

CORPORATION OF THE TOWNSHIP OF RYERSON

**SPECIAL MEETING
AGENDA**

Tuesday, February 17, 2026
1:00 p.m.

Meeting will be recorded

A special meeting of Council has been scheduled for Tuesday, February 17, 2026, at 1:00 p.m.

Members of Council were notified of this special meeting by e-mail on February 10, 2026. The public was notified of this meeting by posting of this special meeting agenda February 10, 2026.

1. Call the meeting to order.
2. Attendance, roll call, in person and electronic.
3. This meeting is being recorded.
4. Declaration of Pecuniary Interest and the general nature thereof (if any).
5. Power point slides and discussion on updating Official Plan and Zoning By-law.
6. Adjournment.

**CORPORATION OF THE
TOWNSHIP OF RYERSON**

OFFICIAL PLAN

As Approved by the Ontario Municipal Board

Board Order Issue Dates: March 23, 2010,
February 16, 2011, and April 23, 2012

Adopted: August 5, 2003

Prepared by:



PLANSCAPE INC.
Building Community Through Planning

Prepared for the Township of Ryerson

By: PLANSCAPE Inc.
104 Kimberley Avenue
Bracebridge, ON P1L 1Z8

TOWNSHIP OF RYERSON

OFFICIAL PLAN

TABLE OF CONTENTS

Section 1	INTRODUCTION AND STRUCTURE OF THE PLAN	1
Section 2	FOUNDATION OF THE PLAN	2
2.1	Basis	2
2.2	Goals	3
2.3	Objectives	3
2.3.1	Population and Household Growth	3
2.3.2	Economy	3
2.3.3	Housing	4
2.3.4	Community Services	4
2.3.5	Infrastructure	4
2.3.6	Natural Environment	4
Section 3	GENERAL POLICIES	5
3.1	Accessibility	5
3.2	Accessory Uses	5
3.3	Bed and Breakfast Establishments	5
3.4	Contaminated Sites and Abandoned Mine Sites	5
3.5	Crown Lands	6
3.6	Design Considerations	6
3.7	Energy Conservation	6
3.8	Garden Suites	6
3.9	Group Homes	7
3.10	Heritage and Archaeological Resources	7
3.11	Home Occupation and Home Industry	8
3.12	Land Use Compatibility	8
3.13	Mitigation of Adverse Effects of Development	9
3.14	Mobile Homes	9
3.15	Municipal Parks	9
3.16	Recreational Trails	9
3.17	Services and Utilities	9
3.18	Transportation	10
3.19	Wayside Pits, Wayside Quarries, and Portable Asphalt Plants	11
Section 4	LAND USE POLICIES	12
4.1	Rural	12
4.1.1	Identification	12
4.1.2	Principles	12
4.1.3	Permitted Uses	12
4.1.4	Development Policies	13
4.1.4.1	Mineral Aggregates	15
4.1.4.2	Hunt Camps	15
4.1.4.3	Major Recreation Use	16
4.1.4.4	Resource Based Operations	16
4.1.4.5	Commercial and Industrial Ventures	16
4.1.4.6	Waste Disposal Sites	16

TABLE OF CONTENTS - cont'd

4.2	Shoreline	17
4.2.1	Identification	17
4.2.2	Principles.....	17
4.2.3	Permitted Uses	17
4.2.4	Development Policies	17
4.2.4.1	Boathouses	20
4.2.4.2	Islands	20
4.2.4.3	Tourist Commercial	20
4.2.4.4	Waterfront Landings	20
4.2.5	Policies for Specific Lakes	21
4.2.5.1	Horn (Sollman) Lake.....	21
4.3	Environmental Protection	21
4.3.1	Identification	21
4.3.2	Principles.....	21
4.3.3	Permitted Uses	21
4.3.4	Development Policies	22
4.3.4.1	Crown Land Conservation Reserves	22
4.3.4.2	Flood Plains	22
4.3.4.3	Peat Harvesting	23
4.4	Magnetawan River Development Area and Magnetawan River Floodplain (Estimated).....	24
4.4.1	Identification	24
4.4.2	Principles.....	24
4.4.3	Permitted Uses	24
4.4.4	Development Policies	24
4.5	Magnetawan River Provincially Significant Wetland	26
4.5.1	Identification	26
4.5.2	Principles.....	26
4.5.3	Permitted Uses	27
4.5.4	Development Policies	27
Section 5	NATURAL FEATURES POLICIES	28
5.1	Identification	28
5.2	Principles.....	28
5.3	Development Policies	28
5.3.1	Wetlands	29
5.3.2	Hazardous Slopes.....	29
5.3.3	Fish Habitat	30
5.3.4	Deer Wintering Yards.....	30
5.3.5	Significant Forests	31
5.3.6	Potential Mineral and Mineral Aggregate Resources.....	31
5.3.7	Habitat of Endangered or Threatened Species.....	31
Section 6	IMPLEMENTATION & INTERPRETATION	32
6.1	Interpretation of Numbers and Boundaries	32
6.2	Existing Land Uses.....	32
6.3	Existing Development Applications	32
6.4	Deeming.....	33
6.5	Studies	33
6.6	Official Plan Amendments and Review	33
6.6.1	Amendments.....	33
6.6.2	Review	34

TABLE OF CONTENTS-cont'd

6.7	Zoning	34
6.7.1	Zoning By-law	34
6.7.2	Temporary Use By-laws	34
6.7.3	Holding By-laws	35
6.8	Alternative Notice Requirements.....	35
6.8.1	Official Plan Amendments	35
6.8.2	Zoning By-law Amendments	35
6.9	Lot Creation.....	36
6.9.1	Consent.....	36
6.9.2	Subdivision Development.....	37
6.10	Site Plan Control.....	37
6.11	Parkland Dedication	38
6.12	Property Standards.....	38
Section 7	SCHEDULES	39

Township of Ryerson Official Plan	
CHRONOLOGY	
DATE	ITEM
August 5, 2003	Official Plan adopted by Council
January 9, 2009	Proposed Notice of Decision with Ministry Modifications
February 2009	Appeals to the Notice of Decision
February 11, 2010	Ontario Municipal Board Motion Hearing – motion allowed and parts of the Official Plan not under appeal are in effect from Feb. 12, 2009
February 12, 2009	Portions of the Official Plan in effect
March 23, 2010	Ontario Municipal Board, Board Order Issue Date
February 16, 2011	Portions of the Official Plan in effect (OMB Hearing, November 2010)
April 23, 2012	Balance of the Official Plan approved by the OMB following the hearing on March 8, 2012

TOWNSHIP OF RYERSON

OFFICIAL PLAN

Section 1 INTRODUCTION AND STRUCTURE OF THE PLAN

This document shall be known as the "Official Plan of the Township of Ryerson".

The Plan provides a policy framework to reflect the conditions of growth and development that are expected to occur over the next twenty years. It is intended that the policies of the Plan will be reviewed at least every five years, and changes made as appropriate.

This Plan consists of the text and the Schedules attached hereto, and shall include any future amendments that may be adopted. The text and Schedules are inter-related and should be read in conjunction with one another.

Schedule A - Land Use Designations and Schedules B1 and B2 - Natural Features, illustrate areas where the various policies apply, and form part of this Official Plan.

Section 2 FOUNDATION OF THE PLAN

The purpose of this Official Plan is to establish policies to guide the physical development of the Township while having regard for its social, environmental, and economic needs. The Official Plan will provide a framework for the review and evaluation of development applications, and assist Council in determining future policies and actions in all municipal matters.

A Community Profile (available at the Township Offices, but not included as part of this document) was prepared to provide background information on the population, development patterns and available services in the Township. The findings of the profile provided the evidence required to determine areas of strength and concern to be addressed by the Official Plan.

2.1 Basis

The Township of Ryerson is located in the southeast section of the District of Parry Sound. Incorporated in 1880, the Township has experienced growth patterns similar to those found in many resource rich areas: slow growth in permanent population levels with increasing pressures for seasonal development, especially along the shorelines of the many lakes in the area.

The Plan is based on the assumption that the local permanent population will not grow significantly in the near future, but that the number of households will continue to increase slowly. Based on an analysis of historical population data, it can be expected that the Township's population will grow from approximately 600 persons in 2000 to around 700 by the year 2020. The demand for permanent dwellings in the Township is expected to remain stable in the foreseeable future, however, due to a number of local and provincial initiatives, pressures for seasonal residential and tourist commercial development are expected to increase.

The Township does not have a defined settlement area, and new settlement areas are not contemplated.

The Township is interested in expanding its planning program to prepare for anticipated development pressures to ensure that its rural character is maintained, while at the same time encouraging growth and diversification of local economic/employment opportunities that are currently based primarily on natural resources and tourism.

This Official Plan, developed under the policies of the 1997 Provincial Policy Statement and adopted by Council before March 1, 2005, has been modified and approved having regard to the 1997 Provincial Policy Statement.

Subject to transition regulations made under the Planning Act, and pursuant to subsections 3(5) and (6) of the Planning Act, as amended by the Strong Communities (Planning Amendment) Act, 2004 all comments, submissions, advice and decisions in respect of the exercise of any authority that affects a planning matter, by the Council of a municipality, a local board, a planning board, a minister or ministry, board commission or agency of the government, shall be consistent with the 2005 Provincial Policy Statement.

Accordingly, the Official Plan must be read in conjunction with the 2005 Provincial Policy Statement, which came into effect on March 1, 2005.

2.2 Goals

The goals of the Plan are inter-related statements of the Township's long term vision, and provide a foundation for the more detailed land use policies contained in this Plan. The goals are:

- i) to maintain and enhance the existing features of the rural community, which include a mix of natural resource uses and low density residential development in a predominantly rustic setting;
- ii) to provide adequate housing for current and future, permanent and seasonal, populations;
- iii) to promote an orderly and sustainable pattern of development;
- iv) to preserve and protect important natural features and sensitive areas from incompatible land uses and activities;
- v) to recognize constraints to development and direct development away from features such as low-lying areas that are subject to flooding, areas of significant wildlife habitat and areas of archaeological significance;
- vi) to provide a level of municipal services consistent with the basic needs and financial resources of the Township and its aging population; and,
- vii) to encourage growth and diversification of the economic base of the Township.

2.3 Objectives

2.3.1 Population and Household Growth

The permanent population in the Township of Ryerson will continue to grow slowly and be dispersed between the Rural and Shoreline areas.

Household growth will primarily be a result of an increase in the seasonal population.

The Township will accommodate the expected population and household growth while maintaining the rural character of the area.

The Township will not establish a settlement area.

2.3.2 Economy

Growth and diversification of the local economy is desirable, and will be accomplished by:

- i) expanding tourism and tourism-related businesses, as well as other complementary and non-intrusive commercial and industrial ventures;
- ii) directing tourist commercial activities to appropriate locations in Shoreline areas;

- iii) directing land extensive commercial, recreational and industrial uses to appropriate sites in the Rural designation; and,
- iv) improving the number and variety of home based businesses.

2.3.3 Housing

Single detached residential housing will remain the dominant housing type.

Existing residential development may be augmented by accessory units appropriate to house seniors and young families.

2.3.4 Community Services

Services will be provided at a level that is appropriate to the needs and rural nature of the Township, and consistent with the Township's financial resources.

Joint use agreements, with other municipalities and with the private sector, may be used to secure a variety of services.

2.3.5 Infrastructure

Significant expansion of municipal infrastructure is not anticipated.

All development shall have private on-site water and sewage disposal systems. Municipal or communal water or sewer services will not be developed.

The improvement of infrastructure (roads, parks, and other facilities) to better service the existing population will be encouraged.

Improved public access to Township water resources is encouraged and will be considered as part of the review of development applications.

2.3.6 Natural Environment

Protection and enhancement of the natural environment will be an important consideration in making land use decisions.

New development will be directed away from significant Natural Features and areas, including but not limited to significant wetlands, significant portions of the habitat of threatened and endangered species, fish habitat and natural and man-made hazards, such as floodplains, unstable slopes, and abandoned mine sites.

Section 3 GENERAL POLICIES

3.1 Accessibility

All recreational and community facilities shall provide a suitable means of access for persons with disabilities. All new private development should also be encouraged to provide similar access.

3.2 Accessory Uses

Wherever a use is permitted in a land use designation, it is intended that uses of land, buildings or structures normally incidental, accessory and essential to that use shall also be permitted.

3.3 Bed and Breakfast Establishments

Bed and breakfast establishments may be permitted as an accessory use within a single detached dwelling provided that:

- i) the physical character of the dwelling is not substantially altered;
- ii) the use does not have a negative impact on the privacy and enjoyment of neighbouring properties;
- iii) the number of rooms available for rent does not exceed three (3); and,
- iv) adequate water, sewage disposal, parking facilities and access are provided on the site.

The Zoning By-law shall further define a bed and breakfast use and contain other appropriate provisions.

3.4 Contaminated Sites and Abandoned Mine Sites

Contaminated sites are lands where there is an adverse effect, or the likelihood of an adverse effect, associated with the presence or discharge of a contaminant.

Abandoned mine sites, identified by the Ministry of Northern Development and Mines, are above ground and underground work, pits, and quarries used for mineral extraction, as well as associated processing, transportation, waste and tailings storage, and directly related activities that are no longer in use.

Proposals for development on or adjacent to sites containing, or suspected of containing, any of these features shall be prohibited until the nature and extent of any hazards have been mitigated based on a technical report prepared by professionals qualified in the field. Site restoration will depend on the complexity of the situation and the range of issues involved.

Development applications for contaminated sites shall be accompanied by a Ministry of the Environment acknowledged Record of Site Condition, and, if necessary, a site remediation plan prepared in accordance with the “Guidelines for the Decommissioning and Clean-up of Sites in Ontario.”

Development on or adjacent to former mineral resource operations will be permitted only if rehabilitation measures to address and mitigate mine hazards are underway or have been completed. The Ministry of Northern Development and Mines shall be consulted when development is proposed in the vicinity (1,000 metres) of a mine hazard.

3.5 Crown Lands

The policies of this Plan are not binding on undertakings carried out on Crown Land by the Crown or its agents, but will be binding on any lands that cease to be Crown lands. Council will encourage all levels of government to have regard to the policies of the Plan wherever possible.

3.6 Design Considerations

Basic design principles will be applied to guide development and preserve the Rural character of the area:

- i) setbacks will be varied from surrounding development;
- ii) buildings will be sited in relation to natural features rather than the road;
- iii) natural vegetation will be retained wherever possible;
- iv) development adjacent to Municipal roads must have adequate sight lines; and,
- v) adverse effects of proposed changes to land uses shall be mitigated, as described in the Ministry of the Environment D Series Guidelines.

3.7 Energy Conservation

The wise management and conservation of energy resources may be promoted by the Township through various activities. Consideration will be given to site plan controls that encourage energy conservation through methods such as the use of landscaping and building orientation to reduce energy costs, and the use of alternative energy sources.

3.8 Garden Suites

Garden suites are temporary self contained accommodation units for elderly, sick or disabled family members, designed to meet the housing needs of elderly parents, a handicapped family member or other similar individual(s) who may require some support from an occupant of the primary dwelling.

Garden suites may be permitted on lands with frontage on a publicly maintained year round road where residential development is permitted, subject to compliance with the standards of the Zoning By-law and enactment of a Temporary Use Zoning By-law that may be passed for a period up to 10 years, with the ability to extend the period beyond 10 years.

The following criteria shall be considered when evaluating a proposal for a garden suite:

- i) the need for the unit;
- ii) the lot size and layout in terms of accommodating the unit without unreasonable loss of private outdoor amenity area;
- iii) compatibility with adjacent properties in terms of aesthetics, privacy and noise; and,
- iv) the adequacy of water, sewage disposal, and parking facilities on the site.

Garden suites will be subject to an agreement with the owner, executed under the provisions of the Municipal Act and will:

- i) address the condition under which the garden suite will be installed, maintained and removed from the property;
- ii) identify the period of occupancy;
- iii) require that the suite not be used as a rental dwelling for profit or gain;
- iv) require that the suite meets health, safety, servicing and building code standards;
- v) address the provision of securities to ensure that the conditions of the agreement will be satisfied; and,
- vi) include any other condition that the Township deems necessary.

3.9 Group Homes

Group homes may be permitted in all designations that permit residential development, subject to the provisions of the Zoning By-law. The Zoning By-law may differentiate between open custody and closed custody group homes, and shall establish locational and size criteria for group homes.

In general, a group home shall be a licensed single housekeeping unit with residents who, by reason of emotional, mental, social, physical or other conditions, require a group living arrangement. The group home should complement and fit in with the character of the surrounding residential community, and may provide accommodation for up to six (6) residents at any one time.

3.10 Heritage and Archaeological Resources

The Ontario Heritage Act provides the framework for the conservation of cultural, heritage and archaeological resources within communities in Ontario. The Heritage Act may be used to conserve, protect and enhance the cultural heritage in the municipality through the designation, by by-law, of individual properties, conservation districts, heritage areas, and archaeological sites.

The Township's heritage and archaeological resources should be conserved and enhanced wherever practical. Heritage resources include archaeological sites, cemeteries and burials, buildings and structural remains of historical and architectural value, heritage landscapes, and areas of historic and scenic interest.

The Township recognizes that there may be archaeological remnants of prehistoric and early historic habitation within the Township, as well as areas exhibiting archaeological potential. Council may, in cooperation with the Ministry of Citizenship, Culture and Recreation, require archaeological impact assessments, surveys and/or the preservation on site or rescue excavation of significant archaeological resources that might be affected by any future development.

Council will have regard for cultural heritage resources in the undertaking of municipal public works. When necessary, Council will require satisfactory measures to mitigate any negative impacts on significant heritage resources.

3.11 Home Occupation and Home Industry

Home businesses are an increasingly important component of the local economy. Privately operated legal businesses may be permitted as a secondary use in residential dwellings (home occupation) and accessory buildings (home industry), provided they maintain the integrity and character of the neighbourhood and are compatible with surrounding uses.

The Zoning By-law may incorporate standards for home occupations and industries by:

- i) identification of the zones which shall permit or regulate various forms of home occupation or home industry;
- ii) restrictions on the number of people who may be employed in the home business;
- iii) limiting maximum floor area of the business;
- iv) requiring continuation of the residential appearance of the building;
- v) regulating of signs; and,
- vi) parking standards.

The standards will take into consideration the adequacy of lot size, on site services and separation distances to ensure compatibility with adjacent land uses.

3.12 Land Use Compatibility

Development shall occur in a manner which ensures compatibility with surrounding areas and uses, and shall consider:

- i) minimizing the impact on adjacent residential uses with regard to noise, traffic, emissions and visual appearance when considering the development of off-street parking, loading areas, and garbage disposal facilities; and,
- ii) the use of fencing, screening and/or separation distances to minimize potential adverse impacts between uses.

When a change in land use places, or is likely to place, a sensitive land use within the area of influence of another less sensitive land use, the policies contained within the MOE D Series Guidelines shall be applied to minimize or prevent the exposure of any person, property, plant or animal life to adverse effects associated with the operation of specified facilities.

3.13 Mitigation of Adverse Effects of Development

Uses, which by their nature are offensive, shall be restricted to those locations removed from areas that are predominantly developed for residential purposes or other sensitive land uses. Situations shall be avoided where development may have an adverse effect on adjacent land uses as a result of smoke, noise, odour, dust or other such nuisances.

The MOE D Series Guidelines will be used to determine the appropriate mitigating measures to be taken, including minimum distance separations.

3.14 Mobile Homes

New mobile home parks are prohibited in the Township.

3.15 Municipal Parks

Existing municipal parks will be maintained. New municipal parks will be established, through the provisions of the Planning Act and Municipal purchases, on the shores of waterbodies and for the preservation of unique natural features.

3.16 Recreational Trails

Recreational trails play a role in the health and economy of the community. Council will encourage the maintenance of existing, and the establishment of new, public recreational trails in the Township.

3.17 Services and Utilities

Water and sewage disposal services in the Township are currently provided on a private basis. Any development requiring Municipal and/or communal water and sewer services will be considered premature; this position may be reconsidered by Official Plan Review.

Public utility authorities may be permitted to locate all work defined by Provincial Statute in any land use designation provided the use meets the appropriate requirements of the Zoning By-law and conforms to this Official Plan. Such works include roads, buildings, structures or utilities.

Public services and utilities will be planned and implemented in accordance with the requirements of the Environmental Assessment Act. The Township shall be advised of plans for new public works before any applications for permits are made.

All waste management sites operating in the Township, whether publicly or privately owned, shall be operated in a manner that safeguards the environment and protects nearby residents and sensitive land uses from undue impact. No residential use is permitted in conjunction with a licensed waste management site.

All operating waste management sites shall be covered by a current Certificate of Approval issued by the Ministry of Environment under the provisions of the Environmental Protection Act.

If a new waste management site is proposed to be opened in the Township, an amendment to this Plan will be required. The proponent will be required to submit complete documentation to support the proposal prior to the application being considered by Council.

Contaminated sites may be placed in a Holding Zone, which may be removed when the site has been acceptably decommissioned or cleaned up, to the satisfaction of the Township, in accordance with a site remediation plan and subject to the submission of a Provincially recognized Record of Site Condition.

3.18 Transportation

Transportation in the Township is dependant on a network of roads supplemented by a system of recreational trails. It is the intent of Council to ensure that the transportation needs of the Township are accommodated, within the financial capabilities of the Township, through the maintenance of a safe and efficient transportation system.

The Township road system consists of one Secondary Provincial highway and a local road system. The Municipality recognizes the importance of Highway 520, and supports the development and land division policies of the Ministry of Transportation. No unopened road allowances will be opened by the Township, unless an individual requests that a road allowance be opened and the road is opened at the individual's expense.

By-laws may be passed to stop up and sell road allowances to abutting owners provided:

- i) the portion of the road allowance to be closed has no present or foreseeable future municipal use for public travel, public waterfront area, public access and portage, or any other Municipal purpose;
- ii) the portion of the road allowance to be closed does not abut or provide access to significant fish spawning areas, wildlife habitat or other environmentally significant features as identified by the Ministry of Natural Resources;
- iii) the portion of the road allowance to be closed does not contain significant historical or cultural features; and,
- iv) only the portion of the road allowance above the controlled or normal high water mark is conveyed out of public ownership.

Road allowances leading to water should not be conveyed out of public ownership. Exceptions may be considered where appropriate lands are available as alternative access to the water or the road allowance to be closed cannot provide reasonable access to the water.

The following policies will apply to the road network of the Township:

- i) minimum building setbacks will be set out in the Zoning By-law to allow for adequate right-of-way for all public roads, with additional Provincial requirements for frontage and setbacks for properties located adjacent to Highway 520;
- ii) unless it is clearly in the public interest, it is not intended that existing private roads be assumed by any public agency and no responsibility for access, snow removal, maintenance or use by school buses is acknowledged;
- iii) year-round maintenance will be provided only on publicly owned roads identified by Council as year round roads; and,
- iv) summer road maintenance only will be provided on publicly owned roads identified by Council as seasonal.

All new or existing private roads to be dedicated to the Municipality must be brought up to current Municipal standards prior to being assumed by the Township. Existing seasonally maintained public roads must also be brought up to current Municipal standards before they will be considered for year-round service.

3.19 Wayside Pits, Wayside Quarries, and Portable Asphalt Plants

A wayside pit or wayside quarry means a temporary pit or quarry opened and used by or for a public authority or its agent, solely for the purpose of a particular project or contract of road construction. For the purposes of this Plan, 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 stockpiling and storage of bulk materials used in the process, which is designed to be dismantled and moved to another location as required.

Wayside pits, wayside quarries and portable asphalt plants are permitted throughout the Township without an amendment to this Plan or the Zoning By-law except in areas of existing development or environmental concern.

Plans submitted by applicants for wayside pits, wayside quarries, or portable asphalt plants will be reviewed by the appropriate Provincial agencies.

Discontinued sites will be rehabilitated back to their former use, and any physical plant shall be removed from the site upon completion of the public project.

Section 4 LAND USE POLICIES

Land use designations are the tools that link policies to the development that occurs on the ground. Assigning a designation to an area determines how it may be developed over the planning period by defining certain requirements and prohibitions that implement the Official Plan policies.

Six land use designations are identified on Schedule A:

- Rural
- Shoreline
- Environmental Protection
- Magnetawan River Provincially Significant Wetland
- Magnetawan River Floodplain
- Magnetawan River Development Area

Policies specific to each of the designations follow in Section 4, and should be used in conjunction with the General Policies found in Section 3 and the Natural Features Policies found in Section 5.

4.1 Rural

4.1.1 Identification

The Rural designation is shown on Schedule A and applies to most of the land in the Township and generally includes all lands that are not designated Shoreline, Environmental Protection, Magnetawan River Provincially Significant Wetland, Magnetawan River Floodplain or Magnetawan River Development Area.

4.1.2 Principles

The preservation and promotion of the rural character of the Township and the maintenance of the open countryside are basic principles applicable to all development in the Rural designation.

To reinforce the impression of an open and natural landscape, the development pattern will continue to be characterized by large wide lots with varying setbacks.

The dominant consideration in addressing Rural development proposals will be the impact on the rural character of the Township. Preservation of the open, natural appearance of the countryside will be a priority. To achieve this, a traditional dispersed development pattern will be encouraged.

4.1.3 Permitted Uses

Permitted uses include:

- i) a single detached dwelling;
- ii) a semi-detached or duplex dwelling;

- iii) a hunt camp;
- iv) accessory businesses including home occupations, home industries, and bed and breakfast establishments;
- v) agricultural, agriculture-related and secondary agriculture uses including uses that produce value added agricultural products from the farm operation on the property;
- vi) forestry uses;
- vii) existing extractive operations;
- viii) uses in connection with government utilities or departments; and,
- ix) resource management uses.

All farm and non-farm development will comply with the Minimum Distance Separation formulae established by the Province in order to minimize odour conflicts between livestock facilities and development.

Certain other uses may be appropriate on land in the Rural designation, however, their potential for off-site impacts cannot be determined in advance and should be reviewed on a site-by-site basis. Uses such as garden suites, major recreation uses, commercial and industrial ventures, institutional developments, or resource based operations including peat harvesting, may be allowed by site specific zoning amendment but will not require an amendment to this Plan so long as the general intent of the Plan is maintained.

4.1.4 Development Policies

Lot areas and frontages will be sufficient to retain the traditional development pattern and character of the area in which the development is proposed. In this regard, the following provisions apply:

- i) lot frontages will not be less than 60 metres (200 feet) nor lot areas less than 1.0 hectares (2.5 acres); and,
- ii) a variety of larger lot areas and frontages will be encouraged in any development proposal to enhance the rural character of the Township.

Variable setbacks, rights-of-way, larger or smaller frontages, and/or limits to building heights or building envelopes, may be implemented through the Zoning By-law, in order to further the rural design principles of this Plan.

In general, applications for new lot creation will be subject to the following criteria:

- i) a maximum of 4 lots (including severed and retained parcels) may be created per original 40 hectare (100 acre) parcel, provided that the average lot area is 10 hectares (25 acres), the average lot frontage is 100 metres (330 feet) and the minimum lot area is not less than 1.0 hectares (2.5 acres);
- ii) on parcels of land that are smaller than 40 hectares (100 acres), the maximum number of lots created shall be determined on the basis of an average lot area of 10 hectares (25 acres) and an average lot frontage of 100 metres (330 feet);

- iii) lots may be considered on smaller parcels of land provided the lot frontage is not less than the average frontage of lots on the same side of the road as the proposal;
- iv) any lot in existence at the time of the passage of this By-law that fronts on a year round municipally maintained road may be severed at least once, so long as minimum frontages and areas can be met; and
- v) where a property includes lands below the regulatory flood elevations identified in Section 4.3.4.2, the policies of Section 4.3.4.2 will apply. New lots will not be granted unless there is sufficient area outside the flood plain where all new structural development and site alteration would occur; approval would be conditional on the placement of all flood plain lands in a non-development zone. In order to prevent increased flood-related impacts on other properties, filling is not acceptable below the regulatory flood elevation, except in accordance with Section 4.4.

Lot creation should incorporate the following design considerations:

- i) the lots will maintain the character of the area in which they are being developed;
- ii) the physical features of the property will be maintained and major earth moving projects will be discouraged;
- iii) if the property subject to a consent application is located partially or completely within a Natural Feature area shown on Schedule B1 or B2 or in another natural feature discussed in Section 5, specific measures may be required to protect the natural feature(s) on, or in the vicinity of, the site;
- iv) the lots shall have sufficient area to accommodate an on-site sewage disposal system and a potable water supply;
- v) entrances shall not create a traffic hazard; and,
- vi) the appearance of a continuous row of residential development will be discouraged.

When residential severances are proposed, zoning amendment, subdivision, consent, and site plan control processes may be used to ensure that the proposed development is in keeping with the rural character of the area.

Accessory home businesses are expected to occur either as home occupations or home industries, as defined in the Zoning By-law. Such uses may be recognized where they would be at a scale consistent with existing uses, and where there would be no nuisance effects on surrounding properties, no significant environmental impacts, and no significant increase in traffic. Site plan control may be used in cases where a home business is recognized by Council.

Existing extractive operations include known public or private pits or quarries where extraction or harvesting has occurred in the last ten (10) years.

New aggregate operations and expansion of existing operations will require a rehabilitation program and will not be permitted without confirmation that environmentally sensitive or Shoreline designation areas will not be negatively impacted.

Development will comply with applicable MOE D Series Guidelines.

4.1.4.1 Mineral Aggregates

Sand and gravel are recognized as important resources in the Township and should be protected from encroachment of incompatible uses. The Zoning By-law will identify and zone all existing pits and quarries for protection, however, it is difficult to identify all locations that may include deposits of mineral aggregates.

New incompatible land uses and activities both on site and adjacent to existing pits and quarries are discouraged. New pits and quarries both on site and adjacent to existing sensitive land uses are similarly discouraged. Extractive operations are generally considered comparable to Class III industrial facilities and therefore land uses should be situated according to Ministry of Environment's D Series Guidelines on Land Use Compatibility, particularly D – 6 – Compatibility between Industrial Facilities and Sensitive Land Uses. Study may be required to establish a new sensitive land use within the potential influence area of an existing pit or quarry or to establish a new pit or quarry whose potential influence area will impact an existing sensitive land use.

Development adjacent to or in known mineral deposits or mineral aggregate deposits, and areas of mineral potential, which would preclude or hinder the establishment of new operations, expansion of existing operations or access to the resources, will only be permitted where the following conditions are met:

- i) the resource use would not be feasible;
- ii) the proposed land use or development serves a greater long term public interest; and
- iii) issues of public health, public safety and environmental impact are addressed.

When considering applications for development, regard shall be had for the protection of land for future extraction of mineral aggregate resources. Non-aggregate uses in areas of known mineral aggregate deposits will only be considered when extraction of the resource will not be feasible, the proposed use serves a greater public interest than aggregate extraction and/or the proposed use does not preclude future extraction. The creation of new pits and quarries will not require an amendment to this Plan, however, will require an amendment to the Zoning By-law.

4.1.4.2 Hunt Camps

Hunt camps, which are used only as a temporary base for hunting or trapping activities, may be permitted within the Rural designation. A hunt camp shall not be required to front on a public road and may be serviced by any type of sewage disposal system approvable under the Building Code Act.

4.1.4.3 Major Recreation Use

Prior to considering amending the Zoning By-law for a major recreation use, such as a golf course, Council shall be satisfied that:

- i) the development can be designed and sited to blend in with the rural character of the area and adequately buffered from adjacent residential development;
- ii) appropriate guarantees are in place to ensure that the impacts of private on site water and sewage disposal systems on surrounding properties are monitored and that sufficient financial securities are available to correct negative off-site impacts on the quality or quantity of groundwater, surface waters, and the environment; and,
- iii) the proposed use is accessed by a publicly maintained year round road that can accommodate the additional traffic generated by the proposed development.

4.1.4.4 Resource Based Operations

Resource based operations include aggregate extraction, agriculture uses, aquaculture uses, forestry uses and peat harvesting.

4.1.4.5 Commercial and Industrial Ventures

Examples of commercial and industrial ventures that may be appropriate in the Rural area include restaurants, retail stores and accommodation facilities so long as Council can be satisfied that:

- i) the proposed use is compatible with the character of the area;
- ii) adequate water, sewer, parking, loading facilities and landscaping can be provided on-site;
- iii) the use shall not have a negative impact on the enjoyment and privacy of neighbouring properties; and,
- iv) the proposed use is accessed by a publicly maintained year round road that can accommodate the traffic generated by the proposed development.

4.1.4.6 Waste Disposal Sites

The Township will continue to use the existing waste disposal site located in the Township of Armour. Arrangements for the disposal of solid wastes will be reviewed from time to time by Council.

The establishment of new waste disposal or waste treatment facilities including landfill or recycling facilities, salvage yards, sewage lagoons, or sites used for the disposal of wastes from septic or holding tanks, shall require an amendment to the Official Plan, in order to address feasibility, site suitability, traffic, and haul routes, and to assess impacts. No such facility will be located within 1500 feet of development other than compatible uses such as an aggregate operation, a forestry use or a suitable industrial use.

4.2 Shoreline

4.2.1 Identification

Lands designated Shoreline are identified on Schedule A and generally include lands that abut and extend 150 metres inland from recreational waterbodies, with the exception of those within any identified flood elevation on any water bodies, including lands abutting the Magnetawan River.

4.2.2 Principles

The development of Shoreline property for residential, tourist commercial, and public open space uses will be promoted.

Development is promoted in locations where demands on public services will be minimized, and where development will most effectively use or help pay for existing services.

4.2.3 Permitted Uses

Permitted uses include:

- i) a single detached dwelling;
- ii) waterfront landings;
- iii) commercial facilities for tourists that include accommodations, recreational facilities, and/or marinas;
- iv) institutional uses; and,
- v) open space and conservation uses.

The following accessory uses may be permitted in conjunction with permitted principal uses:

- i) accessory uses such as home occupations and bed and breakfast establishments, provided they are located on a year round municipally maintained road; and,
- ii) one guest cabin without cooking or sanitary facilities, provided the appropriate approvals are obtained for the disposal of the additional sanitary sewage that would be produced by the occupants of such accessory accommodation.

Non-residential uses will be located in separate zones in the Zoning By-law. Other uses, including home industry, commercial, or industrial developments, will require an amendment to this Plan.

4.2.4 Development Policies

Shoreline lots should be of sufficient dimension and size to accommodate the use proposed, related structures, and on site water and sewage disposal systems. All surface water supplies used for domestic drinking purposes should be filtered and treated to Provincial standards.

The minimum lot area shall be one (1) acre with a minimum water frontage of 60 metres (200 feet) for the creation of new residential lots; minimum standards for commercial uses will be established in the Zoning By-law.

Buildings and structures shall be located a minimum of 20 metres (66 feet) from the normal or controlled high water mark of a waterbody, except:

- i) minor accessory buildings or structures and marine related facilities, which shall be located as detailed in a Zoning By-law;
- ii) septic tile beds and mantles, which shall be located a minimum of 30 metres (100 feet) from the high water mark of a waterbody; and,
- iii) where terrain constraints make such setbacks impossible and where a lesser setback will be in keeping with the general intent of the Plan.

Proper and adequate means of access shall be provided to all new lots. Development shall not be permitted where it would contribute to the demand for public services which are uneconomic to provide, improve, or maintain. Where access is restricted due to a lack of frontage on a year round publicly maintained road, services may be limited. Areas of limited servicing will be recognized in the accompanying Zoning By-law.

Development is required to front upon and have direct access to a *year round*, publicly maintained road, except as noted below:

- i) on an existing privately maintained road with the capacity to handle the additional traffic, where demand for additional municipal services would not be created, where legal right-of-way or access can be determined, and where the establishment of a public road would not be practical or feasible;
- ii) on a minor extension of a privately maintained road, with the capacity to handle the additional traffic, where demand for additional municipal services would not be created, where legal right-of-way or access can be determined, and where the alternative of a public road is not environmentally or economically viable; or,
- iii) via water access provided that adequate long term waste disposal arrangements and parking and docking facilities are secured, to the satisfaction of the Township.

All owners of properties that will be accessed by a private road, or an access road over Crown Land, or extensions to existing roads, enter into an agreement with the Township, to be registered on the title of all of these affected properties, to indemnify the Township and all other public bodies of all responsibility for any maintenance of the road and all liability for any use of the road and alleged failure to provide emergency services or any other public services that were not being provided at the time of the creation of the road.

The construction and/or maintenance of any roads not in existence at the time of adoption of this Plan will not be the responsibility of the Township.

The restoration, preservation and protection of the natural shoreline shall be encouraged. Tree cover and vegetation should be retained wherever possible, to maintain the visual and environmental integrity of the Shoreline. Where development is proposed, a natural undisturbed buffer is recommended at the water's edge to:

- i) a minimum distance inland of 7.5 metres (25 feet) from the shoreline; and,
- ii) a minimum coverage of three-quarters of the water frontage.

Construction mitigation measures and stormwater management techniques shall be encouraged to minimize impacts on water quality.

The height of any structure should be appropriate to its setting and terrain, including slope, tree cover, setbacks, and architecture, and generally shall not exceed the height of the tree canopy.

Subdued exterior lighting is encouraged so as not to interfere with the privacy and night vision of those using the waterways, and the habitat of nocturnal animals.

Where a public road passes through the Shoreline designation approximately parallel to a waterbody, not more than a single-tier of building lots may be permitted between the shoreline and such road.

Commercial development in Shoreline areas shall generally take one of the following forms:

- i) tourism development consisting of those commercial uses which provide lodging, accommodation, and recreational facilities for the vacationing public;
- ii) marina development consisting of facilities located on a waterway which provide services such as docking, storage for boats and boat accessories, services, and repairs, and may include accessory uses that are complementary to the primary marina use (including snowmobile sales and service facilities); and,
- iii) institutional uses consisting of lodging and accommodation facilities for members or clients.

Limited expansion, enlargement, or redevelopment of existing commercial establishments may be permitted.

New tourism related commercial development may be allowed by site specific Zoning amendment but will not require an Official Plan amendment so long as the general intent of the Plan is maintained.

The following guidelines will be used in the evaluation of tourism related commercial proposals:

- i) the property shall be large enough to accommodate the proposal;
- ii) the proposal shall blend in with the existing waterfront setting and terrain, taking into account slope, vegetative cover, aesthetics, compatibility, and access;
- iii) on site water and sewage disposal systems shall have the capacity to properly service the proposal; and,
- iv) access routes shall be able to accommodate the additional traffic that will be generated.

Integrated on site recreation facilities shall be a component of any resort commercial development. Public use of resort facilities, particularly recreational and docking facilities, is encouraged. Joint public-private use agreements may be considered as part of any commercial development or redevelopment proposal.

4.2.4.1 Boathouses

A boathouse will be permitted as an accessory structure within the Shoreline areas of the Township. The use of a boathouse for residential purposes is prohibited.

These structures must comply with the policies and regulations of the Township, the Department of Fisheries and Oceans, the Ministry of Natural Resources and the Ministry of the Environment. Specific regulations for boathouse structures will be established in the Township's Zoning By-law.

4.2.4.2 Islands

All islands are part of the Shoreline designation, and new lots on islands will be required to meet the minimum standards for Shoreline residential development.

No development will be permitted on islands less than 0.8 hectares (2.0 acres) in size unless:

- i) the island is greater than 0.2 hectares (0.5 acres) in area;
- ii) it can be demonstrated that the shape, size, soil and tree cover, and surrounding environmental characteristics make it suitable for the proposed development (including a Class 4 sewage disposal system);
- iii) the visual impact of the development can be minimized; and,
- iv) waste disposal, mainland parking, and docking facilities are available, to the satisfaction of the Council.

4.2.4.3 Tourist Commercial

Tourist commercial establishments consist of a full range of commercial facilities operated by a central management to provide lodging, accommodation, recreation facilities and/or related services for the traveling or vacationing public.

4.2.4.4 Waterfront Landings

Waterfront landings are privately owned parcels of land that provide alternative long-term access for water access properties. They are not intended for use as large storage facilities, marina(s), or commercial use(s). New waterfront landings shall remain small in scale and shall provide:

- i) parking facilities that are accessory to the principal water access use;
- ii) sufficient docking facilities to service associated water access property(s); and,
- iii) natural buffering of parking facilities from adjacent uses and from the water.

Other Waterfront Landings criteria will be provided in the Zoning By-law.

4.2.5 Policies for Specific Lakes

No development shall be permitted which would result in a waterbody being developed to the point of being over capacity as determined by Council in consultation with the Ministry of Natural Resources (for Horn Lake), the Ministry of the Environment and adjacent municipalities in the same watershed. Any development within 300 metres (1,000 feet) of a lake shall be deemed to have an impact on the waterbody.

Should development be proposed which may bring a lake near the estimated capacity, Council shall only consider the proposal after the developer has submitted an impact report prepared by a qualified professional to satisfy the concerns of Council in consultation with the Ministry of Natural Resources (for Horn Lake), the Ministry of the Environment and adjacent municipalities in the same watershed. In such instances, approval of the development may be subject to additional requirements contained in the Zoning By-law or subdivision agreement.

In no case shall any development exceed the capacity of the waterbody to sustain additional development from either a biological or a recreational perspective.

4.2.5.1 Horn (Sollman) Lake

Horn Lake is a coldwater lake that is primarily located in the Township of Magnetawan with a small southern bay in the Township of Ryerson. The Lake is currently developed to its full capacity, and the Ryerson portion of the shoreline is considered to be fully developed. Additional lot creation or redevelopment of existing developed lots that would result in a more intensive use of Horn Lake is not permitted within 300 metres (1,000 feet) of the shoreline.

4.3 Environmental Protection

4.3.1 Identification

Lands designated Environmental Protection include property that is environmentally sensitive to development and areas where development may pose a risk to public health and safety. Areas designated for Environmental Protection include wetlands, flood plains, sites selected for resource conservation, Crown land conservation reserves, natural heritage features, natural hazards and human-made hazards related to contaminated sites and mine hazards.

4.3.2 Principles

The preservation and enhancement of environmentally significant features and recognition of development constraints will be key to any development in areas identified for Environmental Protection.

4.3.3 Permitted Uses

Uses generally permitted in the Environmental Protection designation exclude any new building or structure, but do include passive uses such as:

- i) wildlife management areas;
- ii) public parks or recreation trails;
- iii) conservation uses; and,
- iv) agricultural uses.

Peat harvesting may be allowed by site specific zoning amendment but will not require an amendment to this Plan so long as the general intent of the Plan is maintained.

4.3.4 Development Policies

Development on lands with environmental constraints will be limited in order to minimize risks to life, property damage, social disruption and adverse environmental impacts, as well as to minimize terrain alteration.

It will be a policy of this Plan to discourage the expansion of existing residential and commercial uses within the Environmental Protection areas.

Development may be permitted in the Environmental Protection area under limited circumstances if such development:

- i) cannot be located on another portion of the lot that is not within the Environmental protection area;
- ii) is essential in the location proposed;
- iii) is set back as far as possible from any watercourse, slope lands, hazard lands and/or environmentally significant features;
- iv) the Ministry of the Environment's guidelines for managing and reusing contaminated sites are complied with; and,
- v) *is not contrary to Section 4.3.4.2.*

4.3.4.1 Crown Land Conservation Reserves

Two areas of Crown land have been regulated as conservation reserves under the Ontario's Living Legacy Crown land planning program: the Bear Lake Peatland Conservation Reserve and the Ryerson Township Forest Conservation Reserve. Land use planning in these sites is carried out by the Ministry of Natural Resources through a public consultation process.

4.3.4.2 Flood Plains

The Township recognizes the importance of effective flood plain management in order to prevent loss of life, property damage, and social disruption in the event of a regulatory flood. The regulatory flood elevation (flood plain) is based on the higher of the 1:100 year flood and the level of flooding that would occur under a storm modeled on the Timmins (1961) storm. Development will be directed to areas outside of lands recognized as flood plains.

New development *and site alteration* (including buildings, structures, removal or placing of fill) will be prohibited in all flood plains, except for minor expansions of existing non-conforming uses (such as a deck), structures necessary for flood or erosion control or development that, by its nature, is required to be located adjacent to water.

Where the Township is unable to determine the boundary or extent of the floodplain on a lot, the applicant shall provide confirmation that the development occurs outside the floodplain or, where otherwise permitted, can be suitably flood proofed. The location of the floodplain elevation will be determined by the surveying of elevations by a qualified Ontario Land Surveyor or qualified engineer.

The regulatory flood levels include the following below which elevations, while not shown on Schedule A, are intended to be within the “Environmental Protection” designation, and in the case of the Magnetawan River, to be within the “Magnetawan River Floodplain” designation unless they are within the “Magnetawan River Provincially Significant Wetland” designation. The segments for the flood elevations for the Magnetawan River are shown on Schedule D to this Plan.

Regulatory Flood Elevations (in metres, above Canadian Geodetic Datum):

- i) Ahmic Lake – 281.47m (including a 0.56m wave uprush in storm events);
- ii) Cecebe Lake – 283.66m (plus a 0.50m minimum elevation for building openings);
- iii) Doe Lake – 296.91m (including a 0.46m wave uprush in storm events); and,
- iv) Magnetawan River – as detailed in Section 4.4, Magnetawan River Development Area and Magnetawan River Floodplain, and based on the report titled, “Ryerson Township Official Plan Review of Mitigation Measures for Certain Developments in the Floodplain”, Ministry of Natural Resources, September 2011 (attached as Appendix 1), and in accordance with the provisions of Schedule D (map and tables). The segments identified on Schedule D will also be shown on a map schedule to the Zoning By-law.

New lots may be created by consent or plan of subdivision along a flood plain boundary where there is adequate development area outside the flood plain in each proposed lot and where there would be safe access during times of flooding.

The Zoning By-law implementing this policy will zone flood plains in a separate restrictive land use category or identify specific flood elevations in the text of the zoning by-law. Where no other information exists, flood plain areas will be identified based on air photograph interpretation by a qualified individual.

There is currently no other engineered flood plain information available for the Township. Until such information is developed and incorporated into the Environmental Protection and Natural Features policies, marginal refinements to flood plain boundaries may be made without an amendment to the Official Plan, provided they are in keeping with the original intent of the Environmental Protection and Natural Features policies.

4.3.4.3 Peat Harvesting

The impact of peat harvesting on the environment shall be evaluated prior to harvesting being permitted, and the harvesting of peat deposits shall be controlled. The harvesting of peat will be prohibited in and within 120 metres of wetlands identified as Provincially Significant.

4.4 Magnetawan River Development Area and Magnetawan River Floodplain

4.4.1 Identification

Lands designated Magnetawan River Development Area and Magnetawan River Floodplain are identified on Schedules A and A-1, and D and generally include lands that abut or are oriented to the Magnetawan River, and which are outside the Magnetawan River Provincially Significant Wetland.

4.4.2 Principles

The floodplain of the Magnetawan River creates constraints to development along the shoreline of the River.

Development will generally be directed to areas outside of the regulatory floodplain of the Magnetawan River, in the area designated Magnetawan River Development Area.

4.4.3 Permitted Uses

The permitted uses within the Magnetawan River Development Area shall include all those uses permitted in the Shoreline designation (Section 4.2.3), subject to the provisions noted below.

Permitted uses in the Magnetawan River Floodplain shall be limited to flood and erosion control uses and structures, docking facilities and a pathway associated with any permitted development in the Magnetawan River Development Area.

4.4.4 Development Policies

Except as specifically noted herein, the provisions of Section 4.2.4 (Shoreline development policies) apply to development within the Magnetawan River Development Area. Additionally, the provisions of Section 4.3.4.2 apply to development within the Magnetawan River Floodplain.

It is intended that all lands below the flood elevations identified in Section 4.3.4.2, that are not in the Magnetawan River Provincially Significant Wetland, be considered in the Magnetawan River Floodplain.

Schedules A and A-1 identify areas along the Magnetawan River that are located below the 285.0 m contour elevation, and designate such lands as Magnetawan River Floodplain. The actual flood elevations, for the various segments of the Magnetawan River, are set out in Schedule D.

As provided for in Section 4.3.4.2, the location of the specific regulatory flood plain boundary on a particular property will be identified through on the ground surveying by a qualified O.L.S. or qualified engineer. Subject to Section 4.5.4, where lands are outside the Magnetawan River Provincially Significant Wetland and above the surveyed flood elevation determined by a qualified O.L.S. or qualified engineer, the lands shall be subject to the Magnetawan River Development Area policies.

New development may occur in the Magnetawan River Development Area to the same standard of development that is permitted in the Shoreline designation, provided that the development and the associated access are located outside the floodplain on each lot and that all buildings have a minimum exterior opening at least 0.5 metres above the identified flood elevation. Due to the potential for increased flood related impacts on other properties, filling to alter the floodplain will not be accepted as a basis for new planning approvals.

New development and site alteration are generally prohibited in the flood plain except for structures that are necessary for flood or erosion control, and those that by their nature must be located adjacent to the river (e.g. docks).

Existing developed lots may be redeveloped to the existing land use and existing footprint provided such development is floodproofed to be above the floodplain elevation and all buildings have a minimum exterior opening at least 0.5 metres above the identified flood elevation.

Lots may extend into the floodplain to the shoreline of the Magnetawan River.

The Township may consider adopting a by-law to regulate the placement of fill or site alterations within the floodplain as provided in Section 142 of the Municipal Act.

4.4.5 Special provisions affecting lots on Lower Spring Hill Road

Notwithstanding any provisions of Sections 4.3 and 4.4 to the contrary, for the properties described as the Lower Spring Hill Road lots, the following provisions apply to any development of lands within the Magnetawan River Flood Elevation and outside the Magnetawan River Provincially Significant Wetland:

- i) The Lower Spring Hill Road Parts are identified on Schedules A-1 and C-1, and are more particularly referred to as: Parts 4-9, 10, 11, 13, 15-16, PSR-1894, and Parts 21, 22, 23, 24, 25, 26, 27, 28, 29, 30, 31, 32 and 33, PSR-1895);
- ii) All development shall be subject to site plan control to implement the provisions of this section.
- iii) No severance or redivision of merged parcels shall be permitted.
- iv) Development and site alteration shall occur in accordance with the provisions of this section.
- v) Development and site alteration shall only occur outside any PSW on the affected property, as shown on Schedules A-1 and C-1.
- vi) Prior to new construction occurring on any of the lots in Lower Spring Hill Road, Lower Spring Hill Road and driveway access to the individual lot(s) shall be raised above the recommended road grade for the 100 year flood level, to enable dry vehicular ingress/egress during times of flooding, as noted in Schedule D.
- vii) Dry passive floodproofing shall be required for new dwellings, consisting of the following:

- a. Fill shall be provided within the building envelope, septic system and driveway locations to raise the ground elevation to or above the revised 100 year flood elevation noted in Schedule D;
 - b. The dwelling shall be engineered to eliminate potential for structural damage from hydrostatic loading and possibilities of utility damages; and
 - c. External opening elevations shall be provided at least 0.5 metres above the 100 year flood elevation, as noted in Schedule D, to protect against flood damages to the interior of buildings and building contents.
- viii) Any additions to existing habitable structures shall be suitably flood proofed, generally as provided in clause (vii), above;
- ix) The Township will place any vacant lots within the Lower Spring Hill Road area, identified in subsection (i) above, in a Holding (H) category in the Zoning By-law, with the Holding (H) symbol to be removed upon execution of a site plan agreement and confirmation that Lower Spring Hill Road has been raised above the 100 year flood level;

4.4.6 Special provisions affecting Part of Lots 13 & 14, Concession 9 (PCL 9144 SS)

Notwithstanding any provisions of Sections 4.3 and 4.4 to the contrary, for the property described as Part of Lots 13 & 14, Concession 9 (PCL 9144 SS), the following floodproofing measures shall be required for any redevelopment or expansion on the property:

- i) construct the redevelopment or expansion with no basement below the 100 year flood level;
- ii) ensure all external opening elevations are no lower than the existing first floor elevations, at or above the 100 year flood level, to the extent feasible.
- iii) safe access is provided from the dwelling to Midlothian Road, and
- iv) the expansion occurs outside any PSW on the property.

4.5 Magnetawan River Provincially Significant Wetland

4.5.1 Identification

Lands designated Magnetawan River Provincially Significant Wetland are identified on the Schedules and were established through the preparation of the Magnetawan River Wetland Evaluation, by Azimuth Environmental Consulting, Inc., March 2005. More detailed mapping of this boundary, from the wetland evaluation, is available at the municipal office; however, fine-scale delineation of the boundary on a particular property would require a field interpretation by a qualified wetland specialist.

4.5.2 Principles

The preservation and enhancement of the wetland and recognition of development constraints within the wetland complex will be key to any development adjacent to the Magnetawan River Provincially Significant Wetland (PSW).

4.5.3 Permitted Uses

Except as specifically provided herein, new development and site alteration are not permitted within the PSW.

Limited accessory uses on existing lots of record such as meandering pathways or access points to the shoreline may be permitted where they are constructed of permeable material in drier areas or as a narrow elevated boardwalk in lower wet areas. Boat docks would be permitted at the end of the meandering pathways or access points, or elevated boardwalks, subject to the provisions of the federal Department of Fisheries and Oceans Operational Statement for Dock and Boathouse Construction (Version 3). The principle of development shall be minimal disturbance of the ground, shrub and canopy layers within the PSW and no removal of wetland features.

Changes to the boundary of this designation will only be made if an assessment conducted by a qualified wetland evaluator using the elevation procedures established by the Province recommends revisions to correct the wetland boundary and if these revisions are approved by the Ministry of Natural Resources. If the Ministry of Natural Resources approves changes to the boundary on this basis, development may be permitted in accordance with Section 4.5.4 without an amendment to the Official Plan.

4.5.4 Development Policies

Limited and compatible development may be permitted on adjacent lands to the PSW where the integrity of the wetland can be preserved, and it is demonstrated in an environmental impact study prepared by a qualified wetland specialist that there will be no negative impacts on the natural features or on the ecological functions of the PSW and that the site is suitable for development. Adjacent lands are generally those within 120 metres of a PSW or other distance demonstrated through an environmental impact study. The costs of such a study are to be borne by the applicant and completed prior to approval.

The Township may consider adopting a by-law to regulate the placement of fill, or site alterations within and adjacent to the PSW, as provided in Section 142 of the Municipal Act 2001.

Section 5 NATURAL FEATURES POLICIES

5.1 Identification

The areas affected by this section of the Plan are lands where constraints to development and/or significant natural features that require protection are found, and include:

- i) wetlands;
- ii) hazardous slopes;
- iii) fish habitat;
- iv) deer wintering yards;
- v) significant forests;
- vi) potential mineral aggregate resources;
- vii) habitat of endangered and threatened species; and,
- viii) other significant wildlife habitat, including habitats of species of special concern and habitats of species of conservation concern (including significant flora).

The policies for Provincially Significant Wetlands are found in Section 4.5 Magnetawan River Provincially Significant Wetland.

Where sufficient information exists, these elements have been indicated on Schedules B1 and B2, and are intended to supplement Schedule A. The location of these features is general in nature and may change from time to time as additional information becomes available. Some features, such as hazardous slopes and fish habitat, will require confirmation on a site-by-site basis.

5.2 Principles

Environmental protection and resource management are important to the future of the Township. The Township must manage its resources to retain its undeveloped appearance and natural qualities while at the same time encourage development and growth of employment opportunities.

Development and site alteration should be directed away from areas that may contain significant natural features, environmental constraints and/or other hazards. It is not intended that areas identified as Natural Features be excluded from development, rather that the protection and enhancement of natural features and public safety be primary considerations for any development proposal on or near these lands.

5.3 Development Policies

Development on land identified as containing a Natural Feature(s) will be accomplished in such a way as to protect the environment while preventing hazardous conditions from developing.

In cases where the impact of a development proposal cannot be sufficiently mitigated, uses may be limited to conservation and hazard protection.

Development may occur on lands identified as Natural Features where the Township and other appropriate agencies are satisfied that such development will not cause the deterioration of the environment nor create a hazard, or where potential obstacles can be overcome in a manner consistent with accepted engineering practices and resource management techniques.

It is intended that site plan control, Zoning, and other By-laws will establish further requirements for development in areas identified as containing Natural Features.

5.3.1 Other Wetlands

Wetlands mean land that is seasonally or permanently covered by shallow water, as well as land where the water table is close to or at the surface, including swamps, bogs, marshes and fens and as identified on Schedule B. Periodically soaked or wet lands being used for agricultural purposes which no longer exhibit wetland characteristics are not considered to be wetlands for the purposes of this definition. Limited and compatible development may be permitted adjacent to wetlands where the integrity of the wetland can be preserved, however, wetlands should not be viewed as development impediments to be overcome by filling and alteration but rather must be preserved for their values and benefits.

Although wetland areas in the Township requiring protection have been delineated, existing wetland information is general in nature and has been presented on a large scale. Thus, development may be permitted in limited circumstances if the development proposal can be supported by evidence that the wetland area is not as extensive as current information suggests. Each development proposal must demonstrate, to the satisfaction of Council, that:

- i) the vegetation type and cover indicate that the property is not seasonally or permanently covered by shallow water nor does it have a water table close to or at the surface;
- ii) the elevation of the development site varies significantly from the surrounding property;
- iii) the soil is stable;
- iv) the nature and scale of the proposed development will not have a negative impact on existing drainage patterns, nor on fish and wildlife that may be present.

5.3.2 Hazardous Slopes

Development will be set back from areas exhibiting slopes greater than 20% and/or active erosion. The setback distance will be determined on site, in consultation with an engineer, whose fees will be borne by the applicant. A reduction of the setback distance will be considered only when accompanied by a geotechnical investigation prepared by a soils expert, to the satisfaction of the Township.

Development of lands containing slopes in the 10% to 20% range will only be considered when accompanied by an engineers report containing site specific recommendations for development.

5.3.3 Fish Habitat

Fish habitat is recognized as a valuable resource in the Township from recreation, economic, environment and aesthetic perspectives. Development and site alteration will only be permitted within 30 metres (100 feet) of a fish habitat area if it has been demonstrated that there will be no negative impacts on the natural features or the ecological functions for which the area has been identified.

Proposals for the development of lands *in or* adjacent to fish habitat will require an impact assessment that will consider the effect the proposal will have on fish habitat, and methods by which negative impacts on the habitat can be eliminated or minimized. Council shall discourage development where it cannot be demonstrated that the anticipated negative environmental impacts can be eliminated or sufficiently minimized.

Notwithstanding any applicable flood proofing or floodplain elevations, all new waterfront buildings or structures, except docks, boathouses or those intended for flood or erosion control, shall be set back the following distances (measured horizontally from the water's edge):

- i) 30 metres (100 feet) from coldwater lakes, streams and rivers (including the Beggsboro Creek, Unnamed Creek 1, and Unnamed Creek 2);
- ii) 15 metres (50 feet) from cool or warm water lakes, streams and rivers; and,
- iii) 30 metres (100 feet) from fisheries habitat.

Setbacks may be decreased by means of a Zoning amendment without an amendment to this Plan, subject to submission of an environmental impact report and approval of the Department of Fisheries and Oceans.

5.3.4 Deer Wintering Yards

It is the intent of the Plan to protect areas identified as winter deer habitat. Proposals for the development of lands within or adjacent to a deer yard will be reviewed on a site specific basis.

New lot creation in deer wintering areas will only occur if each new lot has a minimum lot size of 90 metres of frontage and 90 metres of depth. Where deer wintering habitat is restricted to a narrow fringe along the lakeshore, a minimum of 120 metres of frontage will be required for new shoreline lots. Alternate lot sizes may be appropriate if an evaluation prepared by a qualified specialist indicates that winter deer habitat does not exist on the site, with the costs of such evaluation to be borne by the applicant. In deer wintering areas, the removal of vegetation should be minimized. Wildlife habitat assessment may be required to properly locate new development and site alteration (buildings, driveways) to ensure that no negative impacts occur.

An impact assessment may be required to be prepared by the applicant to determine if the proposal will result in an adverse impact on the deer population. Upon completion of said assessment, special provisions such as restrictions on the removal of vegetation, larger lot sizes, increased frontages and/or reduced building envelopes may be considered and implemented through site plan control.

5.3.5 Significant Forests

Forest management will be encouraged on both public and private lands in order to assist forest-based industry in the Township. The restoration of forest cover on stream and riverbanks and along lakeshores will be encouraged.

5.3.6 Potential Mineral and Mineral Aggregate Resources

Potential mineral and mineral aggregate resource areas are lands that have been identified as having deposits of mineral or aggregate resources with potential for extraction. It is the Township's policy to encourage the protection of these resources to ensure that mineral resources are protected for long-term use and that an adequate supply of mineral aggregates is available to meet future local and regional needs.

5.3.7 Habitat of Endangered or Threatened Species

Council recognizes the importance and value of the endangered and threatened species in the municipality and supports their protection. In the Township, there is habitat of endangered and threatened species. New development will not be permitted in or around the significant portions of such habitat, and development shall only be considered after a site assessment (including an up to date inventory of current habitat conditions) has been completed and mitigation measures, where appropriate, have been indicated.

Section 6 IMPLEMENTATION & INTERPRETATION

6.1 Interpretation of Numbers and Boundaries

Numbers in the Plan should not be interpreted as absolute and rigid. Minor variations from them will be tolerated provided the intent and purpose of the Plan are maintained.

The boundaries between land uses designated on Schedule A are approximate except where they coincide with major roads, rivers, transmission lines or other clearly defined features.

Similarly, the location of Natural Features, indicated on Schedules B1 and B2, are approximate and supplement the information shown on Schedule A.

Where the general intent of the Plan is maintained, minor adjustments to boundaries will not require amendment to this Plan.

6.2 Existing Land Uses

Certain uses of land that do not conform with the specific policies of this Plan may be zoned specifically in accordance with their present use and performance standards, provided:

- i) the zoning will not permit any change of use or performance standard that will aggravate any situation detrimental to adjacent complying uses;
- ii) the uses are located outside the flood way portion of a river or stream system's flood plain;
- iii) the uses do not constitute a danger to surrounding uses or persons by virtue of their hazardous nature or the traffic they generate;
- iv) the uses do not pollute air or water to the extent of interfering with the ordinary enjoyment of property; and,
- v) the uses do not interfere with the desirable development or enjoyment of the adjacent area.

Any land use existing at the date of the approval of the Zoning By-law that does not conform with the land use designations shown on the Schedules to this Plan, should cease to exist in the long term. In special instances, however, it may be desirable to permit the extension or enlargement of such non-conforming use, in order to prevent unnecessary hardship. Such extensions or enlargements will require the approval of the Committee of Adjustment under Section 45 of the Planning Act.

Any land use that is illegal, under the existing approved By-laws of the Township, does not become legal by virtue of the adoption of this Plan.

6.3 Existing Development Applications

The policies contained in this Plan will not apply to complete applications for subdivision, consent or zoning that predate the adoption date of this document. The applications

must, however, be in compliance with current Township standards for land use development and should maintain the general intent and purpose of the Official Plan as far as possible.

6.4 Deeming

Council may deem any Plan of subdivision, or part thereof, that has been registered for eight years or more, not to be a registered Plan of subdivision pursuant to Section 50 of the Planning Act, where the lots cannot meet minimal standards for construction purposes.

6.5 Studies

Reports and studies which may be requested as part of the review of a development application requiring an amendment to this Plan, an amendment to the Zoning By-law, or a plan of subdivision, may include:

- i) need/demand analysis
- ii) stormwater management plan
- iii) site evaluation report
- iv) archaeological assessment
- v) environmental impact report
- vi) traffic impact study
- vii) hydrogeological report
- viii) servicing options report
- ix) fisheries habitat impact assessment
- x) wetland impact assessment
- xi) wildlife habitat impact assessment
- xii) water quality assessment
- xiii) biological carrying capacity (lake trout lake) report
- xiv) recreational carrying capacity (lake) report
- xv) soils analysis
- xvi) constraints/opportunities mapping

Professional services and studies required for the review of any development application will be provided at the expense of the applicant, and will be provided in such a manner as to allow Council to make an appropriate decision or recommendation in regard to any application.

6.6 Official Plan Amendments and Review

6.6.1 Amendments

While the Plan is intended to provide direction for development, there is recognition that an Official Plan cannot anticipate all forms of development that may be appropriate and desirable in the Township. As such, amendments to the Official Plan may be initiated by the Township at any time, to ensure that the Plan remains current and relevant.

Requests for site specific changes to the Official Plan may be considered by Council upon application, and will be evaluated on the basis of the following criteria:

- i) conformity with the overall intent, goals, objectives and policies of the Official Plan;
- ii) suitability of the site for the proposed land use;
- iii) compatibility of the proposed land use with surrounding uses;
- iv) the need for and feasibility of the use, where considered appropriate;
- v) the impact of the proposal on Municipal services and infrastructure; and,
- vi) the economic benefits and financial implications to the Township.

6.6.2 Review

The Official Plan is not a static document and shall be amended periodically to reflect changing conditions and to serve the overall public interest.

Council will review the need for changes to the Official Plan at least every five years as dictated by the Planning Act. The five year review will consist of an assessment of:

- i) the relevance of the goals and objectives that form the foundation of this Plan;
- ii) the extent to which the anticipated development pressures have occurred;
- iii) the suitability of the policies applicable to the various land use designations; and,
- iv) the need for revised or new policy initiatives.

6.7 Zoning

6.7.1 Zoning By-law

Council will enact a Zoning By-law to zone land in compliance with the provisions contained in this Plan, and to establish criteria to control the use of land and the character, location and use of buildings and structures.

6.7.2 Temporary Use By-laws

Council may pass Temporary Use Zoning By-laws permitting temporary housing, accommodation facilities, tourist uses and facilities, parking lots, events, industrial uses related to the resource base of the area, and other similar uses. Such a use may not conform to the Official Plan but may be appropriate for the use of the property for a set period of time.

The temporary use may be authorized for the time periods provided in the Planning Act. At the expiry of the time frame, provided the temporary use has not been extended by By-law, the use must cease.

In considering a temporary use, the following criteria apply:

- i) the proposed use is of a temporary nature that can cease without undue hardship;
- ii) the use is compatible with the surrounding area;
- iii) the intent and purpose of the Official Plan is maintained;
- iv) the use does not require the expansion of municipal services; and,
- v) the site is suitable for the use and will not have any adverse impacts on surrounding properties.

6.7.3 Holding By-laws

The Planning Act provides for the use of a Holding symbol (H) in conjunction with any land use zone found within the Zoning By-law.

Holding By-laws shall be implemented by use of the symbol "H" in conjunction with the land use zones of the Zoning By-law, and may include provisions for interim permitted uses, such as existing uses and minor extensions thereto, and other uses which are deemed compatible with surrounding land uses and will not adversely affect the future development potential of the land.

The purpose of the Holding zone is to:

- i) prevent or limit the use of land in order to achieve orderly development;
- ii) to ensure that any required studies have been completed;
- iii) to allow for the implementation of special design features; and,
- iv) to allow for the entering into of a site plan agreement, where this is a requirement of the development process.

Generally, the Holding symbol should be applied to vacant land which may eventually be developed, but which is considered to be premature or inappropriate for immediate development or redevelopment, or may not have adequate infrastructure currently available.

Application to remove the Holding (H) symbol will be considered in accordance with the provisions of the Planning Act, and will include confirmation that the proposed development is no longer premature or inappropriate.

6.8 Alternative Notice Requirements

6.8.1 Official Plan Amendments

Council may provide, by resolution, that the setting of a public meeting date and the giving of notice thereof may be delegated to a Committee of Council or an appointed official.

Where Council proposes to convene subsequent public meeting(s) pursuant to Section 17(15) of the Planning Act, as amended, such meeting(s) shall be held not sooner than 10 days after compliance with the requirements for the giving of notice.

Where it is found necessary to make a technical amendment to the Plan, which does not change the effect of the Plan, such as correcting clerical, grammatical or typographical errors or the numbering of provisions, Council may forego the public meeting required pursuant to Section 17(15) of the Planning Act, as amended.

6.8.2 Zoning By-law Amendments

Council may provide, by resolution, that the setting of a public meeting date and the giving of notice thereof may be delegated to a Committee of Council or an appointed official.

Where Council proposes to convene a subsequent public meeting or meetings pursuant to Section 34 (12), of the Planning Act, as amended, such meetings shall be held not sooner than 10 days after compliance with the requirements for the giving of notice.

Where it is found necessary to make a technical amendment to a by-law, such as correcting clerical, grammatical or typographical errors or the numbering of provisions, Council may forego the public meeting required pursuant to Section 34(12) of the Planning Act, as amended.

6.9 Lot Creation

The preferred method of land division in the Township will be by means of consent.

6.9.1 Consent

In addition to specific land use policies, the following criteria shall be applied to the creation of lots by consent:

- i) Council shall establish that a plan of subdivision is not required for the proper and orderly development of the land;
- ii) the intent and purpose of the Official Plan and Zoning By-law must be maintained;
- iii) the lot should be reasonably well proportioned, of regular shape and dimension, and must be of sufficient size and configuration to be serviced by private on-site water and sewage disposal systems;
- iv) the lot must front on an existing year round publicly maintained Township road, except as otherwise permitted in the Shoreline designation;
- v) the lot shall not create a traffic hazard to sight lines, curves, or grades of existing development, as set out in accepted traffic engineering standards; and,
- vi) the lot shall meet the MOE D Series Guideline requirements, as established in the Zoning By-law.

Severances will not be considered where the creation of a new lot may:

- i) be subject to the danger of flooding, erosion, steep slopes, high water tables or other physical hazard;
- ii) have a negative impact on natural features and environmentally sensitive areas of surrounding lands; or,
- iii) be in proximity to extractive industrial operations.

Consent applications may be considered to:

- i) correct lot boundaries; or,
- ii) convey additional lands to an adjacent lot provided the conveyance does not lead to the creation of an additional building lot and/or create an undersized or irregularly shaped lot.

Any application for consent to sever for commercial or industrial purposes must also be accompanied by a storm water management report, prepared by a qualified professional to the satisfaction of the Township.

6.9.2 Subdivision Development

The following apply to any proposal for the creation of 5 (five) or more lots:

- i) all applications must be accompanied by a hydrogeology report (which demonstrates that the water quality of the subject and surrounding properties will not be adversely affected and that the impact from the proposed sewage disposal systems will be acceptable), and a storm water management report (prepared by a qualified professional to the satisfaction of the Township);
- ii) an aquifer evaluation report will be required to confirm that a suitable water supply can be obtained for each proposed lot;
- iii) approval from the appropriate road authority for access to the development, and confirmation of road allowance widenings and reserves will be required at the time of application; and,
- iv) all areas of environmental constraint and significance, including but not limited to those indicated on Schedules B1 and B2, shall be investigated and reported on by a qualified professional, the results and recommendations of which shall be implemented through conditions of draft plan approval.

6.10 Site Plan Control

All areas of the Township are designated as Site Plan Control areas under the provisions of the Planning Act. All uses in the Township may fall under Site Plan Control.

Site Plan Control shall be utilized by the Township to ensure:

- i) safe, orderly and functional development;
- ii) safe and efficient vehicular and pedestrian access;
- iii) land use compatibility between new and existing development;
- iv) the provision of functional and appealing on site amenities and facilities such as landscaping, fencing and lighting;
- v) the provision and appropriate placement of required services such as driveways, parking, loading facilities and garbage storage;
- vi) the provision of easements or grading and site alterations necessary for public utilities and site drainage; and,
- vii) the proposed development is built and maintained as approved.

As part of the Site Plan Control process, dedication (free of all charge and encumbrance to the appropriate authority) for the following road improvements may be required:

- i) Land for a widening of the road allowance to Municipal standards. Any road widening obtained under this policy must be taken equally on both sides of the centre line of the existing traveled surface of the road. In circumstances where a

road widening must be taken unequally, or in its entirety from one side of the road, only one-half will be taken through Site Plan Control.

- ii) A dedication for sight triangles and turning lanes at the intersection of public roads, to meet engineering standards as described in the Site Plan Control By-law, may be required to meet applicable Municipal standards where such dedication would extend beyond the road allowance widths stated above.
- iii) A dedication may be required for an area necessary to construct grade improvements or separations where the proposed development requires such improvements respecting traffic volume or hazards to the road onto which the proposed development abuts or is immediately adjacent to, which extends beyond the road allowance widths as stated above. Such dedication may only be required to the extent that the dedication meets applicable Municipal standards.

6.11 Parkland Dedication

In considering land division, the Township may require the applicant to dedicate a portion of the gross area being developed for the provision of public open space other than roads. Alternately, the Township may require a payment of cash in lieu of parkland as per Section 51.1 of the Planning Act.

Parkland dedication requirements will be established in a Municipal By-law, for lands not developed at the time of passage of this Plan.

6.12 Property Standards

The Township will encourage the participation of its citizens in achieving long range objectives of improving the quality, appearance and livability of existing residential development.

The Township may consider adopting a Maintenance or Occupancy By-law to prescribe requirements for such items as garbage disposal, building safety, and yard maintenance, to assist in implementing the policies of this Plan.

Section 7 SCHEDULES

Schedule A and A-1 – Land Use Designation

Schedule B1 – Natural Features

Schedule B2 – Natural Features

Schedule C and C-1 – Magnetawan River Wetland

Schedule D – Flood Elevations for the Magnetawan River Flood Plain and
including Tables 1 & 2

Larger scale versions of these schedules can be viewed at the Municipal offices.

PART 1 – Schedule D

Table 1: 100 Year Flood Levels

Segment Number	Upstream Cross Section Number (m)	100 Year Flood Level (m)	Description
1	Ryerson/Armour boundary	284.9	Estimated flood elevation.
2	<i>27+401</i>	284.73	d/s of Stirling Creek
3	<i>26+401</i>	284.69	Interpolated section
4	<i>24+951</i>	284.58	Interpolated section
5	<i>23+851</i>	284.57	Interpolated section
6	<i>22+601</i>	284.48	Spring Hill Road u/s section
7	<i>22+301</i>	284.44	Interpolated section
8	<i>22+001</i>	284.38	Interpolated section-911#561
9	<i>21+701</i>	284.33	Interpolated section-lot 2
10	<i>21+486</i>	284.32	Interpolated section-lots 9/8
11	<i>21+271</i>	284.29	Interpolated section–lots 18/17
12	<i>21+056</i>	284.28	Interpolated section–lot 23
13	<i>20+841</i>	284.26	Lower Spring Hill Road–lot 31
14	<i>19+700</i>	284.17	u/s of Midlothian Bridge
15	<i>19+660</i>	284.08	Midlothian Bridge u/s section
16	<i>19+640</i>	284.08	Midlothian Bridge d/s section
17	<i>19+520</i>	284.09	d/s of Midlothian Bridge
18	<i>17+640</i>	284.00	Interpolated section
19	<i>17+090</i>	283.96	Interpolated section
20	<i>14+520</i>	283.84	
21	<i>12+420</i>	283.71	Interpolated section
22	<i>11+930</i>	283.71	Interpolated section
23	<i>11+740</i>	283.70	Interpolated section
24	<i>11+460</i>	283.70	Adjacent To Campground
25	<i>11+000</i>	283.63	Magnetawan River Confluence with Lake Cecebe

Notes:

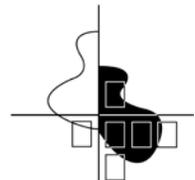
1. Cross Section numbers shown in italics are interpolated sections.

Table 2: Floodproofing Elevations for Lower Spring Hill Road

Section	River Station	Location	Flood Elev. (m)	Recommended Minimum Building Opening Elevation (m)	Recommended Road Grade (m)
7	22+301	Spring Hill Road -near 911# 483W	284.44	284.94	284.44
8	22+001	Spring Hill Road -near 911# 543	284.38	284.88	284.38
9	21+701	Spring Hill Road -near 911# 583	284.33	284.83	284.33
10	21+486	Spring Hill Road -near lots 8&9	284.32	284.82	284.32
11	21+271	Spring Hill Road- lots 17&18	284.29	284.79	284.29
12	21+056	Spring Hill Road -near lot 23	284.28	284.78	284.28
13	20+841	Spring Hill Road -near lot 31	284.26	284.76	284.26

TOWNSHIP OF RYERSON
COMPREHENSIVE ZONING BY-LAW

By-law No. 56-14



PLANSCAPE
Building Community Through Planning
Bracebridge, Ontario

October 21, 2014

TOWNSHIP OF RYERSON
ZONING BY-LAW 56-14

October 21, 2014

TABLE OF CONTENTS

Section 1 - INTERPRETATION AND ADMINISTRATION.....	1
Section 2 - DEFINITIONS	6
Section 3 - GENERAL PROVISIONS	20
3.1 Accessory Buildings, <i>Structures</i> and <i>Uses</i>	20
3.2 Building Permit Issued.....	23
3.3 Established Building Line	23
3.4 Existing Buildings, <i>Structures</i> and <i>Uses</i>	24
3.5 Existing <i>Lots</i>	25
3.6 Floor Area Less Than Required:	25
3.7 Frontage on a <i>Public Road</i>	25
3.8 Group Home	26
3.9 Height Exceptions	27
3.10 Home Occupation:	27
3.11 Home Industry:.....	28
3.12 Landscaping and Buffers.....	28
3.13 Loading Space Regulations:.....	29
3.14 <i>Mobile Home</i>	30
3.15 Multiple <i>Uses</i> on One <i>Lot</i>	30
3.16 Multiple Zones on One <i>Lot</i>	30
3.17 Number of Dwellings per <i>Lot</i>	30
3.18 Outdoor Storage.....	30
3.19 <i>Parking Area</i> Regulations.....	31
3.20 <i>Pits</i> and Quarries and Peat Harvesting	33
3.21 <i>Public Uses</i>	33
3.22 Reduction of Requirements.....	34
3.23 Restriction on Dwelling Unit in Non-Residential Buildings	34
3.24 Signs.....	35
3.25 Special Provision for <i>Through Lots</i>	35
3.26 Special <i>Setback</i> Requirements	35
3.27 Temporary Construction <i>Use</i> :.....	36
3.28 Temporary Housing.....	36
3.29 Trailer or <i>Mobile Home Parks</i>	36
3.30 Trailers and Campers.....	37
3.30 Truck, Bus, Coach Bodies and Derelict Vehicles:.....	37
3.31 Unimproved Road Allowances	38

3.32	Waterfront Landing.....	38
3.33	Wayside <i>Pits</i> and Quarries and <i>Portable Processing Plants</i>	38
3.34	Zoning of Islands.....	39
Section 4 - Zone Provisions and Exceptions to Zones.....		40
4.1	Zone Provisions	40
4.2	Provisions for Limited Services Residential (LR) Zone and Rural (Ru) Zone with no year round maintained <i>public road</i> access	45
4.3	Environmental Protection Zone Special requirements	46
4.4	Floodplain provisions:.....	46
4.5	Exceptions to Zones.....	50
Section 5 - ENACTMENT		54
5.1	Date of By-law Approval.....	54

TABLES

Table 1	Loading Space Requirement Table.....	29
Table 2	Parking Requirements	32
Table 3	Barrier-Free Parking requirements.....	33
Table 4	Permitted <i>Uses</i>	42
Table 5	<i>Lot</i> Regulations.....	45
Table 6	100 Year Flood Levels	49
Table 7	Floodproofing Elevations for Lower Spring Hill Rd	50
Table 8	Exceptions to Zones	51

TOWNSHIP OF RYERSON

ZONING BY-LAW 56-14

October 21, 2014

Section 1 - INTERPRETATION AND ADMINISTRATION

- 1.1 **Title:** This By-law shall be known as the “*Township* of Ryerson Zoning By-law”.
- 1.2 **Lands Affected by this By-law:** This by-law applies to all lands within the *Township*.
- 1.3 **Validity:** Should any section or provision of this By-law for any reason be declared invalid by a court of competent jurisdiction, such declaration does not affect the validity of the By-law as a whole and all the remaining sections or provisions of this By-law remain in full force and effect until repealed.
- 1.4 **Effective Date:** This By-law shall come into force in accordance with Section 34 of the Planning Act, R.S.O. 1990, as amended.
- 1.5 **Appeals:** Where one or more appeals are filed under subsection 34(19) of the Planning Act, the affected portions of this By-law do not come into force until all such appeals have been withdrawn or finally disposed of, whereupon the By-law, except for those parts of it that are replaced by or at the direction of the Ontario Municipal Board, is deemed to have come into force on the day that it was passed.
- 1.6 **Repeal of Existing By-laws:**
General Standards By-law 6-91 and all amendments thereto are repealed upon the coming into force of this by-law with the exception of By-law 31-13, which is currently under appeal at the Ontario Municipal Board.

Should By-law 31-13 be approved by the Ontario Municipal Board, the By-law will be considered as an amendment to this By-law, and the necessary modifications shall be made to this by-law to incorporate the applicable provisions of By-law 31-13.
- 1.7 **Interpretation of Words:** For the purposes of this By-law:
 - i) words used in the present tense include the future;
 - ii) words in singular form include plural, and words in the plural form include the singular;
 - iii) the word “shall” is mandatory;
 - iv) the words “*used*” and “occupied” also mean “designed to be *used*” and “designed to be occupied”; and
 - v) the words indicated in *Italic* are defined in Section 2, “Definitions”.

1.8 Interpretation:

- i) Where a situation arises that is not covered by a specific regulation, or where two or more regulations are equally applicable, all provisions must be complied with or, where it is not possible to comply with all the provisions applicable, the most restrictive provisions must be complied with.
- ii) The provisions of this By-law are the minimum requirements except where the word “maximum” is used, in which case the maximum requirement applies.
- iii) Unless otherwise defined in Section 2, the words and phrases used in this By-law have their normal and ordinary meaning.
- iv) Tables are part of the By-law and are used throughout to present regulations in a concise format.
- v) All measurements in this By-law appear in metric. Imperial measurements are shown for convenience only.

1.9 Boundary Interpretation: Where any uncertainty exists as to the location of any boundary of any *zone*, the following applies:

- i) where the boundary is shown as following a *Street*, lane, right-of-way, *watercourse*, or electrical transmission line, the *zone* boundary is the centre line of such;
- ii) where the boundary is shown as substantially following the *lot line* on a registered plan of subdivision or a reference plan, the *zone* boundary is the *lot line*;
- iii) where the boundary is shown as substantially following the *high water mark* of a *watercourse*, the *zone* boundary is the *high water mark*;
- iv) the precise location of the boundary of the Flood Plain (FP) zone shall be determined by a surveyor, and shall be based on the elevations noted in Section 4.4.3 of this by-law;
- v) the precise location of the boundary of the Environmental Protection (EP) zone may be determined by a surveyor or qualified environmental consultant, to the satisfaction of the Township; or,
- vi) where uncertainty exists as to the boundary of any *zone* then the boundary of such *zone* shall be determined in accordance with the scale on the applicable Schedule at the original size.

1.10 Conformity and Compliance with Zoning By-law: No land, *building* or *structure* may be used, *erected* or *altered* except in accordance with the provisions of this By-law.

1.11 Other Requirements:

Nothing in this Bylaw shall serve to relieve any person from any obligation to comply with the requirements of any other by-law of the *Township* or any requirement of the

Province of Ontario or Government of Canada that may affect the *use* of lands, *buildings* or *structure* in the *Township*.

1.12 **Zones:** For the purposes of this By-law, the following *zones* are established and they may be referred to by the name or by the symbol set opposite the name of the *zone* below:

WR	-	Waterfront Residential
LR	-	Limited Services Residential
RU	-	Rural
CG	-	General Commercial
CT	-	Tourist Commercial
IG	-	General Industrial
IE	-	Extractive Industrial
IN	-	Institutional
OS	-	Open Space
EP	-	Environmental Protection
PSW		Provincially Significant Wetland
FP	-	Magnetawan River Floodplain

1.13 **Zone Schedules:** The *zones* and *zone* boundaries are shown on Schedules A1 and A2; B1 - B3; C1 – C5; D1 – D5; E1 – E6; F1 – F6; G1 – G6; H1 – H4; I1 – I3, to this By-law.

1.14 **Zoning of Water:** All permanent bodies of water are zoned Open Space (OS).

1.15 **Special Zones:** A *zone* symbol followed by a number (for example, “RU-2”), denotes a special *zone*. The permitted *uses* and *zone provisions* for such special *zone* shall be set out in Section 4.5 of this By-law.

1.16 **Holding Zones:** Where a *zone* symbol is followed by the letter “H” (for example, WR-H), the land shall only be used for *existing uses*, the minor expansion of those *uses*, or open space or outdoor recreation *uses* which do not require the *erection* of a *building* or *structure* or the placement or removal of fill.

1.16.1 Council may pass a By-law pursuant to Section 36 of the Planning Act to remove the Holding (H) Symbol thereby placing the lands in the *zone* indicated by the *zone* symbol, when all of the applicable requirements have been met.

1.16.2 For properties which may be susceptible to flooding and/or a high water table, the requirements for removing the Holding (H) Symbol shall include demonstration, to the satisfaction of Council, that:

- i) the vegetation type and cover indicate that the property is not seasonally or permanently covered by shallow water nor does it have a water table close to or at the surface;

- ii) the elevation of the development site varies significantly from the surrounding property;
- iii) the soil is stable;
- iv) the nature and scale of the proposed development will not have a negative impact on *existing* drainage patterns, nor on fish and wildlife that may be present.
- v) the proposed *building* location and driveway access are located above the identified flood elevation in Section 4.4.3, and any development floodproofed as required.

1.16.3 For properties which may be susceptible to flooding and/or other environmental constraints, the requirements for removing the Holding (H) Symbol may also include reports prepared by specialists qualified in the field to provide evidence to support the development in the areas of:

- i) Geotechnical investigation;
- ii) Site evaluation;
- iii) Environmental assessment;
- iv) Natural heritage evaluation;
- v) Flood proofing; and/or
- vi) Other mitigative measures, as appropriate.

1.17 **Enforcement:** Any person convicted of a violation of this By-law is liable, at the discretion of the convicting Justice, on first conviction to a fine of not more than \$25,000 and on a subsequent conviction to a fine of not more than \$10,000 for each day or part thereof upon which the contravention has continued after the day on which the person was first convicted.

1.18 **Level of Municipal Services:** This By-law does not imply the provision or availability of a specific level of municipal services on individual *lots* in the *Township*. *Lots* that do not abut year round publicly maintained roads may not have the same level of municipal services as do *lots* fronting on other *public roads*.

1.19 **Technical Revisions to the Zoning By-law**

Revisions may be made to this By-law without the need for a zoning by-law amendment in the following cases:

- i) Correction of grammar or typographical errors or revisions to format in a manner that does not change the intent of a provision.
- ii) Adding or revising technical information on maps or schedules that does not affect the zoning of lands including, but not limited to, matters such as updating and correcting infrastructure information, keys, legends or title blocks.

- iii) Changes to appendices, footnotes, headings, indices, marginal notes, table of contents, illustrations, historical or reference information, page numbering, footers and headers, which do not form a part of this By-law and are editorially inserted for convenience of reference only.
- iv) Minor adjustments to the boundary of the Environmental Protection Zone on a property may be made, without amendment to the Zoning By-law, where the Chief Building Official for the *Township* of Ryerson is satisfied that the mapping of the Environmental Protection Zone on a schedule is in obvious error.

Section 2 - DEFINITIONS

- 2.1 **Accessory:** A *use, building or structure* that is commonly incidental, subordinate and exclusively devoted to the permitted principal *use, building or structure*, and located on the same *lot*.
- 2.2 **Agricultural Use:** The growing of crops, including nursery and horticultural crops; raising of livestock; raising of other animals for food, fur or fibre, including poultry and fish; aquaculture; apiaries; agro-forestry, maple syrup production; and associated on-farm *buildings and structures*, including accommodation for full-time farm labour when the size and nature of the operation requires additional employment. *Agricultural uses* include value retention activities required to make a commodity salable (i.e. Corn dryer, washing, sorting, packing, and packaging). For the purposes of this by-law, accommodation for full time farm labour does not constitute a separate *dwelling unit*.
- 2.3 **Alter:**
- a) With respect to a *building or structure* any alteration in a bearing wall, or partition column, beam, girder, or other supporting member of a *building or structure*, or any change in the area or cubic contents of a *building or structure*.
 - b) With respect to a *lot*, to change frontage, depth, or area of the *lot* or to change frontage, depth, or area of any *required yard, setback*, landscaped open space or *parking area*, or to change the location of any boundary of such *lot* with respect to a public highway or laneway, whether such alteration is made by conveyance or alienation of any portion of said *lot*, or otherwise.
- 2.4 **Bed and Breakfast Establishment:** A detached *dwelling* which is owner occupied and in which not more than three bedrooms are used or maintained for the accommodation of the travelling or vacationing public, in which the owner supplies lodging with or without meals.
- 2.5 **Boathouse:** A detached *accessory building* used for the berthing, sheltering or storing of boats and related equipment, built, founded or anchored near or at the *high water mark* of a navigable waterway or on land, but does not include living quarters for human habitation.
- 2.6 **Boat Port:** A detached *accessory building* used for the berthing, sheltering or storing of boats and related equipment that is roofed, but not enclosed by more than one wall and is built, founded or anchored near or at the *high water mark* of a navigable waterway or on land.
- 2.7 **Building:** Any *structure* used for the shelter or accommodation or enclosure of persons, animals, chattels or equipment, having a roof which is supported by columns or walls and including any *tent, awnings or carports*.

- 2.8 **Building Supply and Lumber Outlet.** Premises in which *building* or construction and home improvement materials are offered or kept for sale at retail and may include the fabrication of certain materials related to home improvements.
- 2.9 **Bulk Fuel Depot.** Premises for the storage and/or distribution of fuels and oils but not including retail sales or key lock operations.
- 2.10 **Camping Establishment.** A *tourist establishment* consisting of *camping sites* and comprising land used or maintained as grounds for the camping or temporary parking of trailers, *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.
- 2.11 **Camping Site.** That part of a *camping establishment* which is occupied on a temporary basis only, by a trailer, motorized home, *truck camper*, camper or *tent*, which shall have a minimum area of 75 square meters (800 square feet) and a minimum *frontage* on a private driveway of 6 metres (19.7 feet).
- 2.12 **Cartage, Transport or Bus Depot.** Premises where trucks, tractor trailers and/or buses are rented, leased, kept for hire, stored, or parked, for remuneration, of from which trucks, tractor trailers or buses are dispatched for hire as common carriers.
- 2.13 **Cemetery.** The land that is set apart or used as a place for the interment of the dead or in which human bodies have been buried.
- 2.14 **Commercial Nursery or Greenhouse.** Premises used for the growing of flowers, fruits, vegetables, plants, shrubs, trees and/or similar vegetation which is sold directly from the *lot* at retail.
- 2.15 **Commercial Self-Storage Facility.** Premises used for the temporary storage of household items and seasonal, recreational or commercial vehicles, boats and trailers in storage areas or lockers that are generally accessible by means of individual loading doors.
- 2.16 **Communications Tower.** A *structure* situated on a non-residential site that is intended for transmitting or receiving television, radio, or telephone communications, excluding those used exclusively for dispatch communications.
- 2.17 **Community Centre.** Premises used for community activities, the control of which is vested in the *Township* or other *Public Authority*.
- 2.18 **Conservation Use.** The preservation, protection and improvement of components of the natural environment, through a comprehensive management and maintenance program.

- 2.19 **Contractor's Establishment:** Premises where equipment and materials used by a general contractor are stored or where a contractor performs shop assembly work.
- 2.20 **Convenience Store:** A retail commercial establishment supplying groceries and other daily household conveniences to the immediate surrounding area.
- 2.21 **Day Care Centre:** Premises that receive more than five (5) persons, primarily for the purpose of providing temporary care, but does not include a school, *group home* or *nursing home*.
- 2.22 **Day Care, Private Home:** Premises for the temporary care for reward or compensation of 5 children or less who are under 12 years of age where such care is provided in a *dwelling*, other than the home of a parent or guardian of any such child, for a continuous period not exceeding 24 hours.
- 2.23 **Deck:** An unenclosed *structure* that is *accessory* to a residential *use* and used as an outdoor living *area*, with a foundation holding it *erect*, and, where attached to a *building*, with a floor which is above *finished grade*; a *deck* shall not include a landing or a stair, and may be attached or detached from a *building*.
- 2.24 **Designated Barrier Free Parking Space:** A parking space identified with appropriate signage and markings for the exclusive *use* of persons in possession of valid accessible parking permits.
- 2.25 **Dock:** An *accessory structure* built at the *high water mark* or anchored over water at which watercraft are berthed or stored and which may provide a foundation for a *boathouse* or *boat port* or contain a non-permanent *tent* to provide shelter for such watercraft.
- 2.26 **Dwelling:** A *building* or part of a *building* occupied or capable of being occupied, in whole or in part as the home, residence or sleeping place of one or more persons either continuously, permanently, temporarily or transiently but shall not include a *trailer*, or *truck camper*.
- 2.27 **Dwelling, Duplex:** The whole of a *building* that is divided horizontally into two separate *dwelling units*, each of which has an independent entrance either directly from the outside or through a common vestibule.
- 2.28 **Dwelling, Secondary:** A detached or attached *accessory dwelling unit* permitted in conjunction with a *single detached dwelling*.
- 2.29 **Dwelling, Semi-Detached:** The whole of a *building* divided vertically into two separate *dwelling units*, each of which has an independent entrance directly from the outside.
- 2.30 **Dwelling, Single Detached:** A detached *building* containing one *dwelling unit* only.

- 2.31 **Dwelling Unit:** A room or rooms in which a kitchen, living quarters and sanitary conveniences are provided for the exclusive use of the resident(s), with a private entrance from outside the *building* or from a common hallway or stairway.
- 2.32 **Equestrian Facility:** An area of land or *buildings* which are used for horse training, handling, care or lodging.
- 2.33 **Erect:** To Set up, build, construct, reconstruct or relocate, and, without limiting the generality of the work, also includes:
- any preliminary physical operation, such as excavating, filling or drainage;
 - altering any *existing building* or *structure* by an addition, enlargement, extension, relocation or other structural change;
 - any work for the doing of which a *Building Permit* is required under The *Building Code Act* and Regulations; and,
 - *erect, erected, and erection* shall have a corresponding meaning.
- 2.34 **Existing:** A *use, building* or *structure* legally in existence on the date of the passing of this By-law.
- 2.35 **Farm Produce Sales Outlet:** A *use accessory* to a farm that consists of the retail sale of agricultural products produced on the farm where such outlet is located.
- 2.36 **Finished Grade:** The average elevation of the finished surface of the ground at ground level on any one side of a *building* or *structure*.
- 2.37 **Floor Area:** The total habitable *floor area* of all floors contained within the outside walls of a *building* excluding, in the case of a *dwelling*, the *floor area* of a private *garage, porch, verandah, unfinished attic, basement* or *cellar*.
- 2.38 **Floor Area, Gross:** The total *floor area*, exclusive of any portion of the *building* or *structure* below *finished grade* measured between the exterior faces of the exterior walls which is used for heating, the storage of goods or personal effects, laundry facilities, or recreational areas, exclusive of any *garage, carport, porch, verandah, deck* or *sunroom* (unless such sunroom is habitable during all seasons of the year).
- 2.39 **Floor Area, Ground:** The *floor area* of the grade level *storey* of a *building* measured by the outside walls, excluding, in the case of a *dwelling* house, any private *garage, carport, porch, verandah, deck* or *sunroom* (unless such sunroom is habitable at all seasons of the year).
- 2.40 **Forestry Use:** The raising and harvesting of wood, and without limiting the generality of the foregoing, shall include the raising, cutting and storage of fuel wood, pulpwood, lumber, Christmas trees, and other forestry products.
- 2.41 **Garage:** 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 roofed and excludes a carport or other open shelter.
- 2.42 **Garden Suite:** An individual, temporary and self contained *dwelling unit* that is *accessory* to a primary *single detached dwelling*, located within a separate *building* and designed to be portable.
- 2.43 **Gazebo:** A freestanding, roofed, *accessory structure* which is not closed, except for screening or glass, and which is utilized for the purposes of relaxation.
- 2.44 **Golf Course:** A public or private area operated for the purpose of playing golf, and includes a par 3 *Golf Course*, club house and recreational facilities, *accessory* driving ranges, miniature *golf courses*, and similar *uses*.
- 2.45 **Group Home:** A single-detached *dwelling* in which not more than 6 persons, having physical, social or mental handicaps reside under the appropriate supervision of personnel, who may also reside in the *dwelling*, and which is licensed and/or approved for funding under provincial statutes and in compliance with municipal by-laws. A *dwelling* or other facility occupied for the purpose of providing shelter for persons on parole or released from penal institutions, or for persons ordered to reside there as a result of a conviction of a criminal offence is not a *Group Home* for the purposes of this By-law.
- 2.46 **Guest Cabin:** A single *storey accessory structure* with no cooking facilities, which is not attached to the main *single detached dwelling* on a *lot* and is maintained for the accommodation of an individual or individuals occasionally, from which there shall be no monetary gain.
- 2.47 **Habitable Room:** A room designed for living, sleeping, eating or food preparation including but not limited to a den, library, *office*, craft or hobby room, sewing room, enclosed sunroom, or screened room.
- 2.48 **Height Of Building:** The vertical distance measured from the average *finished grade* on the side of the *building* facing the *front lot line* or *exterior side lot line*, whichever results in the greater height measurement of the *building*, or from the side of the *building* facing the *high water mark* on a *lot* that abuts a *watercourse*, or in the case of a *boathouse* over water, the vertical distance between the *high water mark* to:
- i) In the case of a flat roof, the highest point of the roof surface;
 - ii) In the case of a mansard roof, the *deck* roof line;
 - iii) In the case of a gable, hip or gambrel roof, the average height between the eaves and ridge;
 - iv) 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.
- 2.49 **High Water Mark:** The normal ordinary or regulated *high water mark* of any body of water, as indicated by the character of the vegetation or soil.

- 2.50 **Home Industry:** A small scale light industrial *use*, such as a carpentry shop, a metal working shop, a welding shop or an electrical shop that provides services or wares to the community and which is an *accessory use* to a *single detached dwelling*. For the purposes of this By-law, the repairing of *motor vehicles, mobile homes* and trailers is not a *home industry*.
- 2.51 **Home Occupation:** Any occupation conducted for gain or support conducted entirely within a *single detached dwelling* as an *accessory use* by the residents thereof in accordance with the provisions of this By-law.
- 2.52 **Hunt Camp:** A *building* with a maximum *floor area* of 60 square metres (645.8 square feet) occupied as a temporary base for hunting or fishing activities.
- 2.53 **Kenel:** Premises where domestic household pets are kept, raised and/or boarded on a commercial basis, and which is licensed by the *Township*.
- 2.54 **Landscaped Open Space:** The open unobstructed space from ground to sky at grade on a *lot*, and suitable for the growth and maintenance of grass, flowers, trees, bushes 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*.
- 2.55 **Light Equipment Sales And Rental Establishment:** Premises in which light machinery and equipment such as air compressors and related tools and accessories, augers, automotive tools, cleaning equipment, light compaction equipment, concrete and masonry equipment, electric tools and accessories, fastening devices such as staplers and tackers, floor and carpet tools, gasoline generators, jacks and hydraulic equipment, lawn and garden tools, ladders, moving equipment, painting and decorating equipment, pipe tools and accessories plumbing tools and accessories, pumps, hoses, scaffoldings, welding equipment, and other similar tools and appurtenances are offered or kept for rent, lease or hire under agreement for compensation, but shall not include any other establishment defined or classified in this By-law.
- 2.56 **Loading Space:** An *off-street* space on the same *lot* as the *building*, or contiguous group of *buildings*, for the temporary parking of a commercial vehicle while loading or unloading of merchandise or materials, which abuts upon a *street*, lane, road, highway or other appropriate means of *Access*.
- 2.57 **Lot:** A parcel of land legally capable of being conveyed separately from any other lands.
- 2.58 **Lot Area:** The total horizontal area within the boundaries of a *lot*, measured above the *High Water Mark*.
- 2.59 **Lot, Corner:** A *lot* situated at the intersection of two or more *streets*, or a *lot* abutting on one or more parts of the same *street*.

2.60 **Lot Coverage:** The percentage of the *lot area* covered by the *ground floor area* of all *buildings* or *structures* on the *lot*, excluding a *septic system* leaching bed.

2.61 **Lot Frontage:** The horizontal straight-line distance determined as follows:

- a) Where the *front lot line* is the *high water mark*, the straight-line distance between the points where the *side lot lines* or their straight *line* projections intersect the *high water mark*;
- b) 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*;
- c) Where there are two (2) *front lot lines* abutting the same *street* or *high water mark*, the longer of the two *front lot lines* shall be used to measure frontage; or
- d) In all cases other than those above, the distance between the points where the *side lot lines* intersect with the *front lot line*.

2.62 **Lot Line:** A boundary of a *lot* or the vertical projection of such *lot line*.

2.63 **Lot Line, Exterior Side:** The *side lot line* which abuts an improved public *street* or an unopened *road* allowance on a *corner lot*.

2.64 **Lot Line, Front:**

- a) In the case of an *interior lot*, the *line* dividing the *lot* from the *street* or private right-of-way;
- b) In the case of a *corner lot*, the shorter *lot line* abutting a *street* or private right-of-way shall be deemed the *front lot line* and the longer *lot line* abutting a *street* or private right-of-way shall be deemed a *side lot line*;
- c) In the case where a *lot* fronts upon a *watercourse*, the *high water mark* shall be deemed to be the *front lot line*; or
- d) In the case of a *through lot*, the *lot line* where the principal access to the *lot* is provided shall be deemed to be the *front lot line*, with the exception of where the *lot* abuts the *high water mark*, in which case the *high water mark* is the *front lot line*.

2.65 **Lot Line, Interior Side:** A *lot line* other than a *front*, *rear*, or *exterior side lot line*.

2.66 **Lot Line, Rear:** The *lot line* furthest from or opposite to the *front lot line*.

2.67 **Lot Line, Side:** A *lot line* other than a *front* or *rear lot line*.

2.68 **Lot, Through:**

- a) a *lot* other than a *corner*, having separate frontages on two *streets*; or
- b) a *lot* other than a *corner lot* having separate frontages on a *watercourse*;
- c) a *lot* other than a *corner lot* having separate frontages on a *street* and a *watercourse*.

- 2.69 **Manufacturing:** The use of land, *buildings* or *structure* for the purposes of *manufacturing*, assembling, making, preparing, inspecting, finishing, treating, *altering*, repairing, warehousing or storing or adapting for sale, any good, substance, article, thing or service.
- 2.70 **Marina:** Premises inclusive of boat launching and docking facilities, located on a navigable waterway, where boats, other watercraft and boating accessories, and recreational vehicles are stored, serviced, repaired, or kept for sale or rental and where facilities for the sale of marine fuels and lubricants may be provided.
- 2.71 **Medical Marihuana Production Facility:** A *building* or *structure* or part thereof that is used for growing, producing, processing, testing, destroying, storing, packaging or shipping of marihuana or cannabis authorized by a license issued by the Federal Minister of Health under the Controlled Drugs and Substances Act SC 1996, c 19, as amended, but shall not include any other establishment or use as may be defined or classified in this By-law.
- 2.72 **Mobile Home:** A *dwelling* built and designed to be made mobile on a steel chasis and fitted with wheels (whether or not the wheels have been removed) that is intended to be hauled to a permanent site, for a residence for one or more persons, but does not include a *travel trailer*, *tent trailer* or motor *home* otherwise designed.
- 2.73 **Motor Vehicle:** Any equipment self-propelled by an engine or a motor mounted on the vehicle, within the meaning of The Highway Traffic Act.
- 2.74 **Motor Vehicle Body Shop:** Premises used for the painting or repairing of *motor vehicle* bodies, in conjunction with which there may be towing services and *motor vehicle* rentals for customers while the *motor vehicle* is under repair, but shall not include any other establishment otherwise defined or classified in this By-law.
- 2.75 **Motor Vehicle Dealership:** Premises where a dealer displays new *motor vehicles* for sale or rent or where used *motor vehicles* are kept for sale in conjunction with which there may be a *motor vehicle repair garage* or a *motor vehicle Body Shop*.
- 2.76 **Motor Vehicle Repair Garage:** Premises where the exclusive service performed or executed on *motor vehicles* for compensation may include the installation of exhaust systems, repair of the electrical systems, transmission repair, brake repair, radiator repair, tire repair and installation, rustproofing, *motor vehicle* diagnostic centre, major and minor mechanical repairs or similar use and in conjunction with which there may be a towing service, a *motor vehicle service station* and *motor vehicle* rentals for the convenience of the customer while the *motor vehicle* is being repaired, but shall not include any other establishment otherwise defined or classified in this By-law.

- 2.77 **Motor Vehicle Service Station:** Premises where gasoline, oil, grease, antifreeze, tires, tubes, tire accessories, electric light bulbs, sparkplugs, batteries, automotive accessories for *motor vehicles*, and new retail goods are stored or kept for sale to the general public; such shall require a public washroom.
- 2.78 **Non-Complying:** An *existing lot, building or structure* that does not fulfill the requirements of the *zone* provisions for the *zone* in which the *lot, building or structure* is located.
- 2.79 **Non-Conforming:** An *existing use* of any land, *building or structure* which does not conform with the permitted *uses* of this By-law for the *zone* in which such *existing* land, *building or structure* is located, so long as it continues to be used or enjoyed for that purpose.
- 2.80 **Noxious:** When used with reference to any *use* or activity in respect of any land, *building or structure* or a *use* or activity which, from its nature or form the manner of carrying on same, creates or is liable to create, by reason of destructive gas or fumes, dust, objectionable merchandise, salvage, machinery parts, junk, waste or other material(s), conditions which may become hazardous or injurious as regards to health or safety or which prejudices the character of the surrounding area or interferes with or may interfere with the normal enjoyment of any *use* or activity in respect of any land, *building or structure*.
- 2.81 **Nursing Home:** Premises in which the proprietor supplies for hire or gain, lodging with or without meals and nursing, medical or similar care and treatment, and operates under the appropriate statute(s).
- 2.82 **Office:** Premises in which one or more persons are employed in the management, direction or conducting of a business, or where professionally qualified persons and their staff serve clients or patients who seek advice, consultation or treatment.
- 2.83 **Open Storage:** The storage of goods, merchandise or equipment outside of a *building or structure* on a *lot* but does not include the storage of vehicles or equipment for sale or repair. This definition shall not include the *open storage* of goods or equipment incidental to the residential occupancy of the *lot*, a *parking area*, or a *storage use* or area located inside a *building*.
- 2.84 **Outdoor Display and Sales Area:** An area of land, used in conjunction with a business located within a *building or structure* on the same *lot*, for the display or sale of produce, merchandise or the supply of services.
- 2.85 **Park:** An area of public land specifically defined or set aside for *use* by and for the general public for active and/or passive recreational *uses*, and includes all landscaping, facilities, *buildings* and *structures* related to the recreation *use*.

- 2.86 **Parking Area:** An area or a *building* or part thereof which is provided and maintained upon the same *lot* upon which the principal *use* is located for the purpose of parking *motor vehicles*.
- 2.87 **Pit:** An area where unconsolidated gravel, stone, sand, earth, clay, fill, mineral or other material is being or has been removed by means of an excavation to supply materials for construction, industrial or manufacturing purposes, but does not include a wayside pit.
- 2.88 **Pit, Wayside:** a temporary pit opened and used by a public authority, or their agents, solely for the purpose of road construction or an associated road project or contract and which is not located on the road right-of-way.
- 2.89 **Place of Assembly:** Premises designed and used to accommodate gatherings of people such as clubs, reception halls, funeral homes, conference centres, legion halls, community halls and lodges, and for events such as trade shows, banquets, and political or other conventions.
- 2.90 **Place of Worship:** A church, chapel, temple, parish hall, mosque or synagogue including *offices* for the administration of the religious institution, convent, seminary, monastery, rectory, parsonage or parish house.
- 2.91 **Planting Strip:** A landscaped or naturally planted area reserved for the purpose of screening adjacent *uses* by the planting or maintaining of trees and shrubs and shall consist of at least a continuous row of trees, evergreens or shrubs, not less than 1.8 metres (5.9 feet) high.
- 2.92 **Porch:** A *structure* attached to a permitted *building* which is covered and enclosed partially or wholly on its sides by screening.
- 2.93 **Portable Processing Plant:** Equipment for the crushing, screening or washing of sand and gravel aggregate materials, which is capable of being readily drawn or readily propelled by a *motor vehicle* and is not considered permanently affixed to the site, but not including a concrete batching plant or an asphalt plant.
- 2.94 **Principal Building:** Any *building* which is the principal purpose for which the *building lot* is used and shall include a barn or silo used in conjunction with an *agricultural use*.
- 2.95 **Private Road:** A road, laneway or driveway providing *motor vehicle* access to a property which is not a *Public Road* including a right-of-way or an Access Road as defined in the Road Access Act.
- 2.96 **Public Authority:** Any Federal, Provincial, or Municipal agency, and includes any commission, board, authority or department established by such agency and shall include Hydro One, Ontario Power Generation, and Bell Canada.
- 2.97 **Public Road:** A highway that is a principal means of access to abutting property and that is either under the jurisdiction of the Province of Ontario or is shown on

the schedule maps attached to and forming part of this by-law as a “Public Year Round Road” or a “Public Seasonal Road”.

- 2.98 **Public Use:** The *use* of premises by a *public authority*, for the purpose of providing its services to the public, or carrying out its public mandate.
- 2.99 **Pumphouse:** An *Accessory building* used only to shelter a pump and related tools and equipment used to take water from a well, stream or lake and pressurize it, and which has a horizontal *floor area* of less than 1.5 square metres (16.1 square feet).
- 2.100 **Quarry:** An area where consolidated rock has been or is being removed by means of an open excavation to supply material for construction, industrial or manufacturing purposes, but does not include a wayside quarry or open pit or mine.
- 2.101 **Quarry, Wayside:** a temporary quarry opened and used by a public authority, or their agents, solely for the purpose of road construction or an associated road project or contract and which is not located on the road right-of-way.
- 2.102 **Recreational Facility:** Premises designed and equipped for the conduct of sports, leisure time activities and other customary and usual recreational activities.
- 2.103 **Recreational Trail:** An integrated, accessible open space system used for hiking, horseback riding, cross country skiing, snowmobiling and/or other similar forms of recreation travel.
- 2.104 **Restaurant:** Premises where food is offered for sale or sold to the public primarily for immediate consumption.
- 2.105 **Retail Store:** Premises where goods, wares, merchandise, substances or articles, are offered or kept for retail sale or rental and includes storage on or about the store premises for limited quantities of such goods, wares, merchandise, substances, or articles sufficient to service such stores but does not include any retail outlet otherwise classified or defined in this By-law.
- 2.106 **Salvage Or Wrecking Yard:** Premises where *motor vehicles* and parts are wrecked, disassembled, repaired and resold; second-hand goods, including waste paper, bottles, automobile tires, clothing, other scrap materials, used lumber, used *building* materials and salvage are collected to be sorted, and/or stored for sale or resale.
- 2.107 **Sawmill or Planing Mill:** Premises where timber is cut or milled, and temporarily stored either as finished or unfinished lumber.
- 2.108 **Septic System Leaching Bed:** An absorption system constructed as absorption trenches or as a filter bed, located wholly in filter media that is contained between the surface to ground or raised or partly raised above ground as required by local

- conditions, to which effluent from a treatment unit is applied for treatment and disposal but does not include the mantel area.
- 2.109 **Service Shop, Light:** Premises, not otherwise defined or classified in this By-law, for the servicing or repairing of articles, goods or materials, as well as facilities for accessory retail sales.
- 2.110 **Service Shop, Personal:** Premises in which persons are employed in furnishing services and otherwise administering to the individual and personal needs of persons, such as a barber's shop, a ladies hairdressing establishment or a shoe repair shop.
- 2.111 **Setback:** The distance between a *lot* or zone boundary and a *building, structure* or *use* on a *lot*.
- 2.112 **Shoreline Buffer:** A natural area maintained in its natural pre-development state, with the exception of minimal pruning of vegetation and the removal of trees for safety reasons, for the purpose of buffering *buildings* or *structures* on a *lot*. Where the natural state has been *altered*, the area may be planted with indigenous trees and shrubs. Where the natural shoreline of a property is a natural beach or is a rock outcropping with little or no soil, such shall be deemed to comply.
- 2.113 **Storey:** The portion of a *building* other than the basement which lies between the surface of the floor and the surface of 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.
- 2.114 **Street:** A highway as defined under The Highway Traffic Act, or the Municipal Act or a *public road* which has been assumed and is maintained by the *Township*.
- 2.115 **Street Line:** The limit of the *street* or road allowance and the dividing line between a *lot* and a *street* or road.
- 2.116 **Structure:** Anything man-made that is fastened to or into the earth or another *structure* or rests on the earth by its own mass or is attached to a *building* including a *septic system leaching bed*, holding tanks, satellite receiving dishes and heat pumps.
- 2.117 **Temporary Accommodation:** Any trailer, vehicle or shelter manufactured or modified to be used as living quarters, and capable of being used for *temporary accommodations*.
- 2.118 **Tent:** Any kind of temporary shelter for sleeping that is not permanently affixed to the site and that is capable of being easily moved and is not considered a *structure*.
- 2.119 **Tent and Trailer Park:** Premises used and maintained as an overnight *tent* or camping ground where people are temporarily accommodated in *tents, travel*

- trailers*, cabins, recreational vehicles or other similar facilities, whether or not a fee or charge is paid for the rental thereof, but does not accommodate *mobile homes*.
- 2.120 **Tourist Establishment:** Any premises operated to provide sleeping accommodation for the traveling or vacationing public, and may include services and facilities in connection with which sleeping accommodation is provided.
- 2.121 **Township:** The Corporation of the *Township* of Ryerson.
- 2.122 **Travel Trailer:** Any vehicle designed to be towed by a *motor vehicle* and capable of being used for the temporary lodging of persons, notwithstanding that such vehicle is jacked up or that its running gear is removed. This definition does not include a *mobile home*.
- 2.123 **Truck Camper:** Any unit constructed so that it may be attached upon a *motor vehicle*, as a separate unit, and capable of being temporarily utilized for the lodging of persons.
- 2.124 **Use:** Any purpose for which a *building, structure* or a parcel of land may be designed, arranged, intended, maintained or occupied; or any activity, occupation, business or operation carried on, or intended to be carried on, in a *building, structure* or on a parcel of land.
- 2.125 **Veterinary Clinic:** Premises where a veterinary surgeon treats domestic animals, birds or other livestock and in which animals may be boarded.
- 2.126 **Warehouse:** Premises used for the storage and distribution of goods, wares, merchandise, substances or articles and may include facilities for a wholesale or retail commercial outlet, but shall not include facilities for a truck or transport terminal or *yard*.
- 2.127 **Waste Disposal Site:** An area of land where garbage, refuse and/or domestic waste is disposed of or dumped and, for the purposes of this By-law, shall include a sanitary landfill site or sewage lagoon owned, operated and maintained by the *Township* or the Ministry of the Environment or their agents, but shall not include a private or communal *septic system leaching bed*.
- 2.128 **Waterbody:** A lake greater than 15 ha in area and any navigable river or stream.
- 2.129 **Watercourse:** A body of water or natural channel for a perennial or intermittent stream of water including a river or stream.
- 2.130 **Waterfront Landing:** The *use* of land as a docking and parking facility, which serves as a mainland access point for a commercial or residential property that are accessible by water, but which does not include vessel or vehicle sales, rental or service, or the sale of fuel.

- 2.131 **Water Setback:** The straight line horizontal distance from the *high water mark* of a *watercourse* to the nearest part of an excavation, *building*, *structure*, or *open storage use* on the property.
- 2.132 **Wayside Pit or Wayside Quarry:** A temporary source of consolidated or unconsolidated aggregate opened by or for a *public authority*, for the purpose of a particular project or *public road* construction.
- 2.133 **Workshop:** Premises where fabrication or *manufacturing* is performed by tradespersons requiring manual or mechanical skills and may include an upholsterer's shop, a carpenter's shop, a locksmith's shop, a gunsmith's shop, a tinsmith's shop, a machine and/or welder's shop.
- 2.134 **Yard:** An open, uncovered space on a *lot* appurtenant to a *principal building* or use and unoccupied by *buildings* or *structures* except as specifically permitted in this By-law.
- 2.135 **Yard, Exterior Side:** A *yard* extending from the required *front yard* to the required *rear yard* and from the exterior *side lot line* of the *lot* to the nearest part of any *building* or *structure* on the *lot*, the nearest outside storage use on the *lot*, or edge or rim of an excavation on the *lot*.
- 2.136 **Yard, Interior Side:** A *yard* extending from the required *front yard* to the required *rear yard* and from the interior *side lot line* of the *lot* to the nearest part of any *building* or *structure* on the *lot*, the nearest outside storage use on the *lot*, or edge or rim of an excavation on the *lot*.
- 2.137 **Yard, Front:** A *yard* extending across the full width of the *lot* between the *front lot line* of the *lot* and the nearest part of any *building* or *structure* on the *lot*, the nearest outside storage use on the *lot*, or edge or rim of an excavation on the *lot*.
- 2.138 **Yard, Required:** The minimum *yard* required by the provisions of this By-law.
- 2.139 **Yard, Rear:** A *yard* extending across the full width of the *lot* between the *rear lot line* of the *lot* and the nearest part of any *building* or *structure* on the *lot*, the nearest outside storage use on the *lot*, or edge or rim of an excavation on the *lot*.

Section 3 - GENERAL PROVISIONS

3.1 Accessory Buildings, Structures and Uses

3.1.1 Permitted Uses

Where this By-law provides that a *lot* may be used and a *building* or *structure* may be *erected* or used for a purpose, that purpose shall include any *accessory building* or *accessory use* provided that a *building* permit for the principal *use*, if required, is issued or that the *principal building* or *structure* is already in existence on the *lot*.

Accessory buildings shall not be used for any occupation for gain or human habitation, except where specifically permitted by this By-law.

3.1.2 Setback Requirements

Except as specifically provided in this section, any *accessory building* or *structure* shall comply with the applicable *yard* and *setback* requirements of the *zone* within which it is located.

3.1.3 Principal Building to be Erected First

No *accessory building* or *structure* shall be *erected* on any *lot* until the *principal building* has been *erected*, with the exception of: temporary construction *uses* during the term of an active *building* permit, or a *septic system*, a *garage*, or *dock*.

3.1.4 Lot Coverage

The total *lot coverage* of all *accessory buildings* and *structures* shall not exceed 5 percent of the *lot area* and shall be included as part of the total permitted *lot coverage* noted in Table 5 of this By-law.

3.1.5 Height

The height of any *accessory building* or *structure* shall not exceed 6 metres (19.7 feet) or the height of the permitted *principal building* or *structure* whichever is most restrictive.

3.1.6 Number

The maximum number of *accessory buildings* permitted on a *lot* shall not exceed 4. This number does not include a *privy*, a *pumphouse* or a *gazebo*.

3.1.7 Accessory Structure Encroachments

Notwithstanding the *yard* and *setback* provisions of this By-law to the contrary, drop awnings, clothes poles, flag poles, garden trellises, retaining walls, fences, signs, or similar *uses* which comply with this By-law are permitted in any *required yard*

The following obstructions may project not more than 1.0 metre (3.3 ft.) into a required *side yard* and not more than 1.5 metres (4.9 ft.) into any other *required yard*:

- fire escape or open stairway
- deck*
- bay window
- dormer
- vestibule

provided, however, such obstruction is no closer than 1.0 metre (3.3 ft.) to the *lot line*.

3.1.8 Dock, or Launching Ramp

Notwithstanding the *yard* provisions of this By-law to the contrary, a boat launching ramp, or *dock* may be *erected* and used in any *yard*, abutting on a navigable waterway, except where prohibited by the provisions of a specific *zone*, provided such *structure* is located no closer than 3 metres (9.8 feet) to the *side lot line* or the projection of the *side lot line* into the water, and provided all applicable Federal and Provincial statutes and regulations are adhered to.

3.1.9 Boathouse or Boat Port

The maximum size of any *boathouse* or *boat port* shall be one *storey* in height and 100 square metres (1,076.4 square feet) in area.

A maximum of one *boathouse* or *boat port* is permitted on a *lot*.

A minimum *side yard* of 6.0 metres (19.7 feet) is maintained both on land and in the water when the *side lot line* boundaries are extended from the *high water mark* into the water.

The maximum projection of a *boathouse* or *boat port* into the water shall be 15 metres (49.2 feet) from the *high water mark*.

A *boathouse* or *boat port* is not permitted to project into the water where it is located on a *lot* that abuts the Magnetawan River, but is permitted to be located at the *high water mark*.

No *boathouse*, or part thereof, shall be used for the provision of sleeping or cooking accommodation.

All applicable Federal and Provincial statutes and regulations are adhered to.

3.1.10 Garages or Other Accessory Buildings or Structures

Notwithstanding the *yard* and *setback* provisions of this By-law to the contrary, an attached or detached private *garage* or other *accessory building* or *structure* may be *erected* and used in a *side* or *rear yard*, provided that:

- i) where such *accessory building* or *structure* is located in an *interior side yard*, it shall not be closer than 3 metres (9.8 feet) to the *interior side lot line* or 10 metres (32.8 feet) to an *exterior side lot line*;
- ii) where such *accessory building* or *structure* is located in a *rear yard*, it shall not be closer than 3 metres (9.8 feet) to the *rear lot line* except, where the *rear lot line* abuts a municipally maintained road, where it shall not be closer than 10 metres (32.8 feet) to the *rear lot line*;
- iii) Notwithstanding the foregoing provisions, no *accessory building* or *structure* shall be *erected* closer than 6 metres (19.7 feet) to an *interior side lot line* within any Commercial (C) or Industrial (I) zone; and
- iv) A maximum of one detached *garage* is permitted on a *lot*.

3.1.11 Decks, Steps, Balconies, Verandahs or Patios

Notwithstanding the *yard* and *setback* provisions of this By-law, *decks*, balconies, steps and patios, may project into any *required yard* a maximum of 3 metres (9.8 feet), but not closer than 1.5 metres (4.9 feet) to any *lot line*, where the floor of any *porch*, balcony, or *deck* is more than 1.0 metres (3.3 feet) above *finished grade* the *setback* requirements for the principal use shall apply.

3.1.12 Gazebo

One freestanding *gazebo* may be permitted within the *required yard* abutting a shoreline in the Rural (RU), Waterfront Residential (WR) or Limited Services Residential (LR) zone, provided that:

- i) the *structure* does not exceed 15.0 square metres in *floor area*, but may not be located on a *dock*;
- ii) the *gazebo* is set back at least 4.0 metres from the shoreline; and,
- iii) the *gazebo* is set back at least 2.0 metres from any *side lot line*.

3.1.13 Guest Cabin

A *guest cabin* is permitted on a *lot* in the Rural (RU), Waterfront Residential (WR), or Limited Service Residential (LR) zone provided that:

- i) No cooking facilities are located in the *guest cabin*;
- ii) It has an area of 50 square metres (538 square feet) or less;
- iii) It has a height not greater than one *storey*;
- iv) It complies with all of the *setbacks* that apply to the *principal building* on the *lot*; and
- v) A maximum of one *guest cabin* is permitted on a *lot*.

3.1.14 Pumphouse

A *pumphouse* may be *erected* and used in the *required yard* of a *lot* abutting a shoreline provided it complies with the minimum required *side yard*. A free standing *pumphouse* shall not exceed a height of 2.0 metres or an area of 9.0 square metres.

3.1.15 Septic System Leaching Bed

A *septic system leaching bed* shall be located a minimum of 30 metres (98.4 feet) from the *high water mark*.

3.2 Building Permit Issued

The provisions of this By-law shall not apply to prevent the *Use* of any *Existing Lot, Building* or *Structure* for any purpose prohibited by this By-law for which the plans have, prior to the passing of this By-law, been approved by the Chief Building Official, so long as the *Building* or *Structure*, when *Erected*, is used and continues to be used for the purpose for which it was *Erected* or the *Building* permit remains valid.

3.3 Established Building Line

Where a permitted *dwelling* is to be *erected* on a *lot* and where there is an established *building line* extending along the *street* on both sides of the *lot* 50 metres (164 feet) in either direction, such permitted *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 adjacent *dwellings* on the same *side* of the *street*. This provision does not apply to the *lot line* abutting a *watercourse*.

3.4 Existing Buildings, Structures and Uses

3.4.1 Continuation of Existing Uses:

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

3.4.2 Prohibited Exterior Extension:

The exterior of any *building* or *structure*, which at the date of passing of this By-law was lawfully used for a purpose not permissible within the Zone in which it is located, shall not be enlarged, extended, reconstructed, or otherwise structurally *altered*, unless such *building* or *structure* is to be used for a purpose permitted within such Zone, and complies with all requirements of this By-law for such Zone.

3.4.3 Permitted Interior Alteration:

The interior of any *building* or *structure*, lawfully used at the date of passing of this By-law may be reconstructed or structurally *altered*, in order to render the same more convenient or commodious for the same purpose for which such *building* or *structure* was lawfully used.

3.4.4 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 passing of this By-law, provided that the strengthening or restoration does not increase the *building* height, size or volume, or change the *use* of such *building* or *structure*, and provided that approval for a *septic system* may be obtained for the *use*, where applicable.

3.4.5 Permitted Non-Complying Building or Structure:

Nothing in this By-law shall prevent the reconstruction, relocation, renovation, enlargement or repair of an *existing building* or *structure* on a *lot* that does not comply with the *setback* and *yard* requirements of this By-law, which existed at the date of passing of this By-law, and which is used for a purpose specifically permitted within the Zone in which such *building* or *structure* is located, provided:

- i) there is no further encroachment into the required *setback* or *yard*;
- ii) any addition to the *existing building* or *structure* maintains the *existing setback* from the *high water mark* or 15 metres (49.2 feet), whichever is greater;

- iii) if the reconstruction or relocation would result in an increase to the *gross floor area* of the *building* or *structure*, that the entire *building* or *structure* maintains the *existing setback* from the *high water mark* or 15 metres (49.2 feet), whichever is greater;
- iv) approval for a *septic system* is obtained, where applicable; and,
- v) it is in compliance with all other provisions of this By-law.

3.5 Existing Lots

3.5.1 Existing Undersized Lots:

Notwithstanding any other provision of this By-law to the contrary, where a *lot* having a lesser *lot area* and/or frontage than required herein is not located on an island and is held under distinct and separate ownership from an abutting *lot* or *lots* as shown by a conveyance of title properly registered prior to the date of passing of this By-law or, where such a *lot* is created as a result of an expropriation, such *lot* may be used and a *building* or *structure* may be *erected, altered* or used on such smaller *lot*, provided that all other applicable zone provisions of this By-law are complied with.

3.5.2 Enlargement of Existing Lots:

Where lands are added to an *existing* undersized *lot*, the resulting *lot* shall be deemed to comply with the minimum *lot frontage* and area requirements of this By-law, and may be used for a purpose permitted in the Zone in which such *lot* is located, provided it is in compliance with all other applicable provisions of this By-law.

3.6 Floor Area Less Than Required:

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

3.7 Frontage on a Public Road

3.7.1 Improved Public Road

No person shall *erect* any *building* or *structure* in any zone unless the *lot* upon which such *building* or *structure* is to be *erected* fronts upon and is directly accessible from a road maintained year round by a *public authority*.

3.7.2 Subdivision Agreement

The provisions of Section 3.7.1 shall not apply to prevent the *erection* of a permitted *building* or *structure* on a *lot* in a registered plan of subdivision where a Subdivision Agreement has been entered into with the *Township*, notwithstanding that the road or roads will not be assumed by the *Township* until the end of the maintenance period.

3.7.3 Existing Uses not on an improved public road

The provisions of Section 3.7.1 shall not apply to prevent the enlargement, extension, renovation, reconstruction or other structural alteration of an *existing building* or *structure*, which is located on a *lot* which does not have frontage upon a *public* year round *road*, provided the *use* of such *building* or *structure* does not change and is permissible within the *zone* in which it is located.

3.7.4 Exception to Road Access

Notwithstanding the provisions of Section 3.7.1, where a *lot* is located in the Limited Services Residential (LR) *zone*, a *use*, *building* or *structure* may be used on such *lot* in accordance with the provision of the zone with access by a seasonally maintained *public road*, a Crown road, a *private road* with legal right-of-way or water access from a navigable waterway where adequate long term parking and docking facilities are provided to the satisfaction of the *Township*.

3.7.5 Hunt Camp

Notwithstanding the provisions of 3.7.1, a *hunt camp* shall be permitted if it is located a minimum of 120 metres (394 feet) from the nearest *Public Road* in the Rural (RU) *zone*. The provisions and requirements of the Limited Services Residential Zone (LR) *zone* apply to any *hunt camp*.

3.7.6 Condominium Access

Notwithstanding the provisions of Section 3.7.1, where property is developed by condominium description, the *lot frontage* and access may be on a *private road* for individual units within the condominium description.

3.8 Group Home

A *group home* is permitted in all *zones* that permit a *dwelling* as a permitted *use*.

No *group home* shall be permitted within 450 metres (1,476 feet) of another *group home* in the *Township*.

3.9 Height Exceptions

Notwithstanding the height provisions of this By-law to the contrary, nothing in this By-law shall apply to prevent the *erection, alteration, or use* of a barn, silo, church spire, belfry, flag pole, clock tower, chimney, water tank, radio or television tower or antenna, air conditioner duct, grain elevator, incidental equipment required for processing, external equipment associated with internal equipment or machinery and conveying equipment, which exceeds the maximum height requirements provided the main or principal *use* is permitted within the *zone* in which it is located and provided all other applicable provisions of this By-law are complied with.

3.10 Home Occupation:

The following regulations apply to regulate a *home occupation* where such a *use* is permitted.

- i) The *home occupation* shall clearly be secondary to the main residential *use* of the property and shall not change the residential character of the *dwelling*;
- ii) Such *home occupation* shall not be a nuisance to, nor interfere with, television or radio reception of others in neighbouring *buildings* or *structures*;
- iii) Such *home occupation* shall not include a medical clinic, a private hospital, a *nursing home*, a boarding house, an eating establishment or a *veterinary clinic*, but may include a business or professional *office* that complies with the provisions of this subsection;
- iv) There shall be no display to indicate that any part of the property is being used for other than residential or *agricultural uses* except for an unlit sign of not more than 0.5 metres square (5.4 square feet), except where a *lot* fronts on a County Road or Provincial Highway, in which case the requirements of the County or the Province shall be complied with;
- v) The *home occupation use* shall be conducted entirely within the *dwelling*;
- vi) Not more than 25% of the *gross floor area* of the *dwelling* shall be used for the purposes of *home occupation use*;
- vii) Such *use* is conducted by a person or persons residing in the *dwelling*;
- viii) There shall be no more than two (2) commercial vehicles parked at any one time on the property;
- ix) There shall be no outside storage of goods or materials associated with the *home occupation use*; and,
- x) There shall be no goods, wares or merchandise offered for sale or rent from the *dwelling* which are not manufactured or processed on the *lot*.

3.11 Home Industry:

The following regulations apply to regulate a home industry where such a *use* is permitted:

- i) The *home industry* shall clearly be secondary to the main residential *use* of the property and shall not change the residential character of the *dwelling*;
- ii) There shall be no emission of noise, odour or dust that is not normally attributable to the *use* of the land for other *uses* permitted in the *Zone*;
- iii) Such *home industry* shall not be a nuisance to, nor interfere with, television or radio reception of others in neighbouring *buildings* or *structures*;
- iv) There shall be no display to indicate that any part of the property is being used for other than residential or agricultural *uses* except for an unlit sign of not more than 0.8 metres square (8.6 square feet), except where a *lot* fronts on a County Road or Provincial Highway, in which case the requirements of the County or the Province shall be complied with;
- v) No *home industry* shall be located within 300 metres (984.3 feet) of any *waterbody*;
- vi) The *home industry* shall meet the same *yard* provisions as required for the principal residential *use* for the *Zone* in which it is located, with the exception of the *interior side yard*, which shall be a minimum of 10 metres (32.8 feet);
- vii) The *use* shall not occupy more than 25% of the *gross floor area* of a *dwelling*, or where located in an *accessory building*, shall not occupy more than 90 square metres (968.8 square feet);
- viii) A maximum of two (2) employees who do not live in the *dwelling* may be employed on site in the *home industry* and additional employees may be employed off-site;
- ix) There shall be no more than three (3) commercial vehicles parked at any one time on the property;
- x) Any permitted *open storage* shall be screened from view;
- xi) A *planting strip* shall be provided on the *lot* in accordance with the provisions of this By-law; and,
- xii) There shall be no goods, wares or merchandise offered for sale or rent from the *dwelling* which are not manufactured or processed on the *lot*.

3.12 Landscaping and Buffers

- 3.12.1 A minimum 3.0 metre (9.8 feet) landscaped buffer shall be provided along a *side* or *rear lot line* of a commercial or industrial zone.
- 3.12.2 Landscaping shall be provided, planted or located, and maintained in a healthy condition by the owner of the land on which the landscaping is located.

- 3.12.3 Where landscaping is required on a *lot*, such *lot* shall not be used for any purpose other than that which existed at the date of passing of this by-law, until the required *planting strip*/privacy fence is planted or located, unless as otherwise provided for in a registered site plan agreement.
- 3.12.4 Where a *lot* abuts a *watercourse*, a *shoreline buffer* shall be restored and maintained across a minimum of 75% of the *lot*, and shall maintain a minimum width of 15.0 metres (49.2 feet). Areas not built on with *structures* will have soft landscaping.

3.13 Loading Space Regulations:

Loading or *unloading spaces* are required under this By-law, in accordance with the *Loading Space Requirement Table*. The owner of every *building* or *structure erected* for any purpose involving the receiving, shipping, *loading* or *unloading* of persons, animals, goods, wares, merchandise or raw materials shall provide and maintain on the *lot*, *loading* and *unloading spaces*. For the purposes of this By-law, each *loading* or *unloading space* shall be 9.0 metres (29.5 feet) in length, 4.0 metres (13 feet) in width and have a vertical clearance of 5.0 metres (16.4 feet). In addition, adequate space shall be provided for the parking of vehicles awaiting access to the *loading* or *unloading spaces*.

Table 1 – Loading Space requirements

LOADING SPACE REQUIREMENT TABLE	
Gross Floor Area of Building	Loading Spaces Required
Less than 300 m ² (3,200 sq. ft.)	1 space
300 m ² to 2,800m ² (3,230-30,140 sq. ft.)	2 spaces
2,800m ² to 7,500m ² (30,140-80,730 sq. ft.)	3 spaces
More than 7,500m ² (80,730+ sq. ft.)	3 spaces + 1 additional space for each additional 9,300 m ² (100,100 sq. ft.) or part thereof in excess of 7,500 m ² (80,730 sq. ft.)

3.13.1 Access:

Access to *loading* or *unloading spaces* shall be by means of a driveway at least 6 metres (19.7 feet) in width contained on the *lot* on which the spaces are located and leading to a *public road*.

3.13.2 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.

3.13.3 Location:

The *loading space* or spaces required hereunder 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 (49.2 feet).

3.13.4 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*, as it existed as such date, is not increased; if an addition is made to the *building* or *structure* 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 Table Requirements* for such addition or *use*.

3.14 Mobile Home

No *mobile home* is permitted in any zone.

3.15 Multiple Uses on One Lot

Where any land, *building* or *structure* is used for more than one permitted *use*, the applicable *zone provisions* of this By-law which service to regulate each such *use* shall be complied with.

3.16 Multiple Zones on One Lot

Where a *lot* is divided into more than one *zone* under the provisions of this Bylaw, each such portion of the *lot* shall be used in accordance with the *zone provisions* of this By-law for the applicable *zone* as if it were a separate *lot*, provided however that a maximum of one *dwelling unit* is permitted on the *lot*.

3.17 Number of Dwellings per Lot

Unless specified elsewhere in this By-law, no more than one *dwelling unit* shall be permitted on a *lot*.

3.18 Outdoor Storage

Where outdoor storage is permitted, the following provisions shall apply:

- i) Outdoor storage is located behind the front or exterior wall of the main *building* facing any *street* and complies with all *yard* requirements;

- ii) Any portion of a *lot* used for outside storage is screened from adjacent *uses* and *streets* adjoining the *lot* by a *building*, *planting strip*, and or fence at least 2.0 metres in height from the ground; and,
- iii) The area used for outdoor storage shall be in addition to the areas required for parking, loading and landscaping.

3.19 Parking Area Regulations

3.19.1 More than One use on a Lot

When a *building* or *structure* accommodates more than one type of *use*, the *parking space* requirement for the whole *building* or *structure* shall be the sum of the requirements for the separate parts of the *building*.

3.19.2 Parking Area Location on Lot

Notwithstanding the *yard* and *setback* provisions of this By-law to the contrary, uncovered surface *parking areas* shall be permitted in the *required yard* or in the area between the *street line* and the required *setback* provided that they are a minimum of 1.0 metres (3.3 feet) from any *lot line*.

3.19.3 Additions to, or changes in, the Use of Existing Buildings and Structures

The Parking Space requirements referred to herein shall not apply to any *existing building* or *structure* so long as the *gross floor area* is not increased. If any addition is made to a *building* or *structure* which increases its *gross floor area*, parking spaces for the addition shall be provided as required by the *Parking Area Regulations*. Where a change in *use* occurs, parking spaces shall be provided for such new *use* in accordance with the requirements of the *Parking Area Regulations*.

The provision of this paragraph shall not apply to require the establishment of Parking Spaces for a *dwelling* which existed at the passing of this By-law.

3.19.4 Use of Parking Spaces and Areas

Parking Spaces and areas required in accordance with this By-law shall be used for the parking of operative, currently licensed vehicles only, and for vehicles used in operation incidental to the permitted *uses* on the *lot*.

Table 2 – Parking Requirements

PARKING REQUIREMENTS	
Type of Building	Minimum Parking Required
Dwelling; Agricultural Use;	2 parking spaces for each dwelling unit
Bed and Breakfast Establishment	1 parking space for each guest room in addition to 2 parking spaces for the dwelling unit.
Medical, Veterinary, Dental Office or Clinic	5 parking spaces for each Practitioner
Place of Assembly; Place of Worship; Community Centre; Funeral Home, Restaurant,	Where there are fixed seats, 1 parking space for every 4 seats or 3 metres (9.8 feet) of bench space. Where there are no fixed seats, 1 parking space for each 10 sq. metres (107.6 sq. feet) of floor area devoted to public use.
Tourist Establishment, Camping Establishment;	1 parking space for each guest room, cottage, cabin or camp site, plus such parking facilities as are required for a restaurant, should such exist.
Office, including a Home Occupation or Home Industry; Day Care Centre	1 parking space for each 20 sq. metres (215 sq. feet) directly related to the permitted use.
Manufacturing, Processing, Assembling or Fabricating Plant; Bulk Fuel Depot, Building Supply and Lumber Outlet; Commercial Nursery or Greenhouse;	1 parking space per 40 sq. metres (430.6 sq. feet) of gross floor area or portion thereof.
Convenience Store	1 parking space for each 10 sq. metres (107.6 sq. feet) of total floor area.
Retail use; Other Commercial Uses	1 parking space for each 20 sq. metres (215 sq. feet) of total floor area.
Uses Permitted by this By-law other than those listed in this Table	1 parking space for each 30 sq. metres (323 sq. feet) of gross floor area.
Equestrian Facility	1 parking space for each 50 square metres of total floor area devoted to training and handling facilities.
Self Storage Facility; Warehouse; Wholesaling	1 parking space for each 90 square metres of the gross floor area which accommodates the use;

3.19.5 Barrier-Free Parking

- a) Number of Barrier-Free Parking Spaces Required:

The minimum *designated barrier-free parking spaces* requirements for new development shall be as follows:

Table 3 Barrier-Free Parking requirements

Total Number of Parking Spaces Required	Minimum Barrier-Free Spaces Required
1 - 15	1
16 - 30	2
31 and beyond	3 spaces plus one additional space for each 15 spaces beyond 45.

- b) Barrier-Free Parking Space: A *designated barrier-free parking space* for *motor vehicles* shall have:
 - (i) A minimum width of 4.5 metres (14.8 feet);
 - (ii) A minimum length of 6.0 metres (19.7 feet);
 - (iii) An adjacent 1.5 metre (4.9 feet) wide aisle that is hatch marked on the parking *lot*, which may be shared by two adjacent *designated barrier-free spaces*; (in the case of a *parking area* that is not paved, the 1.5 metre (4.9 feet) aisle shall be added to the width of the parking space)
 - (iv) A firm, level surface; and
 - (v) Shall be located as near as possible to the main entrance, within 30 metres (98.4 feet) of the entrance.

3.20 Pits and Quarries and Peat Harvesting

The making or establishment of *Pits* or *Quarries* and the harvesting of peat is prohibited within the area covered by this By-law, except in the locations specifically zoned Extractive Industrial (IE) in this By-law, and in accordance with the express provisions of this By-law.

No person shall *use* or occupy land or *erect any building or structure* or conduct any activity on land for the purpose of processing, washing, screening, sorting or crushing rock, sand and/or gravel and/or peat, except as expressly provided for in this By-law.

3.21 Public Uses

3.21.1 Public Services

The provisions of this By-law shall not apply to prohibit the *use* of any *lot* or the *erection or use* of any *building or structure* for the purposes of *public uses* provided by the *Township*, or any *public authority* including any Department or Ministry of the Government of Canada or Ontario and, shall include Ontario Power Generation, Hydro One or other electrical utility, any telephone, telegraph or cable TV company and any natural gas distribution system operated by a Company distributing gas to the residents of the

Township, which company possesses all the necessary powers, rights, licenses and franchises.

3.21.2 Location Restrictions

Notwithstanding any other provision contained in this By-law to the contrary, where a *public use* is only permitted within a specific *zone* classification, then such *public use* shall only be permitted within that *zone* or *zones* and shall comply with the *zone provisions* of the *zone* or *zones* in which the *public use* is permitted, save and except that there shall be no minimum *lot area* or *lot frontage* requirement. This provision does not apply to Crown Agencies.

3.21.3 Provisions

- i) No goods, materials or equipment shall be stored outside the *building* or *structure* located on the *lot*, except as may otherwise be permitted under this By-law.
- ii) The *zone provisions* of the *zone* in which the *use* is located shall be complied with.
- iii) No *building* or *structure erected* in accordance with the provisions of this Section shall be used for the purpose of an *office* or maintenance or works depot.

3.21.4 Public Installations

Nothing in this By-law shall prevent the installation of a watermain, sanitary sewer, storm sewer, gas main, pipeline, hydro, communication line, or high voltage and extra high voltage electrical facilities owned, operated and maintained by Hydro One or Ontario Power Generation.

3.22 Reduction of Requirements

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

3.23 Restriction on Dwelling Unit in Non-Residential Buildings

Notwithstanding any other provision of this By-law to the contrary, no *dwelling unit* shall be located within a portion of a non-residential *building* which has gasoline or other flammable fluids stored in bulk for commercial purposes, in conjunction therewith, and without limiting the generality of the foregoing, a *dwelling unit* shall not be permitted within a *motor vehicle service station*, a *motor vehicle repair garage*, a *motor vehicles body shop*, a *marina*, or a marine sales and *service shop*.

3.24 Signs

The provisions of this By-law shall not apply to prevent the *erection, alteration* or *use* of any sign, provided such sign complies with the By-laws of the *Township* including the specific sign provisions for *home occupation* or *home industry*, as provided in this By-law.

3.25 Special Provision for Through Lots

Where a *lot* is a *through lot*, the *front yard* requirements shall apply on each *street* or adjacent private right-of-way or *watercourse*, as the case may be, in accordance with the provisions of the Zone(s) in which such *lot* is located.

3.26 Special Setback Requirements

3.26.1 Setback from Watercourses

No *building* or *structure*, except a *dock, boathouse, boatport* or *pumphouse*, shall be located within 15 metres (49.2 feet) of the *high water mark* or any river, stream or other *watercourse*; the minimum *setback* for all cold water *watercourses* or from Type 1 Fish Habitat shall be 30 metres (98.4 feet).

3.26.2 Setback from Provincially Significant Wetland

The minimum *setback* from the edge of a Provincially Significant Wetland shall be 120 metres (393.7 feet), except in the following circumstances:

- where the Provincially Significant Wetland is exclusively located under water, then the minimum *setback* shall be 30 metres (98.4 feet);
- where an Environmental Impact Study (EIS) is completed to the satisfaction of the *Township*, then the minimum *setback* shall be as identified in the EIS, but shall not be less than 30 metres (98.4 feet).
- where an Environmental Impact Study (EIS) is completed to the satisfaction of the *Township* and the EIS recommends a *setback* for shoreline *structures* that do not contain *habitable rooms*, then the minimum *setback* shall be as identified in the EIS.
- the minimum *setback* shall be 1 metre (3.3 feet) for the following parcels in:
 - PSR 1894 – Parts 4-9, 10, 11, 13, 15-16,
 - PSR 1895 – Parts 21, 22, 23, 24, 25, 26, 27, 28, 29, 30, 31, 32, 33,
 - PSR 1453 – Parts 20 to 34, and
 - PSR 1454 – Parts 1 to 15.

3.26.3 Setback for Pits and Quarries

No edge of a *Pit* or *Quarry* shall be located closer than 120 metres (393.7 feet) to an *existing dwelling* or the boundary of a Provincially Significant Wetland, or 30 metres (98.4 feet) from a municipal road allowance, *lot line* or *watercourse*.

3.26.4 Minimum Separation for Farms

Despite any *yard* provisions of this By-law to the contrary, no *building* or *structure* shall be *erected* or expanded unless it complies with the Provincial Minimum Distance Separation I and II formulae.

3.26.5 Setback from Steep Slopes

No *building* or *structure* shall be constructed on slopes greater than 20% and shall be *setback* a minimum of 10 metres (32.8 feet) from the edge of the slope.

3.27 Temporary Construction Use:

A temporary *building*, *structure* or *trailer* incidental to the construction of a *principal building* on a *lot* is permitted in all *zones*, but only during construction and until the *building* permit which authorizes it expires or is revoked.

A tool shed not exceeding 9.3 square metres (100 square feet), construction *trailer*, scaffolding or other *building* or *structure* incidental to construction is permitted in all *zones* within the *Township*, except the Provincially Significant Wetland (PSW), Environmental Protection (EP) and Open Space (OS) *zones*, on the *lot* where it is situated and only for so long as it is necessary for the work in progress and until the work is completed or abandoned. For the purpose of this Section, abandoned shall mean the discontinuation of work for more than 120 consecutive days or the failure to maintain a current *building* permit.

3.28 Temporary Housing

Notwithstanding any other provision of this By-law to the contrary, where a *dwelling* is destroyed or a new *dwelling* is being constructed and a *Building Permit* for reconstruction of the *dwelling* has been issued by the *Township* for the *lot*, the residents may occupy the *existing dwelling* or a *travel trailer* on a temporary basis, but only during the period which the new *dwelling* is being constructed to a maximum of one year from the date of issuance of the *building* permit.

3.29 Trailer or Mobile Home Parks

The establishment of a *trailer park* or *mobile home park* is prohibited in any *Zone*, save and except where such *parks* are specifically permitted by this By-law.

3.30 Trailers and Campers

The *use of tents*, trailers and recreational vehicles for permanent or temporary human habitation is prohibited in all zones except:

- (a) in a Rural (RU), Waterfront Residential (WR) or Limited Services Residential (LR) Zone, a *travel trailer* equipped with toilet facilities and an approved sewage holding tank may be used for temporary human habitation during the construction of a *dwelling unit* on a *lot*, provided that such *structure* is located on the same *lot* as the *dwelling unit* under construction and is in compliance with the *setback* provisions for the *zone* in which it is located and provided that:
 - i) no such *structure* shall be located on the premises until a *building* permit for said construction has been issued and construction commenced;
 - ii) such *structure* shall cease to be used for human habitation upon completion of the *dwelling unit*;
 - iii) where not elsewhere permitted in this By-law, such *structure* shall be removed from the premises upon completion of the *dwelling unit*, or in all cases, within 60 days of the discontinuance of construction; and,
 - iv) A maximum of one trailer is permitted.
- (b) For the occasional accommodation of guests in any Rural (RU), Waterfront Residential (WR) or Limited Services Residential (LR) Zone provided that a detached *dwelling* exists on the property.
- (c) For the *use of tents* for children's play, picnics, weddings, family reunions, or other similar private functions.
- (d) In a Rural (RU), Waterfront Residential (WR) or Limited Services Residential (LR) Zone, a maximum of one *travel trailer* equipped with toilet facilities and an approved sewage holding tank or leaching bed may be used for temporary human habitation on an *existing vacant lot* for a period not to exceed three years from the date of passage of this By-law, provided such *travel trailer* has a current license issued in accordance with the *Township's Trailer Licensing By-law*, or upon issuance of a *building* permit for a permitted residential *use* on the *lot*. Such *structure* shall cease to be used for human habitation upon expiry of the three year period, unless specifically recognized through the approval of a Temporary *Use Zoning By-law* passed pursuant to the provisions of the Section 39 of the Planning Act. This provision does not apply to any existing trailer or replacement trailer with a current Township permit that was issued prior to the date of passage of this by-law, provided the permit is in effect and annual fees continue to be paid.

3.31 Truck, Bus, Coach Bodies and Derelict Vehicles:

No truck, bus, coach or streetcar body, or *structure* of any kind, other than a *dwelling unit erected* and used in accordance with this By-law, The Ontario *Building*

Code and Regulations passed thereunder and all other By-laws of the *Township*, shall be used for human habitation or storage of goods and materials whether or not the same is mounted on wheels.

The provisions of this By-law shall not apply to prohibit the *outside storage* of a maximum of two derelict *motor vehicles* within the Rural (RU) Zone nor the *outside storage* of contractors equipment, whether currently licensed or inoperative, provided the applicable provisions regarding *outside storage* are complied with, and further that such *use* is *accessory* to the principal permitted *use* on the *lot*, and that such storage area is screened from view from adjacent *lots* and roads.

3.32 Unimproved Road Allowances

The *exterior side yard* requirements outlined in this By-law shall be reduced by 50 percent where the *yard* abuts an unimproved road allowance.

3.33 Waterfront Landing

The following provisions apply to the installation of a *waterfront landing*:

- The *waterfront landing* shall provide access to a maximum of 3 water access only *lots*.
- Docking facilities shall not contain more than 3 boat slips, a boat slip is defined as a *parking area* for boats with a minimum length of 6 metres (19.7 feet) and a maximum length of 10 metres (32.8 feet);
- No enclosed *buildings* or *structures* are permitted on the *waterfront landing* property.
- The minimum *setback* from the shoreline for any *structure* (except a *dock*) or *parking area* shall be 30 metres (98.4 feet);
- The minimum *side yard* shall be 6 metres (19.7 feet);
- The minimum *rear yard* shall be 10 metres (32.8 feet);
- The maximum coverage of all *structures* and *parking areas* shall not exceed 10%

3.34 Wayside Pits and Quarries and Portable Processing Plants

Where specifically permitted in the By-law, a *wayside pit* or *quarry* or portable asphalt plant shall be subject to the following provisions:

- the *wayside pit* or *quarry* shall be used by or on behalf of a *Public Authority*;
- the *wayside pit* or *quarry* shall have a Certificate of Approval from the Ministry of Environment or its designate;
- the *wayside pit* or *quarry* shall not be located closer than 120 metres (393.7 feet) from an *existing* residence;
- a portable processing plant is permitted as an *accessory use* to the *wayside pit* or *quarry*; and,

- upon completion of the public project, the site shall be rehabilitated to its former *use*.

3.35 Zoning of Islands

All islands are *zoned* Limited Service Residential (LR). The minimum *lot* size for development on an island is 0.8 hectares (2 acres). Long term secure mainland access shall be provided to the *lot*.

Section 4 - Zone Provisions and Exceptions to Zones

4.1 Zone Provisions

No person shall, within any of the *Zones*, use any land or *erect* or use any *building* or *structure*, except in accordance with the *uses* permitted in **Table 4 – Permitted Uses** and the provisions of **Table 5 – Lot Regulations** of this By-law.

Ryerson Zoning By-law

TABLE 4 - Permitted Uses for all Zones

Principal Use	Waterfront Residential (WR)	Limited Services Residential (LR)	Rural (RU)	General Commercial (CG)	Tourist Commercial (CT)	General Industrial (IG)	Extractive Industrial (IE)	Institutional (IN)	Open Space (OS)	EP Environmental Protection (EP)	Provincially Significant Wetland (PSW)	Floodplain (FP)
Residential												
Dwelling, Duplex			x									
Dwelling, Semi-Detached			x									
Dwelling, Single Detached	x	x	x							x(1)	x(1)	x (1)
Mobile Home			x (1)									
Non-Residential												
Agricultural Use			x			x	x (2)		x	x(1)	x(1)	x(1)(3)
Building Supply and Lumber Outlet				x		x						
Bulk Fuel Depot						x						
Camping Establishment					x(1)							
Cartage, Transport or Bus Depot						x						
Cemetery								x	x			
Commercial Nursery or Greenhouse				x		x						
Commercial Self Storage Facility				x		x						
Communications Tower						x						
Community Centre				x				x	x			
Conservation Use	x	x	x	x	x	x	x	x	x	x	x	x
Convenience Store				x								
Contractor's Establishment						x						
Day Care Centre				x								
Equestrian Facility			x									
Farm Produce Sales Outlet			x	x								
Forestry Use			x				x		x		x	x
Funeral Home				x								
Hunt Camp			x									
Kennel			x	x		x						
Light Equipment Sales & Rental Establishment				x		x	x					
Manufacturing Plant						x						
Marina					x	x						
Motor Vehicle Body Shop				x		x						
Motor Vehicle Dealership				x								
Motor Vehicle Repair Garage				x		x						
Motor Vehicle Service Station				x								

Principal Use	Waterfront Residential (WR)	Limited Services Residential (LR)	Rural (RU)	General Commercial (CG)	Tourist Commercial (CT)	General Industrial (IG)	Extractive Industrial (IE)	Institutional (IN)	Open Space (OS)	EP Environmental Protection (EP)	Provincially Significant Wetland (PSW)	Floodplain (FP)
Nursing Home								x				
Office				x								
Pit or Quarry							x					
Place of Assembly				x				x				
Place of Worship				x				x				
Recreational Facility				x					x			
Restaurant				x								
Retail Store				x								
Salvage or Wrecking Yard							x(1)					
Sawmill or Planning Mill						x						
School								x				
Service Shop, Light				x		x						
Service Shop, Personal				x								
Tent & Trailer Park					x(1)							
Tourist Establishment					x							
Veterinary Clinic			x	x								
Warehouse						x						
Waterfront Landing (9)	x	x										x (3)
Wayside Pit or Wayside Quarry			x	x	x	x	x	x				
Workshop				x		x						
Accessory												
Bed & Breakfast Establishment	x		x									
Convenience Store					x (4)							
Day Care, Private Home	x		x									
Dwelling Unit in a Commercial building				x(5)	x(6)							
Dwelling, Single Detached				x	x(6)	x						
Dwelling, Secondary			x (10)									
Home Industry			x									
Home Occupation	x	x	x									
Office					x	x	x	x				
Open Storage						x	x					
Outdoor Display & Sales Area				x		x						
Place of Assembly					x							
Recreational Facility					x							
Restaurant					x							

Principal Use	Waterfront Residential (WR)	Limited Services Residential (LR)	Rural (RU)	General Commercial (CG)	Tourist Commercial (CT)	General Industrial (IG)	Extractive Industrial (IE)	Institutional (IN)	Open Space (OS)	EP Environmental Protection (EP)	Provincially Significant Wetland (PSW)	Floodplain (FP)
Accessory												
Retail Store					x(4)	x	x					
Other										x (7)	x (7)	x(7)(8)

NOTES:

(1) existing on the date of passage of this by-law

(2) excluding a dwelling

(3) excluding any enclosed structure

(4) to a maximum of 50 square metres (540 square feet)

(5) except in a motor vehicle service station or repair garage, where no dwelling is permitted

(6) provided a maximum of one dwelling is permitted on the property

(7) dock, pumphouse accessory to a permitted residential use on the same property where the residential use is permitted

(8) subject to provisions of Section 4.4

(9) subject to provisions of Section 3.33

(10) The floor area of the secondary dwelling shall be a maximum 25% of the floor area of the single detached dwelling, and shall only be permitted on a lot greater than 1 hectare (2.5 acres) in area.

October 21, 2014

Ryerson Zoning By-law

Table 5 - Zone Requirements Table

Requirement	Waterfront Residential (WR)	Limited Services Residential (LR)	Rural (RU)		General Commercial (CG)	Tourist Commercial (CT)	General Industrial (IG)	Extractive Industrial (IE)	Institutional (IN)	Open Space (OS)	Environmental Protection (EP)	Provincially Significant Wetland (PSW)	Floodplain (FP)
			All Other Uses	Residential									
Frontage (minimum)	60 m (196.9 ft)	60 m (196.9 ft)	100 m (328 ft)	100 m (328 ft)	60 m (196.9 ft)	60 m (196.9 ft)	60 m (196.9 ft)	90 m (295.3 ft)	45 m (147.6 ft)	n/a	n/a	n/a	(2)
Area (minimum)	4,000 sq m (43,060 sf)	4,000 sq m (43,060 sf)	10 ha (24.7 ac)	1 ha (2.47 ac)	1 ha (2.47 ac)	2 ha (4.9 ac)	1 ha (2.47 ac)	10 ha (24.7 ac)	4,000 sq m (43,060 sf)	n/a	n/a	n/a	(2)
Yards (minimum)													
Front Yard	20 m (65.6 ft)	20 m (65.6 ft)	30 m (98.4 ft.)	30 m (98.4 ft)	15 m (49.2 ft)	30 m (98.4 ft)	15 m (49.2 ft)	30 m (98.4 ft)	6 m (19.7 ft)	15 m (49.2 ft)	n/a	n/a	(1)
Interior Side Yard	3 m (9.8 ft)	3 m (9.8 ft)	6 m (19.7 ft)	6 m (19.7 ft)	6 m (19.7 ft)	15 m (49.2 ft)	15 m (49.2 ft)	30 m (98.4 ft)	6 m (19.7 ft)	6 m (19.7 ft)	n/a	n/a	(1)
Exterior Side Yard	15 m (49.2 ft)	15 m (49.2 ft)	30 m (98.4 ft)	30 m (98.4 ft)	15 m (49.2 ft)	30 m (98.4 ft)	15 m (49.2 ft)	30 m (98.4 ft)	6 m (19.7 ft)	6 m (19.7 ft)	n/a	n/a	(1)
Rear Yard	10 m (32.8 ft)	10 m (32.8 ft)	15 m (49.2 ft)	15 m (49.2 ft)	15 m (49.2 ft)	30 m (98.4 ft)	15 m (49.2 ft)	30 m (98.4 ft)	10 m (32.8 ft)	10 m (32.8 ft)	n/a	n/a	(1)
Lot Coverage (%) (maximum)	10	10	5	10	50	25	25	5	15	5			0
Height (maximum)	10 m (32.8 ft)	10 m (32.8 ft)	10 m (32.8 ft)	10 m (32.8 ft)	12 m (39.4 ft)	12 m (39.4 ft)	12 m (39.4 ft)	12 m (39.4 ft)	12 m (39.4 ft)	5 m (16.4 ft)	n/a	n/a	10 m
Dwelling Unit Area (minimum)	74 sq m (796.5 sf)	74 sq m (796.5 sf)	74 sq m (796.5 sf)	74 sq m (796.5 sf)	40 sq m (430.6 sf)	56 sq m (602.8 sf)	56 sq m (602.8 sf)						(2)
Landscaped Open Space (%) (minimum)	30	30	20	30	10	30	10	10	10	n/a	n/a	n/a	30
Number of dwelling units per lot (maximum)	1	1		2 ⁽⁴⁾	1 ⁽³⁾	1 ⁽³⁾	1 ⁽³⁾						1 ⁽²⁾
Other													(5)
NOTES:	<p>(1) all lot and yard requirements for existing uses shall remain as existing on the date of passing of this By-law.</p> <p>(2) as exists on the date of passing of the By-law</p> <p>(3) accessory dwelling unit to a permitted commercial use</p> <p>(4) if a duplex or semi-detached dwelling, or secondary dwelling; otherwise, only one single detached dwelling is permitted.</p> <p>(5) subject to the provisions of Section 4.4</p>												

October 21, 2014

4.2 Provisions for Limited Services Residential (LR) Zone and Rural (Ru) Zone with no year round maintained public road access

- 4.2.1 Properties in the Limited Services Residential (LR) *zone* are suitable for occasional or seasonal *uses* only.
- 4.2.2 Properties in the Rural (Ru) *zone* with no direct access or frontage to a year round maintained *public road* are suitable for occasional *uses*, with no *dwellings* permitted.
- 4.2.3 The *Township* does not guarantee or provide any level of access to any property within these *zones* by *public road* or to a public *dock* landing allowing water access to a property. Public Seasonal Roads will not be maintained or plowed in the winter and may also be impassable in the Spring season and following storms and other events causing damage. They will be the last to receive attention from road maintenance crews. Securing access to property within this *zone* is the sole responsibility of the landowner.
- 4.2.4 The *Township* does not guarantee fire protection and other emergency services.
- 4.2.5 The *Township* does not commit itself now or at any time in the future to:
 - (a) provide any *public road* access to any property or to open, maintain or improve any public landing or *dock*;
 - (b) upgrade any *existing public road* from Public Seasonal Road to Public Year Round Road;
 - (c) to open, maintain or upgrade any *public road* or road allowance not designated as either Public Seasonal Road or Public Year Round Road in the schedules to this by-law;
 - (d) to do or permit work by anyone on any road allowance (such work is expressly prohibited without consent of Council expressed in a resolution or by-law) to improve any road allowance and render it passable by any *motor vehicle* including snow machines and off-road vehicles; or
 - (e) to provide or facilitate access to a property by emergency vehicles or school buses.
- 4.2.6 A Landowner seeking a *building* permit in the Limited Services Residential (LR) *zone* or for a *hunt camp* in the Rural (Ru) *zone* may be required to enter into an agreement with the Township acknowledging and incorporating the applicable provisions contained in Sections 4.2.1 through 4.2.5 inclusive.

4.3 Environmental Protection Zone Special requirements

Lands zoned Environmental Protection (EP) may be included in the calculation of *lot area* and *yard* requirements for a *lot*, except for lands below the *high water mark*.

Setback and *yard* requirements shall be measured from the limit of the *high water mark*, provided that no *building* or *structure* is constructed within 3 metres (9.8 feet) of the boundary of the Environmental Protection (EP) *zone*.

4.4 Floodplain provisions:

Lands which have been identified as lands which are susceptible to flooding or erosion by water or which have been zoned Magnetawan River Floodplain (FP) are subject to the following provisions.

4.4.1 Permitted Uses

- (a) Any *existing dwelling* or other *existing building, structure* or *use* located on a *lot*.
- (b) A *dock, boat port, boat launch, detached deck, pumphouse*.
- (c) A *structure* for flood or erosion control.
- (d) Recreational and resource management *use*.
- (e) Conservation or *forestry use*.
- (f) *Agricultural use*, excluding any enclosed *structure*.

4.4.2 Buildings in the floodplain:

- (a) any *building* of *structure* located in the Flood Plain (FP) Zone at the date of passing of this By-law is deemed to legally conform with the provisions of this By-law. Any replacement, restoration or reconstruction of such *building* or *structure*, shall be subject to all applicable provisions of this By-law and shall not result in an increase in the *ground floor area*.
- (b) On those *lots* which are only partially zoned Flood Plain (FP), *buildings* or *structures* which are replaced or reconstructed shall be relocated to that portion of the *lot* situated outside of the Flood Plain (FP) Zone provided that all other provisions of this By-law are adhered to, and such *building* or *structure* is not located in a Provincially Significant Wetland (PSW) or Environmental Protection (EP) Zone.

- (c) The provisions of the Limited Service Residential (LR) Zone apply to any development in the Floodplain.

4.4.3 Flood Elevations for *Dwelling Building* Openings and Access to *Dwellings*

- (a) In addition to any other provision of this By-law, any replacement, restoration, reconstruction of a *dwelling* permitted by this By-law shall not have a *building* opening lower than the Regulatory Flood Elevation or Minimum Building Opening Elevation, as specified in Tables 6 and 7.
- (b) Any part of any *Private Road* giving access to a *dwelling* shall be at the Regulatory Flood Elevation specified in Tables 6 and 7.
- (c) No *building* permit shall be issued for such works until plans complying with the Regulatory Flood Elevation specified in Tables 6 and 7 have been approved by the *Township*. Flood proofing in excess of 1.0 metre (3.3 feet) shall require plans prepared and approved by a qualified professional engineer.
- (d) All *buildings* and *structures* with the exception of a *boatport*, or *dock* which are constructed on lands adjacent to a *watercourse*, shall have the following minimum opening elevation:
- Ahmic Lake – 281.47 metres (which includes a 0.46 m wave uprush in storm events);
 - Lake Cecebe – 284.16 metres (which is 0.50 metres above the regulatory flood elevation of 283.66 metres)
 - Doe Lake – 296.91 metres (which includes a 0.46 m wave uprush in storm events)
 - Magnetawan River as shown on Tables 6 and 7.

Table 6: 100 Year Flood Levels – Magnetawan River Regulatory Flood Elevations

Segment Number	Upstream Cross Section Number (m)	100 Year Flood Level (m)	Description
1	Ryerson/Armour boundary	284.9	Estimated flood elevation.
2	27+401	284.73	d/s of Stirling Creek
3	26+401	284.69	Interpolated section
4	24+951	284.58	Interpolated section
5	23+851	284.57	Interpolated section
6	22+601	284.48	Spring Hill Road u/s section
7	22+301	284.44	Interpolated section
8	22+001	284.38	Interpolated section-911#561
9	21+701	284.33	Interpolated section-lot 2
10	21+486	284.32	Interpolated section-lots 9/8
11	21+271	284.29	Interpolated section-lots 18/17
12	21+056	284.28	Interpolated section-lot 23
13	20+841	284.26	Lower Spring Hill Road-lot 31
14	19+700	284.17	u/s of Midlothian Bridge
15	19+660	284.08	Midlothian Bridge u/s section
16	19+640	284.08	Midlothian Bridge d/s section
17	19+520	284.09	d/s of Midlothian Bridge
18	17+640	284.00	Interpolated section
19	17+090	283.96	Interpolated section
20	14+520	283.84	
21	12+420	283.71	Interpolated section
22	11+930	283.71	Interpolated section
23	11+740	283.70	Interpolated section
24	11+460	283.70	Adjacent To Campground
25	11+000	283.63	Magnetawan River Confluence with Lake Cecebe

Notes:

1. As identified on the Schedules to this By-law.

Table 7: Floodproofing Elevations for Lower Spring Hill Road

Section	River Station	Location	Flood Elev. (m)	Recommended Minimum Building Opening Elevation (m)	Recommended Road Grade (m)
7	22+301	Spring Hill Road -near 911# 483W	284.44	284.94	284.44
8	22+001	Spring Hill Road -near 911# 543	284.38	284.88	284.38
9	21+701	Spring Hill Road -near 911# 583	284.33	284.83	284.33
10	21+486	Spring Hill Road -near lots 8&9	284.32	284.82	284.32
11	21+271	Spring Hill Road- lots 17&18	284.29	284.79	284.29
12	21+056	Spring Hill Road -near lot 23	284.28	284.78	284.28
13	20+841	Spring Hill Road -near lot 31	284.26	284.76	284.26

4.5 Exceptions to Zones

Notwithstanding any provisions to the contrary in this By-law, the following provisions apply to the properties identified in the specific exception noted below:

In all other respects, the provisions of this By-law continue to apply.

Table 8 – Exceptions to Zones

Exception Zone	Location	Schedule	Text
WR-1	Pt. Lots 17 & 18, Con. 11 & 12	D3	On lands zoned WR-1, the minimum setback from the high water mark is 30.5 metres (100 feet). All other applicable provisions of the WR zone continue to apply.
RU-2		H3	On lands zoned RU-2, the minimum setback from the edge of Beggsboro Creek is 20 metres (65.6 feet) All other applicable provisions of the WR or RU zones continue to apply.
WR-3	Pt. Lots 19 & 20, Con. 11 & 12	D3	On lands zoned WR-3, the minimum setback from the high water mark is 45.7 metres (150 feet). All other applicable provisions of the WR zone continue to apply.
FP-4		E4	On lands zoned FP-4, a maximum of 8 trailer sites are permitted on the property. All other applicable provisions of the FP zone continues to apply.
CT-5	Pt. Lot 17, Con. 12	C3 D3	On lands zoned CT-5, a maximum of 38 trailer sites are permitted on the property. All other applicable provisions of the CT zone continue to apply.
LR-6	Pt. Lot 23, Con. 14	C2	On Lands zoned LR-6, the following provisions apply: <ul style="list-style-type: none"> • Minimum <i>Lot</i> Area shall be 0.3 hectares • Minimum <i>Lot</i> Depth shall be 75 metres • Minimum <i>Lot</i> Frontage shall be 46 metres. • Minimum Rear Yard for <i>Lots</i> 1 to 5 and <i>Lot</i> 8 shall be 44 metres • Minimum Rear Yard for <i>Lots</i> 6 & 7 shall be 15 metres • Minimum Front Yard for <i>Lots</i> 1, 2 and 5 to 8 shall be 10.7 metres • Minimum Front Yard for <i>Lot</i> 3 shall be 15.2 metres

Exception Zone	Location	Schedule	Text
			<ul style="list-style-type: none"> • Minimum Front Yard for <i>Lot 4</i> shall be 18.3 metres • Maximum Building Height shall be 9 metres • Maximum <i>Lot Coverage</i> shall be 15% • Maximum height of <i>accessory</i> building shall be 6 metres. <p>All other applicable provisions of the LR zone continue to apply.</p>
WR-7		C2	<p>On lands zoned WR-7, a waterfront landing is permitted, in accordance with the provisions of Section 4.4.</p> <p>All other applicable provisions of the WR zone continue to apply.</p>
RU-8	Pt. Lot 82, Con. A	D1	<p>On lands zoned RU-8, the following provisions apply:</p> <ul style="list-style-type: none"> • The permitted uses shall be limited to no more than two single detached dwelling units which may be occupied only by staff employees and their families, and a workshop, provided the buildings are used in a manner accessory to the operation of a camping establishment whose main operation is located in Part of Lot 80, Concession B, Ryerson. • The minimum front yard shall be 50 metres. • The minimum rear yard shall be 200 metres. • The minimum side yard shall be 125 metres. • The maximum height for an accessory building/workshop shall be 10 metres. The accessory building/workshop may be permitted on the lands in advance of a principal building. • The maximum floor area for each dwelling shall be 200 square metres. • The maximum floor area for the workshop shall be 200 square metres. <p>All other applicable provisions of the RU zone continue to apply.</p>
CT-9, EP-9, LR-9	Lot 4, Con. 3	F5, F6 G5, G6	<p>On lands zoned CT-9, EP-9, or LR-9, the following provisions apply:</p> <ul style="list-style-type: none"> • The permitted uses on the lands zoned CT-9 and EP-9 are limited to the following: <ul style="list-style-type: none"> ○ Tourist cottages not to exceed six in number; ○ Tourist campsites not to exceed 45 in number; and

Exception Zone	Location	Schedule	Text
			<ul style="list-style-type: none"> ○ Commercial and recreational facilities used solely as an accessory use to the tourist cottages and campsites. • The permitted uses on the lands zoned LR-9 are as provided in the LR Zone, provided no building or structure is constructed within 6 metres of lands zoned EP-9. • No habitable building, dwelling unit, tourist cottage, sleep cabin, boathouse or boat dock may be erected or used within the areas zoned EP-9. • In addition to the permitted uses for the EP Zone, on the lands zoned EP-9, open space recreational uses and tent sites may be permitted. • No development or site alteration may be made on offshore fish/waterfowl habitat areas or within 6 metres of the shoreline in front of such habitat. <p>All other applicable provisions of the CT, LR and EP zones continue to apply.</p>
WR-10	Pt. Lot 18, Con. 13, being Parts 1 & 2, PSR-671	C3	<p>On lands zoned WR-10, the following provisions apply:</p> <ul style="list-style-type: none"> • The only permitted accessory structures are a shed with a maximum area of 8.4 square metres (90 square feet) or an approved dock with a maximum width of 2 metres (6.5 feet). No sleeping cabin is permitted. • The minimum lot frontage and area are deemed to comply. • The lot coverage shall not exceed 6.5 percent. • A lawn is prohibited within 23 metres (75 feet) of the shoreline. This area shall be maintained in a natural vegetative state where the ground cover consists of native plant species which are not cultivated or fertilized. • A two metre wide walkway giving access from the dwelling to the dock is permitted within the front yard. <p>All other applicable provisions of the WR zone continue to apply.</p>
WR-11	Plan M-488	H2	<p>On lands zoned WR-11, the following provisions apply:</p> <ul style="list-style-type: none"> • The minimum setback from the high water mark

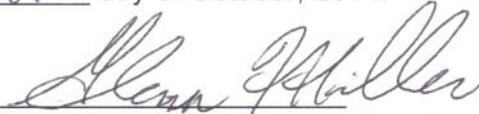
Exception Zone	Location	Schedule	Text
			<p>is 30.5 metres (100 feet).</p> <ul style="list-style-type: none"> • The minimum yard on the boundary of any lot which fronts upon Beggsboro Creek shall be 20 metres (66 feet). <p>All other applicable provisions of the WR zone continue to apply.</p>
LR-12	Pt. Lot 18, Con. 2	H3	<p>On lands zoned LR-12, the following provisions apply:</p> <ul style="list-style-type: none"> • The minimum setback from the high water mark is 30 metres (98.4 feet). <p>All other applicable provisions of the LR zone continue to apply.</p>
LR-13	Pt. Lot 13, Con. 6	F4	<p>On lands zoned LR-13, the following provisions apply:</p> <ul style="list-style-type: none"> • The front yard is the yard that is adjacent to the PSW and FP zone; • The rear lot line is the lot line dividing the property from the municipal road allowance. • All yards are measured from the boundary of the LR zone. <p>All other applicable provisions of the LR zone continue to apply.</p>

Section 5 - ENACTMENT

5.1 Date of By-law Approval

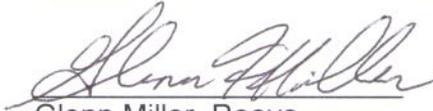
This By-law shall take effect from the date of its passage by Council and shall come into force in accordance with Section 34 of the Planning Act, R.S.O. 1990, Ch. P. 13, as amended.

Read a first and second time this 21st day of October, 2014.


Glenn Miller, Reeve


Judy Kosowan, Clerk

Read a third time and passed this 21st day of October, 2014.


Glenn Miller, Reeve


Judy Kosowan, Clerk

Hi Nancy,

Should Council wish us to have a working session before the Open House and meeting on February 24, 2026 we are happy to accommodate that. Please plan for a 2 to 3 hour block as there is a lot to cover between the Draft OP and the Draft update to the Zoning By-law.

Thanks, and have a great weekend,

Debbie



DEBBIE VANDENAKKER (SHE|HER) MCIP RPP PMP
SENIOR PLANNER
T. 705-645-1556 x 108
F. 705-645-4500
DVANDENAKKER@PLANSCAPE.CA