fire escapes, as permitted by the *Ontario Building Code* may project into any required side yard or required rear yard a maximum of 1.2 metres provided such projection does not encroach onto the abutting lot.

d) Gatehouse

In an Industrial Zone a gatehouse or information kiosk or similar accessory structure shall be permitted in a front yard or side yard or in the area between the street line and the required setback provided such structure is not located within a required sight triangle and is no closer than 3 metres to the front lot line.

e) Barrier-Free Access Ramps

Unenclosed Barrier-Free ramps shall be permitted within any yard or in the area between the streetline and the required setback.

3.32 SERVICING LIMITATIONS

Buildings, structures and sewage disposal systems which propose water consumption in excess of 10,000 litres per day and/or sewage flows greater than 10,000 litres per day shall not be permitted unless supported by the preparation of a technical study which demonstrates the suitability of such services (i.e., hydrogeological assessment and terrain analysis). Technical studies shall take into account matters, including but not limited to, the impact of development on water quality and quantity, sewage treatment capacity, and land use compatibility. Where applicable, Ministry of Environment approvals shall be required in advance of, or as a condition tied to, the issuance of any Township approval (e.g., planning or building).

3.33 SIGHT TRIANGLES

a) Uses Prohibited

Within any area defined as a sight triangle, the following uses shall be prohibited:

- i a building, structure, sign or use which would obstruct the vision of drivers;

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- i. a fence, tree, hedge, bush, or other vegetation, the top of which exceeds one (1) metre in height above the elevation of the street line;
 - ii. a finished grade which exceeds the elevation of the street line by more than 0.5 metres;
 - iii. a covered surface parking area;
 - iv. an entranceway; or
 - v. parking of vehicles.

3.34 SIGNS

The provisions of this By-law shall not apply to prevent the erection, alteration, or use of any legal sign.

3.35 STORAGE OF SPECIAL VEHICLES IN RESIDENTIAL ZONES

No person shall use any developed lot lawfully occupied by a residential use for the purposes of parking or storing a boat, motor home, snowmobile or trailer except for:

a) Vehicles Permitted

- i. one boat which shall not exceed 10 metres in length;
- ii. one recreational vehicle which shall not exceed 10 metres in length; and
- iii. Not more than four snowmobiles, personal watercraft, all-terrain vehicles, utility trailer or similar of any combination of the above.

b) Yards Where Permitted

The parking or storage of a boat, recreational vehicle, or snowmobile shall not be permitted in any required parking space or sight triangle and shall only be permitted in an interior side yard or rear yard.

c) Undeveloped Lots

The parking of vehicles listed in (a) above is not permitted on undeveloped lots unless otherwise specified in this By-law.

(By-law No. 2018-909)

3.36 SWIMMING POOLS

A swimming pool is a permitted accessory structure in association with a residential use or a commercial use that serves the travelling public (e.g., hotel, motel).

Swimming pools, and any related equipment (e.g., heaters, pumps, filters, etc.) shall be a minimum of 3 metres from any interior side yard lot line and any rear lot line, and shall comply with the required exterior side yard and front yard of the related main use (i.e., principal building). A private swimming pool shall not be considered as part of the lot coverage provided no part of the pool, excluding its railing, protrudes more than 1.5 metres above abutting finished grades.

3.37 THROUGH LOTS

In the case of a through lot, the front yard requirements of the zone or zones in which such lot is located shall apply to each yard which abuts a street.

3.38 WAYSIDE PITS AND WAYSIDE QUARRIES

Wayside pits and wayside quarries may be established in the Rural, Prime Agriculture or Extractive Industrial Zones provided that:

- a)** The wayside pit or quarry is opened and operated by the Ministry of Transportation, the County or the Township or their agents for the purposes of a specific road project;
- b)** Any portable crusher and / or asphalt/concrete plant is approved and governed by any legislation, regulations of Provincial ministries or agencies, and have Certificates of Approval under the *Environmental Protection Act* which are current; and
- c)** An agreement is signed with the Township that the wayside pit or quarry shall be rehabilitated upon completion of the public project.

(By-law No. 2018-909)

SECTION 4: ZONES

4.1 ZONE CLASSIFICATION

All lands within The Corporation are divided into zones and classified as follows:

<u>SECTION</u>	<u>ZONE</u>	<u>SYMBOL</u>
4.2	Environmental Protection Zone	EP
4.3	Open Space Zone	OS
4.4	Prime Agriculture Zone	PA
4.5	Rural Zone	RU
4.6	Rural Residential	RR
4.7	Residential Limited Service Zone	RLS
4.8	Hamlet Residential Zone	HR
4.9	Hamlet Mixed Use	HMX
4.10	Community Facility Zone	CF
4.11	Hamlet Commercial Zone	C1
4.12	Rural Commercial Zone	C2
4.13	Recreation Commercial Zone	C3
4.14	Light Industrial Zone	M1
4.15	General Industrial Zone	M2
4.16	Extractive Industrial Pits and Quarries Zone	M3
4.17	Waste Management Zone	M4
4.18	Mining Zone	MR

4.2 ENVIRONMENTAL PROTECTION (EP) ZONE

No person shall within any Environmental Protection (EP) Zone use any lot or erect, alter or use any building or structure except as specified hereunder:

4.21 USES PERMITTED

a) Residential Uses

Prohibited.

b) Non-Residential Uses

- i. Conservation use; and
- ii. Structures for flood or erosion control.

c) Accessory Uses

Prohibited.

4.22 ZONE PROVISIONS

None.

4.23 ADDITIONAL PROVISIONS

- a)** Other general provisions shall be in accordance with Section 3 of this By law.
- b)** The placing of fill or drainage improvements within an EP zone is prohibited unless written approval is received from the Conservation Authority.

4.3 OPEN SPACE (OS) ZONE

No person shall within any Open Space (OS) Zone use any lot or erect, alter or use any building or structure except as specified hereunder:

43.1 USES PERMITTED

a) Residential Uses

- i. In accordance with permitted accessory uses.

b) Non-Residential Uses

- i. Conservation area or other similar use that provides for the preservation of the natural environment;
- ii. Forestry use;
- iii. Golf course;
- iv. Golf driving range; and
- v. Public or private park.

c) Accessory Uses

- i. An accessory single-detached dwelling to any of the permitted non-residential uses;
- ii. Uses, buildings and structures accessory to any of the permitted uses in accordance with the General Provisions of this By-law.

43.2 ZONE PROVISIONS FOR ACCESSORY SINGLE-DETACHED DWELLINGS

- a)** Lot Area (minimum) 1 ha
- b)** Lot Frontage (minimum).....80 metres
- c)** Minimum Yards
 - i. Front Yard15 metres
 - ii. Exterior Side Yard10 metres
 - iii. Interior Side Yard.....5 metres
 - iv. Rear Yard10 metres
- d)** Dwelling Unit Area (minimum)60 square metres
- e)** Number of Dwellings Per Lot (maximum).....1
- f)** Height of Buildings (maximum).....10 metres
- g)** Special Setbacks – In accordance with the General Provisions of this By-law.

4.3.3 ZONE PROVISIONS FOR NON-RESIDENTIAL USES

- a) Minimum Yards
 - i. Front Yard15 metres
 - ii. Exterior Side Yard10 metres
 - iii. Interior Side Yard.....5 metres
 - iv. Rear Yard10 metres
- b) Lot Coverage (maximum)10 percent
- c) Landscaped Open Space (minimum)40 percent
- d) Height of Buildings (maximum).....10 metres
- e) Special Setbacks - In accordance with the General Provisions of this By-Law

4.3.4 EXCEPTION ZONE PROVISIONS – OPEN SPACE (OS) ZONE

4.3.4.1 OPEN SPACE EXCEPTION ZONE ONE (OS-1)

Civic Address: unaddressed, Thompson Hill Road
Legal Description: Part of Lot 10, Concession 7, Registered Plan
29R11429 Part 9, Geographic Township of Sheffield

Notwithstanding the provisions of Section 4.3 hereof to the contrary, on the lands designated 'OS-1', the following provisions shall apply:

- a) Development is prohibited.

(By-law 2024-1252)

4.3.4.2 OPEN SPACE EXCEPTION ZONE ONE (OS-2)

Civic Address: 144 Reinink Road
Legal Description: Part Lots 35 to 36, Concession 3, Geographic Township
of Camden East

Notwithstanding the provisions of Section 4.3 hereof to the contrary, on the lands designated 'OS-2', the following provisions shall apply:

- a) Permitted uses restricted to:
 - i. Conservation use

(By-law 2024-1278)

4.3.4.3 OPEN SPACE EXCEPTION ZONE ONE (OS-3)

Civic Address: 2017 Centreville Road
Legal Description: Part of Lot 24, Concession 6, Reference Plan 29R10241,
Parts 1 to 7, Geographic Township of Camden East

Notwithstanding the provisions of Section 4.3 hereof to the contrary, on the lands designated 'OS-3', the permitted uses will be restricted to the following:

- a)** Permitted uses restricted to:
- i. Conservation area or other similar use that provides for the preservation of the natural environment;
 - ii. Forestry use;
 - iii. Public or private park;
 - iv. Existing agriculture and agricultural uses; and
 - v. Uses, buildings and structures accessory to any of the permitted uses in accordance with the General Provisions of this By-law.

(By-law 2026-1337)

4.4 PRIME AGRICULTURE (PA) ZONE

No person shall within any Prime Agricultural (PA) Zone use any lot or erect, alter or use any building or structure except as specified hereunder:

4.4.1 USES PERMITTED

a) Residential Uses

- i) Single-detached dwelling; and
- ii) Two-unit dwelling.

b) Non-Residential Uses

- i. Agriculture and agricultural use;
- ii. Agriculture-Related Uses; (By-law No. 2018-909)
- iii. Apiary;
- iv. Community Garden;
- v. Conservation use;
- vi. Equestrian centre or equestrian establishment;
- vii. Farm vacation establishment;
- viii. Forestry;
- ix. Kennel;
- x. Livestock facility;
- xi. Nursery farm;
- xii. Public or private park; and
- xiii. Studio and artist’s studio.

c) Accessory Uses

- i. Home occupation or home industry, in accordance with the General Provisions of this By-law; and
- ii. Uses, buildings and structures accessory to any of the permitted uses in accordance with the General Provisions of this By-law;
- iii. One bunkie may be permitted as an accessory use to a permitted single-detached dwelling provided that where sanitary facilities are included in the bunkie, approval is received from the appropriate approval authority.

4.4.2 ZONE PROVISIONS FOR RESIDENTIAL USES

- a)** Lot Area (minimum) 1 ha
- b)** Lot Frontage (minimum).....60 metres
- c)** Minimum Yards
 - i. Front Yard15 metres
 - ii. Exterior Side Yard10 metres

-
- iii. Interior Side Yard.....5 metres
 - iv. Rear Yard10 metres
 - d) Dwelling Unit Area (minimum)60 square metres
 - e) Lot Coverage (maximum)20 percent
 - f) Number of Dwellings Per Lot (maximum).....1
 - g) Height of Buildings (maximum).....10 metres
 - h) Special Setbacks - In accordance with the General Provisions of this By-law.

44.3 ZONE PROVISIONS FOR NON-RESIDENTIAL USES

- a) Lot Area (minimum) 10 ha
- b) Lot Frontage (minimum).....200 metres
- c) Minimum Yards
 - i. Front Yard30 metres
 - ii. Exterior Side Yard15 metres
 - iii. Interior Side Yard.....10 metres
 - iv. Rear Yard30 metres
- d) Lot Coverage (maximum)10 percent
- e) Height of Buildings (maximum).....12 metres
- f) Special Setbacks - In accordance with the General Provisions of this By-law.

44.4 EXCEPTION ZONE PROVISIONS - PRIME AGRICULTURAL (PA) ZONE

4.5 RURAL (RU) ZONE

No person shall within any Rural (RU) Zone use any lot or erect, alter or use any building or structure except as specified hereunder:

4.5.1 USES PERMITTED

a) Residential Uses

- i) Single-detached dwelling; and
- ii) Two-unit dwelling.

b) Non-Residential Uses

- i. Agriculture and Agricultural uses;
- ii. Agriculture-related uses;
- iii. Apiary;
- iv. Cemetery;
- v. Community garden;
- vi. Conservation uses;
- vii. Custom workshop;
- viii. Equestrian centre or equestrian establishment;
- ix. Farm vacation establishment;
- x. Forestry and reforestation uses;
- xi. Garden and nursery sales and supply establishment;
- xii. Golf course;
- xiii. Golf driving range;
- xiv. Greenhouse, commercial;
- xv. Kennel;
- xvi. Livestock facility;
- xvii. Livestock sales outlet;
- xviii. Nursery farm;
- xix. Portable asphalt/concrete plant;
- xx. Public or private park;
- xxi. Studio and artist's studio; and
- xxii. Wayside pit or quarry and portable asphalt/concrete plant.

(By-law No. 2018-909)

c) Accessory Uses

- i. Home Occupation or Home Industry, in accordance with the General Provisions of this By-law;
- ii. Recreational facilities accessory to any of the permitted uses;
- iii. Uses, buildings and structures accessory to any of the permitted uses in accordance with the General Provisions of this By-law; and
- iv. One bunkie may be permitted as an accessory use to a permitted single-detached dwelling provided that where sanitary facilities are included in the bunkie, approval is received from the appropriate approval authority.

4.5.2 ZONE PROVISIONS FOR RESIDENTIAL USES

- a)** Lot Area (minimum) 1 ha
- b)** Lot Frontage (minimum).....60 metres
- c)** Minimum Yards
 - i. Front Yard15 metres
 - ii. Exterior Side Yard10 metres
 - iii. Interior Side Yard.....5 metres
 - iv. Rear Yard10 metres
- d)** Dwelling Unit Area (minimum)60 square metres
- e)** Lot Coverage (maximum)20 percent
- f)** Number of Dwellings Per Lot (maximum).....1
- g)** Height of Buildings (maximum)10 metres
- h)** Special Setbacks - In accordance with the General Provisions of this By-law.
- i)** Alternate Minimum Lot Area – the minimum lot area requirements may be reduced to not less than 0.5 ha without an amendment to this By-law.
Acceptable technical studies prepared by a qualified professional shall be provided in support of the Alternate Minimum Lot Area.

4.5.3 ZONE PROVISIONS FOR NON-RESIDENTIAL USES

- a)** Lot Area (minimum) 4 ha
- b)** Lot Frontage (minimum).....100 metres
- c)** Minimum Yards
 - i. Front Yard30 metres
 - ii. Exterior Side Yard15 metres
 - iii. Interior Side Yard.....10 metres
 - iv. Rear Yard30 metres
- d)** Lot Coverage (maximum)10 percent
- e)** Height of Buildings (maximum)12 metres
- f)** Special Setbacks - In accordance with the General Provisions of this By-law

4.5.4 EXCEPTION ZONE PROVISIONS - RURAL (RU) ZONE

4.5.4.1 RURAL EXCEPTION ZONE FOUR (RU-4)

Civic Address: 455, 483, 535 County Road 17, Newburgh
Legal Description: Part of Lots 22 and 23, Concession 2, Registered Plan 29R10686, Parts 1 to 3, Geographic Township of Camden East

Notwithstanding the provisions of Section 4.5 hereof to the contrary, on the lands designated 'RU-4', the following provisions shall apply:

a) Residential Uses:

- i. Prohibited

b) Non-Residential Uses:

- i. Agriculture and Agricultural uses;
- ii. Agriculture-related uses;
- iii. Apiary;
- iv. Cemetery;
- v. Community garden;
- vi. Conservation uses;
- vii. Custom workshop;
- viii. Equestrian centre or equestrian establishment;
- ix. Farm vacation establishment;
- x. Forestry and reforestation uses;
- xi. Garden and nursery sales and supply establishment;
- xii. Golf course;
- xiii. Golf driving range;
- xiv. Kennel;
- xv. Livestock facility;
- xvi. Livestock sales outlet;
- xvii. Nursery farm;
- xviii. Portable asphalt/concrete plant;
- xix. Public or private park;
- xx. Studio and artist's studio; and
- xxi. Wayside pit or quarry and portable asphalt/concrete plant.

(By-law No. 2019-988)

4.5.4.2 RURAL EXCEPTION ZONE FIVE (RU-5)

Civic Address: 311 Dewey Road &
5737 County Road 41
Legal Description: North Part Lot 29, Concession 3, Geographic Township

of Camden East &
West Part of Lot 7, Concession 4, Geographic Township
of Sheffield

Notwithstanding the provisions of Section 3.24.a hereof to the contrary, on
the lands designated 'RU-5', the following shall apply:

- a) No structure, as existing on the day of the passing of this By-law, shall be used as a
livestock facility

(By-law No. 2019-993)
(By-law No. 2022-1129)

4.5.4.3 RURAL EXCEPTION ZONE SIX (RU-6)

Civic Address: 41, 49, and 65 Stone Hedge Road
Legal Description: Part of Lot 1, Concession 8, Registered Plan 29R10793
Parts 1, 2 and 3, Geographic Township of Camden East

Notwithstanding the provisions of Section 4.5.2(b) hereof to the contrary, on
the lands designated 'RU-6', the following shall apply:

- a) Lot Frontage (minimum) 57 metres

(By-law No. 2020-1012)

4.5.4.4 RURAL EXCEPTION ZONE SEVEN (RU-7)

Civic Address: unassigned, County Road 41
Legal Description: Part of Lot 1, Concession 8, Registered Plan 29R11443
Part 1, Geographic Township of Camden East

Notwithstanding the provisions of Section 4.5.1(b) hereof to the contrary, on
the lands designated 'RU-7', the following shall apply:

- a) Permitted uses:
 - i. Contractor's yard
 - ii. Business, professional or administrative office
 - iii. Notwithstanding the above, the business, professional or
administrative office use shall not occupy in total more than 25% of
the total gross floor area.

- b) Outdoor Storage

-
- i. Open storage of goods and materials accessory to the contractor's yard use shall be permitted in locations on-site that are visually screened from County Road 41.
 - ii. Notwithstanding the above, open storage of equipment on-site shall be located no closer to County Road 41 than the front building face.
 - iii. Notwithstanding the above, equipment storage for the purpose of on-site signage may be located in the front yard."

(By-law No. 2020-1012)

4.5.4.5 RURAL EXCEPTION ZONE EIGHT (RU-8)

Civic Address: 301 Main Street
Legal Description: Part of Lot 17, Concession 1, Plan 97, Part Showground Lot, Registered Plan 29R10819, Parts 2 to 3, Geographic Township of Camden East

Notwithstanding the provisions of Section 4.5 hereof to the contrary, on the lands designated 'RU-8', the following shall apply:

a) Additional Permitted Uses:

- i. Agriculture and Agricultural Uses

b) Performance Standards

- i. Lot Area (minimum)..... 3.0 hectares
- ii. Lot Frontage (minimum)..... 135 metres

(By-law No. 2020-1029)

4.5.4.6 RURAL EXCEPTION ZONE NINE (RU-9)

Civic Address: 271 Main Street
Legal Description: Part of Lot 17, Concession 1, Plan 97, Part Showground Lot, Registered Plan 29R10819, Parts 4 and 5, Geographic Township of Camden East

Notwithstanding the provisions of Section 4.5 hereof to the contrary, on the lands designated 'RU-9', the following shall apply:

a) Additional Permitted Uses:

- i. Contractors Yard

b) Prohibited Uses:

-
- i Residential Uses

c) Performance Standards

- i Lot Area (minimum) 1.5 hectares
- ii Lot Frontage (minimum) 100 metres

d) Outdoor Storage

- i Open storage of equipment associated with the Contractor's Yard use shall be permitted in locations on-site that are visually screened from Main Street.
- ii Notwithstanding the above, open storage of material (ie. aggregate, soil etc.) may be located on-site in areas visible from Main Street.

(By-law No. 2020-1029)

4.5.4.7 RURAL EXCEPTION ZONE TEN (RU-10)

Civic Address: 55 County Road 14
Legal Description: Part of Lots 1 and 2, Concession 8;
29R10581, Parts 1 to 3, Geographic Township
of Camden East

Notwithstanding the provisions of Section 4.5 hereof to the contrary, on lands designated 'RU-10', the following shall apply:

a) Additional Permitted uses:

- i. Small engine sales and service establishment
- ii. Marine sales and service establishment
- iii. Snowmobile and all-terrain sales and service establishment

b) On-Site Parking

- i. Parking Spaces (minimum): 8 spaces
- ii. On-site parking stalls shall be setback a minimum of 1.0 metres from any lot line.
- iii. On-site loading spaces (minimum): 1 space

c) Outdoor Storage

- i. Open storage of goods and materials associated with any additional permitted uses included through Section 1(i) above, shall be permitted no closer to County Road 14 than the front building line established by way of the existing single detached dwelling;
- ii. Notwithstanding the above, equipment storage for the purpose of on-site signage may be located in the front yard."

(By-law No. 2020-1030)

4.5.4.8 RURAL EXCEPTION ZONE ELEVEN (RU-11)

Civic Address: 148 Gibson Road
Legal Description: Part of Lot 47, Concession 1; Registered Plan 29R4857,
Part of Part 1, Geographic Township of Camden East

Notwithstanding the provisions of Section 4.5 hereof to the contrary, on the lands designated 'RU-11', the following shall apply:

a) Permitted Uses:

- i. Single detached dwelling

b) Performance Standards:

- i. Lot Frontage (minimum)70 metres
- ii. Lot Area (minimum)..... 0.7 hectares
- iii. Setback from Yarker Provincially Significant Wetland
(minimum).....15 metres

(By-law No. 2020-1031)

4.5.4.9 RURAL EXCEPTION ZONE TWELVE (RU-12)

Civic Address: 421 Donohue Road
Legal Description: Lot 14, Concession 5, Geographic Township of
Sheffield

Notwithstanding the provisions of Section 3.24.a hereof to the contrary, on the lands designated 'RU-12', the following shall apply:

- a)** No structure, as existing on the day of the passing of this By-law, shall be used as a livestock facility.

(By-law No. 2021-1061)

4.5.4.10 RURAL EXCEPTION ZONE THIRTEEN (RU-13)

Civic Address: 62 County Road 14
Legal Description: Part of Lot 2, Concession 7, Registered Plan 29R10923,
Part 1, Geographic Township of Camden East

Notwithstanding the provisions of Section 3.0 and Section 4.5 hereof to the contrary, on the lands designated 'RU-13', the following shall apply:

a) Additional Permitted uses:

- i. Saw mill
- ii. Planing mill
- iii. Building supply outlet
- iv. Contractor's yard
- v. Equipment sales & rental

b) Prohibited Uses

- i. Residential Uses

c) Performance Standards

- i. Minimum Front Yard Setback..... 25 metres
- ii. Notwithstanding the above, an office building may be located within the minimum front yard setback requirement granted it is setback a minimum of 7.5 metres from the front lot line;
- iii. Where an interior side lot line or rear lot line abuts a Residential Zone the minimum yard requirement shall be 25 metres.

d) Outdoor Storage

- i. Is screened from adjacent residential uses by buildings, or is enclosed by planting in conjunction with a planting strip per the general provisions or is enclosed within a closed wooden fence extending at least 1.8 metres in height from finished grade;
- ii. Open storage of goods and materials associated with any additional permitted uses included through Section 1(i) above, shall be permitted no closer to County Road 14 than the front building line established by way of the office building;
- iii. Notwithstanding the above, in the absence of an office building, open storage of goods and materials associated with any additional permitted uses included through Section 1(i) above, shall be screened from County Road 14 by planting in conjunction with a planting strip per the general provisions.

(By-law No. 2021-1062)

4.5.4.11 RURAL EXCEPTION ZONE FOURTEEN (RU-14)

Civic Address: 442 Petworth Road
Legal Description: Part of Lot 48 Concession 3, Registered Plan 29R10887, Part 1, Geographic Township of Camden East

Notwithstanding the provisions of Section 4.5 hereof to the contrary, on the lands designated 'RU-14', the following shall apply:

a) Required Yards / Setbacks

Principle Building Location:

- i. Minimum Rear Yard Setback..... 135 metres
- ii. Minimum Side Yard Setback (southernmost lot line)... 75 metres

(By-law No. 2021-1063)

4.5.4.12 RURAL EXCEPTION ZONE FIFTEEN (RU-15)

Civic Address: 5737 County Road 41
Legal Description: Part Lot 3 Concession 6, Geographic Township of Sheffield

Notwithstanding the provisions of Section 3.24.a hereof to the contrary, on the lands designated 'RU-15', the following shall apply:

No structure, as existing on the day of the passing of this By-law, shall be used as a livestock facility.

(By-law 2022-1129)

4.5.4.13 RURAL EXCEPTION ZONE SIXTEEN (RU-16)

Civic Address: 2295 County Road 14
Legal Description: Part of Lot 29 Concession 8, Geographic Township of Camden East

Notwithstanding the provisions of Section 3 and Section 4.5 hereof to the contrary, on the lands designated 'RU-16', the following shall apply:

a) Additional Permitted Uses:

- i. Open Storage Area
- ii. Notwithstanding the above, the Open Storage Area may be used only for the purposes of pools, hot tubs and related accessories.

b) Performance Standards

- i Front Yard Setback:.....130 metres

-
- ii. Notwithstanding the above, the storage of pools, hot tubs and related accessories shall be visually screened from County Road 14 by way of vegetated berm.

(By-law 2022-1143)

4.5.4.14 RURAL EXCEPTION ZONE SEVENTEEN (RU-17)

Civic Address: 503 Huffman Road

Legal Description: Part of Lots 51 & 52, Concession 5, Geographic Township of Camden East

Notwithstanding the provisions of Sections 3 or 4.5 hereof to the contrary, on the lands designated 'RU-17', the following provisions shall apply:

- a) The keeping of livestock in structures existing on the date of passing of this by-law is prohibited
- b) Residential uses are prohibited
- c) Lot Frontage (minimum)..... 92 metres

(By-law No. 2024-1259; By-law No. 2024-1267)

4.5.4.15 RURAL EXCEPTION ZONE EIGHTEEN (RU-18)

Civic Address: 503 Huffman Road

Legal Description: Part of Lots 51 & 52, Concession 5, Geographic Township of Camden East

Notwithstanding the provisions of Sections 3 or 4.5 hereof to the contrary, on the lands designated 'RU-18', the following provisions shall apply:

- a) The keeping of livestock is prohibited.
- b) Lot Area (minimum)..... 70 ha
- c) Lot Frontage (minimum)..... 54 metres

(By-law No. 2024-1259; By-law No. 2024-1267)

4.6 RURAL RESIDENTIAL (RR) ZONE

No person shall within any Rural (RR) Zone use any lot or erect, alter or use any building or structure except as specified hereunder:

4.6.1 USES PERMITTED

a) Residential Uses

- i. Single-detached dwelling; and
- ii. Two-unit dwelling.

b) Non-Residential Uses

- i. Community garden; and
- ii. Private or public park.

c) Accessory Uses

- i. Home Occupation in accordance with the General Provisions of this By-law;
- ii. Recreational facilities accessory to any of the permitted uses;
- iii. Uses, buildings and structures accessory to any of the permitted uses in accordance with the General Provisions of this By-law; and
- iv. One bunkie may be permitted as an accessory use to a permitted single-detached dwelling provided that where sanitary facilities are included in the bunkie, approval is received from the appropriate approval authority.

4.6.2 ZONE PROVISIONS FOR RESIDENTIAL USES

- a) Lot Area (minimum) 1 ha
- b) Lot Frontage (minimum).....60 metres
- c) Minimum Yards
 - i. Front Yard7.5 metres
 - ii. Exterior Side Yard6 metres
 - iii. Interior Side Yard.....5 metres
 - iv. Rear Yard10 metres
- d) Dwelling Unit Area (minimum)60 square metres
- e) Lot Coverage (maximum)20 percent
- f) Number of Dwellings Per Lot (maximum).....1
- g) Height of Buildings (maximum).....10 metres
- h) Special Setbacks - In accordance with the General Provisions of this By-law.
- i) Alternate Minimum Lot Area – the minimum lot area requirements may be reduced to not less than 0.5 ha without an amendment to this By-law. Acceptable technical studies prepared by a qualified professional shall be provided in support of the Alternate Minimum Lot Area.

4.6.3 EXCEPTION ZONE PROVISIONS - RURAL RESIDENTIAL (RR) ZONE

4.7 RESIDENTIAL LIMITED SERVICE (RLS) ZONE

No person shall within any Residential Limited Service (RLS) Zone use any lot or erect, alter or use any building or structure except as specified hereunder:

4.7.1 USES PERMITTED

a) Residential Uses

- i. Single-detached dwelling.

b) Non-Residential Uses

- i. Community garden; and
- ii. Private or public park.

c) Accessory Uses

- i. Home occupation in accordance with the General Provisions of this By-law;
- ii. Uses, buildings and structures accessory to any of the permitted uses specified in accordance with the General Provisions of this By-law;
- iii. One bunkie may be permitted as an accessory use to a permitted residential use provided that where sanitary facilities are included in the bunkie, approval is received from the appropriate approval authority.

d) Service Provision

Delivery of municipal services (garbage and snow removal) may not be provided to lots located in the (RLS) zone. The provision of emergency services (fire, police and ambulance) may also be limited in areas zoned (RLS) due to the access constraints. The municipality does not assume the responsibility of road maintenance for lots located in the (RLS) zone accessed by private roads or right-of-ways.

4.7.2 PROVISIONS FOR RESIDENTIAL USES

- a)** Lot Area (minimum) 1 ha
- b)** Lot Frontage (minimum).....60 metres
- c)** Minimum Yards
 - i. Front Yard7.5 metres
 - ii. Exterior Side Yard6 metres
 - iii. Interior Side Yard.....5 metres
 - iv. Rear Yard10 metres
- d)** Dwelling Unit Area (minimum)50 square metres

-
- e) Lot Coverage (maximum)10 percent
 - f) Number of Dwellings Per Lot (maximum).....1
 - g) Height of Buildings (maximum).....10 metres
 - h) Special Setbacks - In accordance with the General Provisions of this By-law
 - i) Alternate Minimum Lot Area – The minimum lot area requirements may be reduced to not less than 0.5 ha without an amendment to this By-law. Acceptable technical studies prepared by a qualified profession shall be provided in support of the Alternate Minimum Lot Area .

4.7.3 EXCEPTION ZONE PROVISIONS - RESIDENTIAL LIMITED SERVICE (RLS) ZONE

4.7.3.1.1 RURAL LIMITED SERVICES EXCEPTION ZONE ONE (RLS-1)

Civic Address: 71 Islandview Lane
Legal Description: Parts of Lots 7 and 8, Concession 5,
Registered Plan 29R11073, Parts 1, 2 & 3, Geographic
Township of Sheffield

Notwithstanding the provisions of Section 3.0 and Section 4.7 hereof to the contrary, on the lands designated 'RLS-1', the following shall apply:

- a) Performance Standards:
 - i. Water Setback (minimum)..... 30 metres
Notwithstanding the above, no building, structure or sewage disposal system shall be located on the portion of the subject property located north of 'Islandview Lane'.
 - ii. Minimum Distance Separation (MDS) Setback..... N/A

(By-law No. 2022-1144)

4.8 HAMLET RESIDENTIAL (HR) ZONE

No person shall within any Hamlet Residential (HR) Zone use any lot or erect, alter or use any building or structure except as specified hereunder:

4.8.1 USES PERMITTED

a) Residential Uses

- i. Single-detached dwelling; and
- ii. Two-unit dwelling.

b) Non-Residential Uses

- i. Community garden; and
- ii. Private or public park.

c) Accessory Uses

- i. Home occupation, in accordance with the General Provisions of this By-law;
- ii. Uses, buildings and structures accessory to any of the permitted uses specified in accordance with the General Provisions of this By-law.

4.8.2 ZONE PROVISIONS FOR RESIDENTIAL USES

- a)** Lot Area (minimum) 1 ha
- b)** Lot Frontage (minimum).....45 metres
- c)** Minimum Yards
 - i. Front Yard7.5 metres
 - ii. Exterior Side Yard6 metres
 - iii. Interior Side Yard.....5 metres
 - iv. Rear Yard10 metres
- d)** Dwelling Unit Area (minimum)60 square metres
- e)** Lot Coverage (maximum)20 percent
- f)** Number of Dwellings Per Lot (maximum).....1
- g)** Height of Buildings (maximum).....10 metres
- h)** Special Setbacks – In accordance with the General Provisions of this By-law.
- i)** Alternate Minimum Lot Area – The minimum lot area requirements may be reduced to not less than 0.5 ha without an amendment to this By-law. Acceptable technical studies prepared by a qualified professional shall be provided in support of the Alternate Minimum Lot Area.

4.8.3.1 EXCEPTION PROVISIONS - HAMLET RESIDENTIAL (HR) ZONE

4.8.3.1.1 HAMLET RESIDENTIAL EXCEPTION ZONE ONE (HR-1)

Civic Address: 6056 County Road 41, Erinsville
Legal Description: Part of Lots 37 and 38, Concession 2, Geographic Township of Camden East; Part 1 on Plan 29R-10464

Within the HR-1 Zone, the following regulatory provisions shall apply:

- a)** Minimum Lot Area..... 0.6 ha
 - b)** Minimum Lot Frontage..... 40 metres
- (By-law No. 2017-876)

4.8.3.1.2 HAMLET RESIDENTIAL EXCEPTION ZONE TWO (HR-2)

Civic Address: 11 & 21 Celtic Street
Legal Description: Part of Lot 5, Concession 6, Registered Plan 29R11081, Parts 1 to 4, Geographic Township of Sheffield

Within the 'HR-2' zone, the following provisions apply:

- a)** Additional Permitted Residential Uses:
 - i. Dwelling, Multiple-Unit
- b)** Definitions
 - i. Floor Space Index: shall mean the ratio of the total floor area of a dwelling to the area of the lot on which the dwelling is situated.
- c)** Performance Standards
 - i. Lot Area (minimum)..... 1.0 hectare
 - ii. Lot Frontage (minimum)..... 40 metres
 - iii. Maximum Density..... 8 Dwelling Units
 - iv. Bedrooms (maximum)..... 8
 - v. Building Height (maximum).....6.5 metres
 - vi. Floor Space Index (maximum)..... 1.0
 - vii. Dwelling Unit Area (minimum).....45 square metres
 - viii. Number of Dwellings per lot (maximum)..... N/A
- d)** Yard Setbacks
 - i. Front Yard (minimum)..... 7.5 metres
 - ii. Exterior Yard (minimum)..... 7.5 metres
 - iii. Interior Yard (minimum) 5.0 metres

-
- iv. Rear Yard (minimum) 10.0 metres
 - v. Notwithstanding the above, patios, stairs, entrance features, and front building ornamental projections may project a maximum of 2.5 metres into the required front yard.
- e) Off-Street Parking:**
- i. The required minimum parking ratio shall be one parking space per residential unit;
 - ii. The minimum size of a standard parking space shall be 2.6 metres wide and 5.2 metres in length;
 - iii. On-site vehicular parking shall be located within the rear yard.
- f) Accessory Building:**
- i. No accessory building shall be permitted within the front yard.
 - ii. The minimum interior side yard setback requirement shall be 1.2 metres.
 - iii. The minimum exterior side yard setback requirement shall be 7.5 metres.
- g) Landscaping**
- i. A planting strip shall be included in the western exterior side yard extending the full extent of the on-site development to provide vegetated privacy screening.
- h) For the purposes of zoning, the subject lands shall be treated as a single parcel.**

(By-law 2022-1132)

4.8.3.1.3 HAMLET RESIDENTIAL EXCEPTION ZONE THREE (HR-3)

Civic Address: 4083 County Road 1 E. and 4075 County Road 1 E.

Legal Description: Part of Lots 40 and 41, Concession 1, Geographic Township of Camden East

Within the 'HR-3' zone, the following provisions apply:

- a) An accessory structure is permitted on-site prior to a principal building (ie. residential use) being established.**

All other provisions of this By-law shall apply.

(By-law 2022-1164)

4.8.3.1.4 HAMLET RESIDENTIAL EXCEPTION ZONE FOUR (HR-4)

Civic Address: 530 Main Street, Newburgh
Legal Description: Part of Lot 16, Concession 2, Registered Plan
 29R3532, Part of Parts 1 and 2, Geographic
 Township of Camden East

Within the 'HR-4' zone, the following provisions apply:

- a) Performance Standards**
 - i. Lot Area (minimum)..... 0.50 hectare
 - ii. Lot Frontage (minimum) 50 metres
 - iii. That the existing rear yard and interior side yard setbacks applicable to the accessory building located on the property known municipally as 530 Main Street, existing on the date of passing of this By-law, shall be permitted.

(By-law 2024-1229)

4.8.3.1.5 HAMLET RESIDENTIAL EXCEPTION ZONE FIVE (HR-5)

Civic Address: Unassigned, County Road 16
Legal Description: Part of Lot 9, Concession 1, Registered Plan 29R11309,
 Part 1, Geographic Township of Camden East

Notwithstanding the provisions of Section 4.12 hereof to the contrary, on the lands designated 'HR-5', the following special provision shall apply:

- a) No building used for residential purposes shall be located within 20 metres of the rear lot line.**

(By-law 2024-1279)

4.8.3.1.6 HAMLET RESIDENTIAL ZONE EXCEPTION SIX (HR-6)

Civic Address: 235 Academy Street
Legal Description: Part of Lot 18, Concession 2, North Plan 97, Lot 20,
 Registered Plan 29R8752, Parts 2, 5 and 6, Geographic
 Township of Camden East

Notwithstanding the provisions of Section 4.8 hereof to the contrary, on the lands designated 'HR-6', the following special provision shall apply:

a) Permitted Uses:

- i. Residential Uses Dwelling,
Multiple Unit

b) Performance Standards:

- i. Lot Frontage..... 20.0 metres
- ii. Dwelling unit area (minimum) N/A
- iii. Number of dwellings per lot (maximum): 5 dwellings
- iv. Number of bedrooms per dwelling (maximum)..... 3 bedrooms
- v. Floodplain setback..... 30.0 metres
- vi. Northernmost lot line setback (minimum)..... 5.0 metres

(By-law 2024-1281)

4.8.3.1.7 HAMLET RESIDENTIAL EXCEPTION ZONE SEVEN (HR-7)

Civic Address: 2875 County Road 14

Legal Description: Part of Lot 37, Concession 8, Plan 90, Block L, Part of Lots 2 to 4, Registered Plan 29R11509, Part 5, Geographic Township of Camden East

Notwithstanding the provisions of Section 4.8 hereof to the contrary, on the lands designated 'HR-7' the following special provision shall apply:

a) Zone Provisions for Residential Uses

- i. Lot Frontage (minimum)..... 10.0 metres

(By-law No. 2025-1305)

4.8.3.1.8 HAMLET RESIDENTIAL EXCEPTION ZONE EIGHT (HR-8)

Civic Address: Unassigned, West Side of School Road

Legal Description: Part of Lot 37, Concession 8, Geographic Township of Camden East

Notwithstanding the provisions of Section 4.8 hereof to the contrary, on the lands designated 'HR-8' the following special provision shall apply:

Uses Permitted

a) Residential Uses

- i. Single-detached dwelling; and
- ii. Two-unit dwelling.

b) Non-Residential Uses

-
- i. Community garden;
 - ii. Private or public park; and
 - iii. Agriculture and agricultural uses.

Notwithstanding the above permitted uses, no buildings and/or structure may be erected in support of an agricultural and agricultural use.

c) Accessory Uses

- i. Home occupation, in accordance with the General Provisions of this By-law;
- ii. Uses, buildings and structures accessory to any of the permitted uses specified in accordance with the General Provisions of this By-law.

(By-law No. 2025-1305)

4.8.3.1.9 HAMLET RESIDENTIAL EXCEPTION ZONE 9 HOLDING (HR-9-H)

Civic Address: Unassigned, South Side of County Road 1 East

Legal Description: Part of Lot 27, Concession 1, Registered Plan 29R11324, Parts 1 and 2, Geographic Township of Camden East

a) Within the 'HR-9-H' Zone, the 'H' symbol shall apply as follows:

The Holding Symbol (-H) shall only be removed by by-law to permit on-site development once a comprehensive development plan and karst assessment completed by a qualified geotechnical engineer have been submitted to the satisfaction of Township and Quinte Conservation Authority staff. No on-site development shall be permitted prior to the removal of the Holding Symbol.

(By-law No. 2025-1288)

4.8.3.1.10 HAMLET RESIDENTIAL EXCEPTION ZONE TEN (HR-10)

Civic Address: 2017 Centreville Road

Legal Description: Part of Lot 24, Concession 6, Reference Plan 29R10241, Parts 1 to 7, Geographic Township of Camden East

Notwithstanding the provisions of Section 4.8 hereof to the contrary, on the lands designated 'HR-10' the following uses shall additionally be permitted:

- i. Existing agriculture and agricultural uses

(By-law No. 2026-1337)

4.9 HAMLET MIXED USE (HMX) ZONE

No person shall within any Hamlet Mixed Use (HMX) Zone use any lot or erect, alter or use any building or structure except as specified hereunder:

4.9.1 USES PERMITTED

a) Residential Uses

- i. Single-detached dwelling;
- ii. Two-unit dwelling; and
- iii. Three-unit dwelling.

b) Non-Residential Uses

- i. Bakery;
- ii. Bank or financial institution;
- iii. Business, professional or administrative office;
- iv. Catering establishment;
- v. Convenience store;
- vi. Craft shop;
- vii. Eating establishment;
- viii. Funeral home;
- ix. Laundry, coin-operated;
- x. Medical clinic;
- xi. Personal service shop;
- xii. Printing establishment;
- xiii. Retail establishment; and
- xiv. Small appliance service shop;

c) Accessory Uses

Uses, buildings and structures accessory to any of the permitted uses in accordance with the General Provisions of this By-law.

4.9.2 ZONE PROVISIONS FOR HAMLET MIXED USES

- a)** Lot Area (Minimum) 1 ha
- b)** Lot Frontage (Minimum) 60 metres
- c)** Yards (minimum)
 - i. Front Yard 7.5 metres
 - ii. Exterior Side Yard 7.5 metres
 - iii. Interior Side Yard 3.0 metres
 - iv. Rear Yard 7.5 metres

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- v. In the Core Commercial areas of Tamworth, Newburgh, Camden East, Enterprise, Yarker and Centreville, no front, or side yards are required.
 - d) Lot Coverage (maximum)20 percent
 - e) Height of Buildings (maximum).....10 metres
 - f) Special Setbacks – In accordance with the General Provisions of this By-law.
 - g) Dwelling Unit Area (minimum)60 square metres
 - h) Landscaped Open Space Requirements (minimum)10 percent
 - i) Planting Strip – In accordance with the General Provisions of this By-law.

4.9.3 EXCEPTION ZONE PROVISIONS – HAMLET MIXED USE (HMX) ZONE

4.9.3.1 HAMLET MIXED USE EXCEPTION ZONE ONE (HMX-1)

Civic Address: 4257 County Road 1 East, Yarker
Legal Description: Plan 87, Block F, Lot 1, Geographic Township of Camden East

Notwithstanding the provisions of Section 3 or 4.3 hereof to the contrary, on the lands designated 'HMX-1', the following provisions shall apply:

- a) Minimum Lot Area.....975 square metres
- b) Maximum Lot Coverage..... 25%
- c) Loading Space Regulations:
 - i. Accessed by a driveway or drive aisle of at least 3.5 metres.
 - ii. Loading spaces shall be a minimum of 3.5 metres by 5.5 metres.
- d) Minimum Number of Parking Spaces: 10
- e) Minimum Parking Space Dimensions: 2.7 metres by 5.5 metres
- f) Parking Area Setback: Parking area or parking space permitted within 1.2 metres of a streetline or Residential Zone.
- g) Driveway Setback from Intersection: Driveway permitted within 5 metres of an intersection.
- h) Minimum Accessible Parking Space Dimensions: 3.4 metres by 5.5 metres
- i) Minimum Accessible Aisle Dimensions: 1.5 metres x 5.5 metres
- j) Planting Strip (min): 2.0 metres abutting residential use.

(By-law No. 2024-1247)

4.10 COMMUNITY FACILITY (CF) ZONE

No person shall within any Community Facility (CF) Zone use any lot or erect, alter or use any building or structure except as specified hereunder:

4.10.1 USES PERMITTED

a) Residential Uses

In accordance with permitted accessory uses.

b) Non-Residential Uses

- i. Ambulance facility;
- ii. Arena;
- iii. Assembly hall and / or auditorium;
- iv. Cemetery;
- v. Child Care Centre;
- vi. Community centre;
- vii. Continuum-of-care facility; (By-law No. 2018-909)
- viii. Fire hall;
- ix. Medical clinic;
- x. Municipal, County or Provincial office, maintenance or works depot;
- xi. Municipal recreation complex, inclusive of administrative facilities;
- xii. Museum;
- xiii. Parking lot;
- xiv. Place of worship;
- xv. Post office;
- xvi. Public library;
- xvii. Private club;
- xviii. Public or private park;
- xix. Public or private school; and
- xx. Public swimming pool.

c) Accessory Uses

- i. Accessory single-detached dwelling; or
- ii. Accessory dwelling unit.
- iii. Uses, buildings and structures accessory to any of the permitted uses in accordance with the General Provisions of this By-law.

4.10.2 ZONE PROVISIONS FOR RESIDENTIAL USES

- a) Lot Area (minimum) 1 ha
- b) Lot Frontage (minimum).....60 metres
- c) Yards (minimum)
 - i. Front Yard15 metres
 - ii. Exterior Side Yard6 metres
 - iii. Interior Side Yard.....5 metres
 - iv. Rear Yard15 metres
- d) Dwelling Unit Area (minimum)60 square metres
- e) Number of Dwellings per Lot (maximum).....1
- f) Height of Buildings (maximum).....10 metres
- g) Separation Requirement - Between dwelling
and Community Facility Use.....5 metres

4.10.3 ZONE PROVISIONS FOR NON-RESIDENTIAL USES

- a) Lot Area (minimum) 1 ha
- b) Lot Frontage (minimum).....45 metres
- c) Yards (minimum)
 - i. Front Yard15 metres
 - ii. Exterior Side Yard10 metres
 - iii. Interior Side Yard.....10 metres
 - iv. Rear Yard15 metres
- d) Lot Coverage (maximum)10 percent
- e) Landscaped Open Space Requirement (minimum).....30 percent
- f) Height of Buildings (maximum).....14 metres
- g) Planting Strip - In accordance with the General Provisions of this By-law
- h) Special Setbacks – In accordance with the General Provisions of this By-law.

4.10.4 EXCEPTION ZONE PROVISIONS - COMMUNITY FACILITY (CF) ZONE

4.10.4.1 COMMUNITY FACILITY EXCEPTION ONE (HCF-1) ZONE

Civic Address: 6046 County Road 41, Erinsville
Legal Description: Part of Lots 37 and 38, Concession 2, Geographic Township
of Camden East; Part 2 on Plan 29R-10464

Within the CF-1 Zone, the following regulatory provisions shall apply:

- a) Minimum Interior Side Yard.....4 metres

(By-law No. 2017-876)

4.11 HAMLET COMMERCIAL (C1) ZONE

No person shall within any Hamlet Commercial (C1) Zone use any lot or erect, alter or use any building or structure except as specified hereunder:

4.11.1 USES PERMITTED

a) Residential Uses

In accordance with permitted accessory uses.

b) Non-Residential Uses

- i. Antique sales establishment;
 - ii. Artist studio;
 - iii. Assembly Facility, Commercial;
 - iv. Bakery;
 - v. Bank or financial institution;
 - vi. Bingo hall;
 - vii. Building supply outlet;
 - viii. Business, professional or administrative office;
 - ix. Catering establishment;
 - x. Child Care Centre;
 - xi. Commercial club;
 - xii. Commercial garage;
 - xiii. Convenience store;
 - xiv. Craft shop;
 - xv. Dry cleaner's distribution station;
 - xvi. Eating establishment;
 - xvii. Eating establishment, drive-through;
 - xviii. Farmer's Market;
 - xix. Flea market;
 - xx. Funeral home;
 - xxi. Hotel or motel;
 - xxii. Laundry, coin-operated;
 - xxiii. Light equipment sales and rental;
 - xxiv. Liquor licensed premises;
 - xxv. Liquor store;
 - xxvi. Medical clinic;
 - xxvii. Motor vehicle dealership;
 - xxviii. Motor vehicle repair garage;
 - xxix. Motor vehicle sales, used;
 - xxx. Motor vehicle service station;
 - xxxi. Motor vehicle wash facility;
- (By-law No. 2018-909)
- (By-law No. 2018-909)

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- xxxii. Parking Lot;
 - xxxiii. Personal service shop;
 - xxxiv. Place of entertainment;
 - xxxv. Post office;
 - xxxvi. Printing establishment;
 - xxxvii. Retail establishment;
 - xxxviii. Retail gasoline establishment;
 - xxxix. Shopping centre;
 - xl. Small appliance service shop;
 - xli. Supermarket; and
 - xl.ii. Taxi stand; and
 - xl.iii. Veterinary Clinic, in a wholly enclosed building.

(By-law No.2018-909)

c) Accessory Uses

- i. Accessory dwelling unit; and
- ii. Uses, buildings and structures accessory to any of the permitted uses in accordance with the General Provisions of this By-law.

4.11.2 ZONE PROVISIONS FOR RESIDENTIAL USES

a) Dwelling Unit in Portion of Non-Residential Building

A maximum of two dwelling units may be permitted over a non-residential building. In no case shall a dwelling unit be permitted in or over a motor vehicle repair garage or a motor vehicle service station.

- b) Dwelling Unit Area (minimum)60 square metres**

4.11.3 ZONE PROVISIONS FOR NON-RESIDENTIAL USES

- a) Lot Area (minimum) 1 ha**
- b) Lot Frontage (minimum).....60 metres**
- c) Yards (minimum)**
 - i. Front Yard7.5 metres
 - ii. Exterior Side Yard7.5 metres
 - iii. Interior Side Yard.....3.0 metres
 - iv. Rear Yard7.5 metres
 - v. In the Core Commercial areas of Tamworth, Newburgh, Camden East, Enterprise, Yarker and Centreville, no front, or side yards are required.
- d) Lot Coverage (maximum)60 percent**
- e) Landscaped Open Space Requirements (minimum)10 percent**
- f) Height of Buildings (maximum).....10 metres**
- g) Planting Strip - In accordance with the General Provisions of this By-law.**
- h) Special Setbacks – In accordance with the General Provisions of this By-law.**

4.11.4 PROVISIONS FOR RETAIL GASOLINE ESTABLISHMENTS

In accordance with the General Provisions of this By-law.

4.11.5 PROVISIONS FOR OUTSIDE DISPLAY AND STORAGE

Lands zoned Hamlet Commercial (C1) Zone, used for the outside display and sale of goods and materials shall comply with the following provisions:

- a) Not be located closer than 7.5 metres to the front lot line;
- b) Not be located closer than 2 metres to an interior side or rear lot line where the lot line abuts a lot zoned for commercial or industrial purposes or 6 metres of an interior side or rear lot line where the lot line abuts a lot zone for other than commercial or industrial purposes; and
- c) Not exceed 30 percent lot coverage

4.11.6 EXCEPTION PROVISIONS - HAMLET COMMERCIAL (C1) ZONE

4.11.6.1 HAMLET COMMERCIAL EXCEPTION ZONE ONE (C1-1)

Civic Address: 6667 Wheeler Street, Tamworth

Legal Description: Plan 86 Block 9 Lots 3,4,5 and 6

Within the C1-1 Zone, the following regulatory provisions shall apply:

- a) Uses Permitted:**
 - i. Uses permitted in the C1 Zone
 - ii. Veterinary Clinic
- b) Provisions**
 - i. Minimum Lot Area.....3,300 square metres as existing
 - ii. Minimum Rear Yard.....3.6 metres
 - iii. The existing accessory building (i.e., shed) shall have a setback of no less than 16 metres of the high water mark.
 - iv. The main building may be enlarged with a 41 square mete addition provided such addition has a setback of no less than 14.5 metres of the high water mark.
 - v. A building or structure may be erected, altered or used in accordance with the site-specific zone provisions described herein.
 - vi. A single loading space may be located within the front yard.
 - vii. The setback requirement for a loading zone is reduced to 10.2 metres
 - viii. The highwater setback requirement for the existing main building is reduced to 3.6 metres.
 - ix. The highwater setback requirement for the existing 73,000 liter holding tank waste disposal system is reduced to 2.4 metres
 - x. The highwater setback requirement for the existing relocated shed is reduced to 16.4 metres.

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- xi. To provide for the continuation of the existing main building and the existing waste disposal system in relation to the top of the bank and the flood plain

(By-law No. 2015-790)

4.11.6.2 HAMLET COMMERCIAL EXCEPTION ZONE TWO (C1-2)

Civic Address: 325 Main Street
Legal Description: Part of Lot 17, Concession 1, Plan 97, Part Showground Lot, Registered Plan 29R10819, Part 1, Geographic Township of Camden East

Notwithstanding the provision of Section 3 and Section 4.5 hereof to the contrary, on the lands designated 'C1-2', the following regulations shall apply:

a) Additional Permitted Uses:

- i. Self-storage facility
- ii. Garden and nursery sales and supply establishment

b) Prohibited Uses:

- i. Open Storage
- ii. Notwithstanding the above, the portion of the lands adjacent to Main Street may be used for the purposes of a Garden and Nursery Sales and Supply Establishment

c) Landscape Strip

- i. A minimum 1.5 metre wide landscape strip shall be provided along the lot line adjacent to the residential properties fronting County Road 1 and along the Main Street frontage.
- ii. A landscape strip shall include a mixture of coniferous and deciduous trees which will provide a sight obscuring buffer.

d) Performance Standards

- i. Lot Area (minimum):.....0.75 hectares
- ii. Lot Frontage (minimum):.....70.0 metres
- iii. Landscaped Open Space (minimum):.....5.0 percent

e) On-site Parking

- i. Parking Spaces (minimum): 10 spaces

(By-law No. 2020-1029)

4.11.6.3 HAMLET COMMERCIAL EXCEPTION ZONE THREE (C1-3)

Civic Address: 629 County Road 4 West
Legal Description: Part of Lot 6, Concession 6, Registered Plan 29R-11169,
 Part 1, Geographic Township of Sheffield

Notwithstanding the provision of Section 4.5 and Section 4.11 hereof to the contrary, on the lands designated 'C1-3', the following regulations shall apply and only the following uses shall be permitted:

- a)** For the purposes of zoning interpretation, the lands shall be considered one property.
- b)** Permitted Uses:
- i. Ambulance facility;
 - ii. Antique sales establishment;
 - iii. Artist studio;
 - iv. Assembly facility, commercial;
 - v. Auction outlet;
 - vi. Bakery;
 - vii. Bank or financial institution;
 - viii. Bingo hall;
 - ix. Building supply outlet;
 - x. Business, professional or administrative office;
 - xi. Catering establishment;
 - xii. Child care centre;
 - xiii. Commercial club;
 - xiv. Convenience store;
 - xv. Craft shop;
 - xvi. Eating establishment;
 - xvii. Eating establishment, drive through;
 - xviii. Farmer's market;
 - xix. Flea market
 - xx. Light equipment sales & rental;
 - xxi. Liquor licensed premises;
 - xxii. Liquor store;
 - xxiii. Library;
 - xxiv. Medical clinic;
 - xxv. Motor vehicle dealership;
 - xxvi. Motor vehicle sales, used;

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- xxvii. Motor vehicle wash facility;
 - xxviii. Parking lot;
 - xxix. Personal service shop;
 - xxx. Place of entertainment;
 - xxxi. Post office;
 - xxxii. Printing establishment;
 - xxxiii. Private club;
 - xxxiv. Retail establishment;
 - xxxv. Retail gasoline establishment;
 - xxxvi. Self-storage facility
 - xxxvii. Shopping centre;
 - xxxviii. Small appliance service shop;
 - xxxix. Snowmobile and all-terrain sales and service establishment;
 - xl. Supermarket;
 - xli. Taxi stand;
 - xl.ii. Veterinary clinic, in a wholly enclosed building;
 - xl.iii. Outdoor display and sale of goods and materials ancillary to the principal uses permitted herein and in accordance with the General Provisions of this By-law.

c) Planting Strip

- i. Notwithstanding Section 3.22, a minimum 1.0 metre wide landscape strip shall be provided along the western interior lot line adjacent to the self-storage facility uses.
- ii. A landscape strip shall include a mixture of coniferous and deciduous trees which will provide a sight obscuring buffer.

d) On-Site Parking

- i. Notwithstanding Section 3.20 of Zoning By-law 2014-744, no on-site parking shall be required in support of the gross floor area associated with the self-storage facility use.

(By-law No. 2023-1190)

4.12 RURAL COMMERCIAL (C2) ZONE

No person shall within any Rural Commercial (C2) Zone use any lot or erect, alter or use any building or structure except as specified hereunder:

4.12.1 USES PERMITTED

a) Residential Uses

In accordance with permitted accessory uses.

b) Non-Residential Uses

- i. Antique sales establishment;
- ii. Auction outlet;
- iii. Artist studio;
- iv. Assembly Facility, Commercial; (By-law No. 2018-909)
- v. Bakery;
- vi. Building supply outlet;
- vii. Business, professional or administrative office;
- viii. Catering establishment;
- ix. Contractor's yard;
- x. Commercial club;
- xi. Commercial garage;
- xii. Commercial greenhouse;
- xiii. Convenience store;
- xiv. Craft shop;
- xv. Dry cleaner's distribution station;
- xvi. Eating establishment;
- xvii. Eating establishment, drive-through;
- xviii. Equipment sales and rental establishment;
- xix. Farmer's market;
- xx. Flea market;
- xxi. Garden and nursery sales and supply establishment;
- xxii. Hotel;
- xxiii. Liquor licensed premises;
- xxiv. Marine sales and service establishment; (By-law No. 2018-909)
- xxv. Medical clinic;
- xxvi. Motel;
- xxvii. Motor vehicle body shop;
- xxviii. Motor vehicle dealership;
- xxix. Motor vehicle repair garage;
- xxx. Motor vehicle sales, used;
- xxxi. Motor vehicle service station;
- xxxii. Motor vehicle wash facility;

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- xxxiii. Parking lot;
 - xxxiv. Personal service shop;
 - xxxv. Place of entertainment;
 - xxxvi. Printing establishment;
 - xxxvii. Propane refill station;
 - xxxviii. Recreational vehicle sales and service establishment;
 - xxxix. Retail establishment;
 - xl. Retail gasoline establishment;
 - xli. Self-storage facility;
 - xl.ii. Shopping centre;
 - xl.iii. Small appliance service shop;
 - xl.iv. Small engine sales and service shop;
 - xl.v. Snowmobile and all-terrain sales and service establishment;
 - xl.vi. Taxi stand; and
 - xl.vii. Veterinary clinic.

c) Accessory Uses

- i. Accessory single-detached dwelling; or
- ii. Accessory dwelling unit.
- iii. Uses, buildings and structures accessory to any of the permitted uses specified in accordance with the General Provisions of this By-law.

4.12.2 ZONE PROVISIONS FOR RESIDENTIAL USES

4.12.2.1 *Single-Detached Dwelling*

- a)** Separation Requirements (minimum) 10 metres from the permitted non-residential use
- b)** Yards (minimum)
 - i. Front Yard 15 metres
 - ii. Exterior Side Yard 10 metres
 - iii. Interior Side Yard..... 6 metres
 - iv. Rear Yard 15 metres
- c)** Dwelling Unit Area (minimum) 60 square metres
- d)** Number of Dwellings per Lot (maximum) 1
- e)** Height of Buildings (maximum) 10 metres
- f)** Special Setbacks – In accordance with the General Provisions of this By-law.

4.12.2.2 *Dwelling Unit in Portion of Non-Residential Building*

- a)** Dwelling Unit in Portion of Non-Residential Building -

One dwelling unit may be permitted over a non-residential building. In no case shall a dwelling unit be permitted in or over a motor vehicle repair garage, a motor vehicle service station.

- b) Dwelling Unit Area (minimum)60 square metres

4.123 ZONE PROVISIONS FOR NON-RESIDENTIAL USES

- a) Lot Area (minimum) 1 ha
b) Lot Frontage (minimum).....60 metres
c) Yards (minimum)
 i. Front Yard15 metres
 ii. Exterior Side Yard15 metres
 iii. Interior Side Yard: 6 metres except where the interior side lot line abuts a Residential Zone, in which case the minimum interior side yard shall be 12 metres.
 iv. Rear Yard12 metres
d) Lot Coverage (maximum)40 percent
e) Landscaped Open Space (minimum)10 percent
f) Height of Buildings (maximum).....10 metres
g) Planting Strip- In accordance with the General Provisions of this By-law.
h) Special Setbacks – In accordance with the General Provisions of this By-law.

4.124 ZONE PROVISIONS FOR RETAIL GAS ESTABLISHMENTS

In accordance with the General Provisions of this By-law.

4.125 ZONE PROVISIONS FOR OUTSIDE DISPLAY AND STORAGE

Lands used for the outside display and sale of goods and materials shall comply with the following provisions:

- a) Not be located closer than 7.5 metres to the front lot line;
b) Not be located closer than 2 metres to an interior side or rear lot line where the lot line abuts a lot zoned for commercial or industrial purposes or 6 metres of an interior side or rear lot line where the lot line abuts a lot zone for other than commercial or industrial purposes; and
c) Not exceed 30 percent lot coverage.

4.126 EXCEPTION PROVISIONS - RURAL COMMERCIAL (C2) ZONE

4.12.6.1 RURAL COMMERCIAL EXCEPTION ZONE ONE (C2-1)

Civic Address: 5265 County Road 41
Legal Description: Part of Lot 3, Concession 3, Geographic Township of

Sheffield

Notwithstanding the provisions of Section 4.12 hereof to the contrary, on the lands designated 'C2-1', the following provisions shall apply:

- a) Permitted Uses:**
 - i. Artist studio;
 - ii. Bakery;
 - iii. Craft shop;
 - iv. Custom workshop;
 - v. Eating establishment;
 - vi. Farmer's market;
 - vii. Retail establishment.
- b) Yards (minimum)**
 - i. Front Yard..... 15 metres
 - ii. Exterior Side Yard..... 15 metres
 - iii. Interior Side Yard..... 20 metres
 - iv. Rear Yard..... 20 metres
- c) Lot coverage (maximum) 30%**

(By-law No. 2024-1248)

4.12.6.2 RURAL COMMERCIAL EXCEPTION ZONE TWO HOLDING (C2-2-H)

Civic Address: 3981 County Road 1 East

Legal Description: Part of Lot 39, Concession 1, Registered Plan 29R1584, Part 2, Napanee River, Geographic Township of Camden East

Notwithstanding the provisions of Section 4.12 hereof to the contrary, on the lands designated 'C2-2-h, the following provisions shall apply:

- a) Within the C2-2 zone, only the following uses are permitted:**

Residential Uses

- i. Single family dwelling

Non-Residential Uses:

- ii. The growing, cultivation, and processing of lavender;
- iii. Retail establishment for the selling of lavender products and related goods;
- iv. Greenhouse for the growing of lavender;
- v. Agri-tourism uses to a maximum of fifty (50) people;
- vi. Special Event uses to a maximum of one hundred (100) people; and
- vii. Accessory uses in accordance with Section 3.1.

-
- b)** Agri-tourism and Special event uses are permitted in a temporary structure (i.e. seasonal tent) with a maximum ground floor area of 1,500 square feet (140 square metres)
 - c)** Servicing for Agri-tourism uses, and Special Event uses is anticipated to be provided in portable facilities as set out in the Site Plan Control Agreement;
 - d)** Special Event uses are only permitted from June 1 to October 31 annually;
 - e)** A maximum of 20 Special Events are permitted per year;
 - f)** Structures associated with Agri-tourism and Special Event uses shall be setback a minimum of 162 metres from the barn at 3990 County Road 1, as it existed on the date of passing of this by-law.
 - g)** Maximum Lot Coverage: 20%
 - h)** Minimum number of parking spaces: 28
 - i)** Accessible parking spaces: 4% of on-site parking
 - j)** Minimum intermittent watercourse setback: 6 m
 - k)** g) Notwithstanding the above, the required setback from the Napanee River is 30 m
 - l)** Minimum western side yard setback: 12 m
 - m)** A 3.0 metre planting strip is required along all interior lot lines
 - n)** All other provision of this By-law shall apply.
 - o)** Definitions:
 - i) Agri-tourism uses: mean those farm-related tourism uses the promote the enjoyment, education or activities related to the lavender growing and cultivation including photography sessions, yoga and workshops.
 - ii) Special Event uses: means the hosting of events where the public or invited persons (minimum 50 persons) may attend, and which may include other hired services incidental to the specific engagement including weddings, luxury picnics and corporate events.
 - p)** Within the 'C2-2-H' Zone, the 'H' symbol shall apply as follows:
 - i) To prohibit the construction of permanent structures in association with assembly occupancy as defined in the Ontario Building Code for Agri-tourism uses or Special Event uses.
 - q)** Prior to the removal of the Holding Symbol, studies and agreements including, but not limited to, the following must be addressed to the satisfaction of the Township:
 - a) Hydrogeological Assessment;
 - b) Terrain Assessment;
 - c) Servicing Options Report;
 - d) Noise Study;
 - e) Traffic Impact Study; and/or
 - f) Environmental Impact Assessment.

(By-law No. 2024-1257)

4.13 RECREATION COMMERCIAL (C3) ZONE

No person shall within any Recreation Commercial (C3) Zone use any lot or erect, alter or use any building or structure except as specified hereunder:

4.13.1 USES PERMITTED

a) Residential Uses

In accordance with permitted accessory uses.

b) Non-Residential Uses

- i. Assembly Facility, Commercial; (By-law No. 2018-909)
- ii. Camping establishment;
- iii. Convenience store, if ancillary to a permitted non-residential use;
- iv. Cottage establishment;
- v. Eating establishment, if ancillary to a camping establishment, cottage establishment, resort establishment or tourist establishment;
- vi. Marina;
- vii. Marine sales and service establishment;
- viii. Miniature golf course;
- ix. Motel;
- x. Tourist establishment;
- xi. Trailer park;
- xii. Parking lot;
- xiii. Recreational vehicle park;
- xiv. Recreational vehicle sales and service establishment;
- xv. Recreational facilities where such uses are ancillary to a permitted non-residential use specified herein;
- xvi. Resort establishment;
- xvii. Snowmobile and all-terrain sales and service establishment;
- xviii. Summer camp;
- xix. Outside display and sale of goods and materials ancillary to a permitted non-residential use specified herein and in accordance with the general provisions of this By-law

c) Accessory Uses

- i. Accessory single-detached dwelling;
- ii. Accessory dwelling unit; and
- iii. Uses, buildings and structures accessory to any of the permitted uses in accordance with the General Provisions of this By-law.

4.13.2 ZONE PROVISIONS FOR RESIDENTIAL USES

4.13.2.1 *Single-Detached Dwelling*

- a)** Separation Requirements (minimum): 10 metres from the permitted non-residential use.
- b)** Yard Requirements (minimum)
 - i. Front Yard15 metres
 - ii. Exterior Side Yard10 metres
 - iii. Interior Side Yard.....6 metres
 - iv. Rear Yard15 metres
- c)** Dwelling Unit Area (minimum)60 square metres
- d)** Number of Dwelling per Lot (maximum)1
- e)** Height of Buildings (maximum)10 metres
- f)** Special Setbacks – In accordance with the General Provisions of this By-law.

4.13.2.2 *Dwelling Unit in Portion of Non-Residential Building*

- a)** Number of dwelling units (maximum)1
- b)** Dwelling Unit Area (minimum)60 square metres

4.13.3 ZONE PROVISIONS FOR NON-RESIDENTIAL USES

- a)** Lot Area (minimum) 1 ha
- b)** Lot Frontage (minimum)60 metres
- c)** Yards (minimum)
 - i. Front Yard15 metres
 - ii. Exterior Side Yard15 metres
 - iii. Interior Side Yard - 6 metres except where the interior side lot line abuts a Residential Zone, in which case the minimum interior side yard shall be 12 metres
 - iv. Rear Yard12 metres
- d)** Lot Coverage (maximum)40 percent
- e)** Landscaped Open Space (minimum)10 percent
- f)** Height of Buildings (maximum)10 metres
- g)** Planting Strip - In accordance with the General Provisions of this By-law.
- h)** Special Setbacks – In accordance with the General Provisions of this By-law.

4.13.4 SPECIAL PROVISIONS - COTTAGE OR RESORT ESTABLISHMENTS

- a)** Lot Area (minimum) 2 ha
- b)** Lot Frontage (minimum)90 metres
- c)** Minimum Yards
 - i. Front Yard15 metres
 - ii. Exterior Side Yard15 metres

- iii. Interior Side Yard - 6 metres except where the interior side lot line abuts a Residential Zone, in which case the minimum interior side yard shall be 12 metres
- iv. Rear Yard12 metres
- d) Lot Coverage (maximum)40 percent
- e) Landscaped Open Space (minimum)10 percent
- f) Height of Buildings (maximum)10 metres
- g) Distance between Cottages
on the same lot (minimum)6 metres
- h) Special Setbacks – In accordance with the General Provisions of this By-law.

4.13.5 SPECIAL PROVISIONS - CAMPING LOTS

- a) Camping Lot Area (minimum)185 square metres
- b) Camping Lot Frontage (minimum)9 metres

4.13.6 SPECIAL PROVISIONS - TRAILER PARKS

- a) Lot Area (minimum)4 ha
- b) Lot Frontage (minimum)100 metres
- c) Yards (minimum)
 - i. Front Yard15 metres
 - ii. Exterior Side Yard10 metres
 - iii. Interior Side Yard6 metres
 - iv. Rear Yard15 metres
- d) Lot Coverage (maximum)30 per cent
- e) Landscaped Open Space (minimum)30 per cent
- f) Recreational Trailer Site Area (minimum)232 square metres
- g) Recreational Trailer Site Frontage (minimum)10 metres
- h) Separation Distance Between Sites (minimum)3 metres
- i) Density of Sites (maximum)37 sites per ha
exclusive of lands used for private
roads providing access to sites
- j) Recreational Trailer Site Coverage (maximum)35 per cent
- k) Recreational Trailer Dwelling Unit Area (maximum)44 square metres

4.13.7 OUTSIDE DISPLAY AND STORAGE

Lands used for the outside display and sale of goods and materials shall comply with the following provisions:

- a) not be located closer than 7.5 metres to the front lot line;

-
- b) not be located closer than 2 metres to an interior side or rear lot line where the lot line abuts a lot zoned for commercial or industrial purposes or 6 metres of an interior side or rear lot line where the lot line abuts a lot zone for other than commercial or industrial purposes; and
 - c) not exceed 30 percent lot coverage.

4.13.8 EXCEPTION PROVISIONS - RECREATION COMMERCIAL (C3) ZONE

4.14 LIGHT INDUSTRIAL (M1) ZONE

No person shall within any Light Industrial (M1) Zone use any lot or erect, alter or use any building or structure except as specified hereunder:

4.14.1 USES PERMITTED

a) Residential Uses

In accordance with permitted accessory uses.

b) Non-Residential Uses

- i. Building supply outlet;
- ii. Business, professional or administrative office provided such use is accessory to a permitted non-residential use specified herein;
- iii. Cannabis production facility;
- iv. Catering establishment;
- v. Class I Industry – Light Industrial Uses;
- vi. Garden and nursery sales and supply establishment;
- vii. Laundry, coin-operated;

c) Accessory Uses

- i. Accessory single-detached dwelling; and
- ii. Uses, buildings and structures accessory to any of the permitted uses in accordance with the General Provisions of this By-law.

4.14.2 ZONE PROVISIONS FOR RESIDENTIAL USES

4.14.2.1 Single-Detached Dwelling

- a)** Separation (minimum)..... 10 metres from the
..... permitted non-residential use
- b)** Lot Area (minimum) 1 ha
- c)** Lot Frontage (minimum).....60 metres
- d)** Yards (minimum).....
 - i. Front Yard15 metres
 - ii. Exterior Side Yard10 metres

-
- iii. Interior Side Yard.....5 metres
 - iv. Rear Yard10 metres
 - v. The minimum interior side yard requirement for a single-detached dwelling with an attached garage or carport with no rooms above shall be 1.2 metres on the side where the garage or carport is located.
 - e) Dwelling Unit Area (minimum)60 square metres
 - f) Number of Dwellings per Lot (maximum)1
 - Height of Buildings (maximum).....10 metres
 - g) Special Setbacks – In accordance with the General Provisions of this By-law.

4.143 ZONE PROVISIONS FOR NON-RESIDENTIAL USES

- a) Lot Area (minimum) 1 ha
- b) Lot Frontage (minimum).....60 metres
- c) Yards (minimum).....
 - i. Front Yard15 metres
 - ii. Exterior Side Yard10 metres
 - iii. Interior Side Yard.....6 metres
 - Where the interior side lot line or rear lot line abuts a Residential Zone the minimum yard requirement shall be 20 metres.
 - iv. Rear Yard15 metres
- d) Lot Coverage (maximum)40 percent
- e) Landscaped Open Space (minimum)10 percent
- f) Height of Buildings (maximum).....12 metres
- g) Cannabis Production Facility – In accordance with General Provision 3.4 of this By-law.
- h) Planting Strip- In accordance with the General Provisions of this By-law.
- i) Special Setbacks – In accordance with the General Provisions of this By-law.

4.144 USE OF FRONT AND EXTERIOR SIDE YARDS

Required front and exterior side yards shall be open and unobstructed except that such yards may be used for the purpose of visitor parking in accordance with the general provisions.

4.145 EXCEPTION PROVISIONS - LIGHT INDUSTRIAL (M1) ZONE

4.15 GENERAL INDUSTRIAL (M2) ZONE

No person shall within any General Industrial (M2) Zone use any lot or erect, alter or use any building or structure except as specified hereunder:

4.15.1 USES PERMITTED

a) Residential Uses

Prohibited.

b) Non-Residential Uses

- i. Abattoir;
- ii. Agricultural-related industrial uses;
- iii. Animal shelter;
- iv. Asphalt plant;
- v. Business, professional or administrative office provided such use is accessory to a permitted non-residential use specified herein;
- vi. Cannabis production facility;
- vii. Commercial kennel;
- viii. Concrete plant;
- ix. Contractor's yard;
- x. Custom workshop;
- xi. Dry cleaning plant;
- xii. Equipment sales and rental;
- xiii. Farm implement and equipment sales and service establishment;
- xiv. Feed mill;
- xv. Fuel depot;
- xvi. Grain drying and cleaning operations;
- xvii. Green energy industries;
- xviii. Laboratory and research facility;
- xix. Light manufacturing or assembly plant;
- xx. Lumber mill;
- xxi. Machine shop or welding shop;
- xxii. Manufacturing, processing, assembling or fabricating plant;
- xxiii. Motor vehicle body shop;
- xxiv. Motor vehicle repair garage;
- xxv. Motor vehicle wash facility;
- xxvi. Paper manufacturing;
- xxvii. Planing mill;
- xxviii. Printing establishment;
- xxix. Public utility use in accordance with the General Provisions of this By-law;

-
- xxx. Recreational vehicle sales and service;
 - xxxi. Retail establishment where such use is accessory and incidental to a permitted non-residential use otherwise specified herein and does not exceed 25 percent of the gross floor area of all buildings and structures;
 - xxxii. Saw mill;
 - xxxiii. Self-storage facility;
 - xxxiv. Small engine sales and service;
 - xxxv. Snowmobile and all-terrain sales and service establishment;
 - xxxvi. Steel sales outlet;
 - xxxvii. Truck or transport depot;
 - xxxviii. Truck repair and maintenance depot;
 - xxxix. Veterinary clinic;
 - xl. Warehouse;
 - xl. Wholesale establishment; and
 - xli. Woodworking shop.

c) Accessory Uses

Uses, buildings and structures accessory to any of the permitted uses in accordance with the General Provisions of this By-law.

4.152 ZONE PROVISIONS FOR NON-RESIDENTIAL USES

- a)** Lot Area (minimum) 1 ha
- b)** Lot Frontage (minimum).....60 metres
- c)** Yards (minimum)
 - i. Front Yard20 metres
 - ii. Exterior Side Yard10 metres
 - iii. Interior Side Yard.....6 metres
Where the interior side lot line or rear lot line abuts a Residential Zone the minimum yard requirement shall be 20 metres.
 - iv. Rear Yard15 metres
- d)** Lot Coverage (maximum)40 percent
- e)** Landscaped Open Space (minimum)10 percent
- f)** Height of Buildings (maximum).....12 metres
- g)** Cannabis Production Facility – In accordance with General Provision 3.4 of this By-law.
- h)** Planting Strip- In accordance with the General Provisions of this By-law.
- i)** Special Setbacks – In accordance with the General Provisions of this By-law.

4.153 OUTSIDE DISPLAY AND STORAGE

No portion of any lot may be used for the outside display and/or storage of goods or materials except in accordance with the following:

-
- a) Outside display and/or storage is restricted to the area to the rear of the front of the principal structure and shall comply with the required front and exterior side yard and setback requirements provided that such outside storage is not located closer than 5 metres to an interior side lot line where the lot line abuts a Residential zone;
 - b) Does not cover in excess of 50 percent of the total lot area; and
 - c) Is screened from adjacent residential uses and public streets adjoining the lot by buildings, or is enclosed by planting in conjunction with a planting strip as per the general provisions of this By-law, or, is enclosed within a closed wooden, plastic and/or metal fence extending at least 1.8 metres in height from the finished grade.

4.154 USE OF FRONT AND EXTERIOR SIDE YARDS

Front and exterior side yards shall be open and unobstructed except that such yards may be used for the purpose of visitor parking in accordance with the general provisions in this By-law.

4.155 EXCEPTION PROVISIONS - GENERAL INDUSTRIAL (M2) ZONE

4.16 EXTRACTIVE INDUSTRIAL PITS AND QUARRIES (M3) ZONE

No person shall within any Extractive Industrial (M3) Zone use any lot or erect, alter or use any building or structure except as specified hereunder:

4.16.1 USES PERMITTED

a) Residential Uses

Prohibited

b) Non-Residential Uses

- i. Agriculture, not including buildings or structures; (By-law No. 2018-909)
- ii. Aggregate processing plant;
- iii. Aggregate stockpiling;
- iv. Asphalt plant; (By-law No. 2018-909)
- v. Conservation, forestry and reforestation;
- vi. Outside storage;
- vii. Sand and gravel pit;
- viii. Portable asphalt/concrete plant;
- ix. Quarry;
- x. Wayside pit; and
- xi. Wayside quarry.

c) Accessory Uses

Uses, buildings and structures accessory to any of the permitted uses in accordance with the General Provisions of this By-law.

4.16.2 REGULATORY PROVISIONS

a) Yards (minimum)

- i. Front Yard30 metres
- ii. Exterior Side Yard30 metres
- iii. Interior Side Yard.....15 metres
- iv. Rear Yard15 metres

b) Yard and Setback Provisions - Pits and Quarries

- i. No building or plant, including an aggregate screening or washing plant, a crushing plant, or a portable processing plant, or any stockpiling operation associated therewith, shall be located on the pit or quarry property within 30 metres of the boundary of the pit or quarry property or within 90 metres of a dwelling or dwelling unit or area zoned for residential purposes where such lands are held under distinct and separate ownership.

-
- ii. That part of the extractive operation involving the removal of sand and gravel shall be prohibited within 90 metres of a dwelling or dwelling unit or area zoned for residential purposes where such lands are held under distinct ownership.
 - iii. A new extractive operation involving the blasting of consolidated rock or the processing of quarry stone shall be prohibited within 300 metres of a dwelling or dwelling unit or area zoned for residential purposes where such lands are held under distinct and separate ownership.
 - c) Portable Asphalt and Concrete Batching Plants - Where a portable asphalt batching plant or concrete batching plant are listed as permitted in association with a wayside pit or quarry, no land shall be used for the purposes of a portable asphalt or concrete batching plant except in accordance with a Certificate of Approval, which is current, and as issued under the Environmental Protection Act.
 - d) Planting Strip - In accordance with the General Provisions of this By-law.
 - e) Fencing - In accordance with the Site Plan under the Aggregate Resources Act and the fence by-law of the municipality.
 - f) Special Setbacks – In accordance with the General Provisions of this By-law.

4.16.3 EXCEPTION PROVISIONS - EXTRACTIVE INDUSTRIAL PITS AND QUARRIES (M3) ZONE

4.17 WASTE MANAGEMENT (M4) ZONE

No person shall within any Waste Management (M4) Zone use any lot or erect, alter or use any building or structure except as specified hereunder:

4.17.1 USES PERMITTED

a) Residential Uses

Prohibited.

b) Non-Residential Uses

- i. Recycling Depot;
- ii. Sewage Treatment Facility;
- iii. Sanitary landfill operation;
- iv. Septage facility; and
- v. Waste management or disposal facility.

c) Accessory Uses

Uses, buildings and structures accessory to any of the permitted uses in accordance with the General Provisions of this By-law.

4.17.2 REGULATORY PROVISIONS

a) Yards (minimum)

- i. Front Yard 100 metres
- ii. Exterior Side Yard 100 metres
- iii. Interior Side Yard..... 100 metres
- iv. Rear Yard 100 metres

b) Septage Lagoon - Special Yard and Setback Provisions

c) A septage lagoon is prohibited within 330 metres of any other use.

d) Building and Structure Setbacks

- i. Yards (minimum)
 - a. Front Yard 30 metres
 - b. Exterior side yard 30 metres
 - c. Interior side yard 15 metres
 - d. Rear yard 15 metres

e) Lot Coverage (maximum) 20 percent

f) Height of Buildings (maximum) 12 metres

g) Landscaped open space (minimum) 20 percent

-
- h)** Planting Strip - In accordance with the General Provisions of this By-law and the Certificate of Approval under the *Environmental Protection Act*.
 - i)** Fencing - In accordance with the municipal by-law and Certificate of Approval under the *Environmental Protection Act*.
 - j)** Special Setbacks - In accordance with the General Provisions of this By-law.

4.173 EXCEPTION PROVISIONS - WASTE MANAGEMENT (M4) ZONE

4.18 MINING (MR) ZONE

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

4.18.1 USES PERMITTED

a) Residential Uses

Prohibited.

b) Non-Residential Uses

- i. Mining exploration;
- ii. Mineral mining operation;
- iii. On-site smelting and processing;
- iv. Pits;
- v. Quarry; and
- vi. Forestry Use.

c) Accessory Uses

- i. Accessory uses essential to mineral extraction operations (e.g., administration offices, weigh scales, assay office, power plant, lunch room, security facilities);
- ii. Accessory dwelling unit required for security or administration of mining operations;
- iii. Outdoor Recreation; and
- iv. Conservation Use.

4.18.2 ZONE PROVISIONS

- a) Minimum Lot Area..... 4 hectares
- b) Minimum Lot Frontage no minimum
- c) Minimum Yard Requirements
 - ii. All Yards.....50 metres
 - iii. Pit or Quarry..... in accordance with Section 4.16(f)
 - iv. Minimum Separation Distance..... in accordance with Section 4.16(c) for Class III industries

4.18.3 ADDITIONAL PROVISIONS

- a) All mineral mining operations shall be developed, operated or closed in compliance with the *Mining Act* and the *Environmental Protection Act*

-
- b) No person shall operate a pit or quarry or a wayside pit or wayside quarry unless any required approvals under the *Aggregate Resources Act* or the *Environmental Protection Act* have been obtained and are valid for the operation of the pit or quarry or a wayside pit or wayside quarry;
 - c) No person shall erect any building or structure in the Mining (MR) Zone unless the lot upon which such building or structure is to be erected has frontage onto and direct access to a public road; and
 - d) Accessory uses, buildings and structures, parking, special separation distances and other general provisions shall be in accordance with Section 3 of this By-law.

4.18.4 EXCEPTION PROVISIONS – MINING (MR) ZONE

APPENDIX A – INDUSTRIAL CLASSES & SEPARATION DISTANCES

(Source: Ministry of Environment – Procedure D-6-1 – Appendix A & Appendix C)

APPENDIX A

INDUSTRIAL CATEGORIZATION CRITERIA*

CATE- GORY	OUTPUTS	SCALE	PROCESS	OPERATION /INTENSITY	POSSIBLE EXAMPLES**
Class I	NOISE: Sound not audible off property DUST and/or ODOUR: Infrequent and not intense VIBRATION: No ground borne vibration on plant property	- No outside storage - Small scale plant or scale is irrelevant in relation to all other criteria for this Class	- Self contained plant or building which produces/stores a packaged product. Low probability of fugitive emissions	- Daytime operations only - Infrequent movement of products and/or heavy trucks	- Electronics manuf. and repair - Furniture repair and refinishing - Beverages bottling - Auto parts supply - Packaging and crafting services - Distribution of dairy products - Laundry and linen supply
Class II	NOISE: Sound occasionally audible off property DUST and/or ODOUR: Frequent and occasionally intense VIBRATION: Possible ground- borne vibration, but cannot be perceived off property	- Outside storage permitted - Medium level of production allowed	- Open process - Periodic outputs of minor annoyance - Low probability of fugitive emissions	- Shift operations permitted - Frequent movement of products and/or heavy trucks with the majority of movements during daytime hours	- Magazine printing - Paint spray booths - Metal command - electrical production manufacturing - Manufacturing of dairy products - Dry cleaning services - Feed packing plant

Class III	NOISE: sound frequently audible off property DUST and/or ODOUR: Persistent and/or intense VIBRATION: Ground-borne vibration can frequently be perceived off property	- Outside storage of raw and finished products - Large production levels	- Open process - Frequent outputs of major annoyances - High probability of fugitive emissions	- Continuous movement of products and employees - Daily shift operations permitted	- Manufacturing of paint and varnish - Organic chemicals manuf. - Breweries - Solvent recovery plants - Soaps and detergent manuf. - Manufacturing of resins and costing - Metal manufacturing
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NOTE: Emissions may be point source or fugitive.

*** NOTE:** This Table should not be considered a comprehensive list but is to be used to provide examples of industrial categories.

**** NOTE:** The following examples are not limited to the Class indicated on the Table. The categorization of a particular industry will vary with the specifics of the case.

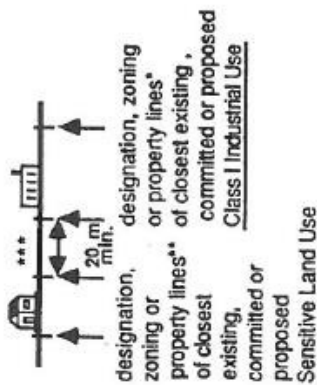
SOURCE: The criteria for categorizing industries into Class I, II or III are derived from Ministry experience and the investigation of complaints related to industrial facilities.

SEPARATION DISTANCES

(Section View)

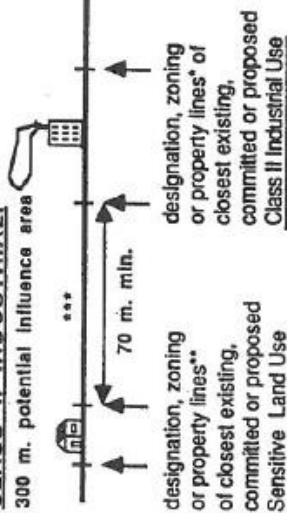
CLASS I INDUSTRIAL:

70 m. potential influence area



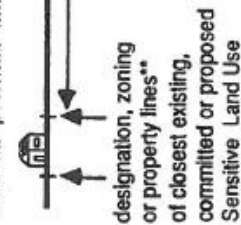
CLASS II INDUSTRIAL:

300 m. potential influence area



CLASS III INDUSTRIAL:

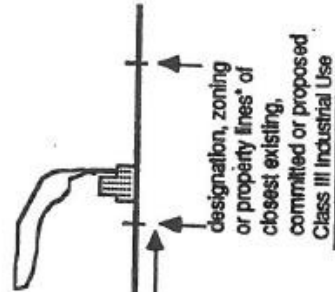
1000 m. potential influence area



* The set backs established in a zoning by-law can be included in the separation distance measurement if the by-law or site plan control precludes the use of the set back for activities that could create an adverse effect. [See Section 4.4.3, "Zoning/Site Plan Control (Industrial Land Uses)".]

** Where the established use of on-site & ancillary lands associated with a sensitive land use are not of a sensitive nature (e.g. a parking lot or roadway), measurement may be taken to where the sensitive activities actually begin. [See Section 4.4.2, "Site Specific Plans & Section 4.4.4, "Ancillary Uses (Sensitive Land Use)".] This approach may be particularly appropriate for redevelopment/infill proposals. [See Section 4.10, "Redevelopment, Infilling"]

*** No Incompatible development should normally take place within the Recommended Minimum. [See Section 4.3, "Recommended Minimum", Section 4.10, "Redevelopment, Infilling & Mixed Use Areas" and Section 4.2.5, "Off-Site Separation Distances".]

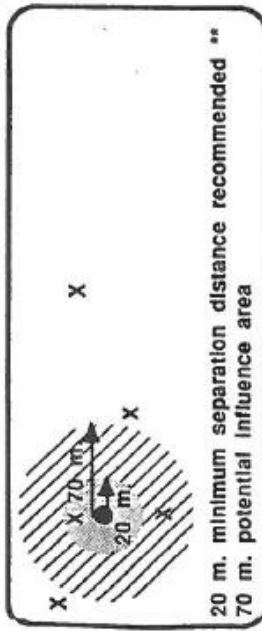


APPENDIX C

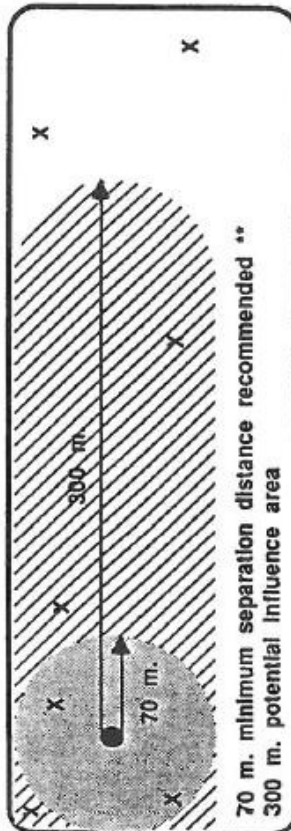
SEPARATION DISTANCES

(PLAN VIEW)

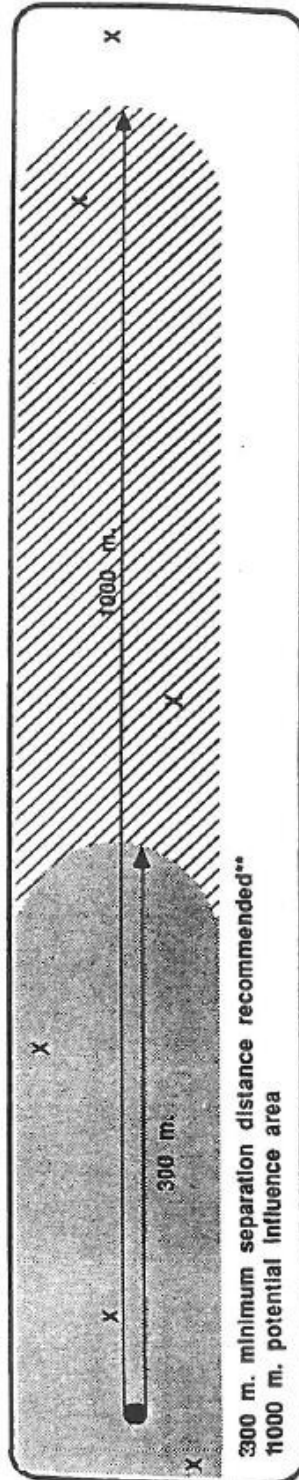
CLASS I INDUSTRIAL:



CLASS II INDUSTRIAL:



CLASS III INDUSTRIAL:



See also Section 4.4, "Measuring Separation Distance".

Note: Drawing not to scale.

Legend:

- Existing Land Use
- X Proposed Land Uses

Recommended Minimum - Incompatible Development should not normally be permitted. (See Section 4.3, "Recommended Minimums" and Section 4.10, "Redevelopment, Infilling", for exceptions.)

Potential Influence Area or Actual Influence Area - "Adverse Effects" need to be identified, mitigation proposed, & an assessment made on the acceptability of the proposal. (See Section 4.1, "Influence Area Concept".)

Acceptable Range - Beyond the Potential Influence Area or Actual Influence Area, therefore normally development in this range should not pose a compatibility problem. (See also Section 4.5.2, "Separation Distance Greater than the Potential Influence Area" for exceptions.)

* Note: If the existing use is industrial, then the proposed use is sensitive, and vice versa.

** See Section 4.10, "Redevelopment, Infilling & Mixed Use Areas" for exceptions.