

Section 1 - Administration and Interpretation		Rational for Change
1.1	TITLE: This by-law shall be known as the Zoning By-law of the Township of Minden Hills "Township of Minden Hills Zoning By-law".	Revised for Clarity
1.3	ZONE SCHEDULES AND FIGURES: The zones and zone boundaries are shown on Schedules 1 to 25. Schedules 1 to 25 and Tables 1 to 4 are part of this By-law. The use of Figures are for illustration purposes only and are enclosed in the Bylaw to assist the reader in understanding and applying the By-law. These Figures, however, do not form part of the By-law and, as such, where there is a discrepancy between the wording of the By-law and the Figure, the By-law's wording shall take precedence.	Revised for Clarity
1.6	ZONE SYMBOLS: The Zone Symbols shown on the Schedules refer to the zone categories and the use of land, activities, buildings structures, and excavations permitted by this By-law The Zone symbols used in this By-law and on the Schedules to this By-law refer to lots, buildings and structures and other parcels of land and to the use of lots, buildings and structures and other parcels of land permitted by this By-law.	Revised for Clarity
1.8	OVERLAY ZONES: Notwithstanding any other provision of this By-law to the contrary, within the areas shown on the Schedules to this By-law as being within one or more Overlay Zones, the provisions of the Overlay Zone shall additionally apply. In the event of conflict between an Overlay Zone and any other Zone, the more restrictive standards would apply.	Revised for Clarity
1.9	TEMPORARY USE ZONES: Where on Schedules to this By-law, a zone symbol is preceded by the letter "T" and a dash, and followed by a number (for example T-3-RU), one or more additional uses are permitted on the lands noted until the permission granted by the Site Specific Temporary Use By-law expires. Table 5.3 identifies the Temporary Use Zones within the Municipality.	Placeholder for Formatting Purposes
Section 2 - Compliance with the By-law		Rational for Change
2.7	ENFORCEMENT: Any person who contravenes this By-law is guilty of an offence and on conviction is liable to a penalty in accordance with the Planning Act. Every person or corporation that contravenes any of the provisions of this By-law is guilty of an offence and on conviction is liable: 2.7.1 In the event of a person: i) on a first conviction to a fine of not more than \$25,000.00; and ii) on a subsequent conviction to a fine of not more than \$10,000.00 for each day or part thereof upon which the contravention has continued after the day on which the person was first convicted. 2.7.2 In the event of a Corporation i) on a first conviction a fine of not more than \$50,000.00; and ii) on a subsequent conviction a fine of not more than \$25,000.00 for each day or part thereof upon which the contravention has continued after the day on which the corporation was first convicted.	Consistency with fines set out in Planning Act
Section 3 - Definitions		Rational for Change
3.1	ACCESSORY BUILDING OR STRUCTURE: A building or structure, the use of which is naturally and normally incidental to, subordinate to, or exclusively devoted to, a permitted principal use, building or structure and located on the same lot.	Clarity that may be attached and may be used for human habitation
3.3	ACCOMMODATION UNIT: DELETED	Word not used
3.3	AISLE: The area of a parking area that provides direct vehicular access to one or more parking spaces	New defined term to ensure appropriate regulations
3.4	ALTER: When used in reference to a building, structure, or part thereof, means: i) to change any one or more of the internal or external dimensions of such building or structure, ii) to change the type of construction of the exterior walls or roof of such building or structure iii) to change the use of such building or structure; or iv) to change the number of uses or dwelling units contained therein When used in reference to a lot means i) to change the boundary of such lot with respect to a street or lane; or ii) to change any dimension or area, relating to such lot, which is covered herein by a zone provision; or iii) to change the use of such lot; or iv) to change the number of uses located thereon. the words "altered" and "alteration" shall have corresponding meanings.	Revised for Clarity

3.8	ATTACHED: A building or structure, otherwise complete in itself, which depends for structural support or complete closure, upon a division wall or walls shared in common with an adjacent building or buildings.	Clarity that may be structure or building
3.9	ATTIC: That portion of a building situated wholly or partly within the roof and which is not one-half story.	Revised to remove circular reference
3.10	BASEMENT: One or more storeys of a building located below the first storey.	Word defined (previously deferred to Building Code Act)
3.12	BOARDING HOUSE: An owner occupied single detached dwelling in which the proprietor provides for a fee sleeping accommodation with board for more than three (3) persons and not more than ten (10) persons exclusive of the proprietor and any employees of the establishment. The residents may share common areas of such establishment.	Ensure distinction between Boarding House and Bed and Breakfast
3.13	BOAT HOUSE: A detached accessory building or structure located in a required yard, between the shoreline and the dwelling, including those buildings or structures attached to the bed of a waterway, which is designed or used for the berthing or sheltering of a boat and/or other water craft and marine equipment, and may include storage of accessory equipment incidental to the residential use permitted on the lot, but shall not include any areas for human habitation.	Word defined to reference proximity to water, clarifies garages etc. are not boathouses
3.14	BOAT PORT: A roofed accessory building or structure located in a required yard, between the shoreline and the dwelling, including those buildings or structures attached to the bed of a waterway, which is designed or used for the berthing and sheltering of a boat and/or other water craft and marine equipment and is not enclosed by more than one wall.	Word defined to reference proximity to water, clarifies structures similar in purpose but not located at the shore are not boat ports
3.15	BUILDING: A structure that has one or more floors and a roof, used for the shelter or enclosure of persons, animals or chattel, and includes any structure serving the same purpose such as, an awning or carport.	Removes duplication regarding tent which is not a structure
3.19	CAMPING ESTABLISHMENT: A seasonal tourist establishment consisting of camping sites and comprising land used or maintained as grounds for the camping or temporary parking of trailers, motor homes, truck campers, campers or tents, but does not include parks or camping grounds maintained by any department of the Government of Ontario or Canada, or any Crown corporation, commission or board. For the purposes of this definition, seasonal means operating between April 1, and Nov. 30 of each year.	Revised for consistent language
3.20	CAMPING SITE: That part of a camping establishment which is occupied on a temporary basis only, by a trailer, motor home, truck camper, camper or tent.	Regulation removed from definition
3.25	COMMUNITY CENTRE: Any tract of land, or building, or any part of a building used for community recreational and/or social activities whether used for commercial purposes or not, the control of which is vested in the Municipality, a local board or agent thereof, including any building, structure or facility established as a Community Recreation Centre within the meaning of the Community Recreation Centres Act. Ancillary uses may include meeting rooms and a banquet hall and related kitchen facilities.	Revised for Clarity
3.27	CONTRACTOR'S ESTABLISHMENT: The use of lands, building or structures by any building tradesman or contractor where equipment and material are stored or where a tradesman or contractor performs shop or assembly work but does not include any other yard or establishment otherwise defined or classified herein.	Revised for Clarity
3.28	CUMULATIVE WIDTH: The sum of the widths of every building and structure located in a required yard, between the shoreline and the principle building as measured parallel to the contour of the shoreline, but excluding any portion of a building or structure's width located behind another building or structure	New Definition to ensure consistent application of regulation
3.31	DESIGNATED ACCESSIBLE PARKING: A parking space identified with appropriate signage and markings for the exclusive use of persons in possession of valid accessible parking permits.	New Definition to match new requirement, and regulations, for accessible parking
3.33	DRIVEWAY: means an area of land which provides vehicular access from a street to a parking aisle or a garage.	New Definition to provide clarity
3.35	DWELLING: A residential building designed for the occupancy by one or more persons, containing one or more dwelling units as a principal use thereof, but shall not include	Exemption moved to Dwelling Unit definition (mistake noted)
3.38	DWELLING, GARDEN SUITE: A one-unit, detached, dwelling unit that is accessory to an existing single detached dwelling and that is designed to be temporary and portable.	Definition moved and revised to be consistent with intent

3.42	<p>DWELLING UNIT: a suite of habitable rooms which:</p> <ul style="list-style-type: none"> i) Is located in a building; ii) Is used or intended to be used in common by the occupants as a single, independent, and separate housekeeping establishment; iii) Contains food preparation and sanitary facilities provided for the exclusive common use of the occupants thereof; and iv) Has a private entrance from outside the building or from a common hallway or stairway. <p>but does not include a tourist establishment, boarding house or mobile home.</p>	Wording from "Dwelling" moved to this definition
3.44	<p>DWELLING UNIT AREA: The sum total of the areas of every storey within a dwelling unit, measured between the inside surfaces of the exterior walls of the dwelling unit. This calculation shall include all habitable rooms, all stairways, hallways, and other common areas exclusive to that dwelling unit, and the thickness of interior walls, but shall exclude:</p> <ul style="list-style-type: none"> i) any part of any floor where the height between the top of the floor and the finished ceiling is less than 2.1 metres; ii) any private garage, carport, deck, veranda, basement, or attic; iii) hallways, stairways and other areas common to more than one dwelling unit, and the thickness of exterior walls.. 	Revised for clarity and inclusion of other definitions
3.46	<p>ENCLOSED: When used in reference to a building or structure, other than a deck, a structure having one or more walls and/or a roof.</p> <p>When used in reference to a deck, a deck that has no walls, other than the exterior walls of the building to which it is attached, For greater certainty, guards and handrails are not walls.</p> <p>Unenclosed shall mean a building or structure which is not enclosed.</p>	New definition for added clarity
3.52	<p>FARM: Land used for the growing of crops including nursery and horticultural crops, the raising of livestock and other animals for food or fur, aquaculture, apiculture, agro-forestry, or maple syrup production. A farm includes a single detached dwelling and buildings and structures, such as barns and silos, which are incidental to the operation of the farm.</p>	New definition for added clarity
3.58	<p>FLOOR AREA, GROSS: for a dwelling, or dwelling unit, the total area of the storeys contained within the outside walls of the dwelling, or dwelling unit, exclusive of any garage, carport, porch, veranda, balcony, sunroom, unfinished attic, or unfinished basement; or,</p> <p>for a building or part of a building other than a dwelling or dwelling unit, the total area of all the storeys contained within the outside walls of the building dedicated to a specific use;</p> <p>for any structure other than a building, the total area of the lot covered by such structure.</p>	Revised definition distinguishes between residential & non-residential buildings, other structures, and consolidates other definitns for "floor area"
3.60	<p>FLOOR AREA, GROUND: The area of a lot covered by any part of a building, or structure, whether such structure is located on or above the ground.</p>	Definition revised to include structures other than buildings
3.57	<p>FLOOR AREA, MANUFACTURING: That portion of the gross floor area of an establishment that is used for manufacturing purposes but does not include areas for storage of finished products or offices.</p>	Definition deleted - not used elsewhere
3.58	<p>FLOOR AREA, TOTAL: The aggregate of the horizontal areas of each floor, whether any such floor is above or below grade, measured between the exterior faces of the exterior walls of the building or structure at the level of each floor.</p>	Consolidated into "Gross Floor Area"
3.62	<p>GARDEN SUITE: Shall mean a one-unit detached residential building containing bathroom and kitchen facilities that is accessory to an existing residential building and that is designed to be portable.</p>	Moved to "Dwelling, Garden Suite" and revised to emphasize temporary nature
3.67	<p>GRADE, AVERAGE FINISHED: The average of the lowest and highest elevation of the finished surface of the ground measured at the base of a building wall or the base of a structure.</p>	Changed from "Grade, Established" (not used elsewhere) to be consistent with intent
3.74	<p>HABITABLE ROOM: A room designed for habitation.</p>	New definition for clarity
3.75	<p>HABITATION: The use and occupancy of a structure by people, primarily for living, sleeping eating, or food preparation. Habitation also includes leisure, recreational, home entertainment, home business, and bed and breakfast establishment activities</p>	New definition for clarity

3.77	<p>HEIGHT AND HEIGHT OF BUILDING: The vertical distance, measured between the average finished grade, and:</p> <ul style="list-style-type: none"> in the case of a mansard roof, the deck roof line; in the case of a flat roof, the highest point of the roof surface; in the case of a gambrel, gable or hip roof, the average height between the eaves and ridge; and in the case of an A-frame, 75% of the distance between the finished grade measured at the midpoint of the front and rear of the building and the ridge. 	Definition revised to incorporate "Average Finished Grade"
3.78	<p>HIGH WATER MARK: The normal ordinary or regulated high water mark of a navigable waterway, as indicated by the character of the vegetation or soil, or, where the high water mark is indeterminate, the normal or regular water level as shown on a recent plan of survey prepared by an Ontario Land Surveyor.</p>	Changed to ensure intent of current water mark, and applies to navigable waterway only
3.82	<p>HUNT CAMP: A building intended to provide basic shelter and accommodation on a temporary basis for persons engaged in such activities as hunting or fishing. A hunt camp may contain cooking, kitchen, and sanitary facilities but shall not be used to provide monetary gain. For the purposes of this By-law, a hunt camp is not a dwelling as defined in Section 3.32.</p>	Revised for clarity and intent
3.88	<p>LIVESTOCK BARN: A building intended for housing livestock and is structurally sound and reasonably capable of housing livestock.</p>	New definition consistent with Provincial MDS requirements
3.89	<p>LIVESTOCK FACILITIES: All livestock barns and manure storages on a lot, as well as all unoccupied livestock barns and unused manure storages on a lot</p>	New definition consistent with Provincial MDS requirements
3.92	<p>LOT AREA: The total horizontal area within the lot lines of a lot, excluding the horizontal area of such lot covered by water.</p>	Revised for clarity
3.94	<p>LOT COVERAGE: The percentage of the lot area covered by buildings and decks located above finished grade and shall not include that portion of such land or lot area which is occupied by a building or portion thereof which is completely below finished grade level but includes any building or decks which are cantilevered over the finished grade.</p>	Revised for clarity that occupying the space over the lot counts as Lot Coverage
3.95	<p>LOT FRONTAGE: Shall mean the horizontal straight-line distance determined as follows:</p> <ul style="list-style-type: none"> i) where the front lot line is a high water mark or abuts an original shore road allowance, the distance between the points where the lot lines or their straight line projections intersect the high water mark. ii) where there are no side lot lines, the greatest distance between any point on the front lot line and any point on the rear lot line. iii) where there are no side lot lines and no rear lot line, such as on an island, the greatest distance between any two points. iv) in all cases other than those above, the distance between the points where the side lot lines intersect the front lot line. 	Revised for easier reading and interpretation. New definition measures at the road/water vs. at the required setback.
3.103	<p>LOT, THROUGH: A lot bounded on both the front and rear lot lines by streets</p>	Revised to no longer include shoreline road allowance, now "Streets" only
3.104	<p>MANURE STORAGE: A permanent storage which is structurally sound and reasonably capable of storing manure and which typically contains liquid manure (<18% dry matter) or solid manure (?18% dry matter)</p>	New definition consistent with Provincial MDS requirements
3.108	<p>MINIMUM DISTANCE SEPARATION FORMULA: Formulae and guidelines developed by the province, as amended from time to time, to separate uses so as to reduce incompatibility concerns about odour from livestock facilities</p>	New definition consistent with Provincial MDS requirements
3.109	<p>MOBILE HOME: Shall mean any structure built and designed to be made mobile on its own chassis and wheel system that is intended to be hauled to a permanent site for use with or without a permanent foundation, as a residence for one or more persons, but does not include a travel trailer, tent trailer, or motor home otherwise designed. A Mobile Home includes those manufactured in accordance with Canadian Standards Association Z240 and Z241 but does not include an A277.</p>	Consolidates "Dwelling, Mobile Home" and "Recreational Mobile Home" recognizing it is not a "Dwelling". Distinguishes between Z240/241 and A277.

3.117	MOTOR HOME: Any motor vehicle so constructed as to be a self-contained, self-propelled unit, capable of being utilized for the living, eating or sleeping accommodation of persons.	Revised for consistent language
3.118	MOTORIZED RECREATIONAL VEHICLE: A vehicle which is drawn, propelled or driven by any kind of power; which is used by the public in connection with any recreational activity, and includes a mobile home	Moved from "Recreational Vehicle" Revised for consistent language
3.127	PARK: An area of land under the jurisdiction of a public authority that is designed and/or maintained for active or passive recreational purposes. Without limiting the generality of the foregoing, a park may include municipal parks and playgrounds, swimming pools, splash pads, sport courts, bowling greens, boating facilities and sports fields and ancillary retail uses.	Revised for clarity
3.133	PORCH or VERANDA: A single storey roofed structure which is structurally dependent on and projecting from a dwelling with walls that are open and unenclosed but may contain mesh screening for insects and is used only as an outdoor unwinterized living area but does not include a deck as defined	New definition to clarify intent
3.134	RECREATIONAL MOBILE HOME: An accommodation unit that is designed to be mobile and which is constructed or manufactured and is certified in accordance with CSZ Standard Z241, Series M, located on a camp site in a trailer park, used essentially for recreation or relaxation from time to time, by the owner, who normally resides in another location.	Definition consolidated into "Mobile Home"
3.135	RECREATIONAL VEHICLE: A vehicle which is drawn, propelled or driven by any kind of power; which is used by the public in connection with any recreational activity, and includes a motorized mobile home.	Moved to "Motorized Recreational Vehicle"
3.147	RESTAURANT, DRIVE-THROUGH: A restaurant where some or all of the food is prepared for consumption off premises, and where such food is dispensed directly to persons remaining in their motor vehicles in a designated stacking lane.	Revised for clarity
3.151	RIGHT-OF-WAY, PRIVATE: An area of land that is legally described in a registered deed for the provision of private access on which there is usually a lane but does not include a Forest Access Road, Private Road, Public Road, or Seasonal Township Road.	Clarified to distinguish between other Roads defined elsewhere
3.165	STOREY: The portion of a building, other than an attic, included between any floor level and the next floor above it, or if there is no floor above it, then the space between such floor and the ceiling or roof next above it.	Revised to remove circular reference
3.166	STOREY, FIRST: The lowest storey of a building closest to finished grade having its ceiling 1.8 metres or more above average finished grade.	New definition for clarity in defining basement (esp. walkout basement)
3.167	STOREY, ONE HALF: The portion of a building situated wholly or partly within the roof and in which there exists at least one point with a vertical dimension of at least 2.3 metres (measured from the finished floor to finished ceiling).	New definition to ensure distinction between "Attic" and the top storey of a building
3.168	STREET: Forest Access Road, Private Road, Public Road, or Seasonal Township Road as defined herein.	Revised to include all Roads, broadens definition to include "Private Road", "Forest Access Road"
3.169	STREET LINE: The dividing line between a lot and a street.	Revised to include "Street" only, as possible duplication by referencing "or road"
3.171	TANDEM PARKING: means two parking spaces, located one behind the other.	New definition for clarity where such is permitted
3.172	TENT: 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.	Revised for clarity

3.179	VETERINARY CLINIC: A building or part of a building in which facilities are provided for the prevention, cure and alleviation of disease and injury to animals, and in conjunction with which there may be temporary sheltering of animals during the treatment period. A veterinary clinic shall not include a commercial kennel.	Revised for clarity
3.187	YARD: A space, appurtenant to a building or structure, located on the same lot as the building or structure, 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 the By-law..	Revised for clarity
Section 4 - General Provisions		Rational for Change
4.1.3	Relation to Street and Location on Lot a) Residential Zones: An accessory building or structure which is not part of the principal building shall not be erected a) in any of the required yards or b) closer to the street line than the principal building on the lot, unless specifically provided for elsewhere in this By-law. b) Non-Residential Zones: No accessory building or structure shall be erected a) closer to the street line than the minimum required yard requirements of the respective Non-Residential Zone b) closer to a side or rear lot line; or, unless specifically provided for elsewhere in this By-law.	Reformatted for clarity
4.1.4	Relation to Principal Building: No detached accessory building or structure shall be erected closer than 1.5 metres to the principal building, unless specifically provided for elsewhere in this By-law.	Revised for clarity
4.1.6	Building Height: The height of any accessory building or structure located greater than 30 metres from the high water mark, shall not exceed 6 metres and shall not be more than two (2) storeys in height. Where an accessory building or structure is located within 30 metres from the high water mark such building or structure shall not exceed 3.5 metres and shall not be more than one (1) storey in height, and provided all other sections of this By-law are complied with.	New permission allowing for 2 storey structures >30 m. from the High Water Mark
4.1.10	Accessory Structure Encroachments a) General: Drop awnings, clothes poles, flag poles, garden trellises, retaining walls, or signs which comply with the By-laws of the Township, are permitted in any required yard. b) Fire Escapes: Unenclosed fire escapes, in which the stairs, steps and floor are latticed in such a manner that the proportion of voids to solids is not less than two to one and in which guards, consisting of handrails and the structural members necessary for their support, may project into any required yard a maximum distance of 1.2 metres or 50% of the required yard, whichever is the lesser. c) Ornamental Structures: Sills, chimneys, cornices, eaves, gutters, parapets, pilasters, or other ornamental structures may project into any required yard a maximum distance of 0.6 metres. d) Unenclosed Porches, Balconies, Steps or Patios: Unenclosed porches, balconies, steps and patios may project into any required yard a maximum distance of 3.5 metres, provided such structure complies with the required side yard. e) Utility Sheds: A utility shed may be erected and used in any required interior side or rear yard provided that it is not located closer than the required yard or 2.0 metres to the interior side or rear lot line, whichever is less. f) Gatehouse or Information Kiosk: In a non-residential zone, a gatehouse or information kiosk may be located in any required front or side yard, provided such structure shall not be erected closer than 3 metres to the front or side lot line.	Removed fences as fence less than 2 m. is not considered a structure subject to Zoning By-law; provides new limit to fire escape encroachments; clarity regarding patio projections into required yard requiring they not be enclosed (roofed), and removing maximum height from grade
4.1.12	Shoreline Structures a) Identification: Shoreline structures refer to accessory buildings and structures erected at or near the shoreline in the required yard located between the shoreline and the principal uilding. They include buildings and structures that are attached to the land that forms the bed of a navigable waterway. b) Permitted Uses: Shoreline structures include the following: deck, dock, gazebo, pumphouse, stairs and ramps, and existing single storey accessory buildings and structures not otherwise prohibited in the zone in which it is located. c) Maximum Width of Shoreline Structures: The maximum cumulative width of all shoreline structures shall not exceed 30% of the lot frontage to a maximum of 15 metres. d) Docking Facilities: A dock may be erected and used in the required front yard of a lot abutting a watercourse provided it complies with the minimum required side yard of the zone, or the straight line projection of the side lot line into the water, and has a maximum projection into the water of 15 metres from the high water mark, with the exception of either: ☐ dock projecting into a narrow watercourse, where the maximum projection shall be the lesser of 6 metres or 30% of the width of the narrow watercourse; or, For the purposes of this Section, a narrow watercourse is a watercourse where the distance measured perpendicularly from shoreline to shoreline is less than 30 metres. e) Pump House: A pumphouse may be erected and used in the required front yard of a lot abutting a watercourse or shore road allowance provided it complies with the minimum required side yard. A pumphouse shall not exceed 2.5 square metres in total floor area nor be higher than 2 metres. f) Gazebo and Outdoor Sauna: A gazebo or outdoor sauna may be erected and used in the required front yard of a lot abutting a watercourse provided it is setback a minimum of 6 metres from a side lot line, does not have a total floor area greater than 9 square metres, and is located a minimum 10 metres from the high water mark.	Section re-worded to ensure that boathouses are prohibited (now in stand alone section) while existing single storey structures may be considered non-complying. New limits on docking facilities on narrow watercourses and shallow water
4.1.13	Sleeping Cabin: A sleeping cabin may be erected on a lot in the Shoreline Residential (SR) Zone or the Rural (RU) Zone, provided: a) A sleeping cabin shall either be a detached one storey building, or be located within a one or two storey accessory building provided that the sleeping cabin is entirely located on one storey. Where the sleeping cabin occupies part of a one storey accessory building, all other uses in the building shall be accessory, and the sleeping cabin shall be separated from any other uses by a common wall and shall have an independent entrance. Where the sleeping cabin is the second storey of a two storey accessory building the following additional provisions shall apply: o The second floor of a two storey accessory structure shall be restricted to a sleeping cabin. o The maximum floor area of the second storey of a two storey accessory building shall be restricted to 35 square metres measured from the exterior walls but excluding any area where the height between the top of the floor and the finished ceiling is less than 1.5 metres. o The total ground floor area of all open decks and balconies any part of which is attached to or within two metres of a two storey accessory building shall not exceed 15 square metres. b) a maximum of one sleeping cabin is permitted on a lot;	New provision similar to Dysart et al allowing for sleeping cabin on 2nd floor of 2 storey structure.

	<p>c) the total floor area of such cabin does not exceed 35 square metres;</p> <p>d) the height of a one storey sleeping cabin does not exceed 4.5 metres;</p> <p>the sleeping cabin complies with the yard and setback requirements of the Zone in which it is located and is not located to the front of the principal dwelling.</p>	
4.3	BOATHOUSES AND BOATPORTS: No person shall use land adjacent to or on a waterway for the purpose of a boathouse or boatport.	Boathouse/Boatport prohibition now in stand alone section
4.7	ESTABLISHED BUILDING LINE: Where a permitted dwelling is to be erected on a lot and where there is an established building line extending along a public road on both sides of the lot, such dwelling may be erected closer to the street line than required by this By-law such that the yard is equal to the average setback of the adjacent dwellings on either side of the lot and located on the same side of the street.	Revised for consistent language
4.8.4	<p>Permitted Non-Complying Building or Structure: A legal non-complying building or structure may not be reconstructed, relocated, renovated or repaired unless the building or structure is greater than 15 metres from the high water mark and provided such reconstruction, relocation, renovation or repair:</p> <p>i) Does not increase the extent of non-compliance, or create a new non-compliance issue; and,</p> <p>ii) Does not increase the height of the building or structure by more than 1.2 metres; and,</p> <p>iii) Does not increase the ground floor area of the building or structure by greater than 25%,</p> <p>iv) provided the building or structure is greater than 15 metres from the high water mark</p>	Revised for clarity and intent
4.10.1	Public Street: No person shall erect any building or structure, unless the lot upon which such building or structure is to be erected fronts upon and is directly accessible from a public road.	Revised for consistent language
4.10.3	<p>Private Right-of-Way or Navigable Waterway:</p> <p>a) Where a lot that existed prior to the passage of this By-law is accessible by means of a Private Road, Seasonal Township Road or Forest Access Road as shown on Schedule 26; a registered private right-of-way or easement that has been legally established to permit vehicular access; or, an unopened road allowance on which a road has been constructed in accordance with policies established by the Township, the provisions of this By-law shall not apply to prevent the use of land or the construction of a building or structure, provided the use, building or structure is compliant with all other provisions of this By-law.</p> <p>b) Where a building or structure was lawfully used for a purpose permitted within the Zone in which it is located, as of the date of passing of this By-law, and where such building or structure is only accessible by means of a private right-of-way providing ingress and egress to a public street or road allowance, the provisions of this By-law shall not apply to prohibit the extension, enlargement, renovation or reconstruction of such structure provided such extension enlargement, renovation or reconstruction does not contravene any other provision of this By-law.</p> <p>c) Notwithstanding the provisions of this Section and Section 4.21 to the contrary, within the Shoreline Residential (SR) Zone where a lot is accessible by means of a navigable waterway only, the erection, alteration of or use of a building or structure for a use permitted in the Shoreline Residential (SR) Zone, is permitted. For the purposes of this by-law, where a lot fronts upon a shore road or marine allowance, the lot shall be deemed to front upon and be accessible from a navigable waterway.</p> <p>d) Notwithstanding the provisions of this Section to the contrary, within the Rural (RU) Zone, the provisions of this By-law shall not apply to prohibit the erection, alteration or use of a hunt camp on Crown land.</p>	Revised to allow permission to build on Unopened Road Allowance
4.11	GARDEN SUITES: A garden suite, as defined in this By-law, may be permitted by way of a Temporary Use By-law and furthermore may be subject to an agreement with the Town.	Provides direction as to how to proceed
4.13	HEIGHT OF BUILDINGS: No principal building or structure shall exceed three (3) storeys in height, exclusive of any basements.	Clarity as a result of new definition of basement
4.16	<p>HUNT CAMP: Within the Rural (RU) Zone, a maximum of one (1) hunt camp may be constructed per lot subject to the following regulations:</p> <p>a) Maximum gross floor area: 60 square metres;</p> <p>b) Minimum setback from a front, rear, or side lot line: 30 metres</p> <p>c) Minimum lot size: 25 hectares</p> <p>d) A hunt camp may not be occupied for more than 90 days in any 12 month period</p>	New regulations - currently unregulated
4.19	<p>LOADING SPACE REGULATIONS:</p> <p>4.19.1 Loading Space Requirements: For all Commercial, Industrial, and Institutional zones, loading spaces are required, in accordance with the Loading Space Requirement Table.</p> <p>4.19.2 Loading Space Dimensions: For the purposes of this By-law, each loading space shall be a minimum 9 metres in length, 4 metres in width and have a vertical clearance of 5 metres.</p> <p>4.19.3 Access: Access to loading spaces shall be by means of a driveway at least 3.5 metres in width contained on the lot on which the spaces are located and leading to an improved public street.</p> <p>4.19.4 Loading Space Surface: Driveways, loading and unloading spaces, and, related aisles and turning areas shall be maintained with a stable surface which is treated so as to prevent the raising of dust. Such loading and unloading facilities shall be constructed of crushed stone, gravel, asphalt, concrete or similar material and shall include provisions for drainage facilities.</p> <p>4.19.5 Location: Loading spaces shall be located in the interior side or rear yard unless such space or spaces are removed from the street line a minimum distance of 15 metres.</p>	Clarity as to when required, now based on Zoning; reduction in requirement for smaller buildings

	<p>4.19.6 Additions to or Change in Use of Existing Buildings: The loading space requirements shall not apply to any building in existence at the date of passing of this By-law so long as the gross floor area is not increased, or the use changed; if an addition is made to the building which increases the gross floor area, or if the use is changed, then additional loading spaces shall be provided in accordance with the Loading Space Requirements Table for such addition or use.</p>	
<p>4.20</p>	<p>Minimum Distance Separation - AGRICULTURAL USES: Non-Agricultural Uses: Notwithstanding any other yard or setback provisions in this By-law to the contrary no residential, institutional, commercial, industrial or recreational use located on a separate lot and otherwise permitted by this By-law shall be erected or altered unless it complies with the Minimum Distance Separation (MDS I) Formula as developed by the Ontario Ministry of Agriculture and Rural Affairs.</p> <p>Agricultural Uses: Notwithstanding any other yard or setback provision in this By-law to the contrary, no livestock facilities shall be erected or expanded unless it complies with the Minimum Distance Separation (MDS II) Formula as developed by the Ontario Ministry of Agriculture and Rural Affairs.</p>	<p>Introduced to rectify oversight</p>
<p>4.24</p>	<p>PARKING AREA REQUIREMENTS</p> <p>4.24.1 Parking Space Requirements: The owner of every building, structure, or lot used for any purpose shall provide and maintain for the sole use of the owner, occupant or other persons entering upon or making use of the premises, off-street parking spaces and areas in accordance with the Parking Space Requirement Table.</p> <p>4.24.2 Calculation of Parking: Where the minimum number of parking spaces is calculated on the basis of a rate or ration, the required number of spaces shall be rounded to the next higher whole number</p> <p>4.24.3 More than One Use on a Lot: Where there are two (2) or more uses in any building or on any lot, including accessory uses, the required parking shall be the sum total of the parking requirements for each of the component uses</p> <p>4.24.4 Parking Based On Occupancy: Where parking space requirement establishes the required parking in relationship to the number of persons that may be legally accommodated at any one time, such number shall be calculated in accordance with the Ontario Building Code, as amended.</p> <p>4.24.5 Parking Area Surface: Parking space areas and driveways connecting the parking space or area with a street shall be maintained with a stable surface that is treated so as to prevent the raising of dust. Such parking spaces or areas shall be constructed of crushed stone, gravel, asphalt, concrete or similar material and shall include provisions for drainage facilities.</p> <p>4.24.6 Size of Parking Spaces and Aisles: Parking spaces shall have a minimum width of 2.7 metres and a minimum length of 5.8 metres. The width of the adjacent aisle shall be in accordance with Table 5.1: Where parking spaces are provided in a surface parking area, each parking space shall have a width of not less than 2.75 metres and a length of not less than 6.0 metres, with the exception of a barrier-free parking space which shall have a width of not less than 3.7 metres and a length of not less than 6.0 metres. Where parking spaces are provided in an enclosed or underground parking garage, such parking spaces shall have a width of not less than 2.6 metres and a length of not less than 5.8 metres The minimum width of an aisle providing access to a parking space within a parking area shall be 6.0 metres, except in the case of angled off-street parking accessed by a one-way aisle, which shall be a minimum width of 4.5 metres.</p> <p>4.24.7 Designated Accessible Parking: Designated accessible parking spaces shall be provided in accordance with the Accessible Parking Space Requirements Table and subject to the following provisions. The provision of accessible parking spaces shall be included as part of the total calculation of parking spaces required for any lot, building or use. A designated accessible parking space for motor vehicles shall be a minimum of 3.5 metres wide that includes an adjacent 1.75 metre wide aisle that is hatch marked on the parking lot. The minimum length of a designated accessible parking space for motor vehicles shall be 6 metres (19.7 ft). 4.4.3 Two designated accessible parking spaces may share a single 1.5 metre (4.9 ft.) wide hatched aisle. Designated accessible parking spaces shall have a firm, level surface. If the required number of parking spaces is reduced to accommodate designated accessible parking, this does not create a non-compliance with respect to Section 4.2.1. Designated accessible parking spaces shall be located as near as possible to the main entrance, and in no circumstance be located greater than 30 metres (98.4 ft.) of an entrance.</p> <p>4.24.8 Ingress and Egress Provisions:</p> <ul style="list-style-type: none"> a) Ingress and egress to and from the required parking spaces and areas shall be provided by means of unobstructed driveways or passageways at least 3 metres but not more than 9 metres in perpendicular width. b) The maximum width of any joint ingress and egress driveway ramp measured along the street line shall be 9 metres. c) The minimum distance between any two driveways on a lot or between a driveway and an intersection of street lines measured along the street line intersected by such driveway shall be 9 metres. d) The minimum angle of intersection between a driveway and a street line shall be 60 degrees. Every lot shall be limited to the following number of driveways: <ul style="list-style-type: none"> i. Up to the first 15 metres of lot frontage, not more than one driveway; and, ii. Greater than 15 metres of lot frontage, not more than two driveways with a combined width not exceeding thirty percent (30%) of the lot frontage. <p>4.24.9 Ingress and Egress Regulations - Retail Gasoline Establishments: The following provisions shall apply to ingress and egress driveways established in conjunction with a motor vehicle dealership or motor vehicle service station, where gasoline is offered or kept for sale at retail: the maximum width of a driveway measured along the street line shall be 9 metres; the minimum distance between driveways, measured along the street line intersected by such driveway shall be 9 metres; the minimum distance between a driveway and an intersection of street lines, measured along the street line intersected by such driveway shall be 9 metres; the minimum distance between an interior side lot line and any driveway shall be 3 metres; and, the interior angle formed between the street line and the centerline of any driveway shall not be less than 45 degrees.</p> <p>4.24.10 Parking Area Location on a Lot: Parking areas, inclusive of driveways, shall be permitted in the required yards in accordance with the following provisions:</p> <ul style="list-style-type: none"> a) In all Zones, except Residential Zones, no driveway shall be permitted within 9.0 metres of the boundary of a Residential Zone; b) In all Zones, except Residential Zones, no parking space shall be permitted within 3.0 metres of the boundary of a Residential Zone; c) Within all Residential Zones, parking spaces and areas shall be permitted within a front, interior side or rear yard provided that no part of any parking area, other than a driveway, is located closer than 2 metres to any street line or within a sight triangle; d) Within the Rural, Open Space, Community Facility and all Commercial Zones, parking spaces and areas shall be permitted within a front, interior side or rear yard provided that no part of any parking area, other than a driveway, is located closer than one metre to any street line or within a sight triangle; 	<p>New regulations ensure minimum length/width; Introduction of requirements for Accessible Parking including size/location requirements; Revisions for consistent language and readability.</p> <p>Provisions would allow the reduction of parking as a result of the conversion of an existing parking space to an accessible parking</p> <p>Clarity regarding Tandem Parking for Single Detached Dwelling (prohibited in other circumstances)</p>

	<p>e) Within all Industrial Zones, parking spaces and areas shall be permitted within a front, interior side or rear yard provided that no part of any parking area, other than a driveway, is located closer than 2 metres to any street line or within a sight triangle;</p> <p>f) Notwithstanding the provisions of this Section to the contrary, within the Shoreline Residential (SR) Zone, no parking space shall be permitted in the front yard.</p> <p>4.24.11 Additions to or Change in Use of Building(s): The parking space requirements referred to herein shall not apply to any building or structure in existence at the date of passing of this By-law so long as the gross floor area, as it existed at such date, is not increased. If an addition is made to the building or structure that increases the gross floor area, then parking spaces for the addition shall be provided as required in the Parking Space Requirements Table. Where a change in use of the building or structure occurs, parking spaces shall be provided in accordance with the Parking Space Requirement Table.</p> <p>4.24.12 Use of Parking Space(s) and Area(s): Parking spaces and areas shall be used for the parking of operative, currently licensed vehicles only, and for vehicles used in operations incidental to the permitted uses in respect of which such parking spaces and areas are required or permitted. Notwithstanding the foregoing, within any Residential Zone, the owner or occupant may use a parking space for the purposes of the parking or storage of one currently licensed commercial motor vehicle.</p>	
4.29	RIGHT-OF-WAY / LANE AS A YARD: No building may be erected or used within 3 m (10 ft.) of a private right-of-way or private road where such rightof-way does not form part of a lot line.	New regulation to prevent building immediately adjacent to private ROW or road
4.34	Special Regulations - Resort Establishments Minimum Distance Between Cabins or Cottages on Same Lot - 4 metres	Moved from Section 5.3
4.35	Special Regulations - Camping Establishment or Recreational Institutions a) Minimum Lot Area Requirement - 4 hectares b) Minimum Lot Frontage Requirement - 60 metres c) Minimum Campsite Area Requirements - 200 sq. metres d) Minimum Campsite Frontage Requirement (on an internal roadway) - 12 metres e) Minimum Distance Between Campsites - 2 metres f) Maximum Density of Campsites Maximum density of campsites shall not exceed 15 sites per 4,050 sq. metres, exclusive of lands used for ingress and egress.	Moved from Section 5.3
Section 5 - Zone Provisions		Rational for Change
5.1	Classification	Various formatting edits and introduction of Zone Categories used elsewhere
5.2	Table 1 & Table 3	Change from "Principal" to "Permitted" uses; Permitted Uses modified to ensure use of defined terms; Consistent minimum dwelling size for accessory dwellings; Camping Establishment frontage removed as covered elsewhere; Change from
5.3	List of Temporary Use Zones	New Table acting as placeholder to ensure consistent and organized amendments in the future. Existing 5.3 (Resort Establishments & Camping Establishments) moved to Section 4 General Provisions