

(b) any building or structure erected in any zone under the authority of this paragraph shall be permitted provided that the building or structure is designed and maintained in general harmony with the buildings of the type permitted in the zone.

3.37.3 Nothing in this By-law shall prevent land to be used as a street or prevent the installation of a watermain, sanitary sewer main, storm sewer main, gas main, pipe line, underground hydro, telephone, communication or other transmission standards, telephone switching station or other supply and/or communication line or electrical supply facilities.

3.37.4 Notwithstanding any provisions of this By-law to the contrary, no residential dwelling shall be located within 50 metres of a secondary rail line and 100 metres of a principal rail line.

3.38 Satellite Dishes

Notwithstanding any other provision of this By-law to the contrary in any residential zone no component of a satellite dish system constituting a diameter greater than .46 metres shall be located in a minimum required front yard, minimum required exterior side yard, minimum required water yard, or closer than 1.8 metres to an interior side lot line or rear lot line; otherwise, in any other zone a satellite dish system shall comply with the yard and setback requirements of the zone in which it is situated.

3.39 Second Dwelling Units

Notwithstanding any other provision of this By-law to the contrary, a second dwelling unit shall be permitted within a permanent single detached dwelling, a semi-detached dwelling, a row-house dwelling or ~~within a structure~~ accessory ~~structure~~ to these primary dwelling unit housing types where they are identified as a permitted use.

3.39.1 General Provisions:

_____The following general provisions shall ~~also~~ apply to all second dwelling units:

- (a) ~~only~~ Only one second dwelling unit is permitted per primary dwelling unit - single detached, semi-detached, or row house dwelling is permitted;
- (b) ~~the~~ The second dwelling unit may be contained within the primary dwelling unit, or in a building accessory to the residential use; an attached second dwelling unit or a detached second dwelling unit, but not ~~in~~ both;
- (c) ~~the~~ The second dwelling unit must be clearly subordinate to the primary dwelling unit and shall not be greater in area than the primary dwelling unit;
- ~~(e)~~ —
 - ~~(d)~~ the exterior appearance of the dwelling is generally unaltered to accommodate the second dwelling unit;
- ~~(e)~~ (d) one One (1) off-street parking space shall be provided for the second dwelling unit, in addition to any parking space required by this by-law for the other residential unit(s). The off-street parking associated with the dwelling unit(s) may be stacked provided that the number of spaces so arranged does not exceed two (2).
- ~~(f)~~ (e) the The second dwelling unit must comply with the requirements of the Ontario Building Code and Fire Code;
- (f) A second dwelling unit shall not be permitted within the 30 metre water yard setback, unless as otherwise outlined herein;
- (g) second dwelling units shall not be permitted:
 - i) Within a floodplain;
 - ii) Within a dwelling that is located in an Environmental Conservation (EC) Zone;
 - iii) Within a dwelling that is permitted accessory to a permitted non-residential use;
 - iv) Within a building that is accessory to i) or ii) above;
 - v) On any property that is accessed by a private road;
 - vi) On a lot containing a sleeping cabin.

3.39.2 Second Dwelling Units Within or Attached to a Primary Dwelling Unit:

An attached second dwelling unit that is constructed within or as an addition to a primary dwelling unit shall:

- i) comply with the residential zone regulations of the respective zone;
- ii) be permitted where the primary dwelling unit is located within the 30 metre setback provided any addition that is necessary to accommodate the second unit does not further encroach into the water yard setback;

3.39.3 Second Dwelling Units Within a New or Existing Accessory Structure:

An attached second dwelling unit that is constructed as a component of an accessory structure (new or existing) shall comply with the following:

- i) shall comply with the residential zone regulations of the respective zone except as outlined below;
- ii) shall be exempt from the minimum floor area and minimum first storey floor area regulations;
- iii) the maximum lot coverage shall be calculated in accordance with Section 3.1.3 of this By-law;
- iv) a maximum of 10% of the ground floor area can be associated with the second dwelling unit;
- v) the maximum building height shall not exceed 7.5 metres and shall be measured from the finished grade at the front of the building to the highest point;
- vi) shall not contain a home industry or home occupation;

3.39.4 Second Dwelling Units as Stand Alone Accessory Structures:

~~(g)~~ A detached second dwelling unit_s which are located in accessory buildings which are detached from the principal dwelling shall comply with the following:

- i) shall comply with the residential zone regulations of the respective zone except as outlined below;
- ii) shall have a maximum height of 4.5 metres and at no time shall exceed the height of the existing primary dwelling;

- iii) the maximum lot coverage shall be calculated in accordance with Section 3.1.3 of this By-law;
- iv) the maximum ground floor area shall not exceed 70% of the ground floor area of the primary dwelling unit;
- v) shall be located no further than 30 metres from the primary dwelling. A Minor Variance will not be required, if for reasons of health and/or safety, the detached second dwelling unit cannot be located within 30 metres of the primary dwelling and all other applicable provisions and regulations of By-law No. 10-1996, as amended are complied with;
- ii) ~~shall not be in the form of a mobile home;~~

- ~~(h) notwithstanding the above, second dwelling units shall not be permitted:~~
 - ~~i) Within a dwelling that is located in an Environmental Conservation (EC) Zone or in a floodplain;~~
 - ~~ii) Within a dwelling that is permitted accessory to a permitted non-residential use;~~
 - ~~iii) Within a building that is accessory to i) or ii) above~~
 - ~~iv) On any property that is accessed by a private road.~~

3.40 Sight Triangles

Notwithstanding any other provision of this By-law to the contrary, within any area defined as a sight triangle, the following uses shall be prohibited;

- (a) a building, structure or use which would obstruct the vision of drivers of motor vehicles;
- (b) a fence, tree, hedge, bush or other vegetation, the type of which exceeds 1 metre in height above the elevation of the street line;
- (c) the parking of vehicles and the location of loading and unloading spaces; and
- (d) a finished grade which exceeds the street line by more than 0.75 metres

3.41 Signs

Section

4 Residential Zone (R)

No person shall within any Residential Zone (R) use any land, or erect alter, or use any building or structure except in accordance with the following provisions.

4.1 Permitted Uses

- 4.1.1** a permanent single detached dwelling
- 4.1.2** a Type 'A' or Type 'B' home occupation.
- 4.1.3** a second dwelling unit

4.2 Regulations for Permitted Uses

4.2.1 Regulations for Uses Permitted in Section 4.1.1 and 4.1.3

- | | | |
|----|--|----------------------|
| a) | Minimum Lot Area | 4,000 m ² |
| b) | Minimum Lot Frontage | 45 m |
| c) | Minimum Front Yard | 15 m |
| d) | Minimum Interior Side Yard | 6 m |
| e) | Minimum Exterior Side Yard | 15 m |
| f) | Minimum Rear Yard | 15 m |
| g) | Minimum Water Yard | 30 m |
| h) | Minimum Floor Area | 100 m ² |
| i) | Minimum First Storey Floor Area | 60 m ² |
| j) | Maximum Lot Coverage | 15% |
| k) | Maximum Height | 9 m |
| l) | Maximum Number of <u>Primary</u> Dwelling <u>Units</u> per Lot | 1 |

4.3 General Zone Provisions

All provisions of Section 3, General Zone Provisions, as they apply to the use of any land, buildings or structures permitted in the Residential Zone (R) shall apply and be complied with.

5 Hamlet Residential Zone (HR)

No person shall within any Hamlet Residential Zone (HR) use any land, or erect, alter or use any building or structure except in accordance with the following provisions:

5.1 Permitted Uses

- 5.1.1 a permanent single detached dwelling
- 5.1.2 a Type 'A' or Type 'B' home occupation.
- 5.1.3 a second dwelling unit

5.2 Regulations for Permitted Uses

5.2.1 Regulations for Uses Permitted in Section 5.1.1 and 5.1.3

a)	Minimum Lot Area	1,880 m ²
b)	Minimum Lot Frontage	30 m
c)	Minimum Front Yard	15 m
d)	Minimum Interior Side Yard	3 m
e)	Minimum Exterior Side Yard	15 m
f)	Minimum Rear Yard	6 m
g)	Minimum Water Yard	30 m
h)	Minimum Floor Area	100 m ²
i)	Minimum First Storey Floor Area	60 m ²
j)	Maximum Lot Coverage	15%
k)	Maximum Building Height	9 m
l)	Maximum Number of Primary Dwelling Units per Lot	1

5.3 General Zone Provisions

All provisions of Section 3, General Zone Provisions, as they apply to the use of any land, buildings or structures permitted in the Hamlet Residential Zone (HR) shall apply and be complied with.

6 Shoreline Residential Zone (SR)

No person shall within any Shoreline Residential Zone (SR) use any land, or erect, alter or use any building or structure except in accordance with the following provisions:

6.1 Permitted Uses

- 6.1.1 a single detached recreational dwelling
- 6.1.2 a permanent single detached dwelling
- 6.1.3 a Type 'A' home occupation.
- 6.1.4 a second dwelling unit

6.2 Regulations for Permitted Uses

6.2.1 Regulations for Uses Permitted in Section 6.1.1, ~~and 6.1.2~~ and 6.1.4

a)	Minimum Lot Area	4,050 m ²
b)	Minimum Lot Frontage	60 m
c)	Minimum Shoreline Frontage	60 m
d)	Minimum Front Yard	15 m
e)	Minimum Interior Side Yard	6 m
f)	Minimum Exterior Side Yard	15 m
g)	Minimum Rear Yard	15 m
h)	Minimum Water Yard	30 m
i)	Minimum Floor Area	100 m ²
j)	Minimum First Storey Floor Area	60 m ²
k)	Maximum Lot Coverage	15%
l)	Maximum Building Height	9 m
m)	Maximum Number of <u>Primary</u> Dwelling Units per Lot	1

Where a lot is not accessed by a public road, the Minimum Water Yard shall prevail.

6.3 General Zone Provisions

All provisions of Section 3, General Zone Provisions, as they apply to the use of any land, buildings or structures permitted in the Shoreline Residential Zone (SR) shall apply and be complied with.

9 Rural Zone (RU)

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

9.1 Permitted Uses

- 9.1.1 an agricultural use or farm
- 9.1.2 a kennel
- 9.1.3 a conservation or forestry use
- 9.1.4 a farm produce sales outlet as an accessory use to 9.1.1
- 9.1.5 a permanent single detached dwelling on one lot
- 9.1.6 ~~the conversion of a single detached dwelling having a minimum floor area of 185 square metres existing as of November 7, 1997 to a duplex or semi-detached dwelling~~ a second dwelling unit
- 9.1.7 a hobby farm
- 9.1.8 a market garden
- 9.1.9 a riding school
- 9.1.10 a boarding stable
- 9.1.11 a livestock sales barn
- 9.1.12 a veterinary clinic
- 9.1.13 a feed mill
- 9.1.14 a grain cleaning plant
- 9.1.15 a grain drying and storage facility
- 9.1.16 a farm implement and equipment sales/service establishment
- 9.1.17 a tack shop
- 9.1.18 an abattoir or meat packing/storage facility
- 9.1.19 a hunt camp
- 9.1.20 a wayside pit
- 9.1.21 a wayside quarry
- 9.1.22 a Type 'A' or Type 'B' home occupation or Type 'A' or Type 'B' home industry
- 9.1.23 agri-tourism or ecotourism as an accessory use to 9.1.1.
- ~~9.1.24 a second dwelling unit~~

9.2 Regulations for Permitted Uses

9.2.1 Regulations for Uses Permitted in Sections 9.1.1 and 9.1.3

- a) Minimum Lot Area 20 ha
- b) Minimum Lot Frontage 135 m

9.2.1.1 Regulations for Permitted Farm Buildings and Structures

a)	Minimum Front Yard	45 m
b)	Minimum Interior Side Yard	15 m
c)	Minimum Exterior Side Yard	45 m
d)	Minimum Rear Yard	15 m

9.2.2 Regulations for Uses Permitted in Section 9.1.2

a)	Minimum Lot Area	38 ha
b)	Minimum Lot Frontage	230 m

9.2.2.1 Regulations for Permitted Kennel Buildings

a)	Minimum Front Yard	90 m
b)	Minimum Interior Side Yard	90 m
c)	Minimum Exterior Side Yard	90 m
d)	Minimum Rear Yard	90 m

The provisions of Section 3.20 shall also apply.

9.2.3 ~~Regulations for a Single Detached Dwelling Permitted in Sections 9.1.1 and 9.1.2~~ **~~Reserved~~**

a)	Minimum Front Yard	15 m
b)	Minimum Interior Side Yard	6 m
c)	Minimum Exterior Side Yard	15 m
d)	Minimum Rear Yard	15 m
e)	Minimum Water Yard	30 m
f)	Minimum Floor Area	100 m²
g)	Minimum First Storey Floor Area	60 m²
h)	Maximum Building Height	9 m
i)	Maximum Number of Dwellings per Lot	1

9.2.4 Regulations for Uses Permitted in Section 9.1.5 and 9.1.6

a)	Minimum Lot Area	0.4 ha
b)	Minimum Lot Frontage	45 m
c)	Minimum Front Yard	15 m
d)	Minimum Interior Side Yard	6 m
e)	Minimum Exterior Side Yard	15 m
f)	Minimum Rear Yard	15 m
g)	Minimum Water Yard	30 m
h)	Minimum Floor Area	100 m ²

i)	Minimum First Storey Area	60 m ²
j)	Maximum Building Height	9 m
k)	Maximum Lot Coverage	15%
l)	Maximum Number of <u>Primary</u> Dwelling <u>Units</u> per Lot	1

9.2.5 Regulations for Uses Permitted in Section 9.1.6 Reserved

~~All regulations of Section 9.2.4 shall apply to uses permitted in Section 9.1.6 save and except sub section h) where the Minimum Floor Area per Dwelling Unit shall be 85 square metres.~~

9.2.6 Regulations for Uses Permitted in Sections 9.1.7 to 9.1.18 Inclusive

9.2.6.1 A Hobby Farm, Market Garden, Riding School or Boarding Stable

a)	Minimum Lot Area	10 ha
b)	Minimum Lot Frontage	135 m

9.2.6.2 A Livestock Sales Barn, Feed Mill, Grain Cleaning Plant or Grain Drying and Storage Facility

a)	Minimum Lot Area	4 ha
b)	Minimum Lot Frontage	120 m

9.2.6.3 A Veterinary Clinic, Tack Shop, Abattoir, Meat Packing/Storage Facility, or Farm Implement and Equipment Sales/Service Establishment

a)	Minimum Lot Area	2 ha
b)	Minimum Lot Frontage	60 m

9.2.6.4 Regulations for Buildings Permitted in Sections 9.1.7 to 9.1.18 Inclusive

a)	Minimum Front Yard	30 m
b)	Minimum Interior Side Yard	15 m
c)	Minimum Exterior Side Yard	30 m
d)	Minimum Rear Yard	15 m
e)	Maximum Building Height	9 m
f)	Maximum Lot Coverage	25%

Section

22 Definitions

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

- 22.1** **"Abandon"** means the failure to proceed expeditiously with the construction of a work authorized by a valid building permit.
- 22.2** **"Abattoir"** means a building or part of a building where livestock are slaughtered, and may include processing, packaging, treating, curing, smoking or storage of meats and meat products but shall not include any establishment or facilities for the disposal or rendering of dead livestock.
- 22.3** **"Accessory"** means a use, building or structure that is naturally and normally incidental, subordinate and exclusively devoted to a main use, building or structure, and located on the same lot therewith, ~~and includes an attached private garage.~~
- 22.4** **"Adult Entertainment Facility"** means any premises or part thereof in which is provided, in pursuance of a trade, calling, business or occupation, services appealing to or designed to appeal to erotic or sexual appetites or inclinations.
- 22.4.1** For the purpose of defining adult entertainment parlour as prescribed in this section, the following definitions are applicable:
- a) "to provide" when used in relation to services includes to furnish, perform, solicit, or give such services and "providing" and "provision" have corresponding meanings;
 - b) "services" includes activities, facilities, performances, exhibitions, viewing and encounters.
 - c) "services designed to appeal to erotic or sexual appetites or inclinations" includes:
 - i) services of which a principal feature or characteristic is the nudity or partial nudity of any person, or

- ii) services in respect of which the word or phrase "nude", "naked", "topless", "bottomless", "sexy", "lap dancing", "lounge dancing", "towel dancing" or any other word or picture symbol or representation having like meaning or implication is used in any advertisement.

22.5 **"Agricultural Building"** means any building or structure customarily used in connection with a farm other than a residence.

22.6 **"Agriculture Use"** means a use of land, buildings or structures for the purpose of forestry, field crops, orchard crops, berry crops, aviaries, apiaries, animal husbandry, tree nurseries, market gardening, dairying, poultry, aquafarming and any other use customarily and normally related to the field of agriculture ~~and includes a farm dwelling and accessory buildings.~~

22.7 **"Agri-tourism"** means the practise of attracting travellers, visitors or guests for the purpose of experiencing rural or agricultural activities and lifestyle; and may or may not include overnight accommodations.

22.8 **"Airstrip"** means any area of land intended to be used either in whole or in part for the arrival and departure, movement, servicing, parking or storing of aircraft, and includes any buildings, installations and equipment in connection therewith; all of which are within the jurisdiction of the Federal Government.

22.9 **"Alter"** when used in reference to a building or part thereof, means to change any one or more of the external dimensions of such building or to change the type of construction of the exterior walls or roof thereof. When used in reference to a lot, the word "alter" means to change the area, frontage or depth thereof; to change the width, depth or area of any required yard, 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 use, the word "alter" means to discontinue and replace the use with a use which is defined herein as being distinct from the discontinued use.

- a) any preliminary physical operation, such as excavating, filling or draining;
- b) altering any existing building or structure by an addition, enlargement, extension or other structural change; and
- c) any work which requires a building permit.

22.61 **"Dining Room"** means that part of a restaurant, or other building, which is used for the consumption of food by persons seated at booths, counters, tables or a combination thereof.

22.62 **"Dwelling"** means a building or structure containing one (1) or more dwelling units a permanently affixed building occupied or capable of being occupied as a home, residence or living quarters occupied or capable of being occupied for the exclusive use of the occupants, but does not include any travel trailer, mobile home, motor home or recreational vehicle.

22.62.1 **"Single Detached Dwelling"** means a building containing ~~only one~~ primary dwelling unit intended to be used for continuous habitation. This definition shall include a modular dwelling as defined herein.

22.62.2 **"Accessory Dwelling"** means a single detached dwelling which is accessory to a permitted non-residential use and is occupied by either the owner or by a person employed on the lot where such dwelling is located.

22.62.3 **"Duplex Dwelling"** means the whole of a building that is divided horizontally into two ~~separate primary~~ dwelling units, each ~~such dwelling unit having of which has~~ an independent entrance, either directly from the outside, or through a common vestibule.

22.62.4 **"Modular Dwelling"** - See "Modular Home".

22.62.5 **"Semi-Detached Dwelling"** means the whole of a building that is divided vertically into two ~~separate primary~~ dwelling units, each of which has an independent entrance directly from the outside or through a common vestibule.

22.62.6 **"Permanent Dwelling"** means a dwelling used or intended to be used for continuous habitation.

22.62.7 **"Recreational Dwelling"** means a ~~single detached~~ dwelling used or intended to be used for as an occasional

~~resort habitation~~ for vacation, recreation, rest and relaxation purposes ~~by a person or persons who regularly reside in a permanent dwelling at another location which is not the owners primary dwelling unit.~~

22.62.8 **"Rowhouse Dwelling"** means one of three or more single detached dwellings joined side by side sharing a common wall and roofline each of which has an independent entrance directly from the outside.

- 22.63** **"Dwelling Unit"** means a suite of two or more habitable rooms, in which sanitary conveniences are provided and in which facilities are provided for cooking or the installation of cooking equipment, with an independent entrance from outside the building or from a common hallway or stairway inside the building. This definition shall not include a mobile home, trailer, camper, tent or vehicle.
- 22.63.1** **"Dwelling Unit, Accessory"** means a dwelling unit which is part of and accessory to, a permitted non-residential use, other than a motor vehicle service station or commercial garage. Such dwelling unit shall be occupied by either the owner or by a person employed on the lot where such a dwelling unit is located.
- 22.63.2** **"Dwelling Unit, Bachelor"** means a dwelling unit consisting of one bathroom and not more than two habitable rooms designed to provide living, dining, sleeping and kitchen accommodation in appropriate individual or combination of rooms.
- 22.63.3** **"Dwelling Unit, Primary"** means the main or principal dwelling unit as permitted in a residential or rural zone on a lot, which is typically the owner's primary residence.
- 22.63.4** **"Dwelling Unit, Attached Second"** means a dwelling unit with a separate entrance, kitchen, bathroom and living area that is created within or as an addition to the existing primary dwelling unit or within or as an addition to an existing accessory structure dwelling unit which is self-contained, accessory to, and situated within a primary dwelling unit or within an accessory structure located on the same lot as the primary dwelling unit.
- 22.63.5** **"Dwelling Unit, Detached Second"** means a stand-alone dwelling unit that is located on the same lot as the primary dwelling unit.
- 22.64** **"Dwelling Unit Area"** - See "Floor Area".
- 22.65** **"Domestic"** means the exclusive use of land, buildings or structures for a personal, individual or household purpose; and shall not include any form of directly related commercial activity for profit or gain.