

**THE TOWNSHIP OF HAVELOCK-BELMONT-METHUEN  
COMPREHENSIVE ZONING BY-LAW**

**CONSOLIDATION**

**This office consolidation of By-law No. 1995-42  
(text and schedules), incorporates all amendments up to and  
including By-law No. 2024-017.**

**This consolidation has been prepared for convenience  
purposes only. For accurate reference recourse should be had  
to the official documents available at the Township office.**

**March 2024**



## **EXPLANATORY NOTE**

### **SUBJECT:**

By-law No. 1995-42, as amended, of the Township of Havelock-Belmont-Methuen is a Comprehensive Zoning By-law regulating the use of the land and the character, location and use of buildings, structures and pits and quarries for the whole of the Township of Havelock-Belmont-Methuen.

### **INTRODUCTION:**

The material herein includes a copy of By-law No. 1995-42, as amended, together with the land use zoning schedules, which governs land use throughout the Township of Havelock-Belmont-Methuen, being the area to which the By-law applies.

### **PURPOSE AND EFFECT:**

The purpose and effect of Zoning By-law No. 1995-42, as amended, are:

1. To implement the approved policies contained in the Township of Havelock-Belmont-Methuen approved Official Plan.
2. To establish specific zone classifications and regulations enabling the orderly and progressive development of the Township of Havelock-Belmont-Methuen.

Nothing in this By-law shall 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.

Note By-law No. 1995-42, as amended was updated to consolidate the former Village of Havelock Comprehensive Zoning By-law into the Townships of Belmont and Methuen Comprehensive By-law, with the passage of By-law No. 2004-28 and 2004-46, on March 16, 2004 and June 8, 2004, respectively.

By-law No. 1995-42, as amended has been further amended by the passage of By-law No. 2006-38 on June 6, 2006, which served to rectify minor textual and mapping discrepancies found within By-law No. 1995-42, as amended.

This By-law is now known as the Township of Havelock Belmont-Methuen Comprehensive Zoning By-law.

**THE CORPORATION OF THE TOWNSHIP OF HAVELOCK-BELMONT-**

**METHUEN BY-LAW NO. 1995-42, AS AMENDED**

**BEING A BY-LAW TO REGULATE THE USE OF LANDS AND THE CHARACTER, LOCATION AND USE OF BUILDINGS AND STRUCTURES IN THE TOWNSHIP OF HAVELOCK-BELMONT-METHUEN.**

**WHEREAS** The Planning Act provides that the Council of a municipal corporation may pass by-laws to regulate the use of lands and the character, location and use of buildings and structures;

**AND WHEREAS** the Council of the Corporation of the Township of Havelock-Belmont-Methuen deems it desirable to repeal, By-law No. 1977-25 in its entirety, together with all amendments thereto;

**AND WHEREAS** the Council of the Corporation of the Township of Havelock-Belmont-Methuen further deems it necessary and in the public interest to regulate the use of land in the Township;

**NOW THEREFORE** the Council of the Corporation of the Township of Havelock-Belmont-Methuen hereby repeals By-law No. 1977-25 in its entirety, together with all amendments thereto, and subsequently enacts the By-law set out herein.

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## **SECTION 1 INTERPRETATION AND ADMINISTRATION**

### **1.0 INTERPRETATION AND ADMINISTRATION**

#### **1.1 SHORT TITLE**

This By-law is known as “The Township of Havelock-Belmont-Methuen Comprehensive Zoning By-law”.

#### **1.2 APPLICATION CONFORMITY**

Except as provided by the Planning Act, no building, structure or land shall be used, and no building or structure shall be hereafter erected, structurally altered or enlarged within the limits of the Municipality as now or hereafter legally constituted except in conformity with the provisions of this By-law. Nothing in this By-law shall 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.

#### **1.3 MINIMUM AND MAXIMUM REQUIREMENTS**

In their interpretation and application, the provisions of this By-law are held to be the minimum and maximum requirements adopted for the promotion of the public health, safety, convenience or general welfare.

#### **1.4 INTERPRETATION**

Unless the contrary intention appears in this By-law, words importing the singular number or the masculine gender include more persons, parties or things of the same kind than one, and female as well as male; and the converse. Words used in the present tense include the future; and the word “shall” is mandatory and not discretionary.

“Illustrations” and “Notes” contained in this document are provided for information and convenience, and do not form part of this By-law.



## SECTION 1      INTERPRETATION AND ADMINISTRATION

### 1.5      IDEM (REFERENCE)

Where the uses of land, buildings or structures permitted in the By-law are defined in general terms, the Committee of Adjustment may permit the use of any land, building or structure for any purpose that, in the opinion of the Committee, conforms to the uses permitted in this By-law.

### 1.6      ZONING ADMINISTRATOR

This By-law shall be administered by the By-law Enforcement Officer, as appointed by Council.

### 1.7      BUILDING PERMITS

Notwithstanding the provisions of the Ontario Building Code or any other By-law of the Corporation, no building permit shall be issued where the proposed building, structure or use would be in violation of any of the provisions of this By-law.

### 1.8      APPLICATION FOR BUILDING PERMITS

In addition to the requirements of the Building By-law, every application for a building permit shall be accompanied by a plan, drawn to scale and showing the following:

- 1.8.1. The true shape and dimension of the lot to be used or upon which it is proposed to erect any building or structure;
- 1.8.2. The proposed location, height and dimensions of any building, structure or use proposed for such lot;
- 1.8.3. Proposed locations and dimensions of any yards, setbacks, landscaping, off-street parking spaces or off-street loading facilities required by this By-law;
- 1.8.4. The location of all existing buildings or structures on the lot; and

## SECTION 1      INTERPRETATION AND ADMINISTRATION

- 1.8.5.** A statement signed by the owner or his agent duly authorized thereunto in writing, filed with the Chief Building Official, disclosing the current and intended use of each building and structure or part thereof, the sanitary facilities available and all information necessary to determine whether or not such proposed or existing building, structure or use conforms to the requirements of this By-law.

### **1.9      INSPECTION**

- (a) Conditions of Entry:

Subject to Clause (b) of this subsection, the By-law Enforcement Officer, Chief Building Official, or any other officer or employee of the Corporation, acting under the direction of Council, is hereby authorized to enter, at all reasonable hours, upon any property or premises for the purposes of carrying out his duties under this By-law.

- (b) Restrictions For Entry of Dwelling:

Notwithstanding any provision of clause (a) of this subsection to the contrary, no officer or employee of the Corporation shall enter any room or place being used as a dwelling or part thereof without the consent of the occupant except under the authority of a search warrant issued pursuant to the Summary Convictions Act.

### **1.10      APPLICATION OF OTHER STATUTES AND BY-LAWS**

Nothing in this By-law shall relieve any person from the obligation to comply with the requirements of the Ontario Building Code Act or of any By-law of the Township of Havelock-Belmont-Methuen in force from time to time, or the obligation to obtain any license, permit, authority or approval required under any By-law of the Township of Havelock-Belmont-Methuen.

### **1.11      VALIDITY**

If any section, clause or provision of this By-law including any part of the Zone Schedules attached hereto, is for any reason held 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 1      INTERPRETATION AND ADMINISTRATION

section, clause or provision so declared to be invalid and it is hereby declared to be the intention, that all the remaining sections, clauses and provisions shall remain in full force and effect until repealed.

### **1.12      INTERPRETATION OF ZONING SCHEDULES**

For the purpose of this By-law all land within the Township of Havelock-Belmont-Methuen is hereby divided into use zones as set out in Section 3 and on the Zoning Schedules. The Zone boundaries are:

- 1.12.1.      The centre line of any road, right-of-way or watercourse; or,
- 1.12.2.      The lot line as indicated on a registered plan of subdivision, or a Township survey plan; except that,
- 1.12.3.      In the absence of either of the above, the zone boundary is the distance as scaled from the zoning Schedules.

### **1.13      ROAD ALLOWANCE AND RIGHTS-OF-WAY**

A road allowance, utility transmission right-of-way, or watercourse is, unless otherwise indicated, included within the zone of the adjoining property on either side thereof, and where such road allowance, right-of-way or watercourse serves as a boundary between two or more different zones, a line midway in such road allowance, right-of-way or watercourse and extending in the general direction of the long division thereof is considered the boundary between zones, unless specifically indicated otherwise.

### **1.14      ROAD AND RIGHT-OF-WAY CLOSINGS**

In the event a dedicated road or right-of-way shown on the map is closed, the property formerly in said road or right-of-way shall be included within the zone of the adjoining property on either side of the said closed road or right-of-way and the zone boundary shall be the former centre line of said road or right-of-way.

## SECTION 1        INTERPRETATION AND ADMINISTRATION

### **1.15    LITIGATION**

This By-law does not affect the rights of any party or any land concerned in any action, litigation or other proceeding pending on the date of the final passage thereof, except to the extent to be determined in the final adjudication of such action, litigation or other proceedings.

### **1.16    METRIC AND IMPERIAL NOMENCLATURE**

Measurements shown in imperial are for convenience/information purposes only; and do not form part of the by-law.

## SECTION 2 DEFINITIONS

### 2.0 DEFINITIONS

**“ABANDON”** means the failure to proceed expeditiously with the construction of a work authorized by a valid building permit.

**“ACCESSORY BUILDING”** means a detached building that is incidental, subordinate and exclusively devoted to a main building or use located within the same lot.

**“ACCESSORY MARINE FACILITY”** see “MARINE FACILITY, ACCESSORY”

**“ACCESSORY USE”** means a use that is incidental, subordinate and exclusively devoted to a permitted use and carried on within the same lot.

**“AGRICULTURAL BUILDING”** means any building or structure, other than a dwelling, customarily used in connection with general agriculture.

**“AGRICULTURALLY RELATED COMMERCIAL USE”** means a use directly related to agriculture and requiring proximity to farm operations and includes such uses as animal husbandry services, produce or grain storage facilities or farm machinery sales and service outlets.

**“AGRICULTURAL USE”** means any agricultural use or uses, structures or buildings accessory thereto, including field crops, animal husbandry, tree nurseries and any other use customarily carried on in the field of general agriculture, including the sale, on the premises, of produce grown or raised on the premises. This definition shall not include any land, building or structure for the growing of Cannabis.

**“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.

## SECTION 2      DEFINITIONS

**“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.

**“ALTERED”** and **“ALTERATION”** shall have corresponding meanings.

**“ANIMAL GROUP”** means livestock and poultry grouped according to their manure production.

**“ANIMAL HOSPITAL”** means a building or structure where one or more licensed veterinarians and any associated staff provide medical, surgical, grooming, boarding or similar services solely for household pets.

**“ARENA”** means a building, or part of a building, in which the principal facilities are for such recreational activities as curling, skating, hockey, lacrosse, broomball, or similar athletic activity. 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.

**“ARTIST OR CRAFTSPERSON”** means a person or persons who practice(s) one of the fine arts or handicrafts, as a means of gainful occupation.

**“ARTS AND CRAFTS”** means decorative design and handicrafts.

**“ASSEMBLY HALL”** means a building or part thereof used for gatherings of persons for civic, educational, political, religious, recreational, cultural, social or other purposes, and may include a banquet hall, private club or fraternal organization, but does not include a cinema, theatre or concert hall.

**“ATTIC”** - See “STOREY”

## SECTION 2      DEFINITIONS

**“BACKLOTING DEVELOPMENT”** means tiered development in depth; where such development would be located directly behind existing shoreline development or separate conveyable shoreline lots.

**“BARN”** means any structure housing or intended to house livestock, fowl or fur-bearing animals or any building or structure which is used or intended to be used to store fodder for the aforementioned or any building, which is a combination is thereof.

**“BASEMENT”** - See “STOREY”.

**“BED AND BREAKFAST ESTABLISHMENT”** means a single detached dwelling in which guest rooms are made available for the temporary accommodation of the public, in which the proprietor supplies lodging, with or without meals, in return for monetary consideration. A Bed and Breakfast Establishment shall not include a Restaurant, Boarding House, or Hotel, Motel, Lodge or Rental Cabins or Cottages as defined herein.

**“BEVERAGE ROOM”** means a building or premises, other than a restaurant which is licensed under the Liquor License Act.

**“BOARDER”** means a person other than the lessee, tenant or owner to whom meals may or may not be provided and where lodging is provided for compensation.

**“BOARDING HOUSE”** means a dwelling in which the proprietor supplies, for a fee, sleeping accommodation with board for not more than two (2) boarders, exclusive of the proprietor, members of the proprietor's family and servants of the establishment. A Boarding House shall not include a Restaurant, Bed and Breakfast Establishment, or a Hotel, Motel, Lodge or Rental Cabins or Cottages as defined herein.

**“BOATHOUSE”** means a single storey detached accessory building or structure intended to house, shelter or protect a boat or other form of water transportation and may contain equipment incidental to the repair and maintenance of such transportation but shall not contain sleeping, cooking, plumbing or sanitary facilities and in which human habitation is prohibited. This definition is intended to include both on-land boathouses found above the high water mark as well as on-water boathouses; and includes boat ports both above the high water mark and on-water.

**“BUILDABLE AREA”** means the portion of a lot remaining after the required yards have been provided.

## SECTION 2      DEFINITIONS

**“BUILDING AREA”** means the maximum projected horizontal area of a building at established grade measured to the centre of party walls and to the outside of other walls including air wells, and all other spaces within the building, but excluding open air porches, verandahs, decks, steps, cornices, chimney breasts, fire escapes, exterior stairways, breezeways, accessory buildings, ramps and open loading platforms.

**“BUILDING”** means:

- (a) a structure occupying an area greater than ten square metres (108 square feet) consisting of a wall, roof and floor or any of them or a structural system serving the function thereof including all plumbing, works, fixtures and service systems appurtenant thereto,
- (b) a structure occupying an area of ten square metres (108 square feet) or less than contains plumbing, including the plumbing appurtenant thereto,
- (c) plumbing not located in a structure, or
- (d) structures designated in the Building Code.

**“BUILDING BY-LAW”** means any by-law of the Corporation passed pursuant to the Building Code Act.

**“BUILDING INSPECTOR”** means the officer or employee of the Corporation charged with the duty of enforcing the provisions of the Building Code Act, together with any Regulations made thereunder, and the provisions of the Building By-law of the Corporation.

**“BUILDING PERMIT”** means a permit issued by the Chief Building Official of the Corporation of the Township of Belmont and Methuen under the Building By-law.

**“BUILDING SUPPLY OUTLET”** means an establishment engaged in the selling or installing of building supplies including lumber, millwork, siding, roofing, plumbing, electrical, heating, air conditioning and similar items. This definition shall not include any establishment otherwise defined herein or specifically named elsewhere in this By-law.

**“BUSINESS OR PROFESSIONAL OFFICE”** means a building or part thereof in which one or more persons are employed in the management, direction or conduction of a business or where professionally qualified or licensed persons and their staff serve clients or patients who seek advice, consultation or treatments and for the purposes of this By-law may include the administrative offices of a non-profit or charitable organization.



## SECTION 2      DEFINITIONS

**“BY-LAW ENFORCEMENT OFFICER”** means the officer or employee of the Corporation charged with the duty of enforcing the provisions of this By-law.

**“CABIN, SLEEPING”** means a detached building accessory and subordinate to the main or principle vacation dwelling and having a maximum floor area of 29.7 square metres which is designed for sleeping only; and shall not contain cooking, plumbing or sanitary facilities. In no case shall the definition of sleeping cabin be deemed to include premises for the permanent or temporary accommodation of members of the public for a fee. A sleeping cabin shall not be considered an additional dwelling unit.

**“CAMPGROUND”** means a parcel of land providing overnight or short term accommodation for travel trailers, recreational motor homes and tents but not mobile homes and includes services and facilities normally incidental and subordinate to such a use including common washroom lavatory and bathing facilities, indoor and/or outdoor recreation areas and an entrance kiosk.

**“CAMPSITE”** means a parcel of land within a campground intended for occupancy by travel trailers, tent trailers, tents or similar transportable accommodation, excluding mobile homes, together with all yards and open space defined in this By-law.

**“CANNABIS PRODUCTION FACILITY”** means a wholly enclosed facility licensed by Health Canada for the growing, producing, processing, storing, testing, destroying or distributing of Cannabis, Cannabis products, or Cannabis oil in accordance with all applicable federal regulations. For clarification, no part of this operation, whether accessory or is permitted outdoors.

**“CARPORT”** means a building or structure or part thereof, which is not wholly enclosed and is used for the temporary parking or storage of private passenger vehicles.

**“CARTAGE OR TRANSPORT YARD”** means any land, building or structure, or part thereof, where trucks or tractor trailers are rented, leased, kept for hire, or stored, or parking for recuperation, or from which trucks or transports, stored or parked on the property, are dispatched for hire as common carriers.

**“CAR WASH”** means any land or building or part thereof used only for the washing of motor vehicles.

## SECTION 2      DEFINITIONS

**“CELLAR”** - See “STOREY”.

**“CEMETERY”** means land that is set apart or used as a place of internment of the dead, within the meaning of the Cemeteries Act, as amended from time to time. A Cemetery may include such accessory uses as mausoleums, crematoriums and columbarium’s.

**“CHIEF BUILDING OFFICIAL”** means the officer or employee of the Corporation of the Township of Havelock-Belmont- Methuen charged with the duty of enforcing the provisions of the Building Code Act, together with any regulations made thereunder, and the provisions of the Building By-law of the Corporation as is appointed under the Building By-law.

**“CLINIC”** means an establishment used by two or more qualified medical practitioners including physicians, dentists, chiropractors, physiotherapists and their staff for the purpose of consultation, diagnosis and office treatment.

**“CLUB, COMMERCIAL”** means an athletic, recreational or social establishment operated for gain or profit.

**“CLUB, PRIVATE”** means an athletic, recreational or social establishment located on private lands and not operated for gain or profit. This definition may include the premises of fraternal or sorority organizations.

**“COMMERCIAL GARAGE”** - See “GARAGE, COMMERCIAL”.

**“COMMERCIAL GREENHOUSE”** means a building used for the growing of flowers, vegetables, shrubs, trees and similar vegetation for wholesale or retail sale. This definition shall not include any premises used for the growing of mushrooms nor the growing of Cannabis by a licensed producer.

**“COMMERCIAL VEHICLE”** means a motor vehicle having attached thereto a truck or delivery body and includes ambulances, hearses, casket wagons, fire apparatus, police patrols, motor buses and tractors. A station wagon that is used for commercial purposes is to be considered a commercial vehicle.

**“COMMON ELEMENT”** means that portion of land in the Condominium Corporation not comprising a condominium unit as defined in sub-section 2.1 of this by-law.

## SECTION 2      DEFINITIONS

**“CONDOMINIUM”** means the ownership of individual units in a multiple unit building or multiple unit development with common elements in which:

- a) the unit comprises not only the space enclosed by the unit boundaries but all material parts of the land within the space;
- b) the common element means all the property within the development except the units; and
- c) the common element is owned by all of the owners as tenants in common.

**“CONDOMINIUM UNIT”** means a conveyable parcel of land within a plan of condominium, intended to be occupied by a single detached vacation dwelling.

**“CONSERVATION USE”** means the use of land for a comprehensive management and maintenance program whose goal is the preservation, protection and improvement of the components of the natural environment.

**“CONTRACTOR'S YARD”** means a yard of any building trade or contractor, and without limiting the generality of the foregoing, shall include excavator's and roofer's yards where equipment and material are stored or where a contractor performs shop or assembly work but does not include any other yard or establishment otherwise defined or classified in this By-law.

**“CONVENIENCE STORE”** means a retail store serving the daily day to day needs of the immediate area with a variety of goods such as groceries, meats, beverages, dairy products, patent medicines, sundries, tobacco, stationary, hardware, magazines and newspapers.

**“CONVERSION”** means alteration and subsequent new use and includes the change of use of a dwelling unit from a single detached vacation dwelling to a single detached dwelling.

**“CONVERTED BUILDING”** means a building originally constructed as a single detached dwelling of at least 185 square metres (1990 square feet) of gross floor area which, because of size or design, has been converted by partition or the addition of sanitary and cooking facilities or both, into two dwelling units.

**“CORNER LOT”** - See “LOT”.

**“CORPORATION”** means the Corporation of the Township of Havelock-Belmont-Methuen.

## SECTION 2        DEFINITIONS

**“CORPORATION”** means a corporation created by the Condominium Act, 1998; if referring to a plan of condominium.

**“COUNCIL”** means the Municipal Council of the Corporation of the Township of Havelock-Belmont-Methuen.

**“COUNTY”** means the Corporation of the County of Peterborough.

**“COUNTY ROAD”** - See “STREET”.

**“DAY CARE CENTRE”** means a building or part thereof which receives for temporary custody for a continuous period not exceeding twenty-four hours, more than five children under 10 years of age.

**“DAY CARE, PRIVATE-HOME”** means the temporary care for reward or compensation of five children or less who are under 10 years of age where such care is provided in a private residence, other than the home of the parent or guardian of any child, for a continuous period not exceeding twenty-four hours.

**“DECK”** means a horizontal surface supported on pier, free of any roof or other covering and which may be surrounded by a railing, the height of which is governed by the Ontario Building Code.

**“DEVELOP”** means to build, construct, reconstruct, relocate or place and, without limiting the generality of the word, also includes:

- 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.

**“DEVELOPMENT”** means the construction, erection or placing of a building or structure of any kind or the making of an addition or alteration to a building or structure of any kind or the making of an addition or alteration to a building or structure that has the effect of increasing the size or usability thereof and includes such related activities as site grading and the placing or dumping of fill.

## SECTION 2      DEFINITIONS

**“DOCK”** means a structure, floating or fixed, where boats can remain for loading, unloading, repair, or storage on or adjacent to water and below the high water mark, but does not include connecting ramps, stairs, walkways or boardwalks above the high water mark. ‘For clarity, all structures located below the high water mark shall be deemed to be part of the dock unless it is a boathouse or accessory marine facility. For the purpose of Section 4.10(d), and in compliance with the Building Code Act, a dock shall be considered a structure. Floating toys such as trampolines, foam pads and inflatables are not considered structures and therefore not regulated by the Building Code Act or this Zoning By-law.’

**“DRIVE-IN RESTAURANT”** - See “RESTAURANT, DRIVE-IN”.

**“DWELLING”** means a building occupied or capable of being occupied as the home, residence or living quarters of one or more persons, but does not include any vehicle as defined herein.

**“DWELLING, ACCESSORY”** means a single detached dwelling which is accessory to a permitted non-residential use and is occupied by either the owner or a person employed on the lot where such dwelling is located but does not include an additional dwelling unit, as defined herein.

**“DWELLING, APARTMENT”** means a building containing four or more dwelling units each of which has access to the common corridors and entrances and the occupants have the right to use in common, halls and/or stairs and/or elevators and yards.

**“DWELLING, DUPLEX”** means the whole of a building that is divided horizontally into two separate dwelling units, each such dwelling unit having an independent entrance, either directly from the outside, or through a common vestibule.

**“DWELLING, MODULAR”** means a single detached dwelling that is fabricated in more than one section and is designed to be made mobile on a temporary basis and constructed or manufactured to provide a permanent residence for one or more persons but does not include a mobile home, a travel trailer or a recreational motor home as defined herein.

**“DWELLING, ONE AND ONE HALF STOREY”** means a dwelling that contains a first storey and a one-half storey.

**“DWELLING, ONE STOREY”** means a dwelling that contains a first storey but does not contain a one-half storey or a second storey.

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**“DWELLING, PERMANENT”** means a dwelling used or intended to be used for continuous habitation.

**“DWELLING, ROW”** means a building designed for or occupied as three or more dwelling units side by side, under one roof and each unit has a separate front and rear access.

**“DWELLING, SEMI-DETACHED”** means the whole of a building that is divided vertically into two separate dwelling units, each of which has an independent entrance either directly from the outside or through a common vestibule, but shall not include a single detached dwelling with an attached additional dwelling unit as defined herein.

**“DWELLING, SINGLE DETACHED”** means a building containing only one dwelling unit. This definition shall include a modular dwelling as defined herein.

**“DWELLING, TWO STOREY”** means a dwelling that contains a first storey and a second storey.

**“DWELLING, THREE-UNIT”** means a building consisting solely of three dwelling units.

**“DWELLING, VACATION”** means a separate building used or intended to be used for human habitation primarily used for recreation purposes which is not used for year-round or permanent human habitation notwithstanding that it may be designed and/or constructed for such year-round permanent human habitation.

**“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.

**“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 the owner or by a person employed on the lot where such dwelling unit is located but shall not include an additional dwelling unit, as defined herein.

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**"DWELLING UNIT, ADDITIONAL"** means a self-contained dwelling unit which is accessory and subordinate to the primary dwelling unit and which is located within the primary dwelling unit or within an accessory structure on the same lot as the primary dwelling unit. Under no circumstance shall an additional dwelling unit be defined to include a sleeping cabin, rental cabin, single-wide or doublewide mobile home, motorized mobile home, travel trailer, tent trailer or a trailer otherwise designed.

**"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.

**"DWELLING UNIT, PRIMARY"** means the principal dwelling unit on a lot, as established in respect to size and use.

**"DWELLING UNIT AREA"** means the aggregate of the floor areas of all habitable rooms in a dwelling, but excluding the thickness of any exterior walls.

**"EQUIPMENT RENTALS"** means an establishment for the storage and display of goods or machinery for the purpose of lease or rental directly to the public.

**"ESTABLISHED BUILDING LINE, RURAL"** means the average setback from the street line of existing buildings when at least five buildings have been erected on any one side of a continuous 183 metres (600 feet) of land with street frontage prior to the date of the passing of this By-law.

**"ESTABLISHED BUILDING LINE, URBAN"** means the average setback from the street line 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 prior to the date of passing of this By-law.

**"EXISTING"** means lawfully existing on the date of passing of this By-law.

**"FACTORY OUTLET"** means a building or part of a building, accessory to a permitted industrial use where the products manufactured by that industry are kept for wholesale or retail sale.

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**“FARM”** means land used for the tillage of soil, the growing of vegetables, fruits, grains and other staple crops and includes livestock and poultry raising, dairying or woodlots. A “farm” shall also include a single detached dwelling and buildings and structures, such as barns and silos, which are incidental to the operation of the farm.

**“FARM IMPLEMENT DEALER”** means an establishment for the repair or sale of agricultural implements and includes the sale of lubricants for agricultural equipment on the same premises as an accessory use.

**“FARM PRODUCE OUTLET”** means a use accessory to a permitted farm or agricultural use which consists of the retail sale of locally grown agricultural products.

**“FINISHED GRADE”** means the median elevation between the highest and lowest points of the finished surface of the ground (measured at the base of a building or structure), but excluding any embankment in lieu of steps.

**“FLOOD PLAN”** means the area, usually low lands, adjoining a watercourse which has been or may be covered by flood water.

**“FLOOR AREA”** means the total number of square metres (square feet) of floor space within the exterior walls of a building, not including space in cellars or basements.

**“FLOOR AREA, GROSS”** means in the case of a single detached dwelling, the total area of all habitable rooms measured from the exterior faces of the exterior walls including a maximum of 20% of any part of the building or structure below finished grade, if same is a finished recreational room and or finished laundry room, or 14 square metres (150 square feet) of an attached garage, but excluding any detached accessory buildings. In the case of a building, other than a dwelling, gross floor area means the total area of all floors devoted to retail sales, customer service and/or office use, manufacturing and warehousing measured from the outside face of exterior walls but shall not include mezzanine areas, mechanical rooms, common rooms, stairwells, garbage and electrical rooms, parking structures and similar uses ancillary to the main use.

**“FLOOR AREA, GROUND”** means the floor area of the first storey of a dwelling, but excluding any portion of such first storey which is not a habitable room and which has no habitable room, or portion thereof, located thereover.

**“FORESTRY”** means the management, development and cultivation of timber resources to ensure the continuous production of wood or wood products, provision of proper environmental conditions for wildlife, protection against floods



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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, local Conservation Authority, or private landowners.

**“FREESTANDING RESTAURANT”** - See “RESTAURANT, FREESTANDING”.

**“FRONTAGE”** - See “LOT FRONTAGE”.

**“FRONT LOT LINE”** - See “LOT LINE”.

**“FRONT YARD”** - See “YARD”.

**“FUEL STORAGE TANK”** means a tank for the bulk storage of petroleum, gasoline, fuel oil, gas, propane, or inflammable liquid or fluid sold at retail or wholesale but does not include a container for inflammable liquid or fluid legally and properly kept in a retail store or a tank for storage merely incidental to some other use on the premises where such tank is located.

**“GARAGE, COMMERCIAL”** means a building, structure or lot where commercial vehicles are stored or where private or commercial vehicles are repaired or maintained.

**“GARAGE, PRIVATE”** means a detached accessory building or portion of a dwelling house which is designed or used for the sheltering of a private motor vehicle and storage of household equipment incidental to the residential occupancy and which is fully enclosed and excludes a carport or other open shelter; and shall not contain any habitable space nor cooking facilities.

**“GARDEN SUITE”** means a manufactured detached dwelling unit consisting of separate modular or panelized sections that are designed to permit easy delivery to and assembly into one integral unit on a specific site, and which are reusable and designed to permit easy disassembly for transport back to the factory or to another site at an appropriate time. Under no circumstance shall a garden suite be defined to include a single wide or double wide mobile home, a motorized mobile home, a travel trailer, tent trailer or trailer otherwise designed.

**“GOLF COURSE”** means a public or private area operated for the purpose of playing golf, inclusive of club house and recreational facilities, and accessory driving ranges.

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**“GOLF COURSE, MINIATURE”** means an area of land or building or structure or premises or part thereof operated for profit or gain as a commercial place of amusement in which facilities are provided for the purpose of a novelty golf game on a small scale, played with a putter on a miniature golf course having tunnels, bridges, acute angles, or other similar obstacles.

**“GRADE”** - See “FINISHED GRADE”.

**“GROSS FLOOR AREA”** - See “FLOOR AREA”.

**“GROUND FLOOR AREA”** - See “FLOOR AREA”.

**“GUEST ROOM”** means a room or suite of rooms which contains no facilities for cooking, and which is used or maintained for gain or hire by providing accommodation to the public.

**“HABITABLE ROOM”** means a room designed to provide living, dining, sleeping, or kitchen accommodation for persons. This definition may include a bathroom, den, library or enclosed sunroom but shall not include any private garage, carport, porch, verandah, unfinished attic, unfinished basement or unfinished cellar.

**“HEIGHT”** means with reference to a building, the vertical distance measured between the average finished grade level at the front elevation of such building and:

- a) in the case of a flat roof, the highest point of the roof surface, or the parapet, whichever is the greater;
- b) in the case of a mansard roof, the deck roof line; and
- c) in the case of a pitched roof, a point midway between the eaves and the ridge.

In calculating the height of a building, any construction used as ornament or for the mechanical operation of the building such as a mechanical penthouse, or a chimney tower, cupola or steeple is not to be included.

**“HIGH WATER MARK”** means the mark made by the action of water under natural conditions on the shore or bank of a body of water which action has been so common and usual and so long continued that it has created a difference between the character of the vegetation or soil on one side of the mark and the character of the vegetation or soil on the other side of the mark.

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**“HOBBY FARM”** means land used for the tillage of soil, the growing of vegetables, fruits, grains and other staple crops and includes woodlots and the raising of a maximum of two horses, or two cows or six sheep but shall not include the raising of hogs. A "hobby farm" may also include a single detached dwelling.

**“HOME INDUSTRY”** means a gainful occupation including woodworking, arts and crafts, window repair, welding, plumbing, machine or repair shop, or blacksmith or similar uses conducted in whole or in part in an accessory building to a single detached dwelling, or any occupation conducted for gain or profit as an accessory use on a permitted farm such as a retail outlet for farm supplies or a farm produce outlet, a produce grading station, or an agricultural merchandise service shop in accordance with Section 4.14 of this By-law, but shall not include a motor vehicle repair garage.

**“HOME OCCUPATION”** means any occupation conducted for gain or profit as an accessory use within a dwelling or a dwelling unit by one or more persons residing in such dwelling or dwelling unit in accordance with Section 4.15 of this By-law but shall not include a manufacturing industry.

**“HOTEL”** means a tourist establishment containing 3 or more guest rooms served by a common entrance, generally from the street level. Accessory uses may include accommodation for permanent staff, a beverage room, dining room, meeting room or similar use.

**“HUNT CAMP”** means premises building or structure used for the purpose of accommodation for hunters. A hunt camp may consist of one or more rooms which is at least partially furnished and may include facilities for the preparation of food and overnight accommodation on a temporary basis for use during the hunting season only. A hunt camp may not be occupied for more than 90 days in any 12-month period. A hunt camp does not include for profit commercial facilities.

**“IMPROVED STREET”** - See “STREET”.

**“INFRASTRUCTURE”** means physical structures which form the foundation for development and includes sewage and water lines and pumping stations, electric power transmission lines and transformers, communication transmission lines and relay towers, transit or transportation corridors and appurtenant facilities, oil and gas pipelines and appurtenant facilities and recycling drop off or collection sites. Infrastructure does not include any related administrative facility, building or structure, nor does it include land, buildings or structures for treatment of water, sewage or wastes, production of electric power, production of communication transmissions, or the production of oil or gas.

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**“INSTITUTION”** means any land, building or part thereof used for a non-commercial purpose by any organization, group or association for the promotion of charitable, sporting, educational, religious or benevolent objectives but excluding a mental hospital or any place of detention or correction.

**“INSTITUTIONAL USE”** means facilities serving the community including schools, churches, hospitals, nursing homes and recreation centres.

**“ISLAND”** means one of the following:

- a) a land area totally surrounded by water; or,
- b) in parking lot design, built-up structures, usually curbed, placed at the end of parking rows as a guide to traffic and also used for landscaping, signing or lighting.

**“KENNEL”** means an enclosed establishment where animals, birds, or other livestock intended or used as household pets are kept, bred, trained or boarded.

**“LANDSCAPED OPEN SPACE”** means the open unobstructed space from ground to sky at 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 and includes any surfaced walk, patio or similar area, but does not include any driveway or ramp, whether surfaced or not, any curb, retaining wall, parking area or any open space beneath or within any building or structure.

**“LANE”** means a public thoroughfare which affords only a secondary means of access to abutting lots and which is not intended for general traffic circulation.

**“LAUNDROMAT”** means an establishment containing one or more washers, each having a capacity not exceeding 22.5 kilograms (50 pounds), and drying, ironing, finishing and incidental equipment, provided that only water, soaps and detergents are used and provided that no such operation shall emit any noise or vibrations which cause a nuisance or inconvenience within or without the premises. This definition may include a self-service dry cleaning establishment.

**“LEACHING BED”** means part of a sewage system which serves as an absorption system consisting of distribution pipes and fill and constructed as absorption trenches or filter bed, located wholly in the ground or raised or partly raised above ground, to which effluent from a treatment unit is applied for treatment and disposal.

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**“LEGAL SIGN”** - See “SIGN, LEGAL”.

**“LIVESTOCK FACILITY”** means livestock/poultry barns where agricultural animals are housed and the associated manure storage.

**“LIVESTOCK HOUSING CAPACITY”** means the total number of livestock/poultry capacity for the facility at any one time.

**“LIVESTOCK UNIT”** means the equivalent value for various types of animals including poultry, based on manure production and production cycles.

**“LODGE”** means a tourist establishment containing 3 or more guest rooms served by a common entrance, generally from street level while additional guest rooms may have a separate entrance directly from outside the building. Accessory uses may include accommodation for permanent staff, a beverage room, dining room, meeting room or similar use.

**“LOADING SPACE”** means an area of land which is provided and maintained upon the same lot or lots upon which the principal use is located and which area

- a) is provided for the temporary parking of one commercial motor vehicle while merchandise or materials are being loaded or unloaded from such vehicle and such parking is not for the purpose of offering commodities for sale or display, and
- b) is adequate for the temporary parking of one commercial motor vehicle, and
- c) is not less than 3.5 metres (11.5 feet) in width, nor less than 9 metres (29.5 feet) in length, nor less than 4.5 metres (14.8 feet) in clear and unobstructed height, exclusive of any land used for access, maneuvering, driveway or a similar purpose, and
- d) is not upon or partly upon any street, lane or alley, and
- e) has adequate access to permit ingress and egress of a commercial motor vehicle from a street by means of driveways, aisles, maneuvering areas or similar areas, no part of which access is to be used for the temporary parking or storage of any motor vehicle.

**“LOT”** means a parcel of land held in distinct and separate ownership from all abutting lands and described in a registered deed(s) or other document(s) legally capable of conveying land or shown as a lot or block on a registered plan of subdivision. A lot must front onto a publicly assumed and year round maintained road and/or a navigable waterway.

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**“LOT, CORNER”** means a lot situated at the intersection of or abutting upon two or more streets provided that the angle of intersection is not more than 135 degrees.

**“LOT, INTERIOR”** means any lot which has street access, other than a corner lot.

**“LOT, STANDARD WATERFRONT”** means a lot which may or may not have street access, but has water access on one shoreline. Where a lot has both street and water access, the minimum lot frontage and front yard requirements shall apply for each access.

**“LOT, THROUGH WATERFRONT”** means a lot which may or may not have street access, but has water access on more than one shoreline. Where a lot has both street and water access, the minimum lot frontage and front yard requirements shall apply for each access.

**“LOT, THROUGH”** means any lot, which is not a corner lot, that has frontage on more than one street. The minimum lot frontage and front yard requirements shall apply on each street.

**“LOT AREA”** means the total horizontal area within the boundary lines of a lot.

**“LOT COVERAGE”** means the percentage of the lot area covered by the area of all buildings, including accessory buildings.

**“LOT DEPTH”** means the horizontal distance between the front and rear lot lines. If the front and rear lot lines are not parallel, “lot depth” 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, “lot depth” means the length of a straight line joining the middle of the front lot lines with the apex of the triangle formed by the side lot lines.

**“LOT FRONTAGE”** means, in the case of a lot with parallel side lot lines, the distance between the side lot lines measured along the front lot line. If the side lot lines are not parallel then the lot frontage will be measured along a line between the side lot lines 15 metres (50 feet) from and parallel to the front lot line. Where a lot which is not a corner lot has frontage on more than one street or one street and water frontage, the minimum frontage requirement contained herein shall apply on each street or on the street and water frontage. Where a lot is accessed via water only, the lot frontage shall be the water frontage.

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**“LOT LINE”** means any boundary of a lot.

**“LOT LINE, FRONT”** means in the case of an interior lot, the line dividing the lot from the street. In the case of a corner lot, the shorter lot line abutting a street shall be deemed the front lot line and the longer lot line abutting a street shall be deemed an exterior side lot line. In the case of a through lot or a corner lot whose exterior lot lines are the same length,

the lot line where the principle access to the lot is provided shall be deemed to be the front lot line. In the case of a standard waterfront lot, the shoreline shall be deemed to be the front lot line. If the standard waterfront lot has both street and water access, both the lot line abutting the street and the shoreline shall be deemed the front lot line. In the case of a through waterfront lot, the longest shoreline shall be deemed to be the front lot line. If the through waterfront lot has both street and water access, both the lot line abutting the street and the longest shoreline shall be deemed the front lot line.

**“LOT LINE, REAR”** 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.

**“LOT LINE, SIDE”** means a lot line other than a front or rear lot line.

**“MAN BUILDING”** means the building designed or used for the principal use on the lot.

**“MARINA”** means a commercial establishment or premises containing docking facilities or mooring facilities where boats and/or boat accessories and snowmobiles and snowmobile accessories are berthed, stored, serviced, repaired or kept for sale or rent and, where facilities for the sale of marine fuels and lubricants accessory retail sales and a taxi and/or barging service are provided and where waste water pumping facilities may be provided.

**“MARINE FACILITY”** means an accessory building or structure which is used to take a boat into or out of a navigable waterbody, to moor a boat, or to store a boat. This definition shall include a launching ramp, boat lift, or boathouse, but shall not include any building used for human habitation or any boat servicing, repair or sales facility.

**“MARINE FACILITY, ACCESSORY”** means a non-commercial accessory building or structure located on, over, under, or immediately adjacent to a waterbody but does not include a DOCK or BOATHOUSE as defined herein. An accessory marine facility includes a boat lift, a marine railway, or similar structure but shall not include any building used for human habitation or used only for winter boat storage nor any boat service, repair or sales facility. An accessory marine facility

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shall also include a water intake, flood or erosion control structure approved by the Crowe Valley Conservation Authority and/or the Ministry of Natural Resources and Forestry, or similar use.

**“MINIMUM DISTANCE SEPARATION”** means the shortest distance between new industrial, commercial, institutional, recreational or residential uses and the livestock occupied portion of the livestock facility, the manure storage or the anaerobic digester system. For the siting of new industrial, commercial, institutional, recreational or residential uses where the lot area is less than one (1) hectare the distance is to be measured from the lot line to the nearest point of the

livestock occupied portion of the livestock facility, the manure storage or the anaerobic digester system; and where the lot is larger than one (1) hectare a suitable location must be identified for a building envelope of one (1) hectare outside of the minimum separation distance. For the siting of new or altered livestock facilities, minimum separation distance means the shortest distance between the livestock occupied portion of the new or expanded livestock facility and the dwelling, lot line, road allowance or boundary of the area zoned or designated to permit a specified non-agricultural use.

**“MOBILE BUSINESS”** means a commercial operation including a refreshment operation which is established at a location on a temporary basis and which may change location from time to time through the use of motorized transportation and which is not located in a permanent building or structure.

**“MOBILE HOME”** means a factory built or prefabricated single detached dwelling, designed to be towed on its own chassis (notwithstanding that its running gear is or may be removed), designed and equipped for year-round occupancy and containing therein facilities for cooking or for the installation of cooking equipment as well as sanitary facilities, including a flush toilet and a shower or bathtub, but excluding any subsequent exterior additions or alterations to or extensions of that dwelling. This definition shall not include a recreational vehicle or travel trailer as defined herein.

**“MOBILE HOME, SINGLE WIDE”** means a mobile home having a width greater than 4 metres (13 feet) and less than 6 metres (20 feet) and a length not less than 10 metres (33 feet) and not greater than 21 metres (69 feet).

**“MOBILE HOME, DOUBLE WIDE”** means a mobile home which is manufactured in two parts which when assembled on a lot becomes a single structural unit having a width of 6 metres (20 feet) or more and a length of not less than 10 metres (33 feet). This definition does not include a modular home as defined herein.

**“MOBILE HOME LOT”** means a parcel of land within a mobile home park intended for the exclusive use of a mobile home.



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**“MOBILE HOME PARK”** means a parcel of land under single ownership which has been planned and improved for the placement thereon of 2 or more occupied mobile homes.

**“MODULAR DWELLING”** - See “DWELLING”.

**“MOTEL”** means a tourist establishment containing 3 or more guest rooms, each guest room having a separate entrance from outside the building. Accessory uses may include accommodation for permanent staff, a beverage room, dining room, meeting room or similar use.

**“MOTOR VEHICLE”** means an automobile, truck, motorcycle, motorized snow vehicle and any other vehicle propelled or driven otherwise than by muscular power but does not include the cars of electric or steam railways, or other vehicles running only upon rails, or traction engine, farm tractor, self-propelled implement of husbandry or road building machine within the meaning of the Highway Traffic Act.

**“MOTOR VEHICLE BODY SHOP”** means a building or structure where painting or repairing of motor vehicle bodies, exterior and undercarriage, and in conjunction with which there may be towing service and motor vehicle rentals for customers while a motor vehicle is under repair but shall not include a salvage yard or any other establishment otherwise defined or classified in this By-law.

**“MOTOR VEHICLE DEALERSHIP”** means a building or structure where a dealer displays motor vehicles for sale or rent and 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 but shall not include any other establishment otherwise defined or classified in this By-law.

**“MOTOR VEHICLE GASOLINE BAR”** means one or more pump islands, each consisting of one or more gasoline pumps, and a shelter having a floor area of not more than 2.25 square metres (24.22 square feet) which shall not be used for the sale of any product other than liquids and small accessories required for the operation of motor vehicles but shall not include any other establishment otherwise defined or classified in this By-law.

**“MOTOR VEHICLE REPAIR GARAGE”** means a building or structure where the exclusive service performed or executed on motor vehicles for compensation shall include the installation of exhaust systems, repair of the electrical system, 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

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service, a motor vehicle service station and motor vehicle rentals for the convenience of the customer while the motor vehicle is being repaired but shall not include any other establishment otherwise defined or classified in this By-law.

**“MOTOR VEHICLE SERVICE STATION”** means an establishment primarily engaged in the retail sale of fuels or lubricants or the supplying of services for motor vehicles or snowmobiles. Accessory uses may include the sale of motor vehicle or snowmobile accessories and minor maintenance or repair operations for such vehicles other than body work or painting. If any vehicle, other than a private automobile, a tow truck or similar service vehicle, is kept on the premises of the establishment, except while awaiting repair, maintenance or sale, then such establishment shall be classified as a commercial garage.

**“MOTOR VEHICLE STORE”** means an establishment primarily engaged in the retail sale of vehicle parts, accessories and tools. Accessory uses may include service bays for performing maintenance and repair operations on motor vehicles. This definition shall not include any establishment otherwise defined herein or specifically named elsewhere in this By-law.

**“MULTIPLE RESIDENTIAL”** means a residential building or structure containing three or more dwelling units.

**“NON-COMPLYING”**, when applied to a use, building or structure, means a use, building or structure which is listed as a permitted use in the zone where it is located but which contravenes one or more of the provisions of this By-law for the zone in which such use, building or structure is located, as of the date of passing of this By-law.

**“NON-CONFORMING”** when applied to a use, building or structure, means a use, building or structure which, on the date of passing of this By-law, does not conform with the permitted uses or activities of this By-law for the zone in which such use, building or structure is located.

**“NON-PERMANENT BUILDING”** means a building that is easily moved from one site to another site without incurring damage to the structure or its integrity.

**“NURSERY”** means land or building(s) or structure(s) where trees, shrubs and plants are kept, grown and/or sold, and may also include the sale of related accessory supplies.

**“NURSING HOME”** means a building other than a hospital in which rooms or lodging with or without meals, are provided for hire or pay where personal care, nursing services and medical care and treatment are provided or made available and which is licensed under the appropriate statute.

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**“OUTDOOR FURNACE”** means a building or structure that is used to provide heat or heated water to the main building on lot but is separate from the main building on the lot.

**“OUTSIDE STORAGE”** means the storage of equipment, goods, chattels, raw or processed materials outside of any building or structure. For the purpose of this By-law, the overnight parking of vehicles shall not be deemed to be outside storage.

**“PADDOCK”** means a tract of land completely enclosed by a fence in which cattle, horses, sheep, goats and swine are kept.

**“PARK”** means an area, consisting largely of open space, which may include a recreational area, playground or playfield, or similar use, but shall not include a mobile home park or camping park.

(a)      “PRIVATE PARK” means a park other than a public park.

(b)      “PUBLIC PARK” means a park owned or controlled by the Corporation or by a Ministry, Board, Commission or Authority established under any statute of Ontario or Canada.

**“PARKING AREA”** means an area or areas of land or a building or part thereof which is provided and maintained upon the same lot or lots upon which the principal use is located for the purpose of storing motor vehicles.

**“PARKING LOT”** means an area or structure provided solely 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 or lane.

**“PARKING SPACE”** means an area, useable for the temporary parking or storage of a motor vehicle, exclusive of any aisles, ingress or egress lanes, which consists of an area of not less than 18 square metres (194 square feet) having a minimum width of 3 metres (10 feet) and a minimum length of 6 metres (20 feet).

**“PERMITTED”** means permitted by this By-law.

**“PERSON”** 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.

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**“PIT”** means land or land under water from which unconsolidated aggregate is being or has been excavated, and that has not been rehabilitated, but does not mean land or land under water excavated for a building or other work in the excavation site or in relation to which an order has been made under the Aggregate Resources Act.

**“PLACE OF ENTERTAINMENT”** means and includes a theatre, auditorium, dance hall, cinema, billiard or pool hall, penny arcade, bowling alley, ice or roller skating rink, curling rink or arena and parks.

**“PLACE OF WORSHIP”** means a building owned or occupied by a religious congregation or religious organization dedicated exclusively to worship and other religious activities. Accessory uses may include a church hall, church auditorium, Sunday School, parish hall, nursery school or day care centre.

**“PLANTING STRIP”** means an area which shall be used for no purpose other than planting and maintaining a row of trees or a continuous unpierced hedgerow of evergreens or shrubs, not less than 1.5 metres (5 feet) high, immediately adjacent to the lot line or portion thereof along which such planting strip is required herein. The remainder of such planting strip shall be used for no purpose other than planting and maintaining shrubs, flowers, grass or similar vegetation.

**“PLANTING STRIP WIDTH”** means the least horizontal dimension of a planting strip measured perpendicularly to the lot line adjoining such planting strip.

**“PORTABLE ASPHALT PLANT”** means a facility with equipment designed to heat and dry aggregate and to mix aggregate with bituminous asphalt to produce asphalt paving material and includes temporary stockpiling and storage of bulk materials used in the process and which is not of permanent construction but is designed to be dismantled and moved to another location as required.

**“PORTABLE DWELLING UNIT FOR SENIOR CITIZENS”** means a single wide mobile home or a manufactured structure consisting of separate modular or panelized sections which are designed to permit easy delivery to and assembly into one integral unit on a specific site, and which are reusable and designed to permit easy disassembly for transport back to the factory or to another site at an appropriate time. Under no circumstances shall a portable dwelling for senior citizens be defined to include a double wide mobile home, a travel trailer, tent trailer or trailer otherwise designed.

**“PRIVATE CLUB”** - See “CLUB, PRIVATE”.

**“PRIVATE GARAGE”** - See “GARAGE, PRIVATE”.

## SECTION 2      DEFINITIONS

**“PRIVATE ROAD”** means a thoroughfare on private lands which affords a means of access to abutting lots and is not intended for general traffic circulation.

**“PROVINCIAL HIGHWAY”** - See “STREET”.

**“PUBLIC SERVICE”** means the use of land for the health, safety and convenience of the general public. A public service shall include police, ambulance or fire stations, libraries, water treatment plants, community centres, recreational facilities, public administration facilities, public works, depots and yards. A public service shall not include waste disposal sites, waste transfer stations, composting facilities and material recovery facilities.

**“PUBLIC USE”** means the use of land, buildings or structures for infrastructure or a public service.

**“QUARRY”** means land or land under water from which consolidated aggregate is being or has been excavated, and that has not been rehabilitated, but does not mean land or land under water excavated for a building or other work on the excavation site or in relation to which an order has been made under the Aggregate Resources Act.

**“REAR LOT LINE”** - See “LOT LINE”.

**“REAR YARD”** - See “YARD”.

**“RECONSTRUCTION”** means the repair, renovation or restoration of any existing building or structure to its original shape, size and/or floor area, but does not include its demolition and/or replacement.

**“RECREATIONAL MOTOR HOME”** means a self-propelled vehicle designed for temporary or seasonal living, sleeping or eating accommodation, including a truck camper, but does not include a mobile home or recreational travel trailer as defined herein.

**“RECREATIONAL USE, ACTIVE”** means a recreational use or activity which is conducted within a building or requires alteration of natural, soil or topographical features and includes such activities as golf courses, playing fields, trailer parks, campgrounds and conservation areas involving built structures.

**“RECREATIONAL USE, PASSIVE”** means an activity or use of land carried out for recreational purposes which does not require the construction of buildings or structures and or the alteration of natural soil or topographical features and

## SECTION 2      DEFINITIONS

includes walking or hiking, cross country skiing, picnicking bird watching, nature viewing or similar uses but shall not include such uses as motorized sports or active recreational facilities.

**“RECREATIONAL VEHICLE”** means any small vehicle used primarily for recreation, powered, propelled or driven otherwise than by muscular power. This definition shall include all-terrain vehicles, snowmobiles, hovercraft, amphibious vehicles and vehicles of a similar nature.

**“REDEVELOPMENT”** means the removal of buildings or structures from land and the construction or erection of other buildings or structures thereon.

**“RENOVATION”** means the repair, strengthening or restoration of a building to a safe condition but does not include its replacement.

**“RENTAL CABIN”** or **“RENTAL COTTAGE”** means a tourist establishment designed to accommodate one family in a detached building.

**“RENTAL STORAGE FACILITY”** means a building containing separate, individual self-storage units divided from the floor to the ceiling by a wall with an independent entrance from the exterior of the building, designed to be rented or leased on a short-term basis to the general public for private storage of personal goods, materials and equipment.

**“REQUIRED YARD”** - See “YARD”.

**“RESIDENTIAL, NON-FARM”** means a dwelling unit not located on the same lot as a farm.

**“RESOURCE MANAGEMENT USE”** means the preservation, protection and improvement of the natural environment through comprehensive management and maintenance for both the individual and society's use, both in the present and in the future. Resource management use also means the management, development and cultivation of timber resources to ensure the continuous production of wood or wood products, the provision of proper environmental conditions for wildlife, the protection against floods, and erosion, the protection and production of water supplies and the preservation of recreational resources.

## SECTION 2      DEFINITIONS

**“RESTAURANT”** means a building or part of a building where food is offered for sale or sold to the public for immediate consumption at tables or counters either inside or outside the building on the lot. As an accessory use, take-out service of food and beverages for off-site consumption may be provided.

**“RESTAURANT, DRIVE-IN”** means an establishment where food is offered for sale or sold to the public for consumption, such establishment being designed for consumption of the food within a motor vehicle parked in a permitted parking space on the premises of the establishment but shall not include a mobile canteen.

**“RESTAURANT, TAKE-OUT”** means an establishment where food is offered for sale or sold to the public solely for consumption off the premises of the establishment but shall not include a mobile canteen.

**“RETAIL POSTAL OUTLET”** means an outlet of the Federal Postal Service which is concerned with the retail aspects of the postal service.

**“RETAIL STORE”** means a building or part of a building in which goods, wares, merchandise, substances, articles or things are offered or kept for sale at retail, but does not include any establishment otherwise defined herein or specifically listed as a permitted use in a Commercial Zone.

**“RETAIL WAREHOUSE”** means a building or portion thereof other than part of an industrial mall where the following household or office furniture and furnishings are displayed and offered for sale to the public: furniture, carpets and floor coverings, curtains and drapery, lamps and light fixtures, plumbing fixtures and supplies, pictures, picture frames, mirrors and appliances.

**“RIDING SCHOOL/BOARDING STABLE”** means an area of land which is used as an educational centre for horse training, handling, care or for the lodging of horses. It may include accessory buildings for human habitation.

**“SALVAGE YARD”** means an establishment or premises where derelict, discarded, abandoned or inoperable motor vehicles and/or other goods, wares, merchandise, articles or things are stored wholly or partly in the open. This definition shall include a junk yard, a scrap yard or any automobile wrecking yard, but shall not include any landfill site, any establishment or premises wherein open storage is incidental and subordinate to the running, repair or sale in useable or operable condition of any goods, wares, merchandise, articles or things, or any other use that is separately defined by this By-law.

## SECTION 2      DEFINITIONS

**“SCHOOL”** means a school under the jurisdiction of a Board, as defined in the Education Act, as amended.

**“SCHOOL, PRIVATE”** means an institution for instruction and other than “school” as defined herein, where academic subjects are taught and which is maintained for education, philanthropic or religious purposes.

**“SEMI-DETACHED DWELLING”** - See “DWELLING”.

**“SENIOR CITIZENS HOME”** means a building in which the proprietor supplies for hire or gain, lodging with or without meals and in addition, may provide nursing, medical or similar care and treatment, if required. A Senior Citizens Home may also include accessory uses such as a club and lounge facilities.

**“SERVICE SHOP”** shall mean an establishment for the furnishing of personal services such as a barber shop, or beauty parlor or for the servicing or repair of articles, goods or material such as a shoe repair, or appliance repair depot but does not include a service station as defined in this section.

**“SETBACK”** means the least horizontal dimension between the lot line and the nearest wall of any building or structure, deck or verandah on the lot, or the nearest open storage use on the lot.

**“SETTLEMENT AREA”** shall mean an area of land designated in an Official Plan for urban uses including urban areas, urban policy areas, towns, villages, hamlets, rural clusters, rural settlement areas, urban systems, rural service centres or future urban use areas, or as otherwise prescribed by provincial legislation.

**“SEWAGE SYSTEM”** means any type of privately owned and operated mechanism or apparatus designed, constructed and solely intended for the collection, treatment or purification and disposal of domestic and human waste; and customarily includes a tank, leaching bed and any building connections.

**“SHALL”** is to be construed as mandatory and not directory or discretionary.

**“SHOPPING CENTRE”** means a group of non-residential establishments, predominantly retail commercial in nature, designed, developed and managed as a unit by a single owner or tenant, or group of owners or tenants, as opposed to a business area comprising unrelated individual uses, and having an off-street parking area provided on the site.



## SECTION 2      DEFINITIONS

**“SHORELINE”** means any lot line or portion thereof which abuts a waterbody.

**“SIDE LOT LINE”** - See “LOT LINE”.

**“SIDE YARD”** - See “YARD”.

**“SIGHT TRIANGLE”** means the triangular space formed by the street lines of a corner lot and a line drawn from a point in one street line to a point in the other street line, each such point being 9 metres (30 feet) from the point of intersection of street lines (measured along the street line). Where two street lines do not intersect at a point, the point intersection of the street lines shall be deemed to be the intersection of the projection of the street lines or the intersection of the tangents to the street lines.

**“SIGN, LEGAL”** means a name, identification, description, device display or illustration which is affixed to or represented directly or indirectly upon a building, structure or lot which directs attention to an object, product, place, activity, person, institute, organization or business and which does not contravene any By-law of the Corporation or the County, or any Regulation of the Government of Ontario or Canada.

**“SINGLE-DETACHED DWELLING”** - See “DWELLING”.

**“STOREY”** means that portion of a building or structure between any floor level of such building or structure and the floor, ceiling or roof next above such floor level.

- (a) **“FIRST STOREY”** means the storey with its floor closest to finished grade and having its ceilings at least 1.8 metres (6 feet) above finished grade.
- (b) **“ONE-HALF STOREY”** means that portion of a building situated wholly or partly within the roof and in which there is a vertical dimension of at least 2.0 metres (6.6 feet) (measured from finished floor to finished ceiling) over a floor area equal to at least one-half, but less than 75 percent, of the floor area of the storey next below.

## SECTION 2      DEFINITIONS

- (c)      **“SECOND STOREY”** means that portion of a building situated above the first storey and in which there is a vertical dimension of at least 2.0 metres (6.6 feet) (measured from finished floor to finished ceiling) over a floor area equal to at least 75 percent of the floor area of the storey next below.
- (d)      **“ATTIC”** means that portion of a building situated wholly or partly within the roof, but which is not a one-half storey.
- (e)      **“BASEMENT”** means any storey below the first storey which has at least 50 percent of the vertical dimension thereof (measured from finished floor to finished ceiling) above the finished grade.
- (f)      **“CELLAR”** means a storey that has more than 50 percent of the vertical dimension thereof (measured from finished floor to finished ceiling) below finished grade.

**“STREET”** means a public highway or public road which affords the principal means of access to abutting lots which is maintained by either the Province, County or Corporation but does not include a lane or private right-of-way.

**“STREET ALLOWANCE”** shall have a corresponding meaning. If referring to a plan of condominium, “STREET” means a private road affording the principle means of access to an adjacent residential buildings and which is located within a common element and is owned and maintained by a Condominium Corporation.

- (a)      **“COUNTY ROAD”** means a street designated as a County Road on the Zoning Schedules attached.
- (b)      **“IMPROVED STREET”** means a street, assumed by the Corporation, County or Province, which has been constructed in such a manner so as to permit its use by normal vehicular traffic.
- (c)      **“PROVINCIAL HIGHWAY”** means a street designated as a Provincial Highway on the Zoning Schedules attached.

**“STREET ACCESS”** means, when referring to a lot, that such lot has a lot line or portion thereof which is also a street line.

**“STREET LINE”** means the limit of the road or street allowance, and is the dividing line between a lot and a street.

## SECTION 2      DEFINITIONS

**“STRUCTURE”** means anything constructed, built or erected, the use of which requires location on or in the ground, or attached to something having location on or in the ground including any component of a private sanitary waste disposal system or water well.

**“SWIMMING POOL”** means any body of water, permanently located outdoors, on publicly or privately owned property, inclusive of hot tubs, contained by artificial means, and used and maintained for the purpose of swimming, wading, diving or bathing. All swimming pools shall be enclosed with proper fencing and accessed via a self-enclosing gate.

**“TAKE-OUT RESTAURANT”** - See “RESTAURANT, TAKE-OUT”.

**“TANDEM PARKING”** shall mean a parking configuration that can only be accessed by passing through another parking space from a street, lane or driveway.

**“TENT”** means a portable shelter of canvas, nylon or other fabricated materials which is supported by one or more poles or frame and is not permanently affixed to the site. A tent is not considered a structure within the meaning of this By-law.

**“THEATRE, DRIVE-IN”** means an outdoor area or premises where dramatic presentations are viewed on an independent, free-standing projection screen from one's personal vehicle, and may include concession facilities, games and other forms of recreational amusement as accessory uses.

**“THROUGH LOT”** - See “LOT”.

**“TILLABLE HECTARES”** means the total area of land contained within a lot that can be worked or cultivated.

**“TOWNSHIP”** means the Corporation of the Township of Havelock-Belmont-Methuen.

**“TRAILER”** means any vehicle designed to be towed by a motor vehicle.

## SECTION 2      DEFINITIONS

**“TRAVEL TRAILER”** means a vehicular portable structure with the running gear intact that is not more than 2.6 metres (8.5 feet) wide and 12.5 metres (41 feet) long and is designed for short-term occupancy to be used for travel, recreation and vacation. This definition shall not include a mobile home or motor home.

**“TRAVEL TRAILER PARK”** means any parcel of land which is used to provide temporary accommodation for the public, or members of an organization, in tents, travel trailers or recreational motor homes whether or not a fee is charged or paid for such accommodation.

**“TRAVEL TRAILER SITE”** means a parcel of land within a travel trailer park, occupied by a tent, travel trailer, or recreational motor home.

**“USE”** (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.

**“USES”** shall have a corresponding meaning.

**“USE”** (when used as a verb) or **“TO USE”** shall have corresponding meanings.

**“VEHICLES”** means a motor vehicle, trailer, traction engine, farm tractor, road building machine and any vehicle drawn, propelled or driven by any kind of power including muscular power, but does not include the cars of electric or steam railways running only upon rails.

**“VEHICLE SALES OR RENTAL ESTABLISHMENT”** means an establishment having as its main use the storage of vehicles for sale or the storage of vehicles for rent or lease. Accessory uses may include facilities for the repair or maintenance of such vehicles.

**“WATER ACCESS”** means that any lot having a lot line or portion thereof which is also a shoreline on a navigable waterway, shall be deemed to have water access.

## SECTION 2      DEFINITIONS

**“WATER FRONTAGE”** means a straight line horizontal distance between the two most widely separated points on any one shoreline of a lot.

**“WATER SETBACK”** means a horizontal distance between the normal or controlled high water mark of a navigable waterway and the nearest part of the main wall of a building.

**“WAYSIDE PIT OR QUARRY”** means a temporary pit or quarry opened under the authority of a wayside permit issued under the Aggregate Resources Act to any public authority or any person who has a contract with a public authority that requires aggregate for temporary projects such as road construction, road maintenance or urgent projects for which no alternative source of aggregate under license or permit is readily available in the vicinity.

**“WETLAND”** 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 agricultural purposes, that are periodically "soaked" or "wet" are not considered to be wetlands in this definition. Such lands, whether or not they were wetlands at one time, are considered to have been converted to alternate uses.

**“WORKSHOP”** means a building or structure where manufacturing is performed by tradesmen 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.

**“YARD”** means a space, appurtenant to a building or structure or excavation, located on the same lot as the building or 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.

**“YARD, EXTERIOR SIDE”** means a side yard immediately adjoining a public road or unopened road allowance.

## SECTION 2      DEFINITIONS

**“YARD, FRONT”** means a yard extending across the full width of a lot between the front lot line and the nearest wall of any building or structure, deck or verandah, or the nearest outside storage use on the lot.

**“YARD, INTERIOR SIDE”** means a side yard other than an exterior side yard.

**“YARD, MINIMUM FRONT”** means the minimum depth of a front yard on a lot between the front lot line and the nearest wall or any building or structure, deck or verandah, or the nearest outside storage use on the lot.

**“YARD, REAR”** means a yard extending across the full width of a lot between the rear lot line and the nearest wall of any building or structure, deck or verandah, or the nearest outside storage use on the lot. If there is no rear lot line, then there shall be deemed to be no rear yard.

**“YARD, MINIMUM REAR”** means the minimum depth of a rear yard on a lot between the rear lot line and the nearest wall of any building or structure, deck or verandah, or the nearest outside storage use on the lot.

**“YARD, SIDE”** means a yard extending from the front yard to the rear yard of a lot, and between a side lot line and nearest wall of any building or structure, deck or verandah, or the nearest outside storage use on the lot.

**“YARD, MINIMUM SIDE”** means the minimum width of a side yard on a lot between a side lot line and the nearest wall of any building or structure, deck or verandah, or the nearest outside storage use on the lot.

**“YARD REQUIRED”** 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.

**“ZONE”** means an area within which, in accordance with the provisions of this By-law, certain uses of lands, buildings and structures are permitted and certain others are prohibited, where yards and other open spaces are required, where lot areas, building height limits and other requirements are established.

## SECTION 2        DEFINITIONS

### 2.1    Definitions – of certain Lands within Lot 29, Concessions 10, 11 and 12 of the Methuen Ward

Notwithstanding definitions provided for a Section 2 of By-law No. 1995-42 as amended; the following definitions shall also apply to lands identified as Jack Lake Corporation on Schedule 'A' attached hereto:

**“COMMON ELEMENT”** means that portion of land in the Condominium Corporation not comprising a condominium unit as defined in sub-section 2.1 of this by-law.

**“CONDOMINIUM UNIT”** means a conveyable parcel of land within a plan of condominium, intended to be occupied by a single detached vacation dwelling.

**“CORPORATION”** means a corporation created by the Condominium Act, 1998; if referring to a plan of condominium.

**“DEVELOPMENT”** means the construction, erection or placing of a building or structure of any kind or the making of an addition or alteration to a building or structure of any kind or the making of an addition or alteration to a building or structure that has the effect of increasing the size or usability thereof and includes such related activities as site grading and the placing or dumping of fill.

**“RECREATIONAL USE, PASSIVE”** means an activity or use of land carried out for recreational purposes which does not require the construction of buildings or structures and or the alteration of natural soil or topographical features and includes walking or hiking, cross country skiing, picnicking bird watching, nature viewing or similar uses but shall not include such uses as motorized sports or active recreational facilities.

**“PROPERTY BOUNDARY”** MEANS THE PERIMETER BOUNDARY OF THE “Jack Lake Corporation”, shown by a **heavy** line on schedule 'A'; of this By-law.

**“STREET”** means a private road affording the principle means of access to an adjacent residential buildings and which is located within a common element and is owned and maintained by a Condominium Corporation.

## SECTION 3 ZONE PROVISIONS

### 3.1 **SCOPE**

The provisions of this By-law shall apply to all lands within the limits of the Corporation of the Township of Havelock-Belmont-Methuen.

### 3.2 **ZONE CLASSIFICATION**

For the purposes of this By-law, the whole of the Township of Havelock-Belmont-Methuen is divided into the following zones:

<b>ZONE</b>	<b>SYMBOL</b>
Agricultural Zone	A
Rural Zone	RU
Residential Type 1 Zone	R1
Residential Type 2 Zone	R2
Residential Type 3 Zone	R3
Seasonal Residential Zone	SR
Island Residential Zone Residential	IR
Mobile Home Park Zone	RMH
Local Commercial Zone	C1
Commercial Tourist Zone	C2
Commercial Trailer Park Zone	C3



## SECTION 3      ZONE PROVISIONS

<b>ZONE</b>	<b>SYMBOL</b>
Restricted Industrial Zone	M1
Extractive Industrial Zone	M2
Disposal Industrial Zone	M3
Institutional Zone	I
Open Space Zone	OS
Environmental Protection Zone	EP
Development Zone	D
Special District Zone	S.D.

### **3.3      ZONE SYMBOLS**

The zone symbols used on the Zoning Schedules refer to the permitted uses and regulations of the zone category for which that zone symbol applies as specified in Section 3.2 of this By-law.

### **3.4      ZONE PROVISIONS**

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

### **3.5      SPECIAL ZONES AND PROVISIONS**

Where the zone symbol shown on certain lands on Schedule "A" is S.D. followed by a number, (for example: S.D. 1), then special provisions apply to such lands. The special provisions will be found by reference to subsection 4.46 of the General Provisions Section of the By-law. Lands zoned in this manner shall be subject to all of the restrictions of the By-law except as otherwise provided by the special provisions.

## SECTION 4 GENERAL PROVISIONS

### 4.0 GENERAL PROVISIONS

#### 4.1 ACCESSORY USES

(a) Uses Permitted:

Where this By-law provides that a lot may be used, or a building or structure may be erected or used for a purpose, that purpose shall include any accessory building or structure or accessory use, but shall not include the following:

- (i) any occupation for gain or profit conducted within a dwelling unit or on the lot except as specifically permitted in this By-law; and
- (ii) any building or structure used for human habitation except as specifically permitted in this By-law.

(b) Lot Coverage:

Except as otherwise permitted herein, the total lot coverage of all accessory buildings or structures, with the exception of swimming pools, on a lot shall not exceed 8% of the lot area.

(c) Height:

Except as otherwise provided herein, no accessory building or structure shall exceed 7.5 metres (25 feet) in the Agricultural (A) and Rural (RU) Zones and 4.5 metres (15 feet) in height in any other zone. Notwithstanding any other provision to the contrary, accessory buildings and structures to residential uses in the Agricultural

(A) and Rural (RU) Zones shall not exceed 4.5 metres (15 feet) in height.

(d) Location:

- (i) Notwithstanding the yard provisions of this By-law to the contrary, drop awnings, clothes poles, flag poles, garden trellises, fences, retaining walls, legal signs, marine facilities, or similar accessory uses shall be

## SECTION 4

### GENERAL PROVISIONS

exempt from the yard provisions of this By-law;

- (ii) Except as otherwise provided herein, in a Residential Type 1 Zone (R1), a Residential Type 2 Zone (R2), a Residential Type 3 Zone (R3), a Residential Mobile Home Park (RMH) Zone, a Seasonal Residential (SR) Zone or an Island Residential Zone (IR) any accessory building or structure which is not attached to the main building shall not be erected in any yard other than the side yard or rear yard. In all other zones, a permitted accessory building or structure may be located between the principal or main building on the lot and the street line, provided such accessory building or structure complies with the yard and setback requirements of the Zone in which such building or structure is located.
- (iii) The regulations governing the location of any accessory building or structure in relation to a lot line shall not apply to prevent the erection or use of a jointly-owned double garage that services two dwellings, the common lot line of which shall be the dividing line of such garage.

#### (e) Yards and Setbacks:

Except as otherwise provided herein, in the Local Commercial Zone (C1), Commercial Tourist Zone (C2), Commercial Trailer Park Zone (C3), Restricted Industrial Zone (M1), Residential Type 1 Zone (R1), the Residential Type 2 Zone (R2), the Residential Type 3 Zone (R3), the Residential Mobile Home Park (RMH) Zone, and the Seasonal Residential Zone (SR) and where a lot is created in the Rural (RU) or Agricultural (A) Zones for the purpose of constructing a single detached dwelling, any accessory building or structure which is not part of the main building shall be erected:

- (i) to the rear of any required front yard;
- (ii) with a minimum rear yard of 3.0 metres (10 feet);
- (iii) with a minimum side yard of 3.0 metres (10 feet) except in the case of a corner lot, the minimum side yard shall be 6.0 metres (20 feet);
- (iv) with a minimum separation distance of 1.5 metres (5 feet) from any building, structure, or part thereof, and shall not be intruded upon by any awning, canopy, roof, wall or similar structure;
- (v) notwithstanding any other provision of this section, for lots in the Residential Type 1 Zone (R1) and the Residential Type 2 Zone (R2), serviced with municipal water and sanitary sewers, the minimum interior side yard setback shall be 1 metre (3.3 feet) and the minimum rear yard setback shall be 1.5 metres (5 feet); and
- (vi) notwithstanding any other provision of this section, for either a standard or thorough waterfront lot in the 'Seasonal Residential (SR) Zone'; an accessory building or structure may be permitted to locate in the yard

## SECTION 4      GENERAL PROVISIONS

abutting the public street where a minimum yard setback from the lot line at the street shall be 6.0 metres.

- (f) No building permit shall be issued for an accessory building or structure until such time that a permit is issued to establish the principal use.
- (g) The regulations governing the location of any accessory building or structure in relation to a lot line shall not apply to prevent the erection or use of a jointly-owned double garage that services two dwellings, the common lot line of which shall be the dividing line of such garage.

### **4.1.1 Portable Garage Structures**

For the purpose of this section, the following provisions shall apply;

#### (a) Definition

'PORTABLE GARAGE STRUCTURE' means a temporary prefabricated shelter constructed with a metal or plastic frame and covered with a tarpaulin or other similar type of fabric or plastic cover that is not permanently affixed to the ground, which does not include self-construction and/or being constructed on site; and which is used primarily for the storage of a personal vehicle or other equipment accessory to a residential use only.

#### (b) Use Restrictions

A portable garage structure is permitted as an accessory use, in the Residential Type One (R1) Zone, Agricultural (A) Zone and Rural (RU) Zone only.

Within the Residential Type One (R1) Zone or where permitted uses within Agricultural (A) or Rural (RU) Zone are restricted to a single detached residential dwelling; any location and use of a portable garage structure shall be in accordance with the provisions and regulations of this sub-section.

#### (c) Location

Where permitted a portable garage structure shall only be located to the rear of any required or

## SECTION 4

### GENERAL PROVISIONS

existing front yard; save and except that a portable garage structure shall be located no closer than 6.0 metres to a front lot line.

#### (d) Special Regulations

Notwithstanding any other provision of By-law No. 1995-42, as amended to the contrary the following shall apply to any portable garage structure;

i) Maximum Number of Portable Garages Per Lot	1
ii) Minimum Exterior Side Yard	6.0 m
iii) Minimum Interior Side Yard in the Agricultural (A) or Rural (RU) Zone	3.0 m
iv) Minimum Interior Side Yard in the Residential Type 1 (R1) Zone	1.5 m
v) Minimum Rear Yard in the Agricultural (A) or Rural (RU) Zone	3.0 m
vi) Minimum Rear Yard in the Residential Type 1 (R1) Zone	1.5 m
vii) Minimum Separation Distance from any part of any building or structure located on the same lot	3.0 m
viii) Maximum Permitted Size	30 m <sup>2</sup>
ix) Maximum Overall Height	3.7 m

## SECTION 4

### GENERAL PROVISIONS

- x) Minimum Setback From any public utility structure 1.5 m.

- e) General Provisions

Any portable garage structure shall not be permitted to obstruct a road sign or upright, shall be fastened securely to the ground and shall be designed either with or without sides and either with or without a window on each side of the structure.

#### **4.2 BED AND BREAKFAST ESTABLISHMENTS**

The following provisions shall apply to the location and operation of bed and breakfast establishments, as defined in this By-law:

- (a) Bed and breakfast establishments shall be permitted only within a single detached dwelling, and shall contain not more than three guest rooms made available for the temporary accommodation of the public;
- (b) A bed and breakfast establishment shall be operated by one or more residents of the single detached dwelling;
- (c) Bed and breakfast establishments shall be permitted in the Residential Type 1 Zone (R1), the Commercial Tourist Zone (C2), the Agricultural Zone (A), and the Rural Zone (RU);
- (d) Parking area requirements shall be in accordance with Section 4.27 of this By-law;
- (e) One legal sign shall be permitted for a bed and breakfast establishment provided such sign does not exceed 1 square metre (11 square feet).

#### **4.3 BOARDING HOUSES**

Notwithstanding any other provision of this By-law, the keeping of not more than two (2) boarders or lodgers in any

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dwelling shall be permitted, subject to the following:

- (a) The owner shall occupy not less than 37 square metres (400 square feet) of habitable area as their permanent personal residence plus an additional 7 square metres (75 square feet) for each member of the family in excess of two;
- (b) The minimum area of a room that may be used for sleeping purposes is 9.3 square metres (100 square feet);
- (c) No sign advertising the existence of the house or the availability of a room shall be displayed so as to be visible from outside the house except one sign attached to the building not exceeding 1 square metres (11 square feet) in area; and,
- (d) No cooking equipment shall be used in a room that is used for sleeping accommodation.

### 4.4      BUILDING MATERIALS

The following building materials shall not be used for the exterior facing on any wall of any building or structure which is located partly or wholly within 91 metres (300 feet) of any improved public street or waterway:

- (a) Asphalt roll type siding;
- (b) Building paper or tar paper;
- (c) Insul-brick siding;
- (d) Roll roofing;
- (e) Mill ends; and,
- (f) Asphalt shingles.

**4.5 BUILDINGS TO BE MOVED**

No building or structure, regardless of size, may be moved within or into/out of the Municipality unless a permit is first obtained from the Chief Building Official and no building may be moved into any zone where it is not permitted. Notwithstanding the generality of the foregoing, buildings and structures may be moved within lots of record with a permit.

**4.6 CONSTRUCTION USES**

Temporary Uses Permitted:

A construction camp, tool shed, scaffold, sign or other building or structure incidental to and necessary for construction work on the premises, may be permitted in any zone provided that:

- (a) Such uses, buildings or structures are used only as long as same are necessary for work in progress which has neither been finished nor abandoned; and
- (b) Such uses, buildings or structures are removed when the work in connection with which they are constructed is finished or abandoned.

**4.7 DWELLING UNITS BELOW GRADE**

- (a) Cellar Location:

No dwelling unit, in its entirety, shall be located in a cellar. If any portion of a dwelling unit is located in a cellar, such portion of the dwelling unit shall be used for no purpose other than a furnace room, laundry room, storage room, recreation room or for a similar use.



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### (b)        Basement Location:

A dwelling unit, in its entirety, may be located in a basement, provided that the finished floor level of such basement is not below the level of the septic system servicing the building or structure in which such basement is located, and further, provided that the floor level of such basement is not more than 1.5 metres (5 feet) below the average adjacent finished grade.

### (c)        Energy Efficient Homes:

Notwithstanding subsections (a) and (b) to the contrary, dwellings which are designed to be located below grade either as an earth-banked or earth-covered house for energy efficiency purposes shall be permitted to locate in the municipality if plans for such dwelling units have been approved and certified by a professional engineer's seal or have been approved by a similar accredited body.

## **4.8        DWELLING UNITS UNDER CONSTRUCTION**

Notwithstanding anything contained in this By-law, no person shall use or occupy any building for residential purposes for not more than (12) months unless the exterior of such building has been completed and finished in all respects in accordance with the plans and specifications filed upon application for a building permit, and the approved sanitary facilities have been installed and rendered usable, safe and fit for human habitation.

## **4.9        ESTABLISHED LOTS - LESSER REQUIREMENTS**

A vacant lot, legally registered and existing on the date the By-law was passed, that has less than the minimum frontage, depth or area required by this By-law may be developed for all uses in the appropriate zone provided that:

- (a)        All other provisions of this By-law are satisfied;
- (b)        Such lots meet the servicing requirements of the authority having jurisdiction; and,
- (c)        Such lots have a minimum frontage and area equal to 67% of the required lot frontage and area.

**4.10 EXISTING BUILDINGS, STRUCTURES AND USES****4.10. A Legal Non-Conforming Buildings, Structures and Uses**

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

- (b) Interior Alteration:

The interior of any building, structure or part thereof, lawfully used on the date of passing of this By-law for a use that is not permitted within such land use zone as the building or structure or part thereof is located, may be renovated or structurally altered in order to render the same more convenient or commodious for the same purpose for which, at the date of the passing of this By-law such building, structure or part thereof was used.

- (c) Restoration to a Safe Condition:

Nothing in this By-law shall prevent the strengthening or restoration to a safe condition of any building or structure or part thereof, lawfully used on the date of the passing of this By-law provided that the strengthening or restoration does not change the use, or increase the height, size or volume of the building or structure or part thereof.

- (d) Reconstruction:

Nothing in this By-law shall apply to prevent the reconstruction of any lawful non-conforming building or structure or part thereof, which is damaged by causes beyond the control of the owner, but the building or structure or part thereof, shall not be situated closer to any lot line than was the lawful non-conforming building or structure.

**4.10. B Legal Non-Complying Lots, Buildings And Structures****(a) Exterior Extension:**

A building, structure or part thereof, which at the date of passing of this By-law, was used for a purpose permissible within the land use zone in which it is located, may be enlarged, extended, reconstructed, or restored provided that:

- (i) the enlargement or alteration to the building or structure does not reduce the existing yards except where such yards are greater in size than the minimum required in this By-law, such yards may be reduced to the minimum yards required by this By-law;
- (ii) the enlargement or alteration does not create another deficiency or increase the degree of an existing deficiency with respect to any requirements of this By-law; and
- (iii) all other applicable provisions of this By-law are complied with as they relate to the enlargement, reconstruction, repair and/or renovation.

**(b) Built Up Area:**

Notwithstanding the yard and setback provisions of this By-law to the contrary, where a permitted single detached dwelling is to be erected on a lot in a built up area where there is an established building line extending on both sides of the lot, such single detached dwelling may be erected closer to the street line or the centreline of the street, than required by this By-law, provided such single detached dwelling is not erected closer to the street line or the centerline of the street than the established building line on the date of the passing of this By-law

**(c) Permitted Extension:**

Nothing in this By-law shall prevent a dwelling unit that existed at the time of the passing of this By-law and which has a gross floor area or dwelling unit area less than required by this By-law, from being altered, provided such alteration does not contravene any other provisions of this By-law.

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(d)      Minimum Lot Size:

Except as may be specifically permitted, no part of any existing lot shall be reduced in area or frontage by the conveyance or alienation of any portion of the lot so as to create a situation of non-conformity or increase the degree of non-conformity with this By-law.

(e)      Redevelopment to Existing Footprint:

Nothing in this By-law shall prevent the redevelopment of a lawfully existing building/structure in the Zone upon which such building/structure is located on, provided its replacement is in the exact location as the previous building/structure and the scale, size and volume is no larger than the previous building/structure.

**4.11    FRONTAGE ON A PUBLIC STREET**

No person shall erect any building or structure in any zone unless the lot upon which such building or structure is located, fronts upon an improved public street; or a navigable waterway provided the lot is located in the 'Seasonal Residential (SR) Zone. However, a building permit may be issued and a building or structure erected as a hunt camp on an existing lot with a minimum lot area of 20 hectares (50 acres) and a 20 metres (66 feet) wide legal access that runs with the land to an improved public street or navigable waterway. In these circumstances, the minimum lot frontage requirement will be waived.

**4.12    HEIGHT EXEMPTIONS**

Notwithstanding the height provisions contained herein, nothing in this By-law shall apply to prevent the erection, alteration or use of the following accessory buildings or structures provided the main use is a permitted use within the zone in which it is located:

a barn;  
a belfry;  
a bridge;  
a bulk storage tank;  
a chimney;

a church spire;  
a clock tower;  
a communications tower;  
a corn crib;  
a drying elevator; a television antenna;

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a farm implement shed;  
a feed or bedding storage use;  
a flag pole;  
a hydroelectric transmission tower;  
an electric power facility other than a building;

a radio antenna;  
a silo;  
a water tower;  
a windmill.

### 4.13 HOLDING PROVISIONS

Notwithstanding any other provision of this By-law to the contrary, where a zone symbol is followed by a holding symbol denoted “H”, no person shall use such lands except for such purposes existing as of the date of passing of this By-law and, further, no person shall enlarge, extend, reconstruct any existing building or structure except where such building or structure existed as of the date of passing of this By-law and the existing building or structure is a use permitted within the principal zone classification.

### 4.14 HOME INDUSTRY

A home industry may be conducted in or from a dwelling unit or accessory building provided that it is clearly secondary to the main residential use of the property and provided that:

- (a) No more than one person, other than a person residing in the dwelling unit, shall be employed in the home industry;
- (b) There shall be no outside storage of materials, supplies, tools, equipment or goods which are used for, or result from the home industry;
- (c) There shall be no external advertising other than a sign that shall not exceed 1 square metres (11 square feet) in size and which shall not be erected in a required front, side or rear yard;
- (d) The maximum floor area shall be 74.3 square metres (800 square feet);

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- (e) Any vehicles associated with such home industry shall be parked in an area other than a street or a required front, side or rear yard; and
- (f) No equipment or process shall be used which creates noise, vibration, glare, fumes, odours or electrical interference in excess of that normally experienced in a residential neighbourhood.

### **4.15    HOME OCCUPATIONS**

No person shall carry on or engage in a home occupation except in accordance with the following regulations:

- (a) No person, other than a resident of the dwelling unit shall be engaged in such occupation;
- (b) No sign or display other than a non-illuminated sign not exceeding 0.5 square metres (5.4 square feet) in area shall indicate that a home occupation is being carried on in the dwelling unit;
- (c) No goods, wares or merchandise, other than arts and crafts, shall be directly offered or exposed for sale or rent in the dwelling unit or on the lot;
- (d) Such home occupation shall be secondary to the main residential use and shall not change the residential use and shall not change the residential character of the dwelling unit nor create or become a public nuisance, in particular, in regard to noise, odor, traffic or parking;
- (e) Such home occupation shall not interfere with television or radio reception of others in adjacent buildings or structures;
- (f) The home occupation may be operated or located in any part of a dwelling or dwelling unit provided that the home occupation located on the lot shall not occupy more than a floor area equivalent to 25% of the building area of a lot, or 25% of the floor area of the dwelling unit, or 37 square metres (400 square feet) of floor area, whichever is the least;
- (g) There shall be no mechanical or other equipment used except that which is customarily employed in a dwelling

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unit or for domestic or household purposes; and

- (h) There shall be no open storage of materials, supplies, tools, equipment or goods which are used for, or result from the home occupation.

### 4.16 ILLUMINATION

Lighting fixtures designed for exterior illumination, which are not public uses, shall be installed with the light directed and deflected away from adjacent lots and streets. Such lighting fixtures shall not be more than 9 metres (30 feet) above finished grade and no closer than 4.5 metres (15 feet) to any street line.

### 4.17 KENNELS

Kennels shall not be permitted:

- (a) In the Residential (R), Seasonal Residential (SR), Island Residential (IR) and Mobile Home Park (MHP), Commercial Tourist (C2) and Commercial Trailer Park (C3) Zones;
- (b) On a lot less than 6 hectares (15 acres) in area;
- (c) Within 61 metres (200 feet) of any street line; and
- (d) Within 61 metres (200 feet) of any adjacent lot line.

### 4.18 LIVESTOCK

The keeping of livestock, horses, poultry or any other animals, items or uses customarily and normally related to the field of agriculture shall only be permitted in the Agricultural (A) and Rural (RU) Zones and in accordance with all applicable regulations of this By-law.



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### 4.19    LOADING SPACE REGULATIONS

The owner or occupant of any lot, building or structure erected or used for any purpose involving the receiving, shipping, loading or unloading of persons, animals, goods, wares, merchandise or raw materials, shall provide and maintain at the premises, loading and unloading spaces 9 metres long (30 feet), 3.6 metres (12 feet) wide and having a vertical clearance of at least 4.3 metres (14 feet), and in accordance with the following:

<b>TOTAL FLOOR AREA OF BUILDING OR STRUCTURE</b>	<b>NUMBER OF LOADING SPACES REQUIRED</b>
280 square metres (3000 square feet) or less	1
Exceeding 280 square metres (3000 square feet) but not 2322 square metres (25000 square feet)	2
Exceeding 2322 square metres (25000 square feet) but not 7440 square metres (80000 square feet)	3
Exceeding 7440 square metres (80000 square feet)	3 plus 1 additional space for each additional 9000 square metres (100,000 square feet) or fractional part thereof in excess of 7440 square metres (80000 square feet)

Provided, however, that in addition to the above number of loading spaces, one waiting space shall be provided for the parking of vehicles awaiting access to each loading space.

(a)      Access:

Access to loading or unloading spaces shall be by means of a driveway at least 6 metres (20 feet) wide, contained within the lot on which the spaces are located and leading to a public street or lane located within or adjoining the zone in which the use is located.

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### (b)      Location:

The required loading spaces shall be provided on the lot occupied by the building or structure for which the said loading spaces are required and shall not form a part of any street or lane.

### (c)      Yards Where Provided:

The required loading spaces shall be located only in a side yard or rear yard provided such loading spaces are located no closer than 18 metres (59 feet) to any street line.

### (d)      Surface:

Each loading space and driveway connecting a loading space with a street shall be maintained with a stable surface which is treated so as to prevent the raising of dust or loose particles. Before being used, such loading spaces and driveways shall be constructed of crushed stone, slag, gravel, crushed brick or tile, cinders, asphalt, concrete or Portland cement binder and with provisions for drainage.

### (e)      Addition to Existing Use:

When a building or structure has insufficient loading spaces on the date of the passing of this By-law to comply with 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.

## **4.20      LOTS CONTAINING MORE THAN ONE USE**

Where a lot contains or is proposed to contain, more than one use, each use shall conform to the provisions of this By-law for the zone where such use is located provided that no dwelling, as may be permitted, shall be erected closer than 6 metres (20 feet) to any other building or structure on the lot except for an accessory building or structure as may be permitted in accordance with the regulations contained in Section 4.1 of this By-law. Each such use shall be considered to be located on a separate lot for the purpose of determining zone provisions.

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### **4.21    LOTS DIVIDED INTO MORE THAN ONE ZONE**

Where a lot is divided into more than one zone, each such portion of the lot shall be used in accordance with the provisions of this By-law for the zone where such portion of the lot is located. Each such portion of the lot shall be considered as a separate lot for the purpose of determining zone provisions.

### **4.22    MARINE FACILITIES**

Notwithstanding any other provisions of this By-law to the contrary, where ownership of a lot extends to the high water mark, a marine facility or pump house may be erected and used in the yard abutting the high water mark, provided such accessory buildings or structures are located no closer than 3.0 metres (10 feet) to the side lot line.

#### **4.22.1    MARINE FACILITIES ON-WATER**

- (a) On-water boathouses are prohibited in all zones.
- (b) All lands with water frontage are permitted to construct a dock, pursuant to the following guidelines:
  - (i) the maximum aggregate area of all docks below the high water mark shall be 46.45 square metres (500 square feet), including all structural supports and projections, unless stated otherwise in this by-law;
  - (ii) docks and dock platforms must be set back a minimum of 4.5 metres from side lot lines and from the straight line projection of a side lot line into the abutting waterbody;
- (c) No accessory marine facility shall be located within 4.5 metres of a side lot line or from the straight line projection of a side lot line into the abutting waterbody.

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### 4.23    CANNABIS PRODUCTION FACILITY

The following provisions shall apply to the location and operation of a Cannabis Facility as defined in this By-law:

- a)        A Cannabis Production Facility shall only be permitted where full municipal services are available, and where there is sufficient municipal sewer and water capacity to support the facility;
- b)        Where a Cannabis Production Facility is located on a lot, no other use shall be permitted on the same lot
- c)        All relevant Federal Regulations shall apply; and,
- d)        The lands are zoned 'Restrictive Industrial (M1)'.

### 4.24    MINIMUM DISTANCE SEPARATION

- a)        Notwithstanding any other yard or setback provisions of this By-law to the contrary, no non-farm residential, commercial, industrial, institutional or recreational use, located on a separate lot and permitted by an R1, R2, R3, ER, SR, IR, C1, C2, C3, M1, M2, I, RU or A Zone, shall be erected or altered unless it complies with the minimum distance separation.
- b)        Notwithstanding any other yard or setback provisions of this By-law to the contrary, no livestock facility shall be erected or altered unless it complies with the minimum distance separation.
- c)        The provisions of sub-section 4.24(a) shall apply to those lots existing at the date of the passing of this By-law, which are less than one (1) hectare in size; and the minimum distance separation shall be measured from the lot line to the nearest portion of the livestock facility, the manure storage or the anaerobic digester system.
- d)        Notwithstanding the provisions of this section to the contrary, Minimum Distance Separation compliance will not be required for additional dwelling units."

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### **4.25    MOBILE HOMES**

The following provisions shall apply to the establishment of mobile homes as defined in this By-law:

- (a)      Single wide mobile homes and double wide mobile homes shall be permitted only within a Mobile Home Park (RMH) Zone;
- (b)      Each mobile home shall be provided with a concrete apron or basement upon which the mobile home will be located;
- (c)      Skirtings shall be provided to screen the undercarriages of all mobile homes; and,
- (d)      All accessory structures such as patios, porches, additions, skirting and storage facilities shall be factory prefabricated units, or of an equivalent quality so that design and construction will compliment the mobile home.

### **4.26    NOXIOUS TRADE**

No use shall be permitted in any zone from which its nature or the materials therein, is declared to be a noxious trade, business or manufacture under the Public Health Act, as amended, or regulations thereof.

### **4.27    PARKING AREA REGULATIONS**

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

- (a)      Requirements:

The owner of every building or structure erected or used for any of the purposes hereinafter set forth shall

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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, one or more parking spaces, in accordance with the following requirements.

The minimum number of off-street parking spaces required for each use shall be calculated to the nearest whole number.

<b>TYPE OF USE</b>	<b>MINIMUM PARKING REQUIREMENTS</b>
Residential Seasonal Residential, or Residential Mobile Home Park	2 parking spaces per dwelling unit
Bed and Breakfast Establishment	2 parking spaces per dwelling unit plus 1 additional space per guest room
Boarding Houses	2 parking spaces per dwelling unit plus 1 additional space per guest room
Home Occupations or Home Industries	2 parking spaces per dwelling unit plus 2 extra spaces
Farm Produce Sales Outlet	5 parking spaces
Hotels, Motels, Lodges, Rental Cabins and Cottages	1 parking space per bedroom plus the greater of: (a) 1 parking space for each four persons that can be accommodated at any one time in a beverage room, liquor lounge, dining room or meeting room; or (b) 1 parking space per 9.5 square metres (100 square feet) of gross floor area

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TYPE OF USE	MINIMUM PARKING REQUIREMENTS
Nursing Home	3 parking spaces per 4 beds or fraction thereof
Medical or Dental Clinic, Animal Hospital	The greater of: (a) 1 parking space per 18.6 square metres (200 square feet) of gross floor area; or (b) 3 parking spaces per practitioner
Business or Professional Office	1 parking space per 37 square metres (400 square feet) of floor area
Retail Store or Service Shop	1 parking space per 18.6 square metres (200 square feet) of gross floor area
Restaurant	The greater of: (a) 1 parking space per 4 persons design capacity or fraction thereof; or (b) 1 parking space per 9.5 square metres (100 square feet) of gross floor area.
School	The greater of: (a) 2 parking spaces per classroom; or (b) 1 parking space per 3 square metres (32 square feet) of floor area in the gymnasium or auditorium
Place of Worship	1 parking space per 5.6 square metres (60 square feet) of floor area in the nave

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TYPE OF USE	MINIMUM PARKING REQUIREMENTS
Assembly Hall, Community Centre or Theatre	The greater of: (a) 1 parking space per 5 fixed seats or fraction thereof; or (b) 1 parking space per 9.5 square metres (100 square feet) of gross floor area; or (c) 1 parking space for each 4 persons that may be legally accommodated at any one time.
Industrial Establishment	The greater of: (a) 1 parking space per 37 square metres (400 square feet) of manufacturing floor area; or (b) 1 parking space per 74 square metres (800 square feet) of warehousing space
Car Wash	(a) a minimum of 3 spaces for motor vehicles shall be located in advance of each washing stall of a self-service car wash (b) a minimum of 10 spaces for motor vehicles shall be located in advance of each washing stall of an automatic car wash (c) a minimum of 15 spaces for motor vehicles shall be located in advance of each washing stall of a conveyor-type automatic car wash.
Uses Permitted by this By-law other than those listed in this table	The greater of: (a) 1 parking space per 2 employees or fraction thereof; or (b) 1 parking space per 4 persons design capacity or fraction thereof; or (c) 1 parking space per 37 square metres (400 square feet) of gross floor area



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### (b)      More Than One Use on a Lot:

When a building, structure or lot accommodates more than one type of use, the parking space requirement for such building, structure or lot shall be the sum of the requirements for the separate uses thereof.

### (c)      Location:

The required parking areas shall not form part of any street or lane and shall be provided on the lot occupied by the building, structure or use for which the said parking area is required, except in the case of a non-residential use, the required parking area may be provided on another lot if such parking area is not more than 91 metres (300 feet) from the lot requiring the parking area.

### (d)      Yards Where Permitted:

Notwithstanding the yard and setback provisions of this By-law to the contrary, uncovered surface parking areas shall be permitted in the required yards, or in an area between the street line and the required setback as follows, provided that such parking areas shall be subject to the provisions of Section 4.38 hereof regarding sight triangles:

<b>ZONE</b>	<b>YARD IN WHICH REQUIRED PARKING AREA PERMITTED</b>
(i) Rural, Agricultural	All yards, provided that no part of any parking area, other than a driveway, is located closer than 3 metres (10 feet) to any street line.
(ii) Residential	All yards provided that no part of any parking area, other than a driveway, is located closer than the minimum required front yard depth to any street line.
(iii) Commercial, Institutional and Environmental Protection	All yards provided that no part of any parking area, other than a driveway, is located closer than 0.9 metres (3 feet) to any street line.

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<b>ZONE</b>	<b>YARD IN WHICH REQUIRED PARKING AREA PERMITTED</b>
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(iv) Industrial and Open Space	Interior side and rear yards only, except for visitor parking, provided that no part of any parking area, other than a driveway is located closer than 7.5 metres (25 feet) to any street line.
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(e) Access:

- (i) Access to the required parking spaces and parking areas shall be provided by means of unobstructed driveways or passageways at least 3 metres (10 feet), but not more than 9 metres (30 feet) in width.
- (ii) The aisles between parking space blocks within a parking area shall have a minimum width of 6 metres (20 feet).
- (iii) The maximum width of any combined ingress and egress driveway or any abutting driveways along a common lot line, measured along the street, shall be 9 metres (30 feet).
- (iv) The minimum distance between a driveway and an intersection of street lines, measured along the street line intersected by such driveway, shall be 7.5 metres (25 feet) for all residential uses in Residential Zones and shall be 15 metres (50 feet) for all other uses in any zone.
- (v) The minimum angle of intersection between a driveway and a street line shall be 60 degrees.
- (vi) No driveway shall be established closer than 1 metre (3 feet) to a side lot line, but this shall not apply to prevent the establishment of abutting driveways along a common lot line if their combined width does not exceed 9 metres (30 feet).

(f) Surface:

Each parking area and driveway connecting the parking lot with a street shall be maintained with a stable surface which is treated so as to prevent the raising of dust or loose particles. This provision shall not apply in the Agricultural (A) and Rural (RU) Zones.

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- (g)      Addition to Existing Use:  
When a building or structure has insufficient parking spaces on the date of the passing of this By-law to comply with 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.
- (h)      Use of Parking Areas and Parking Spaces:  
Where a parking area or parking space is permitted or required by this By-law, no person shall use such parking area or parking space for parking any motor vehicle unless such vehicle is used in operations incidental to the permitted uses in respect to which such parking area or parking space is provided and bears a motor vehicle license plate or sticker which is valid for part or all of the current calendar year.
- (i)      Restrictions in Residential Zones:  
No person shall use any parking area or parking space in the Seasonal Residential (SR), and Residential Mobile Home Park (RMH) Zones except in accordance with the following:
  - (i)      Not more than one (1) vehicle per dwelling unit shall be a commercial motor vehicle with a rated capacity of 1016 kilograms (2240 pounds) or greater;
  - (ii)     Notwithstanding (i) above to the contrary, a commercial motor vehicle that exceeds the size of a tandem truck shall not be permitted; and
  - (iii)    For the purpose of (i) and (ii) above, commercial motor vehicles shall be as defined in the Highway Traffic Act.

### **4.28      PITS AND QUARRIES**

- (a)      The making and establishment of pits and quarries is prohibited except in the locations and in accordance with the provisions of this By-law, and, no person shall use any land or erect any building or structure for the purpose of processing, washing, sorting, screening or crushing rock, sand or gravel except as provided for in this By-law.

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- (b) Notwithstanding any other provision of this By-law, a wayside pit or wayside quarry shall be considered a permitted use in all Zones except in a Residential Zone, an Institutional Zone, or an Environmental Protection Zone.

### **4.29   PLANTING STRIPS**

Where the main use of a lot is for a Non-Residential purpose, other than an agricultural use or home occupation, and the side or rear lot line, or portion thereof, abuts a Residential use or undeveloped land in a Residential Zone, or where such lot is in an Industrial Zone and the front, side or rear lot line abuts a portion of a street, the opposite side of which portion of the street abuts a Residential use or undeveloped land in a Residential Zone, then a strip of land, located on the said lot, adjoining such abutting lot line, or portion thereof, shall be used for no other purpose than a planting strip in accordance with the provisions of this subsection.

Where a planting strip is required by this By-law, it shall consist of an unpierced and unbroken hedgerow of suitable evergreen or perennial shrub, and shall conform to the following regulations:

- (a) Minimum width of planting strip shall be 3 metres (10 feet);
- (b) Minimum planned height of hedgerow shall be 1.75 metres (6 feet);
- (c) A planting strip may form part of any minimum front, side or rear yard; and
- (d) A planting strip may be interrupted where a driveway or walkway crosses:
  - (i) a maximum of 3 metres (10 feet) from a driveway; and
  - (ii) a maximum of 1.5 metres (5 feet) from a walkway.

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### **4.30    PORTABLE ASPHALT PLANTS**

Portable asphalt plants used by a public road authority or their agent shall be permitted in all zones with the exception of all Residential, Institutional and Environmental Protection Zones. The plants must comply with the Ministry of Environment and Energy's separation distances and prior to the establishment of such a plant, a certificate of approval must be obtained from the Ministry of Environment and Energy.

### **4.31    PRIVATE-HOME DAY CARE USES**

Notwithstanding any other provision to the contrary, a private-home day care may be permitted as an accessory use in any zone which permits a permanent single detached dwelling. Such use may be subject to Fire Department and Building Department inspections and approvals as required.

### **4.32    PROHIBITED HABITATION AND STORAGE OF GOODS, MATERIALS, ANIMALS OR EQUIPMENT**

No truck, bus, coach, cargo or freight container, recreational motor home, recreational or any other type of trailer shall be used for either temporary or permanent human habitation, the keeping of animals, storage of goods, materials or equipment, whether or not the same is mounted on wheels.

Except as otherwise permitted in this by-law human habitation, whether temporary or permanent, shall only be permitted in a dwelling unit located within a zone permitting residential uses; erected and used in accordance with this and all other by-laws of the Corporation.

For the purposes of this section, 'Human Habitation' shall be defined as:

**'Human Habitation'** means the act of occupying, using or establishing any habitable room, space or area by persons on either a temporary, permanent or occasional basis; and is identified by any connection to electrical,

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water, sanitary or heating services.

### **4.33    PUBLIC ROAD BUILDING REQUIREMENTS**

The setback for all new buildings and structures shall be as follows:

- (a)      The minimum setback from the centreline of all Provincial Highways, which are hereby designated as Arterial Roads, shall be as required by the Ministry of Transportation;
- (b)      The minimum setback from the centreline of all County Roads, which are hereby designated as Collector Roads, shall be as required by the County of Peterborough Roads Department; and
- (c)      The minimum setback from the centreline of all Township and Municipal Roads, which are hereby designated as Local Roads, shall be the distance required in the applicable zone, as measured from the front lot line.

### **4.34    PUBLIC USES**

- (a)      Public Utilities:

The provisions of this By-law shall not apply to the use of any land or to the erection of any building or structure for the purpose of providing a public service. However, public buildings shall be prohibited from locating in the Agricultural (A) and Environmental Protection (EP) Zones.

Where such lot, building or structure is located in any zone for a public use, the following provisions shall apply:

- (i)      Except as otherwise provided in this By-law, if any public use is located in any Residential Zone, the minimum yard regulations, maximum lot coverage and minimum lot area and frontage regulations shall apply. In addition, any building erected under authority of this section shall be designed and maintained in general harmony with residential buildings of the type permitted in such zone.

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If such public use is located in any other zone, then the minimum yard regulations and maximum lot coverage regulations shall apply.

No goods, materials or equipment shall be stored in the open, except as permitted in such zone.

### (b) Streets and Installations:

Nothing in this By-law shall prevent the use of land for streets or infrastructure or prevent the construction, maintenance or repair of such streets or infrastructure.

### (c) Provisions in Residential Zones:

Any above-ground non-recreational public use which is located in a Residential Zone shall be enclosed in a building designed, located and maintained in general harmony with the permitted Residential buildings in such zone.

### (d) Setback from Railway Rights-of-Way:

Notwithstanding any provisions of this By-law to the contrary, no residential dwelling shall be located within 15 metres (50 feet) of a railway right-of-way.

### (e) Traffic Signs

Nothing in this By-law shall prevent the erection of any properly authorized traffic sign or signal.

## 4.35 ADDITIONAL DWELLING UNITS

Notwithstanding any other provision of this By-law to the contrary, additional dwelling units may be permitted in the Agricultural (A), Rural (RU), Residential Type-1 (R1), and Residential Type-2 (R2) Zones subject to the following provisions:

- a) An additional dwelling unit shall be constructed for year-round permanent human habitation and in compliance with the Ontario Building Code and the Ontario Fire Code.
- b) An additional dwelling unit shall only be permitted where it has been demonstrated that the existing sewage services have sufficient capacity for the additional unit(s) and a certificate of occupancy for potable water is obtained.
- c) Where a garden suite is legally existing on a lot, the garden suite may be converted into a permanent additional dwelling unit subject to the provisions of this Section and any applicable Building and Fire Code regulations.
- d) Where a lot is located within a **Settlement Area** and serviced with both municipal sewage and water servicing, the following shall apply:
  - i) Up to a maximum of two (2) additional residential units may be permitted inside a single detached dwelling, semi-detached dwelling, or a row-house if no residential units are located inside an accessory building or structure.
  - ii) Up to a maximum of one (1) additional residential unit may be permitted inside a single detached dwelling, semi-detached dwelling, or a row-house if all accessory buildings or structures cumulatively contain no more than one (1) additional residential unit within;
  - iii) Only one (1) additional dwelling unit may be permitted inside an accessory building or structure;
  - iv) Where the additional dwelling unit is the primary use of the accessory building or structure, the provisions of the respective Zone shall apply;
  - v) Where the additional dwelling unit is within an accessory use to an accessory building or structure, the provisions of Section 4.1 of this By-law shall apply;
  - vi) One (1) off-street parking space shall be provided in connection with an additional dwelling unit. Tandem Parking may also be permitted.
- e) Where a lot is located within or outside a **Settlement Area** boundary and is not serviced with both municipal sewage and water servicing, the following shall also apply:



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- i) A maximum of two (2) additional dwelling units may be permitted. One (1) additional dwelling unit may be permitted within an existing or new single detached dwelling, semi-detached dwelling, or a row-house. One (1) additional dwelling unit may also be permitted within a building or structure accessory to a single detached dwelling, semi-detached dwelling, or a row-house;
  - ii) An additional dwelling unit shall be clearly subordinate to the primary dwelling unit in size;
  - iii) One (1) off-street parking space shall be provided in connection with an additional dwelling unit, in addition to any parking space(s) required for the primary dwelling unit. Tandem Parking may also be permitted;
  - iv) Where the additional dwelling unit is the primary use of the accessory building or structure, the residential provisions of the respective Zone shall apply;
  - v) Where the additional dwelling unit is within an accessory use to an accessory building or structure, the provisions of Section 4.1 of this By-law shall apply.
- f) Notwithstanding the above, an additional dwelling unit shall not be permitted:
- i) On lots accessed by private roads and/or where emergency services may be limited;
  - ii) Within a vacation/recreational dwelling or within a building that is accessory to a vacation/recreational dwelling;
  - iii) Within a dwelling that is accessory to a permitted non-residential use;
  - iv) Within an Environmental Protection (EP) Zone or floodplain;
  - v) Within 30 metres of any High Water Mark;
  - vi) Within 300 metres of an at-capacity lake

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### **4.36    SETBACKS FROM DISPOSAL INDUSTRIAL ZONE USES**

Notwithstanding any other provisions of the contrary, no residential or commercial use shall be located within:

- (a)      100 metres (328 feet) of a Disposal Industrial Zone waste transfer station;
- (b)      120 metres (400 feet) of a Disposal Industrial Zone salvage yard;
- (c)      150 metres (492 feet) of a Disposal Industrial Zone sewage treatment plant;
- (d)      250 metres (820 feet) of a Disposal Industrial Zone composting facility or material recover facility;
- (e)      400 metres (1,312 feet) of a Disposal Industrial Zone sewage storage lagoon; or
- (f)      500 metres (1,640 feet) of a Disposal Industrial Zone waste disposal site or solid waste landfill site.

The provisions of this section regulating setbacks from a sewage treatment plant or lagoon shall not apply to any lot, building or structure which was lawfully used for such purpose or lots of record created by consent of the Peterborough County Land Division Committee existing on the date of passing of this by-law.

### **4.37    SETBACK FROM HIGH WATER MARK**

Subject to the exceptions contained in the Marine Facility and Yard and Setback Encroachment provisions contained in this By-law, where a lot abuts a waterbody, no building or structure shall be located within 30.0 metres (100 feet) of the existing high water mark.

Notwithstanding, the replacement, redevelopment or reconstruction of an existing building, structure or leaching bed shall be permitted in accordance with the provisions of section 4.10 of this By-law.

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Sewage system leeching beds, septic system pumping chambers, and holding tanks requiring replacement due to structural damage and/or malfunction shall maintain a minimum setback of 30 metres from any High Water Mark, where possible, or to the greatest setback achievable, and to the satisfaction of the authority having jurisdiction. Due their importance in ensuring the safety of public health, a Minor Variance or Zoning By-law Amendment may not be required in the case where the replacement system must be located within the 30 metre High Water Mark setback.

### **4.38 SIGHT TRIANGLES**

On a corner lot, a triangular area formed by the street lines and a line drawn from a point in one street line to a point in the other street line, each such point being 9 metres (30 feet) from the point of intersection of the two street lines, as measured along the street lines, shall be known as a sight triangle. Notwithstanding any provisions 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 top of which exceeds 1 metre (3.3 feet) in height above the elevation of the centrelines of the abutting streets;
- (c) A parking lot; and
- (d) A finished grade which exceeds the elevation of the centrelines of the abutting streets by more than 0.6 metres (2 feet).

### **4.39 SIGNS**

The provisions of this By-law shall not apply to prevent the erection, alteration, or use of any legal sign provided such sign complies with the By-laws of the Corporation regulating signs and provided that such sign complies with the provisions for Bed and Breakfast Establishments, Boarding Houses, Home Occupations, Home Industries and Sight Triangles.

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### **4.40    SLEEPING CABINS**

A sleeping cabin is permitted within the Seasonal Residential (SR), and Island Residential (IR) Zones subject to the following requirements:

- (a)      No part of any sleeping cabin shall be located within a front yard abutting a shoreline. A sleeping cabin shall not be closer to the water than the main or principle dwelling unit.
- (b)      A sleeping cabin shall be limited to a detached one storey building.
- (c)      The gross floor area of a sleeping cabin shall not exceed 29.7 sq. metres (320 sq. feet). The total ground floor areas of all decks, any part of which is attached to or within 2 metres (7 feet) of the sleeping cabin, shall not exceed 15 sq. metres (161 sq. feet). A porch is included in the calculation of gross floor area of a sleeping cabin.
- (d)      Notwithstanding the provisions of Section 4.1, where an accessory building is a sleeping cabin, the sleeping cabin shall comply with the minimum lot line setbacks for the main building.
- (e)      Only one sleeping cabin per lot shall be permitted.

### **4.41    STORAGE OF VEHICLES**

In any Agricultural or Rural Zone, save and except sub-sections 5.1.2 and 6.1.6, no more than 3 unlicensed or mechanically inoperable vehicles shall be stored or repaired at any time outside a fully enclosed building on the premises.

In any Residential zone and for those uses permitted in sub-sections 5.1.2 and 6.1.6, no more than 1 unlicensed or mechanically inoperable vehicle shall be stored or repaired at any time outside a fully enclosed building on the premises.

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### **4.42   SWIMMING POOLS**

Notwithstanding anything contained in this By-law, a swimming pool is permitted as an accessory use to a permitted residential use in accordance with the following provisions:

(a) In the Front or Side yard of any lot

- (i) No part of such swimming pool shall be located closer to any lot or street line than the minimum distance required for the principal building located on such lot;
- (ii) For lots located in the Seasonal Residential (SR) Zone, the provisions under Section 4.37 shall also apply;
- (iii) The minimum distance from the boundary of a swimming pool to any other structure located on the same lot shall be no less than 1.5 metres (5 feet);
- (iv) Any building or structure, other than a dwelling, required for changing clothing or for pumping or filtering facilities, or other similar accessory uses, shall comply with the provision and regulations as they apply to accessory uses/structures under Section 4.1 of this By-law.

(b) In the Rear Yard of any lot:

- (i) No part of such swimming pool is to be located closer to any lot or street line than the minimum distance required for accessory uses/structures in accordance with Section 4.1 of this By-law;
- (ii) For lots in the Seasonal Residential (SR) Zone, the provisions under Section 4.37 shall also apply;
- (iii) The minimum distance from the boundary of a swimming pool to any other structure located on the same lot shall be no less than 1.5 metres (5 feet);

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- iv) Any building or structure, other than a dwelling, required for changing clothing or for pumping or filtering facility other similar accessory uses, shall comply with the provisions and regulations as they apply to accessory uses/structures under Section 4.1 of this By-law.
- (c) All swimming pools shall require permits approved by the Chief Building Official and designed in accordance with the regulations and provisions spoken to in the Township of Havelock-Belmont-Methuen's Swimming Pool By-law;
- (d) Notwithstanding the provisions and regulations under Section 7.2 of this By-law to the contrary, for those lots located in the Residential Type-1 (R1) Zone within the **Settlement Areas** of Havelock, Blairton, and Cardova Mines, the minimum interior side yard setback shall be increased to 2 metres (6.5 feet)
- (e) The maximum lot coverage of an outdoor swimming pool shall not exceed 15% of the total lot area.

### 4.43 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 or navigable water.

### 4.44 USE REGULATIONS

No land, building or structure shall be used for any purpose other than that for which it is being used at the date of passing of this By-law, or in accordance with the provisions of this By-law, except that a lot held in separate and distinct ownership and legally conveyable without consent on the date of the passing of this By-law may be used for Agricultural or Forestry uses, subject to the provisions applying to the Rural Zone (RU) or the Agricultural Zone (A). Permitted uses which are defined for each zone within the provisions of this By-law, shall be the only uses allowed within their respective zones.

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### **4.45   YARD AND SETBACK ENCROACHMENTS PERMITTED**

- (a)      Ornamental Structures:  
Notwithstanding the yard and setback provisions of this By-law to the contrary, sills, belt courses, chimneys, cornices, eaves, gutters, parapets, pilasters or similar ornamental structures may project into any required yard a maximum distance of 0.6 metres (2 feet).
  
- (b)      Unattached Decks and Patios:  
Notwithstanding the yard provisions of this By-law to the contrary, unattached decks and patios may project into any required front or rear yard provided they are not more than 0.6 metres (2 feet) above finished grade and no larger than 10 square metres in size.
  
- (c)      Gate House:  
Notwithstanding the yard and setback provisions of this By-law to the contrary, in an Industrial Zone a gate house shall be permitted in a front or side yard or in the area between the street line and the required setback.
  
- (d)      Building In Built-Up Area:  
Notwithstanding any provisions of this By-law to the contrary, except for the provisions of this By-law regarding sight triangles, where a building is to be erected in a built-up area where there is an established building line, such building may be erected closer to the street line, or the centreline of the street, as the case may be, than required by this By-law provided such building is not erected closer to the street line than the established building line on the date of passing of this By-law.
  
- (e)      Stairs and Landings:  
Notwithstanding the yard and setback provisions of this By-law to the contrary, stairs and landings which are intended to provide safe access to land near the water's edge are exempt from yard setback provisions, provided that such stairs are not more than 1.25 metres (4.1 feet) in width and such landings are not more than 1.52 metres (5 feet) by 1.25 metres (4.1 feet) in dimension.

#### **4.46 SPECIAL DISTRICTS**

The following regulations shall have effect notwithstanding anything else contained in the By-law. The provisions of this By-law shall be deemed to be amended insofar as is necessary to give effect thereto. (Special Districts, together with the respective numbers, provisions and regulations, are to be added when passed by Council).

##### **4.46.1 Special District 1 Zone (S.D. 1)**

All of the provisions and regulations of Section 6 and Section 18 shall apply to the Special District 1 Zone (S.D. 1) in part of Lot 27, Concession 1, in part of Lots 22 and 23, Concession 6, in Belmont Township, and part of Lots 5 and 6, Concession 1 in the Methuen Ward.

##### **4.46.2 Special District 2 Zone (S.D. 2)**

All of the provisions and regulations of Section 7 shall apply to the Special District 2 Zone (S.D. 2) in part of Lot 21, Concession 1 in the Belmont Ward except with regard to lot area, lot frontage and the setbacks of the existing foundation as shown on Plan 45R2894.



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### **4.46.3      Special District 3 Zone (S.D. 3)**

All of the provisions and regulations of Section 11 shall apply to the Special District 3 Zone (S.D. 3) in part of Lot 14, Concession 6 in the Belmont Ward except that the requirement for frontage on a public street does not apply.

### **4.46.4      Special District 4 Zone (S.D. 4)**

All of the provisions and regulations of Section 17 shall apply to the Special District 4 Zone (S.D. 4) in part of Lot 4, Concession 1 in the Belmont Ward except that the minimum northerly side yard for all existing buildings and extensions thereto shall be 1.5 metres (5 feet).

### **4.46.5      Special District 5 Zone (S.D. 5)**

All of the provisions and regulations of Section 17 shall apply to the Special District 5 Zone (S.D. 5) in part of Lot 4, Concession 1 in the Belmont Ward except that the minimum rear yard for all existing buildings and extensions thereto shall be 2.4 metres (7.9 feet).

### **4.46.6      Special District 6 Zone (S.D. 6)**

All of the provisions and regulations of Section 6 and Section 23 shall apply to the Special District 6 Zone (S.D. 6) in Lot 24, Concession 5 in the Belmont Ward except that the existing single detached dwelling shall be permitted subject to the provisions and regulations of the Seasonal Residential Zone (SR). In addition, notwithstanding any provision to the contrary, the requirement for minimum lot frontage for the existing single detached dwelling is waived, the minimum floor area requirement is 52 square metres (560 square feet), and the requirement for frontage on a public street is waived.

### **4.46.7      Special District 7 Zone (S.D. 7)**

All of the provisions and regulations of Section 11 shall apply to the Special District 7 Zone (S.D. 7) in part of Lot 11, Concession 4 in the Methuen Ward except that the minimum lot area shall be 1600 square metres (.4 acre), the minimum lot frontage shall be 21 metres (69 feet) and the minimum side yard on the eastern side shall be 3 metres (10 feet).

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### **4.46.8        Special District 8 Zone (S.D. 8)**

All of the provisions and regulations of Section 11 shall apply to the Special District 8 Zone (S.D. 8) in part of Lot 11, Concession 4 in the Methuen Ward except that the minimum lot area shall be 1400 square metres (.35 acre) and the minimum lot frontage shall be 44 metres (141 feet).

### **4.46.9        Special District 9 Zone (S.D. 9)**

All of the provisions and regulations of Section 11 shall apply to the Special District 9 Zone (S.D. 9) in part of Lot 19, Concession 3 in the Belmont Ward except that the minimum lot area shall be 800 square metres (8611 square feet) and the minimum lot frontage shall be 16.5 metres (54 feet).

### **4.46.10       Special District 10 Zone (S.D. 10)**

All of the provisions and regulations of Section 11 shall apply to the Special District 10 Zone (S.D. 10) in part of Lot 31, Concession 9 in the Methuen Ward except that the minimum lot frontage shall be 30 metres (98 feet).

### **4.46.11       Special District 11 Zone (S.D. 11)**

All of the provisions and regulations of Section 14 shall apply to the Special District 11 Zone (S.D. 11) in part of Lot 8, Concession 8 in the Belmont Ward except that the permitted uses are limited to: a miniature golf course; a golf driving range; a baseball pitching area; and an eating establishment which is accessory to the foregoing. Notwithstanding any other provision to the contrary the following special parking provisions shall also apply:

- |     |                        |           |
|-----|------------------------|-----------|
| (a) | Miniature golf course  | 13 spaces |
| (b) | Golf driving range     | 13 spaces |
| (c) | Baseball pitching area | 13 spaces |

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### **4.46.12        Special District 12 Zone (S.D. 12)**

All of the provisions and regulations of Section 12 shall apply to the Special District 12 Zone (S.D. 12) on part of Big Island in Belmont Lake except that the minimum lot area shall be 3210 square metres (.79 acres), the minimum lot frontage shall be 30 metres (98 feet) and the minimum side yard shall be 10 metres (32 feet).

### **4.46.13        Special District 13 Zone (S.D. 13)**

All of the provisions and regulations of Section 11 shall apply to the Special District 13 Zone (S.D. 13) in part of Lot 26, Concession 10 in the Methuen Ward except that the minimum lot frontage shall be 31 metres (101 feet).

### **4.46.14        Special District 14 Zone (S.D. 14)**

All of the provisions and regulations of Section 11 shall apply to the Special District 14 Zone (S.D. 14) in part of Lot 11, Concession 8 in the Methuen Ward except that the minimum lot area shall be 2000 square metres (.49 acres) and the minimum lot frontage shall be 20 metres (65 feet).

### **4.46.15        Special District 15 Zone (S.D. 15)**

All of the provisions and regulations of Section 11 shall apply to the Special District 15 Zone (S.D. 15) in part of Lot 11, Concession 8 in the Methuen Ward except that the minimum lot area shall be 2000 square metres (.49 acres) and the minimum lot frontage shall be 35 metres (115 feet).

### **4.46.16        Special District 16 Zone (S.D. 16)**

All of the provisions and regulations of Section 11 shall apply to the Special District 16 Zone (S.D. 16) in part of Lot 12, Concession 8 in the Methuen Ward except that the minimum lot area shall be 1765 square metres (.44 acres) and the minimum lot frontage shall be 23 metres (75 feet).

### **4.46.17        Special District 17 Zone (S.D. 17)**

All of the provisions and regulations of Section 11 shall apply to Special District 17 Zone (S.D. 17) in part of Lot 12, Concession 8 in the Methuen Ward except that the minimum lot frontage shall be 35 metres (115 feet).

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### **4.46.18      Special District 18 Zone (S.D. 18)**

All of the provisions and regulations of Section 6 shall apply to the Special District 18 Zone (S.D. 18) in part of Lot 5, Concession 6 in the Belmont Ward except that the minimum lot area shall be 0.3 hectares (.74 acres) and the minimum lot frontage shall be 50 metres (164 feet).

### **4.46.19      Special District 19 Zone (S.D. 19)**

All of the provisions and regulations of Section 6 shall apply to the Special District 19 Zone (S.D. 19) in part of Lot 5, Concession 6 in the Belmont Ward except that the minimum lot frontage shall be 54 metres (177 feet).

### **4.46.20      Special District 20 Zone (S.D. 20)**

All of the provisions and regulations of Section 11 shall apply to the Special District 20 Zone (S.D. 20) in part of Lot 5, Concession 6 in the Methuen Ward except that the minimum lot frontage shall be 40 metres (131 feet).

### **4.46.21      Special District 21 Zone (S.D. 21)**

All of the provisions and regulations of Section 11 shall apply to the Special District 21 Zone (S.D. 21) in part of Lot 5, Concession 6 in the Methuen Ward except that the minimum lot frontage shall be 33 metres (108 feet).

### **4.46.22      Special District 22 Zone (S.D. 22)**

All of the provisions and regulations of Section 12 shall apply to the Special District 22 Zone (S.D. 22) on Island No. 42, Jack Lake except that the minimum island area shall be 11,250 square metres (2.78 acres) and the minimum yard requirement for all buildings other than a marine facility shall be 11 metres (36 feet).

### **4.46.23      Special District 23 Zone (S.D. 23)**

All of the provisions and regulations of Section 11 shall apply to the Special District 23 Zone (S.D. 23) in part of Lots 9 and 10, Concession 1 in the Belmont Ward. However, notwithstanding any provision of Section 9 to the contrary, no development shall be located below the 183.88 metre GSC (Geodetic Survey of Canada) elevation.

For the purposes of this Zone, development is defined as the construction, erection or placing of a building or structure of

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any kind or the making of an addition or alteration to a building or structure that has the effect of increasing the size or usability thereof, and includes such related activities as site grading and the placing or dumping of fill.

### **4.46.24        Special District 24 Zone (S.D. 24)**

All of the provisions and regulations of Section 11 shall apply to the Special District 24 Zone (S.D. 24) in part of Lot 18, Concession 6 in the Belmont Ward. However, notwithstanding any provision of Section 9 to the contrary, no development shall be located within 30 metres (98 feet) of the 200.30 metre GSC (Geodetic Survey of Canada) elevation.

For the purposes of this Zone, development is defined as the construction, erection or placing of a building or structure of any kind or the making of an addition or alteration to a building or structure that has the effect of increasing the size or usability thereof, and includes such related activities as site grading and the placing or dumping of fill.

### **4.46.25        Special District 25 Zone (S.D. 25)**

All of the provisions and regulations of Section 11 shall apply to the Special District 25 Zone (S.D. 25) in part of Lot 13, Concession 6 in the Belmont Ward except that the minimum lot area shall be .91 hectares (2.25 acres) and the maximum lot coverage shall be 3%. In addition, notwithstanding the provisions of Section 4.13 to the contrary, access to the subject lands shall be by deeded right-of-way access to Belmont Lake.

### **4.46.26        Special District 26 Zone (S.D. 26)**

The Special District 26 Zone (S.D. 26) in part of Lot 31, Concession 11 in the Methuen Ward shall permit the establishment of a municipal solid waste transfer station thereon in accordance with the following regulations:

- |    |                      |                               |
|----|----------------------|-------------------------------|
| a) | minimum lot area     | 2830 square metres (.7 acres) |
| b) | minimum lot frontage | 58 metres (190 feet)          |
| c) | minimum front yard   | 10 metres (33 feet)           |
| d) | minimum side yard    | 7.5 metres (25 feet)          |
| e) | minimum rear yard    | 7.5 metres (25 feet)          |
| f) | maximum lot coverage | 25%                           |

For the purposes of the Special District 26 Zone (S.D. 26), a municipal solid waste transfer station is defined as “a waste disposal site designed and used for the temporary storage of municipal solid waste”.

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**4.46.27      Special District 27 Zone (S.D. 27)**

No person shall within any Special District 27 (S.D. 27) Zone being located n Part Lot 20, Concession 3 of the Belmont Ward use any building or structure except in accordance with the following provisions:

4.46.27.1      Permitted Uses

- 4.46.27.1.1    a single detached dwelling;
- 4.46.27.1.2    a park

4.46.27.2      Regulations for Uses Permitted in Section 4.46.27.1

- a) Minimum Lot Area            2.7 hectares (6.6 acres)
- b) Minimum Lot Frontage       110 metres (360 feet)

4.46.27.3      Special Regulations for Uses Permitted in Section 4.46.27.1

- a) Notwithstanding any provisions of Section 11 of this By-law to the contrary, no development shall be located below the 189.0 GSC (Geodetic Survey of Canada) elevation.
- b) For the purposes of any Special District 27 (S.D. 27) Zone, development shall be defined as;  
  
      “**DEVELOPMENT**” means the construction, erection or placing of a building or structure of any kind or the making of an addition or alteration to a building or structure that has the effect of increasing the size or usability thereof, and includes such related activities as site grading and the placing or dumping of fill.
- c) Notwithstanding any other provisions of this By-law to the contrary, lot frontage shall be deemed to be the shoreline.

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- d) Notwithstanding any other provisions of Section 4.21 of this By-law to the contrary, where any part of a lot is zoned Environmental Protection (EP) Zone, then such part may be included in any minimum lot frontage determination.

4.46.27.4 All other provisions of By-law No. 1995-47 as amended, as they apply to the “Seasonal Residential (S) Zone” shall also apply to any Special District (S.D. 27) Zone.”

#### **4.46.28      Special District 28 Zone (S.D. 28)**

All of the provisions and regulations of Section 11 shall apply to the Special District 28 Zone (S.D. 28) in part of Lot 20, Concession 3 in the Belmont Ward except that the minimum lot area shall be 1400 square metres (.35 acres) and the minimum lot frontage shall be 27.9 metres (91.5 feet).

#### **4.46.29      Special District 29 Zone (S.D. 29)**

All of the provisions and regulations of Section 11 shall apply to the Special District 29 Zone (S.D. 29) in part of Lot 14, Concessions 1 and 2 in the Belmont Ward. However, notwithstanding any provision of Section 9 to the contrary, no development shall be permitted below the 183.88 GSC (Geodetic Survey of Canada) elevation and no development shall be permitted within 30 metres (98 feet) of the high water mark.

For the purposes of this Zone, development is defined as the construction, erection or placing of a building or structure of any kind or the making of an addition or alteration to a building or structure that has the effect of increasing the size or usability thereof, and includes such related activities as site grading and the placing or dumping of fill.

#### **4.46.30      Special District 30 Zone (S.D. 30)**

All of the provisions and regulations of Section 11 shall apply to the Special District 30 Zone (S.D. 30) in part of Lot 15, Concession 7 in the Belmont Ward except that the minimum lot frontage shall be 29 metres (95 feet). In addition, notwithstanding the provisions of Section 4.13 to the contrary, access to a public maintained road will be provided by a private right-of-way.

#### **4.46.31      Special District 31 Zone (S.D. 31)**

All of the provisions and regulations of Section 11 shall apply to the Special District 31 Zone (S.D. 31) in part of Lot 4, Concession 11 in the Methuen Ward except that the minimum lot area shall be 2.2 hectares (5.4 acres). In addition,

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notwithstanding any provision to the contrary, no shoreline alteration shall be permitted without prior written consent of the Ministry of Natural Resources.

##### **4.46.32        Special District 32 Zone (S.D. 32)**

All of the provisions and regulations of Section 11 shall apply to the Special District 32 Zone (S.D. 32) in part of Lot 4, Concession 11 in the Methuen Ward except that the minimum lot area shall be 11.2 hectares (27.7 acres) and the minimum lot frontage shall be 390 metres (1279.5 feet). In addition, notwithstanding any provision to the contrary, no shoreline alteration shall be permitted without prior written consent of the Ministry of Natural Resources.

##### **4.46.33        Special District 33 Zone (S.D. 33)**

All of the provisions and regulations of Section 11 shall apply to the Special District 33 Zone (S.D. 33) in part of Lot 13, Concession 7 in the Methuen Ward except that the minimum lot frontage on a water body shall be 34 metres (111.5 feet).

##### **4.46.34        Special District 34 Zone (S.D. 34)**

All of the provisions and regulations of Section 6 shall apply to the Special District 34 Zone (S.D. 34) in part of Lot 7, Concession 8 in the Belmont Ward.

In addition to the uses permitted under Section 6, land zoned the Special District 34 Zone (S.D. 34) may be used for any defined special event. Temporary accessory camping and parking uses may also be permitted. A special event shall be subject to the zone provisions of the Rural Zone (RU).

For the purposes of the Special District 34 Zone (S.D. 34), a “special event” means an event, the duration of which is temporary in nature and which is limited to one or more of the following uses: an exhibition, a fair, a carnival, a religious or music festival or a recreational competition.

For the purposes of the Special District 34 Zone (S.D. 34), “temporary” shall mean that each Special Event shall not exceed 5 days duration and the combined total of all Special Events held on the subject lands shall not exceed 30 days in a calendar year.



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### **4.46.35      Special District 35 Zone (S.D. 35)**

All of the provisions and regulations of Section 12 shall apply to the Special District 35 Zone (S.D. 35) in part of Lot 30, Concession 1 in the Belmont Ward except that the minimum lot frontage shall be 30 metres (98 feet).

### **4.46.36      Special District 36 Zone (S.D. 36)**

All of the provisions and regulations of Section 12 shall apply to the Special District 36 Zone (S.D. 36) in part of Lot 30, Concession 1 in the Belmont Ward except that the minimum lot frontage shall be 7 metres (23 feet).

### **4.46.37      Special District 37 Zone (S.D. 37)**

All of the provisions and regulations of Section 12 shall apply to the Special District 37 Zone (S.D. 37) in part of Lot 30, Concession 1 in the Belmont Ward except that the minimum lot frontage shall be 15 metres (49 feet).

### **4.46.38      Special District 38 Zone (S.D. 38)**

All of the provisions and regulations of Section 14 shall apply to the Special District 38 Zone (S.D. 38) in part of Lot 5, Concession 10 in the Belmont Ward except that the minimum lot area shall be 1819.5 square metres (.45 acres), the minimum lot frontage shall be 5.9 metres (19 feet) and the minimum front yard shall be 11.7 metres (38 feet).

### **4.46.39      Special District 39 Zone (S.D. 39)**

No person shall within any Special District 39 (S.D. 39) Zone being located in Part Lot 6, Concession 11 of the Belmont Ward use any land, or erect, alter or use any building or structure except in accordance with the following provisions:

#### **4.46.39.1      Permitted Uses**

- a) a private school
- b) a daycare centre
- c) dwelling unit accessory to any other permitted use
- d) a business or professional office
- e) a personal service shop

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Uses permitted as (a) and (b) shall only be permitted exclusive of those uses permitted by (d) and (e).

### 4.46.39.2      Regulations for Permitted Uses in Section 4.46.39.1

a) Minimum Lot Area	4.0 ha
b) Minimum Lot Frontage	200 m
c) Minimum Front yard	15 m
d) Minimum Side Yard	7.5 m
e) Minimum rear Yard	7.5 m
f) Maximum Lot Coverage	25%

4.46.39.3      All other provisions of By-law No. 1995-42, as amended, as they apply to the Institutional (I) Zone, shall also apply to any Special District 39 (S.D. 39) Zone, located in Part Lot 6, Concession 11 of the Belmont Ward.

### **4.46.40      Special District 40 Zone (S.D. 40)**

All of the provisions and regulations of Section 14 shall apply to the Special District 40 Zone (S.D. 40) in part of Lot 5, Concession 1 in the Belmont Ward except that the open storage of goods and materials shall not be permitted.

### **4.46.41      Special District 41 Zone (S.D. 41)**

No person shall within the Special District 41 Zone (S.D. 41) in part of Lot 6, Concession 2 in the Belmont Ward use any land, or erect, alter or use any building or structure except in accordance with the following provisions:

#### 4.46.41.1      Permitted Uses

4.46.41.1.1      Mobile Home Park, including mobile homes on individual sites, and private parks, and accessory use or buildings

4.46.41.1.2      An accessory convenience store

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### 4.46.41.2      Regulations for Permitted Uses

#### 4.46.41.2.1      Regulations for Uses Permitted in Section 4.46.41.1.1 Mobile Home Park

Minimum Lot Area	4 hectares (10 acres)
Minimum Lot Frontage	180 metres (590 feet)
Minimum Front Yard	15 metres (50 feet)
Minimum Side Yard	15 metres (50 feet)
Minimum Rear Yard	15 metres (50 feet)

#### 4.46.41.2.2      Regulations for Uses Permitted in Section 4.46.41.1.1 Mobile Homes on Individual Sites

##### 4.46.41.2.2.1      Where central water supply is provided.

Minimum Site Area	1400 square metres (.35 acres)
Minimum Site Frontage	30 metres (98 feet)
Maximum Site Coverage	20%
Maximum Front Yard	15 metres (50 feet)
Minimum Side Yard	3 metres (10 feet)
Minimum Rear Yard	6 metres (20 feet)

##### 4.46.41.2.2.2      Where individual water supply and sewage disposal are provided.

Minimum Site Area	2050 square metres (.5 acres)
Minimum Site Frontage	30 metres (98 feet)
Maximum Site Coverage	20%
Minimum Front Yard	15 metres (50 feet)
Minimum Side Yard	5 metres (16 feet)
Minimum Rear Yard	6 metres (20 feet)

##### 4.46.41.2.2.3      Minimum Floor Area                      66 square metres (710 square feet)

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4.46.41.2.2.4 Maximum Height 9 metres (30 feet)

One off-street parking space shall be required for each individual mobile home site.

#### 4.46.41.2.3 Regulations for Uses Permitted in Section 4.46.41.1.2

Minimum Site Area	1400 square metres (.35 acres)
Minimum Site Frontage	30 metres (98 feet)
Minimum Front Yard	15 metres (50 feet)
Minimum Side Yard	3 metres (10 feet)
Minimum Rear Yard	6 metres (20 feet)
Maximum Floor Area	93 square metres (1000 square feet)

One off-street parking space shall be required for every 18.5 square metres (200 square feet) of gross floor area.

#### **4.46.42 Special District 42 Zone (S.D. 42)**

All of the provisions and regulations of Section 11 shall apply to the Special District 42 Zone (S.D. 42) in part of Lot 12, Concession 5 in the Belmont Ward. In addition, notwithstanding any provision of Section 9 to the contrary, no development shall be permitted below the 188.80 metre GSC (Geodetic Survey of Canada) elevation and no development shall be permitted within 30 metres (98 feet) of the high water mark.

For the purpose of the Special District 42 Zone (S.D. 42), development is defined as the construction, erection, or placing of a building or structure of any kind or the making of an addition or alteration to a building or structure that has the effect of increasing the size or usability thereof, and includes such related activities as site grading and the placing or dumping of fill.

#### **4.46.43 Special District 44 Zone (S.D. 43)**

All of the provisions and regulations of Section 11 shall apply to the Special District 44 Zone (S.D. 44) in part of Lot 12, Concession 5 in the Belmont Ward. However, notwithstanding any provision of Section 9 to the contrary, in the Special District 38 Zone (S.D. 38) no development shall be permitted below the 188.80 metre GSC (Geodetic Survey of Canada) elevation.

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### **4.46.44        Special District 44 Zone (S.D. 44)**

Notwithstanding the provisions of Section 11.2.1 (minimum side yard) to the contrary, the lands zoned the Special District 44 Zone (S.D. 44) located in part of Lot 15, Concession 5 in the Belmont Ward may be used in accordance with the provisions of the “Seasonal Residential Zone (SR)” plus the following special provisions:

- a)        Minimum Side Yard:                                3.0 metres
- b)        No shoreline alteration shall be permitted without prior written consent of the Ministry of Natural Resources

### **4.46.45        Special District 45 Zone (S.D. 45)**

Special District 45 (S.D. 45) in part of Lot 3, Concession 10 in the Methuen Ward shall have a lot area of 464.5 square metres (5000 square feet) and shall permit a parking area for seasonal residential consent applications B-391/90 to B-397/90 and the retained parcel. No buildings or structures shall be situated with Special District 45.

### **4.46.46        Special District 46 Zone (S.D. 46)**

All of the provisions and regulations of Section 9 shall apply to the Special District 46 Zone (S.D. 46) in part of Lot 3, Concession 10 in the Methuen Ward. However, notwithstanding any provision to the contrary, no habitable building shall be permitted within 30 metres (98 feet) of the high water mark and no development shall be permitted within 30 metres (98 feet) of the adjoining wetland. For the purposes of this By-law, a “habitable building” is defined as “a suite of two or more rooms within which cooking, eating, living, sleeping and sanitary facilities are provided” and “development” is defined as the “construction, erection or placing of a building or structure of any kind or the making of an addition or alteration to a building or structure that has the effect of increasing the size or usability thereof, and includes such activities as site grading and the placing or dumping of fill.”

### **4.46.47        Special District 47 Zone (S.D. 47)**

All of the provisions and regulations of Section 11 shall apply to the Special District 47 Zone (S.D. 47) in part of Lot 11, Concession 6 in the Belmont Ward. However, notwithstanding any provision to the contrary, no development shall be permitted below the 1 in 100 year flood elevation of the 188.80 metre GSC (Geodetic Survey of Canada).

For the purposes of this Zone, development is defined as the construction, erection or placing of a building or structure of

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any kind or the making of an addition or alteration to a building or structure that has the effect of increasing the size or usability thereof, and includes such related activities as site grading and the placing or dumping of fill.

### **4.46.48      Special District 48 Zone (S.D. 48)**

No person shall within the Special District 48 Zone (S.D. 48) in part of Lot 12, Concession 10 in the Belmont Ward, use any land, or erect, alter or use any building or structure except in accordance with the following provisions:

#### 4.46.48.1      Permitted Uses

4.46.48.1.1      a single detached dwelling, an accessory tourist home and passive recreational and conservation uses

#### 4.46.48.2      Regulations for Permitted Uses

Minimum Lot Area	1.5 hectares (3.7 acres)
Minimum Lot Frontage	61 metres (200 feet)
Minimum Front Yard	15 metres (50 feet)
Minimum Side Yard	7.5 metres (25 feet)
Minimum Rear Yard	7.5 metres (25 feet)
Maximum Lot Coverage	25%

#### 4.46.48.3      Special Provisions

- 4.46.48.3.1      For the purposes of this Zone, a tourist home is defined as a building or portion thereof used to provide temporary sleeping accommodation for the travelling public or people engaging in recreational activities and includes such accessory uses as a dining room, lounge and instructional area.
- 4.46.48.3.2      The tourist home shall consist of a maximum of six (6) guest rooms, one (1) accessory dining room and accessory lounge and instruction areas. The dining room shall be used by registered guests only.
- 4.46.48.3.3      There shall be a maximum of two (2) adults per guest room.

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- 4.46.48.3.4      The tourist home shall be operated by one (1) or more residents of the single detached dwelling.
- 4.46.48.3.5      No cooking equipment shall be used in a room intended for sleeping accommodation.
- 4.46.48.3.6      A minimum of twelve (12) parking spaces shall be provided.
- 4.46.48.3.7      One legal sign shall be permitted for the establishment provided that such sign does not exceed 2 square metres (21.5 square feet).

### **4.46.49      Special District 49 Zone (S.D. 49)**

All of the provisions and regulations of Section 11 shall apply to the Special District 49 Zone (S.D. 49) in part of Lot 8, Concession 1 in the Belmont Ward except that the minimum side yard requirement shall be 4.6 metres (15 feet).

### **4.46.50      Special District 50 Zone (S.D. 50)**

No person shall within the Special District 50 Zone (S.D. 50) in part of Lot 15, Concession 7 in the Belmont Ward, use any land or erect, alter or use any building or structure except in accordance with the following provisions:

#### 4.46.50.1      Permitted Uses

- 4.46.50.1.1      a single detached vacation dwelling
- 4.46.50.1.2      a park

#### 4.46.50.2      Regulations for Permitted Uses

##### 4.46.50.2.1      Regulations for Uses Permitted in Section 4.46.50.1.1

Minimum Lot Area	1200 square metres (.30 acres)
Minimum Lot Frontage	18 metres (59 feet)
Minimum Front Yard	7 metres (23 feet)
Minimum Side Yard (west)	.15 metres (.5 feet)

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Minimum Side Yard (east)	2 metres (6.5 feet)
Minimum Rear Yard	7.5 metres (25 feet)
Maximum Height	9 metres (30 feet)
Maximum Lot Coverage	15%
Minimum Floor Area	74 square metres (797 square feet)
Maximum Number of Dwellings Per Lot	1

#### 4.46.50.3 Special Provisions

4.46.50.3.1 Notwithstanding any other provision to the contrary, the maximum floor area of all accessory buildings or structures shall be 50% of the total floor area of the main building.

4.46.50.3.2 Notwithstanding the provisions of Section 4.1 (e) to the contrary, the minimum side yard requirement for the existing accessory storage building is 1.2 metres (3.9 feet).

#### **4.46.51 Special District 51 Zone (S.D. 51)**

No person shall within the Special District 51 Zone (S.D. 51) in part of Lot 15, Concession 7 in the Belmont Ward, use any land or erect, alter or use any building or structure except in accordance with the following provisions:

##### 4.46.51.1 Permitted Uses

4.46.51.1.1 a single detached vacation dwelling

4.46.51.1.2 a park

##### 4.46.51.2 Regulations for Permitted Uses

###### 4.46.51.2.1 Regulations for Uses Permitted in Section 4.46.51.1.1

Minimum Lot Area	1500 square metres (.37 acres)
Minimum Lot Frontage	17.5 metres (57 feet)
Minimum Front Yard	15 metres (50 feet)



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Minimum Side Yard (west)	6 metres (20 feet)
Minimum Side Yard (east)	1 metres (3.3 feet)
Minimum Rear Yard	7.5 metres (25 feet)
Maximum Height	9 metres (30 feet)
Maximum Lot Coverage	15%
Minimum Floor Area	74 square metres (797 square feet)
Maximum Number of Dwellings Per Lot	1

#### 4.46.51.3 Special Provisions

4.46.51.3.1 Notwithstanding any other provision to the contrary, the maximum floor area of all accessory buildings or structures shall be 50% of the total floor area of the main building.

4.46.51.3.2 Notwithstanding the provisions of Section 4.1 (e) to the contrary, the minimum side yard requirement for the existing accessory storage building is .365 metres (1.2 feet).

#### **4.46.52**     **Special District 52 Zone (S.D. 52)**

No person shall within the Special District 52 Zone (S.D. 52) in part of Lot 15, Concession 7 in the Belmont Ward, use any land or erect, alter or use any building or structure except in accordance with the following provisions:

##### 4.46.52.1 Permitted Uses

4.46.52.1.1 a single detached vacation dwelling

4.46.52.1.2 a park

##### 4.46.52.2 Regulations for Permitted Uses

###### 4.46.52.2.1 Regulations for Uses Permitted in Section 4.46.52.1.1

Minimum Lot Area	1400 square metres (.34 acres)
Minimum Lot Frontage	19.8 metres (65 feet)

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Minimum Front Yard	10.6 metres (35 feet)
Minimum Side Yard (west)	5.5 metres (18 feet)
Minimum Side Yard (east)	2.5 metres (8.2 feet)
Minimum Rear Yard	7.5 metres (25 feet)
Maximum Height	9 metres (30 feet)
Maximum Lot Coverage	15%
Minimum Floor Area	74 square metres (797 square feet)
Maximum Number of Dwellings Per Lot	1

#### 4.46.52.3 Special Provisions

- 4.46.52.3.1 Notwithstanding any other provision to the contrary, the maximum floor area of all accessory buildings or structures shall be 50% of the total floor area of the main building.
- 4.46.52.3.2 Notwithstanding the provisions of Section 4.1 (e) to the contrary, the minimum side yard requirement for the existing marine facility is .6 metres (2 feet).

#### **4.46.53 Special District 53 Zone (S.D. 53)**

No person shall within the Special District 53 Zone (S.D. 53) in part of Lot 30, Concession 10 in the Methuen Ward, use any land or erect, alter or use any building or structure except in accordance with the following provisions:

##### 4.46.53.1 Permitted Uses

- 4.46.53.1.1 a single detached vacation dwelling
- 4.46.53.1.2 a park

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### 4.46.53.2      Regulations for Permitted Uses

#### 4.46.53.2.1      Regulations for Uses Permitted in Section 4.46.53.1.1.

Minimum Lot Area	2300 square metres (.57 acres)
Minimum Lot Frontage	24 metres (78)
Minimum Front Yard	7.6 metres (25 feet)
Minimum Side Yard (south)	2.8 metres (9.2 feet)
Minimum Side Yard (north)	6 metres (20 feet)
Minimum Rear Yard	7.5 metres (25 feet)
Maximum Height	9 metres (30 feet)
Maximum Lot Coverage	15%
Minimum Floor Area	53.5 square metres (576 square feet)
Maximum Number of Dwellings Per Lot	1

### 4.46.53.3      Special Provisions

4.46.53.3.1      Notwithstanding any other provision to the contrary, the maximum floor area of all accessory buildings or structures shall be 55% of the total floor area of the main building.

## **4.46.54      Special District 54 Zone (S.D. 54)**

No person shall within the Special District 54 Zone (S.D. 54) in part of Lot 30, Concession 10 in the Methuen Ward, use any land or erect, alter or use any building or structure except in accordance with the following provisions:

### 4.46.54.1      Permitted Uses

4.46.54.1.1      a single detached vacation dwelling

4.46.54.1.2      a park

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### 4.46.54.2      Regulations for Permitted Uses

#### 4.46.54.2.1      Regulations for Uses Permitted in Section 4.46.54.1.1.

Minimum Lot Area	1900 square metres (.47 acres)
Minimum Lot Frontage	21 metres (69 feet)
Minimum Front Yard	12 metres (40 feet)
Minimum Side Yard (north)	3 metres (10 feet)
Minimum Side Yard (south)	6 metres (20 feet)
Minimum Rear Yard	7.5 metres (25 feet)
Maximum Height	9 metres (30 feet)
Maximum Lot Coverage	15%
Minimum Floor Area	60 square metres (650 square feet)
Maximum Number of Dwellings Per Lot	1

### 4.46.54.3      Special Provisions

4.46.54.3.1      Notwithstanding any other provision to the contrary, the maximum floor area of all accessory buildings or structures shall be 60% of the total floor area of the main building.

4.46.54.3.2      Notwithstanding any other provision to the contrary, the minimum side yard requirement for the existing frame sheds shall be .07 metres (.24 feet).

### **4.46.55      Special District 55 (S.D. 55)**

No person shall within the Special District 55 Zone (S.D. 55) in part of Lot 25, Concession 2 in the Belmont Ward of the Township of Havelock-Belmont-Methuen use any land, or erect, alter or use and building or structure except in accordance with the following provisions:

#### 4.46.55.1      Permitted Uses

4.46.55.1.1      a maximum of two single detached dwellings, three accessory buildings existing on the

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date of passing of this By-law, a hobby farm, a home industry, a home occupation

4.46.55.1.2 a park, a conservation use

#### 4.46.55.2 Regulations for Permitted Uses

Minimum Lot Area	7 hectares (17.3 acres)
Minimum Lot Frontage	76 metres (250 feet)
Minimum Front Yard	15 m (50 feet)
Minimum Side Yard	4.5 m (14.75 feet)
Minimum Rear Yard	15 m (50 feet)
Maximum Lot Coverage	5%
Maximum Height	9 metres (30 feet)

#### 4.46.55.3 Special Provisions

- 4.46.55.3.1 Notwithstanding any provision of By-law No. 1995-42, as amended, to the contrary, all hobby farm paddocks shall be setback a minimum of 30.5 metres (100 feet) from all residential dwellings.
- 4.46.55.3.2 Notwithstanding any provision of By-law No. 1995-42, as amended, to the contrary, in the S.D. 55 Zone, the requirement for frontage along an improved public road or navigable waterway is waived. In the S.D. 55 Zone, the frontage on the Ministry of Natural Resources private road shall be considered the lot frontage.
- 4.46.55.3.3 Notwithstanding any provision of By-law No. 1995-42, as amended, to the contrary, in the S.D. 55 Zone, an existing accessory building (the former fish hatchery office) shall be permitted in the front yard and the minimum setback from the front lot line shall be 4.5 metres (14.75 feet).
- 4.46.55.3.4 Notwithstanding any provision of By-law No. 1995-42, as amended, to the contrary, in the S.D. 55 Zone, the existing accessory building (the former fish hatchery office) may be used as a cabin for a period of two years from the date of passing of this By-law.

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Two years from the date of passing of this By-law, the accessory building shall not be used for human habitation.

### **4.46.56      Special District 56 (S.D. 56)**

No person shall within the Special District 56 Zone (S.D. 56) in part of Lot 25, Concession 2 in the Belmont Ward of the Township of Havelock-Belmont-Methuen use any land, or erect, alter or use and building or structure except in accordance with the following provisions:

#### 4.46.56.1      Permitted Uses

- 4.46.56.1.1      a single detached vacation dwelling
- 4.46.56.1.2      two accessory buildings existing on the date of passing of this By-law
- 4.46.56.1.3      a park, a conservation use

#### 4.46.56.2      Regulations for Permitted Uses

Minimum Lot Area	3.7 hectares (9 acres)
Minimum Lot Frontage	76 metres (250 feet)
Minimum Front Yard	15 m (50 feet)
Minimum Side Yard	1.5 m (5 feet)
Minimum Rear Yard	15 m (50 feet)
Maximum Lot Coverage	5%
Maximum Height	9 metres (30 feet)

#### 4.46.56.3      Special Provisions

- 4.46.56.3.1      Notwithstanding any provision of By-law No. 1995-42, as amended, to the contrary, the accessory buildings in the S.D. 56 Zone, existing on the date of passing of this By-law, may be a maximum of 7.5 metres (25 feet) in height.
- 4.46.56.3.2      Notwithstanding any provision of By-law No. 1995-42, as amended, to the contrary, the existing accessory building (the former fish hatchery workshop) may be located within 1.5 metres (5 feet) of the Ministry of Natural Resources private road.

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4.46.56.3.3    Notwithstanding any provision of By-law No. 1995-42, as amended, to the contrary, the existing accessory buildings may continue to be used prior to the establishment of the main use.

### **4.46.57      Special District 57 Zone (S.D. 57)**

All of the provisions and regulations of Section 12 shall apply to the Special District 57 Zone (S.D. 57) on part of Big Island in Belmont Lake except that with the exception of a marine facility and a pump house, no development shall be permitted within 30 metres (100 feet) of the shoreline.

For the purposes of this Zone, development is defined as “the construction, erection or placing of a building or structure of any kind or the making of an addition or alteration to a building or structure that has the effect of increasing the size or usability thereof, and includes such related activities as site grading and the placing or dumping of fill.”

### **4.46.58      Special District 58 (S.D. 58)**

All of the provisions and regulations of Section 12 shall apply to the Special District 58 Zone (S.D. 58) on part of Big Island in Belmont Lake except that the minimum lot frontage requirement shall be 22 metres (72 feet) and with the exception of a marine facility and a pump house, no development shall be permitted within 30 metres (100 feet) of the shoreline.

For the purposes of this Zone, development is defined as “the construction, erection or placing of a building or structure of any kind or the making of an addition or alteration to a building or structure that has the effect of increasing the size or usability thereof, and includes such related activities as site grading and the placing or dumping of fill.”

### **4.46.59      Special District 59 Zone (S.D. 59)**

In the Special District 59 Zone (S.D. 59) in part of Lot 13, Concession 4 in the Belmont Ward of the Township of Havelock-Belmont-Methuen, the only permitted use is an owner-in-common accessory parking lot. For the purposes of this Zone, an owner-in-common accessory parking lot means “an open area provided exclusively for the parking of motor vehicles and boat trailers for the owners of and visitors to fourteen (14) seasonal residential lots located on Big Island in Belmont Lake.” The owner-in-common accessory parking lot must have a minimum of 42 parking spaces and shall be maintained to the satisfaction of the Corporation of the Township of Havelock-Belmont-Methuen by and at the expense of the owners thereof.

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The minimum lot area and lot frontage in the Special District 59 Zone (S.D. 59) shall be 4050 square metres (1 acre) and 45.7 metres (150 feet) respectively.

### **4.46.60        Special District 60 Zone (S.D. 60)**

In the Special District 60 Zone (S.D. 60) in part of Lot 13, Concession 4 in the Belmont Ward of the Township of Havelock-Belmont-Methuen, the only permitted use is a parking lot or a single detached dwelling in accordance with the provisions and regulations of Section 6 of this By-law. Notwithstanding any regulation to the contrary, the minimum lot area and lot frontage in the Special District 60 Zone (S.D. 60) shall be 4050 square metres (1 acre) and 45.7 metres (150 feet) respectively.

### **4.46.61        Special District 61 Zone (S.D. 61)**

All of the provisions and regulations of Section 12 shall apply to the Special District 61 Zone (S.D. 61) on part of Big Island in Belmont Lake except that the minimum lot area regulation shall be 2800 square metres (.69 acres), the minimum lot frontage regulation shall be 95 metres (312 feet), the minimum setback from the high water mark for the existing cottage shall be 9.1 metres (30 feet), the setback from the high water mark for the existing accessory building shall be 6 metres (20 feet) and the minimum floor area requirement for the existing cottage shall be 37 square metres (400 square feet).

### **4.46.62        Special District 62 Zone (S.D. 62)**

All of the provisions and regulations of Section 12 shall apply to the Special District 62 Zone (S.D. 62) on part of Big Island in Belmont Lake except that the minimum lot area regulation shall be 1415 square metres (.35 acres), the minimum lot frontage regulation shall be 69 metres (225 feet), the minimum setback from the high water mark for the existing cottage shall be 3.3 metres (11 feet), and the minimum floor area requirement for the existing cottage shall be 50 square metres (538 square feet). Notwithstanding any provision to the contrary, an existing sleeping cabin is a permitted use in the Special District 62 Zone (S.D. 62).



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### **4.46.63      Special District 63 Zone (S.D. 63)**

All of the provisions and regulations of Section 11 (Seasonal Residential Zone) shall apply to the Special District 63 Zone (S.D. 63) in part of Lot 2, Registered Plan No. 27 in part of Lot 9, Concession 8 of the Methuen Ward except that the minimum lot frontage regulation shall be 29 metres (95 feet), the minimum front yard setback and the minimum setback from the high water mark for the existing cottage shall be 10.67 metres (35 feet).

### **4.46.64      Special District 64 Zone (S.D. 64)**

All of the provisions and regulations of Section 11 (Seasonal Residential Zone) shall apply to the Special District 64 Zone (S.D. 64) in part of Lot 2, Registered Plan No. 27 in part of Lot 9, Concession 8 of the Methuen Ward except that the minimum lot frontage regulation shall be 27.5 metres (90.22 feet), the minimum front yard setback and the minimum setback from the high water mark for the existing cottage shall be 12.8 metres (42 feet), the minimum floor area requirement for the existing cottage shall be 60 square metres (646 square feet), the minimum front yard setback and the minimum setback from the high water mark for the existing accessory building shall be 0.9 metres (3 feet), and the minimum side yard setback for the existing accessory building shall be 0 metres (0 feet).

### **4.46.65      Special District 65 Zone (S.D. 65)**

Within the Special District 65 Zone (S.D. 65), no person shall use any land, erect, alter or use any building or structure except for a food store together with one accessory dwelling unit situated within one building as it existed on April 6th, 1987, provided that no extension or enlargement is made to said building other than for the purposes of an open or enclosed staircase or new exterior vertical facing on any wall of said building either of which would require approval of the municipality.

### **4.46.66      Special District 66 Zone (S.D. 66)**

All of the provisions and regulations of Section 6 (Rural Zone) shall apply to the Special District 66 Zone (S.D. 66) in part of Lot 9, Concession 9 of the Belmont Ward except that the minimum lot frontage regulation shall be 67.05 metres (220 feet). In addition, no development is permitted within 15 metres (49.2 feet) of the wetland boundary.

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For the purposes of this Zone, development is defined as the construction, erection or placing of a building or structure of any kind or the making of an addition or alteration to a building or structure that has the effect of increasing the size or usability thereof, and includes such related activities as site grading and the placing or dumping of fill.

### **4.46.67      Special District 67 Zone (S.D. 67)**

No person shall within the Special District 67 Zone (S.D. 67) in part of Lot 4, Concession 1 of the Methuen Ward use any land, or erect, alter or use any building or structure except in accordance with the following provisions:

#### 4.46.67.1      Permitted Uses

4.46.67.1.1      a commercial greenhouse or nursery

4.46.67.1.2      a single detached dwelling, a home industry, a home occupation

#### 4.46.67.2      Regulations for Permitted Uses

Minimum Lot Area	0.40 hectares (1 acres)
Minimum Lot Frontage	60 metres (200 feet)
Minimum Front Yard	15 metres (50 feet)
Minimum Side Yard	6 metres (20 feet)
Minimum Rear Yard	7.5 metres (25 feet)
Maximum Height	
Greenhouse	4.6 metres (15 feet)
Single Detached Dwelling	9 metres (30 feet)
Maximum Lot Coverage	20%
Maximum Total Floor Area for Greenhouse/Nursery	604 m <sup>2</sup> (6502 feet <sup>2</sup> )

#### 4.46.67.3      Special Provisions

4.46.67.3.1      Notwithstanding any other provision of By-law No. 1995-42, as amended, in the S.D. 67 Zone, the lot frontage shall be the frontage on Vansickle Road.

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## GENERAL PROVISIONS

4.46.67.3.2 Notwithstanding any other provision to the contrary, the following special parking and loading provisions shall also apply:

- (a) commercial greenhouse or nursery - 6 parking spaces and 1 loading space
- (b) single detached dwelling - 2 parking spaces

The required loading space shall be 6 metres (20 feet) long, 3.6 metres (12 feet) wide and have a vertical clearance of at least 4.3 metres (14 feet). Also, in the S.D. 67 Zone, the residential driveway may be used as the loading space.

### **4.46.68      Special District 68 Zone (S.D. 68)**

All of the provisions and regulations of Section 6 (Rural Zone) shall apply to the Special District 68 Zone (S.D. 68) in part of Lot 17, Concession 9 of the Belmont Ward except that the keeping of livestock is prohibited in the livestock facility (barn) existing as of the date of passing of this by-law. In addition, the establishment of a manure management system is prohibited within the minimum distance separation requirements of the southerly adjacent non-farm residential lot.

### **4.46.69      Special District 69 Zone (S.D. 69)**

No person shall within the Special District 69 Zone (S.D. 69) in part of broken Lot 14, Concession 7 of the Methuen Ward, use any land or erect, alter or use any building or structure except in accordance with the following provisions:

#### 4.46.69.1      Permitted Uses

4.46.69.1.1      a single detached vacation dwelling

#### 4.46.69.2      Regulations for Permitted Uses

##### 4.46.69.2.1      Regulations for Uses Permitted in Section 4.46.69.1.1

Minimum Lot Area	3642 square metres (0.9 acres)
Minimum Lot Frontage	61 metres (200 feet)

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Minimum Front Yard	12.8 metres (42 feet)
Minimum Side Yard	9.14 metres (30 feet)
Minimum Rear Yard	10.7 metres (35 feet)
Maximum Height	7.5 metres (25 feet)
Maximum Lot Coverage	4%
Minimum Floor Area	74 square metres (797 square feet)
Maximum Number of Dwellings Per Lot	1

### 4.46.69.3 Special Provisions

- 4.46.69.3.1 Notwithstanding any other provision to the contrary, the minimum setback from the high water mark for the existing cottage shall be 12.8 metres (42 feet). For the purposes of this zone, “existing cottage” means the cottage existing on the date of passing the by-law”.

### **4.46.70 Special District 70 Zone (S.D. 70)**

No person shall within the Special District 70 Zone (S.D. 70) in part of broken Lot 14, Concession 7 of the Methuen Ward, use any land or erect, alter or use any building or structure except in accordance with the following provisions:

#### 4.46.70.1 Permitted Uses

- 4.46.70.1.1 a single detached vacation dwelling and an existing accessory cabin

#### 4.46.70.2 Regulations for Permitted Uses

##### 4.46.70.2.1 Regulations for Uses Permitted in Section 4.46.70.1.1

Minimum Lot Area	5575 square metres (1.4 acres)
Minimum Lot Frontage	61 metres (200 feet)
Minimum Front Yard	9.14 metres (30 feet)
Minimum Side Yard	10.7 metres (35 feet)

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### GENERAL PROVISIONS

Minimum Rear Yard	10.7 metres (35 feet)
Maximum Height	7.5 metres (25 feet)
Maximum Lot Coverage	4%
Minimum Floor Area	74 square metres (797 square feet)
Maximum Number of Dwellings Per Lot	1

#### 4.46.70.3 Special Provisions

- 4.46.70.3.1 Notwithstanding any other provision to the contrary, the minimum setback from the high water mark for the existing cottage and accessory cabin shall be 9.14 metres (42 feet). For the purposes of this zone, “existing cottage” means the cottage existing on the date of passing the by-law”.
- 4.46.70.3.2 Notwithstanding any other provision to the contrary, the minimum side yard setback for the existing accessory cabin shall be 4.57 metres (15 feet).

#### **4.46.71 Special District 71 Zone (S.D. 71)**

No person shall within the Special District 71 Zone (S.D. 71) in part of Lot 13, Concession 8 of the Methuen Ward, use any land or erect, alter or use any building or structure except in accordance with the following provisions:

##### 4.46.71.1 Permitted Uses

- 4.46.71.1.1 an existing single detached vacation dwelling and accessory buildings and structures

##### 4.46.71.2 Regulations for Permitted Uses

###### 4.46.71.2.1 Regulations for Uses Permitted in Section 4.46.71.1.1

Minimum Lot Area	2350 square metres (0.58 acres)
Minimum Lot Frontage	13.7 metres (45 feet)

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## GENERAL PROVISIONS

Minimum Front Yard	15 metres (50 feet)
Minimum Side Yard (north)	0.755 metres (2.48 feet)
Minimum Side Yard (south)	0 metres (0 feet)
Minimum Rear Yard	7.5 metres (25 feet)
Maximum Height	9 metres (30 feet)
Maximum Lot Coverage	15%
Minimum Floor Area	62.4 square metres (672 square feet)
Maximum Number of Dwellings Per Lot	1

### 4.46.71.3 Special Provisions

4.46.71.3.1 Notwithstanding any other provision to the contrary, any new buildings or structures must satisfy the minimum setback requirements of the Seasonal Residential Zone (SR).

### **4.46.72 Special District 72 Zone (S.D. 72)**

No person shall within the Special District 72 Zone (S.D. 72) in part of Lot 13, Concession 8 of the Methuen Ward, use any land or erect, alter or use any building or structure except in accordance with the following provisions:

#### 4.46.72.1 Permitted Uses

4.46.72.1.1 an existing single detached vacation dwelling and accessory buildings and structures

#### 4.46.72.2 Regulations for Permitted Uses

##### 4.46.72.2.1 Regulations for Uses Permitted in Section 4.46.72.1.1

Minimum Lot Area	2299 square metres (0.56 acres)
Minimum Lot Frontage	19.2 metres (63 feet)
Minimum Front Yard	4.57 metres (15 feet)

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## GENERAL PROVISIONS

Minimum Side Yard (north)	2.59 metres (8.5 feet)
Minimum Side Yard (south)	0 metres (0 feet)
Minimum Rear Yard	7.5 metres (25 feet)
Maximum Height	9 metres (30 feet)
Maximum Lot Coverage	15%
Minimum Floor Area	74 square metres (797 square feet)
Maximum Number of Dwellings Per Lot	1

### 4.46.72.3 Special Provisions

4.46.72.3.1 Notwithstanding any other provision to the contrary, any new buildings or structures must satisfy the minimum setback requirements of the Seasonal Residential Zone (SR).

### **4.46.73 Special District 73 Zone (S.D. 73)**

No person shall within the Special District 73 Zone (S.D. 73) in part of Lot 13, Concession 8 of the Methuen Ward, use any land or erect, alter or use any building or structure except in accordance with the following provisions:

#### 4.46.73.1 Permitted Uses

4.46.73.1.1 an existing single detached vacation dwelling and accessory buildings and structures

#### 4.46.73.2 Regulations for Permitted Uses

##### 4.46.73.2.1 Regulations for Uses Permitted in Section 4.46.73.1.1

Minimum Lot Area	2500 square metres (0.62 acres)
Minimum Lot Frontage	17.7 metres (58 feet)
Minimum Front Yard	6.1 metres (20 feet)
Minimum Side Yard (north)	0.518 metres (1.7 feet)

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Minimum Side Yard (south)	6.23 metres (20.4 feet)
Minimum Rear Yard	7.5 metres (25 feet)
Maximum Height	9 metres (30 feet)
Maximum Lot Coverage	15%
Minimum Floor Area	41.8 square metres (450 square feet)
Maximum Number of Dwellings Per Lot	1

#### 4.46.73.3 Special Provisions

- 4.46.73.3.1 Notwithstanding any other provision to the contrary, the maximum floor area of the accessory buildings or structures on the property shall be 72 square metres (775 square feet) and notwithstanding the provisions of Section 4.1 (e) to the contrary, the minimum side yard requirement for the existing accessory garage is 4.69 metres (15.4 feet) on the north side and 1.99 metres (6.55 feet) on the south side.
- 4.46.73.3.2 Notwithstanding any other provision to the contrary, the minimum setback from the high water mark for existing buildings and structures shall be 6.1 metres (20 feet).
- 4.46.73.3.3 Notwithstanding any other provision to the contrary, any new buildings or structures must satisfy the minimum setback requirements of the Seasonal Residential Zone (SR).

#### **4.46.74 Special District 74 (S.D. 74)**

In addition to the uses permitted in Section 7 (Residential Type 1 Zone (R1), on lands zoned the Special District 74 Zone (S.D. 74) a woodworking business accessory to the principal residence and contained solely within an accessory structure is a permitted use. For the purposes of the Special District 74 Zone (S.D. 74) a woodworking business is defined as “a building or structure where wood materials are stored and used to manufacture a finished product such as kitchen cabinets, doors, and handmade furniture, but shall not include a sawmill or any activity relating to the processing of raw lumber. Only products produced on the site may be sold on a wholesale or retail basis.”



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All of the provisions and regulations of the Residential Type 1 Zone (R1) apply except that the minimum rear yard requirement is 1.4 metres (4.6 feet) and the maximum floor area for the wood working business is 146 square metres (1571.6 square feet). In addition, outside storage or display of products and materials is prohibited. One non-illuminated sign, as existing on the date of passing of the by-law, is permitted.

### **4.46.75      Special District 75 (S.D. 75) Zone**

No person shall within any Special District 75 (S.D. 75) Zone being located in part of Lot 12, Concession 7 of the Belmont Ward, use any land or erect, alter or use any building or structure except in accordance with the following provisions:

#### 4.46.75.1      Permitted Uses

4.46.75.1.1      Golf Course, Miniature

4.46.75.1.2      Theatre, Drive-In

#### 4.46.75.2      Regulations for Uses Permitted in Section 4.46.75.1

Minimum Lot Area	4 hectares (9.88 acres)
Minimum Lot Frontage	260 metres (853 feet)
Minimum Front Yard	
Concession Building	60 metres (196.85 feet)
Projection Screen	120 metres (383.70 feet)
Minimum Rear Yard	6 metres (19.7 feet)
Concession Building	70 metres (229.66 feet)
Projection Screen	7 metres (22.97 feet)
Minimum Southerly Side Yard	
Concession Building	169 metres (554.66 feet)
Projection Screen	90 metres (295.28 feet)
Maximum Height	
Concession Building	9 metres (29.5 feet)
Projection Screen	16 metres (52.5 feet)
Maximum Lot Coverage	5%
Maximum Floor Area	450 metres <sup>2</sup> (4,844 feet <sup>2</sup> )
Maximum Number of Projection	
Screens Per Lot	1

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### 4.46.75.3      Specified Regulations for Uses Permitted in Section 4.46.75.1

- i) Notwithstanding any other provisions of this by-law to the contrary, no use, building or structure may be located within any registered Hydro One easement and having instrument no. 8829.
- ii) The minimum height of fencing along the west and north property boundaries consisting of post/page wire with a barb wire top panel shall be 2.1 m (7 feet).
- iii) The minimum height of an impenetrable willow hedge to be installed as illustrated on Schedule 'A' to this By-law, starting at a point immediately south of the road entrance and running south along the east property, and northwest along the north limits of the Hydro-One easement shall be 2.5 m (8.2 feet).

4.46.75.4      All other provision of By-law No. 1995-42, as amended, as they apply to the "Local Commercial (C1) Zone" shall also apply to any Special District 75 (S.D.&5) Zone".

Minimum Rear Yard	7.5 metres (24.6 feet)
Maximum Height	9 metres (29.5 feet)
Maximum Lot Coverage	25%
Minimum Floor Area	97.5 sq. metres (1049.1 sq. feet)
Maximum Number of Dwellings Per Lot	1

### 4.46.76      Special District 76 Zone (S.D. 76)

All of the provisions and regulations of Section 7, the Residential Type 1 Zone (R1) shall apply to the lands zoned the Special District 76 Zone (S.D. 76) except that the minimum lot frontage requirement shall be 17.7 metres (58 feet).

### 4.46.77      Special District 77 Zone (S.D. 77)

Within the Special District 77 Zone (S.D. 77), no person shall use any land, erect, alter or use any building or structure except in accordance with the following provisions:

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### 4.46.77.1      Permitted Uses

4.46.77.1.1      a single detached dwelling and accessory buildings

4.46.77.1.2      a bed and breakfast establishment

For the purposes of the Special District 77 Zone (S.D. 77), a bed and breakfast establishment means “an owner-occupied single detached dwelling in which no more than 2 guest rooms are made available for the temporary accommodations of the travelling or vacationing public. Such an establishment may offer light meals to those persons temporarily residing at the establishment. A bed and breakfast establishment shall not include a restaurant or boarding house.

### 4.46.77.2      Regulations for the Permitted Uses

Minimum Lot Frontage	20 metres (65.6 feet)
Minimum Lot Area	1011.6 square metres (10,889 square feet)
Minimum Front Yard	3.6 metres (11.8 feet)
Minimum Side Yard	0.1 metre (0.32 feet)
Minimum Rear Yard	11 metres (36 feet)
Maximum Building Coverage	40%
Maximum Building Height	10.5 metres (34.4 feet)
Total No. Parking Spaces	4

Notwithstanding section 4.1 to the contrary, existing accessory buildings may be permitted to abut the lot line.

### 4.46.78      Special District 78 Zone (S.D. 78)

Notwithstanding the provisions of Section 17 (Restricted Industrial Zone (M1)) to the contrary, lands shall be serviced with municipally owned piped water and will be permitted to be serviced with private subsurface sewage systems.

All other provisions and regulations of Section 17 shall be complied with.

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### **4.46.79      Special District 79 Zone (S.D. 79)**

Notwithstanding the provisions and regulations of Section 8, the Residential Type 2 Zone (R2), on lands zoned the Special District 79 Zone (S.D. 79) the permitted uses shall be restricted to a three-unit dwelling. All of the provisions and regulations of the Residential Type 2 Zone (R2) apply to the S.D. 79 Zone except that the minimum front yard requirement shall be 4 metres (13 feet) and the minimum rear yard requirement shall be 0.2 metres (.66 feet).

### **4.46.80      Special District 80 Zone (S.D. 80)**

Within the Special District 80 Zone (S.D. 80), no person shall use any land, erect, alter or use any building or structure except in accordance with the following provisions:

#### **4.46.80.1      Permitted Uses**

4.46.80.1.1      a park and uses, buildings and structures accessory thereto

4.46.80.1.2      fairgrounds and/or exhibition grounds

4.46.80.1.3      resource management uses

#### **4.46.80.2      Regulations for the Permitted Uses**

Minimum Lot Area                      2 hectares (5 acres)

Maximum Lot Coverage                5%

Minimum Yard Requirements        No building or structure shall be used or erected within 7.5 metres (24.6 feet) of any lot line. No buildings, structures, placement of fill or installation of subsurface sewage facilities shall be permitted within 30 metres of the high water mark of Plato Creek.

### **4.46.81      Special District Zone 81 (S.D. 81)**

No person shall within the Special the Special District Zone 81 (S.D. 81) in part of Lot 7, Concession 9 in the Havelock

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Ward use any land, or erect, alter or use any building or structure except in accordance with the following provisions:

### 4.46.81.1      Permitted Uses

4.46.81.1.1      a museum

4.46.81.1.2      a retail store

4.46.81.1.3      a restaurant

4.46.81.1.4      uses, buildings and structures accessory to the foregoing permitted uses.

### 4.46.81.2      Regulations for Permitted Uses

Minimum Lot Frontage	145 metres (475 feet)
Minimum Lot Depth	18 metres (59 feet)
Minimum Lot Area	.25 hectares. (.62 acres)
Minimum Front Yard	2.1 metres (7.0 feet)
Minimum Rear Yard	6.7 metres (22 feet)
Minimum Side Yard	40 metres (131 feet)
Maximum Height	9 metres (30 feet)
Maximum Lot Coverage	16%

### 4.46.81.3      Special Provisions

4.46.81.3.1      Every part of every yard required to be provided in the S.D. Zone 81 shall be open and unobstructed by any structure from the ground to the sky, except that main building eaves or gutters may project into any required front, side or rear yard a distance of not more than 1.74 metres (5.7 feet).

4.46.81.3.2      Landscaped open space of a minimum width of 2 metres (6.5 feet) shall be provided and maintained along the front lot line and a landscaped open space of a minimum width of 1.5 metres (5 feet) shall be provided and maintained along all other lot lines provided that such open space may be interrupted by driveways and railways.

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4.46.81.3.3 For the purposes of this By-law, a restaurant is defined as “an establishment where food is offered for sale or sold to the public for immediate consumption at tables or counters either inside or outside the building on the lot. As an accessory use, take-out service of

food and beverages for off-site consumption may be provided. The take-out service shall not include a car oriented curb-service establishment.”

4.46.81.3.4 For the purposes of this By-law a retail store is defined as “a building or part of a building in which goods, wares, merchandise, substances, articles or things are offered or kept for sale at retail.

### **4.46.82      Special District 82 (S.D. 82) Zone**

All provisions and regulations of Section 6 (Rural (RU) Zone) shall apply to the Special District 82 (S.D. 82) Zone in Part of Lot 15, Concession 8 of the Belmont Ward with the following exception:

Minimum Lot Frontage	24 metres (78.75 feet)
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### **4.46.83      Special District 83 (S.D. 83) Zone**

All provisions and regulations of Section 11 (Seasonal Residential (SR) Zone) shall apply to the “Special District 83 (S.D. 83) Zones” in Part of Lot 15, Concession 8 of the Belmont Ward with the following exceptions:

Minimum Lot Area	1,990 sq. metres (.49 acres)
Minimum Lot Frontage	31 metres (101.7 feet)
Minimum Setback From	
High Water Mark	8 metres (26.2 feet)
Minimum Yard Setbacks	The Lesser of The Provisions of Sec. 11.2.1.1 or Setbacks Existing As Of the Date of Passing of This By-Law.

### **4.46.84      Special District 84 (S.D. 84) Zone**

All provisions and regulations of Section 11 (Seasonal Residential (SR) Zone) shall apply to the Special District 84 (S.D.

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84) Zone in Part of Lot 14, Concession 7 of the Methuen Ward with the following exceptions:

Minimum Lot Area	.28 hectares (.69 acres)
Minimum Lot Frontage	38 metres (125 feet)
Minimum Setback From High Water Mark	As Existing On The Date of Passing Of This By-law

### **4.46.85        Special District 85 (S.D. 85) Zone**

All provisions and regulations of Section 11 (Seasonal Residential (SR) Zone) shall apply to the “Special District 85 (S.D. 85) Zone” in Part of Lot 14, Concession 7 of the Methuen Ward with the following exceptions:

Minimum Lot Area	.16 hectares (.40 acres)
Minimum Lot Frontage	34 metres (115.5 feet)
Minimum Setback From High Water Mark	As Existing On The Date of Passing Of This By-law
Minimum Easterly Yard Setback Of Existing Dwelling	As Existing On The Date of Passing Of This By-law
Minimum Westerly Yard Setback For Existing Boathouse	As Existing On The Date of Passing Of This By-law

### **4.46.86        Special District 86 (S.D. 86) Zone**

All provisions and regulations of Section 6 (Rural (RU) Zone) shall apply to the Special District 86 (S.D. 86) Zone in Part of Lot 12, Concession 2 of the Belmont Ward except that the construction, erection or placing of any type of dwelling shall not be permitted within 113 metres of a livestock facility.

### **4.46.87        Special District 87 (S.D. 87) Zone**

All provisions and regulations of By-law No. 1995-42, as amended, as they apply to provisions and regulations of Section 12 (Island Residential (IR) Zone) shall also apply to any Special District 87 (S.D. 87) Zone with the following exceptions:

Minimum Lot Area	2,500.0 square metres
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Minimum Setback from Highwater Mark	
- Southeasterly Yard	12.0 metres
- Northwesterly Yard	15.5 metres
Minimum Ground Floor Area	61.0 square metres
Maximum Ground Floor Area	63.0 square metres

### **4.46.88      Special District 88 (S.D. 88) Zone**

All provisions and regulations of By-law No. 1995-42, as amended, as they apply to Section 14 (Local Commercial (C1) Zone shall also apply to any Special District 88 (S. D. 88) in Lot 21, Concession 1 of the Belmont Ward with the following exception:

Minimum Lot Frontage	46 m
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### **4.46.89      Special District 89 (S.D. 89) Zone**

No person shall within the Special District 89 (S.D. 89) Zone in Part Lot 11, Concession 4 in the Belmont Ward use any land, or erect, alter or use any building or structure except in accordance with the following provisions:

#### **4.46.89.1      Permitted Uses**

4.46.89.1.1      woodworking business

4.46.81.1.2      retail/wholesale business accessory to a woodworking business

#### **4.46.89.2      Regulations for Permitted Uses in Section 4.46.89.1**

Minimum Lot Area	1,260 m <sup>2</sup> feet)
Minimum Lot Frontage	26 m
Minimum Front Yard	8.5 m
Minimum Westerly Side Yard	2.4 m
Minimum Westerly Landscape Open Space	2.4 m



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### 4.46.89.3      Special Provisions

- 4.46.89.3.1      For the purposes of the Special District 89 (S.D. 89) Zone, a woodworking business is defined as a building or structure where wood materials are stored and used to manufacture a finished product such as kitchen cabinets, doors, and handmade furniture, but shall not include a sawmill or any activity relating to the processing of raw lumber. Only products produced on site may be sold on a wholesale or retail basis.
- 4.46.89.3.2      Notwithstanding any provisions of Section 4.19 (Loading Space Regulations) and Section 4.27 (Parking Area Regulations) to the contrary; a minimum of one (1) loading space and a minimum of seven (7) parking spaces shall be required.
- 4.46.89.3.3      All other provisions of By-law No. 1995-42, as amended as they apply to the Restricted Industrial (M1) Zone, shall also apply to any Special District 89 (S.D. 89) Zone.

### **4.46.90      Special District 90 (S.D. 90) Zone**

No person shall within the Special District 90 (S.D. 90) Zone in Part Lot 6 and 7, Concession 6 in the Belmont Ward use any land, or erect, alter or use any building or structure except in accordance with the following provisions:

#### 4.46.90.1      Permitted Uses

- 4.46.90.1.1      uses permitted in subsection 17.1.1 inclusive of uses permitted in sub-section 4.46.90.3.1 of this By-law; or
- 4.46.90.1.2      uses permitted in subsection 18.1 limited to the processing of natural materials associated with a quarry operation.

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### 4.46.90.2      Regulations for Permitted Uses

#### 4.46.90.2.1      Regulations for Uses Permitted in Sections 4.46.90.1.1.

All the provisions and regulations of sub-Section 17.2.1 (Individual Water Supply and Sewage Disposal) shall apply with the exception of the following:

Minimum Rear Yard	10 metres
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#### 4.46.90.2.2      Regulations for Uses Permitted in Section 4.46.90.1.2

All the provisions and regulations of sub-section 18.2 shall apply with the exception of the following:

Minimum Lot Area	11.5 hectares
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### **4.46.91      Special District 91 (S.D. 91) Zone**

No person shall within the Special District 91 (S.D. 91) Zone in Part Lot 32, Concession 12 in the Methuen Ward use any land, or erect, alter or use any building or structure except in accordance with the following provisions:

#### 4.46.91.1      Permitted Uses

4.46.91.1.1      Those uses permitted in Section 6.1.6 of this By-law.

4.46.91.1.2      Outside boat storage accessory to a principle residential use.

4.46.91.1.3      Minor servicing of boats incidental to 4.46.91.1.2.

#### 4.46.91.2      Regulations for Permitted Uses in Section 4.46.961.1.2

Minimum setback from any wetland area	10 m
Maximum Outside Boat Storage Area	550 m <sup>2</sup>

## SECTION 4      GENERAL PROVISIONS

Landscaped open space of minimum width of 3 metres shall be provided and maintained along all lot lines adjacent to open boat storage areas provided that such open space may be interrupted by driveways.

### 4.46.91.3      Special Provisions

4.46.91.3.1      For the purposes of the Special District 91 (S.D. 91) Zone, an outside boat storage area is defined as the storage of recreational water craft outside of any building or structure.

4.46.91.3.2      All other provisions of By-law No. 1995-42, as amended as they apply to the Rural (RU) Zone, shall also apply to any Special District 91 (S.D. 91) Zone.

### 4.46.92      Special District 92 (S.D. 92) Zone

All other provisions and regulations of By-law No. 1995-42, as amended as they apply to provisions and regulations of Section 11 (Seasonal Residential (SR) Zone) shall also apply to any Special District 92 (S.D. 92) Zone with the following exceptions:

Minimum Lot Area	1,277 m <sup>2</sup>
Minimum Lot Frontage	37 m

### 4.46.93      Special District 93 (S.D. 93) Zone

All other provisions and regulations of By-law No. 1995-42, as amended as they apply to provisions and regulations of Section 11 (Seasonal Residential (SR) Zone) shall also apply to any Special District 93 (S.D. 93) Zone with the following exceptions:

Minimum Lot Area	1,541 m <sup>2</sup>
Minimum Lot Frontage	44 m

### 4.46.94      Special District 94 (S.D. 94) Zone

“RESERVED”

## SECTION 4 GENERAL PROVISIONS

### **4.46.95 Special District 95 (S.D. 95) Zone**

All other provisions and regulations of By-law No. 1995-42, as amended as they apply to provisions and regulations of Section 11 Seasonal Residential (SR) Zone; shall also apply to any Special District 95 (S.D. 95) Zone with the following exceptions:

Minimum Lot Frontage	21 m
----------------------	------

### **4.46.96 Special District 96 (S.D. 96) Zone**

All other provisions and regulations of By-law No. 1995-42, as amended as they apply to provisions and regulations of Section 11 Seasonal Residential (SR) Zone; shall also apply to any Special District 96 (S.D. 96) Zone with the following exceptions:

Minimum Lot Frontage	35 m
----------------------	------

### **4.46.97 Special District 97 (S.D. 97) Zone**

No person shall within the Special District 97 (S.D. 97) Zone use any land, or erect, alter or use any building or structure except in accordance with the following provisions:

#### **4.46.97.1 Permitted Uses**

- (a) a single detached dwelling

#### **4.46.97.2 Regulations for uses Permitted in Section 4.46.97.1(a)**

- |   |             |
|---|-------------|
| a) Minimum Lot Area   | 2,604 sq. m |
| b) Minimum Lot Frontage   | 24.0 m      |
| c) Minimum Front Yard   | 15.0 m      |
| d) Minimum Southeasterly Side Yard  | 3.0 m       |
| e) Notwithstanding any provisions of Section 4.1(e) to the contrary, the attached deck shall be as existing as of the date of the passing of this by-law. |             |

## SECTION 4      GENERAL PROVISIONS

### 4.46.97.3    Special Water Setback Provisions

Notwithstanding any provisions of Section 4.37 of By-law No. 1995-42 as amended to the contrary, the minimum water setback in the 'Special District 97 (S.D. 97) Zone' shall be:

- |            |        |
|------------|--------|
| a) Cottage | 15.0 m |
| b) Deck    | 11.0 m |

### 4.46.97.4    Provisions for Existing Accessory Buildings and Structures

Notwithstanding any provision of Section 4.1 and Section 4.37 to the contrary, a bunkie and shed shall be permitted to locate in the water yard setback as existing at the time of the passing of this By-law.

### 4.46.97.5    Septic Disposal Area

Notwithstanding any other provisions of Section 4.37 of By-law No. 1995-42 to the contrary, the minimum water setback for any component of the septic system shall be as existing as of the date of the passing of this By-law.

## **4.46.98      Special District 98 (S.D. 98) Zone**

Notwithstanding any provision of sub-section 18.1 to the contrary, no person shall within the Special District 98 (S.D. 98) Zone, use any land, or erect, alter or use any building or structure except in accordance with the following provisions:

### 4.46.98.1    Permitted Uses

- |             |   |
|-------------|---|
| 4.46.98.1.1 | the processing and storage of natural aggregate materials whether extracted from the same property or imported from off-site, which may include screening, sorting, crushing, washing, and blending operations; |
| 4.46.98.1.2 | office, maintenance and storage buildings accessory to aggregate extraction and processing uses:  |

## SECTION 4      GENERAL PROVISIONS

### 4.46.98.2    Regulations for Uses Permitted in Section 4.46.98.1

All other provisions and regulations of Section 18 as they apply to the “Extractive Industrial (M2) Zone” shall also apply to any “Special District 98 (S.D. 98) Zone”.

### 4.46.98.2    Special Provisions

4.46.98.3.1      For the purpose of any Special District 98 (S.D. 98) Zone, ‘natural aggregate material’ is defined as follows:

Natural Aggregate Material means gravel, sand, clay, earth, shale, stone, limestone, dolomite, sandstone, marble, granite, or rock, but shall not include recycled or reclaimed asphalt, brick, concrete nor any other recovered construction or building materials nor hazardous products.

## **4.46.99      Special District 99 (S.D. 99) Zone**

No person shall within the Special District 99 (S.D. 99) Zone use any land, or erect, alter or use any building or structure except in accordance with the following provisions:

### 4.46.99.1    Permitted Uses

(a) a single detached dwelling, a home industry, a home occupation.

### 4.46.99.2    Regulations for uses Permitted in Section 4.46.99.1 (a)

All provisions and regulations of sub-section 6.26 of By-law No. 1995.42, as amended shall apply with the following exception:

(a)    Minimum Floor Area                      74 square metres ( 797 square feet)

## SECTION 4      GENERAL PROVISIONS

- 4.46.99.3      All other provisions and regulations of By-law No. 1995-42, as amended, as they apply to the “Rural (RU) Zone”, shall also apply to any “Special District 99 (S.D. 99) Zone”.

### **4.46.100      Special District 100 (S.D. 100) Zone**

No person shall within the Special District 100 (S.D. 100) Zone use any land, or erect, alter or use any building or structure except in accordance with the following provisions:

#### 4.46.100.1      Permitted Uses

- (a)   a single detached vacation dwelling.

#### 4.46.100.2      Regulations for uses Permitted in Section 4.46.100.1 (a)

All other provisions and regulations of By-law No. 1995-42, as amended, as they apply to the Seasonal Residential Zone (Section 11); shall also apply to any Special District 100 (S.D. 100) Zone with the following exception:

- |                             |                         |
|-----------------------------|-------------------------|
| (a)      Minimum Front Yard | 21.3 metres (69.9 feet) |
|-----------------------------|-------------------------|

### **4.46.101      Special District 101 (S.D. 101) Zone**

No person shall within the Special District 101 (S.D. 101) Zone being located in Part Lots 27 and 28, Concession 9 of the Methuen Ward use any land, or erect, alter or use any building or structure except in accordance with the following provisions:

#### 4.46.101.1      Permitted Uses

- (a)   A single detached vacation dwelling together with accessory buildings, structures and uses.

#### 4.46.101.2      Regulations for Uses Permitted in Section 4.46.101.1

All provisions and regulations of By-law No. 1995-42, as amended, as they apply to the Seasonal

## SECTION 4      GENERAL PROVISIONS

Residential (SR) Zone, shall also apply to any Special District 101 (S.D. 101) Zone with the following exception:

- (a)      Minimum Setback from High Water to Single Detached Vacation Dwelling      21.5 metres

### 4.46.101.3      Special Regulations for Uses Permitted in Section 4.46.101.1

The minimum setback from the high water mark to any leaching bed shall be 30 metres.

### **4.46.102      Special District 102 (S.D. 102) Zone**

All other provisions and regulations of Section 6 (Rural Zone) shall apply to the Special District 102 (S.D. 102) Zone being located in East Half of Part Lots 3 and 4, Concession 10 of the Belmont Ward save and except that any building or structure (barn) existing as of the date of the passing of this by-law shall not be used for the keeping of livestock. Furthermore, a manure management system shall be prohibited within any minimum distance separation of adjoining non-agricultural residential properties.

### **4.46.103      Special District 103 (S.D. 103) Zone**

No person shall within the Special District 103 (S.D. 103) Zone use any land, or erect, alter or use any building or structure except in accordance with the following provisions:

#### 4.46.103.1      Permitted Uses

- (a) a single detached vacation dwelling together with accessory buildings, structures and uses.

#### 4.46.103.2      Regulations for Uses Permitted in Section 4.46.103.1 (a)

All provisions and regulations of By-law No. 1995-42, as amended, as they apply to the Seasonal Residential (SR) Zone; shall also apply to any "Special District 103 (S.D. 103) Zone with the following exception:



## SECTION 4

### GENERAL PROVISIONS

- |    |  |             |
|----|--|-------------|
| a) | Minimum Lot Area                         | 1,640 sq. m |
| b) | Minimum Lot Frontage                     | 30.0 m      |
| c) | Minimum Front Yard                       | 18.0 m      |
| d) | Minimum Southwesterly Side Yard          | .4 m        |
| e) | Minimum Setback to Limit of Right-of-Way | 6.0 m       |

#### 4.46.103.3 Provisions for Accessory Building and Structures

Notwithstanding any provision of Section 4.1(e) to the contrary, the following provisions shall apply to any accessory building or structure existing as of the date of the passing of this by-law:

- |    |                                 |       |
|----|---------------------------------|-------|
| a) | Minimum Northeasterly Side Yard | 1.6 m |
|----|---------------------------------|-------|

#### 4.46.103.4 Special Provisions

Notwithstanding any provisions of Sections 4.46.103.2 and 4.46.103.3 to the contrary, a locational survey shall be submitted to the Corporation of the Township of Havelock-Belmont-Methuen prior to any building permit being issued, whereas the locational survey shall take precedence in the event of any discrepancy.

- 4.46.103.5 All other provisions as they apply to the Seasonal Residential (SR) Zone, shall apply to any Special District 103 (S.D. 103) Zone.

#### **4.46.104 Special District 104 (S.D. 104) Zone**

No person shall within the Special District 104 (S.D. 104) Zone use any land, or erect, alter or use any building or structure except in accordance with the following provisions:

##### 4.46.104.1 Permitted Uses

- (a) a single detached vacation dwelling together with accessory buildings, structures and uses.

## SECTION 4      GENERAL PROVISIONS

### 4.46.104.2 Regulations for Uses Permitted in Section 4.46.104.1 (a)

All provisions and regulations of By-law No. 1995-42, as amended, as they apply to the Seasonal Residential (SR) Zone; shall also apply to any Special District 104 (S.D. 104) Zone with the following exception:

- |   |        |
|---|--------|
| a) Minimum Lot Frontage                     | 27 m   |
| b) Minimum Front Yard                       | 14.0 m |
| c) Minimum Southerly Side Yard              | 6.0 m  |
| d) Minimum Setback to Limit of Right-of-Way | 7.0 m  |

### 4.46.104.3 Provisions for Accessory Building and Structures

Notwithstanding any provision of Section 4.1(e) to the contrary, the following provisions shall apply to any accessory building or structure existing as of the date of the passing of this by-law:

- |                                |       |
|--------------------------------|-------|
| a) Minimum Northerly Side Yard | 1.6 m |
|--------------------------------|-------|

### 4.46.104.4 Special Provisions

Notwithstanding any provisions of Sections 4.46.104.2 and 4.46.104.3 to the contrary, a locational survey shall be submitted to the Corporation of the Township of Havelock-Belmont-Methuen prior to any building

permit being issued, whereas the locational survey shall take precedence in the event of any discrepancy.

### 4.46.104.5 All other provisions as they apply to the Seasonal Residential (SR) Zone, shall apply to any Special District 104 (S.D. 104) Zone.

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**4.46.105      Special District 105 (S.D. 105)**

No person shall within any Special District 105 (S.D. 105) Zone use any land, or erect, alter or use any building or structure except in accordance with the following provisions:

#### 4.46.105.1 Permitted Uses

- (a) a single detached vacation dwelling together with accessory buildings, structures and uses.

#### 4.46.105.2 Regulations for Uses Permitted in Section 4.46.105.1(a)

All provisions and regulations of By-law No. 1995-42, as amended, as they apply to the Seasonal Residential (SR) Zone; shall also apply to any Special District 105 (S.D. 105) Zone with the following exceptions:

- |    |   |        |
|----|---|--------|
| a) | Minimum Lot Frontage                        | 25.0 m |
| b) | Minimum Front Yard                          | 4.3 m  |
| c) | Minimum Setback to Limit of<br>Right-of-Way | 7.0 m  |

#### 4.46.105.3 Provisions for Accessory Building and Structures

Notwithstanding any provision of Section 4.1(e) to the contrary, the following provisions shall apply to any accessory building or structure existing as of the date of the passing of this by-law:

- |    |                             |       |
|----|-----------------------------|-------|
| a) | Minimum Northerly Side Yard | 1.7 m |
|----|-----------------------------|-------|

#### 4.46.105.4 Special Provisions

Notwithstanding any provisions of Sections 4.46.105.2 and 4.46.105.3 to the contrary, a locational survey shall be submitted to the Corporation of the Township of Havelock-Belmont-Methuen prior to any building permit being issued, whereas the locational survey shall take precedence in the event of any discrepancy.

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4.46.105.5      All other provisions as they apply to the Seasonal Residential (SR) Zone, shall apply to any Special District 105 (S.D. 105) Zone.

**4.46.106      Special District 106 (S.D. 106) Zone**

No person shall within the Special District 106 (S.D. 106) Zone use any land, or erect, alter or use any building or structure except in accordance with the following provisions:

4.46.106.1      Permitted Uses

(a) a single detached vacation dwelling together with accessory buildings, structures and uses.

4.46.106.2      Regulations for uses Permitted in Section 4.46.106.1 (a)

All provisions and regulations of By-law No. 1995-42, as amended, as they apply to the Seasonal Residential (SR) Zone; shall also apply to any Special District 106 (S.D. 106) Zone with the following exception:

a) Minimum Lot Area	2,740 sq. m
b) Minimum Lot Frontage	30.0 m
c) Minimum Front Yard	17.5 m

**4.46.107      Special District 107 (S.D. 107) Zone**

No person shall within the Special District 107 (S.D. 107) Zone use any land, or erect, alter or use any building or structure except in accordance with the following provisions:

4.46.107.1      Permitted Uses

(a) a single detached vacation dwelling.

4.46.107.2      Regulations for uses Permitted in Section 4.46.107.1 (a)

All provisions and regulations of By-law No. 1995-42, as amended, as they apply to the Seasonal

## SECTION 4      GENERAL PROVISIONS

Residential (SR) Zone; shall also apply to any Special District 107 (S.D. 107) Zone with the following exception:

- |                       |                     |
|-----------------------|---------------------|
| a) Minimum Front Yard | 25 metres (82 feet) |
| b) Minimum Water Yard | 29 metres (97 feet) |

### **4.46.108      Special District 108 (S.D. 108)**

No person shall within any “Special District 108 (S.D. 108) Zone” use any land, or erect, alter or use any building or structure except in accordance with the following provisions:

#### 4.46.108.1      Permitted Uses

- (a) a park, a conservation or forestry use
- (b) an accessory building or structure to an existing residential use on the same lot; but shall not include a sleeping cabin.

#### 4.46.108.2      Regulations for Uses Permitted in Section 4.46.108.1

All provisions and regulations of By-law No. 1995-42, as amended, as they apply to the “Rural (RU) Zone”; shall also apply to any “Special District 108 (S.D. 108) Zone” with the following exceptions:

- |  |        |
|--|--------|
| a) Minimum Lot Area                                | 8.5 ha |
| b) Minimum Setback to Limit of<br>Any Right-of-Way | 6.0 m  |

#### 4.46.108.3      Provisions for Uses Permitted in Section 4.46.108.1 b)

Notwithstanding any provision of Section 4.1 to the contrary, the following provisions shall apply to any accessory building or structure:

- |   |                    |
|---|--------------------|
| a) Maximum Floor Area                                     | 100 m <sup>2</sup> |
| b) Maximum Height   | 4.5 m              |
| c) Maximum Number of Accessory<br>Buildings or Structures | 1                  |

## SECTION 4      GENERAL PROVISIONS

### 4.46.108.4      Special Provisions

Any accessory building or structure shall be permitted to only locate directly opposite and to the southeast of that portion of the land holding zoned “Seasonal Residential (SR) Zone”, and described as Part 1, Plan 45R-5227.

Additionally, any such accessory building or structure shall not locate beyond 280 metres of the nearest limit of the existing right-of-way.

### **4.46.109      Special District 109 (S.D. 109) Zone**

No person shall within the Special District 109 (S.D. 109) Zone use any land, or erect, alter or use any building or structure except in accordance with the following provisions:

#### 4.46.109.1      Permitted Uses

(a) a single detached vacation dwelling together with accessory buildings, structures and uses.

#### 4.46.109.2      Regulations for Uses Permitted in Section 4.46.109.1 (a)

All provisions and regulations of By-law No. 1995-42, as amended, as they apply to the “Seasonal Residential (SR) Zone”; shall also apply to any “Special District 109 (S.D. 109) Zone with the following exception:

- |                         |        |
|-------------------------|--------|
| a) Minimum Lot Frontage | 30.0 m |
| b) Minimum Front Yard   | 10.0 m |

#### 4.46.109.3      Provisions for Accessory Buildings and Structures

Notwithstanding any provision of Section 4.1 to the contrary, the following provisions shall apply to any accessory building or structure existing as of the date of passing of this by-law:

- |                                |      |
|--------------------------------|------|
| a) Minimum Southerly Side Yard | .9 m |
|--------------------------------|------|

## SECTION 4      GENERAL PROVISIONS

### 4.46.109.4   Special Provisions

Notwithstanding any provisions of Sections 4.46.109.2 and 4.46.109.3 to the contrary, a locational survey shall be submitted to the Corporation of the Township of Havelock-Belmont-Methuen prior to any building permit being issued, whereas the locational survey shall take precedence in the event of any discrepancy.

4.46.109.5 All other provisions as they apply to the Seasonal Residential (SR) Zone, shall apply to any Special District 109 (SD 109) Zone.

### **4.46.109 A   Special District 109 A (S.D. 109 A) Zone**

All provisions and regulations of Section 11 (Seasonal Residential (SR) Zone) shall apply to the “Special District 109 A (S.D. 109 A) Zone in Part of Lot 28, Concession 2 of the Belmont Ward with the following exceptions:

Minimum Lot Area	.4 acres
Minimum Lot Frontage	29 m (98 feet)
Minimum Side Yard	As Existing On the Date of Passing of This By-law

### **4.46.110      Special District 110 (S.D. 110) Zone**

All provisions and regulations of the Seasonal Residential (SR) Zone; shall also apply to any Special District 110 (S.D. 110) Zone; save and except that no building or structures nor any site works shall be permitted within 30 metres of any identified natural feature.

### **4.46.111      Special District 111 (S.D. 111) Zone**

No person shall within any Special District 111 (SD 111) Zone use any land, or erect, alter or use any building or structure except in accordance with the following provisions:

## SECTION 4      GENERAL PROVISIONS

### 4.46.111.1    Permitted Uses

In addition to the uses permitted in Section 6.1 of By-law No. 1995-42, a second single detached dwelling shall also be permitted.

### 4.46.111.2    Regulations for a Second Single Detached Dwelling

All provisions and regulations of By-law No. 1995-42, as amended, as they apply to the “Rural (RU) Zone”, shall also apply to any Special District 111(S.D. 111) Zone with the following exceptions:

- |    |                    |       |
|----|--------------------|-------|
| a) | Minimum Lot Area   | 35 ha |
| b) | Minimum Front Yard | 45 m  |

### 4.46.112      Special District 112 (S.D. 112) Zone

No person shall within the Special District 112 (S.D. 112) Zone use any land, or erect, alter or use any building or structure except in accordance with the following provisions:

#### 4.46.112.1    Permitted Uses

- (a) a single detached vacation dwelling together with accessory buildings, structures and uses.

#### 4.46.112.2    Special Provisions

Notwithstanding any provisions of Section 4.37 of By-law No. 1995-42, as amended to the contrary, the minimum water setback for any accessory building existing as of the date of the passage of this By-law shall be 24 metres.

### 4.46.113      Special District 113 (S.D. 113) Zone

No person shall within the Special District 113 (S.D. 113) Zone use any land, or erect, alter or use any building or structure except in accordance with the following provisions:



## SECTION 4      GENERAL PROVISIONS

### 4.46.113.1      Permitted Uses

(a) a single detached vacation dwelling together with accessory buildings, structures and uses.

### 4.46.113.2      Regulations for Uses Permitted in Section 4.46.109.1 (a)

All provisions and regulations of By-law No. 1995-42, as amended, as they apply to the “Seasonal Residential (SR) Zone”; shall also apply to any “Special District 113 (S.D. 113) Zone with the following exceptions:

- |                                |        |
|--------------------------------|--------|
| a) Minimum Lot Area            | .11 ha |
| b) Minimum Lot Frontage        | 44 m   |
| c) Minimum Front Yard          | .9 m   |
| d) Minimum Southerly Side Yard | 3.6 m  |

### 4.46.113.3      Provisions for Accessory Building and Structures

Notwithstanding any provision of Section 4.1 (e) to the contrary, the following provisions shall apply to any accessory building or structure existing as of the date of the passing of this by-law:

- |   |       |
|---|-------|
| a) Minimum setback to Limit of Right-of-Way | .75 m |
|---|-------|

### 4.46.113.4      Special Provisions – Water Setback

Notwithstanding any provisions of Section 4.37 to the contrary, the following provisions shall apply to any main or accessory building or structure existing as of the date of the passing of this by-law.

- |  |       |
|--|-------|
| a) Minimum Setback to Main Building                          | 3.0 m |
| b) Minimum Setback to any Accessory<br>Building or Structure | 8.0 m |

## SECTION 4      GENERAL PROVISIONS

### 4.46.113.5      Special Provisions

Notwithstanding any provisions of Sections 4.46.113.2 and 4.46.113.3, and 4.46.113.4 to the contrary, a locational survey shall be submitted to the Corporation of the Township of Havelock-Belmont-Methuen prior to any building permit being issued, whereas the locational survey shall take precedence in the event of any discrepancy.

4.46.113.6      All other provisions as they apply to the Seasonal Residential (SR) Zone, shall apply to any Special District 113 (S.D. 113) Zone.

### **4.46.114      Special District 114 (S.D. 114) Zone**

No person shall within the Special District 114 (S.D. 114) Zone use any land, or erect, alter or use any building or structure except in accordance with the following provisions:

#### 4.46.114.1      Permitted Uses

(a) a single detached vacation dwelling together with accessory buildings, structures and uses.

#### 4.46.114.2      Regulations for Uses Permitted in Section 4.46.114.1(a)

All provisions and regulations of By-law No. 1995-42, as amended, as they apply to the Seasonal Residential (SR) Zone; shall also apply to any "Special District 114 (S.D. 114) Zone with the following exceptions:

a)	Minimum Lot Area	.08 ha
b)	Minimum Lot Frontage	27 m
c)	Minimum Front Yard	3.5 m
d)	Minimum Easterly Side Yard	3.0 m

## SECTION 4      GENERAL PROVISIONS

### 4.46.114.3      Provisions for Accessory Building and Structures

Notwithstanding any provision of Section 4.1 (e) to the contrary, the following provisions shall apply to any accessory building or structure existing as of the date of the passing of this by-law:

- |    |                            |       |
|----|----------------------------|-------|
| a) | Minimum Westerly Side Yard | 2.0 m |
|----|----------------------------|-------|

### 4.46.114.4      Special Provisions – Water Setback

Notwithstanding any provision of Section 4.37 to the contrary, the following provisions shall apply to any accessory building or structure existing as of the date of the passing of this by-law:

- |    |   |        |
|----|---|--------|
| a) | Minimum Setback to Main Building                          | 3.5 m  |
| b) | Minimum Setback to any Accessory<br>Building or Structure | 12.0 m |

### 4.46.114.5      Special Provisions

Notwithstanding any provisions of Sections 4.46.114.2 and 4.46.114.3, and 4.46.114.4 to the contrary, a locational survey shall be submitted to the Corporation of the Township of Havelock-Belmont-Methuen prior to any building permit being issued, whereas the locational survey shall take precedence in the event of any discrepancy.

- 4.46.114.6      All other provisions as they apply to the Seasonal Residential (SR) Zone, shall apply to any Special District 114 (S.D. 114) Zone.

## **4.46.115      Special District 115 (S.D. 115) Zone**

No person shall within the Special District 115 (S.D. 115) Zone use any land, or erect, alter or use any building or structure except in accordance with the following provisions:

## SECTION 4      GENERAL PROVISIONS

### 4.46.115.1 Permitted Uses

- (a) an accessory building or structure to an existing residential use on the same lot; but shall not include a sleeping cabin.

### 4.46.115.2 Regulations for Uses Permitted in Section 4.46.115.1

All provisions and regulations of By-law No. 1995-42, as amended, as they apply to the “Rural (RU) Zone”; shall also apply to any “Special District 115 (S.D. 115) Zone with the following exceptions:

- |    |                            |         |
|----|----------------------------|---------|
| a) | Minimum Lot Area           | 1.45 ha |
| b) | Minimum Lot Frontage       | 120.0 m |
| c) | Minimum Front Yard Setback | 50.0 m  |

### 4.46.115.3 Provisions for Accessory Building and Structures

Notwithstanding any provision of Section 4.1 to the contrary, the following provisions shall apply to any accessory building or structure:

- |    |  |                    |
|----|--|--------------------|
| a) | Maximum Floor Area                                     | 100 m <sup>2</sup> |
| b) | Maximum Height   | 4.5 m              |
| c) | Maximum Number of Accessory<br>Buildings or Structures | 1                  |

### 4.46.115.4 Special Provisions – Water Setback

Any accessory building or structure shall be permitted to only locate directly opposite and to the east of that portion of the land holding zoned “Seasonal Residential (SR) Zone, and described as Lot 12, Registered Plan No. 17; and more specifically the following shall apply:

- |    |                             |      |
|----|-----------------------------|------|
| a) | Minimum Northerly Side Yard | 39 m |
| b) | Minimum Southerly side Yard | 60 m |

## SECTION 4 GENERAL PROVISIONS

**4.46.116 Special District 116 (S.D. 116) Zone**

No person shall within the Special District 116 (S.D. 116) Zone use any land, or erect, alter or use any building or structure except in accordance with the following provisions:

#### 4.46.116.1 Permitted Uses

- (a) a single detached vacation dwelling together with accessory buildings, structures and uses.

#### 4.46.116.2 Regulations for Uses Permitted in Section 4.46.116.1

All provisions and regulations of By-law No. 1995-42, as amended, as they apply to the Seasonal Residential (SR) Zone; shall also apply to any "Special District 116 (S.D. 116) Zone with the following exceptions:

- |    |  |       |
|----|--|-------|
| a) | Notwithstanding the definition of 'Lot Frontage' and "Lot Line, Front' of Section 2 of By-law No. 1995-42 to the contrary, the front lot line of any lot zoned "Special District 116 (S.D. 116) Zone shall be deemed to be the lot line abutting the street. |       |
| b) | Minimum Lot Frontage   | 66 m  |
| c) | Minimum Shoreline Frontage   | 1.8 m |

#### 4.46.116.3 Provisions for Accessory Building and Structures

Notwithstanding any provision of Section 4.1 (e) to the contrary, the following provisions shall apply to any accessory building or structure existing as of the date of the passing of this by-law may be permitted to locate in the front yard.

- 4.46.116.4 All other provisions as they apply to the Seasonal Residential (SR) Zone, shall apply to any Special District 116 (S.D. 116) Zone.

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### **4.46.117      Special District 117 (S.D. 117)**

No person shall within any Special District 117 (S.D. 117) Zone use any land, or erect, alter or use any building or structure except in accordance with the following provisions:

#### 4.46.117.1      Permitted Uses

- (a)      a single detached vacation dwelling together with accessory buildings, structures and uses.

#### 4.46.117.2      Regulations for Uses Permitted in Section 4.46.117.1(a)

All provisions and regulations of By-law No. 1995-42, as amended, as they apply to the Seasonal Residential (SR) Zone; shall also apply to any Special District 117 (S.D. 117) Zone with the following exceptions:

- |    |   |        |
|----|---|--------|
| a) | Minimum Lot Area                            | .16 ha |
| b) | Minimum Lot Frontage                        | 27.5 m |
| c) | Minimum Front Yard                          | 10.0 m |
| d) | Minimum Southerly Side Yard                 | 4.2 m  |
| e) | Minimum Setback to Limit of<br>Right-of-Way | 4.5 m  |

#### 4.46.117.3      Provisions for Accessory Building and Structures

Notwithstanding any provision of Section 4.1(e) to the contrary, the following provisions shall apply to any accessory building or structure existing as of the date of the passing of this by-law:

- |    |   |       |
|----|---|-------|
| a) | Minimum Northerly Side Yard                 | 2.2 m |
| b) | Minimum Setback to Limit of<br>Right-of-Way | 9.5 m |

#### 4.46.117.4      All other provisions as they apply to the Seasonal Residential (SR) Zone, shall apply to any Special District 117 (S.D. 117) Zone.”

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**4.46.118      Special District 118 (S.D. 118)**

No person shall within any “Special District 118 (S.D. 118) Zone” use any land, or erect, alter or use any building or structure except in accordance with the following provisions:

#### 4.46.118.1 Permitted Uses

- (a) an accessory building or structure to an existing residential use on the same lot; but shall not include a sleeping cabin.

#### 4.46.118.2 Regulations for Uses Permitted in Section 4.46.118.1

All provisions and regulations of By-law No. 1995-42, as amended, as they apply to the “Rural (RU) Zone”; shall also apply to any “Special District 118 (S.D. 118) Zone” with the following exceptions:

- |                               |        |
|-------------------------------|--------|
| a) Minimum Lot Area           | .93 ha |
| b) Minimum Lot Frontage       | 76.0 m |
| c) Minimum Front Yard Setback | 50.0 m |

#### 4.46.118.3 Provisions for Uses Permitted in Section 4.46.118.1 a)

Notwithstanding any provision of Section 4.1 to the contrary, the following provisions shall apply to any accessory building or structure:

- |   |                    |
|---|--------------------|
| a) Maximum Ground Floor Area                              | 100 m <sup>2</sup> |
| b) Maximum Height   | 4.5 m              |
| c) Maximum Number of Accessory<br>Buildings or Structures | 1                  |

#### 4.46.118.4 Special Provisions

Any accessory building or structure shall be permitted to only locate directly opposite and to the east of that portion of the land holding zoned "Seasonal Residential (SR) Zone", and described as Lot 12,

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Registered Plan No. 17; and more specifically the following shall apply:

- a) Minimum Side Yard 15.3 m

**4.46.119      Special District 119 (S.D. 119)**

No person shall within any Special District 119 (S.D. 119) Zone use any land, or erect, alter or use any building or structure except in accordance with

#### 4.46.119.1 Permitted Uses

- (a) a single detached dwelling
- (b) a motor vehicle repair garage in a detached accessory building

#### 4.46.119.2 Regulations for Uses Permitted in Section 4.46.119.1(b)

All provisions and regulations of Section 4.46.119.1 (Home Industry) of By-law No. 1995-42, as amended, shall also apply to any Special District 119 (S.D. 119) Zone with the following exceptions:

- |    |  |                    |
|----|--|--------------------|
| a) | Maximum Floor Areas  | 125 m <sup>2</sup> |
| b) | Maximum Temporary Customer Vehicle Parking                                 | 4                  |
| c) | Minimum Front Yard Setback to any Temporary Customer Vehicle Parking space | 15 m               |

#### 4.46.119.3 Provisions for Accessory Building and Structures

Notwithstanding any provision of Section 4.1(e) to the contrary, the following provisions shall apply to any accessory building or structure existing as of the date of the passing of this by-law:

- a) Minimum Northerly Side Yard 1.7 m

4.46.119.4 All other provisions as they apply to the rural (RU) Zone, shall apply to any Special District 119 (S.D. 119) Zone.



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**4.46.120 Special District 120 Zone (S.D. 120)**

No person shall within the Special District 120 Zone (S.D. 120) use any land or erect, alter or use any building or structure except in accordance with the following provisions:

#### 4.46.120.1 Permitted Uses

- a) A single detached vacation dwelling together with accessory buildings and structures and uses.

#### 4.46.120.2 Regulations for Uses Permitted in Section 4.46.120.1 a)

All provisions and regulations of By-law No. 1995-42, as amended, as they apply to the “Seasonal Residential (SR) Zone”; shall also apply to any “Special District 120 (S.D. 120) Zone” with the following exceptions:

- |    |                            |      |    |
|----|----------------------------|------|----|
| a) | Minimum Lot Area           | .16  | ha |
| b) | Minimum Lot Frontage       | 39   | m  |
| c) | Minimum Front Yard         |      |    |
|    | i. Southeasterly           | 5.7  | m  |
|    | ii. Southwesterly          | 12.0 | m  |
| d) | Minimum Westerly Side Yard | 29   | m  |

#### 4.46.120.3 Special Provisions for Accessory Buildings and Structures

Notwithstanding any provision of Section 4.1 (e) to the contrary, the following provisions shall apply to any accessory building or structure existing as of the date of the passing of this by-law:

- a) Minimum Side Yard .66 m

#### 4.46.120.4 Special Provisions – Water Setback

Notwithstanding any provision of Section 4.37 to the contrary, the following provisions shall apply to

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any building or structure existing as of the date of the passing of this by-law:

- a)      Minimum Water Setback                      10.2 m

4.46.120.5      All other provisions as they apply to the “Seasonal Residential (SR) Zone” shall apply to any Special District 120 (SD 120) Zone.

**4.46.121      Special District 121 (SD 121)**

No person shall within any “Special District 121 (SD 121) Zone” use any land, or erect, alter or use any building or structure except in accordance with the following provisions:

4.46.121.1      Permitted Uses

- (a) a single detached vacation dwelling together with accessory buildings, structures and uses.

4.46.121.2      Regulations for Uses Permitted in Section 4.46.121.1

All provisions and regulations of By-law No. 1995-42, as amended, as they apply to the “Seasonal Residential (SR) Zone”, shall also apply to any “Special District 121 (SD 121) Zone” with the following exceptions:

- a)      Minimum Lot Area                                      .19 ha
- b)      Minimum Lot Frontage                                      21 m

4.46.121.3      Special Provisions for Accessory Buildings and Structures

Notwithstanding any provision of Section 4 (d) and (e) to the contrary, a sleeping cabin existing as of the date of passing of this by-law shall be permitted to locate in the front/water yard subject to the following:

- a)      Minimum front/water yard setback                      42 m

4.46.121.4      All other provisions as they apply to the “Seasonal Residential (SR) Zone” shall apply to any Special District 121 (SD 121) Zone”.

**4.46.122**      **Special District 122 (S.D. 122)**

#### 4.46.122.1 Permitted Uses

- #### 4.46.122.2 Regulations for Uses Permitted in Section 4.46.122.1

a)	Minimum Lot Area	.37 ha
b)	Minimum Lot Frontage	60.0 m
c)	Minimum Front Yard Setback	30.0 m
d)	Minimum Northerly Side Yard Setback	20.0 m

#### 4.46.122.3 Provisions for Uses Permitted in Section 4.46.122.1 a)

a)	Maximum Ground Floor Area	100 m <sup>2</sup>
b)	Maximum Height	4.5 m
c)	Maximum Number of Accessory Buildings or Structures	1

**4.46.123 Special District 123 (SD 123)**

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### 4.46.123.1      Permitted Uses

- a) a single detached vacation dwellings
- b) accessory buildings, structures and uses

### 4.46.123.2      Regulations for Uses Permitted in Section 4.46.123(a)

All provisions and regulations of By-law No. 1995-42, as amended, as they apply to the Seasonal Residential (SR) Zone; shall also apply to any special District 123 (SD 123) Zone with the following exceptions:

I.	Minimum Lot Area	.4 ha
II.	Minimum Lot Frontage	59 m
III.	Minimum Front Yard	13.8 m
IV.	Minimum Water Yard Setback	16.2 m
V.	Minimum Northerly Side Yard	6.0 m
VI.	Minimum Southerly Side Yard	30 m

### 4.46.123.3      Provisions for Accessory Buildings and Structures

Notwithstanding any provision of Section 4.1(e) of By-law No. 1995-42, as amended to the contrary, the following provisions shall apply to any accessory building or structure.

- a) Minimum Front/Water Yard Setback                      30 m

### 4.46.123.4      Special Provisions

Notwithstanding any provisions of Section 4.46.123.2 to the contrary, a locational survey shall be submitted to the Corporation of the Township of Havelock-Belmont-Methuen prior to any building permit being issued, whereas the locational survey shall take precedence in the event of any discrepancy.

### 4.46.123.5      All other provisions as they apply to the Seasonal Residential (SR) Zone, shall apply to any special District 123 (SD 123) Zone.

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**4.46.124 Special District 124 (SD 124)**

No person shall within any “Special District 124 (SD 124) Zone” use any land, or erect, alter or use any building or structure except in accordance with the following provisions:

#### 4.46.124.1 Permitted Uses

- (a) a single detached dwelling, a home industry, a home occupation.  
(b) a hobby farm, a home industry, a home occupation.

#### 4.46.124.2 Regulations for Uses Permitted in Section 4.46.124.1

All provisions and regulations of By-law No. 1995-42, as amended, as they apply to the “Rural (RU) Zone”, shall also apply to any “Special District 124 (SD 124) Zone” with the following exceptions:

- a) Minimum Lot Area 8.7 ha
- b) Minimum Lot Frontage 425 m
- c) Notwithstanding the provisions of Sections 4.1 and 4.37 of By-law No. 1995-42 as amended, to the contrary, no principal nor accessory building or structure may be located within 115 m of the highwater mark of Belmont Lake.
- d) All other provisions as they apply to the "Rural (RU) Zone" shall apply to any "Special District 124 (SD 124) Zone".

**4.46.125      Special District 125 (S.D. 125)**

No person shall within any Special District 125 (S.D. 125) Zone use any land, or erect, alter or use any building or structure except in accordance with the following provisions:

#### 4.46.125.1 Permitted Uses

- (a) a single detached vacation dwelling

#### 4.46.125.2 Regulations for Uses Permitted in Section 4.46.125.1(a)

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All provisions and regulations of By-law No. 1995-42, as amended, as they apply to the Seasonal Residential (SR) Zone; shall also apply to any Special District 125 (S.D. 125) Zone with the following exceptions:

- |                                |        |
|--------------------------------|--------|
| a) Minimum Lot Area            | .2 ha  |
| b) Minimum Front Yard          |        |
| - Southerly                    | 11.0 m |
| - Easterly                     | 21.0 m |
| c) Minimum Water Yard Setback  |        |
| - Southerly                    | 14.0 m |
| - Easterly                     | 21.0 m |
| d) Minimum Northerly Side Yard | 3.6 m  |

### 4.46.125.3      Special Provisions

Notwithstanding any provisions of Sections 4.46.125.2 and 4.46.125.3 to the contrary, a locational survey shall be submitted to the Corporation of the Township of Havelock-Belmont-Methuen prior to any building permit being issued, whereas the locational survey shall take precedence in the event of any discrepancy.

4.46.125.4      All other provisions as they apply to the Seasonal Residential (SR) Zone, shall apply to any Special District 125 (S.D. 125) Zone.

### **4.46.126      Special District 126 (S.D. 126)**

No person shall within any Special District 126 (S.D. 126) Zone use any land, or erect, alter or use any building or structure except in accordance with the following provisions:

#### 4.46.126.1      Permitted Uses

- (a) a single detached vacation dwelling

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### 4.46.126.2      Regulations for Uses Permitted in Section 4.46.126.1(a)

All provisions and regulations of By-law No. 1995-42, as amended, as they apply to the Seasonal Residential (SR) Zone; shall also apply to any Special District 126 (S.D. 126) Zone with the following exceptions:

- |    |   |        |
|----|---|--------|
| a) | Minimum Lot Area                            | .27 ha |
| b) | Minimum Lot Frontage                        | 30.0 m |
| c) | Minimum Front Yard                          | 15.0 m |
| d) | Maximum Water Yard Setback                  | 17.0 m |
| e) | Minimum Setback to Limit of<br>Right-of-Way | 7.0 m  |

### 4.46.126.3      Provisions for Accessory Building and Structures

Notwithstanding any provision of Section 4.1(e) to the contrary, the following provisions shall apply to any accessory building or structure existing as of the date of the passing of this by-law:

- |    |                             |      |
|----|-----------------------------|------|
| a) | Minimum Northerly Side Yard | .9 m |
|----|-----------------------------|------|

### 4.46.126.4      Special Provisions

Notwithstanding any provisions of Sections 4.46.126.2 and 4.46.126.3 to the contrary, a locational survey shall be submitted to the Corporation of the Township of Havelock-Belmont-Methuen prior to any building permit being issued, whereas the locational survey shall take precedence in the event of any discrepancy.

- 4.46.126.5      All other provisions as they apply to the Seasonal Residential (SR) Zone, shall apply to any Special District 126 (S.D. 126) Zone.

## **4.46.127      Special District 127 (SD 127)**

No person shall within any Special District 127 (SD 127) Zone use any land, or erect, alter or use any building or structure 153

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except in accordance with the following provisions:

4.46.127.1    Permitted Uses

- (a) a single detached vacation dwelling

4.46.127.2    Regulations for Uses Permitted in Section 4.46.127.1

All provisions and regulations of By-law No. 1995-42, as amended, as they apply to the Seasonal Residential (SR) Zone; shall also apply to any Special District 127 (SD 127) Zone with the following exceptions:

- |                               |                      |
|-------------------------------|----------------------|
| a) Minimum Lot Area           | 1,270 m <sup>2</sup> |
| b) Minimum Lot Frontage       | 33 m                 |
| c) Minimum Front Yard         | 9.0 m                |
| d) Maximum Water Yard Setback | 11.6 m               |
| e) Minimum Easterly Side Yard | 3.1 m                |

4.46.127.3    Provisions for Accessory Building and Structures

Notwithstanding any provision of Section 4.1 and 4.37 of By-law No. 1995-42, as amended, to the contrary, the following provisions shall apply to any accessory building or structure existing as of the date of the passing of this by-law:

- |                               |       |
|-------------------------------|-------|
| a) Minimum Water Yard Setback | 8.7 m |
| b) Minimum Easterly Side Yard | 2.7 m |
| c) Minimum Westerly side Yard | 2.1 m |

4.46.127.4    All other provisions as they apply to the Seasonal Residential (SR) Zone, shall apply to any Special District 127 (SD 127) Zone.



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**4.46.128      Special District 128 (S.D. 128) Zone**

4.46.128.1      Permitted Uses

- (a) a single detached vacation dwelling.

4.46.128.2      Regulations for Uses Permitted in Section 4.46.128.1(a)

All provisions and regulations of By-law No. 1995-42, as amended, as they apply to the Island Residential (IR) Zone; shall also apply to any Special District 128 (S.D. 128) Zone with the following exceptions:

- |    |                            |                     |
|----|----------------------------|---------------------|
| a) | Minimum Lot Area           | .11 ha (0.28 acres) |
| b) | Minimum Water Yard Setback |                     |
|    | a. Northerly               | 5.7 m (18.7 ft)     |
|    | b. Southerly               | 5.7 m (18.7 ft)     |
| c) | Maximum Lot Coverage       | 9.5%                |

4.46.128.4      Special Provisions

Notwithstanding any provisions of Sections 4.46.128.2 and 4.46.128.3 to the contrary, a building location plan, prepared by a qualified Ontario land surveyor, shall be submitted to the Corporation of the Township of Havelock-Belmont-Methuen prior to any building permit being issued.

**4.46.129      Special District 129 (SD 129)**

No person shall within any Special District 129 (SD 129) Zone use any land, or erect, alter or use any building or structure except in accordance with the following provisions:

4.46.129.1      Permitted Uses

- (a) a single detached vacation dwelling.

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### 4.46.129.2    Regulations for Uses Permitted in Section 4.46.129.1(a)

All provisions and regulations of By-law No. 1995-42, as amended, as they apply to the Seasonal Residential (SR) Zone; shall also apply to any Special District 129 (SD 129) Zone with the following exceptions:

a) Minimum Lot Area	.4 ha
b) Minimum Lot Frontage	44.5 m
c) Minimum Front Yard	26.0 m
d) Maximum Water Yard Setback	26.0 m
e) Minimum Setback to Limit of Right-of-Way	7.0 m

### 4.46.129.3    Provisions for Accessory Building and Structures

Notwithstanding any provision of Section 4.1(e) to the contrary, the following provisions shall apply to any accessory building or structure existing as of the date of the passing of this by-law:

a) Minimum Setback to Limit	7.0 m
-----------------------------	-------

### 4.46.129.4    Special Provisions

Notwithstanding any provisions of Sections 4.46.129.2 and 4.46.129.3 to the contrary, a locational survey shall be submitted to the Corporation of the Township of Havelock-Belmont-Methuen prior to any building permit being issued, whereas the locational survey shall take precedence in the event of any discrepancy.

### 4.46.129.5    All other provisions as they apply to the Seasonal Residential (SR) Zone, shall apply to any Special District 129 (SD 129) Zone.

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**4.46.130      Special District 130 (SD 130)**

No person shall within any Special District 130 (SD 130) Zone use any land, or erect, alter or use any building or structure except in accordance with the following provisions:

4.46.130.1      Permitted Uses

- (a) a single detached vacation dwelling

4.46.130.2      Regulations for Uses Permitted in Section 4.46.130.1(a)

All provisions and regulations of By-law No. 1995-42, as amended, as they apply to the Seasonal Residential (SR) Zone; shall also apply to any Special District 130 (SD 130) Zone with the following exceptions:

- |  |        |
|--|--------|
| a) Minimum Lot Area                            | .37 ha |
| b) Minimum Lot Frontage                        | 44.5 m |
| c) Minimum Front Yard                          | 24.0 m |
| d) Maximum Water Yard Setback                  | 24.0 m |
| e) Minimum Setback to Limit of<br>Right-of-Way | 7.0 m  |

4.46.130.3      Provisions for Accessory Building and Structures

Notwithstanding any provision of Section 4.1(e) to the contrary, the following provisions shall apply to any accessory building or structure existing as of the date of the passing of this by-law:

- |  |       |
|--|-------|
| a) Minimum Setback to Limit<br>of Right-of-Way | 7.0 m |
|--|-------|

4.46.130.4      Special Provisions

Notwithstanding any provisions of Sections 4.46.130.2 and 4.46.130.3 to the contrary, a locational survey shall be submitted to the Corporation of the Township of Havelock-Belmont-Methuen prior to any

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building permit being issued, whereas the locational survey shall take precedence in the event of any discrepancy.

4.46.130.5    All other provisions as they apply to the Seasonal Residential (SR) Zone, shall apply to any Special District 130 (SD 130) Zone.

### **4.46.131      Special District 131 (SD 131)**

No person shall within any “Special District 131 (SD 131) Zone” use any land, or erect, alter or use any building or structure except in accordance with the following provisions:

#### 4.46.131.1    Permitted Uses

a) a single detached dwelling, home occupation

#### 4.46.131.2    Regulations for Uses Permitted in Section 4.46.131.1 a)

All provisions and regulations of Section 7.2.1 (Municipal Water and Sanitary Services) of By-law No. 1995-42, as amended, shall apply to any Special District 131 (SD 131) Zone with the following exceptions:

a)	Maximum Lot Area	1,650 m <sup>2</sup>
b)	Minimum Lot Frontage	25 m
c)	Minimum Side Yard (North)	5.9 m
d)	Minimum Side Yard (South)	9.7 m

### **4.46.132      Special District 132 (SD 132)**

#### 4.46.132.1    Permitted Uses

a) a single detached dwelling, home occupation.

#### 4.46.132.2    Regulations for Uses Permitted in Section 4.46.132.1 a)

All provisions and regulations of Section 7.2.1 (Municipal Water and Sanitary Services) of By-law No.

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1995.42, as amended, shall apply to any Special District 132 (SD 132) with the following exceptions:

- |                         |                      |
|-------------------------|----------------------|
| a) Minimum Lot Area     | 1,750 m <sup>2</sup> |
| b) Minimum Lot Frontage | 3.6 m                |
| c) Minimum Front Yard   | 78 m                 |
| d) Minimum Rear Yard    | 1.6 m                |

4.46.132.3 All other provisions as they apply to the Residential Type 1 (R1) Zone shall apply to any Special District 131 (SD 131) Zone and Special District 132 (SD 132) Zone.

**4.46.133      Special District 133 (SD 133)**

No person shall within any “Special District 133 (SD 133) Zone” use any land, or erect, alter or use any building or structure except in accordance with the following provisions:

4.46.133.1 Permitted Uses

- (a) a single detached vacation dwelling.

4.46.133.2 Regulations for Uses Permitted in Section 4.46.133.1

All provisions and regulations of Section 11 of By-law No. 1995-42, as amended, as they apply to the “Seasonal Residential (SR) Zone”, shall also apply to any “Special District 133 (SD 133) Zone” with the following exceptions:

- |                         |        |
|-------------------------|--------|
| a) Minimum Lot Area     | .13 ha |
| b) Minimum Lot Frontage | 31 m   |
| c) Minimum Front Yard   | 12 m   |
| i) Northeast Corner     | 12 m   |
| ii) Northwest Corner    | 14.9 m |
| d) Maximum Lot Coverage | 16%    |

4.46.133.3 Special Water Setback Provisions

Notwithstanding any provisions of Section 4.37 of By-law No. 1995.42 as amended to the contrary, the

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minimum water setback in the “Special District 133 (SD 133) Zone” shall be:

- |                      |      |
|----------------------|------|
| i) Northeast Corner  | 12 m |
| ii) Northwest Corner | 17 m |

4.46.133.4      All other provisions as they apply to the “Seasonal Residential (SR) Zone” shall apply to any “Special District 133 (SD 133) Zone”. “

**4.46.134      Special District 134 (SD 134)**

No person shall within any Special District 134 (SD 134) Zone use any land, or erect, alter or use any building or structure except in accordance with the following provisions:

4.46.134.1      Permitted Uses

- (a) a single detached vacation dwelling.

4.46.134.2      Regulations for Uses Permitted in Section 4.46.134.1(a)

All provisions and regulations of By-law No. 1995-42, as amended, as they apply to the Seasonal Residential (SR) Zone; shall also apply to any Special District 134 (SD 134) Zone with the following exceptions:

- |  |        |
|--|--------|
| a) Minimum Lot Area                            | .4 ha  |
| b) Minimum Lot Frontage                        | 22.5 m |
| c) Minimum Front Yard                          | 14.3 m |
| d) Minimum Water Yard Setback                  | 14.3 m |
| e) Minimum Northerly Side Yard Setback         | 2.1 m  |
| f) Minimum Setback to Limit of<br>Right-of-Way | 21.3 m |

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### 4.46.134.3 Provisions for Accessory Building and Structures

Notwithstanding any provision of Section 4.1(e) to the contrary, the following provisions shall apply to any accessory building or structure existing as of the date of the passing of this by-law:

- a) Minimum Side Yard Setback shall be as existing at the time of passage of this by-law.
- b) A minimum separation distance of 1.4 metres shall be permitted between any accessory building or structure and the main dwelling.

### 4.46.134.4 Special Provisions for the Development of New Accessory Buildings and Structures

Notwithstanding any provisions of Section 4.1(e) to the contrary, the following provisions shall apply to any new accessory building or structure on any portion of lands within any Special District 134 (SD 134) Zone and situated to the east of FR #57:

- a) Minimum Setback to Limit of Right of Way 3.0 m
- b) Minimum Northerly Side Yard 29.0 m
- c) Minimum Southerly Side Yard 7.5 m

### 4.46.134.5 Special Provisions

- a) Notwithstanding any provisions of Section 11.2.2.1 to the contrary, the maximum permitted floor area of all accessory buildings or structures shall be 88% of the total floor area of the main building.
- b) Notwithstanding any provisions of Sections 4.46.134.2 and 4.46.134.3 to the contrary, a locational survey shall be submitted to the Corporation of the Township of Havelock-Belmont-Methuen prior to any building permit being issued for any proposed development within 30 metres of the high water mark, whereas the locational survey shall take precedence in the event of any discrepancy.

4.46.134.6 All other provisions as they apply to the Seasonal Residential (SR) Zone, shall apply to any Special District 134 (SD 134) Zone.

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**4.46.135        Special District 135 (SD 135)**

No person shall within any Special District 135 (SD 135) Zone use any land, or erect, alter or use any building or structure except in accordance with the following provisions:

4.46.135.1    Permitted Uses

(a) a single detached vacation dwelling.

4.46.135.2    Regulations for Uses Permitted in Section 4.46.135.1(a)

All provisions and regulations of By-law No. 1995-42, as amended, as they apply to the Seasonal Residential (SR) Zone; shall also apply to any Special District 135 (SD 135) Zone with the following exceptions:

- |                               |        |
|-------------------------------|--------|
| a) Minimum Lot Area           | .23 ha |
| b) Minimum Lot Frontage       | 32.0 m |
| c) Minimum Front Yard         | 24.0 m |
| d) Minimum Water Yard Setback | 24.0 m |

4.46.135.3    Provisions for Accessory Building and Structures

Notwithstanding any provision of Section 4.1(e) to the contrary, the minimum side yard shall be as existing on the date of passing of this by-law.

4.46.135.4    Special Provisions

Notwithstanding any provisions of Sections 4.46.135.2 and 4.46.135.3 to the contrary, a locational survey shall be submitted to the Corporation of the Township of Havelock-Belmont-Methuen prior to any building permit being issued, whereas the locational survey shall take precedence in the event of any discrepancy.

4.46.135.5    All other provisions as they apply to the Seasonal Residential (SR) Zone, shall apply to any Special District 135 (SD 135) Zone.



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**4.46.136      Special District 136 (SD 136)**

No person shall within any Special District 136 (SD 136) Zone use any land, or erect, alter or use any building or structure except in accordance with the following provisions:

4.46.136.1      Permitted Uses

- (a) a single detached dwelling
- (b) a single detached vacation dwelling

4.46.136.2      Regulations for Uses Permitted in Section 4.46.136.1

All provisions and regulations of By-law No. 1995-42, as amended, as they apply to the Seasonal Residential (SR) Zone; shall also apply to any Special District 136 (SD 136) Zone with the following exceptions:

- |  |        |
|--|--------|
| a) Minimum Lot Frontage (Road)         | 32.0 m |
| b) Minimum Lot Frontage (Shoreline)    | 29.0 m |
| c) Minimum Front Yard                  | 21.5 m |
| d) Minimum Water Yard Setback          | 30.0 m |
| e) Minimum Northerly Side Yard Setback | 3.0 m  |
| f) Minimum Southerly Side Yard Setback | 2.4 m  |

4.46.136.3      Provisions for Accessory Building and Structures

Notwithstanding any provision of Section 4.1(e) to the contrary, the following provisions shall apply to any accessory building or structure existing as of the date of the passing of this by-law:

- a) Minimum Yard Setbacks shall be as existing at the time of passage of this by-law.

4.46.136.4      Special Provisions for the Development of New Accessory Buildings and Structures

Notwithstanding any provisions of Section 4.1(e) to the contrary, the following provisions shall apply to any new accessory building or structure on any portion of lands within any Special District 136 (SD 136)

## SECTION 4      GENERAL PROVISIONS

Zone:

- a)      Minimum Front Yard Setback (Road)      21.5 m

4.46.136.5      All other provisions as they apply to the Seasonal Residential (SR) Zone, shall apply to any Special District 136 (SD 136) Zone.

### **4.46.137      Special District 137 (S.D. 137) Zone**

No person shall within any “Special District 137 (S.D. 137) Zone” use any land, or erect, alter or use any building or structure except in accordance with the following provisions:

#### 4.46.137.1      Permitted Uses

- a) a marine and power sport sales and service establishment as defined herein.

#### 4.46.137.2      Regulations for Uses Permitted in Section 4.46.137.1 a)

All provisions and regulations of Section 14.2.1 (Individual Water Supply and Sewage Disposal) of By-law No. 1995-42, as amended, shall apply to any Special District 137 (S.D. 137) Zone with the following exceptions:

- a) Maximum Floor Area of  
any Main or Principle Building      235 m<sup>2</sup>
- b) Minimum Lot Area      1.0 ha
- c) Minimum Lot Frontage      75 m
- d) Minimum Front Yard      40 m
- e) Minimum Easterly Side Yard      30 m
- f) Maximum Lot Coverage of all  
Main and Accessory Buildings      10%.

4.46.137.3      Notwithstanding the provisions of Section 14.2.1.1.4 ii) of By-law No. 1995-42, as amended to the contrary, a product display area may be located in the front yard in accordance with the following:

- a) Minimum Front Yard      30 m

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#### b) Minimum Easterly Side Yard

15 m

- 4.46.137.4 Notwithstanding the provisions of Sections 4.1(d)(ii) and 14.2.1.1.6 of By-law No. 1995-42 as amended to the contrary, any accessory building existing as of the date of the passing of this by-law may be permitted to be located in the front yard provided that the current setback from the front lot line remains unchanged.
- 4.46.137.5 Notwithstanding the provisions of Section 14.2.1.1.7 of By-law No. 1995-42, as amended to the contrary, the maximum height of any existing accessory building shall be as existing at the time of the passing of this by-law.
- 4.46.137.6 Off-street parking shall be provided in accordance with the provisions of Section 4.27 of By-law No. 1995-42, as amended with the following exceptions:
- a) No part of any parking area other than a driveway shall be located closer than 30 m to any street line
  - b) No part of any parking area or driveway shall be located closer than 9.0 m to any easterly lot line.
- 4.46.137.7 For the purpose of this by-law, a ***Marine and Power Sport Sales and Service Establishment*** means a building or part of a building and associated lands where water craft and/or recreational vehicles are offered for sale or rent; or where marine and power sport equipment is serviced or repaired and may include outside storage.
- 4.46.137.8 All other provisions as they apply to the “Local Commercial (C1) Zone” shall apply to any Special District 137 (S.D. 137) Zone”.
- 4.46.137.9 Development Holding Provisions
- Where the zone symbol shown on Schedule ‘A’ to this By-law is followed by a Holding Symbol denoted ‘H’, no person shall use such lands, or erect, alter or use any building or structure thereon for any purpose permitted by this by-law, until such time as the Holding Symbol is removed by Council by a by-law passed under Section 36 of The Planning Act, R.S.O. 1990, as amended, only at such time as:

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- i)      Site Plan Approval has been granted and a Site Plan Control Agreement has been executed and registered on title.

Upon removal of the holding symbol, the permitted uses of the subject property and the erection of any buildings or structures thereon shall be undertaken in accordance with the provisions of the underlying zone category.

### **4.46.138      Special District 138 (S.D. 138)**

No person shall within any “Special District 138 (S.D. 138) Zone” use any land, or erect, alter or use any building or structure except in accordance with the following provisions:

#### 4.46.138.1      Permitted Uses

- (a) a single detached vacation dwelling

#### 4.46.138.2      Regulations for Uses Permitted in Section 4.46.138.1

All provisions and regulations of Section 11 of By-law No. 1995-42, as amended, as they apply to the “Seasonal Residential (SR) Zone”, shall also apply to any “Special District 138 (S.D. 138) Zone” with the following exceptions:

a) Minimum Lot Area	.3 ha
b) Minimum Front Yard	
i) Northwest Corner	24.0 m
ii) Southwest Corner	24.0 m
iii) South	24.5 m
c) Maximum Ground Floor Area	160 m <sup>2</sup>
d) Maximum Height	8.0 m
e) Maximum Total Lot Coverage	9%

#### 4.46.138.3      Special Water Setback Provisions

Notwithstanding any provisions of Section 4.37 of By-law No. 1995-42 as amended to the contrary, the

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minimum water setback in the “Special District 138 (S.D. 138) Zone” for uses permitted in Section 4.46.138.1 shall be:

- a) Minimum Water Yard
  - i) Northwest Corner 24.0 m
  - ii) Southwest Corner 24.0 m
  - iii) South 24.5 m

#### 4.46.138.4 Special Provisions for Accessory Buildings and Structures

Notwithstanding any provisions of Section 4.1 (e), Section 11.2.1, and Section 4.37 of By-law No. 1995 42 as amended to the contrary, the following as existing at the time of the passing of this by-law shall be permitted, subject to corresponding regulations:

- a) A Sleeping Cabin
  - i) Minimum Water and Front Yard Setback
    - Northwest 4.5 m
    - Southwest 4.5 m
  - ii) Maximum Floor Area Including Deck 62 m<sup>2</sup>
- b) A Storage Building
  - i) Minimum Easterly Side Yard 0 m
  - ii) Maximum Floor Area 44 m<sup>2</sup>

#### 4.46.138.5 Special Provision for Replacement Septic Disposal Area

Notwithstanding any provisions of Section 4.37 of By-law No. 1995-42 to the contrary, the minimum water setback for a septic disposal area shall be 9.0 m.

#### 4.46.138.6 All other provisions as they apply to the “Seasonal Residential (SR) Zone” shall apply to any “Special District 138 (S.D. 138) Zone”. “

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**4.46.139      Special District 139 (S.D. 139)**

No person shall within any “Special District 139 (S.D. 139) Zone” use any land, or erect, alter or use any building or structure except in accordance with the following provisions:

4.46.139.1      Permitted Uses

- (a) a single detached vacation dwelling.

4.46.139.2      Regulations for Uses Permitted in Section 4.46.139.1

All provisions and regulations of Section 11 of By-law No. 1995-42, as amended, as they apply to the “Seasonal Residential (SR) Zone”, shall also apply to any “Special District 139 (S.D. 139) Zone” with the following exceptions:

- a) Minimum Front Yard
  - i) North      10.5 m
  - ii) West      6.4 m
  - iii) South      11.5 m
  - iv) Southwest      12.2 m
- b) Maximum Ground Floor Area      195 m<sup>2</sup>
- c) Maximum Total Area of Westerly Attached Deck and Landing      24.0 m

4.46.139.3      Special Water Setback Provisions

Notwithstanding any provisions of Section 4.37 of By-law No. 1995-42 as amended to the contrary, the minimum water setback in the “Special District 139 (S.D. 139) Zone” for uses permitted in Section 4.46.139.1 shall be:

- a) Minimum Water Yard
  - i) Northwest Corner      10.0 m
  - ii) Southwest Corner      12.0 m

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- |            |        |
|------------|--------|
| iii) South | 11.5 m |
| iv) North  | 10.3 m |

4.46.139.4    Special Provisions for Accessory Buildings and Structures

Notwithstanding any provisions of Section 4.1 (e), Section 11.2.1, and Section 4.37 of By-law No. 1995-42 as amended to the contrary, accessory buildings and structures existing at the time of passing of this by-law shall be permitted.

4.46.139.5    Septic Disposal Area

Notwithstanding any provisions of Section 4.37 of By-law No. 1995-42 to the contrary, the minimum water setback for a septic disposal area shall be as existing at the time of passing of this by-law.

- 4.46.139.6    All other provisions as they apply to the “Seasonal Residential (SR) Zone” shall apply to any “Special District 139 (S.D. 139) Zone”. “

**4.46.140        Special District 140 (S.D. 140)**

No person shall within any “Special District 140 (S.D. 140) Zone” use any land, or erect, alter or use any building or structure except in accordance with the following provisions:

4.46.140.1    Permitted Uses

- a) a single detached vacation dwelling.

4.46.140.2    Regulations for Uses Permitted in Section 4.46.140.1

All provisions and regulations of Section 11 of By-law No. 1995-42, as amended, as they apply to the “Seasonal Residential (SR) Zone”, shall also apply to any “Special District 140 (S.D. 140) Zone” with the following exceptions:

- |                       |        |
|-----------------------|--------|
| a) Minimum Front Yard |        |
| i) North              | 20.5 m |
| ii) West              | 18.0 m |
| iii) East             | 18.5 m |

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4.46.140.3      Special Water Setback Provisions

Notwithstanding any provisions of Section 4.37 of By-law No. 1995-42 as amended to the contrary, the minimum water setback in the “Special District 140 (S.D. 140) Zone” for uses permitted in Section 4.46.140.1 shall be:

- |                       |        |
|-----------------------|--------|
| a) Minimum Water Yard |        |
| i) North              | 21.5 m |
| ii) West              | 18.8 m |
| iii) East             | 19.0 m |

4.46.140.4      Special Provisions for Existing Accessory Buildings and Structures

Notwithstanding any provisions of Section 4.1 (e), Section 11.2.1, and Section 4.37 of By-law No. 1995-42 as amended to the contrary, the minimum water setback for any accessory buildings and structures shall be as existing at the time of the passing of this by-law.

4.46.140.5      Special Provisions for Proposed Detached Garage

Notwithstanding any provisions of Section 4.1 (e), Section 11.2.1. and Section 4.37 of By-law No. 1995-42 as amended to the contrary, the following provisions shall also apply:

- a) Minimum Front Yard and Water Setback    17.0 m.

4.46.140.6      Septic Disposal Area

Notwithstanding any provisions of Section 4.37 of By-law No. 1995-42 to the contrary, the minimum water setback for a septic disposal area shall be as existing at the time of passing of this by-law.

4.46.140.7      All other provisions of By-law No 1995-42, as amended, as they apply to the “Seasonal Residential (SR) Zone” shall also apply to any “Special District 140 (S.D. 140) Zone”.

**4.46.141      Special District 141 (S.D. 141)**

No person shall within any “Special District 141 (S.D. 141) Zone” use any land, or erect, alter or use any building or structure except in accordance with the following provisions:



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#### 4.46.141.1 Permitted Uses

- a) a single detached vacation dwelling.

#### 4.46.141.2 Regulations for Uses Permitted in Section 4.46.141.1

All provisions and regulations of Section 11 of By-law No. 1995-42, as amended, as they apply to the “Seasonal Residential (SR) Zone”, shall also apply to any “Special District 141 (S.D. 141) Zone” with the following exceptions:

- |                              |                    |
|------------------------------|--------------------|
| a) Minimum Front Yard        |                    |
| i) Northwest                 | 12.0 m             |
| ii) West                     | 3.0 m              |
| iii) South                   | 4.25 m             |
| b) Maximum Ground Floor Area | 240 m <sup>2</sup> |

#### 4.46.141.3 Special Water Setback Provisions

Notwithstanding any provisions of Section 4.37 of By-law No. 1995-42 as amended to the contrary, the minimum water setback in the “Special District 141 (S.D. 141) Zone” for uses permitted in Section 4.46.141.1 shall be:

- |  |                    |
|--|--------------------|
| a) Minimum Water Yard  |                    |
| i) Northwest   | 14.5 m             |
| ii) West   | 10.0 m             |
| iii) South   | 11.5 m             |
| b) Maximum Attached Deck Floor Area<br>Located Within 30 m Water Setback | 175 m <sup>2</sup> |

#### 4.46.141.4 Special Provisions for Existing Unattached Decks

Notwithstanding any provisions of Section 4.45 (b), as amended to the contrary, the maximum floor area for any existing unattached deck shall be 18.0 m<sup>2</sup>. No additional or expanded unattached deck structures shall be permitted.

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4.46.141.5      Special Provisions for Existing Boat Storage Building

Notwithstanding any provisions of Sections 4.1 (a)(i), 4.1 (e), 11.2.1. and Section 4.37 of By-law No. 1995-42 as amended to the contrary, any boat storage building existing at the time of passing of this by-law may be permitted to be located in the front yard and the following provisions shall also apply:

- a) Minimum Front Yard and Water Setback      10.5 m
- b) Maximum Floor Area      72.0 m<sup>2</sup>

4.46.141.6      Septic Disposal Area

Notwithstanding any provisions of Section 4.37 of By-law No. 1995-42 to the contrary, the minimum water setback for a septic disposal area shall be as existing at the time of passing of this by-law.

4.46.141.7      All other provisions of By-law No 1995-42, as amended, as they apply to the “Seasonal Residential (SR) Zone” shall also apply to any “Special District 141 (S.D. 141) Zone”.

**4.46.142      Special District 142 (S.D. 142)**

No person shall within any “Special District 142 (S.D. 142) Zone” use any land, or erect, alter or use any building or structure except in accordance with the following provisions:

4.46.142.1      Permitted Uses

- a) a single detached vacation dwelling.

4.46.142.2      Regulations for Uses Permitted in Section 4.46.142.1

All provisions and regulations of Section 11 of By-law No. 1995-42, as amended, as they apply to the “Seasonal Residential (SR) Zone”, shall also apply to any “Special District 142 (S.D. 142) Zone” with the following exceptions:

- a) Minimum Lot Area      0.163 ha
- b) Minimum Lot Frontage      31.5 m
- c) Minimum Front Yard
  - i) Northeast      8.15 m

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ii) Southeast	15.0 m
iii) East	7.9 m
d) Minimum Interior Side Yard	
i) North	3.0 m
ii) South	5.2 m
e) Maximum Ground Floor Area	170 m <sup>2</sup>
f) Maximum Lot Coverage	12.8%

#### 4.46.142.3 Special Water Setback Provisions

Notwithstanding any other provisions of Section 4.37 of By-law No. 1995-42 as amended to the contrary, the minimum water setback in the “Special District 142 (S.D. 142) Zone” for uses permitted in Section 4.46.142.1 shall be:

a) Minimum Water Yard	
i) Northeast	8.9 m
ii) Southeast	18.2 m
iii) East	11.2 m

#### 4.46.142.4 Septic Disposal Area

Notwithstanding any other provisions of Section 4.37 of By-law No. 1995-42 to the contrary, the minimum water setback for a septic disposal area shall be as existing at the time of passing of this by-law.

4.46.142.5 All other provisions of By-law No 1995-42, as amended, as they apply to the “Seasonal Residential (SR) Zone” shall also apply to any “Special District 142 (S.D. 142) Zone”.

#### **4.46.143 Special District 143 (S.D. 143)(H)**

No person shall within any “Special District 143 (S.D. 143) Zone” use any land, or erect, alter or use any building or structure except in accordance with the following provisions:

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#### 4.46.143.1 Permitted Uses

- a) a single detached vacation dwelling.

#### 4.46.143.2 Regulations for Uses Permitted in Section 4.46.143.1

All provisions and regulations of Section 11 of By-law No. 1995-42, as amended, as they apply to the “Seasonal Residential (SR) Zone”, shall also apply to any “Special District 143 (S.D. 143) Zone” with the following exceptions:

- |  |        |
|--|--------|
| a) Minimum Front Yard                  | 14.5 m |
| b) Minimum Westerly Interior Side Yard | 4.5 m  |

#### 4.46.143.3 Special Water Setback Provisions

Notwithstanding any provisions of Section 4.37 of By-law No. 1995-42 as amended to the contrary, the minimum water setback in the “Special District 143 (S.D. 143) Zone” for uses permitted in Section 4.46.143.1 shall be:

- a) Minimum Water Yard 16.5 m.

#### 4.46.143.4 Special Provisions for Existing Accessory Buildings and Structures

Notwithstanding any provisions of Section 4.1 (d) and (e), Section 11.2.1, and Section 4.37 of By-law No. 1995 42 as amended to the contrary; the following provisions shall apply:

- |   |       |
|---|-------|
| a) Minimum Side Yard for any building or structure located in the rear yard and existing at the time of passing of this by-law                    | 1.6 m |
| b) Minimum Front Yard and Water Setback for any building or structure located in the rear yard and existing at the time of passing of this by-law | 30 m  |

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- c) Minimum Front Yard and Water Setback for any structure located in the front yard and comprising a total floor area no greater than 3.2 m<sup>2</sup> and existing at the time of passing of this by-law 21.0 m

4.46.143.5 All other provisions of By-law No 1995-42, as amended, as they apply to the “Seasonal Residential (SR) Zone” shall also apply to any “Special District 143 (S.D. 143) Zone”.

#### 4.46.143.6 Development Holding Provisions

Where the zone symbol shown on Schedule ‘A’ to this By-law is followed by a Holding Symbol denoted ‘H’, no person shall use such lands, or erect, alter or use any building or structure thereon for any purpose permitted by this by-law, until such time as the Holding Symbol is removed by Council by a by-law passed under Section 36 of The Planning Act, R.S.O. 1990, as amended, only at such time as:

- i) The vacation trailer and attached deck are removed to the satisfaction of the Township, or alternatively
- ii) The property owner requests and is otherwise granted permission by Council to locate a temporary construction trailer on the subject lands in accordance with Section 4.6 (a) of the Township's Comprehensive Zoning By-law; and an agreement is executed and registered on title."

#### **4.46.144 Special District 144 (S.D. 144)**

No person shall within any “Special District 144 (S.D. 144) Zone” use any land, or erect, alter or use any building or structure except in accordance with the following provisions:

##### 4.46.144.1 Permitted Uses

- a) a single detached vacation dwelling.

##### 4.46.144.2 Regulations for Uses Permitted in Section 4.46.144.1

All provisions and regulations of Section 11 of By-law No. 1995-42, as amended, as they apply to the

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“Seasonal Residential (SR) Zone”, shall also apply to any “Special District 144 (S.D. 144) Zone” with the following exceptions:

- |                               |        |
|-------------------------------|--------|
| a) Minimum Lot Area           | 0.1 ha |
| b) Minimum Lot Frontage       | 18.5 m |
| c) Minimum Front Yard         | 24.0 m |
| d) Minimum Interior Side Yard | 4.6 m  |
| e) Maximum Height             | 9.5 m  |

### 4.46.144.3 Special Water Setback Provisions

Notwithstanding any provisions of Section 4.37 of By-law No. 1995-42 as amended to the contrary, the minimum water setback in the “Special District 144 (S.D. 144) Zone” for uses permitted in Section 4.46.144.1 shall be:

- |                       |        |
|-----------------------|--------|
| a) Minimum Water Yard | 27.0 m |
|-----------------------|--------|

### 4.46.144.4 Special Provisions for Existing Accessory Buildings and Structures

Notwithstanding any provisions of Section 4.1 (d) and (e), Section 11.2.1, and Section 4.37 of By-law No. 1995 42 as amended to the contrary; the following provisions shall apply:

- |   |        |
|---|--------|
| a) Minimum Front Yard and Water Setback for<br>any sleeping cabin located in the front yard and<br>and comprising a total floor area no greater<br>than 10.0 m <sup>2</sup> and existing at the time of passing<br>of this by-law | 17.0 m |
| b) Minimum Interior Northerly Side Yard for any<br>sleeping cabin existing at the time of the passing<br>this by-law  | 1.5 m  |

### 4.46.144.5 All other provisions of By-law No 1995-42, as amended, as they apply to the “Seasonal Residential (SR)

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Zone” shall also apply to any “Special District 144 (S.D. 144) Zone”.

### **4.46.145 Special District 145 (S.D. 145)**

No person shall within any “Special District 145 (S.D. 145) Zone” use any land, or erect, alter or use any building or structure except in accordance with the following provisions:

#### 4.46.145.1 Permitted Uses

- a) a single detached vacation dwelling.

#### 4.46.145.2 Regulations for Uses Permitted in Section 4.46.145.1

All provisions and regulations of Section 11 of By-law No. 1995-42, as amended, as they apply to the “Seasonal Residential (SR) Zone”, shall also apply to any “Special District 145 (S.D. 145) Zone” with the following exceptions:

- |                               |         |
|-------------------------------|---------|
| a) Minimum Lot Area           | 0.20 ha |
| b) Minimum Lot Frontage       | 36.5 m  |
| c) Minimum Front Yard         | 18.5 m  |
| d) Minimum Water Yard Setback | 20.4 m  |
| e) Minimum Westerly Side Yard | 5.4 m   |

#### 4.46.145.3 Provisions for Existing Accessory Buildings and Structures

Notwithstanding any provision of Sections 2 and 4.1(e) to the contrary, any building or structure existing at the time of passing of this By-law may be permitted to locate in the front yard, subject to the following special provisions;

- |   |                     |
|---|---------------------|
| i) Maximum Floor Area   | 26.5 m <sup>2</sup> |
| ii) Minimum Westerly Side Yard                                | 1.3 m               |
| iii) Minimum Front Yard and Water Yard                        | 14.5 m              |
| iv) Minimum Separation Distance as per<br>Section 4.1 (e)(iv) | As Existing         |

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### 4.46.145.4    Special Provisions

Notwithstanding any provisions of Sections 4.46.145.2 and 4.46.145.3 to the contrary, a locational survey shall be submitted to the Corporation of the Township of Havelock-Belmont-Methuen prior to any building permit being issued, whereas the locational survey shall take precedence in the event of any discrepancy.

4.46.145.5    All other provisions as they apply to the Seasonal Residential (SR) Zone, shall apply to any Special District 145 (SD 145) Zone.”

### **4.46.146      Special District 146 (S.D. 146)**

No person shall within any “Special District 146 (S.D. 146) Zone” use any land, or erect, alter or use any building or structure except in accordance with the following provisions:

#### 4.46.146.1    Permitted Uses

- a) a single detached vacation dwelling.

#### 4.46.146.2    Regulations for Uses Permitted in Section 4.46.146.1(a)

All provisions and regulations of Section 11 of By-law No. 1995-42, as amended, as they apply to the “Seasonal Residential (SR) Zone”, shall also apply to any “Special District 146 (S.D. 146) Zone” with the following exceptions:

- |  |         |
|--|---------|
| a) Minimum Lot Area                            | 0.37 ha |
| b) Minimum Lot Frontage                        | 29.0 m  |
| c) Minimum Front Yard                          | 30.0 m  |
| d) Minimum Water Yard Setback                  | 30.0 m  |
| e) Minimum Rear Yard                           | 6.0 m   |
| f) Minimum Setback to Limit of<br>Right-of-way | 6.0 m   |



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### 4.46.146.3    Provisions for Accessory Buildings and Structures

Notwithstanding any provision of Section 4.1 (d) and 4.1(e) to the contrary, the following provisions shall apply to any accessory building or structure existing as of the date of the passing of this by-law and located in the front/water yard:

- |                             |                    |
|-----------------------------|--------------------|
| a) Minimum Side Yard        | 1.0 m              |
| b) Minimum Front/Water Yard | 14.0 m             |
| c) Maximum Floor Area       | 235 m <sup>2</sup> |

### 4.46.146.4    Special Provisions for the Development of New Accessory Buildings and Structures

Notwithstanding any provisions of Section 4.1 (e) to the contrary, the following provisions shall apply to any new accessory building or structure on any portion of land within any Special District 146 (S.D. 146) Zone and situated to the east of FR#26:

- |   |       |
|---|-------|
| a) Minimum Setback to Limit of Right-of-Way | 6.0 m |
|---|-------|

4.46.146.5    All other provisions as they apply to the Seasonal Residential (SR) Zone, shall apply to any Special District 146 (S.D. 146) Zone.”

## **4.46.147      Special District 147 (SD 147)**

No person shall within any “Special District 147 (S.D. 147) Zone” use any land, or erect, alter or use any building or structure except in accordance with the following provisions:

### 4.46.147.1    Permitted Uses

- a) a single detached vacation dwelling.

### 4.46.147.2    Regulations for Uses Permitted in Section 4.46.147.1(a)

All provisions and regulations of Section 11 of By-law No. 1995-42, as amended, as they apply to the “Seasonal Residential (SR) Zone”, shall also apply to any “Special District 147 (S.D. 147) Zone” with the following exceptions:

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- a) Minimum Lot Area 0.4 ha
- b) Minimum Lot Frontage 30.5 m
- c) Minimum Front Yard 7.6 m
- d) Notwithstanding any provision of Section 11.2.2.1 to the contrary, the maximum floor area of all accessory buildings or structures shall be 103% of the total floor area of the main building.

#### 4.46.147.3 Minimum Water Setback

Notwithstanding the provisions of Section 4.37 of By-law No. 1995-42, as amended as they apply to “Seasonal Residential SR) Zone”, the following shall apply to any use permitted in Section 4.46.147.1 (a);

- a) Minimum Water Setback 10.5 m.

#### 4.46.147.4 Provisions for Accessory Buildings and Structures

Notwithstanding any provision of Section 4.1 (d) Section 4.1(e) of By-law No. 1995-42, as amended to the contrary, the following provisions shall apply to any accessory building or structure existing as of the date of the passing of this by-law and located in the front/water yard:

- a) Minimum Westerly Side Yard 1.0 m
- b) Minimum Front/Water Yard 4.2 m
- c) Maximum Floor Area 25 m<sup>2</sup>.

#### 4.46.147.5 Special Provisions for the Development of New Accessory Buildings and Structures

Notwithstanding any provisions of Section 4.1 (c), Section 4.1 (e) and Section 4.37 of By-law No. 1995 42, as amended to the contrary, the following provisions shall apply to any new accessory building or structure on any portion of land within any Special District 147 (S.D. 147) Zone and situated to the east and north of FR#44 and comprising a portion of Part 7 of Plan 45R-11717:

- a) Minimum Setback to Limit of Right-of-Way 12.0 m

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b) Maximum Floor Area	110 m <sup>2</sup>
c) Maximum Height	5.2 m
d) Minimum Easterly Side Yard	16.0 m
e) Minimum Water Setback	51.0 m

#### 4.46.147.6 Illumination

Notwithstanding any provisions of Section 4.16 of By-law No. 1995-42, as amended to the contrary, any proposed exterior lighting shall also be directed downward; and any such light fixtures shall not exceed 3.7 metres (12 feet) above finished grade.

#### 4.46.147.7 Planting Strip

Save and except sub-section (d) where no interruption shall be permitted, the provisions of Section 4.29 shall apply to lands along the southerly limit of Part 7 on Plan 45R-11717 and zoned "Special District 147 (S.D. 147) Zone".

4.46.147.8 All other provisions as they apply to the Seasonal Residential (SR) Zone, shall apply to any Special District 147 (S.D. 147) Zone."

#### **4.46.148 Special District 148 (S.D. 148)**

No person shall within any "Special District 148 (S.D. 148) Zone" use any land, or erect, alter or use any building or structure except in accordance with the following provisions:

##### 4.46.148.1 Permitted Uses

- a) a single detached vacation dwelling

##### 4.46.148.2 Regulations for Uses Permitted in Section 4.46.148.1

All provisions and regulations of Section 11 of By-law No. 1995-42, as amended, as they apply to the "Seasonal Residential (SR) Zone", shall also apply to any "Special District 148 (S.D. 148) Zone" with the following exceptions:

- a) Minimum Lot Area 0.50 ha

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- b) Minimum Front Yard 18.2 m
- c) Maximum Height 6.5 m

#### 4.46.148.3 Minimum Water Setback

Notwithstanding the provisions of Section 4.37 of By-law No. 1995-42, as amended as they apply to the “Seasonal Residential (SR) Zone” the following shall apply in any “Special District 148 (S.D. 148) Zone”:

- a) Minimum Water Setback 21.0 m.

4.46.148.4 Notwithstanding the provisions of Section 2 of By-law No. 1995-42 respecting ***Water Setback*** and ***Minimum Front Yard***, any setback shall be measured horizontally from a point of vertical intersection with the high water mark.

4.46.148.5 All other provisions as they apply to the “Seasonal Residential (SR) Zone”, shall apply to any “Special District 148 (S.D. 148) Zone”.

#### **4.46.149 Special District 149 (S.D. 149)**

No person shall within any “Special District 149 (S.D. 149) Zone” use any land, or erect, alter or use any building or structure except in accordance with the following provisions:

##### 4.46.149.1 Permitted Uses

- a) a single detached vacation dwelling

##### 4.46.149.2 Regulations for Uses Permitted in Section 4.46.149.1

All provisions and regulations of Section 11 of By-law No. 1995-42, as amended, as they apply to the “Seasonal Residential (SR) Zone”, shall also apply to any “Special District 149 (S.D. 149) Zone” with the following exceptions:

- a) Minimum Lot Area 0.12 ha
- b) Minimum Front Yard
  - Northeast 11.6 m

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- Southeast	13.1 m
- North	12.9 m
- South	15.8 m
c) Maximum Height	7.0 m

#### 4.46.149.3 Special Water Setback Provisions

Notwithstanding any provisions of Section 4.37 of By-law No. 1995-42 as amended to the contrary, the minimum water setback in the “Special District 149 (S.D. 149) Zone” for uses permitted in Section 4.46.149.1 shall be:

i) Northeast	12.4 m
ii) Southeast	15.1 m
iii) North	12.9 m
iv) South	15.8 m

#### 4.46.149.4 Special Provisions for Existing Accessory Buildings and Structures

Notwithstanding any provisions of Section 4.1 (d) and (e), Section 11.2.1, and Section 4.37 of By-law No. 1995-42 as amended to the contrary; the following provisions shall apply:

a) Minimum Front Yard and Water Setback for any accessory building located in the front yard and comprising a total floor area no greater than 18.0 m <sup>2</sup> and existing at the time of passing of this by-law	0.0 m
b) Maximum area of attached deck	26.0 m <sup>2</sup>
c) Minimum Rear Yard for any shed existing at the time of the passing this by-law	0.3 m

4.46.149.5 All other provisions of By-law No 1995-42, as amended, as they apply to the “Seasonal Residential (SR) Zone” shall also apply to any “Special District 149 (S.D. 149) Zone”.

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**4.46.150      Special District 150 (S.D. 150)**

No person shall within any “Special District 150 (S.D. 150) Zone” use any land, or erect, alter or use any building or structure except in accordance with the following provisions:

#### 4.46.150.1 Permitted Uses

- a) a single detached vacation dwelling.

#### 4.46.150.2 Regulations for Uses Permitted in Section 4.46.150.1

All provisions and regulations of Section 11 of By-law No. 1995-42, as amended, as they apply to the “Seasonal Residential (SR) Zone”, shall also apply to any “Special District 150 (S.D. 150) Zone” with the following exceptions:

- a) Minimum Front Yard 30.0 m

#### 4.46.150.3 Special Water Setback Provisions

Notwithstanding any provisions of Section 4.37 of By-law No. 1995-42 as amended to the contrary, the minimum water setback (northeast) in the “Special District 150 (S.D. 150) Zone” for uses permitted in Section 4.46.150.1 shall be:

- a) Minimum Water Yard 24.3 m.

4.46.150.4 All other provisions of By-law No 1995-42, as amended, as they apply to the “Seasonal Residential (SR) Zone” shall also apply to any “Special District 150 (S.D. 150) Zone”.

**4.46.151      Special District 151 (S.D. 151)**

No person shall within any “Special District 151 (S.D. 151) Zone” use any land, or erect, alter or use any building or structure except in accordance with the following provisions:

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#### 4.46.151.1 Permitted Uses

- a) a single detached vacation dwelling.

#### 4.46.151.2 Regulations for Uses Permitted in Section 4.46.151.1

All provisions and regulations of Section 11 of By-law No. 1995-42, as amended, as they apply to the “Seasonal Residential (SR) Zone”, shall also apply to any “Special District 151 (S.D. 151) Zone” with the following exceptions:

- a) Minimum Front Yard 11.5 m

#### 4.46.151.3 Special Water Setback Provisions

Notwithstanding any provisions of Section 4.37 of By-law No. 1995-42 as amended to the contrary, the minimum water setback in the “Special District 151 (S.D. 151) Zone” for uses permitted in Section 4.46.151.1 shall be:

- a) Minimum Water Yard 9.3 m

#### 4.46.151.4 Septic Disposal Area

Notwithstanding any other provisions of Section 4.37 of By-law No. 1995-42 to the contrary, the minimum water setback for any component of a sewage septic system shall be 18.0 m.

4.46.151.5 All other provisions of By-law No 1995-42, as amended, as they apply to the “Seasonal Residential (SR) Zone” shall also apply to any “Special District 151 (S.D. 151) Zone”.

**4.46.152      Special District 152 (S.D. 152)**

No person shall within any “Special District 152 (S.D. 152) Zone” use any land, or erect, alter or use any building or structure except in accordance with the following provisions:

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### 4.46.152.1    Permitted Uses

- a) a single detached vacation dwelling.

### 4.46.152.2    Regulations for Uses Permitted in Section 4.46.152.1

All provisions and regulations of Section 11 of By-law No. 1995-42, as amended, as they apply to the “Seasonal Residential (SR) Zone”, shall also apply to any “Special District 152 (S.D. 152) Zone” with the following exceptions:

- |                         |         |
|-------------------------|---------|
| a) Minimum Lot Area     | 0.18 ha |
| b) Minimum Lot Frontage | 32.0 m  |
| c) Minimum Front Yard   |         |
| Northeast               | 8.4 m   |
| - Southeast             | 9.4 m   |

### 4.46.152.3    Special Water Setback Provisions

Notwithstanding any provisions of Section 4.37 of By-law No. 1995-42 as amended to the contrary, the minimum water setback in the “Special District 152 (S.D. 152) Zone” for uses permitted in Section 4.46.152.1 shall be:

- |                       |       |
|-----------------------|-------|
| a) Minimum Water Yard | 8.7 m |
|-----------------------|-------|

### 4.46.152.4    Special Provisions for Existing Accessory Buildings and Structures

Notwithstanding any provisions of Section 4.1 (e), Section 11.2.1, and Section 4.37 of By-law No. 1995-42 as amended to the contrary, the minimum side yard setback for any accessory buildings and structures shall be as existing at the time of the passing of this by-law.

### 4.46.152.5    Septic Disposal Area

Notwithstanding any other provisions of Section 4.37 of By-law No. 1995-42 to the contrary, the minimum water setback for any component of a sewage septic system shall be 24.0 m.



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4.46.152.6 All other provisions of By-law No 1995-42, as amended, as they apply to the “Seasonal Residential (SR) Zone” shall also apply to any “Special District 152 (S.D. 152) Zone”.

**4.46.153 Special District 153 (S.D. 153)**

No person shall within any “Special District 153 (S.D. 153) Zone” use any land, or erect, alter or use any building or structure except in accordance with the following provisions:

#### 4.46.153.1 Permitted Uses

- a) a single detached vacation dwelling

#### 4.46.153.2 Regulations for Uses Permitted in Section 4.46.153.1

All provisions and regulations of Section 11 of By-law No. 1995-42, as amended, as they apply to the “Seasonal Residential (SR) Zone”, shall also apply to any “Special District 153 (S.D. 153) Zone” with the following exceptions:

- a) Minimum Front Yard

- Northeast 24.0 m
- Southeast 23.5 m

### 4.46.153.3 Special Water Setback Provisions

Notwithstanding any provisions of Section 4.37 of By-law No. 1995-42 as amended to the contrary, the minimum water setback in the “Special District 153 (S.D. 153) Zone” for uses permitted in Section 4.46.153.1 shall be:

- a) Minimum Water Yard

- Northeast 21.0 m
- Southeast 23.5 m
- North 9.0 m

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4.46.153.4      Special Provisions for Existing Accessory Buildings and Structures

Notwithstanding any provisions of Section 4.1 (e), Section 11.2.1, and Section 4.37 of By-law No. 1995-42 as amended to the contrary, the minimum side yard setback for any accessory buildings and structures shall be as existing at the time of the passing of this by-law.

4.46.153.5      All other provisions of By-law No 1995-42, as amended, as they apply to the “Seasonal Residential (SR) Zone” shall also apply to any “Special District 153 (S.D. 153) Zone”.

**4.46.154      Special District 154 (SD 154)**

No person shall within any “Special District 154 (S.D. 154) Zone” use any land, or erect, alter or use any building or structure except in accordance with the following provisions:

4.46.154.1      Permitted Uses

- a) a single detached vacation dwelling

4.46.154.2      Regulations for Uses Permitted in Section 4.46.154.1

All provisions and regulations of Sections 11 and 4.37 of By-law No. 1995-42, as amended, as they apply to the “Seasonal Residential (SR) Zone”, shall also apply to any “Special District 154 (S.D. 154) Zone” with the following exceptions:

- |   |                    |
|---|--------------------|
| a) Minimum Front Yard   | 25.0 m             |
| b) Minimum Water Setback  | 25.0 m             |
| c) Maximum Ground Floor Area  | 233 m <sup>2</sup> |
| d) Maximum Height   | 4.5 m              |
| e) Minimum setback from any<br>Environmental Protection (EP) Zone<br>Boundary | 3.0 m              |

4.46.154.3      Accessory Buildings/Structures

The provisions of Section 4.1 and 4.46.154.2(e) of By-law No. 1995-42, as amended, shall apply with 188

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the following exceptions:

- a) Minimum Water Yard 30.0 m

#### 4.46.154.4 Septic Disposal Area

Notwithstanding any provisions of Section 4.37 of By-law No. 1995-42 to the contrary, the minimum water setback for a septic disposal area shall be: 25.0 m.

#### 4.46.154.5 Special Requirement

The placement of any dwelling and the required setback from any 'EP' Zone boundary shall be staked by an Ontario Land Surveyor prior to the commencement of any site alternations or construction.

- 4.46.154.6 All other provisions of By-law No 1995-42, as amended, as they apply to the “Seasonal Residential (SR) Zone” shall also apply to any “Special District 154 (S.D. 154) Zone”.

**4.46.155 Special District 155 (SD 155)**

No person shall within any “Special District 155 (S.D. 155) Zone” use any land, or erect, alter or use any building or structure except in accordance with the following provisions:

#### 4.46.155.1 Permitted Uses

- a) a single detached vacation dwelling

#### 4.46.155.2 Regulations for Uses Permitted in Section 4.46.155.1

All provisions and regulations of Section 11 of By-law No. 1995-42, as amended, as they apply to the “Seasonal Residential (SR) Zone”, shall also apply to any “Special District 155 (S.D. 155) Zone” with the following exceptions:

- a) Minimum Front Yard
- |         |        |
|---------|--------|
| - West  | 0.9 m  |
| - South | 15.0 m |

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- East

15.0 m

#### 4.46.155.3 Special Water Setback Provisions

Notwithstanding any provisions of Section 4.37 of By-law No. 1995-42 as amended to the contrary, the minimum water setback in the “Special District 155 (S.D. 155) Zone” for uses permitted in Section 4.46.155.1 shall be:

##### a) Minimum Water Yard

- West

3.5 m

- South

15.0 m

- East

15.0 m

#### 4.46.155.4 Special Provisions for Existing Accessory Buildings and Structures

Notwithstanding any provisions of Section 4.1 (e), Section 11.2.1, and Section 4.37 of By-law No. 1995-42 as amended to the contrary, the minimum yard setbacks for any accessory buildings and structures shall be as existing at the time of the passing of this by-law.

#### 4.46.155.5 Septic Disposal Area

Notwithstanding any other provisions of Section 4.37 of By-law No. 1995-42 to the contrary, the minimum water setback for any component of a sewage septic system shall be 29.8 m.

#### 4.46.155.6 Special Provisions

Notwithstanding any provisions of Section 4.46.155.2 and 4.46.155.3 to the contrary, a locational survey shall be submitted to the Corporation of the Township of Havelock-Belmont-Methuen prior to any building permit being issued, whereas the locational survey shall take precedence in the event of any discrepancy.

#### 4.46.155.7 All other provisions of By-law No 1995-42, as amended, as they apply to the “Seasonal Residential (SR) Zone” shall also apply to any “Special District 155 (S.D. 155) Zone”.

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### **4.46.156      Special District 156 (S.D. 156)**

No person shall within any “Special District 156 (S.D. 156) Zone” use any land, or erect, alter or use any building or structure except in accordance with the following provisions:

#### 4.46.156.1      Permitted Uses

- a) a single detached vacation dwelling

#### 4.46.156.2      Regulations for Uses Permitted in Section 4.46.156.1

All provisions and regulations of Section 11 of By-law No. 1995-42, as amended, as they apply to the “Seasonal Residential (SR) Zone”, shall also apply to any “Special District 156 (S.D. 156) Zone” with the following exceptions:

- |                               |         |
|-------------------------------|---------|
| a) Minimum Lot Area           | 0.19 ha |
| b) Minimum Lot Frontage       | 23.0 m  |
| c) Minimum Front Yard         | 7.0 m   |
| d) Minimum Easterly Side Yard | 1.8 m   |

#### 4.46.156.3      Special Water Setback Provisions

Notwithstanding any provisions of Section 4.37 of By-law No. 1995-42 as amended to the contrary, the minimum water setback in the “Special District 156 (S.D. 156) Zone” for uses permitted in Section 4.46.156.1 shall be:

- |                       |       |
|-----------------------|-------|
| a) Minimum Water Yard | 7.1 m |
|-----------------------|-------|

#### 4.46.156.4      Septic Disposal Area

Notwithstanding any other provisions of Section 4.37 of By-law No. 1995-42 to the contrary, the minimum water setback for any component of a sewage septic system shall be 21.0 m.

#### 4.46.156.5      All other provisions of By-law No 1995-42, as amended, as they apply to the “Seasonal Residential (SR)

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Zone” shall also apply to any “Special District 156 (S.D. 156) Zone”.

**4.46.157      Special District 157 (S.D. 157)**

No person shall within any “Special District 157 (S.D. 157) Zone” use any land, or erect, alter or use any building or structure except in accordance with the following provisions:

#### 4.46.157.1 Permitted Uses

- a) a single detached vacation dwelling

#### 4.46.157.2 Regulations for Uses Permitted in Section 4.46.157.1

All provisions and regulations of Section 11 of By-law No. 1995-42, as amended, as they apply to the “Seasonal Residential (SR) Zone”, shall also apply to any “Special District 157 (S.D. 157) Zone” with the following exceptions:

- |                         |               |
|-------------------------|---------------|
| a) Minimum Lot Area     | 0.10 ha       |
| b) Minimum Lot Frontage | 15.0 m        |
| c) Minimum Front Yard   | 0.0 m         |
| d) Minimum Side Yard    |               |
| - South                 | 1.1 m         |
| - North                 | 1.9 m         |
| e) Maximum Lot Coverage | 13.5 %        |
| f) Maximum Height       | Single Storey |

#### 4.46.157.3 Provisions for Existing Accessory Buildings and Structures

Notwithstanding any provision of Section 4.1(e) to the contrary, any building or structure existing at the time of passing of this By-law may be permitted, subject to the following special provisions;

- |                                |                    |
|--------------------------------|--------------------|
| a) Maximum Floor Area          | 160 m <sup>2</sup> |
| b) Minimum Northerly Side Yard | 0.48 m             |

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c) Minimum Front Yard

24.0 m

#### 4.46.157.4 Special Water Setback Provisions

Notwithstanding any provisions of Section 4.37 of By-law No. 1995-42 as amended to the contrary, the minimum water setback in the “Special District 157 (S.D. 157) Zone” for uses permitted in Section 4.46.157.1 and Section 4.46.157.3 shall be:

a) Main Building

4.5 m

b) Accessory Building

24.0 m

#### 4.46.157.5 Septic Disposal Area

Notwithstanding any other provisions of Section 4.37 of By-law No. 1995-42 to the contrary, the minimum water setback for any component of a sewage septic system shall be as on the date this by-law was enacted.

4.46.157.6 All other provisions of By-law No 1995-42, as amended, as they apply to the “Seasonal Residential (SR) Zone” shall also apply to any “Special District 157 (S.D. 157) Zone”.

### **4.46.158 Special District 158 (S.D. 158)**

No person shall within any “Special District 158 (S.D. 158) Zone” use any land, or erect, alter or use any building or structure except in accordance with the following provisions:

#### 4.46.158.1 Permitted Uses

a) a single detached vacation dwelling

#### 4.46.158.2 Regulations for Uses Permitted in Section 4.46.158.1

All provisions and regulations of Section 11 of By-law No. 1995-42, as amended, as they apply to the “Seasonal Residential (SR) Zone”, shall also apply to any “Special District 158 (S.D. 158) Zone” with the following exceptions:

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- a) Minimum Front Yard:
  - Northeast 2.5 m
  - East 8.0 m
- b) Maximum Height 5.0 m

#### 4.46.158.3 Special Water Setback Provisions

Notwithstanding any provisions of Section 4.37 of By-law No. 1995-42 as amended to the contrary, the minimum water setback (northeast) in the “Special District 158 (S.D. 158) Zone” for uses permitted in Section 4.46.158.1 shall be:

- a) Minimum Water Yard:
  - Northeast 2.5 m
  - East 8.0 m.

#### 4.46.158.4 Special Provisions for Sleeping Cabin

Notwithstanding the provisions of Section 2 (Definitions) Section 4.1 of By-law No. 1995-42, as amended, the following provisions apply to any sleeping cabin existing at the date of passing of this By-law and providing sleeping accommodations only:

- a) Maximum Floor Area 45 m<sup>2</sup>  
(including attached decks)
- b) Minimum Interior Side Yard 1.8 m
- c) The provisions of Section 4.1 e(i) do not apply.

4.46.158.5 The holding provision (H) shall only be removed following which time a Development Agreement has been executed between the Owner and the Municipality.

4.46.158.6 All other provisions of By-law No 1995-42, as amended, as they apply to the “Seasonal Residential (SR) Zone” shall also apply to any “Special District 158 (S.D. 158) Zone”.



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**4.46.159      Special District 159 (S.D. 159)**

No person shall within any “Special District 159 (S.D. 159) Zone” use any land, or erect, alter or use any building or structure except in accordance with the following provisions:

#### 4.46.159.1 Permitted Uses

- a) a single detached vacation dwelling

#### 4.46.159.2 Regulations for Uses Permitted in Section 4.46.159.1

All provisions and regulations of Section 11 of By-law No. 1995-42, as amended, as they apply to the “Seasonal Residential (SR) Zone”, shall also apply to any “Special District 159 (S.D. 159) Zone” with the following exceptions:

- |                        |       |
|------------------------|-------|
| c) Minimum Front Yard: |       |
| - Southerly            | 1.8 m |
| - Easterly             | 8.2 m |
| d) Maximum Height      | 6.0 m |

#### 4.46.159.3 Special Water Setback Provisions

Notwithstanding any provisions of Section 4.37 of By-law No. 1995-42 as amended to the contrary, the minimum water setback (northeast) in the “Special District 159 (S.D. 159) Zone” for uses permitted in Section 4.46.159.1 shall be:

- a) Minimum Water Yard:
- Southerly 1.0 m
  - Easterly 3.0 m

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#### 4.46.159.4 Special Provisions for Existing Accessory Buildings and Structures

Notwithstanding any provisions of Section 11.2.1 and Section 4.37 of By-law No. 1995-42 as amended to the contrary; the following provisions shall apply:

- a) Minimum Front Yard and Water Setback for any sleeping cabin comprising a total floor area no greater than 14.0 m<sup>2</sup> and existing at the time of passing of this by-law:

24.0 m"

- 4.46.159.5 All other provisions of By-law No 1995-42, as amended, as they apply to the “Seasonal Residential (SR) Zone” shall also apply to any “Special District 159 (S.D. 159) Zone”.

**4.46.160 Special District 160 (S.D. 160)**

No person shall within any “Special District 160 (S.D. 160) Zone” use any land, or erect, alter or use any building or structure except in accordance with the following provisions:

#### 4.46.160.1 Permitted Uses

- a) a single detached vacation dwelling.

#### 4.46.160.2 Regulations for Uses Permitted in Section 4.46.160.1

All provisions and regulations of Section 11 of By-law No. 1995-42, as amended, as they apply to the “Seasonal Residential (SR) Zone”, shall also apply to any “Special District 160 (S.D. 160) Zone” with the following exceptions:

- a) Minimum Front Yard 21.0 m

#### 4.46.160.3 Special Water Setback Provisions

Notwithstanding any provisions of Section 4.37 of By-law No. 1995-42 as amended to the contrary, the

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minimum water setback (northeast) in the “Special District 160 (S.D. 160) Zone” for uses permitted in Section 4.46.160.1 shall be:

- |                       |         |
|-----------------------|---------|
| a) Minimum Water Yard | 19.0 m. |
|-----------------------|---------|

4.46.160.4 All other provisions of By-law No 1995-42, as amended, as they apply to the “Seasonal Residential (SR) Zone” shall also apply to any “Special District 160 (S.D. 160) Zone”.

**4.46.161      Special District 161 (S.D. 161)**

No person shall within any “Special District 161 (S.D. 161) Zone” use any land, or erect, alter or use any building or structure except in accordance with the following provisions:

4.46.161.1      Permitted Uses

- |   |  |
|---|--|
| a) a single detached vacation dwelling. |  |
|---|--|

4.46.161.2      Regulations for Uses Permitted in Section 4.46.161.1

All provisions and regulations of Section 11 of By-law No. 1995-42, as amended, as they apply to the “Seasonal Residential (SR) Zone”, shall also apply to any “Special District 161 (S.D. 161) Zone” with the following exceptions:

- |  |       |
|--|-------|
| a) Minimum Side Yard                   | 3.0 m |
| b) Maximum Number of Dwellings Per Lot | 2     |

4.46.161.3      Special Provisions For Primary (North) Single Detached Dwelling

Notwithstanding any other provisions of Section 11.2.1 and Section 4.37 of By-law No. 1995-42 as amended to the contrary, the following special provisions shall apply to any Primary Single Detached Dwelling in the “Special District 161 (S.D. 161) Zone”:

- |                               |                      |
|-------------------------------|----------------------|
| a) Minimum Front Yard         | 10.5 m               |
| b) Minimum Water Yard         | 10.5 m               |
| c) Maximum Ground Floor Area  | 280.0 m <sup>2</sup> |
| ( inclusive of attached deck) |                      |

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d) Maximum Height

1.5 storey

#### 4.46.161.4 Special Provisions For Secondary (South) Single Detached Dwelling

Notwithstanding any other provisions of Section 11.2.1 and Section 4.37 of By-law No. 1995-42 as amended to the contrary, the following special provisions shall apply to any Secondary Single Detached Dwelling located in the “Special District 161 (S.D. 161) Zone” and existing at the time of the passing of this By-law:

- |                              |                     |
|------------------------------|---------------------|
| a) Minimum Front Yard        | 12.0 m              |
| b) Minimum Water Yard        | 12.0 m              |
| c) Maximum Ground Floor Area | 93.0 m <sup>2</sup> |
| d) Maximum Height            | 1 storey            |

#### 4.46.161.5 Special Provisions For Accessory Buildings

Notwithstanding any other provisions of Section 4.1 to the contrary; the following shall apply to any accessory building located in the “Special District 161 (S.D. 161) Zone” and existing at the time of the passing of this By-law:

- |                       |                     |
|-----------------------|---------------------|
| a) Minimum Side Yard  | 0.0 m               |
| b) Maximum Floor Area | 45.0 m <sup>2</sup> |
| c) Minimum Rear Yard  | 0.0 m               |

4.46.161.6 All other provisions of By-law No 1995-42, as amended, as they apply to the “Seasonal Residential (SR) Zone” shall also apply to any “Special District 161 (S.D. 161) Zone”.

#### **4.46.162 Special District 162(S.D. 162)**

No person shall within any “Special District 162 (S.D. 162) Zone” use any land, or erect, alter or use any building or structure except in accordance with the following provisions:

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#### 4.46.162.1 Permitted Uses

- a) a single detached vacation dwelling.

#### 4.46.162.2 Regulations for Uses Permitted in Section 4.46.162.1

All provisions and regulations of Section 11 of By-law No. 1995-42, as amended, as they apply to the “Seasonal Residential (SR) Zone”, shall also apply to any “Special District 162 (S.D. 162) Zone” with the following exceptions:

- |  |                     |
|--|---------------------|
| a) Minimum Lot Area  | 1400 m <sup>2</sup> |
| b) Minimum Lot Frontage  |                     |
| Notwithstanding any provisions of Section 4.11 and Section 11.2.1 (b) to the contrary, the minimum lot frontage or a private road/shall be:                          |                     |
|  | 39                  |
| c) Minimum Front Yard  |                     |
| Notwithstanding any provision of By-law No 1995-42, as amended, to the contrary the minimum front yard setback from the limits of an adjacent right of way shall be: |                     |
|  | 2.7 m               |
| d) Minimum Easterly Side Yard  | 4.8 m               |

4.46.162.3 All other provisions of By-law No 1995-42, as amended, as they apply to the “Seasonal Residential (SR) Zone” shall also apply to any “Special District 162 (S.D. 162) Zone”.”

**4.46.163      Special District 163 (S.D. 163)**

No person shall within any “Special District 163 (S.D. 163) Zone” use any land, or erect, alter or use any building or structure except in accordance with the following provisions:

## SECTION 4      GENERAL PROVISIONS

### 4.46.163.1    Permitted Uses

- a) a single detached vacation dwelling

### 4.46.163.2    Regulations for Uses Permitted in Section 4.46.163.1

All provisions and regulations of Section 11 of By-law No. 1995-42, as amended, as they apply to the “Seasonal Residential (SR) Zone”, shall also apply to any “Special District 163 (S.D. 163) Zone” with the following exceptions:

- |                               |         |
|-------------------------------|---------|
| a) Minimum Lot Area           | 0.11 ha |
| b) Minimum Lot Frontage       | 18.9 m  |
| c) Minimum Front Yard         | 17.0 m  |
| d) Minimum Interior Side Yard |         |
| i) - North Easterly           | 5.5 m   |
| ii) - Easterly                | 3.0 m   |
| iii) - Westerly               | 4.8 m   |

### 4.46.163.3    Required Water Yard

Notwithstanding any provisions of Section 4.37 of By-law No. 1995-42 (as amended) to the contrary, the minimum water setback shall be: 18.2 m

- 4.46.163.4    All other provisions of By-law No 1995-42, as amended, as they apply to the “Seasonal Residential (SR) Zone” shall also apply to any “Special District 163 (S.D. 163) Zone”.

## **4.46.164      Special District 164 (S.D. 164)**

No person shall within any “Special District 164 (S.D. 164) Zone” use any land, or erect, alter or use any building or structure except in accordance with the following provisions:

## SECTION 4      GENERAL PROVISIONS

### 4.46.164.1    Permitted Uses

- a) a single detached vacation dwelling

### 4.46.164.2    Regulations for Uses Permitted in Section 4.46.164.1

All provisions and regulations of Section 11 of By-law No. 1995-42, as amended, as they apply to the “Seasonal Residential (SR) Zone”, shall also apply to any “Special District 164 (S.D. 164) Zone” with the following exceptions:

- |                              |                      |
|------------------------------|----------------------|
| a) Minimum Lot Area          | 0.27 ha              |
| b) Minimum Lot Frontage      | 30.0 m               |
| c) Minimum Front Yard        | 13.8 m               |
| d) Maximum Ground Floor Area | 140.0 m <sup>2</sup> |
| e) Maximum Lot Coverage      | 10%                  |

### 4.46.164.3    Required Water Yard

Notwithstanding any provisions of Section 4.37 of By-law No. 1995-42 (as amended) to the contrary, the minimum water setback shall be: 16.5 m

### 4.46.164.4    Provisions for Existing Accessory Buildings and Structures

Notwithstanding any provision of Section 4.1(e) to the contrary, any building or structure existing at the time of passing of this By-law may be permitted.

### 4.46.164.5    All other provisions of By-law No 1995-42, as amended, as they apply to the “Seasonal Residential (SR) Zone” shall also apply to any “Special District 164 (S.D. 164) Zone”.

SECTION 4      GENERAL PROVISIONS

**4.46.165      Special District 165 (S.D. 165)**

No person shall within any “Special District 165 (S.D. 165) Zone” use any land, or erect, alter or use any building or structure except in accordance with the following provisions:

4.46.165.1      Permitted Uses

- a) a single detached vacation dwelling.

4.46.165.2      Regulations for Uses Permitted in Section 4.46.165.1

All provisions and regulations of Section 11 of By-law No. 1995-42, as amended, as they apply to the “Seasonal Residential (SR) Zone”, shall also apply to any “Special District 165 (S.D. 165) Zone” with the following exceptions:

- |                       |          |
|-----------------------|----------|
| a) Minimum Front Yard | 13.0 m   |
| b) Maximum Height     | 1-storey |

4.46.165.3      Required Water Yard

Notwithstanding any provisions of Section 4.37 of By-law No. 1995-42 (as amended) to the contrary, the minimum water setback shall be:

13.0 m

4.46.165.4      Provisions for Accessory Buildings and Structures

Notwithstanding any provision of Section 4.1(e) to the contrary, any accessory sleeping cabin existing at the time of passing of this By-law may be permitted in accordance with the following:

- |                              |                    |
|------------------------------|--------------------|
| a) Minimum Front Yard        | 18.0 m             |
| b) Minimum Water Yard        | 18.0 m             |
| c) Maximum Ground Floor Area | 9.2 m <sup>2</sup> |

4.46.165.5      All other provisions of By-law No 1995-42, as amended, as they apply to the “Seasonal Residential (SR) Zone” shall also apply to any “Special District 165 (S.D. 165) Zone”.



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**4.46.166      Special District 166 (S.D. 166)**

No person shall within any “Special District 166 (S.D. 166) Zone” use any land, or erect, alter or use any building or structure except in accordance with the following provisions:

4.46.166.1      Permitted Uses

- a) a single detached vacation dwelling

4.46.166.2      Regulations for Uses Permitted in Section 4.46.166.1

All provisions and regulations of Section 11 of By-law No. 1995-42, as amended, as they apply to the “Seasonal Residential (SR) Zone”, shall also apply to any “Special District 166 (S.D. 166) Zone” with the following exceptions:

- a) Minimum Lot Area      0.6 ha
- b) Minimum Lot Frontage      125 m
- c) Minimum Front Yard  
Notwithstanding any provision of  
By-law No 1995-42, as amended,  
to the contrary the minimum front  
yard setback shall be:      14.0 m

4.46.166.3      Required Water Yard

Notwithstanding any provisions of Section 4.37 of By-law No. 1995-42 (as amended) to the contrary, the minimum water setback shall be:

- 1-storey      15.0 m
- 2-storey      18.0 m

4.46.166.4      All other provisions of By-law No 1995-42, as amended, as they apply to the “Seasonal Residential (SR) Zone” shall also apply to any “Special District 166 (S.D. 166) Zone”.

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**4.46.167      Special District 167 (S.D. 167)**

No person shall within any “Special District 167 (S.D. 167) Zone” use any land, or erect, alter or use any building or structure except in accordance with the following provisions:

4.46.167.1      Permitted Uses

- a) a single detached vacation dwelling

4.46.167.2      Regulations for Uses Permitted in Section 4.46.167.1

All provisions and regulations of Section 11 of By-law No. 1995-42, as amended, as they apply to the “Seasonal Residential (SR) Zone”, shall also apply to any “Special District 167 (S.D. 167) Zone” with the following exceptions:

- |                              |                      |
|------------------------------|----------------------|
| a) Minimum Lot Frontage      | 44.0 m               |
| b) Minimum Front Yard        | 10.7 m               |
| c) Maximum Height            | 8.5 m                |
| d) Maximum Ground Floor Area | 187.0 m <sup>2</sup> |

4.46.167.3      Required Water Yard

Notwithstanding any provisions of Section 4.37 of By-law No. 1995-42 (as amended) to the contrary, the minimum water setback shall be:                      15.3 m

4.46.167.4      Special Requirement

The placement of any dwelling and the required setback from any “Special District 167 (S.D. 167)” boundary shall be staked by an Ontario Land Surveyor prior to the commencement of any site alterations or construction.

- 4.46.167.5      All other provisions of By-law No 1995-42, as amended, as they apply to the “Seasonal Residential (SR) Zone” shall also apply to any “Special District 167 (S.D. 167) Zone”.

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**4.46.168      Special District 168 (S.D. 168)**

No person shall within any “Special District 168 (S.D. 168) Zone” use any land, or erect, alter or use any building or structure except in accordance with the following provisions:

4.46.168.1      Permitted Uses

- a) a single detached dwelling

4.46.168.2      Regulations for Uses Permitted in Section 4.46.168.1

All provisions and regulations of Section 7.2.1 (Municipal Water and Sanitary Services) of By-law No. 1995-42, as amended, as they apply to the “Residential Type One (R1) Zone”, shall also apply to any “Special District 168 (S.D. 168) Zone” with the following exceptions:

- |                       |       |
|-----------------------|-------|
| c) Minimum Front Yard | 3.5 m |
| d) Minimum Rear Yard  | 5.5 m |

**4.46.169      Special District 169 (S.D. 169)**

No person shall within any “Special District 169 (S.D. 169) Zone” use any land, or erect, alter or use any building or structure except in accordance with the following provisions:

4.46.169.1      Permitted Uses

- a) a single detached vacation dwelling.

4.46.169.2      Regulations for Uses Permitted in Section 4.46.169.1

All provisions and regulations of Section 11 of By-law No. 1995-42, as amended, as they apply to the “Seasonal Residential (SR) Zone”, shall also apply to any “Special District 169 (S.D. 169) Zone” with the following exceptions:

- |                              |                      |
|------------------------------|----------------------|
| a) Minimum Front Yard        | 11.0 m               |
| b) Maximum Height            | 8.0 m                |
| c) Maximum Ground Floor Area | 140.5 m <sup>2</sup> |

## SECTION 4      GENERAL PROVISIONS

### 4.46.169.3      Required Water Yard

Notwithstanding any provisions of Section 4.37 of By-law No. 1995-42 (as amended) to the contrary, the minimum water setback shall be: 15.0 m

### 4.46.169.4      Special Requirement

The placement of any dwelling and the required setback from any “Special District 169 (S.D. 169)” boundary shall be staked by an Ontario Land Surveyor prior to the commencement of any site alterations or construction.

### 4.46.169.5      Septic Disposal Area

Notwithstanding any other provisions of Section 4.37 of the By-law No. 1995-42 to the contrary, the minimum water setback for any component of a sewage septic system shall be as on the date this by-law was enacted.

4.46.169.5      All other provisions of By-law No 1995-42, as amended, as they apply to the “Seasonal Residential (SR) Zone” shall also apply to any “Special District 169 (S.D. 169) Zone”.

## **4.46.170      Special District 170 (S.D. 170)**

No person shall within any “Special District 170 (S.D. 170) Zone” use any land, or erect, alter or use any building or structure except in accordance with the following provisions:

### 4.46.170.1      Permitted Uses

a) a single detached vacation dwelling.

### 4.46.170.2      Regulations for Uses Permitted in Section 4.46.170.1

All provisions and regulations of Section 11 of By-law No. 1995-42, as amended, as they apply to the “Seasonal Residential (SR) Zone”, shall also apply to any “Special District 170 (S.D. 170) Zone” with the

## SECTION 4      GENERAL PROVISIONS

following exceptions:

a) Minimum Lot Frontage (Road)	37.5 m
b) Minimum Lot Frontage (Shoreline)	33.2 m
c) Minimum Front Yard	11.5 m
d) Maximum Height	7.1 m
e) Maximum Ground Floor Area	77.5 m <sup>2</sup>

### 4.46.170.3      Required Water Yard

Notwithstanding any provisions of Section 4.37 of By-law No. 1995-42 (as amended) to the contrary, the minimum water setback shall be: 13.0 m

### 4.46.170.4      Special Requirement

The placement of any dwelling and the required setback from any “Special District 170 (S.D. 170)” boundary shall be staked by an Ontario Land Surveyor prior to the commencement of any site alterations or construction.

4.46.170.5      All other provisions of By-law No 1995-42, as amended, as they apply to the “Seasonal Residential (SR) Zone” shall also apply to any “Special District 170 (S.D. 170) Zone”.

## **4.46.171      Special District 171 (S.D. 171)**

No person shall within any “Special District 171 (S.D. 171) Zone” use any land, or erect, alter or use any building or structure except in accordance with the following provisions:

### 4.46.171.1      Permitted Uses

- a) a single detached vacation dwelling

## SECTION 4 GENERAL PROVISIONS

#### 4.46.171.2 Regulations for Uses Permitted in Section 4.46.171.1

All provisions and regulations of Section 11 of By-law No. 1995-42, as amended, as they apply to the “Seasonal Residential (SR) Zone”, shall also apply to any “Special District 171 (S.D. 171) Zone” with the following exceptions:

e) Minimum Front Yard	20.4 m
-----------------------	--------

#### 4.46.171.3 Required Water Yard

Notwithstanding any provisions of Section 4.37 of By-law No. 1995-42 (as amended) to the contrary, the minimum water setback shall be: 20.4 m

#### 4.46.171.4 Existing Accessory Buildings/Structures

Any accessory buildings/structures existing as of the date of the passing of this by-law, shall be permitted.

#### 4.46.171.5 Special Requirement

The placement of any dwelling and the required setback from any "Special District 171 (S.D. 171)" boundary shall be staked by an Ontario Land Surveyor prior to the commencement of any site alterations or construction.

4.46.171.6 All other provisions of By-law No 1995-42, as amended, as they apply to the “Seasonal Residential (SR) Zone” shall also apply to any “Special District 171 (S.D. 171) Zone”.

**4.46.172 Special District 172 (S.D. 172)**

No person shall within any “Special District 172 (S.D. 172) Zone” use any land, or erect, alter or use any building or structure except in accordance with the following provisions:

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### 4.46.172.1      Permitted Uses

- a) a single detached vacation dwelling

### 4.46.172.2      Regulations for Uses Permitted in Section 4.46.172.1

All provisions and regulations of Section 11 of By-law No. 1995-42, as amended, as they apply to the “Seasonal Residential (SR) Zone”, shall also apply to any “Special District 172 (S.D. 172) Zone” with the following exceptions:

a) Minimum Lot Area	1052.0 m <sup>2</sup>
b) Minimum Lot Frontage (Road)	58.9 m
c) Minimum Lot Frontage (Shoreline)	20.0 m
d) Minimum Front Yard (Shoreline)	12.5 m
e) Minimum Side Yard	
i. - Northerly	3.9 m
ii. - Southerly	0.9 m
f) Maximum Lot Coverage	28 %

### 4.46.172.3      Required Water Yard

Notwithstanding any provisions of Section 4.37 of By-law No. 1995-42 (as amended) to the contrary, the minimum water setback shall be: 15.5 m

### 4.46.173.4      Existing Accessory Buildings/Structures

Any accessory buildings/structures existing as of the date of the passing of this by-law shall be permitted.

### 4.46.173.5      Septic Disposal Area

Notwithstanding any other provisions of Section 4.37 of By-law No. 1995-42 to the contrary, the minimum water setback for any component of a sewage septic system shall be as on the date this by-law was enacted.

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4.46.172.6      Special Requirement

The placement of any dwelling and the required setback from any “Special District 172 (S.D. 172)” boundary shall be staked by an Ontario Land Surveyor prior to the commencement of any site alterations or construction.

4.46.172.7      All other provisions of By-law No 1995-42, as amended, as they apply to the “Seasonal Residential (SR) Zone” shall also apply to any “Special District 172 (S.D. 172) Zone”.

**4.46.173      Special District 173 (S.D. 173)**

No person shall within any “Special District 173 (S.D. 173) Zone” use any land, or erect, alter or use any building or structure except in accordance with the following provisions:

4.46.173.1      Permitted Uses

- a) a single detached vacation dwelling

4.46.173.2      Regulations for Uses Permitted in Section 4.46.173.1

All provisions and regulations of Section 12 of By-law No. 1995-42, as amended, as they apply to the “Island Residential (IR) Zone”, shall also apply to any “Special District 173 (S.D. 173) Zone” with the following exceptions:

a) Minimum Lot Area	0.27 ha
b) Minimum Lot Frontage (Shoreline)	45.0 m
c) Minimum Front Yard	
i. Easterly	8.8 m
ii. Southerly	6.7m
d) Minimum Side Yard	
i. Northerly	3.0 m
e) Maximum Height	6.0 m
f) Maximum Ground Floor Area	90.4 m <sup>2</sup>
g) Maximum Lot Coverage	6.5%



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### 4.46.173.3    Required Water Yard

Notwithstanding any provisions of Section 4.37 of By-law No. 1995-42 (as amended) to the contrary, the minimum water setback shall be:

Easterly	12.0 m
Southerly	9.0 m

### 4.46.173.4    Septic Disposal Area

Notwithstanding any other provisions of Section 4.37 of By-law No. 1995-42 to the contrary, the minimum water setback for any component of a sewage septic system shall be as on the date this by-law was enacted.

### 4.46.173.5    Special Requirement

The placement of any dwelling and the required setback from any “Special District 173 (S.D. 173)” boundary shall be staked by an Ontario Land Surveyor prior to the commencement of any site alterations or construction.

4.46.173.6    All other provisions of By-law No 1995-42, as amended, as they apply to the “Island Residential (IR) Zone” shall also apply to any “Special District 173 (S.D. 173) Zone”.

## **4.46.174      Special District 174 (S.D. 174)**

No person shall within any “Special District 174 (S.D. 174) Zone” use any land, or erect, alter or use any building or structure except in accordance with the following provisions:

### 4.46.174.1    Permitted Uses

- a) a single detached vacation dwelling.

### 4.46.174.2    Regulations for Uses Permitted in Section 4.46.174.1

All provisions and regulations of Section 12 of By-law No. 1995-42, as amended, as they apply to the

## SECTION 4 GENERAL PROVISIONS

“Island Residential (IR) Zone”, shall also apply to any “Special District 174 (S.D. 174) Zone” with the following exceptions:

- |                       |                     |
|-----------------------|---------------------|
| a) Minimum Front Yard |                     |
| i.    Westerly        | 11.5 m              |
| ii.   Easterly        | 16.5 m              |
| b) Minimum Lot Area   | 4090 m <sup>2</sup> |

### 4.46.174.3 Required Water Yard

Notwithstanding any provisions of Section 4.37 of By-law No. 1995-42 (as amended) to the contrary, the minimum water setback shall be:

- |          |        |
|----------|--------|
| Westerly | 11.5 m |
| Easterly | 16.5 m |

### 4.46.174.4 Septic Disposal Area

Notwithstanding any other provisions of Section 4.37 of By-law No. 1995-42 to the contrary, the minimum water setback for any component of a sewage septic system shall be as on the date this by-law was enacted.

- 4.46.174.5 All other provisions of By-law No 1995-42, as amended, as they apply to the “Island Residential (IR) Zone” shall also apply to any “Special District 174 (S.D. 174) Zone”.

## **4.46.175 Special District 175 (S.D. 175)**

No person shall within any “Special District 175 (S.D. 175) Zone” use any land, or erect, alter or use any building or structure except in accordance with the following provisions:

### 4.46.175.1 Permitted Uses

- a) Maximum Number of single detached vacation dwellings  
existing as of the date of passing of this by-law:

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### 4.46.175.2    Regulations for Uses Permitted in Section 4.46.175.1

All provisions and regulations of Section 12 of By-law No. 1995-42, as amended, as they apply to the “Island Residential (IR) Zone”, shall also apply to any “Special District 175 (S.D. 175) Zone” with the following exceptions:

- a) Minimum Front Yard – As existing at the time of passing of this by-law.

### 4.46.175.3    Required Water Yard

Notwithstanding any provisions of Section 4.37 of By-law No. 1995-42 (as amended) to the contrary, the minimum water setback shall be as existing at the time of passing of this by-law.

### 4.46.175.4    Special Provisions

Notwithstanding any provisions of Section 4.46.175.2 and 4.46.175.3 to the contrary, a locational survey shall be submitted to the Corporation of the Township of Havelock-Belmont-Methuen prior to any building permit being issued, whereas the locational survey shall take precedence in the event of any discrepancy.

### 4.46.175.5    Septic Disposal Area

Notwithstanding any other provisions of Section 4.37 of By-law No. 1995-42 to the contrary, the minimum water setback for any component of a sewage septic system shall be as on the date this by-law was enacted.

### 4.46.175.6    Special Provisions for Existing Accessory Buildings and Structures

Notwithstanding any provisions of Section 12.2.1 and Section 4.37 of By-law No. 1995-42 as amended to the contrary; any accessory buildings shall be as on the date this by-law was enacted.

### 4.46.175.7    All other provisions of By-law No 1995-42, as amended, as they apply to the “Island Residential (IR) Zone” shall also apply to any “Special District 175 (S.D. 175) Zone”.

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**4.46.176      Special District 176 (S.D. 176)**

No person shall within any “Special District 176 (S.D. 176) Zone” use any land, or erect, alter or use any building or structure except in accordance with the following provisions:

#### 4.46.176.1 Permitted Uses

- a) a single detached vacation dwelling.

#### 4.46.176.2 Regulations for Uses Permitted in Section 4.46.176.1

All provisions and regulations of Section 11 of By-law No. 1995-42, as amended, as they apply to the “Seasonal Residential (SR) Zone”, shall also apply to any “Special District 176 (S.D. 176) Zone” with the following exceptions:

- |                               |        |
|-------------------------------|--------|
| a. Minimum Lot Frontage       | 32.5 m |
| b. Minimum Front Yard         | 24.0 m |
| c. Minimum Interior Side Yard | 3.8 m  |

#### 4.46.176.3 Required Water Yard

Notwithstanding any provisions of Section 4.37 of By-law No. 1995-42 (as amended) to the contrary, the minimum water setback shall be: 28.3 m

#### 4.46.176.4 Special Requirement

The placement of any dwelling and the required setback from any "Special District 176 (S.D. 176)" boundary shall be staked by an Ontario Land Surveyor prior to the commencement of any site alterations or construction.

- 4.46.176.5 All other provisions of By-law No 1995-42, as amended, as they apply to the “Seasonal Residential (SR) Zone” shall also apply to any “Special District 176 (S.D. 176) Zone”.

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**4.46.177      Special District 177 (S.D. 177)(H)**

No person shall within any “Special District 177 (S.D. 177) Zone” use any land, or erect, alter or use any building or structure except in accordance with the following provisions:

#### 4.46.177.1 Permitted Uses

- a) a single detached vacation dwelling.

#### 4.46.177.2 Regulations for Uses Permitted in Section 4.46.177.1

All provisions and regulations of Section 12 of By-law No. 1995-42, as amended, as they apply to the “Island Residential (IR) Zone”, shall also apply to any “Special District 177 (S.D. 177) Zone” with the following exceptions:

- |  |                     |
|--|---------------------|
| a) Minimum Front Yard shall be in accordance with Schedule 'B' attached hereto and forming part of this by-law |                     |
| b) Minimum Lot Area  | 1466 m <sup>2</sup> |
| c) Maximum Height  | 1.5 storey          |
| d) Maximum Ground Floor Area   | 89 m <sup>2</sup>   |
| e) Maximum Lot Coverage  | 11.8%.              |

#### 4.46.177.3 Required Water Yard

Notwithstanding any provisions of Section 4.37 of By-law No. 1995-42 (as amended) to the contrary, the minimum water setback shall be in accordance with Schedule 'B' attached hereto and forming part of this by-law.

#### 4.46.177.4 Special Provisions for Existing Accessory Buildings and Structures

Notwithstanding any provisions of Section 12.2.1 and Section 4.37 of By-law No. 1995-42 as amended

## SECTION 4 GENERAL PROVISIONS

to the contrary, the minimum water setback and maximum floor area of any existing accessory building shall be as existing on the date this by-law was enacted and illustrated on Schedule 'B' attached to and forming part of this by-law.

- 4.46.177.5 The holding provision (H) shall only be removed at such time as the Township's Chief Building Official advises that a building permit would be available.
- 4.46.177.6 All other provisions of By-law No 1995-42, as amended, as they apply to the "Island Residential (IR) Zone" shall also apply to any "Special District 177 (S.D. 177) Zone".

**4.46.178      Special District 178 (S.D. 178)**

No person shall within any “Special District 178 (S.D. 178) Zone” use any land, or erect, alter or use any building or structure except in accordance with the following provisions:

#### 4.46.178.1 Permitted Uses

- a) a single detached vacation dwelling

#### 4.46.178.2 Regulations for Uses Permitted in Section 4.46.178.1

All provisions and regulations of Section 11 of By-law No. 1995-42, as amended, as they apply to the “Seasonal Residential (SR) Zone”, shall also apply to any “Special District 178 (S.D. 178) Zone” with the following exceptions:

- |  |       |
|--|-------|
| a) Minimum Front Yard                  | 12 m  |
| b) Minimum Interior Easterly Side Yard | 4.5 m |

#### 4.46.178.3 Required Water Yard

Notwithstanding any provisions of Section 4.37 of By-law No. 1995-42 (as amended) to the contrary, the minimum water setback shall be: 12 m

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### 4.46.178.4      Provisions for Existing Accessory Buildings/Structures

Notwithstanding any provision of Section 4.1 (d) Section 4.1(e) of By-law No. 1995-42, as amended to the contrary, any accessory buildings/structures existing as of the date of the passing of this by-law, shall be permitted.

### 4.46.178.5      Special Requirement

The placement of any dwelling and the required setback from any “Special District 178 (S.D. 178)” boundary shall be staked by an Ontario Land Surveyor prior to the commencement of any site alterations or construction.

4.46.178.6      All other provisions of By-law No 1995-42, as amended, as they apply to the “Seasonal Residential (SR) Zone” shall also apply to any “Special District 178 (S.D. 178) Zone”.

## **4.46.179      Special District 179 (S.D. 179)**

No person shall within any “Special District 179 (S.D. 179) Zone” use any land, or erect, alter or use any building or structure except in accordance with the following provisions:

### 4.46.179.1      Permitted Uses

- a) a single detached vacation dwelling.

### 4.46.179.2      Regulations for Uses Permitted in Section 4.46.179.1

All provisions and regulations of Section 11 of By-law No. 1995-42, as amended, as they apply to the “Seasonal Residential (SR) Zone”, shall also apply to any “Special District 179 (S.D. 179) Zone” with the following exceptions:

- |  |        |
|--|--------|
| a) Minimum Front Yard                  | 22.8 m |
| b) Minimum Interior Easterly Side Yard | 4.5 m  |

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4.46.179.3      Required Water Yard

Notwithstanding any provisions of Section 4.37 of By-law No. 1995-42 (as amended) to the contrary, the minimum water setback shall be:

- |            |        |
|------------|--------|
| a) Deck    | 22.8 m |
| b) Cottage | 25.2 m |

4.46.179.4      Special Requirement

The placement of any dwelling and the required setback from any “Special District 179 (S.D. 179)” boundary shall be staked by an Ontario Land Surveyor prior to the commencement of any site alterations or construction.

4.46.179.5      All other provisions of By-law No 1995-42, as amended, as they apply to the “Seasonal Residential (SR) Zone” shall also apply to any “Special District 179 (S.D. 179) Zone”.

**4.46.180      Special District 180 (S.D. 180)**

No person shall within any “Special District 180 (S.D. 180) Zone” use any land, or erect, alter or use any building or structure except in accordance with the following provisions:

4.46.180.1      Permitted Uses

- a) a single detached vacation dwelling.

4.46.180.2      Regulations for Uses Permitted in Section 4.46.180.1

All provisions and regulations of Section 12 of By-law No. 1995-42, as amended, as they apply to the “Island Residential (IR) Zone”, shall also apply to any “Special District 180 (S.D. 180) Zone” with the following exceptions:

- |                       |         |
|-----------------------|---------|
| a) Minimum Lot Area   | 0.27 ha |
| b) Minimum Front Yard | 14.8 m  |
| c) Minimum Rear Yard  | 7.6 m   |



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#### d) Maximum Lot Coverage

6.4%

#### 4.46.180.3 Required Water Yard

Notwithstanding any provisions of Section 4.37 of By-law No. 1995-42 (as amended) to the contrary, the minimum water setback shall be: 14.8 m

#### 4.46.180.4 Provisions for Existing Accessory Buildings/Structures

Notwithstanding any provision of Section 4.1 (d) Section 4.1(e) of By-law No. 1995-42, as amended to the contrary, any accessory buildings/structures existing as of the date of the passing of this by-law, shall be permitted.

#### 4.46.180.5 Septic Disposal Area

Notwithstanding any other provisions of Section 4.37 of By-law No. 1995-42 to the contrary, the minimum water setback for the septic tank and tile bed shall be 19.5 m; whereas the minimum water setback for any connecting line shall be 3.5 m.

#### 4.46.180.6 Special Requirement

The placement of any dwelling and the required setback from any "Special District 180 (S.D. 180)" boundary shall be staked by an Ontario Land Surveyor prior to the commencement of any site alterations or construction.

4.46.180.7 All other provisions of By-law No 1995-42, as amended, as they apply to the "Island Residential (IR) Zone" shall also apply to any "Special District 180 (S.D. 180) Zone".

### **4.46.181 Special District 181 (S.D. 181) 4.46.181**

No person shall within any "Special District 181 (S.D. 181) Zone" use any land, or erect, alter or use any building or structure except in accordance with the following provisions:

#### 4.46.181.1 Permitted Uses

a) a single detached vacation dwelling

## SECTION 4      GENERAL PROVISIONS

### 4.46.181.2      Required Water Yard

Notwithstanding any provisions of Section 4.37 of By-law No. 1995-42 (as amended) to the contrary, the minimum water setback shall be:

Cottage	23.1 m
Deck	20.0 m

### 4.46.181.3      Special Requirement

The placement of any dwelling and the required setback from any “Special District 181 (S.D. 181)” boundary shall be staked by an Ontario Land Surveyor prior to the commencement of any site alterations or construction.

### 4.46.181.4      Regulations for Uses Permitted in Section 4.46.181.1

All provisions and regulations of Section 11 of By-law No. as amended, as they apply to the “Seasonal Residential (SR) Zone”, shall also apply to any “Special District 181 (S.D. 181) Zone”

### 4.46.181.5      Septic Disposal Area

Notwithstanding any other provisions of Section 4.37 of By-law No. 1995-42 to the contrary, the minimum water setback for any component of the septic system shall be 24.3 m.

4.46.181.6      All other provisions of By-law No 1995-42, as amended, as they apply to the “Seasonal Residential (SR) Zone” shall also apply to any “Special District 181 (S.D. 181) Zone”.

## **4.46.182      Special District 182 (S.D. 182)**

No person shall within any “Special District 182 (S.D. 182) Zone” use any land, or erect, alter or use any building or structure except in accordance with the following provisions:

### 4.46.182.1      Permitted Uses

- a) a single detached vacation dwelling.

## SECTION 4      GENERAL PROVISIONS

### 4.46.182.2      Regulations for Uses Permitted in Section 4.46.182.1

All provisions and regulations of Section 11 of By-law No. 1995-42, as amended, as they apply to the “Seasonal Residential (SR) Zone”, shall also apply to any “Special District 182 (S.D. 182) Zone” with the following exceptions:

a) Minimum Front Yard	11 m
b) Minimum Southwest Side Yard	5.7 m
c) Maximum Height	5.75 m

### 4.46.182.3      Required Water Yard

Notwithstanding any provisions of Section 4.37 of By-law No. 1995-42 (as amended) to the contrary, the minimum water setback shall be:

Cottage	11 m
Deck	9.7 m

### 4.46.182.4      Provisions for Unattached Deck

Notwithstanding any provision of Section 4.45 (b) of By-law No. 1995-42, as amended to the contrary, any deck to remain as unattached, existing as of the date of the passing of this by-law, shall be permitted.

### 4.46.182.5      Septic Disposal Area

Notwithstanding any other provisions of Section 4.37 of By-law No. 1995-42 to the contrary, the minimum water setback for the septic tank shall be 22.7 m; whereas the minimum water setback for any connecting line shall be 20.8 m.

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#### 4.46.182.6 Special Requirement

The placement of any dwelling and the required setback from any "Special District 182 (S.D. 182)" boundary shall be staked by an Ontario Land Surveyor prior to the commencement of any site alterations or construction.

4.46.182.7 All other provisions of By-law No 1995-42, as amended, as they apply to the “Seasonal Residential (SR) Zone” shall also apply to any “Special District 182 (S.D. 182) Zone”.

**4.46.183      Special District 183 (S.D. 183)**

No person shall within any “Special District 183 (S.D. 183) Zone” use any land, or erect, alter or use any building or structure except in accordance with the following provisions:

#### 4.46.183.1 Permitted Uses

- a) a single detached vacation dwelling.

#### 4.46.183.2 Regulations for Uses Permitted in Section 4.46.183.1

All provisions and regulations of Section 11 of By-law No. 1995-42, as amended, as they apply to the “Seasonal Residential (SR) Zone”, shall also apply to any “Special District 183 (S.D. 183) Zone” with the following exceptions:

- |                                   |                    |
|-----------------------------------|--------------------|
| a) Minimum Front Yard             |                    |
| i. Cottage                        | 9.0 m              |
| ii. Deck                          | 7.0 m              |
| b) Maximum Height                 | 6.2 m              |
| c) Maximum Floor Area of Dwelling | 100 m <sup>2</sup> |
| d) Maximum Area of Attached Decks |                    |

Notwithstanding any provisions of Section 4.46 to the contrary, the maximum area of any attached deck shall be as existing as of the date of the passing of this by-law.

## SECTION 4      GENERAL PROVISIONS

### 4.46.183.3      Required Water Yard

Notwithstanding any provisions of Section 4.37 of By-law No. 1995-42 (as amended) to the contrary, the minimum water setback shall be:

- |            |       |
|------------|-------|
| i. Cottage | 9.0 m |
| ii. Deck   | 7.0 m |

### 4.46.183.4      Provisions for Existing Accessory Buildings and Structures

Notwithstanding any provision of Section 4.1 and Section 4.37 to the contrary, any accessory buildings or structures as existing at the time of the passing of this By-law, shall be permitted.

### 4.46.183.5      Septic Disposal Area

Notwithstanding any other provisions of Section 4.37 of By-law No. 1995-42 to the contrary, the minimum water setback for the septic system shall be as existing as of the date of the passing of this by-law.

### 4.46.183.6      Special Requirement

The placement of any dwelling and the required setback from any "Special District 183 (S.D. 183)" boundary shall be staked by an Ontario Land Surveyor prior to the commencement of any site alterations or construction.

4.46.183.7      All other provisions of By-law No 1995-42, as amended, as they apply to the "Seasonal Residential (SR) Zone" shall also apply to any "Special District 183 (S.D. 183) Zone".

## **4.46.184      Special District 184 (S.D. 184)**

No person shall within any Special District 184 (S.D. 184) Zone use any land, or erect, alter or use any building or structure except in accordance with the following provisions:

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#### 4.46.184.1 Permitted Uses

- a) single detached dwelling
- b) woodworking business
- c) retail and wholesale business accessory to a woodworking business

#### 4.46.184.2 Regulations for Uses Permitted in Section 4.46.184.1

All provisions and regulations of Section 17 of By-law No. 1995-42, as amended, as they apply to the 'Restricted Industrial (M1) Zone', shall also apply to any 'Special District 184 (S.D. 184) Zone', save and except for the following:

- a) Any woodworking business shall comply with the following:
- |     |                           |                      |
|-----|---------------------------|----------------------|
| i.  | Maximum Height            | 5.8 m                |
| ii. | Maximum Ground Floor Area | 250 m <sup>2</sup> . |
- b) That any single detached dwelling shall comply with the regulations of Section 7

### 4.43.184.3 Special Provisions

- a) For the purposes of the Special District 184 (S.D. 184) Zone, a woodworking business is defined as a building or structure where wood materials are stored and used to manufacture a finished product such as kitchen cabinets, drawers, and doors; but shall not include a sawmill or any activity relating to the processing of raw lumber. Only products produced on site may be sold on a wholesale or retail basis.
- b) For the purposes of the Special District 184 (S.D. 184) Zone, outside storage or display of products and materials is prohibited.

4.46.184.4 All other provisions of By-law No 1995-42, as amended, as they apply to the 'Restricted Industrial (M1) Zone' shall also apply to any 'Special District 184 (S.D. 184) Zone'."

**4.46.185**      **Special District 185 (S.D. 185)**

#### 4.46.185.1 Permitted Uses

- #### 4.46.185.2 Regulations for Uses Permitted in Section 4.46.185.1

a) Minimum Front Yard	22.8 m
b) Maximum Height	8.23 m.

Notwithstanding any provisions of Section 4.37 of By-law No. 1995-42 as amended to the contrary, the minimum water setback in the 'Special District 185 (S.D. 185) Zone' for uses permitted in Section 4.46.185.1 shall be:

- |                             |         |
|-----------------------------|---------|
| a) single detached dwelling | 24.7 m  |
| b) deck                     | 22.8 m. |

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- a) For the purposes of the Special District 185 (S.D. 185) Zone, a sleeping cabin is a one-storey detached building accessory and subordinate to the main or principle dwelling

which is designed for sleeping only; and shall not contain cooking, plumbing or sanitary facilities. In no case shall the definition of sleeping cabin be deemed to include premises for the permanent or temporary accommodation of members of the public for a fee.

- b) A sleeping cabin shall be permitted in the front yard abutting the shoreline, and shall be located closer to the water than the main or principle dwelling unit.
- |  |                     |
|--|---------------------|
| c) Minimum Front Yard Setback                            | 10.1 m              |
| d) Minimum Water Yard Setback                            | 10.1 m              |
| e) Maximum Gross Floor Area<br>(including attached deck) | 79.4 m <sup>2</sup> |
| f) Maximum Height  | 4.31 m              |

#### 4.46.185.5 Provisions for Accessory Buildings and Structures

Notwithstanding any provision of Section 4.1 and Section 4.37 of By-law No. 1995-42 to the contrary, the following provisions apply to any dryland boathouse:

- |                               |        |
|-------------------------------|--------|
| a) Minimum Front Yard Setback | 2.18 m |
| b) Minimum Water Yard Setback | 2.18 m |
| c) Height                     | 3.95 m |
- d) A dryland boathouse shall be permitted in the front yard abutting the shoreline.

- 4.46.185.6 All other provisions of By-law No 1995-42, as amended, as they apply to the 'Seasonal Residential (SR) Zone' shall also apply to any 'Special District 185 (S.D. 185) Zone'."

#### **4.46.186 Special District 186 (S.D. 186)**

No person shall within any "Special District 186 (S.D. 186) Zone" use any land, or erect, alter or use any building or structure except in accordance with the following provisions:



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### 4.46.186.1 Permitted Uses

- a) a single detached vacation dwelling

### 4.46.186.2 Regulations for Uses Permitted in Section 4.46.186.1

All provisions and regulations of Section 11 of By-law No. 1995-42, as amended, as they apply to the “Seasonal Residential (IR) Zone”, shall also apply to any “Special District 186 (S.D. 186) Zone” with the following exceptions:

- a) Minimum Lot Area 2000 m<sup>2</sup>

Notwithstanding any provisions of Section 11.2.1 of By-law No. 1995-42 as amended to the contrary; the following shall apply:

- a) Dwelling
  - i. Minimum Northerly Front Yard 15 m
  - ii. Maximum Height – as existing at the time of the passing of this by-law
- b) Deck
  - iii. Minimum Front Yard
    - Northerly 19.8 m
    - Northeasterly 19 m

### 4.46.186.3 Required Water Yard

Notwithstanding any provisions of Section 4.37 of By-law No. 1995-42 (as amended) to the contrary, the minimum water setback shall apply as follows:

- a) Dwelling
  - i. Northerly 15 m
  - ii. Northeasterly 27 m
- b) Deck
  - i. Northerly 19.8 m
  - ii. Northeasterly 19 m

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### 4.46.186.4    Provisions for Existing Accessory Buildings/Structures

Notwithstanding any provision of Section 4.1 of By-law No. 1995-42, as amended to the contrary, any accessory buildings/structures shall be permitted as existing as of the date of the passing of this by-law.

### 4.46.186.5    Septic Disposal Area

Notwithstanding any other provisions of Section 4.37 of By-law No. 1995-42 to the contrary, the minimum water setback for any component of a sewage system shall be as existing on the date this by-law was enacted.

4.46.186.6 All other provisions of By-law No 1995-42, as amended, as they apply to the “Seasonal Residential (SR) Zone” shall also apply to any “Special District 186 (S.D. 186) Zone”.

## **4.46.187      Special District 187 (S.D. 187)**

No person shall within any “Special District 187 (S.D. 187) Zone” use any land, or erect, alter or use any building or structure except in accordance with the following provisions:

### 4.46.187.1    Permitted Uses

a) a single detached vacation dwelling.

### 4.46.187.2    Regulations for Uses Permitted in Section 4.46.187.1

All provisions and regulations of Section 11 of By-law No. 1995-42, as amended, as they apply to the “Seasonal Residential (SR) Zone”, shall also apply to any “Special District 187 (S.D. 187) Zone” with the following exceptions:

- |                         |                     |
|-------------------------|---------------------|
| a) Minimum Lot Area     | 1700 m <sup>2</sup> |
| b) Minimum Lot Frontage | 34 m                |

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### 4.46.187.3    Special Provisions for Existing Accessory Buildings and Structures

Notwithstanding any provisions of Section 11.2.1 and Section 4.37 of By-law No. 1995-42 as amended to the contrary; any accessory buildings shall be permitted as existing as of the date of the passing of this by-law, namely:

#### Shed

- |                                  |                   |
|----------------------------------|-------------------|
| i. Minimum Front and Water Yards | 12 m              |
| ii. Maximum Floor Area           | 10 m <sup>2</sup> |

### 4.46.187.4    Septic Disposal Area

Notwithstanding any other provisions of Section 4.37 of By-law No. 1995-42 to the contrary, the minimum water setback for any component of a sewage system shall be as on the date this by-law was enacted.

- 4.46.187.5    All other provisions of By-law No 1995-42, as amended, as they apply to the “Seasonal Residential (SR) Zone” shall also apply to any “Special District 187 (S.D. 187) Zone”.

## **4.46.188      Special District 188 (S.D. 188)**

No person shall within any “Special District 188 (S.D. 188) Zone” use any land, or erect, alter or use any building or structure except in accordance with the following provisions:

### 4.46.188.1    Permitted Uses

- a) a single detached vacation dwelling

### 4.46.188.2    Regulations for Uses Permitted in Section 4.46.188.1

All provisions and regulations of Section 11 of By-law No. 1995-42, as amended, as they apply to the “Seasonal Residential (SR) Zone”, shall also apply to any “Special District 188 (S.D. 188) Zone” with the following exceptions:

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- |                         |                     |
|-------------------------|---------------------|
| a) Minimum Lot Area     | 4700 m <sup>2</sup> |
| b) Minimum Lot Frontage | 30 m                |

Notwithstanding any provisions of Section 11.2.1 of By-law No. 1995-42 as amended to the contrary; the following shall apply:

- |   |       |
|---|-------|
| a) Dwelling   |       |
| i. Minimum Front Yard   | 14 m  |
| ii. Minimum Westerly Side Yard  | 4.5 m |
| iii. Maximum Height – as existing at the time of passing of this by-law |       |
| b) Deck   |       |
| i. Minimum Front Yard   | 6 m   |
| ii. Minimum Westerly Side Yard  | 5 m   |

#### 4.46.188.3 Required Water Yard

Notwithstanding any provisions of Section 4.37 of By-law No. 1995-42 (as amended) to the contrary, the minimum water setback shall apply as follows:

- |             |      |
|-------------|------|
| a) Dwelling | 14 m |
| b) Deck     | 6 m  |

#### 4.46.188.4 Special Provisions for Existing Accessory Buildings and Structures

Notwithstanding any provisions of Section 11.2.1 and Section 4.37 of By-law No. 1995-42 as amended to the contrary; any accessory buildings shall be permitted as on the date this by-law was enacted.

#### 4.46.188.5 Septic Disposal Area

Notwithstanding any other provisions of Section 4.37 of By-law No. 1995-42 to the contrary, the minimum water setback for any component of a sewage system shall be as on the date this by-law was enacted.

#### 4.46.188.6 All other provisions of By-law No 1995-42, as amended, as they apply to the “Seasonal Residential (SR)

SECTION 4      GENERAL PROVISIONS

Zone” shall also apply to any “Special District 188 (S.D. 188) Zone”.

**4.46.189      Special District 189 (S.D. 189)**

No person shall within any Special District 189 (S.D. 189) Zone use any land, or erect, alter or use any building or structure except in accordance with the following provisions:

4.46.189.1      Permitted Uses

- a) single detached dwelling.

4.46.189.2      Regulations for Uses Permitted in Section 4.46.189.1

All provisions and regulations of Section 11 of By-law No. 1995-42, as amended, as they apply to the ‘Seasonal Residential (SR) Zone’, shall also apply to any ‘Special District 189 (S.D. 189) Zone’, save and except that any single detached dwelling shall comply with the following exceptions:

- |                              |                      |
|------------------------------|----------------------|
| a) Minimum Front Yard        | 11.85 m              |
| b) Maximum Ground Floor Area | 170.4 m <sup>2</sup> |
| c) Maximum Height            | 8.5 m                |

4.46.189.3      Special Water Setback Provisions

Notwithstanding any provisions of Section 4.37 of By-law No. 1995-42 as amended to the contrary, the minimum water setback in the ‘Special District 189 (S.D. 189) Zone’ for uses permitted in Section 4.46.189.1 shall be:

11.85 m

4.46.189.4      Special Provisions for Sleeping Cabin

Notwithstanding the provisions of Section 2 (Definitions), Section 4.40 (a), (c) and (d) and Section 4.1 (c), (d)(ii) and (e)(i) of By-law No. 1995-42, the following provisions apply to any sleeping cabin:

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- a) For the purposes of the Special District 189 (S.D. 189) Zone, a sleeping cabin is a one-storey detached building accessory and subordinate to the main or principle dwelling which is designed for sleeping only; and shall not contain cooking, plumbing or sanitary facilities. In no case shall the definition of sleeping cabin be deemed to include premises for the permanent or temporary accommodation of members of the public for a fee.
- b) A sleeping cabin shall be permitted in the front yard abutting the shoreline.
- c) Minimum Front Yard Setback 17.7 m
- d) Minimum Water Yard Setback: 17.7 m
- e) Maximum Gross Floor Area 64 m<sup>2</sup>  
(including attached deck)
- f) Maximum Height 3.7 m

#### 4.46.189.5 Provisions for Accessory Buildings and Structures

Notwithstanding any provision of Section 4.1 (c) of By-law No. 1995-42 to the contrary, the following provisions apply to any detached garage:

- a) Height 4.6 m

#### 4.46.189.6 Septic Disposal Area

Notwithstanding any other provisions of Section 4.37 of By-law No. 1995-42 to the contrary, the minimum water setback for any component of the septic system shall be 17.2 m.

- 4.46.189.7 All other provisions of By-law No 1995-42, as amended, as they apply to the 'Seasonal Residential (SR) Zone' shall also apply to any 'Special District 189 (S.D. 189) Zone'.

#### **4.46.190 Special District 190 (S.D. 190)**

No person shall within any Special District 190 (S.D. 190) Zone use any land, or erect, alter or use any building or structure except in accordance with the following provisions:

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### 4.46.190.1 Permitted Uses

- a) single detached vacation dwelling.

### 4.46.190.2 Regulations for Uses Permitted in Section 4.46.190.1

All provisions and regulations of Section 11 of By-law No. 1995-42, as amended, as they apply to the 'Seasonal Residential (SR) Zone', shall also apply to any 'Special District 190 (S.D. 190) Zone'; save and except that any single detached vacation dwelling shall comply with the following:

- |                               |                    |
|-------------------------------|--------------------|
| a) Minimum Front Yard         | 18 m               |
| b) Minimum Westerly Side Yard | 3 m                |
| c) Maximum Ground Floor Area  | 186 m <sup>2</sup> |

### 4.46.190.3 Special Water Setback Provisions

Notwithstanding any provisions of Section 4.37 of By-law No. 1995-42 as amended to the contrary, the minimum water setback in the 'Special District 190 (S.D. 190) Zone' shall comply with the following:

- |   |      |
|---|------|
| a) single detached vacation dwelling and<br>attached deck | 18 m |
|---|------|

### 4.46.190.4 Special Provisions for Attached Deck

Notwithstanding the provisions of Section 4.1 (e)(i) of By-law No. 1995-42, as amended, the following provisions apply to any attached deck:

- |                               |       |
|-------------------------------|-------|
| a) Minimum Front Yard Setback | 18 m. |
|-------------------------------|-------|

### 4.46.190.5 Provisions for Accessory Buildings and Structures

Notwithstanding any provision of Section 2 (Definitions) and Section 4.1 (c) of By-law No. 1995-42 to the contrary, the following provisions apply to any detached private garage:

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- a) For the purposes of the Special District 190 (S.D. 190) Zone, a private garage means a detached accessory building which is designed or used for the sheltering of private and/or recreational motor vehicles and storage of household equipment incidental to the residential occupancy; and shall not contain any habitable space, sanitary, plumbing or cooking facilities
- b) Minimum water setback 40.5 m
- c) Maximum Ground Floor Area 71.4 m<sup>2</sup>
- d) Maximum Height 5.1 m

#### 4.46.190.6 Septic Disposal Area

Notwithstanding any other provisions of Section 4.37 of By-law No. 1995-42 to the contrary, the minimum water setback for any component of the septic system shall be as existing on the date of passing of this by-law.

#### 4.46.190.7 Special Requirement

The placement of any dwelling, detached private garage and accessory structure and the required setback from any "Special District 190 (S.D. 190)" boundary shall be staked by an Ontario Land Surveyor prior to the commencement of any site alterations or construction.

- 4.46.190.8 All other provisions of By-law No 1995-42, as amended, as they apply to the 'Seasonal Residential (SR) Zone' shall also apply to any 'Special District 190 (S.D. 190) Zone'."

#### **4.46.191 Special District 191 (S.D. 191)**

No person shall within any Special District 191 (S.D. 191) Zone use any land, or erect, alter or use any building or structure except in accordance with the following provisions:

##### 4.46.191.1 Permitted Uses

- a) single detached dwelling.



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### 4.46.191.2 Regulations for Uses Permitted in Section 4.46.191.1

All provisions and regulations of Sections 4 and 11 of By-law No. 1995-42, as amended, as they apply to the 'Seasonal Residential (SR) Zone', shall also apply to any 'Special District 191 (S.D. 191) Zone', save and except that any single detached dwelling shall comply with the following exceptions:

- a) Minimum Lot Frontage 25 m
- b) Minimum Front Yard 13.5 m
- c) Minimum Easterly Side Yard 2.2 m
- d) Notwithstanding any provisions of Section 4.1(e) to the contrary, the attached deck shall be as existing as of the date of the passing of this by-law.

### 4.46.191.3 Special Water Setback Provisions

Notwithstanding any provisions of Section 4.37 of By-law No. 1995-42 as amended to the contrary, the minimum water setback in the 'Special District 191 (S.D. 191) Zone' shall be:

- c) Cottage 13.5 m
- d) Deck 12.5 m

### 4.46.191.4 Septic Disposal Area

Notwithstanding any other provisions of Section 4.37 of By-law No. 1995-42 to the contrary, the minimum water setback for any component of the septic system shall be as existing as the date of the passing of this by-law.

- 4.46.191.5 All other provisions of By-law No 1995-42, as amended, as they apply to the 'Seasonal Residential (SR) Zone' shall also apply to any 'Special District 191 (S.D. 191) Zone'.

## **4.46.192 Special District 192 (S.D. 192)**

No person shall within any Special District 192 (S.D. 192) Zone use any land, or erect, alter or use any building or structure except in accordance with the following provisions:

## SECTION 4      GENERAL PROVISIONS

### 4.46.192.1    Permitted Uses

- a) single detached vacation dwelling

### 4.46.192.2    Regulations for Uses Permitted in Section 4.46.192.1

All provisions and regulations of Section 11 of By-law No. 1995-42, as amended, as they apply to the 'Seasonal Residential (SR) Zone', shall also apply to any 'Special District 192 (S.D. 192) Zone'; save and except that any single detached vacation dwelling shall comply with the following:

- |                                   |                       |
|-----------------------------------|-----------------------|
| a) Minimum Lot Area               | 2335.0 m <sup>2</sup> |
| b) Minimum Lot Frontage (Street)  | 11.5 m                |
| c) Minimum Front Yard (Shoreline) |                       |
| - West                            | 9.8 m                 |
| - East                            | 8.0 m                 |
| d) Maximum Height                 | 8.5 m                 |
| e) Maximum Ground Floor Area      | 115.0 m <sup>2</sup>  |

### 4.46.192.3    Special Water Setback Provisions

Notwithstanding any provisions of Section 4.37 of By-law No. 1995-42 as amended to the contrary, the minimum water setback in the 'Special District 192 (S.D. 192) Zone' shall comply with the following:

- |                                      |        |
|--------------------------------------|--------|
| a) Single detached vacation dwelling |        |
| - West                               | 9.8 m  |
| - East                               | 8.0 m  |
| b) Northeastern deck                 |        |
| - West                               | 7.2 m  |
| - East                               | 7.7 m  |
| c) Southern deck                     |        |
| - West                               | 16.5 m |
| - East                               | 12.5 m |

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#### 4.46.192.4

#### Special Provisions for Attached Deck

Notwithstanding the provisions of Section 4.1 (e)(i) of By- law No. 1995-42, as amended, any attached decks to a seasonal residential dwelling shall be permitted in accordance with the following provisions:

- a) Minimum Front Yard
  - Northeastern deck
    - West 7.2 m
    - East 7.7 m
  - Southern deck
    - West 16.5 m
    - East 12.5 m
- b) Maximum Total Deck Ground Floor Area 45.0 m<sup>2</sup>

#### 4.46.192.5

#### Special Provisions for Detached Private Garage

Notwithstanding any provision of Section 2 (Definitions) and Section 4.1 (c), (e) (i), and 4.37 of By- law No. 1995-42 to the contrary, the following provisions apply to any detached private garage:

- a) For the purposes of any Special District 192 (S.D. 192) Zone, a private garage means a detached accessory building which is designed or used for the sheltering of private motor vehicles and/or recreational vehicles and storage of household equipment incidental to the residential occupancy; and shall not contain any habitable space or cooking facilities save and except for an accessory indoor recreation area.
- b) Minimum water setback
  - West 8.1 m
  - East 20.9 m
- c) Maximum Ground Floor Area 71.4 m<sup>2</sup>
- d) Maximum Height 6.85 m

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### 4.46.192.6      Provisions for Existing Accessory Buildings and Structures

Notwithstanding any provision of Section 4.1 and Section 4.37 to the contrary, a shed with an attached deck shall be permitted to locate in the water yard setback as existing at the time of the passing of this By-law.

### 4.46.192.7      Septic Disposal Area

Notwithstanding any other provisions of Section 4.37 of By-law No. 1995-42 to the contrary, the minimum water setback for any component of the septic collection/holding facility shall be as existing on the date of passing of this by-law.

### 4.46.192.8      Special Requirement

The placement of any detached private garage and the required setback from any “Special District 192 (S.D. 192)” boundary shall be staked by an Ontario Land Surveyor prior to the commencement of any site alterations or construction.

4.46.192.9      All other provisions of By-law No 1995-42, as amended, as they apply to the ‘Seasonal Residential (SR) Zone’ shall also apply to any ‘Special District 192 (S.D. 192) Zone’.

## **4.46.193      Special District 193 (S.D. 193)**

No person shall within any Special District 193 (S.D. 193) Zone use any land, or erect, alter or use any building or structure except in accordance with the following provisions:

### 4.46.193.1      Permitted Uses

- a) single detached vacation dwelling

### 4.46.193.2      Regulations for Uses Permitted in Section 4.46.193.1

All provisions and regulations of Section 11 of By-law No. 1995-42, as amended, as they apply to the ‘Seasonal Residential (SR) Zone’, shall also apply to any ‘Special District 193 (S.D. 193) Zone’; save 238

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and except that any single detached vacation dwelling shall comply with the following:

- |                                  |                    |
|----------------------------------|--------------------|
| a) Minimum Front Yard            | 19.8 m             |
| b) Maximum Height                | 9.4 m              |
| c) Maximum Ground Floor Area     | 128 m <sup>2</sup> |
| d) Maximum Area of Attached Deck | 4.5 m <sup>2</sup> |

#### 4.46.193.3 Special Front Lot Line Provisions

Notwithstanding any provision provided in Section 2 - Definition of Lot and Lot Frontage to the contrary, in any 'Special District 193 (S.D. 193) Zone' where the subject lands are separated from the shoreline by a shoreline road allowance, the shoreline road allowance of the lot shall be deemed to be the Front Lot Line.

#### 4.46.193.4 Special Water Setback Provisions

Notwithstanding any provisions of Section 4.37 of By-law No. 1995-42 as amended to the contrary, the minimum water setback in the 'Special District 193 (S.D. 193) Zone' shall comply with the following:

- |                                      |        |
|--------------------------------------|--------|
| a) Single detached vacation dwelling | 19.8 m |
| b) Attached Deck                     | 25.4 m |

#### 4.46.193.5 Special Provisions for Accessory Detached Garage

Notwithstanding any provision of Section 2 (Definitions) and Section 4.1 (c) of By-law No. 1995-42 to the contrary, the following provisions apply to any detached private garage:

- |  |                     |
|--|---------------------|
| a) For the purposes of any Special District 193 (S.D. 193) Zone, a private garage means a detached accessory building which is designed or used for the sheltering of private motor vehicles and/or recreational vehicles and storage of household equipment incidental to the residential occupancy; and shall not contain any habitable space or cooking facilities. |                     |
| b) Maximum Height  | 6.4 m               |
| c) Maximum Ground Floor Area   | 93.6 m <sup>2</sup> |
| d) Minimum Water Yard Setback  | 44.2 m              |

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### 4.46.193.6    Provisions for Existing Accessory Buildings and Structures

Notwithstanding any provision of Section 4.1 and Section 4.37 to the contrary, a boathouse with an attached deck shall be permitted to locate in the water yard setback as existing at the time of the passing of this By-law.

### 4.46.193.7    Special Requirement

The placement of any single detached vacation dwelling and detached private garage and the required setback from any "Special District 193 (S.D. 193)" boundary shall be staked by an Ontario Land Surveyor prior to the commencement of any site alterations or construction.

4.46.193.8    All other provisions of By-law No 1995-42, as amended, as they apply to the 'Seasonal Residential (SR) Zone' shall also apply to any 'Special District 193 (S.D. 193) Zone'."

## **4.46.194      Special District 194 (S.D. 194)**

No person shall within any Special District 194 (S.D. 194) Zone use any land, or erect, alter or use any building or structure except in accordance with the following provisions:

### 4.46.194.1    Permitted Uses

All uses permitted in Section 14.1.1 of By-law No. 1995-42, as amended, shall also be permitted in any 'Special District 194 (S.D. 194) Zone'.

### 4.46.194.2    Regulations for Uses Permitted in Section 4.46.194.1

All provisions and regulations of Section 14 of By-law No. 1995-42, as amended (14.2.1 – Municipal Water and Sanitary Sewers), as they apply to the 'Local Commercial (C1) Zone', shall also apply to any 'Special District 194 (S.D. 194) Zone'; save and except that any use permitted in Section 14.1.1 shall comply with the following:

- |                         |                    |
|-------------------------|--------------------|
| a) Minimum Lot Area     | 289 m <sup>2</sup> |
| b) Minimum Lot Frontage | 14 m               |

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c) Minimum Front Yard	0 m
d) Minimum Side Yard	
- North	0.17 m
- South	0.40 m
e) Minimum Rear Yard	0 m
f) Maximum Lot Coverage	84%

#### 4.46.194.3 Special Provision for Landscape Open Space Regulations

Section 4.2.1.1.8 of By-law No 1995-42, as amended, shall not apply to any 'Special District 194 (S.D. 194) Zone'.

#### 4.46.194.4 Special Provision for Parking Space Regulations

Section 4.27 of By-law No 1995-42, as amended, shall not apply to any 'Special District 194 (S.D. 194) Zone'.

4.46.194.5 All other provisions of By-law No 1995-42, as amended, as they apply to the 'Local Commercial (C1) Zone' shall also apply to any 'Special District 194 (S.D. 194) Zone'.

Permitted accessory structures shall be restricted to those existing as of the date of passage of this by-law.

Notwithstanding any provisions of Section 4.22 (Marine Facilities), as amended; a boathouse shall not be permitted.

#### **4.46.195 Special District 195 (S.D. 195)**

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#### **4.46.196 Special District 196 (S.D. 196)**

No person shall within any Special District 196 (S.D. 196) Zone use any land, or erect, alter or use any building or structure except in accordance with the following provisions:

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### 4.46.196.1 Permitted Uses

- a) Single Detached Vacation Dwelling

### 4.46.196.2 Regulations for Uses Permitted in Section 4.46.196.1

All provisions and regulations of Section 11 of By-law No. 1995-42, as amended, as they apply to the 'Seasonal Residential (SR) Zone', shall also apply to any 'Special District 196 (S.D. 196) Zone'; save and except that any single detached vacation dwelling shall comply with the following:

- a) Minimum Front Yard 18.0 m

### 4.46.196.3 Special Water Setback Provisions

Notwithstanding any provisions of Section 4.36 of By-law No. 1995-42 as amended to the contrary, the minimum water setback in the 'Special District 196 (S.D. 196) Zone' shall comply with the following:

- a) Single Detached Vacation Dwelling 18.0 m
- b) Attached Deck to a Dwelling 15.1 m

### 4.46.196.4 Provisions for Attached Decks to a Dwelling

- a) Attached Deck to a Dwelling
  - i. Minimum Front Yard 15.1 m

### 4.46.196.5 Provisions for Accessory Buildings and Structures

Notwithstanding any provision of Section 4.1 and Section 11 of By-law No. 1995-42 to the



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contrary, any accessory structures shall comply with the following:

- a) Detached Garage
- |                   |       |
|-------------------|-------|
| i. Maximum Height | 6.1 m |
|-------------------|-------|

#### 4.46.196.6 Special Requirements

The placement of any single detached vacation dwelling and the required setbacks from any "Special District 196 (S.D. 196)" boundary shall be staked by an Ontario Land Surveyor prior to the commencement of any site alterations or construction.

- 4.46.196.7 All other provisions of By-law No 1995-42, as amended, as they apply to the 'Seasonal Residential (SR) Zone' shall also apply to any 'Special District 196 (S.D. 196) Zone'.

**4.46.197      Special District 197 (S.D. 197)**

No person shall within any Special District 197 (S.D. 197) Zone use any land, or erect, alter or use any building or structure except in accordance with the following provisions:

#### 4.46.197.1 Permitted Uses

- a) single detached vacation dwelling.

#### 4.46.197.2 Regulations for Uses Permitted in Section 4.46.197.1

All provisions and regulations of Section 11 of By-law No. 1995-42, as amended, as they apply to the 'Seasonal Residential (SR) Zone', shall also apply to any 'Special District 197 (S.D. 197) Zone'; save and except that any single detached vacation dwelling shall comply with the following:

- |                               |                      |
|-------------------------------|----------------------|
| a) Minimum Lot Area           | 2,153 m <sup>2</sup> |
| b) Minimum Lot Frontage       | 36 m                 |
| c) Minimum Front Yard         | 16.5 m               |
| d) Minimum Easterly Side Yard | 5 m                  |

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- e) Maximum Height 8 m.

#### 4.46.197.3 Special Provisions for Attached Decks

Notwithstanding the provisions of Section 4.1 (e)(i) of By-law No. 1995-42, as amended, the provisions apply as follows:

- a) Minimum Front Yard Setback for  
Westerly Attached Deck: 14 m
- b) Minimum Side Yard Setback for  
Easterly Attached Deck: 4.6 m.

#### 4.46.197.4 Special Water Setback Provisions

Notwithstanding any provisions of Section 4.37 of By-law No. 1995-42 as amended to the contrary, the minimum water setback in the 'Special District 197 (S.D. 197) Zone' shall comply with the following:

- a) Single detached vacation dwelling 16.5 m
- b) Westerly attached deck 14 m
- c) Easterly attached deck 21.5 m.

#### 4.46.197.5 Provisions for Accessory Buildings and Structures

Notwithstanding any provision of Section 4.1 and Section 4.37 of By-law No. 1995-42 to the contrary, any accessory buildings/structures shall be permitted as existing at the time of the passing of this By-law.

#### 4.46.197.6 Septic Disposal Area

Notwithstanding any other provisions of Section 4.37 of By-law No. 1995-42 to the contrary, the minimum water setback for any component of the septic system shall be as existing on the date of passing of this by-law.

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### 4.46.197.7 Special Requirement

The placement of any dwelling and attached decks and the required setback from any “Special District 197 (S.D. 197)” boundary shall be staked by an Ontario Land Surveyor prior to the commencement of any site alterations or construction.

4.46.197.8 All other provisions of By-law No 1995-42, as amended, as they apply to the ‘Seasonal Residential (SR) Zone’ shall also apply to any ‘Special District 197 (S.D. 197) Zone’.

### **4.46.198 Special District 198 (S.D. 198)**

No person shall within any Special District 198 (S.D. 198) Zone use any land, or erect, alter or use any building or structure except in accordance with the following provisions:

#### 4.46.198.1 Permitted Uses

a) single detached vacation dwelling.

#### 4.46.198.2 Regulations for Uses Permitted in Section 4.46.198.1

All provisions and regulations of Section 11 of By-law No. 1995-42, as amended, as they apply to the ‘Seasonal Residential (SR) Zone’, shall also apply to any ‘Special District 198 (S.D. 198) Zone’; save and except that any single detached vacation dwelling shall comply with the following:

a) minimum front yard 13.75 m.

#### 4.46.198.3 Special Water Setback Provisions

Notwithstanding any provisions of Section 4.37 of By-law No. 1995-42 as amended to the contrary, the minimum water setback in the ‘Special District 198 (S.D. 198) Zone’ shall comply with the following:

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- a) single detached vacation dwelling 13.75 m.

#### 4.46.198.4 Provisions for Existing Accessory Buildings and Structures

Notwithstanding any provisions of Section 4.1 and Section 4.37 of By-law No. 1995-42, as amended to the contrary, any accessory building existing at the time of passing of this by-law shall comply with the following:

- a) minimum front yard setback 21.2 m
- b) minimum water yard setback 21.2 m
- c) minimum side yard setback 1.2 m

#### 4.46.198.5 Septic Disposal Area

Notwithstanding any other provisions of Section 4.37 of By-law No. 1995-42 to the contrary, the minimum water setback for any component of the septic system shall be 21.3 metres.

#### 4.46.198.6 Special Requirement

The placement of any dwelling and septic system and the required setback from any “Special District 198 (S.D. 198)” boundary shall be staked by an Ontario Land Surveyor prior to the commencement of any site alterations or construction.

- 4.46.198.7 All other provisions of By-law No 1995-42, as amended, as they apply to the ‘Seasonal Residential (SR) Zone’ shall also apply to any ‘Special District 198 (S.D. 198) Zone’.

#### **4.46.199 Special District 199 (S.D. 199)**

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**4.46.200      Special District 200 (S.D. 200)**

No person shall within any Special District 200 (S.D. 200) Zone use any land, or erect, alter or use any building or structure except in accordance with the following provisions:

#### 4.46.200.1 Permitted Uses

- a) single detached vacation dwelling  
b) a park or a conservation use.

#### 4.46.200.2 Regulations for Uses Permitted in Section 4.46.200.1

The provisions and regulations of Section 11 of By-law No. 1995-42, as amended, as they apply to the 'Seasonal Residential (SR) Zone' shall also apply to any 'Special District (S.D. 200) Zone'; save and except that any single detached vacation dwelling shall comply with the following:

- a) Minimum Lot Frontage (broken) 75 m
- b) Minimum Lot Area 0.40 ha
- c) Any yard setbacks shall be permitted as existing at the time of the passing of this By-law.

#### 4.46.200.3 Provisions for Accessory Buildings and Structures

Notwithstanding any provision of Section 4.1 and Section 4.37 of By-law No. 1995-42 to the contrary, any accessory buildings/structures shall be permitted as existing at the time of the passing of this By-law.

#### 4.46.200.4 Special Water Setback Provisions

Notwithstanding any provisions of Section 4.37 of By-law

No. 1995-42 as amended to the contrary, any buildings, structures or any component of the

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septic system shall be permitted as existing at the time of the passing of this By-law.

#### 4.46.200.5 Special Lot Frontage Provisions

The provisions of Section 4.11 as they apply to the 'Seasonal Residential (SR) Zone', shall also apply to any 'Special District 200 (S.D. 200) Zone'.

#### 4.46.200.6 All other provisions of By-law No. 1995-42, as amended, as they apply to the 'Seasonal Residential (SR) Zone' shall also apply to any 'Special District 200 (S.D. 200) Zone'."

#### **4.46.201 Special District 201 (S.D. 201)**

No person shall within any Special District 201 (S.D. 201) Zone use any land, or erect, alter or use any building or structure except in accordance with the following provisions:

##### 4.46.201.1 Permitted Uses

- a) single detached vacation dwelling.

##### 4.46.201.2 Regulations for Uses Permitted in Section 4.46.201.1

All provisions and regulations of Section 11 of By-law No. 1995-42, as amended, as they apply to the 'Seasonal Residential (SR) Zone', shall also apply to any 'Special District 201 (S.D. 201) Zone'; save and except that any single detached vacation dwelling shall comply with the following:

- |  |                       |
|--|-----------------------|
| a) Minimum Lot Area  | 1,835 m <sup>2</sup>  |
| b) Minimum Lot Frontage                                    | 40 m                  |
| c) Minimum Front Yard                                      | 15.4 m                |
| d) Maximum Lot Coverage                                    | 18.1%                 |
| e) Maximum Height  | 7.1 m                 |
| f) Maximum Ground Floor Area, inclusive of attached garage | 302.5 m <sup>2</sup>  |
| g) Maximum Ground Floor Area of attached deck              | 30.7 m <sup>2</sup> . |

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### 4.43.201.3    Special Provisions for Attached Decks

Notwithstanding the provisions of Section 11.2.1 (c) of By-law No. 1995-42, as amended, the provisions apply as follows:

- a) Minimum Front Yard Setback for  
an attached deck: 14.4 m.

### 4.46.201.4    Special Water Setback Provisions

Notwithstanding any provisions of Section 4.37 of By-law No. 1995-42 as amended to the contrary, the minimum

water setback in the 'Special District 201 (S.D. 201) Zone' shall comply with the following:

- a) single detached vacation dwelling 15.4 m
- b) attached deck 14.4 m

### 4.46.201.5    Special Requirement

The placement of any dwelling and deck and the required setback from any "Special District 201 (S.D. 201)" boundary shall be staked by an Ontario Land Surveyor prior to the commencement of any site alterations or construction.

- 4.46.201.6 All other provisions of By-law No 1995-42, as amended, as they apply to the 'Seasonal Residential (SR) Zone' shall also apply to any 'Special District 201 (S.D. 201) Zone'.

## **4.46.202      Special District 202 (S.D. 202)**

No person shall within any Special District 202 (S.D. 202) Zone use any land, or erect, alter or use any building or structure except in accordance with the following provisions:

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### 4.46.202.1 Permitted Uses

- a) Single Detached Vacation Dwelling.

### 4.46.202.2 Regulations for Uses Permitted in Section 4.46.202.1

All provisions and regulations of Section 11 of By-law No. 1995-42, as amended, as they apply to the 'Seasonal Residential (SR) Zone', shall also apply to any 'Special District 202 (S.D. 202) Zone'; save and except that any single detached vacation dwelling shall comply with the following:

- |   |                    |
|---|--------------------|
| a) Minimum Lot Frontage                       | 30.5 m             |
| b) Minimum Front Yard                         | 16.9 m             |
| c) Minimum Southerly Side Yard                | 3.0 m              |
| d) Maximum Height                             | 11.1 m             |
| e) Maximum Ground Floor Area                  | 365 m <sup>2</sup> |
| f) Maximum Ground Floor Area of Attached Deck | 112 m <sup>2</sup> |

### 4.46.202.3 Special Provisions for Attached Decks

Notwithstanding the provisions of Section 11.2.1 (c) and 11.2.1 (d) (of By-law No. 1995-42, as amended, the provisions apply as follows:

- |  |        |
|--|--------|
| a) Minimum Front Yard Setback to Attached Deck             | 13.4 m |
| b) Minimum Southerly Side Yard Setback to an Attached Deck | 3.0 m  |



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### 4.46.202.4 Special Water Setback Provisions

Notwithstanding any provisions of Section 4.37 of By-law No. 1995-42 as amended to the contrary, the minimum water setback in the 'Special District 202 (S.D. 202) Zone' shall comply with the following:

- |                                      |         |
|--------------------------------------|---------|
| a) Single Detached Vacation Dwelling | 16.9 m  |
| b) Attached Deck                     | 13.4 m. |

### 4.46.202.5 Special Requirements

The placement of any dwelling and attached deck and the required setback from any "Special District 202 (S.D. 202)" boundary shall be staked by an Ontario Land Surveyor prior to the commencement of any site alterations or construction.

4.46.202.6 All other provisions of By-law No 1995-42, as amended, as they apply to the 'Seasonal Residential (SR) Zone' shall also apply to any 'Special District 202 (S.D. 202) Zone'.

4.46.202.7 The holding provision (H) shall only be removed following such time as all conditions of consent have been fulfilled."

## **4.46.203 Special District 203 (S.D. 203)**

No person shall within any Special District 203 (S.D. 203) Zone use any land, or erect, alter or use any building or structure except in accordance with the following provisions:

### 4.46.203.1 Permitted Uses

- a) Single Detached Dwelling.

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#### 4.46.203.2 Regulations for Uses Permitted in Section 4.46.203.1

All provisions and regulations of Section 11 of By-law No. 1995-42, as amended, as they apply to the 'Seasonal Residential (SR) Zone', shall also apply to any 'Special District 203 (S.D. 203) Zone'; save and except that any single detached vacation dwelling shall comply with the following:

- |                              |                      |
|------------------------------|----------------------|
| a) Minimum Lot Area          | 1,580 m <sup>2</sup> |
| b) Minimum Lot Frontage      | 44.5 m               |
| c) Minimum Front Yard        | 8.5 m                |
| d) Maximum Height            | 7.4 m                |
| e) Maximum Ground Floor Area | 97 m <sup>2</sup>    |

#### 4.46.203.3 Special Water Setback Provisions

Notwithstanding any provisions of Section 4.37 of By-law No. 1995-42 as amended to the contrary, the minimum water setback in the 'Special District 203 (S.D. 203) Zone' shall comply with the following:

- |                             |        |
|-----------------------------|--------|
| a) Single Detached Dwelling | 8.5 m  |
| b) Detached Garage          | 25.5 m |

#### 4.46.203.4 Provisions for Accessory Buildings and Structures

Notwithstanding any provision of Section 4.1 of By-law No. 1995-42 to the contrary, any detached garage shall comply with the following:

- |                                |                   |
|--------------------------------|-------------------|
| a) Minimum Northerly Side Yard | 1.54 m            |
| b) Maximum Ground Floor Area   | 47 m <sup>2</sup> |

#### 4.46.203.5 Septic Disposal Area

Notwithstanding any other provisions of Section 4.37 of By-law No. 1995-42 to the contrary, the minimum water setback for any component of the septic system shall be 22 m.

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### 4.46.203.6 Special Requirements

The placement of any dwelling and the required setback from any “Special District 203 (S.D. 203)” boundary shall be staked by an Ontario Land Surveyor prior to the commencement of any site alterations or construction.

4.46.203.7 All other provisions of By-law No 1995-42, as amended, as they apply to the ‘Seasonal Residential (SR) Zone’ shall also apply to any ‘Special District 203 (S.D. 203) Zone’.

### **4.4.204** **Special District 204 (S.D. 204)**

No person shall within any Special District 204 (S.D. 204) Zone use any land, or erect, alter or use any building or structure except in accordance with the following provisions:

#### 4.46.204.1 Permitted Uses

- a) an animal hospital
- b) a bank
- c) a business or professional office
- d) a clinic
- e) a daycare centre
- f) a park
- g) a parking area
- h) a personal service shop

#### 4.46.204.2 Regulations for Uses Permitted in Section 4.46.204.1

All provisions and regulations of Section 14 (Individual Water Supply and Sewage Disposal) of By-law No. 1995-42, as amended, as they apply to the ‘Local Commercial (C1) Zone’, shall also apply to any ‘Special District 204 (S.D. 204) Zone’, save and except that any existing building shall comply with the following exceptions:

- a) Minimum Lot Area 1560.7 m<sup>2</sup>

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- |                                |       |
|--------------------------------|-------|
| b) Minimum Lot Frontage        | 24 m  |
| c) Minimum Northerly Side Yard | 5.4 m |

4.46.204.3 All other provisions of By-law No 1995-42, as amended, as they apply to the 'Local Commercial (C1) Zone' shall also apply to any 'Special District 204 (S.D. 204) Zone'."

#### **4.46.205      Special District 205 (S.D. 205)**

No person shall within any 'Special District 205 (S.D. 205) Zone' use any land, or erect, alter or use any building or structure except in accordance with the following provisions:

##### 4.46.205.1      Permitted Uses

- b) Single Detached Vacation Dwelling.

##### 4.46.205.2      Regulations for Uses Permitted in Section 4.46.205.1

All provisions and regulations of Section 11 of By-law No. 1995-42, as amended, as they apply to the 'Seasonal Residential (SR) Zone', shall also apply to any 'Special District 205 (S.D. 205) Zone'; save and except that any single detached vacation dwelling, inclusive of an attached garage, shall comply with the following:

- |                               |                    |
|-------------------------------|--------------------|
| a) Minimum Front Yard Setback | 19.5 m             |
| b) Maximum Height             | 7.1 m              |
| c) Maximum Ground Floor Area  | 260 m <sup>2</sup> |

##### 4.46.205.3      Special Provisions for Accessory Structures

Notwithstanding the provisions of Section 11.2.1 (c) of By-law No. 1995-42, as amended, the provisions apply as follows:

- |  |        |
|--|--------|
| c) Minimum Front Yard Setback for<br>an Attached Northerly Deck: | 17.5 m |
|--|--------|

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- d) Minimum Front Yard Setback for  
an Attached Screened Porch: 19.5 m

#### 4.46.205.4 Special Water Setback Provisions

Notwithstanding any provisions of Section 4.37 of By-law No. 1995-42 as amended to the contrary, the minimum water setback in the 'Special District 205 (S.D. 205) Zone' shall comply with the following:

- a) Single Detached Dwelling 19.5 m
- b) Attached Screened Porch 19.5 m
- c) Attached Northerly Deck 17.5 m

#### 4.46.205.5 Special Requirements

The placement of any dwelling and attached deck and the required setback from any "Special District 205 (S.D. 205)" boundary shall be staked by an Ontario Land Surveyor prior to the commencement of any site alterations or construction.

- 4.46.205.6 All other provisions of By-law No 1995-42, as amended, as they apply to the 'Seasonal Residential (SR) Zone' shall also apply to any 'Special District 205 (S.D. 205) Zone'.

### **4.46.206 Special District 206 (S.D. 206)**

No person shall within any 'Special District 206 (S.D. 206) Zone' use any land, or erect, alter or use any building or structure except in accordance with the following provisions:

#### 4.46.206.1 Special Front Lot Line Provision

Notwithstanding any provision provided in Section 4.21 and Section 2 - Definitions of 'LOT' and 'LOT FRONTAGE' to the contrary, in any 'Special District 206 (S.D. 206) Zone', the shoreline of lands zoned 'Special District 205 (S.D. 205) Zone' shall be deemed to be the Front Lot Line.

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4.46.206.2    All other provisions of By-law No 1995-42, as amended, as they apply to the 'Rural (RU) Zone' shall also apply to any 'Special District 206 (S.D. 206) Zone'."

**4.46.207        Special District 207 (S.D. 207)**

No person shall within any Special District 207 (S.D. 207) Zone use any land, or erect, alter or use any building or structure except in accordance with the following provisions:

4.46.207.1    Permitted Uses

a) Single Detached Vacation Dwelling.

4.46.207.2    Regulations for Uses Permitted in Section 4.46.207.1

All provisions and regulations of Section 11 of By-law No. 1995-42, as amended, as they apply to the 'Seasonal Residential (SR) Zone', shall also apply to any 'Special District 207 (S.D. 207) Zone'; save and except that any single detached vacation dwelling shall comply with the following:

a) Minimum Lot Area	2,228 m <sup>2</sup>
b) Minimum Front Yard Setback	12.8 m

4.46.207.3    Septic Disposal Area

Notwithstanding any other provisions of Section 4.37 of By-law No. 1995-42 to the contrary, the minimum water setback for any component of the septic system shall be 25.3 m.

4.46.207.4    Special Requirements

The placement of any dwelling and the required setback from any "Special District 207 (S.D. 207)" boundary shall be staked by an Ontario Land Surveyor prior to the commencement of any site alterations or construction.

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4.46.207.5    All other provisions of By-law No 1995-42, as amended, as they apply to the 'Seasonal Residential (SR) Zone' shall also apply to any 'Special District 207 (S.D. 207) Zone'."

**4.46.208        Special District 208 (S.D. 208)**

No person shall within any Special District 208 (S.D. 208) Zone use any land, or erect, alter or use any building or structure except in accordance with the following provisions:

4.46.208.1    Permitted Uses

a) Single Detached Vacation Dwelling.

4.46.208.2    Regulations for Uses Permitted in Section 4.46.208.1

All provisions and regulations of Section 11 of By-law No. 1995-42, as amended, as they apply to the 'Seasonal Residential (SR) Zone', shall also apply to any 'Special District 208 (S.D. 208) Zone'; save and except that any single detached vacation dwelling shall comply with the following:

a) Minimum Lot Area	931.7 m <sup>2</sup>
b) Minimum Lot Frontage	18.0 m
c) Minimum Front Yard	14.0 m
d) Minimum Southerly Side Yard	2.3 m
e) Maximum Height	7.0 m
f) Maximum Lot Coverage	18.3 %

4.46.208.3        Special Water Setback Provisions

Notwithstanding any provisions of Section 4.37 of By-law No. 1995-42 as amended to the contrary, the minimum water setback in the 'Special District 208 (S.D. 208) Zone' shall comply with the following:

a) Single Detached Dwelling	14.0 m
b) Attached Deck	10.9 m
c) Attached Screened Porch	11.3 m

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d) Shed

21.7 m

#### 4.46.208.4 Provisions for Accessory Buildings or Structures

Notwithstanding any provision of Section 4.1 of By-law No. 1995-42 to the contrary, any screened porch shall comply with the following:

a) Minimum Southerly Side Yard

2.3 m

#### 4.46.208.5 Septic Disposal Area

Notwithstanding any other provisions of Section 4.37 of By-law No. 1995-42 to the contrary, the minimum water setback for any component of the septic system shall be 24 m.

#### 4.46.208.6 Special Requirements

The placement of any dwelling and the required setback from any "Special District 208 (S.D. 208)" boundary shall be staked by an Ontario Land Surveyor prior to the commencement of any site alterations or construction.

4.46.208.7 All other provisions of By-law No 1995-42, as amended, as they apply to the 'Seasonal Residential (SR) Zone' shall also apply to any 'Special District 208 (S.D. 208) Zone'."

### **4.46.209 Special District 209 (S.D. 209)**

No person shall within any Special District 209 (S.D. 209) Zone use any land, or erect, alter or use any building or structure except in accordance with the following provisions:

#### 4.46.209.1 Permitted Uses

a) Single Detached Vacation Dwelling.



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### 4.46.209.2 Regulations for Uses Permitted in Section 4.46.209.1

All provisions and regulations of Section 11 of By-law No. 1995-42, as amended, as they apply to the 'Seasonal Residential (SR) Zone', shall also apply to any 'Special District 209 (S.D. 209) Zone'; save and except that any single detached vacation dwelling, shall comply with the following:

a) Minimum Lot Area	2,210 m <sup>2</sup>
b) Minimum Lot Frontage	22.5 m
c) Minimum Front Yard	9.8 m
d) Minimum Northerly Side Yard	2.8 m
e) Minimum Southerly Side Yard	4.8 m
f) Maximum Height	5.9 m
g) Maximum Ground Floor Area of a Single Detached Dwelling	143.1 m <sup>2</sup>
h) Maximum Ground Floor Area of an Attached Garage and Breezeway	86 m <sup>2</sup> .

### 4.46.209.3 Special Ground Floor Area Provision

Notwithstanding any provisions provided in Section 2 – Definitions of 'GROUND FLOOR AREA' to the contrary, in any 'Special District 209 (S.D. 209) Zone', the ground floor area shall mean the floor area of the first storey of a dwelling, inclusive of any attached garage and breezeway.

### 4.46.209.4 Special Water Setback Provisions

Notwithstanding any provisions of Section 4.37 of By-law No. 1995-42 as amended to the contrary, the minimum water setback in the 'Special District 209 (S.D. 209) Zone' shall comply with the following:

a) Single Detached Dwelling	9.8 m
b) Attached Easterly/Front Deck	6.8 m

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- c) Attached Westerly/Rear Deck 20 m.

#### 4.46.209.5 Special Provisions for Attached Decks

Notwithstanding any provisions of Section 4.1 of By-law No. 1995-42, as amended, any attached deck shall comply with the following:

- a) Minimum Front Yard of an Attached Easterly/Front Deck 6.8 m
- b) Minimum Front Yard of an Attached Westerly/Rear Deck 20 m
- c) Minimum Northerly Side Yard of an Attached Easterly/Front Deck 2.8 m
- d) Minimum Southerly Side Yard of an Attached Easterly/Front Deck 2.4 m.

#### 4.46.209.6 Septic Disposal Area

Notwithstanding any other provisions of Section 4.37 of By-law No. 1995-42 to the contrary, the minimum water setback for any component of the septic system shall be 26.2 m.

#### 4.46.209.7 Special Requirements

The placement of any dwelling and decks and the required setback from any "Special District 209 (S.D. 209)" boundary shall be staked by an Ontario Land Surveyor prior to the commencement of any site alterations or construction.

- 4.46.209.8 All other provisions of By-law No 1995-42, as amended, as they apply to the 'Seasonal Residential (SR) Zone' shall also apply to any 'Special District 209 (S.D. 209) Zone'.

- 4.46.209.9 The holding provision (H) shall only be removed following such time as a merger agreement between the Municipality and the Owners have been executed and registered on title."

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**4.46.210      Special District 210 (S.D. 210)**

No person shall within any Special District 210 (S.D. 210) Zone use any land, or erect, alter or use any building or structure except in accordance with the following provisions:

4.46.210.1    Permitted Uses

- a) Single Detached Vacation Dwelling.

4.46.210.2    Regulations for Uses Permitted in Section 4.46.210.1

All provisions and regulations of Section 11 of By-law No. 1995-42, as amended, as they apply to the 'Seasonal Residential (SR) Zone', shall also apply to any 'Special District 210 (S.D. 210) Zone'; save and except that any single detached vacation dwelling shall comply with the following:

- |                               |                      |
|-------------------------------|----------------------|
| a) Minimum Lot Area           | 1652 m <sup>2</sup>  |
| b) Minimum Lot Frontage       | 30 m                 |
| c) Minimum Front Yard         | 9.7 m                |
| d) Maximum Westerly Side Yard | 1.5 m                |
| e) Maximum Height             | 7.9 m                |
| f) Maximum Ground Floor Area  | 120.5 m <sup>2</sup> |

4.46.210.3    Special Water Setback Provisions

Notwithstanding any provisions of Section 4.37 of By-law No. 1995-42 as amended to the contrary, the minimum water setback in the 'Special District 210 (S.D. 210) Zone' shall comply with the following:

- |                             |        |
|-----------------------------|--------|
| a) Single Detached Dwelling | 9.7 m  |
| b) Attached Deck            | 7.6 m  |
| c) Screened Porch           | 6.4 m  |
| d) Shed                     | 19.8 m |

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#### 4.46.210.4 Provisions for Accessory Buildings and Structures

Notwithstanding any provision of Section 4.1 and Section 4.22 of By-law No. 1995-42 to the contrary, any accessory structures shall comply with the following:

a) Attached Deck

- |                                |       |
|--------------------------------|-------|
| i. Minimum Front Yard          | 7.6 m |
| ii. Minimum Westerly Side Yard | 5.2 m |

b) Screened Porch

- |                                |       |
|--------------------------------|-------|
| i. Minimum Front Yard          | 6.4 m |
| ii. Minimum Westerly Side Yard | 1.5 m |

c) Shed

- |                       |        |
|-----------------------|--------|
| i. Minimum Front Yard | 19.8 m |
|-----------------------|--------|

d) Any on-land/on-water boathouse as existing as of the date of the passing of this by-law as illustrated on the Plan of Survey prepared by Gifford, Harris Surveying Ltd. and dated December 1, 2017 shall be permitted, as follows:

- |                               |                    |
|-------------------------------|--------------------|
| i. Minimum Easterly Side Yard | 0.3 m              |
| ii. Maximum Ground Floor Area | 19.2m <sup>2</sup> |

#### 4.46.210.5 Septic Disposal Area

Notwithstanding any other provisions of Section 4.37 of By-law No. 1995-42 to the contrary, the minimum water setback for any component of the septic system shall be 23 m, save and except for a tile bed which will be setback 30 m from the high water mark.

#### 4.46.210.6 Special Requirements

The placement of any dwelling and the required setback from any "Special District 210 (S.D.

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210)” boundary shall be staked by an Ontario Land Surveyor prior to the commencement of any site alterations or construction.

4.46.210.7 All other provisions of By-law No 1995-42, as amended, as they apply to the ‘Seasonal Residential (SR) Zone’ shall also apply to any ‘Special District 210 (S.D. 210) Zone’.”

#### **4.46.211 Special District 211 (S.D. 211)**

No person shall within any Special District 211 (S.D. 211) Zone use any land, or erect, alter or use any building or structure except in accordance with the following provisions:

##### 4.46.211.1 Permitted Uses

a) Single Detached Vacation Dwelling.

##### 4.46.211.2 Regulations for Uses Permitted in Section 4.46.211.1

All provisions and regulations of Section 11 of By-law No. 1995-42, as amended, as they apply to the ‘Seasonal Residential (SR) Zone’, shall also apply to any ‘Special District 211 (S.D. 211) Zone’; save and except that any single detached vacation dwelling, shall comply with the following:

- |  |                     |
|--|---------------------|
| a) Minimum Front Yard                                      | 13.5 m              |
| b) Maximum Height  | 5.1 m               |
| c) Maximum Ground Floor Area of a Single Detached Dwelling | 180 m <sup>2</sup>  |
| d) Maximum Ground Floor Area of an Attached Garage         | 68 m <sup>2</sup> . |

##### 4.46.211.3 Special Ground Floor Area Provision

Notwithstanding any provisions provided in Section 2 – Definitions of ‘GROUND FLOOR AREA’ to the contrary, in any ‘Special District 211 (S.D. 211) Zone’, the ground floor area shall mean the floor area of the first storey of a dwelling, inclusive of any attached garage.

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### 4.46.211.4 Special Water Setback Provisions

Notwithstanding any provisions of Section 4.37 of By-law No. 1995-42 as amended to the contrary, the minimum water setback in the 'Special District 211 (S.D. 211) Zone' shall comply with the following:

- |                             |         |
|-----------------------------|---------|
| a) Single Detached Dwelling | 13.5 m  |
| b) Attached Verandah        | 24.9 m. |

### 4.46.211.5 Special Provisions for Detached Garage

Notwithstanding any provisions of Section 4.1 of By-law No. 1995-42 as amended to the contrary, any detached garage shall comply with the following:

- |                              |                      |
|------------------------------|----------------------|
| a) Maximum Height            | 4.7 m                |
| b) Maximum Ground Floor Area | 113 m <sup>2</sup> . |

### 4.46.211.6 Septic Disposal Area

Notwithstanding any other provisions of Section 4.37 of By-law No. 1995-42 to the contrary, the minimum water setback for any component of the septic system shall be 28.3 metres.

### 4.46.211.7 Special Requirements

The placement of any dwelling and garage and the required setback from any "Special District 211 (S.D. 211)" boundary shall be staked by an Ontario Land Surveyor prior to the commencement of any site alterations or construction.

### 4.46.211.8 All other provisions of By-law No 1995-42, as amended, as they apply to the 'Seasonal Residential (SR) Zone' shall also apply to any 'Special District 211 (S.D. 211) Zone'."

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### **4.46.212      Special District 212 (S.D. 212)**

No person shall within any Special District 212 (S.D. 212) Zone use any land, or erect, alter or use any building or structure except in accordance with the following provisions:

#### 4.46.212.1      Permitted Uses

- a) Single Detached Vacation Dwelling.

#### 4.46.212.2      Regulations for Uses Permitted in Section 4.46.212.1

All provisions and regulations of Section 12 of By-law No. 1995-42, as amended, as they apply to the 'Island Residential (IR) Zone', shall also apply to any 'Special District 212 (S.D. 212) Zone'; save and except that any single detached vacation dwelling shall comply with the following:

- |                              |                      |
|------------------------------|----------------------|
| a) Minimum Lot Area          | 2509 m <sup>2</sup>  |
| b) Minimum Front Yard        | 5.3 m                |
| c) Maximum Height            | 6.6 m                |
| d) Maximum Ground Floor Area | 129.4 m <sup>2</sup> |
| e) Maximum Lot Coverage      | 5.5 %                |

#### 4.46.212.3      Special Water Setback Provisions

Notwithstanding any provisions of Section 4.37 of By-law No. 1995-42 as amended to the contrary, the minimum water setback in the 'Special District 212 (S.D. 212) Zone' shall comply with the following:

- |                                      |       |
|--------------------------------------|-------|
| a) Single Detached Vacation Dwelling | 5.3 m |
|--------------------------------------|-------|

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### 4.46.212.4 Septic Disposal Area

Notwithstanding any other provisions of Section 4.37 of By-law No. 1995-42 to the contrary, the minimum water setback for any component of the septic system shall be 15.0 m.

### 4.46.212.5 Special Requirements

The placement of any dwelling and the required setback from any “Special District 212 (S.D. 212)” boundary shall be staked by an Ontario Land Surveyor prior to the commencement of any site alterations or construction.

4.46.212.6 All other provisions of By-law No 1995-42, as amended, as they apply to the ‘Island Residential (IR) Zone’ shall also apply to any ‘Special District 212 (S.D. 212) Zone’.”

## **4.46.213 Special District 213 (S.D. 213)**

No person shall within any Special District 213 (S.D. 213) Zone use any land, or erect, alter or use any building or structure except in accordance with the following provisions:

### 4.46.213.1 Permitted Uses

a) Single Detached Vacation Dwelling.

### 4.46.213.2 Regulations for Uses Permitted in Section 4.46.213.1

All provisions and regulations of Section 11 of By-law No. 1995-42, as amended, as they apply to the “Seasonal Residential (SR) Zone’, shall also apply to any ‘Special District 213 (S.D. 213) Zone’; save and except that any single detached vacation dwelling shall comply with the following:

- |                              |                      |
|------------------------------|----------------------|
| b) Minimum Front Yard        | 1.6 m                |
| c) Maximum Height            | 6.6 m                |
| d) Maximum Ground Floor Area | 139 m <sup>2</sup> . |



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#### 4.46.213.3 Special Water Setback Provisions

Notwithstanding any provisions of Section 4.37 of By-law No. 1995-42 as amended to the contrary, the minimum water setback in the 'Special District 213 (S.D. 213) Zone' shall comply with the following:

- |                                      |        |
|--------------------------------------|--------|
| a) Single Detached Vacation Dwelling | 1.6 m  |
| b) Screened Porch                    | 3.9 m  |
| c) Rear Covered Porch                | 9.9 m. |

#### 4.46.213.5 Special Provisions for Sleeping Cabin

Notwithstanding the provisions of Section 2 (Definitions), Section 4.40 (c) and Section 4.1 (c) of By-law No. 1995-42, as amended, the following provisions apply to any sleeping cabin:

- a) For the purposes of the Special District 213 (S.D. 213) Zone, a sleeping cabin is a one-storey detached building accessory and subordinate to the main or principle dwelling which is designed for sleeping only; and shall not contain cooking, plumbing or sanitary facilities. In no case shall the definition of sleeping cabin be deemed to include premises for the permanent or temporary accommodation of members of the public for a fee.
- |  |                     |
|--|---------------------|
| b) Maximum Gross Floor Area<br>(including attached deck) | 70.1 m <sup>2</sup> |
| c) Maximum Height  | 4.57 m.             |

#### 4.46.213.6 Septic Disposal Area

Notwithstanding any other provisions of Section 4.37 of By-law No. 1995-42 to the contrary, the minimum water setback for any component of the septic system shall be 25.5 m.

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### 4.46.213.7    Special Requirements

The placement of any dwelling and the required setback from any “Special District 213 (S.D. 213)” boundary shall be staked by an Ontario Land Surveyor prior to the commencement of any site alterations or construction.

4.46.213.8    All other provisions of By-law No 1995-42, as amended, as they apply to the ‘Seasonal Residential (SR) Zone’ shall also apply to any ‘Special District 213 (S.D. 213) Zone’.

### 4.46.214      Special District 214 (S.D. 214)

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### 4.46.215      Special District 215 (S.D. 215)

No person shall within any Special District 215 (S.D. 215) Zone use any land, or erect, alter or use any building or structure except in accordance with the following provisions:

#### 4.46.215.1    Permitted Uses

a) Single Detached Seasonal Dwelling

#### 4.46.215.2    Regulations for Uses Permitted in Section 4.46.215.1

All provisions and regulations of Section 11 of By-law No. 1995-42, as amended, as they apply to the ‘Seasonal Residential (SR) Zone’, shall also apply to any ‘Special District 215 (S.D. 215) Zone’; save and except that any single detached dwelling shall comply with the following:

- |                              |                    |
|------------------------------|--------------------|
| a) Minimum Front Yard        | 14.8 m             |
| b) Maximum Height            | 8.8 m              |
| c) Maximum Ground Floor Area | 146 m <sup>2</sup> |

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#### 4.46.215.3 Special Water Setback Provisions

Notwithstanding any provisions of Section 4.35 of By-law No. 1995-42 as amended to the contrary, the minimum water setback in the 'Special District 215 (S.D. 215) Zone' shall comply with the following:

- |   |        |
|---|--------|
| a) Single Detached Seasonal Dwelling    | 14.8 m |
| b) Attached Deck to a Seasonal Dwelling | 10.0 m |

#### 4.46.215.4 Special Provisions for an Attached Deck to a Seasonal Dwelling

Notwithstanding the provisions of Section 4.1 (e) of By-law No. 1995-42, as amended, any attached decks to a seasonal residential dwelling shall be in accordance with the following provisions:

- |   |                    |
|---|--------------------|
| a) Minimum Front Yard                     | 10.0 m             |
| b) Minimum Southerly Side Yard            | 5.0 m              |
| c) Minimum Separation to a boathouse deck | 0.81 m             |
| d) Maximum Ground Floor Area              | 106 m <sup>2</sup> |

#### 4.46.215.5 Special Provisions for a Boathouse

Notwithstanding any provision of Section 2 (Definitions), Section 4.1(e)(iv) and Section 4.22 of By-law No. 1995-42 to the contrary, the following provisions apply to any boathouse:

- |                                |        |
|--------------------------------|--------|
| a) Minimum Northerly Side Yard | 2.28 m |
|--------------------------------|--------|

#### 4.46.215.6 Septic Disposal Area

Notwithstanding any other provisions of Section 4.35 of By-law No. 1995-42 to the contrary, the minimum water setback for any component of the septic system shall be 25.2 m, save and except the septic/tile bed which shall be 30 m.

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### 4.46.215.7      Special Requirements

The placement of any dwelling and the required setback from any “Special District 215 (S.D. 215)” boundary shall be staked by an Ontario Land Surveyor prior to the commencement of any site alterations or construction.

4.46.215.8      All other provisions of By-law No 1995-42, as amended, as they apply to the ‘Seasonal Residential (SR) Zone’ shall also apply to any ‘Special District 215 (S.D. 215) Zone’.

### **4.46.216      Special District 216 (S.D. 216)**

No person shall within any Special District 216 (S.D. 216) Zone use any land, or erect, alter or use any building or structure except in accordance with the following provisions:

#### 4.46.216.1      Permitted Uses

a) Single Detached Vacation Dwelling.

#### 4.46.216.2      Regulations for Uses Permitted in Section 4.46.216.1

All provisions and regulations of Section 11 of By-law No. 1995-42, as amended, as they apply to the ‘Seasonal Residential (SR) Zone’, shall also apply to any ‘Special District 216 (S.D. 216) Zone’; save and except that any single detached dwelling shall comply with the following:

- |  |                      |
|--|----------------------|
| a) Minimum Front Yard  | 29.0 m               |
| b) Maximum Height  | 8.5 m                |
| c) Maximum Ground Floor Area of a<br>Single Detached Vacation Dwelling | 198 m <sup>2</sup> . |

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### 4.46.216.3 Special Water Setback Provisions

Notwithstanding any provisions of Section 4.35 of By-law No. 1995-42 as amended to the contrary, the minimum water setback in the 'Special District 216 (S.D. 216) Zone' shall comply with the following:

- |                                      |         |
|--------------------------------------|---------|
| a) Single Detached Vacation Dwelling | 29.0 m  |
| b) Attached Easterly Deck            | 24.5 m. |

### 4.46.216.4 Provisions for Accessory Buildings and Structures

Notwithstanding any provision of Section 4.1 and Section 11 of By-law No. 1995-42 to the contrary, any accessory structures shall comply with the following:

#### a) Attached Easterly Deck

- |                               |                      |
|-------------------------------|----------------------|
| i. Minimum Front Yard         | 24.5 m               |
| ii. Maximum Ground Floor Area | 107.5 m <sup>2</sup> |

#### b) Detached Garage

- |                               |                     |
|-------------------------------|---------------------|
| i. Maximum Height             | 6.4 m               |
| ii. Maximum Ground Floor Area | 67 m <sup>2</sup> . |

### 4.46.216.5 Provisions for Existing Accessory Buildings and Structures

Notwithstanding any provision of Section 4.1 and Section 4.35 to the contrary, a shed with an attached deck shall be permitted to locate in the water yard setback as existing at the time of the passing of this By-law.

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### 4.46.216.6      Septic Disposal Area

Notwithstanding any other provisions of Section 4.35 of By-law No. 1995-42 to the contrary, the minimum water setback for any component of the septic system shall be 16.4 m.

### 4.46.216.7      Special Requirements

The placement of any dwelling and attached deck and the required setback from any “Special District 216 (S.D. 216)” boundary shall be staked by an Ontario Land Surveyor prior to the commencement of any site alterations or construction.

4.46.216.8      All other provisions of By-law No 1995-42, as amended, as they apply to the ‘Seasonal Residential (SR) Zone’ shall also apply to any ‘Special District 216 (S.D. 216) Zone’.

### **4.46.217      Special District 217 (S.D. 217)**

No person shall within any Special District 217 (S.D. 217) Zone use any land, or erect, alter or use any building or structure except in accordance with the following provisions:

#### 4.46.217.1      Permitted Uses

a) Single Detached Seasonal Cottage

#### 4.46.217.2      Regulations for Uses Permitted in Section 4.46.217.1

All provisions and regulations of Section 11 of By-law No. 1995-42, as amended, as they apply to the ‘Seasonal Residential (SR) Zone’, shall also apply to any ‘Special District 217 (S.D. 217) Zone’; save and except that any single detached seasonal cottage shall comply with the following:

- |                             |                     |
|-----------------------------|---------------------|
| a) Minimum Lot Area         | 2254 m <sup>2</sup> |
| b) Minimum Lot Frontage     | 35.5 m              |
| c) Northwesterly Front Yard | 18.9 m              |

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- |   |                     |
|---|---------------------|
| d) Easterly Front Yard  | 10.3 m              |
| e) Maximum Height   | 8.6 m               |
| f) Maximum Ground Floor Area of a<br>Single Detached Seasonal Cottage | 94.8 m <sup>2</sup> |

#### 4.46.217.3 Special Water Setback Provisions

Notwithstanding any provisions of Section 4.36 of By-law No. 1995-42 as amended to the contrary, the minimum water setback in the 'Special District 217 (S.D. 217) Zone' shall comply with the following:

- |                                     |        |
|-------------------------------------|--------|
| a) Single Detached Seasonal Cottage |        |
| i) Northwesterly                    | 18.9 m |
| ii) Easterly                        | 10.3 m |
| b) Attached Northerly Porch         |        |
| i) Northwesterly                    | 19.6 m |
| ii) Easterly                        | 11.8 m |
| c) Attached Northerly Stairs        |        |
| i) Northwesterly                    | 19.3 m |
| ii) Easterly                        | 12.5 m |
| d) Attached Easterly Deck           |        |
| i) Easterly                         | 11.9 m |

#### 4.46.217.4 Provisions for Accessory Buildings and Structures

Notwithstanding any provision of Section 4.1 and Section 11 of By-law No. 1995-42 to the contrary, any accessory structures shall comply with the following:

- |                                   |                     |
|-----------------------------------|---------------------|
| a) Attached Northerly Porch       |                     |
| i. Minimum Front Yard (northwest) | 19.6 m              |
| ii. Minimum Front Yard (east)     | 11.8 m              |
| iii. Maximum Ground Floor Area    | 15.3 m <sup>2</sup> |
| b) Attached Northerly Stairs      |                     |
| i. Minimum Front Yard (northwest) | 19.3 m              |
| ii. Minimum Front Yard (east)     | 12.5 m              |

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- c) Attached Easterly Deck
  - iii. Minimum Front Yard (east) 11.9 m
  - iv. Maximum Ground Floor Area 3.1 m<sup>2</sup>

#### 4.43.217.5 Provisions for Existing Accessory Buildings and Structures

Notwithstanding any provision of Section 4.1.d (ii), 4.1.e (i) and Section 4.36 to the contrary, a metal shed and wood shed shall be permitted as existing at the time of the passing of this by-law.

#### 4.46.217.6 Septic Disposal Area

Notwithstanding any other provisions of Section 4.36 of By-law No. 1995-42 to the contrary, the minimum water setbacks for the septic system shall comply with the following:

- a) Septic Tank
  - i. Northwesterly 28.0 m
  - ii. Easterly 23.0 m
- b) Septic Field
  - i. Easterly 23.8 m

#### 4.46.217.7 Special Requirements

The placement of any seasonal cottage and attached porch, stairs and deck and the required setbacks from any "Special District 217 (S.D. 217)" boundary shall be staked by an Ontario Land Surveyor prior to the commencement of any site alterations or construction.

- 4.46.217.8 All other provisions of By-law No 1995-42, as amended, as they apply to the 'Seasonal Residential (SR) Zone' shall also apply to any 'Special District 217 (S.D. 217) Zone'.



**4.46.218**      **Special District 218 (S.D. 218)**

#### 4.46.218.1 Permitted Uses

- #### 4.46.218.2 Regulations for Uses Permitted in Section 4.46.218.1

b) Minimum Lot Area	2455 m <sup>2</sup>
c) Minimum Lot Frontage	39.7 m
d) Minimum Front Yard	
i. Southwesterly	10.4 m
ii. Southeasterly	7.2 m
e) Minimum Westerly Side Yard	2.0 m

Notwithstanding any provisions of Section 4.36 of By-law No. 1995-42 as amended to the contrary, the minimum water setback for the single detached cottage dwelling in the 'Special District 218 (S.D. 218) Zone' shall comply with the following:

- 275

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### GENERAL PROVISIONS

#### 4.46.218.4 Provisions for Existing Accessory Buildings and Structures

Notwithstanding any provision of Section 4.36 to the contrary, a frame privy and frame shed inclusive of a stoop, shall be permitted as existing at the time of the passing of this by-law.

#### 4.46.218.5 Sewage Disposal Area

Notwithstanding any other provisions of Section 4.36 of By-law No. 1995-42 to the contrary, the minimum water setback for any component of the sewage system shall comply with the following:

- |              |        |
|--------------|--------|
| a) Westerly  | 12.2 m |
| b) Southerly | 23.6 m |
| c) Easterly  | 22.7 m |

#### 4.46.218.6 Special Requirements

The placement of any single detached cottage dwelling and the required setback from any "Special District 218 (S.D. 218)" boundary shall be staked by an Ontario Land Surveyor prior to the commencement of any site alterations or construction.

#### 4.46.218.7 Special Front Lot Line Provisions

Notwithstanding Section 2 – Definitions of 'LOT LINE, FRONT' and 'LOT FRONTAGE' to the contrary, in any 'Special District 218 (S.D. 218) Zone', the southerly portion of the shoreline shall be deemed to be the Front Lot Line.

#### 4.46.218.8 All other provisions of By-law No 1995-42, as amended, as they apply to the 'Seasonal Residential (SR) Zone' shall also apply to any 'Special District 218 (S.D. 218) Zone'.

**4.46.219**      **Special District 219 (S.D. 219)**

#### 4.46.219.1 Permitted Uses

- #### 4.46.219.2 Regulations for Uses Permitted in Section 4.46.219.1

a) Minimum Lot Area	1900 m <sup>2</sup>
b) Minimum Lot Frontage	38.5 m
c) Minimum Front Yard	10.8 m
d) Minimum Southerly Side Yard	4.5 m
e) Minimum Floor Area	71 m <sup>2</sup>

Notwithstanding any provisions of Section 4.36 of By-law No. 1995-42 as amended to the contrary, the minimum water setback in the 'Special District 219 (S.D. 219) Zone' shall comply with the following:

- 277

## SECTION 4 GENERAL PROVISIONS

#### 4.46.219.4 Provisions for Accessory Buildings and Structures

Notwithstanding any provision of Section 4.1 and Section 11 of By-law No. 1995-42 to the contrary, any accessory structures shall comply with the following:

- a) Attached Deck
- |                                 |       |
|---------------------------------|-------|
| i. Minimum Front Yard           | 9.3 m |
| ii. Minimum Southerly Side Yard | 3.9 m |

#### 4.46.219.5 Provisions for Existing Accessory Buildings and Structures

Notwithstanding any provision of Section 4.1.d (ii), 4.1.e (i) and Section 4.36 to the contrary, a shed shall be permitted as existing at the time of the passing of this by-law.

#### 4.46.219.6 Septic Disposal Area

Notwithstanding any other provisions of Section 4.36 of By-law No. 1995-42 to the contrary, the minimum water setbacks for the septic system shall comply with the following:

- |                 |        |
|-----------------|--------|
| a) Septic Tank  | 12.1 m |
| b) Septic Field | 13.7 m |

4.46.219.7 All other provisions of By-law No 1995-42, as amended, as they apply to the 'Seasonal Residential (SR) Zone' shall also apply to any 'Special District 219 (S.D. 219) Zone'.

**4.46.220 Special District 220 (S.D. 220)**

No person shall within any “Special District 220 (S.D. 220) Zone” use any land, or erect, alter or use any building or structure except in accordance with the following provisions:

## SECTION 4 GENERAL PROVISIONS

#### 4.46.220.1 Permitted Uses

- a) Single Detached Dwelling

#### 4.46.220.2 Regulations for Uses Permitted in Section 4.46.220.1

All provisions and regulations of Section 11 of By-law No. 1995-42, as amended, as they apply to the “Seasonal Residential (SR) Zone”, shall also apply to any “Special District 220 (S.D. 220) Zone”; save and except that any single detached dwelling, inclusive of an attached screened room, shall comply with the following:

- |                             |                    |
|-----------------------------|--------------------|
| a) Minimum Front Yard       | 20 m               |
| b) Maximum Height           | 6.5 m              |
| c) Maximum Gross Floor Area | 322 m <sup>2</sup> |

#### 4.46.220.3 Special Water Setback Provisions

Notwithstanding any provisions of Section 4.36 of By-law No. 1995-42 as amended to the contrary, the minimum water setback in the “Special District 220 (S.D. 220) Zone” shall comply with the following:

- |   |        |
|---|--------|
| a) Single Detached Dwelling, inclusive of an attached screened room | 20 m   |
| b) Attached Easterly Deck to a Dwelling                             | 18.3 m |
| c) Attached Westerly Deck to a Dwelling                             | 24.7 m |
| d) Frame Shed   | 24 m   |

#### 4.45.220.4 Special Provisions for Attached Decks to a Dwelling

- a) Attached Easterly Deck to a Dwelling  
i. Minimum Front Yard 18.3 m

## SECTION 4

### GENERAL PROVISIONS

#### 4.46.220.5 Special Provisions for Accessory Buildings and Structures

Notwithstanding any provision of Section 4.1 and Section 11 of By-law No. 1995-42 to the contrary, any accessory structures shall comply with the following:

- a) Detached Garage
  - i. Maximum Height 5.4 m
  - ii. Maximum Floor Area 101 m<sup>2</sup>

#### 4.46.220.6 Special Provisions for a Boathouse

Notwithstanding any provisions of Section 2 (Definitions) of By-law No. 1995-42 to the contrary, the following provisions apply to any boathouse:

- a) For the purposes of the “Special District 220 (S.D. 200) Zone”, a boathouse means a single storey detached accessory building intended to house, shelter or protect a boat or other form of water transportation and may contain equipment incidental to the repair and maintenance of such transportation but shall not contain any habitable space, sanitary, plumbing or cooking facilities.

#### 4.46.220.7 Septic Disposal Area

Notwithstanding any other provisions of Section 4.36 of By-law No. 1995-42 to the contrary, the minimum water setback for any component of the septic system shall be 18.2 m.

#### 4.46.220.8 Special Provisions

Notwithstanding Section 2 – Definition of ‘FLOOR AREA’ and any provisions of Section 11 of By-law No. 1995-42 to the contrary, the area of the basement walkout of the dwelling may be used in calculating the total gross floor area of the dwelling.

## SECTION 4 GENERAL PROVISIONS

### 4.46.220.9 Special Requirements

The placement of any buildings and structures and the required setback from any “Special District 220 (S.D. 220)” boundary shall be staked by an Ontario Land Surveyor prior to the commencement of any site alterations or construction.

4.46.220.10 All other provisions of By-law No 1995-42, as amended, as they apply to the “Seasonal Residential (SR) Zone” shall also apply to any “Special District 220 (S.D. 220) Zone”.

### **4.46.221** **Special District 221 (S.D. 221)**

No person shall within any “Special District 221 (S.D. 221) Zone” use any land, or erect, alter or use any building or structure except in accordance with the following provisions:

#### 4.46.221.1 Permitted Uses

a) Single Detached Vacation Dwelling

#### 4.46.221.2 Regulations for Uses Permitted in Section 4.46.221.1

All provisions and regulations of Section 11 of By-law No. 1995-42, as amended, as they apply to the “Seasonal Residential (SR) Zone”, shall also apply to any “Special District 221 (S.D. 220) Zone”; save and except that any single detached vacation dwelling shall comply with the following:

- |                              |                    |
|------------------------------|--------------------|
| a) Minimum Front Yard        | 8.3 m              |
| b) Maximum Height            | 8.5 m              |
| c) Maximum Ground Floor Area | 215 m <sup>2</sup> |

#### 4.46.221.3 Special Water Setback Provisions

Notwithstanding any provisions of Section 4.36 of By-law No. 1995-42 as amended to the contrary, the minimum water setback in the “Special District 221 (S.D. 221) Zone” shall comply with the following:

## SECTION 4

### GENERAL PROVISIONS

- |                                      |        |
|--------------------------------------|--------|
| a) Single Detached Vacation Dwelling | 8.3 m  |
| b) Attached Deck to a Dwelling       | 6.2 m  |
| c) Detached Garage                   | 27.9 m |

#### 4.46.221.4 Special Provisions for Attached Decks to a Dwelling

- |                                |       |
|--------------------------------|-------|
| a) Attached Deck to a Dwelling |       |
| ii. Minimum Front Yard         | 6.2 m |

#### 4.46.221.5 Septic Disposal Area

Notwithstanding any other provisions of Section 4.36 of By-law No. 1995-42 to the contrary, the minimum water setback for any component of the septic system shall be 15 m, save and except the septic/tile bed which shall be 27.9 m.

#### 4.46.221.6 Special Requirements

The placement of any buildings and structures and the required setback from any “Special District 221 (S.D. 221)” boundary shall be staked by an Ontario Land Surveyor prior to the commencement of any site alterations or construction.

- 4.46.221.7 All other provisions of By-law No 1995-42, as amended, as they apply to the “Seasonal Residential (SR) Zone” shall also apply to any “Special District 221 (S.D. 221) Zone”.

### **4.46.222 Special District 222 (S.D. 222)**

No person shall within any ‘Special District 222 (S.D. 222) Zone’ use any land, or erect, alter or use any building or structure except in accordance with the following provisions:

#### 4.46.222.1 Permitted Uses

- a) Single Detached Vacation Dwelling



## SECTION 4

### GENERAL PROVISIONS

#### 4.46.222.2 Regulations for Uses Permitted in Section 4.46.222.1

All provisions and regulations of Section 11 of By-law No. 1995-42, as amended, as they apply to the 'Seasonal Residential (SR) Zone', shall also apply to any 'Special District 222 (S.D. 222) Zone'.

#### 4.46.222.3 Special Front Lot Line Provisions

Notwithstanding any provision provided in Section 2 – Definitions of 'LOT' and 'LOT FRONTAGE' to the contrary, in any 'Special District 222 (S.D. 222) Zone' where the subject lands are separated from the shoreline by a shoreline road allowance, the shoreline road allowance of the lot shall be deemed to be the Front Lot Line.

#### 4.46.222.4 Special Water Setback Provisions

Notwithstanding any provisions of Section 4.36 of By-law No. 1995-42 as amended to the contrary, the minimum water setback in the 'Special District 222 (S.D. 222) Zone' shall comply with the following:

a) Single Detached Cottage Dwelling	25 m
b) Screened Porch	29.5 m
c) Attached Waterfront Deck	21.9 m
d) Shed	22.9 m

#### 4.46.222.5 Special Requirement

The placement of any buildings and structures and the required setback from any 'Special District 222 (S.D. 222) Zone' boundary shall be staked by an Ontario Land Surveyor prior to the commencement of any site alterations or construction.

#### 4.46.222.7 All other provisions of By-law No 1995-42, as amended, as they apply to the 'Seasonal Residential (SR) Zone' shall also apply to any 'Special District 222 (S.D. 222) Zone'.

## SECTION 4 GENERAL PROVISIONS

**4.46.223      Special District 223 (S.D. 223)**

No person shall within any 'Special District 223 (S.D. 223) Zone' use any land, or erect, alter or use any building or structure except in accordance with the following provisions:

#### 4.46.223.1 Permitted Uses

- a) Single Detached Dwelling

#### 4.46.223.2 Regulations for Uses Permitted in Section 4.46.223.1

All provisions and regulations of Section 11 of By-law No. 1995-42, as amended, as they apply to the 'Seasonal Residential (SR) Zone', shall also apply to any 'Special District 223 (S.D. 223) Zone', save and except the following provision:

- a) Maximum Ground Floor Area 176 m<sup>2</sup>

#### 4.46.223.3 Special Lot Frontage Provisions

Notwithstanding any provision provided in Section 2 – Definitions of ‘LOT’ and ‘LOT FRONTAGE’ to the contrary, in any ‘Special District 223 (S.D. 223) Zone’ where the subject lands are separated from the shoreline by Crown Land, the Crown Land may be included in the calculation for minimum lot frontage.

#### 4.46.223.4 Special Water Setback Provisions – Lake

Notwithstanding any provisions of Section 4.36 of By-law No. 1995-42 as amended to the contrary, the minimum water setback from a lake in the 'Special District 223 (S.D. 223) Zone' shall comply with the following:

- |                                     |        |
|-------------------------------------|--------|
| a) Single Detached Cottage Dwelling | 24 m   |
| b) Easterly Attached Deck           | 26.5 m |

## SECTION 4 GENERAL PROVISIONS

### 4.46.223.5 Special Water Setback Provisions – Private Access Pond

Notwithstanding any provisions of Section 4.36 of By-law No. 1995-42 as amended to the contrary, the minimum water setback from a private access pond in the ‘Special District 223 (S.D. 223) Zone’ shall comply with the following:

- a) Single Detached Cottage Dwelling 7.6 m
- b) Detached Garage 8.5 m

### 4.46.223.6 Special Provisions for Existing Accessory Structures

Notwithstanding the provisions of Section 4.1 (e) of By-law No. 1995-42, as amended, a detached garage and sheds may be permitted as existing as of the date of the passing of this by-law.

### 4.46.223.7 Septic Disposal Area

Notwithstanding any other provisions of Section 4.36 of By-law No. 1995-42 to the contrary, the minimum water setback for any component of the septic system to a private access pond shall be 17 m.

### 4.46.223.8 Special Requirement

The placement of any buildings and structures and the required setback from any ‘Special District 223 (S.D. 223) Zone’ boundary shall be staked by an Ontario Land Surveyor prior to the commencement of any site alterations or construction.

- 4.46.223.9 All other provisions of By-law No 1995-42, as amended, as they apply to the ‘Seasonal Residential (SR) Zone’ shall also apply to any ‘Special District 223 (S.D. 223) Zone’.

## **4.46.224 Special District 224 (S.D. 224)**

No person shall within any ‘Special District 224 (S.D. 224) Zone’ use any land, or erect, alter or use any building or structure except in accordance with the following provisions:

## SECTION 4

### GENERAL PROVISIONS

#### 4.46.224.1 Permitted Uses

- a) Single Detached Vacation Dwelling

#### 4.46.224.2 Regulations for Uses Permitted in Section 4.46.224.1

All provisions and regulations of Section 11 of By-law No. 1995-42, as amended, as they apply to the 'Seasonal Residential (SR) Zone', shall also apply to any 'Special District 224 (S.D. 224) Zone', save and except the following provisions:

- a) Minimum Lot Frontage 30 m
- b) Minimum Front Yard 16.4 m
- c) Maximum Ground Floor Area 167 m<sup>2</sup>

#### 4.46.224.3 Special Lot Frontage Provisions

Notwithstanding any provision provided in Section 2 – Definitions of 'LOT' and 'LOT FRONTAGE' to the contrary, in any 'Special District 224 (S.D. 224) Zone' where the subject lands are separated from the shoreline by Crown Land, the Crown Land may be included in the calculation for minimum lot frontage.

#### 4.46.224.4 Special Water Setback Provisions

Notwithstanding any provisions of Section 4.36 of By-law No. 1995-42 as amended to the contrary, the minimum water setback in the 'Special District 224 (S.D. 224) Zone' shall comply with the following:

- a) Single Detached Cottage Dwelling 25 m
- b) Attached Wraparound Deck 21.9 m

#### 4.46.224.5 Special Provisions for an Attached Deck

Notwithstanding the provisions of Section 4.1 (e) of By-law No. 1995-42, as amended, the

## SECTION 4

### GENERAL PROVISIONS

following provisions apply to an attached deck:

- a) Minimum Front Yard 13.3 m

#### 4.46.224.5 Special Provisions for a Detached Garage

Notwithstanding the provisions of Section 2, Section 4.1 (e) and 4.38 (b) of By-law No. 1995-42, as amended, the following provisions apply to an attached deck:

- a) For the purposes of the subject lands a 'Sleeping Cabin' shall mean the second-storey of a detached garage, subordinate to the main or principle dwelling which is designed for sleeping and shall not contain plumbing or sanitary facilities. In no case shall the definition of sleeping cabin be deemed to include premises for the permanent or temporary accommodation of members of the public for a fee.

- b) Minimum Side Yard 2.9 m

#### 4.46.224.6 Special Requirement

The placement of any buildings and structures and the required setback from any 'Special District 224 (S.D. 224) Zone' boundary shall be staked by an Ontario Land Surveyor prior to the commencement of any site alterations or construction.

- 4.46.224.7 All other provisions of By-law No 1995-42, as amended, as they apply to the 'Seasonal Residential (SR) Zone' shall also apply to any 'Special District 224 (S.D. 224) Zone'.

#### **4.46.225 Special District 225 (S.D. 225)**

No person shall within any "Special District 225 (S.D. 225) Zone" use any land, or erect, alter or use any building or structure except in accordance with the following provisions:

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#### 4.46.225.1 Permitted Uses

- a) Single Detached Dwelling

#### 4.46.225.2 Regulations for Uses Permitted in Section 4.46.225.1

All provisions and regulations of Section 11 of By-law No. 1995-42, as amended, as they apply to the “Seasonal Residential (SR) Zone”, shall also apply to any “Special District 225 (S.D. 225) Zone”; save and except that any single detached dwelling shall comply with the following:

- a) Minimum Front Yard 17.3 m
- b) Maximum Height 8.5 m
- c) Maximum Ground Floor Area 200 m<sup>2</sup>

#### 4.46.225.3 Special Water Setback Provisions

Notwithstanding any provisions of Section 4.36 of By-law No. 1995-42 as amended to the contrary, the minimum water setback in the “Special District 225 (S.D. 225) Zone” shall comply with the following:

- a) Single Detached Dwelling 17.3 m
- b) Attached Deck to a Dwelling 16.8 m

#### 4.46.225.4 Special Provisions for Attached Decks to a Dwelling

- a) Attached Deck to a Dwelling
  - iii. Minimum Front Yard 16.8 m

#### 4.46.225.5 Special Provisions for a Detached Garage

- a) Maximum Ground Floor Area 170 m<sup>2</sup>
- b) Minimum Interior Lot Line Setback 3 m

## SECTION 4      GENERAL PROVISIONS

### 4.46.225.6      Provisions for Existing Accessory Buildings and Structures

Notwithstanding any other provision of Sections 4.1 and 4.36 to the contrary, a gazebo shall be permitted as existing at the time of passing of this by-law.

### 4.46.225.7      Special Requirements

The placement of any buildings and structures and the required setback from any “Special District 225 (S.D. 225)” boundary shall be staked by an Ontario Land Surveyor prior to the commencement of any site alterations or construction.

4.46.225.8      All other provisions of By-law No 1995-42, as amended, as they apply to the “Seasonal Residential (SR) Zone” shall also apply to any “Special District 225 (S.D. 225) Zone”.

## **4.46.226      Special District 226 (S.D. 226)**

No person shall within any Special District 226 (S.D. 226) Zone use any land, or erect, alter or use any building or structure except in accordance with the following provisions:

### 4.46.226.1      Permitted Uses

a) single detached vacation dwelling.

### 4.46.226.2      Regulations for Uses Permitted in Section 4.46.226.1

All provisions and regulations of Section 11 of By-law No. 1995-42, as amended, as they apply to the ‘Seasonal Residential (SR) Zone’, shall also apply to any ‘Special District 226 (S.D. 226) Zone’; save and except that any single detached vacation dwelling shall comply with the following:

- |                              |                    |
|------------------------------|--------------------|
| a) Minimum Lot Frontage      | 45 m               |
| b) Minimum Front Yard        | 20.5 m             |
| c) Maximum Height            | 7.0 m              |
| d) Maximum Ground Floor Area | 122 m <sup>2</sup> |

SECTION 4      GENERAL PROVISIONS

4.46.226.3    Special Front Lot Line Provisions

Notwithstanding any provisions provided in Section 2 - Definitions of 'LOT' and 'LOT FRONTAGE' to the contrary, in any 'Special District 226 (S.D. 226) Zone' where the subject lands are separated from the shoreline by a shoreline road allowance, the shoreline road allowance of the lot shall be deemed to be the 'FRONT LOT LINE'.

4.46.226.4    Special Water Setback Provisions

Notwithstanding any provisions of Section 4.36 of By-law No. 1995-42 as amended to the contrary, the minimum water yard setback in the 'Special District 226 (S.D. 226) Zone' shall comply with the following:

- |                                      |        |
|--------------------------------------|--------|
| a) Single detached vacation dwelling | 20.5 m |
| b) Attached Waterfront Deck          | 18 m   |
| c) Attached Westerly Side Deck       | 27 m   |

4.46.226.5    Special Provisions for an Attached Waterfront Deck to a Dwelling

- |                       |      |
|-----------------------|------|
| a) Minimum Front Yard | 18 m |
|-----------------------|------|

4.46.226.6    Special Requirements

The placement of any single detached vacation dwelling and the required setback from any 'Special District 226 (S.D. 226) Zone' boundary shall be staked by an Ontario Land Surveyor prior to the commencement of any site alterations or construction.

- 4.46.226.7    All other provisions of By-law No 1995-42, as amended, as they apply to the 'Seasonal Residential (SR) Zone' shall also apply to any 'Special District 226 (S.D. 226) Zone'.

**4.46.227      Special District 227 (S.D. 227)**

**“RESERVED”**



## SECTION 4 GENERAL PROVISIONS

**4.46.228      Special District 228 (S.D. 228)**

No person shall within any Special District 228 (S.D. 228) Zone use any land, or erect, alter or use any building or structure except in accordance with the following provisions:

#### 4.46.228.1 Permitted Uses

- a) single detached vacation dwelling.

#### 4.46.228.2 Regulations for Uses Permitted in Section 4.46.228.1

All provisions and regulations of Section 11 of By-law No. 1995-42, as amended, as they apply to the 'Seasonal Residential (SR) Zone', shall also apply to any 'Special District 228 (S.D. 228) Zone'; save and except that a single detached vacation dwelling existing on the date of the passing of this By-law shall be permitted and with the following exceptions:

- a) Minimum Lot Frontage 38 m

#### 4.46.228.3 Special Water Setback Provisions

Notwithstanding any provisions of Section 4.36 of By-law No. 1995-42 as amended to the contrary, a single detached vacation dwelling and attached deck as existing as of the date of the passing of this by-law shall be permitted in the water yard.

- 4.46.228.4 All other provisions of By-law No 1995-42, as amended, as they apply to the 'Seasonal Residential (SR) Zone' shall also apply to any 'Special District 228 (S.D. 228) Zone'.

## SECTION 5 AGRICULTURAL ZONE (A)

### 5.0 AGRICULTURAL ZONE (A)

No person shall within any Agricultural Zone (A) 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 an agricultural use, a farm, a livestock facility, a farm produce outlet provided such produce is a product of the farm on which the outlet is located, a home industry or home occupation, an additional dwelling unit(s)
- 5.1.2 a single detached dwelling, a home industry, a home occupation
- 5.1.3 the conversion of a single detached dwelling having a minimum floor area of 185 square metres (1990 square feet) on the date of the passing of this By-law to a duplex or semi-detached dwelling, a home occupation, an additional dwelling unit
- 5.1.4 a park, a conservation or forestry use

#### 5.2 REGULATIONS FOR PERMITTED USES

##### 5.2.1 Regulations for Uses Permitted in Section 5.1.1

- |    |  |                        |
|----|--|------------------------|
| a) | Minimum Lot Area   | 38 hectares (94 acres) |
| b) | Minimum Lot Frontage   | 137 metres (450 feet)  |
| c) | Minimum Front Yard   | 30.5 metres (100 feet) |
| d) | Minimum Side Yard  | 15 metres (50 feet)    |
| e) | Minimum Rear Yard  | 15 metres (50 feet)    |
| f) | Minimum Distance Between a<br>Front Lot Line and Any Parking Lot | 9 metres (30 feet)     |

## SECTION 5      AGRICULTURAL ZONE (A)

### **5.2.2 Regulations for Uses Permitted in Section 5.1.2**

a)	Minimum Lot Area	3035 square metres (.75 acres)
b)	Minimum Lot Frontage	45 metres (150 feet)
c)	Minimum Front Yard	15 metres (50 feet)
d)	Minimum Side Yard	4.5 metres (15 feet)*
e)	Minimum Rear Yard	7.5 metres (25 feet)
f)	Minimum Floor Area	
	1 storey	97.5 square metres (1050 square feet)
	1-1/2 storey or split level	120 square metres (1300 square feet)
	2 storey	140 square metres (1500 square feet)
g)	Maximum Lot Coverage	15%
h)	Maximum Height	9 metres (30 feet)

\*      The minimum side yard requirement shall be increased to 7.5 metres (25 feet) for corner lots.

### **5.2.3 Regulations for Uses Permitted in Section 5.1.3**

a)	Minimum Lot Area	3035 square metres (.75 acres)
b)	Minimum Lot Frontage	50 metres (165 feet)
c)	Minimum Front Yard	150 metres (50 feet)
d)	Minimum Side Yard	4.5 metres (15 feet)
e)	Minimum Rear Yard	7.5 metres (25 feet)
f)	Minimum Floor Area	
	Per Dwelling Unit	84 square metres (900 square feet)
g)	Maximum Height	9 metres (30 feet)
h)	Maximum Lot Coverage	15%

## SECTION 5      AGRICULTURAL ZONE (A)

### **5.2.4 Special Provisions**

- 5.2.4.1      Where a new dwelling or dwelling unit is to be erected after the date of this By-law, the new dwelling or dwelling unit shall not be located within 90 metres (295 feet) of the Extractive Industrial (M2) and Extractive Industrial Holding (M2-H) Zones. In the case of a quarry, the setback from the Extractive Industrial (M2) and Extractive Industrial Holding (M2-H) Zones shall be increased to 150 metres (492 feet).

## SECTION 6 RURAL ZONE (RU)

### 6.0 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:

#### 6.1 PERMITTED USES

- 6.1.1 an agricultural use, a farm, a livestock facility, a farm produce outlet provided such produce is a product of the farm on which the outlet is located, a home industry or home occupation.
- 6.1.2 a hobby farm, a home industry, a home occupation.
- 6.1.3 an animal hospital, a livestock sales barn, a hunt camp, a riding school or boarding stables
- 6.1.4 a golf course
- 6.1.5 a kennel
- 6.1.6 a single detached dwelling, a home industry, a home occupation, an additional dwelling unit(s)
- 6.1.7 the conversion of a single detached dwelling having a minimum floor area of 186 square metres (2000 square feet) on the date of the passing of the By-law to a duplex or semi-detached dwelling, a home occupation, an additional dwelling unit
- 6.1.8 a park, a conservation or forestry use

## SECTION 6 RURAL ZONE (RU)

### **6.2 REGULATIONS FOR PERMITTED USES**

#### **6.2.1 Regulations for Uses Permitted in Section 6.1.1**

- |    |   |                        |
|----|---|------------------------|
| a) | Minimum Lot Area  | 10 hectares (25 acres) |
| b) | Minimum Lot Frontage  | 137 metres (450 feet)  |
| c) | Minimum Front Yard  | 15 metres (50 feet)    |
| d) | Minimum Side Yard   | 15 metres (50 feet)    |
| e) | Minimum Rear Yard   | 15 metres (50 feet)    |
| f) | Minimum Distance<br>Between a Front Lot Line<br>and any Parking Lot | 9 metres (30 feet)     |

#### **6.2.2 Regulations for Uses Permitted in Section 6.1.2**

- |    |                      |                      |
|----|----------------------|----------------------|
| a) | Minimum Lot Area     | 2 hectares (5 acres) |
| b) | Minimum Lot Frontage | 76 metres (250 feet) |
| c) | Minimum Front Yard   | 15 metres (50 feet)  |
| d) | Minimum Side Yard    | 15 metres (50 feet)  |
| e) | Minimum Rear Yard    | 15 metres (50 feet)  |

##### **6.2.2.1 Special Provisions**

- 6.2.2.1.1 Notwithstanding any other provision of this By-law to the contrary, all hobby farm paddocks shall be setback a minimum of 30.5 metres (100 feet) from all residential dwellings.

#### **6.2.3 Regulations for Uses Permitted in Section 6.1.3**

- |    |                    |                        |
|----|--------------------|------------------------|
| a) | Minimum Front Yard | 30.5 metres (100 feet) |
| b) | Minimum Side Yard  | 15 metres (50 feet)    |
| c) | Minimum Rear Yard  | 15 metres (50 feet)    |

SECTION 6      RURAL ZONE (RU)

**6.2.3.1 Special Provisions**

6.2.3.1.1      An Animal Hospital

Minimum Lot Area	2 hectares (5 acres)
Minimum Lot Frontage	61 metres (200 feet)

6.2.3.1.2      A Livestock Sales Barn

Minimum Lot Area	4 hectares (10 acres)
Minimum Lot Frontage	120 metres (400 feet)

6.2.3.1.3      A Hunt Camp

Minimum Lot Area	20 hectares (50 acres)
------------------	------------------------

6.2.3.1.4      A Riding School or Boarding Stables

Minimum Lot Area	10 hectares (25 acres)
Minimum Lot Frontage	137 metres (450 feet)

**6.2.4 Regulations for Uses Permitted in Section 6.1.4**

a)	Minimum Lot Area	20 hectares (50 acres)
b)	Minimum Lot Frontage	180 metres (590 feet)
c)	Minimum Front Yard	30.5 metres (100 feet)
d)	Minimum Side Yard	15 metres (50 feet)
e)	Minimum Rear Yard	15 metres (50 feet)

## SECTION 6 RURAL ZONE (RU)

### **6.2.5 Regulations for Uses Permitted in Section 6.1.5**

- |    |                      |                       |
|----|----------------------|-----------------------|
| a) | Minimum Lot Area     | 6 hectares (15 acres) |
| b) | Minimum Lot Frontage | 137 metres (450 feet) |
| c) | Minimum Front Yard   | 61 metres (200 feet)  |
| d) | Minimum Side Yard    | 61 metres (200 feet)  |
| e) | Minimum Rear Yard    | 61 metres (200 feet)  |

### **6.2.6 Regulations for Uses Permitted in Section 6.1.6**

- |    |                             |                                       |
|----|-----------------------------|---------------------------------------|
| a) | Minimum Lot Area            | 3035 square metres (.75 acres)        |
| b) | Minimum Lot Frontage        | 45 metres (150 feet)                  |
| c) | Minimum Front Yard          | 15 metres (50 feet)                   |
| d) | Minimum Side Yard           | 4.5 metres (15 feet)*                 |
| e) | Minimum Rear Yard           | 7.5 metres (25 feet)                  |
| f) | Minimum Floor Area          |                                       |
|    | 1 storey                    | 97.5 square metres (1050 square feet) |
|    | 1-1/2 storey or Split Level | 120 square metres (1300 square feet)  |
|    | 2 storey                    | 140 square metres (1500 square feet)  |
| g) | Maximum Lot Coverage        | 15%                                   |
| h) | Maximum Height              | 9 metres (30 feet)                    |

\* The minimum side yard requirement shall be increased to 7.5 metres (25 feet) for corner lots.

### **6.2.7 Regulations for Uses Permitted in Section 6.1.7**

- |    |                      |                              |
|----|----------------------|------------------------------|
| a) | Minimum Lot Area     | 4000 square metres (1 acres) |
| b) | Minimum Lot Frontage | 50 metres (165 feet)         |
| c) | Minimum Front Yard   | 15 metres (50 feet)          |
| d) | Minimum Side Yard    | 4.5 metres (15 feet)         |
| e) | Minimum Rear Yard    | 7.5 metres (25 feet)         |



## SECTION 6        RURAL ZONE (RU)

- |    |                      |                                    |
|----|----------------------|------------------------------------|
| f) | Minimum Floor Area   |                                    |
|    | Per Dwelling Unit    | 84 square metres (900 square feet) |
| g) | Maximum Height       | 9 metres (30 feet)                 |
| h) | Maximum Lot Coverage | 15%                                |

### **6.2.8 Regulation for Uses Permitted in Sec. 6.1.8 (Accessory Buildings and Structures)**

- |    |                      |                        |
|----|----------------------|------------------------|
| a) | Minimum Lot Area     | 10 hectares (25 acres) |
| b) | Minimum Lot Frontage | 137 metres (450 feet)  |
| c) | Minimum Front Yard   | 15 metres (50 feet)    |
| d) | Minimum Side Yard    | 15 metres (50 feet)    |
| e) | Minimum Rear Yard    | 15 metres (50 feet)    |

### **6.2.9 Special Provisions**

- 6.2.9.1     Where a new dwelling or dwelling unit is to be erected after the date of this By-law, the new dwelling or dwelling unit shall not be located within 90 metres (295 feet) of the Extractive Industrial (M2) and Extractive Industrial Holding (M2-H) Zones. In the case of a quarry, the setback from the Extractive Industrial (M2) and Extractive Industrial Holding (M2-H) Zones shall be increased to 150 metres (492 feet).

Holding provisions attached to the Rural Holding Zone (RU-H) may be removed when the matters identified in section 3.6.3.10 of the Township of Havelock-Belmont-Methuen Official Plan have been addressed to the satisfaction of the Township.

Notwithstanding any provision of this section to the contrary, the minimum setback from the identified setback line of any quarry located on Part of Lot 16, Concession 10 (Belmont) to a new dwelling or dwelling unit erected on any vacant lot existing as of the date of the passing of this by-law (June 1, 2010); shall be 150 metres.

## SECTION 6

### RURAL ZONE (RU)

Notwithstanding any provision of this section to the contrary, in the Rural Holding Zone (RU-H), for those buildings, structures and uses legally established at the date of passing of the By-law, minor extensions/expansions to the building(s) or use an/or the construction of accessory buildings may be permitted provided that all other regulations of the Rural Zone (RU) can be satisfied.

## SECTION 7 RESIDENTIAL TYPE 1 ZONE (R1)

### 7.0 RESIDENTIAL TYPE 1 ZONE (R1)

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

#### 7.1 PERMITTED USES

7.1.1 one single detached dwelling, a home occupation, an additional dwelling unit(s)

7.1.2 a duplex or semi-detached dwelling, an additional dwelling unit(s)

7.1.3 the conversion of a single detached dwelling having a minimum floor area of 186 square metres (2000 square feet) on the date of the passing of this By-law to a duplex or semi-detached dwelling

7.1.4 a park

#### 7.2 REGULATIONS FOR PERMITTED USES

##### 7.2.1 Regulations for Uses Permitted in Section 7.1.1

##### Individual Water Supply and Sewage Disposal

- |    |                            |                               |
|----|----------------------------|-------------------------------|
| a) | Minimum Lot Area           | 3000 square metres (.74 acre) |
| b) | Minimum Lot Frontage       | 45 metres (150 feet)          |
| c) | Minimum Front Yard         | 15 metres (50 feet)           |
| d) | Minimum Interior Side Yard | 4.5 metres (15 feet)          |
| e) | Minimum Exterior Side Yard | 15 metres (50 feet)           |
| f) | Minimum Rear Yard          | 7.5 metres (25 feet)          |

SECTION 7      RESIDENTIAL TYPE 1 ZONE (R1)

- |    |                      |                                       |
|----|----------------------|---------------------------------------|
| g) | Maximum Height       | 9 metres (30 feet)                    |
| h) | Maximum Lot Coverage | 15%                                   |
| i) | Minimum Floor Area   |                                       |
|    | 1 storey             | 97.5 square metres (1050 square feet) |
|    | 1-1/2 storey         | 120 square metres (1300 square feet)  |
|    | 2 storey             | 140 square metres (1500 square feet)  |

Municipal Water Supply

- |    |                            |                                       |
|----|----------------------------|---------------------------------------|
| a) | Minimum Lot Area           | 700 square metres (.17 acre)          |
| b) | Minimum Lot Frontage       | 18 metres (59 feet)                   |
| c) | Minimum Front Yard         | 7.5 metres (25 feet)                  |
| d) | Minimum Interior Side Yard | 1 metre (3.3 feet)                    |
| e) | Minimum Exterior Side Yard | 7.5 metres (25 feet)                  |
| f) | Minimum Rear Yard          | 7.5 metres (25 feet)                  |
| g) | Maximum Height             | 9 metres (30 feet)                    |
| h) | Maximum Lot Coverage       | 30%                                   |
| i) | Minimum Floor Area         |                                       |
|    | 1 storey                   | 97.5 square metres (1050 square feet) |
|    | 1-1/2 storey               | 120 square metres (1300 square feet)  |
|    | 2 storey                   | 140 square metres (1500 square feet)  |

Municipal Water and Sanitary Sewers

- |    |                            |                               |
|----|----------------------------|-------------------------------|
| a) | Minimum Lot Area           | 500 square metres (.12 acres) |
| b) | Minimum Lot Frontage       | 15 metres (50 feet)           |
| c) | Minimum Front Yard         | 6.0 metres (19.7 feet)        |
| d) | Minimum Interior Side Yard | 1 metre (3.3 feet)            |
| e) | Minimum Exterior Side Yard | 6.0 metres (19.7 feet)        |
| f) | Minimum Rear Yard          | 7.5 metres (25 feet)          |
| g) | Maximum Height             | 9 metres (30 feet)            |
| h) | Maximum Lot Coverage       | 40%                           |

## SECTION 7      RESIDENTIAL TYPE 1 ZONE (R1)

- |    |                    |                                       |
|----|--------------------|---------------------------------------|
| i) | Minimum Floor Area |                                       |
|    | 1 storey           | 97.5 square metres (1050 square feet) |
|    | 1-1/2 storey       | 120 square metres (1300 square feet)  |
|    | 2 storey           | 140 square metres (1500 square feet)  |

### **7.2.2 Regulations for Uses Permitted in Section 7.1.2 and 7.1.3**

#### Individual Water Supply and Sewage Disposal

- |    |                            |                                     |
|----|----------------------------|-------------------------------------|
| a) | Minimum Lot Area           | 4000 square metres (1 acre)         |
| b) | Minimum Lot Frontage       | 50 metres (165 feet)                |
| c) | Minimum Front Yard         | 15 metres (50 feet)                 |
| d) | Minimum Interior Side Yard | 4.5 metres (15 feet)                |
| e) | Minimum Exterior Side Yard | 15 metres (50 feet)                 |
| f) | Minimum Rear Yard          | 7.5 metres (25 feet)                |
| g) | Maximum Height             | 11 metres (36 feet)                 |
| h) | Maximum Lot Coverage       | 15%                                 |
| i) | Minimum Floor Area         |                                     |
|    | Per Dwelling Unit          | 93 square metres (1000 square feet) |

#### Municipal Water Supply

- |    |                      |                                |
|----|----------------------|--------------------------------|
| a) | Minimum Lot Area     | 2400 square metres (.60 acres) |
| b) | Minimum Lot Frontage | 18 metres (59 feet)            |

## SECTION 7

### RESIDENTIAL TYPE 1 ZONE (R1)

c)	Minimum Front Yard	7.5 metres (25 feet)
d)	Minimum Interior Side Yard	1 metre (3.3 feet)
e)	Minimum Exterior Side Yard	7.5 metres (25 feet)
f)	Minimum Rear Yard	7.5 metres (25 feet)
g)	Maximum Height	9 metres (30 feet)
h)	Maximum Lot Coverage	30%
i)	Minimum Floor Area	
	Per Dwelling Unit	93 square metres (1000 square feet)

#### Municipal Water and Sanitary Sewers

a)	Minimum Lot Area	550 square metres (.14 acres)
b)	Minimum Lot Frontage	18 metres (59 feet)
c)	Minimum Front Yard	7.5 metres (25 feet)
d)	Minimum Interior Side Yard	1 metre (3.3 feet)
e)	Minimum Exterior Side Yard	7.5 metres (25 feet)
f)	Minimum Rear Yard	7.5 metres (25 feet)
g)	Maximum Height	9 metres (30 feet)
h)	Maximum Lot Coverage	40%
i)	Minimum Floor Area	
	Per Dwelling Unit	93 square metres (1000 square feet)

#### 7.2.2.1 Special Provisions

- 7.2.2.1.1 The minimum side yard requirement may be waived for that portion of a semi-detached dwelling that abuts a lot line and is attached to another dwelling unit at that time.
- 7.2.2.1.2 On a corner lot, the minimum side yard requirement shall be 7.5 metres (25 feet) for that portion of the semi-detached dwelling that is closest to the street line.

## SECTION 7      RESIDENTIAL TYPE 1 ZONE (R1)

### 7.2.3      **Special Provisions**

- 7.2.3.1      Where a new dwelling or dwelling unit is to be erected after the date of this By-law, the new dwelling or dwelling unit shall not be located within 90 metres (295 ft) of the Extractive Industrial (M2) and Extractive Industrial Holding (M2-H) Zones. In the case of a quarry, the setback from the Extractive Industrial (M2) and Extractive Industrial Holding (M2-H) Zones shall be increased to 150 metres (492 feet).

### 7.2.4      **Exceptions**

#### 7.2.4.1      Residential Type 1-Exception One (R1-E1)

No person shall within any “Residential Type 1-Exception One (R1-E1) Zone” use any land, or erect, alter or use any building or structure except in accordance with the following provisions:

##### 7.2.4.1.1      Permitted Uses

Notwithstanding any provision of Section 7.1 to the contrary, uses permitted in any “Residential Type 1-Exception One (R1-E1) Zone” shall be limited to:

- a)      Duplex Dwelling

##### 7.2.4.1.2      Regulations for Uses Permitted in Section 7.2.4.1.1

All provisions and regulations of By-law No. 1995-42, as amended, as they apply to the “Residential Type 1 (R1) Zone”, shall also apply to any “Residential Type 1-Exception One (R1-E1) Zone” with the following exceptions:

- a)      Minimum Front Yard                      3.5 m (11.5 ft.)
- b)      Minimum Interior Side Yard
  - Northerly                      .8 m (2.6 ft.)
  - Southerly                      7.5 m (24.6 ft.)

## SECTION 7

### RESIDENTIAL TYPE 1 ZONE (R1)

c)	Maximum Height	As Existing at the Time of Passing of this By-law
d)	Minimum Floor Area	
	- Upper Unit	93.m <sup>2</sup> (1,001 ft. <sup>2</sup> )
	- Lower Unit	78 m <sup>2</sup> (840 ft. <sup>2</sup> )

#### 7.2.4.1.3 Special Provisions

Notwithstanding any other provisions of Section 4.27 to the contrary, off-street parking shall be provided in accordance with:

Minimum Number of Parking Spaces 3

### **7.2.5 Mary Street (Larry Toms)**

No person shall within any “Residential Type 1- Exception No. 2 (R1-E2) Zone” use any land, or erect, alter or use any building or structure except in accordance with the following provisions:

#### 7.2.5.1 Permitted Uses

- a) a single detached dwelling.

#### 7.2.5.2 Regulations for Uses Permitted in Section 7.3.3.1

All provisions and regulations of Section 7 of By-law No. 1995-42, as amended, as they apply to the “Residential Type 1 (R1) Zone”, shall also apply to any “Residential Type 1 – Exception No. 2 (R1-2) Zone” with the following exceptions:

- a) The minimum floor area for any existing 2 storey dwelling shall be as existing on the date this by-law was enacted.



## SECTION 7

### RESIDENTIAL TYPE 1 ZONE (R1)

- b) The minimum required setback for any habitable building from lands zoned “Restrictive Industrial (M1) Zone” 70 m.
- 3. All other provisions of By-law No 1995-42, as amended, as they apply to the “Residential Type 1 Zone” shall also apply to any “Residential Type 1 – Exception No. 2 (R1-2) Zone”.

## **7.3 RESIDENTIAL TYPE 1-EXCEPTION**

### **7.3.1 Former Carnegie Property**

No person shall within any Residential Type 1-Exception (R1-E) Zone being located in Part Lot 5, Concession 9 of the Belmont Ward, use any land or erect, alter or use any building or structure except in accordance with the following provisions:

#### 7.3.1.1 Permitted Uses

- (i) a single detached dwelling
- (ii) a row dwelling

#### 7.3.1.2 Regulations for Uses Permitted in 7.3.1.1(i)

The provisions and regulations of Section 7.2.1 (Municipal Water and Sewage Disposal) shall apply.

#### 7.3.1.3 Regulation for Uses Permitted in 7.3.1.1(ii)

The provisions and regulations of Section 8.2.1 (Municipal Water and Sanitary Sewer) shall apply, save and except for the following:

- (i) Minimum Lot Frontage Per Unit 12 m

- 7.3.1.4 Notwithstanding any provision of Section 20.2.4.1.1 to the contrary, the minimum separation distance between any building or structure in an Institutional (I) Zone and the boundary of a Residential Type 1-Exception (R1-E) Zone shall be 15 m.

### **7.3.2 Former Smith/Richards Property**

No person shall within any Residential Type 1-Exception (R1-E) zone being located in Part Lot 6, Concession 9 of the geographic Township of Belmont (Havelock Ward) and described as Part 2 of Plan 45R-1176, use any land or erect, alter or use any building or structure except in accordance with the following provisions:

#### **7.3.2.1 Permitted Uses**

- (i) a single detached dwelling
- (ii) a semi-detached dwelling
- (iii) a row dwelling.

#### **7.3.2.2 Regulations for Uses Permitted in 7.3.2.1(i)**

The provisions and regulations of Section 7.2.1 (Municipal Water and Sewage Disposal) shall apply.

#### **7.3.2.3 Regulations for Uses Permitted in 7.3.2.1(ii)**

The provisions and regulations of Section 7.2.2 (Municipal Water and Sanitary Sewers) shall apply save and except for the following:

- (i) Minimum Front Yard 6.0 m (20 ft.)
- (ii) Minimum Rear Yard 6.0 m (20 ft.)

#### **7.3.2.4 Regulations for Uses Permitted in 7.3.2.1(iii)**

The provisions and regulations of Section 8.2.1 (Municipal Water and Sanitary Sewers) shall apply; save and except for the following:

## SECTION 7

### RESIDENTIAL TYPE 1 ZONE (R1)

- |   |                |
|---|----------------|
| (i) Maximum number of row dwellings<br>per building | 3              |
| (ii) Minimum Front Yard                             | 6.0 m (20 ft.) |
| (iii) Minimum Rear Yard                             | 6.0 m (20 ft.) |

#### **7.3.3 Mary Street (Larry Toms)**

No person shall within any “Residential Type 1- Exception No. 2 (R1-E2) Zone” use any land, or erect, alter or use any building or structure except in accordance with the following provisions:

##### **7.3.3.1 Permitted Uses**

- b) a single detached dwelling.

##### **7.3.3.2 Regulations for Uses Permitted in Section 7.3.3.1**

All provisions and regulations of Section 7 of By-law No. 1995-42, as amended, as they apply to the “Residential Type 1 (R1) Zone”, shall also apply to any “Residential Type 1 – Exception No. 2 (R1-2) Zone” with the following exceptions:

- c) The minimum floor area for any existing 2 storey dwelling shall be as existing on the date this by-law was enacted.
- d) The minimum required setback for any habitable building from lands zoned “Restrictive Industrial (M1) Zone” 70 m.

## SECTION 8 RESIDENTIAL TYPE 2 ZONE (R2)

### 8.0 RESIDENTIAL TYPE 2 ZONE (R2)

No person shall within any Residential Type 2 Zone (R2) use any land or erect, alter or use any building or structure except in accordance with the following provisions:

### 8.1 PERMITTED USES

8.1.1 a three-unit dwelling, a four-unit dwelling, a converted dwelling containing not more than 4 dwelling units, a row dwelling containing not more than 8 dwelling units, a low rise apartment dwelling, a boarding house, a home occupation, an additional dwelling unit(s).

8.1.2 a park

### 8.2 REGULATIONS FOR PERMITTED USES

#### 8.2.1 Regulations for Uses in Permitted in Section 8.1.1

##### Municipal Water and Sanitary Sewers

a)	Minimum Lot Area	700 square metres (.17 acres)
b)	Minimum Lot Area Per Dwelling Unit	230 square metres (.057 acres)
c)	Minimum Lot Frontage	22 metres (72 feet)
d)	Minimum Front Yard	7.5 metres (25 feet)
e)	Minimum Interior Side Yard	2.5 metres (8.2 feet)
f)	Minimum Exterior Side Yard	7.5 metres (25 feet)
g)	Maximum Rear Yard	9 metres (30 feet)
h)	Maximum Height	10.5 metres (34 feet)

SECTION 8      RESIDENTIAL TYPE 2 ZONE (R2)

- |    |                         |                                    |
|----|-------------------------|------------------------------------|
| i) | Maximum Lot Coverage    | 35%                                |
| j) | Minimum Floor Area      |                                    |
|    | Bachelor Dwelling Unit  | 55 square metres (592 square feet) |
| k) | Maximum No. of Boarders |                                    |
|    | Per Boarding House      | 10                                 |

## SECTION 9 RESIDENTIAL TYPE 3 ZONE (R3)

### 9.0 RESIDENTIAL TYPE 3 ZONE (R3)

No person shall within any Residential Type 3 Zone (R3) 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 apartment dwelling containing not more than 20 dwelling units.

9.1.2 a park

### 9.2 REGULATIONS FOR PERMITTED USES

#### 9.2.1 Regulations for Uses Permitted in Section 9.1.1

##### Municipal Water and Sanitary Sewers

a)	Minimum Lot Area	750 square metres (.19 acres)
b)	Minimum Lot Area Per Dwelling Unit	185 square metres (.045 acres)
c)	Minimum Lot Frontage	24 metres (79 feet)
d)	Minimum Front Yard	7.5 metres (25 feet)
e)	Minimum Side Yard	3 metres (9.8 feet) or one half the height of the building, whichever is the greater
f)	Minimum Rear Yard	9 metres (30 feet) or the height of the building, whichever is the greater
g)	Maximum Height	11 metres (36 feet)
h)	Maximum Lot Coverage	30%
i)	Maximum Number of Storeys	3
j)	Minimum Floor Area Bachelor Dwelling Unit	37 square metres (398 square feet)

## SECTION 9      RESIDENTIAL TYPE 3 ZONE (R3)

- k)      Dwelling Unit other than  
         Bachelor Dwelling Unit              55 square metres (592 square feet)

### **9.3      RESIDENTIAL TYPE 3-EXCEPTION**

#### **9.3.1      Former Smith/Richards Property**

No person shall within any Residential Type 3-Exception (R3-E) Zone being located in Part Lot 6, Concession 9 of the geographic Township of Belmont (Havelock Ward) and described as Part 2 of Plan 45R-1176, use any land or erect, alter or use any building or structure except in accordance with the following provisions:

##### 9.3.1.1      Permitted Uses

- (i) a senior's home apartment
- (ii) a single detached dwelling
- (iii) a semi-detached dwelling
- (iv) a row dwelling
- (v) a clinic
- (vi) a park

##### 9.3.1.2      Regulations for Uses Permitted in 9.3.1.1(i)

The provisions and regulations of Sections 20.2 and 20.2.4 shall apply.

##### 9.3.1.3      Regulations for Uses Permitted in 9.3.1(ii)

The provisions and regulations of Section 7.3.2.2 shall apply.

## SECTION 9      RESIDENTIAL TYPE 3 ZONE (R3)

#### 9.3.1.4 Regulations for Uses Permitted in 9.3.1.1(iii)

The provisions and regulations of Section 7.3.2.3 shall apply.

#### 9.3.1.5 Regulations for Uses Permitted in 9.3.1.1(iv)

The provisions and regulations of Section 7.3.2.4 shall apply.

#### 9.3.1.6 Regulations for Uses Permitted in 9.3.1.1(v)

The provisions and regulations of Section 14.2.1 (Municipal Water and Sanitary Sewers) shall apply; save and except for the following:

- (i) Minimum Lot Area 3,000 square metres (.74 acres)
- (ii) A detached accessory dwelling unit shall not be permitted
- (iii) No building or structure should be used or erected within 15 metres (50 feet) of any lot line that abuts a property intended for a residential use.

### **9.3.2 Residential Type 3 – Exception Two (R3-E2) Zone**

No person shall within any “Residential Type 3-Exception Two (R3-E2) Zone” use any land or erect, alter or use any building or structure except in accordance with the following provisions:

#### 9.3.2.1 Permitted Uses

- a) Assisted Living Home
- b) Community Care Facility
- c) Personal service establishment in association with Assisted Living Home or VON/Community Care Facility



## SECTION 9

### RESIDENTIAL TYPE 3 ZONE (R3)

- d) Professional offices and retail/commercial uses accessory to an Assisted Living Home, Community Care or VON Facility
- e) Quadplex
- f) An apartment dwelling

#### 9.3.2.2 Regulations for Uses Permitted in 9.3.2.1

The provisions and regulations of Section 9.2.1 shall apply, save and except for the following:

- i. Minimum Rear Yard 8.2 m

9.3.2.3 All other provisions of By-law No. 1995-42, as amended, as they apply to the Residential Type 3 (R3) Zone, shall respectively also apply to the Residential Type 3-Exception Two (R3-E2) Zone.

9.3.2.4 For the purposes of the Residential Type 3-Exception Two (R3-E2) Zone, the following provisions shall apply;

#### a) Definition

**‘ASSISTED LIVING HOME’** means a senior-specific residential facility, licensed by the Retirement Home Regulatory Authority, comprised of independent accommodation where non-health related services such as meals, housekeeping, recreation, social activities, security and transportation are provided to the residents. Regardless of form of tenure amenities such as grounds, dining area, and recreational facilities are available to all residents. Professional and personal services intended exclusively for the residents may be provided on site. Portions of an Assisted Living Home may be used as a Community Care/VON Facility provided all necessary provisions of the Building Code and licensing requirements are complied with.

**‘COMMUNITY CARE/VON FACILITY’** means a facility which may provide nursing/personal care, supervision, social or education training or programs, physical or mental rehabilitative therapy or programs, food services and other support services, with or without charge.

## SECTION 9

### RESIDENTIAL TYPE 3 ZONE (R3)

**'QUADPLEX'** means a residential building or structure on a single lot which contains four dwelling units having complete apartments with separate entrances.

#### b) Special Provisions for Parking and Loading Space Regulations

- i) Notwithstanding any provisions of Section 4.19 of By-law No. 1995-42 (as amended) to the contrary, no loading spaces shall be required.
- ii) Notwithstanding any provisions of Section 4.27 of By-law No. 1995-42 (as amended) to the contrary, the minimum number of off-street parking spaces required for each use shall be calculated to the nearest whole number based on the following:

<u>Type of Use</u>	<u>Minimum Parking Requirements</u>
Assisted Living Home Community Care or VON Facility	3 parking spaces per 4 units  the greater of: (a) 1 parking space per activity room; or (b) 1 parking space per 18.6 square metres (200 square feet) of gross floor area
Quadplex	2 parking spaces per dwelling unit

## **SECTION 10 SEASONAL RESIDENTIAL ZONE (SR)**

### **10.0 SEASONAL RESIDENTIAL ZONE (SR)**

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

#### **10.1 PERMITTED USES**

10.1.1 a single detached vacation dwelling

10.1.2 a park

#### **10.2 REGULATIONS FOR PERMITTED USES**

##### **10.2.1 Regulations for Uses Permitted in Section 10.1.1**

a)	Minimum Lot Area	3000 square metres (.74 acres)
b)	Minimum Lot Frontage	46 metres (150 feet)
c)	Minimum Front Yard	21.3 metres (70 feet)
d)	Minimum Side Yard	6 metres (20 feet)
e)	Minimum Rear Yard	7.5 metres (25 feet)
f)	Maximum Height	9 metres (30 feet)
g)	Maximum Lot Coverage	15%
h)	Minimum Floor Area	74 square metres (797 square feet)
i)	Maximum Number of Dwellings Per Lot	1

**10.2.2 Special Provisions**

- 10.2.2.1 Notwithstanding any other provision to the contrary, the maximum total floor area of all accessory buildings or structures shall be 75% of the total floor area of the main building save and except that this provision shall not apply to any lot in the Seasonal Residential Zone (SR) having a minimum lot area of 0.6 ha (1.5 acres) and where any accessory building(s) is located greater than 30 m (100 feet) from the highwater mark.

For any accessory building located greater than 30 m (100 feet) from the highwater mark, the following shall apply:

- |  |                                     |
|--|-------------------------------------|
| a) Maximum Ground Floor Area               | 94 square metres (1000 square feet) |
| b) Maximum Height                          | 7.5 metres (25 feet)                |
| c) Minimum Setback from any other Lot Line | 9 metres (29.5 feet)                |
| d) Maximum Number                          | 1                                   |

- 10.2.2.2 Where a new dwelling is to be erected after the date of this By-law, the new dwelling shall not be located within 90 metres (295 feet) of the Extractive Industrial Zone (M2) and the Extractive Industrial Holding Zone (M2-H). In the case of a quarry, the setback from the Extractive Industrial Zone (M2) and the Extractive Industrial Holding Zone (M2-H) shall be increased to 150 metres (492 feet).

Holding provisions attached to the Seasonal Residential Holding Zone (SR-H) may be removed when the matters identified in section 3.6.3.10 of the Township of Havelock-Belmont- Methuen Official Plan have been addressed to the satisfaction of the Township.

Notwithstanding any provision of this section to the contrary, in the Seasonal Residential Holding Zone (SR-H), for those buildings, structures and uses legally established at the date of passing of the By-law, minor extensions/expansions to the building(s) or use and/or the construction of accessory buildings may be permitted provided that all other regulations of the Seasonal Residential Zone (SR) can be satisfied.

## SECTION 10      SEASONAL RESIDENTIAL ZONE (SR)

### **10.3      SEASONAL RESIDENTIAL EXCEPTIONS**

#### **10.3.1      Jack Lake Corporation**

No person shall within any Seasonal Residential Exception (SRE) Zone being located in Lot 29, Concessions 10, 11 and 12 of the Methuen Ward use any land, or erect, alter or use any building or structure except in accordance with the following provisions:

##### **10.3.1.1      Permitted Uses**

- a) A maximum of 22 condominium single-detached vacation dwellings each on individual condominium units
- b) Uses, buildings, and structures accessory to a principal permitted use in accordance with the provisions of Section 4.1 of this By-law.

##### **10.3.1.2      Regulations for Permitted Uses in Section 10.3.1.1 a)**

Notwithstanding any other provision of Section 10.2 of By-law No. 1995-42, as amended to the contrary the following shall apply to uses permitted in 10.3.1.1 a):

- |   |                            |
|---|----------------------------|
| a) Minimum Unit Area                                  | 0.64 hectares (1.58 acres) |
| b) Minimum Unit Frontage (water)                      | 46.0 metres (150.0 feet)   |
| c) Minimum Front Yard                                 | 30.0 metres (98.4 feet)    |
| d) Maximum number of vacation Dwelling units per unit | 1                          |

- 10.3.1.3      Notwithstanding any provisions of this section to the contrary, the portion zoned “Environmental Protection (EP Zone)” which is located within the same unit, shall be

## SECTION 10

### SEASONAL RESIDENTIAL ZONE (SR)

included as part of the measured minimum unit area as required in this zone.

- 10.3.1.4 All other provisions of By-law No. 1995-42, as amended, as they apply to the Seasonal Residential (SR) Zone, shall also apply to any Seasonal Residential Exception (SRE) Zone located in Lot 29, Concession 10, 11 and 12 of the Methuen Ward; save and except that no development shall permitted within 30 metres (98.4 feet) of the shoreline other than a boathouse in accordance with the provisions of Section 4.22 of this By-law.

## SECTION 11 ISLAND RESIDENTIAL ZONE (IR)

### 11.0 ISLAND RESIDENTIAL ZONE (IR)

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

#### 11.1 PERMITTED USES

12.1.1 a single detached vacation dwelling

#### 11.2 REGULATIONS FOR PERMITTED USES

##### 11.2.1 Regulations for Uses Permitted in Section 11.1.1

a)	Minimum Lot Area	5575 square metres (1.4 acres)
b)	Minimum Lot Frontage	61 metres (200 feet)
c)	Minimum Front Yard	21.3 metres (70 feet)
d)	Minimum Side Yard	10.7 metres (35 feet)
e)	Minimum Rear Yard	10.7 metres (35 feet)
f)	Maximum Height	7.5 metres (25 feet)
g)	Maximum Lot Coverage	4%
h)	Minimum Floor Area	74 square metres (797 square feet)
i)	Maximum Number of Dwellings Per Lot	1

##### 11.2.2 Special Provisions

11.2.2.1 Notwithstanding any other provision to the contrary, the maximum floor area of all accessory buildings or structures shall be 75% of the total floor area of the main building.

## **SECTION 12 RESIDENTIAL MOBILE HOME PARK ZONE (RMH)**

### **12.0 RESIDENTIAL MOBILE HOME PARK ZONE (RMH)**

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

#### **12.1 PERMITTED USES**

12.1.1 a mobile home park including mobile homes on individual lots, a mobile home park management office, a recreation facility accessory to a mobile home park

12.1.2 an accessory convenience store

12.1.3 an accessory single detached dwelling if occupied by a proprietor, caretaker or similar person employed on the lot on which such single detached dwelling is located

#### **12.2 REGULATIONS FOR PERMITTED USES**

##### **12.2.1 Regulations for Uses Permitted in Section 12.1.1**

- |    |                      |                       |
|----|----------------------|-----------------------|
| a) | Minimum Lot Area     | 4 hectares (10 acres) |
| b) | Maximum Lot Area     | 8 hectares (20 acres) |
| c) | Minimum Lot Frontage | 183 metres (600 feet) |
| d) | Minimum Front Yard   | 15 metres (50 feet)   |
| e) | Minimum Side Yard    | 15 metres (50 feet)   |
| f) | Minimum Rear Yard    | 15 metres (50 feet)   |

##### **12.2.1.1 Special Provisions**

12.2.1.1.1 The maximum density of a mobile home park shall not exceed 15 mobile homes per gross hectare.



## SECTION 12

### RESIDENTIAL MOBILE HOME PARK ZONE (RMH)

#### 12.2.1.1.2 Mobile Home Lots

##### Individual Water Supply and Sewage Disposal

- |                         |                                    |
|-------------------------|------------------------------------|
| a) Minimum Lot Area     | 1400 square metres (.35 acres)     |
| b) Minimum Lot Frontage | 30.5 metres (100 feet)             |
| c) Minimum Front Yard   | 15 metres (50 feet)                |
| d) Minimum Side Yard    | 4.5 metres (15 feet)               |
| e) Minimum Rear Yard    | 6 metres (20 feet)                 |
| f) Minimum Floor Area   | 67 square metres (720 square feet) |
| g) Maximum Height       | 4.5 metres (15 feet)               |
| h) Maximum Lot Coverage | 20%                                |

##### Communal Water Supply and Sewage Disposal

- |                         |                                      |
|-------------------------|--------------------------------------|
| a) Minimum Lot Area     | 450 square metres (4844 square feet) |
| b) Minimum Lot Frontage | 30.5 metres (100 feet)               |
| c) Minimum Front Yard   | 15 metres (50 feet)                  |
| d) Minimum Side Yard    | 3 metres (10 feet)                   |
| e) Minimum Rear Yard    | 6 metres (20 feet)                   |
| f) Minimum Floor Area   | 67 square metres (720 square feet)   |
| g) Maximum Height       | 4.5 metres (15 feet)                 |
| h) Maximum Lot Coverage | 20%                                  |

12.2.1.1.3 Tenant and visitor parking facilities shall be provided at a ratio of not less than 1.25 parking spaces per mobile home.

12.2.1.1.4 Each mobile home park and mobile home site shall have a minimum landscaped open space of 30%

12.2.1.1.5 Each street within a mobile home park is assumed to be private street or road. Individual mobile home lots within a mobile home park may front onto a private street or road.

## SECTION 12      RESIDENTIAL MOBILE HOME PARK ZONE (RMH)

### 12.2.2 Regulations for Uses Permitted in Section 12.1.2

- |    |                      |  |
|----|----------------------|--|
| a) | Minimum Lot Area     | 1394 square metres (15000 square feet) |
| b) | Minimum Lot Frontage | 30.5 metres (100 feet)                 |
| c) | Minimum Front Yard   | 15 metres (50 feet)                    |
| d) | Minimum Side Yard    | 3 metres (10 feet)                     |
| e) | Minimum Rear Yard    | 6 metres (20 feet)                     |
| f) | Maximum Floor Area   | 93 square metres (1000 square feet)    |

### 12.2.3 Regulations for Uses Permitted in Section 12.1.3

- |    |                      |                                    |
|----|----------------------|------------------------------------|
| a) | Minimum Lot Area     | 4047 square metres (1 acres)       |
| b) | Minimum Lot Frontage | 38 metres (125 feet)               |
| c) | Minimum Front Yard   | 15 metres (50 feet)                |
| d) | Minimum Side Yard    | 3 metres (10 feet)                 |
| e) | Minimum Rear Yard    | 6 metres (20 feet)                 |
| f) | Minimum Floor Area   | 78 square metres (840 square feet) |

### 12.2.4 Special Provisions

- 12.2.4.1      Where a new dwelling or dwelling unit is to be erected after the date of this By-law, the new dwelling or dwelling unit shall not be located within 90 metres (295 feet) of the Extractive Industrial (M2) and Extractive Industrial Holding (M2-H) Zones. In the case of a quarry, the setback from the Extractive Holding (M2) and Extractive Industrial Holding (M2-H) Zones shall be increased to 150 metres (492 feet).

## SECTION 13 LOCAL COMMERCIAL ZONE (C1)

### 13.0 LOCAL COMMERCIAL ZONE (C1)

No person shall within any Local Commercial Zone (C1) use any land, or erect, alter or use any building or structure except in accordance with the following provisions:

#### 13.1 PERMITTED USES

13.1.1 an animal hospital, an auction market, a bank, a building supply outlet in a wholly enclosed building, a business professional office, a car wash, a clinic, a commercial garage, a convenience store, a daycare centre, a driving or range, equipment rentals, a farm produce outlet, a farm implement or feed dealer, a hotel or motel, a laundromat, a merchandise service shop, a marina, a miniature golf course, a mobile business, a motor vehicle dealership, a motor vehicle gasoline bar, a motor vehicle repair garage, a motor vehicle service station, a motor vehicle store, a park, a parking area, a parking lot, a personal service shop, a motor vehicle body shop, a place of entertainment, a rental storage facility, a repair shop, a restaurant, a retail store, an undertaking establishment, commercial greenhouses and nurseries, and all other similar uses

13.1.2 an accessory dwelling unit in a portion of a commercial building, except that in the case of a motor vehicle body shop, dealership, gasoline bar, repair garage or service station such dwelling unit shall not be permitted

13.1.3 an accessory single detached dwelling

#### 13.2 REGULATIONS FOR PERMITTED USES

##### 13.2.1 Regulations for Uses Permitted in Section 13.1.1

###### Municipal Water and Sanitary Sewers

- |    |                      |                               |
|----|----------------------|-------------------------------|
| a) | Minimum Lot Area     | 750 square metres (.19 acres) |
| b) | Minimum Lot Frontage | 24 metres (79 feet)           |
| c) | Minimum Front Yard   | 7.5 metres (25 feet)          |

## SECTION 14      LOCAL COMMERCIAL ZONE (C1)

- |    |                           |   |
|----|---------------------------|---|
| d) | Minimum Side Yard         | 3 metres (9.8 feet) or one half of the height of the building, whichever is the greater |
| e) | Minimum Rear Yard         | 9 metres (30 feet) of the height of the building, whichever is the greater              |
| f) | Maximum Height            | 11 metres (36 feet)   |
| g) | Maximum Lot Coverage      | 30%   |
| h) | Maximum Number of Storeys | 3   |

### Individual Water Supply and Sewage Disposal

- |    |                      |   |
|----|----------------------|---|
| a) | Minimum Lot Area     | 2787 square metres (30,000 square feet) |
| b) | Minimum Lot Frontage | 61 metres (200 feet)                    |
| c) | Minimum Front Yard   | 15 metres (50 feet)                     |
| d) | Minimum Side Yard    | 6 metres (20 feet)                      |
| e) | Minimum Rear Yard    | 7.5 metres (25 feet)                    |
| f) | Maximum Height       | 9 metres (30 feet)                      |
| g) | Maximum Lot Coverage | 40%                                     |

### Municipal Water Supply and Individual Sewage Disposal

- |    |                      |                      |
|----|----------------------|----------------------|
| a) | Minimum Lot Area     | .2 ha (.5 acres)     |
| b) | Minimum Lot Frontage | 46 metres (150 feet) |
| c) | Minimum Front Yard   | 10 metres (32 feet)  |
| d) | Minimum Side Yard    | 6 metres (20 feet)   |
| e) | Minimum Rear Yard    | 9 metres (30 feet)   |
| f) | Maximum Height       | 11 metres (36 feet)  |
| g) | Maximum Lot Coverage | 30%                  |

### 13.2.1.1      Special Provisions

#### 13.2.1.1.1      Hotels and Motels

- |    |                      |  |
|----|----------------------|--|
| a) | Minimum Lot Area     | 3700 square metres (40000 square feet) |
| b) | Minimum Lot Frontage | 61 metres (200 feet)                   |

## SECTION 13

### LOCAL COMMERCIAL ZONE (C1)

The minimum lot area shall be increased by 186 square metres (2000 square feet) for each guest room in excess of four (4).

#### 13.2.1.1.2 Gasoline Pump Island Location

Notwithstanding any other provisions of this By-law to the contrary, a gasoline island may be located within any front yard or exterior side yard provided:

- (i) the minimum distance between any portion of the gasoline pump island and any lot line shall be 4.5 metres (15 feet); and
- (ii) where the lot is a corner lot, no portion of any gasoline pump island shall be located closer than 3 metres (10 feet) to a daylighting triangle.

#### 13.2.1.1.3 Driveways for Motor Vehicle Gasoline Bars and Service Stations

Notwithstanding any provisions of this By-law to the contrary, the location of driveways on any lot used as a motor vehicle gasoline bar and/or service station shall be as per the Ontario Provincial Standard Specifications.

#### 13.2.1.1.4 Open Storage Regulations

Notwithstanding any provision of this By-law to the contrary, no open storage of goods or materials shall be permitted except in accordance with the following provisions:

- (i) Every open storage use shall be accessory to the use of the main building on the lot;
- (ii) An open storage area shall be permitted in the rear yard only; and
- (iii) Notwithstanding paragraph 13.2.1.1.4 (i) above, in the case of a motor vehicle dealership, an open storage area shall be permitted in all yards provided that no such use is located closer than 1 metres (3 feet) to any street line or property line.

13.2.1.1.5 Notwithstanding any provision of this By-law to the contrary, all mobile businesses shall comply with the By-laws of the Corporation regulating mobile businesses.

## SECTION 13

### LOCAL COMMERCIAL ZONE (C1)

- 13.2.1.1.6 Any accessory building shall be located in the rear yard but shall not be located within 3 metres (10 feet) of the rear lot line.
- 13.2.1.1.7 The maximum height of any accessory building shall be 4.5 metres (15 feet).
- 13.2.1.1.8 Landscaped open space of a minimum width of 3 metres (10 feet) shall be provided and maintained along all lot lines. Such open space may be interrupted by driveways.

### **13.2.2 Regulations for Uses Permitted in Section 13.1.2**

- 13.2.2.1 Where an accessory dwelling unit is located in a portion of a commercial building, the minimum lot size shall be increased by 650 square metres (7000 square feet) for lots on individual services.
- 13.2.2.2 Where an accessory dwelling unit is permitted within a portion of a commercial building, the following provisions shall apply:
- i. No portion of any accessory dwelling unit shall be located below the second storey of a commercial building;
  - ii. Accessory Dwelling Unit Area (minimum):

Bachelor Dwelling Unit	40 sq. m.
One Bedroom Dwelling Unit	56 sq. m.
Two Bedroom Dwelling Unit	70 sq. m.
Three Bedroom Dwelling Unit	84 sq m. and 9 sq m. for each bedroom in excess of three

## SECTION 13      LOCAL COMMERCIAL ZONE (C1)

### **13.2.3 Regulations for Uses Permitted in Section 13.1.3**

When a single detached accessory dwelling is located on a lot together with a commercial use, and the uses are served by individual water and sewage disposal systems, the following provisions apply:

- |    |                      |  |
|----|----------------------|--|
| a) | Minimum Lot Area     | 2787 square metres (30000 square feet) |
| b) | Minimum Lot Frontage | 61 metres (200 feet)                   |
| c) | Minimum Front Yard   | 15 metres (50 feet)                    |
| d) | Minimum Side Yard    | 6 metres (20 feet) *                   |
| e) | Minimum Rear Yard    | 7.5 metres (25 feet)                   |
| f) | Maximum Height       | 9 metres (30 feet)                     |
| g) | Minimum Floor Area   | 97.5 square metres (1050 square feet)  |
| h) | Maximum Lot Coverage | 40%                                    |

\*      The minimum side yard shall be established from any building permitted in Section 13.1.2 or 13.1.3.

The opposite minimum side yard shall be 4.5 metres (15 feet) except in the case of a corner lot where the minimum side yard shall be 7.5 metres (25 feet).

#### 13.3.1 Local Commercial Holding Zone (C1-H)

Holding provisions attached to the Local Commercial Holding Zone (C1-H) may be removed when the matters identified in section 3.6.3.10 of the Township of Havelock-Belmont-Methuen Official Plan have been addressed to the satisfaction of the Township.

Notwithstanding any provision of this section to the contrary, in the Local Commercial Holding Zone (C1-H), for those buildings, structures and uses legally established at the date of passing of the By-law, minor extensions/expansions to the building(s) or use and/or the construction of accessory buildings may be permitted provided that all other regulations of the Local Commercial Zone (C1) can be satisfied.

## SECTION 14 COMMERCIAL TOURIST ZONE (C2)

### 14.0 COMMERCIAL TOURIST ZONE (C2)

No person shall within any Commercial Tourist Zone (C2) use any land, erect, alter or use any building or structure except in accordance with the following provisions:

#### 14.1 PERMITTED USES

14.1.1 a lodge, rental cottages and cabins, a marina, a convenience store

14.1.2 an accessory single detached dwelling if occupied by a proprietor, caretaker or similar person employed on the lot on which such single detached dwelling is located

#### 14.2 REGULATIONS FOR PERMITTED USES

##### 14.2.1 Regulations for Uses Permitted in Section 15.1.1

- |    |                      |                       |
|----|----------------------|-----------------------|
| a) | Minimum Lot Area     | 4000 metres (1 acre)  |
| b) | Minimum Lot Frontage | 61 metres (200 feet)  |
| c) | Minimum Front Yard   | 21.3 metres (70 feet) |
| d) | Minimum Side Yard    | 6 metres (20 feet)    |
| e) | Minimum Rear Yard    | 7.5 metres (25 feet)  |
| f) | Maximum Lot Coverage | 25%                   |
| g) | Maximum Height       | 9 metres (30 feet)    |

##### 14.2.1.1 Special Provisions

###### 14.2.1.1.1 Lodges, Rental Cottages and Cabins

The minimum lot area shall be increased by 280 square metres (3000 square feet) for each guest room in excess of ten (10).



14.2.1.1.2 Marinas

Yard requirements for that portion of a lot abutting a navigable waterway may be waived in respect of a marine facility, fuel pumps and similar structures associated with a marina.

**14.2.2 Regulations for Uses Permitted in Section 14.1.2**

The minimum lot area required under subsection 14.2.1 shall be increased by 3035 square metres (.75 acres)

## **SECTION 15 COMMERCIAL TRAILER PARK ZONE (C3)**

### **15.0 COMMERCIAL TRAILER PARK ZONE (C3)**

No person shall within any Commercial Trailer Park Zone (C3) use any land, or erect, alter or use any building or structure except in accordance with the following provisions:

#### **15.1 PERMITTED USES**

15.1.1 a camping park, a tourist trailer park

16.1.2 a single detached accessory dwelling if occupied by a proprietor, caretaker or similar person employed on the lot on which such single detached dwelling is located

#### **15.2 REGULATIONS FOR PERMITTED USES**

##### **15.2.1 Regulations for Uses Permitted in Section 15.1.1**

- |    |                            |                                      |
|----|----------------------------|--------------------------------------|
| a) | Minimum Lot Area           | 4 hectares (10 acres)                |
| b) | Minimum Lot Frontage       | 152 metres (500 feet)                |
| c) | Minimum Front Yard         | 91 metres (300 feet)                 |
| d) | Minimum Side Rear          | 15 metres (50 feet)                  |
| e) | Minimum Rear Yard          | 15 metres (50 feet)                  |
| f) | Minimum Camp Site Area     | 300 square metres (3200 square feet) |
| g) | Minimum Camp Site Frontage | 12 metres (40 feet)                  |

##### **15.2.2 Regulations for Uses Permitted in Section 15.1.2**

When a single detached accessory dwelling is located on a lot together with a camping park or tourist trailer park, the following provisions apply:

## SECTION 15

COMMERCIAL TRAILER PARK ZONE (C3)

- |    |  |                                       |
|----|--|---------------------------------------|
| a) | Minimum Lot Area                         | 3000 square metres (.74 acres)        |
| b) | Minimum Lot Frontage                     | 45 metres (150 feet)                  |
| c) | Minimum Front Yard                       | 15 metres (50 feet)                   |
| d) | Minimum Side Yard                        | 7.5 metres (25 feet)                  |
| e) | Minimum Rear Yard                        | 7.5 metres (25 feet)                  |
| f) | Maximum Height                           | 9 metres (30 feet)                    |
| g) | Maximum Lot Coverage                     | 15%                                   |
| h) | Minimum Floor Area                       | 97.5 square metres (1050 square feet) |
| i) | Maximum Number of Dwelling Units Per Lot | 1                                     |

## SECTION 16 RESTRICTED INDUSTRIAL ZONE (M1)

### 16.0 RESTRICTED INDUSTRIAL ZONE (M1)

No person shall within any Restricted Industrial Zone (M1) use any land or erect, alter or use any building or structure except in accordance with the following provisions:

#### 16.1 PERMITTED USES

16.1.1 a bus terminal or yard, a concrete production plant, a contractor's yard, a feed mill, fuel storage tanks or supply yard, open storage, a sawmill, a lumber yard, a cartage, express or truck transport terminal or yard, a warehouse or storage yard, a woodworking shop, a planning mill, a regulating station for petroleum products pipeline or natural gas pipeline, manufacturing uses, and similar uses

a retail outlet, a wholesale outlet or a business office accessory to a permitted use

16.1.2 a single detached dwelling if occupied by a proprietor, caretaker or similar person employed on the lot on which such single detached dwelling is located

#### 16.2 REGULATIONS FOR PERMITTED USES

##### 16.2.1 Regulations for Uses Permitted in Section 16.1.1

###### Municipal Water and Sanitary Sewers

- |    |  |  |
|----|--|--|
| a) | Minimum Lot Area   | .9 ha (.22 acres)  |
| b) | Minimum Lot Frontage   | 30 metres (98 feet)  |
| c) | Minimum Front Yard   | 9 metres (30 feet)   |
| d) | Minimum Lot Depth  | 30 metres (98 feet)  |
| e) | Maximum Building Coverage  | 50%  |
| f) | Minimum side yard and rear yard<br>where lot abuts any R1, R2, R3, I,<br>D, or OS Zone | 12 metres (39.4 feet) or twice the height of the building, whichever is the greater. |

## SECTION 16      RESTRICTED INDUSTRIAL ZONE (M1)

- g) Minimum side yard and rear yard where lot does not abut any R1, R2, R3, I, D, or OS Zone      3 metres (9.8 feet) or the height of the building, whichever is the greater
- h) Landscaped open space of a minimum width of 9 metres (29.5 feet) shall be provided and maintained along all other lot lines provided that such open space maintained along a lot line abutting any R1, R2, R3, I, D, of OS Zone.
- i) Landscaped open space of a minimum width of 1.5 metres (5 feet) shall be provided and maintained along all other lot lines provided that such open space may be interrupted by driveways and railways.
- j) Planting strips shall be provided and maintained along a lot line abutting any R1, R2, R3, I, D, or OS Zone.
- k) Up to 50% of the area between a building and a street line may be used for the open display of merchandise.

### Individual Water Supply and Sewage Disposal

- a) Minimum Lot Area      4050 square metres (1 acre)
- b) Minimum Lot Frontage      61 metres (200 feet)
- c) Minimum Front Yard      15 metres (50 feet)
- d) Minimum Side Yard      7.5 metres (25 feet)
- e) Minimum Rear Yard      15 metres (50 feet)
- f) Maximum Height      11 metres (36 feet)
- g) Maximum Lot Coverage      30%

### **16.2.2      Regulations for Uses Permitted in Section 16.1.2**

Where a single detached dwelling is located on a lot together with any use permitted in Section 16.1.1, it shall comply with the regulations set out in Section 7 in addition to the regulations of this Section.

### **16.2.3      Special Provisions**

Where any Restricted Industrial Zone (M1) abuts any Residential Zone or Open Space Zone, the minimum side yard shall be increased by an additional 15 metres (50 feet) of landscaped open space for that portion of the lot so abutting, but shall not be used for storage or parking.

SECTION 16      RESTRICTED INDUSTRIAL ZONE (M1)

**16.2.4      Exceptions**

16.2.4.1      Notwithstanding any provisions of sub-section 16.1, a commercial garage or motor vehicle repair garage shall also be permitted on lands described as Part 9 of Plan 45R3939.

**16.3   RESTRICTED INDUSTRIAL – EXCEPTION**

**16.3.1   RESTRICTED INDUSTRIAL-EXCEPTION ONE (M1-E1) ZONE (Havelock Metal Products Inc.)**

No person shall within any Restricted Industrial– Exception One (M1-E1) Zone being located in Part Lot 6, Concession 12, of the Belmont Ward and having Property Roll No. 1531-010-001-17400, use any land or erect, alter or use any building or structure except in accordance with the following provisions:

16.3.1.1   Permitted Uses

All uses permitted in 16.1 of By-Law No. 1995-42, as amended shall be permitted in any Restricted Industrial– Exception One (M1-E1) Zone; save and except that a single detached dwelling or accessory dwelling unit shall not be permitted.

16.3.1.2   Special Regulations

- i)   Notwithstanding the provisions of Section 16.2.1 c) and e) (Individual Water Supply and Sewage Disposal) to the contrary, minimum front yard, side yard, and rear yard setbacks from any property line or zone boundary for any secondary buildings or structures existing at the time of passing of this By-law shall be as illustrated on Schedule “B” attached hereto and forming part of By-law.
- ii)   Notwithstanding any other provisions of By-law No. 1995-42 as amended to the contrary, the following shall apply:
  - a)   Minimum Side Yard Setback (Southerly) from the boundary of any “Restricted Industrial-Exception One (M1-E1) Zone” to any main or principle building or structure shall be 12.7 metres (41.7 feet).

- b) Minimum Setback between any main or principle building and the boundary of any identified wetland shall be 68 metres (223 feet).

### **16.3.2 RESTRICTED INDUSTRIAL-EXCEPTION TWO (M1-E2) ZONE (Havelock Metal Products Inc.)**

No person shall within any Restricted Industrial– Exception Two (M1-E2) Zone being located in Part Lot 7, Concession 12, of the Belmont Ward and having Property Roll No. 1531-010-001-17400, use any land or erect, alter or use any building or structure except in accordance with the following provisions:

#### **16.3.2.1 Permitted Uses**

All uses permitted in 16.1 of By-Law No. 1995-42, as amended shall be permitted in any Restricted Industrial– Exception Two (M1-E2) Zone; save and except that the following shall not be permitted:

- (i) a concrete production plant
- (ii) a feed mill
- (iii) a saw mill
- (iv) a planing mill
- (v) a single detached dwelling or accessory dwelling unit.

#### **16.3.2.2 Regulations for Uses Permitted in 16.3.2.1**

- i) The provisions of Section 16.2.1 (Individual Water Supply and Sewage Disposal) shall apply to any use permitted in Section 16.3.2.1.

## **SECTION 17 EXTRACTIVE INDUSTRIAL ZONE (M2)**

### **17.0 EXTRACTIVE INDUSTRIAL ZONE (M2)**

No person shall within any Extractive Industrial Zone (M2) use any land or erect, alter or use any building or structure except in accordance with the following provisions:

#### **17.1 PERMITTED USES**

17.1.1 pits and quarries for the purpose of extracting natural materials from the earth, the processing of natural materials including screening, sorting, washing and crushing operations carried out on materials extracted from the site

17.1.2 agricultural uses, and buildings or structures accessory thereto but excluding dwellings

#### **17.2 REGULATIONS FOR PERMITTED USES**

##### **17.2.1 Regulations for Uses Permitted in Section 17.1.1**

- a) Minimum Lot Area 20 hectares (50 acres)
- b) Minimum Lot Frontage 30.5 metres (100 feet)

Minimum Yards between any excavation or processing equipment and any lot line:

- c) Minimum Front Yard 30.5 metres (100 feet)
- d) Minimum Side Yard 15 metres (50 feet)
- e) Minimum Rear Yard 15 metres (50 feet)



SECTION 17      EXTRACTIVE INDUSTRIAL ZONE (M2)

**17.2.2 Special Provisions**

- 17.2.2.1      No sand or gravel extractive industrial use shall be permitted within 90 metres (295 feet) of the boundary of any type of residential zone in this By-law or amendments thereto.
- 17.2.2.2      No quarry or stone extractive industrial use or the processing of sand, gravel or stone at the extraction area shall be permitted within 150 metres (492 feet) of the boundary of any type of residential zone in this By-law or amendments thereto.
- 17.2.2.3      Holding provisions attached to the Extractive Industrial Holding Zone (M2-H) may be removed when the matters identified in section 3.6.3.10 of the Township of Havelock-Belmont-Methuen Official Plan have been addressed to the satisfaction of the Township.
- Notwithstanding any provision of this section to the contrary, in the Extractive Industrial Holding Zone (M2-H), for those buildings, structures and uses legally established at the date of passing of the By-law, minor extensions/expansions to the building(s) or use and/or the construction of accessory buildings may be permitted provided that all other regulations of the Extractive Industrial Zone (M2) can be satisfied.

## **SECTION 18 DISPOSAL INDUSTRIAL ZONE (M3)**

### **18.0 DISPOSAL INDUSTRIAL ZONE (M3)**

No person shall within any Disposal Industrial Zone (M3) use any land or erect, alter or use any building or structure except in accordance with the following provisions:

#### **18.1 PERMITTED USES**

18.1.1 an approved solid waste landfill site, a waste transfer station, a composting facility, a material recovery facility, a sewage treatment plant or lagoon

18.1.2 an abattoir, a meat packing plant

18.1.3 a trucking terminal

18.1.4 a salvage yard

#### **18.2 REGULATIONS FOR PERMITTED USES**

##### **18.2.1 Regulations for Uses Permitted in Section 18.1.1**

- 18.2.1.1 Notwithstanding any other provisions of this By-law to the contrary, no solid waste landfill site shall be located within 500 metres (1640 feet) of any Residential or Commercial use.
- 18.2.1.2 Notwithstanding any other provisions of this By-law to the contrary, no waste transfer station shall be located within 100 metres (328 feet) of any Residential or Commercial Zone.
- 18.2.1.3 Notwithstanding any other provisions of this By-law to the contrary, no composting facility or material recovery facility shall be located within 250 metres (820 feet) of any Residential or Commercial Zone.
- 18.2.1.4 Notwithstanding any other provisions of the By-law to the contrary, no sewage treatment plant shall be located within 150 metres (492 feet) of any Residential or Commercial Zone.

## SECTION 18

### DISPOSAL INDUSTRIAL ZONE (M3)

18.2.1.5 Notwithstanding any other provisions of the By-law to the contrary, no sewage storage lagoon shall be located within 400 metres (1,312 feet) of any Residential or Commercial Zone.

18.2.1.6 Notwithstanding any other provisions of this By-law to the contrary, no salvage yard shall be located within 120 metres (400 feet) of any Residential or Commercial Zone."

#### **18.2.2 Regulations for Uses Permitted in Section 18.1.2**

- |    |                      |                        |
|----|----------------------|------------------------|
| a) | Minimum Lot Area     | 10 hectares (25 acres) |
| b) | Minimum Lot Frontage | 305 metres (1000 feet) |
| c) | Minimum Front Yard   | 61 metres (200 feet)   |
| d) | Minimum Side Yard    | 107 metres (350 feet)  |
| e) | Minimum Rear Yard    | 107 metres (350 feet)  |
| f) | Maximum Lot Coverage | 20%                    |

#### **18.2.3 Regulations for Uses Permitted in Section 18.1.3**

- |    |                      |                       |
|----|----------------------|-----------------------|
| a) | Minimum Lot Area     | 2 hectares (5 acres)  |
| b) | Minimum Lot Frontage | 152 metres (500 feet) |
| c) | Minimum Front Yard   | 46 metres (150 feet)  |
| d) | Minimum Side Yard    | 46 metres (150 feet)  |
| e) | Minimum Rear Yard    | 46 metres (150 feet)  |
| f) | Maximum Lot Coverage | 20%                   |

#### **18.2.4 Regulations for Uses Permitted in Section 18.1.4**

- |    |  |                        |
|----|--|------------------------|
| a) | Minimum Lot Area                                   | 10 hectares (25 acres) |
| b) | Minimum Lot Frontage                               | 305 metres (1000 feet) |
| c) | Minimum Front Yard                                 | 150 metres (500 feet)  |
| d) | Minimum Side Yard                                  | 61 metres (200 feet)   |
| e) | Minimum Rear Yard                                  | 61 metres (200 feet)   |
| f) | Maximum Lot Coverage<br>including any open storage | 35%                    |

SECTION 18      DISPOSAL INDUSTRIAL ZONE (M3)

18.2.4.1      Special Provisions

- 18.2.4.1.1      That portion of a salvage yard used for the storage of salvage shall be enclosed on all sides by a 2.5 metres (8 feet) high solid board fence.
- 18.2.4.1.2      Notwithstanding any other provisions of this By-law to the contrary, no salvage yard shall be located within 610 metres (2000 feet.) of any Residential or Commercial Zone.

## SECTION 19 INSTITUTIONAL ZONE (I)

### 19.0 INSTITUTIONAL ZONE (I)

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

#### 19.1 PERMITTED USES

19.1.1 a place of worship

19.1.2 a school

19.1.3 an assembly hall, a community centre

19.1.4 a police station, a jail, a firehall, a retail postal outlet, a hospital, a nursing home, a senior citizen's home, a daycare centre, a municipal office, a municipal garage, a library or museum, a skating rink, curling rink or arena, a cemetery

#### 19.2 REGULATIONS FOR PERMITTED USES

##### Municipal Water and Sanitary Sewers

- a) Minimum Lot Frontage 15 metres (50 feet)
- b) Minimum Side Yard 3 metres (9.8 feet) or one half of the height of the building, whichever is the greater
- c) Minimum Rear Yard 9 metres (30 feet) of the height of the building, whichever is the greater
- d) Maximum Height 18 metres (59 feet)
- e) Landscaped open space of a minimum width of 3 metres (10 feet) shall be provided and maintained along all lot lines provided that such open space may be interrupted by driveways.
- f) There shall be no open storage except for recreational equipment.

## SECTION 19      INSTITUTIONAL ZONE (I)

a)	Minimum Lot Area	2787 square metres (30,000 square feet)
b)	Minimum Lot Frontage	46 metres (150 feet)
c)	Minimum Front Yard	15 metres (50 feet)
d)	Minimum Interior Side Yard	6 metres (20 feet)
e)	Minimum Exterior Side Yard	7.5 metres (25 feet)
f)	Minimum Rear Yard	7.5 metres (25 feet)
g)	Maximum Height	12 metres (40 feet)
h)	Maximum Lot Coverage	50%

### **19.2.2 Regulations for Uses Permitted in Section 19.1.2**

a)	Minimum Lot Area	1.6 hectares (4 acres)
b)	Minimum Lot Frontage	91 metres (300 feet)
c)	Minimum Front Yard	15 metres (50 feet)
d)	Minimum Side Yard	7.5 metres (25 feet)
e)	Minimum Rear Yard	7.5 metres (25 feet)
f)	Maximum Height	7.5 metres (25 feet)
g)	Maximum Lot Coverage	25%

### **19.2.3 Regulations for Uses Permitted in Section 19.1.3**

a)	Minimum Lot Area	2787 square metres (30,000 square feet)
b)	Minimum Lot Frontage	30.5 metres (100 feet)
c)	Minimum Front Yard	15 metres (50 feet)
d)	Minimum Side Yard	6 metres (20 feet)
e)	Minimum Rear Yard	7.5 metres (25 feet)
f)	Maximum Height	9 metres (30 feet)
g)	Maximum Lot Coverage	40%

SECTION 19      INSTITUTIONAL ZONE (I)

**19.2.4 Regulations for Uses Permitted in Section 19.1.4**

- a)      Maximum Lot Coverage 50%

19.2.4.1      Special Provisions

19.2.4.1.1 No building or structure shall be used or erected within 7.5 metres (25 feet) of any lot line, or within 15 metres (50 feet) of any street line, or within 30.5 metres (100 feet) of the boundary of any Residential Zone.

19.2.4.1.2 No parking space or part thereof shall be located and no land be used for the temporary parking or storage of any motor vehicle within 1.5 metres (5 feet) of any lot line which does not abut a public street or within 1.5 metres (5 feet) of the boundary of any Residential Zone.

19.2.4.1.3 A landscaping area in the form of planting strip having a minimum width of 3 metres (10 feet) shall be provided and thereafter maintained adjacent to every portion of any lot line that abuts the boundary of any Residential Zone.

19.2.4.1.4 The maximum density of any nursing home or senior's long term care facility use shall be 80 units per gross hectare.

19.2.4.1.5 The maximum density of any senior's home apartment use shall be 70 units per gross hectare.

19.2.5 Holding provisions attached to the Institutional Holding Zone (I-H) may be removed when the matters identified in section 3.6.3.10 of the Township of Havelock-Belmont-Methuen Official Plan have been addressed to the satisfaction of the Township.

Notwithstanding any provision of this section to the contrary, in the Institutional Holding Zone (I-H), for those buildings, structures and uses legally established at the date of passing of the By-law, minor extensions/expansions to the building(s) or use and/or the construction of accessory buildings may be permitted      345 provided that all other regulations of the Institutional Zone (I) can be satisfied.

SECTION 19      INSTITUTIONAL ZONE (I)

**19.3 INSTITUTIONAL-EXCEPTION**

**19.3.1 Institutional-Exception One (I-E1) Zone**

No person shall within the Institutional – Exception One (I-E1) Zone, use any land or erect, alter or use any building or structure except in accordance with the following provisions:

**19.3.1.1 Permitted Uses**

All uses permitted in Section 19.1 shall be permitted in any Institutional – Exception One (I-E1) Zone; with the addition of the following permitted use:

- i) a medical centre.

**19.3.1.2 Regulations for Uses Permitted in Section 19.3.1.1 i)**

The provisions and regulations of Section 19.2 and 19.2.4 shall apply, save and except for the following:

- i) No building or structure shall be used or erected within 5.1 metres of any lot line or the boundary of any Residential Zone.

**19.3.1.3 Regulations for Uses Permitted in Section 19.1.4**

Notwithstanding any provisions of Section 19.2.4.1.1 to the contrary, a daycare centre shall not be used or erected within 12.3 metres of the boundary of any Residential Zone.

19.3.1.4 All other provisions of By-law No. 1995-42, as amended, as they apply to the Institutional Zone, shall respectively also apply to the Institutional – Exception One (I-E1) Zone.



## **SECTION 20 OPEN SPACE ZONE (OS)**

### **20.0 OPEN SPACE ZONE (OS)**

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

#### **20.1 PERMITTED USES**

20.1.1 agricultural uses excluding buildings, forestry and conservation uses, a park, picnic grounds, playing fields, an open skating rink and similar uses

20.1.2 a golf course and driving range

20.1.3 a hunt camp

20.1.4 a race course, fair grounds and/or exhibition grounds.

#### **20.2 REGULATIONS FOR PERMITTED USES**

##### **20.2.1 Regulations for Uses Permitted in Section 20.1.2**

- |    |                      |                        |
|----|----------------------|------------------------|
| a) | Minimum Lot Area     | 20 hectares (50 acres) |
| b) | Minimum Lot Frontage | 180 metres (590 feet)  |
| c) | Minimum Front Yard   | 30.5 metres (100 feet) |
| d) | Minimum Side Yard    | 15 metres (50 feet)    |
| e) | Minimum Rear Yard    | 15 metres (50 feet)    |

##### **20.2.2 Regulations for Uses Permitted in Section 20.1.3**

## SECTION 20      OPEN SPACE ZONE (OS)

- a) Minimum Lot Area            20 hectares (50 acres)
- b) Minimum Front Yard        30.5 metres (100 feet)
- c) Minimum Side Yard        15 metres (50 feet)
- d) Minimum Rear Yard        15 metres (50 feet)

### **20.2.3 Regulations for Uses Permitted in Section 20.1.4**

- a) Minimum Lot Area            4 hectares (10 acres)
- b) Minimum Side Yard        30 metres (100 feet)
- c) Minimum Rear Yard        30 metres (100 feet)
- d) Landscaped open space of a minimum width of 9 metres (30 feet) shall be provided and maintained along all lot lines provided that such open space may be interrupted by driveways.
- e) All buildings associated with the permitted uses under this subsection shall require Site Plan Approval.

**20.2.4** Holding provisions attached to the Open Space Holding Zone (OS-H) may be removed when the matters in section 3.6.3.10 of the Township of Havelock-Belmont-Methuen Official Plan have been addressed to the satisfaction of the Township.

Notwithstanding any provision of this section to the contrary, in the Open Space Holding Zone (OS-H), for those buildings, structures and uses legally established at the date of passing of the By-law, minor extensions/expansions to the building(s) or use and/or the construction of accessory buildings may be permitted provided that all other regulations of the Open Space Zone (OS) can be satisfied.

## **20.3 OPEN SPACE EXCEPTIONS**

### **20.3.1      Jack Lake Corporation**

No person shall within any Open Space Exception (OSE) Zone being located in Lot 29, Concessions 10, 11 and 12 of the Methuen Ward use any land, or erect, alter or use any building or structure except in accordance with the following provisions:

SECTION 20 OPEN SPACE ZONE (OS)

### **20.3.1.1 Permitted Uses**

- a) Conservation Uses
- b) Passive recreation uses
- c) Private road owned and maintained by a Condominium Corporation

### **20.3.1.2 Regulations for Permitted Uses in Section 20.3.1.1**

- a) Minimum Lot Area 6.3 hectares (15.6 acres)

20.3.1.3 All other provisions of By-law No. 95-42, as amended, as they apply to the Open Space (OS) Zone, shall also apply to any Open Space Exception (OSE) Zone located in Lot 29, Concession 10, 11, and 12 of the Methuen Ward.

## **SECTION 21 DEVELOPMENT ZONE (D)**

### **21.0 DEVELOPMENT ZONE (D)**

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

#### **21.1 PERMITTED USES**

21.1 a use existing as of the date of passing of the By-law

21.2 the enlargement or extension of an established use on the date of passing of the By-law

#### **21.2 REGULATIONS FOR PERMITTED USES**

The minimum lot area, lot frontage, setbacks and floor area and the maximum height shall be as existing as on the date of passing of the By-law.

## **SECTION 22 ENVIRONMENTAL PROTECTION ZONE (EP)**

### **22.0 ENVIRONMENTAL PROTECTION ZONE (EP)**

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

### **22.1 PERMITTED USES**

22.1.1 passive recreational and conservation uses

22.1.2 existing agricultural, recreation, forestry and conservation uses

### **22.2 REGULATIONS FOR PERMITTED USES**

#### **22.2.1 Regulations for Uses Permitted in Sections 22.1.1 and 22.1.2**

22.2.1.1 No buildings or structures will be permitted in any portion of the Environmental Protection Zone (EP) if such portion is within a provincially significant wetland as defined by the Ministry of Natural Resources.

In portions of the Environmental Protection Zone (EP) not classified one (1) to three (3) inclusive by the Ministry of Natural Resources, accessory buildings or structures shall be of a non-permanent nature and shall have a maximum floor area of 23 square metres (250 square feet).

22.2.1.2 Holding provisions attached to the Environmental Protection Holding Zone (EP-H) may be removed when the matters identified in section 3.6.3.10 of the Township of Havelock-Belmont-Methuen Official Plan have been addressed to the satisfaction of the Township.

Notwithstanding any provision of this section to the contrary, in the Environmental Protection Holding Zone (EP-H), for those buildings, structures and uses legally established at the date of passing of the By-law, minor extensions/expansions to the building(s) or use and/or the construction of accessory

## SECTION 22

### ENVIRONMENTAL PROTECTION ZONE (EP)

buildings may be permitted provided that all other regulations of the Environmental Protection Zone (EP) can be satisfied.

## **SECTION 23 PENALTIES AND ADOPTION**

### **23.0 PENALTIES AND ADOPTION**

#### **23.1 REMEDIES**

Where any building or structure is or is proposed to be erected, altered, reconstructed, extended or enlarged, or any building or structure or part thereof is or is proposed to be used, or any land is or is proposed to be used, in contravention of the provisions of this By-law, the same may be restrained by action at the instance of any ratepayer who files a complaint in writing, or of the Council of the Municipality pursuant to the provisions of the Planning Act.

#### **23.2 VIOLATION AND PENALTY**

Every person and/or corporation who uses any lot or erects or uses any building or structure in a manner contrary to any requirement of this By-law, or who causes or permits such use or erection, or who violates any provision of this By-law or causes or permits a violation, is guilty of an offence and upon conviction is liable. When a person is convicted of an offence, the maximum penalty that may be imposed is:

- a) on a first conviction, a fine of not more than \$25,000.00
- b) on a subsequent conviction, a fine of not more than \$10,000.00 for each day or part thereof upon which the contravention has continued after the day on which the person was first convicted.

When a corporation is convicted of an offence, the maximum penalty that may be imposed is:

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

#### **23.3 REPEALS**

All Zoning By-laws and amendments thereto, passed pursuant to Section 34 of The Planning Act 1990, as amended, or a predecessor thereto, in force on the date of adoption of this By-law in the Municipality, are hereby repealed.

SECTION 24      PENALTIES AND ADOPTION

**23.4    EFFECTIVE DATE**

If no objection is filed with the Clerk not later than the twentieth day after the day that the giving of written notice of the passing of the By-law is completed this By-law shall become effective on the date of passing.

If an appeal is filed with the Clerk not later than the twentieth day after the day that the giving of written notice of the passing of the By-law is completed this By-law shall become effective on the date of passing hereof subject to receiving the approval of the Ontario Municipal Board.



Read a FIRST, SECOND AND THIRD TIME AND FINALLY passed this 21st. day of December, 1995.

"Original Signed By Donald Clark"  
REEVE

"Original Signed By Stephen Kaegi"  
CLERK

The foregoing is a true copy of By-law No. 1995-42 passed by Council of the said Corporation on the 21st. day of December,  
1995.

"Original Signed By" Stephen Kaegi"  
CLERK-TREASURER

