

# 13.0 Exception Zones

Where a zone symbol is followed by a hyphen and a number (e.g., HR1-1) on Schedule “A”, the number refers to an Exception Zone that applies to the lands within that zone. Certain lands may also be subject to holding provisions, which are denoted by an (H), as a suffix to the Exception Zone. Holding provisions are set out in the respective Exception Zone.

The provisions of this By-law are modified as set out in the Exception Zone. All other provisions of this By-law shall continue to apply, including the provisions of the parent zone.

## **Exception 1 (Eldon)**

All provisions of the AG zone shall apply except that:

- 1) The removal of the holding symbol (H) shall be in accordance with the following:
  - a) The owner shall undertake a Stage III Archaeological Assessment to the satisfaction of the Ministry of Tourism, Culture and Sport.
  - b) The owner shall enter into a site plan agreement with the Municipality for any development on the property excluding a walking pathway with no motorized vehicles.

## **Exception 4 (Ops)**

All provisions of the AR zone shall apply except that:

- 1) The permitted uses shall include a mini-storage unit.
- 2) The minimum front yard shall be 7.0 m.
- 3) The minimum rear yard shall be 7.0 m.
- 4) The minimum landscaping area shall be 17.3%.
- 5) The maximum lot coverage shall be 33.6%.
- 6) The minimum lot area shall be 3,000 sq. m.

**Exception 8 (Ops)**

All provisions of the AG zone shall apply except that:

- 1) The minimum required lot area shall be 32.0 ha.

**Exception 9 (Ops)**

All provisions of the AG zone shall apply except that:

- 1) The permitted uses shall include a grain drying and storage facility.
- 2) A grain drying and storage facility means buildings or structures that use drying devices to reduce moisture content in grains and cereals that are also stored on site.
- 3) The location of a grain drying and storage facility is restricted to the area identified as Exception Zone 9.
- 4) The maximum total zone area is 5.80 ha.
- 5) A weigh scale associated with a grain drying and storage facility may be permitted outside of the zone area within the driveway access to the operation, and setback a minimum of 350.0 m from any public road.

**Exception 11 (Ops)**

All provisions of the AG zone shall apply except that:

- 1) The permitted use shall also include a boarding house for up to and including 9.0 persons.

**Exception 12 (Ops)**

All provisions of the AG zone shall apply except that:

- 1) The permitted use shall be limited to a:
  - a) Septic tank
  - b) Septic tank attenuation area

**Exception 13 (Ops)**

All provisions of the AG zone shall apply except that:

- 1) The minimum elevation of any openings in any habitable building shall be 0.5 m above the elevation of the road surface located closest to the proposed building.

**Exception 14 (Ops)**

All provisions of the OS zone shall apply except that:

- 1) Residential uses shall be prohibited
- 2) The permitted uses shall include a:
  - a) Cemetery
  - b) Place of worship
  - c) Funeral home

**Exception 17 (Laxton)**

All provisions of the AG zone shall apply except that:

- 1) A sport shooting facility and a private club accessory to a permitted use is a permitted use.
- 2) The removal of the (H) holding symbol shall be in accordance with the following:
  - a) The owner shall enter into a site plan agreement with the Municipality for any development related to the permitted uses.

**Exception 18 (Eldon)**

All provisions of the AG zone shall apply except that:

- 1) The permitted use shall be limited to off season storage of tourist trailers.

**Exception 19 (Emily)**

All provisions of the AG zone shall apply except that:

- 1) The minimum lot area shall be 4.0 ha.
- 2) The minimum lot frontage shall be 205.0 m.

**Exception 20 (Fenelon)**

All provisions of the AG zone shall apply except that:

- 1) The minimum lot area shall be 18.0 ha.

**Exception 21 (Verulam)**

All provisions of the AG zone shall apply except that:

- 1) The minimum lot area shall be 19.0 ha.
- 2) The minimum lot frontage shall be 20.0 m.

**Exception 22 (Eldon)**

All provisions of the AG zone shall apply except that:

- 1) The permitted uses shall also include a public garage.
- 2) The minimum lot area shall be 16.5 ha.
- 3) The minimum front yard shall be 22.0 m.
- 4) The maximum floor area for a public garage shall be 125.0 m.
- 5) The minimum number of parking spaces shall be 4.
- 6) The minimum separation distance between a public garage and a dwelling on a separate lot shall be 90.0 m.
- 7) Outdoor storage shall be located in the rear yard only.
- 8) The maximum building height shall be 11.0 m.
- 9) All motor vehicles on site shall be licenced and no vehicles shall be kept for the purpose of salvage.

**Exception 23 (Emily)**

All provisions of the AG zone shall apply except that:

- 1) The permitted use shall include a tack shop.
- 2) The minimum lot area shall be 4.0 ha.
- 3) The minimum lot frontage shall be 75.0 m.
- 4) The minimum front yard shall be 15.0 m.
- 5) The maximum floor area for retail sales shall be 90.0 sq. m.

**Exception 24 (Verulam)**

All provisions of the AG or FD zones shall apply except that:

- 1) The minimum lot area shall be 15.0 ha.
- 2) The minimum lot frontage shall be 60.0 m.
- 3) The minimum setback between a livestock structure and a lot zoned or used for residential purposes shall be 70.0 m.
- 4) The only structures for housing livestock shall be two chicken coups with a maximum total floor area of 80.0 sq. m. and the existing barn, except that the barn may be replaced provided no exterior dimension is increased.
- 5) The maximum animal housing capacity, of the existing barn, shall not exceed the existing 52 beef cows or an equivalent number of animal units as determined by the Province of Ontario Minimum Distance Separation Formula, with the exception of mink, fox, caged layers, feeder hogs, sows/boars/weaners and white veal which shall not be permitted.

**Exception 25 (Eldon)**

All provisions of the AG zone shall apply except that:

- 1) The permitted uses shall also include a:
  - a) Septage disposal site
  - b) Wood recycling depot

**Exception 26 (Emily)**

All provisions of the AG zone shall apply except that:

- 1) The minimum lot area shall be 15.0 ha.
- 2) The minimum lot frontage shall be 15.0 m.
- 3) The minimum setback from the EP zone shall be 10.0 m.
- 4) The minimum setback from the rear lot line of an abutting lot shall be 10.0 m.

**Exception 27 (Fenelon)**

All provisions of the AG zone shall apply except that:

- 1) The permitted uses shall also include not more than five single detached dwellings.

**Exception 28 (Verulam)**

All provisions of the AG zone shall apply except that:

- 1) The permitted uses shall also include a:
  - a) Body shop
  - b) Motor vehicle repair shop
  - c) Accessory motor vehicle sale
- 2) The maximum combined floor area for a body shop, motor vehicle repair shop and motor vehicle sales office shall be 235.0 sq. m.
- 3) No building, or parking area associated with a motor vehicle repair shop or body shop shall be located more than 140.0 m. from the front lot line.
- 4) The maximum number of motor vehicles for retail sales shall be 10.
- 5) The maximum number of motor vehicles for unlicensed or derelict vehicles shall be 10.
- 6) The maximum number of motor vehicles for all uses combined shall be 30.
- 7) The minimum front yard for buildings and parking areas shall be 30.0 m.
- 8) The minimum south side yard for buildings and parking areas shall be 60.0 m.
- 9) An unsafe vehicle shall only be stored in a wholly enclosed building with a floor designed to prevent spillage onto the soil surface.
- 10) For the purpose of determining lot area, lot frontage and the number of permitted uses, the entire property within the AG and AG-28 zones shall be considered one lot.

- 11) Other than maintaining the existing driveway at a width of 10.0 m, a buffer area 60.0 m. wide shall be maintained along the south lot line for a distance of 140.0 m from the southwest corner. Within the buffer area all existing vegetation shall be maintained so as to provide a visual barrier with vegetation and tree removal only carried out insofar as necessary to maintain the vegetation in the buffer in a healthy and safe condition and at its present density.
- 12) A “derelict vehicle” shall be a vehicle that is stored for the purpose of parts recovery which is comprised of assembled and attached parts consisting of not less than 50% of the original vehicle by volume and shall not constitute an unsafe vehicle.
- 13) An “unsafe vehicle” shall be a vehicle which is leaking gas, oils, lubricants, antifreeze or cleaning agents by virtue of a puncture, failed seal, removed parts or a corroded container or tank.

**Exception 30 (Emily)**

All provisions of the AG zone shall apply except that:

- 1) The permitted uses shall include a custom workshop for manufacturing wood carvings and wood sculptures.
- 2) The maximum gross floor area shall be 325.0 sq. m.
- 3) The minimum front yard shall be 180.0 m.
- 4) The minimum rear yard shall be 60.0 m.
- 5) The minimum side yard shall be 60.0 m.

**Exception 31 (Verulam)**

All provisions of the AG zone shall apply except that:

- 1) An existing barn within 50.0 m of a lot used for residential purposes shall only be used for the storage of farm equipment and animal feed, storage accessory to a residential use and/or the housing of a maximum of 3 horses and shall not be extended or enlarged for the purpose of housing any additional livestock or any other type of livestock or animal.
- 2) Any new building or structure for the housing of livestock shall be located not less than 130.0 m from a lot used for

residential purposes or 135.0 m from a dwelling on a separate lot whichever is greater.

**Exception 32 (Emily)**

All provisions of the AG zone shall apply except that:

- 1) A residence located on a lot created by consent shall have a minimum front yard of 30.0 m.

**Exception 33 (Fenelon)**

All provisions of the AG zone shall apply except that:

- 1) A farm produce outlet may also sell seasonal farm produce grown off-site provided that such outlet and related outside display area shall not exceed 37.16 sq. m.

**Exception 34 (Mariposa)**

All provisions of the AG zone shall apply except that:

- 1) The minimum lot area shall be 32.0 ha.

**Exception 35 (Verulam)**

All provisions of the AG zone shall apply except that:

- 1) The minimum setback between a livestock building and manure storage facility, and a dwelling on a separate lot shall be 300.0 m.

**Exception 37 (Emily)**

All provisions of the AG zone shall apply except that:

- 1) The maximum number of lots shall be 2.0.
- 2) The minimum lot area for one lot shall be 4.5 ha, for the other lot 13.0 ha.
- 3) The minimum lot frontage shall be 160 m.
- 4) The lot line abutting County Road 10 shall be the front lot line.

**Exception 38 (Mariposa)**

All provisions of the AG zone shall apply except that:

- 1) The minimum lot area shall be 9.0 ha.



- 2) The minimum lot frontage shall be 90.0 m

**Exception 39 (Eldon)**

All provisions of the FD zone shall apply except that:

- 1) The minimum lot area shall be 4.0 ha.
- 2) The minimum lot frontage shall be 20.0 m.
- 3) The minimum interior north side yard shall be 27.5 m.

**Exception 40 (Emily)**

All provisions of the AG zone shall apply except that:

- 1) An entrance for a gravel pit is also permitted.

**Exception 43 (Emily)**

All provisions of the AG zone shall apply except that:

- 1) The minimum lot area shall be 15.0 ha.
- 2) The minimum lot frontage shall be 100.0 m.

**Exception 44 (Fenelon)**

All provisions of the AG zone shall apply except that:

- 1) The permitted uses shall include a kennel accessory to the existing residential use containing no more than eight dogs and shall only operate from the existing residential dwelling.

**Exception 45 (Emily)**

All provisions of the AG zone shall apply except that:

- 1) The permitted uses shall be limited to a:
  - a) Agricultural uses
  - b) Farm equipment repair shop or a motor vehicle repair shop which includes the repair of commercial vehicles
- 2) Except for purposes of determining lot coverage, and permitted uses, land zoned AG-45 shall not be considered a separate lot.
- 3) The maximum lot coverage for a repair shop shall be 200.0 sq. m.

- 4) The maximum parking spaces for commercial or farm equipment shall be 5.0.
- 5) The maximum parking spaces for unlicensed or derelict vehicles shall be 2.0.
- 6) The maximum total number of parking spaces shall be 15.0.
- 7) Vehicles shall only be stored or parked in the allotted parking spaces.
- 8) Vehicles that are leaking gas, oils, lubricants, antifreeze or cleaning fluids by virtue of a puncture, failed seal, removed parts or a corroded container or tank shall only be stored in a wholly enclosed building with a floor designed to prevent spillage onto the soil surface.

**Exception 47 (Emily)**

All provisions of the AG zone shall apply except that:

- 1) No building or structure shall be erected other than sound attenuation or visual barriers erected in conjunction with a sand and gravel pit operation.

**Exception 49 (Emily)**

All provisions of the AG zone shall apply except that:

- 1) A garden suite is also a permitted as a temporary use.
- 2) The minimum lot area shall be 40.0 ha.

**Exception 50 (Fenelon)**

All provisions of the AG zone shall apply except that:

- 1) The permitted uses shall be limited to a single detached dwelling and accessory uses.

**Exception 52 (Emily)**

All provisions of the AG zone shall apply except that:

- 1) No buildings or structures shall be erected.

**Exception 53 (Fenelon)**

All provisions of the FD zone shall apply except that:

- 1) The minimum lot area shall be 4.0 ha.

- 2) The minimum lot frontage shall be 100.0 m.

**Exception 54 (Verulam)**

All provisions of the AG zone shall apply except that:

- 1) The minimum lot area shall be 10.0 ha.

**Exception 56 (Eldon)**

All provisions of the AG zone shall apply except that:

- 1) The permitted use shall be limited to a single detached dwelling and accessory uses.
- 2) The minimum lot area shall be 16.0 ha.
- 3) The minimum lot frontage shall be 160.0 m.

**Exception 62 (Emily)**

All provisions of the AG zone shall apply except that:

- 1) The minimum lot area shall be 44.0 ha.
- 2) The minimum lot frontage shall be 732.0 m.
- 3) No land shall be severed from the land as it existed on April 14, 2003.

**Exception 64 (Emily)**

All provisions of the AG zone shall apply except that:

- 1) A maximum of 1.0 dwelling unit per lot is permitted.

**Exception 65 (Mariposa)**

All provisions of the AG or FD zones shall apply except that:

- 1) The minimum lot area shall be 34.0 ha.

**Exception 66 (Eldon)**

All provisions of the AG or FD zones shall apply except that:

- 1) The minimum lot area shall be 16.0 ha.
- 2) The minimum lot frontage shall be 160.0 m.

**Exception 67 (Emily)**

All provisions of the AG zone shall apply except that:

- 1) The permitted uses shall be limited to :
  - a) Agricultural or forestry uses
  - b) A golf course and/or a golf driving range

**Exception 68 (Fenelon)**

All provisions of the AG zone shall apply except that:

- 1) The minimum lot area shall be 6.0 ha.
- 2) The minimum lot frontage shall be 160.0 m.

**Exception 69 (Verulam)**

All provisions of the AG zone shall apply except that:

- 1) The minimum lot area requirement shall be 19.0 ha.

**Exception 70 (Emily)**

All provisions of the AG zone shall apply except that:

- 1) The permitted uses shall include:
  - a) A woodworking shop for the manufacture of furniture and other wood products.
  - b) Limited ancillary retail sales of the products produced on the property.
- 2) The maximum floor area for the woodworking shop shall be 375.0 sq. m.
- 3) The maximum number of storeys shall be one (1).
- 4) Floodlighting is not permitted to be attached to and/or illuminate the building exterior.
- 5) The total number of required parking spaces for the woodworking shop use is seven (7). One (1) of the seven (7) parking spaces must be a barrier-free parking space.
- 6) The barrier-free parking space and the pathway leading from the barrier-free parking space to the main door shall be a hard surface in the form of either asphalt or concrete.

- 7) The woodworking shop use shall be subject to the loading space requirements of this By-law.
- 8) Outdoor storage and display is prohibited.

**Exception 71 (Eldon)**

All provisions of the AG zone shall apply except that:

- 1) The minimum lot area shall be 16.0 ha.
- 2) The minimum lot frontage shall be 175.0 m.

**Exception 72 (Emily)**

All provisions of the AG zone shall apply except that:

- 1) The minimum lot area shall be 20.0 ha.

**Exception 73 (Verulam)**

All provisions of the AG zone shall apply except that:

- 1) The minimum lot area shall be 16.0 ha.
- 2) The minimum lot frontage shall be 120.0 m.

**Exception 74 (Eldon)**

All provisions of the AG zone shall apply except that:

- 1) The minimum lot area shall be 19.0 ha.

**Exception 75 (Emily)**

All provisions of the AG zone shall apply except that:

- 1) The permitted uses shall include a:
  - a) Indoor storage of trailers
  - b) Tourist trailers
  - c) Camper trailers
  - d) Boats and motorized snow vehicles in no more than three buildings
- 2) The minimum lot area shall be 3.8 ha.
- 3) The maximum storage building gross floor area shall be 1,400 sq. m.

**Exception 76 (Fenelon)**

All provisions of the AG zone shall apply except that:

- 1) The permitted uses shall include a honey processing and packaging facility including accessory retail sales of honey.
- 2) The minimum front yard shall be 15.0 m.
- 3) The minimum side yard shall be 6.0 m.
- 4) The minimum parking spaces shall be one per 30.0 sq. m.
- 5) The minimum number of loading spaces shall be one
- 6) Outdoor storage of equipment or materials shall be located in the rear yard in one contiguous area which does not exceed 3.0% of the lot area.

**Exception 77 (Emily)**

All provisions of the AG zone shall apply except that:

- 1) The minimum lot area shall be 11.0 ha.
- 2) The minimum lot frontage shall be 90.0 m.

**Exception 78 (Verulam)**

All provisions of the AG zone shall apply except that:

- 1) The permitted uses shall include a custom woodworking or carpentry shop.
- 2) The minimum lot area shall be 20.0 ha.
- 3) The minimum side yard for a woodworking or carpentry shop shall be 28.0 m.
- 4) The minimum separation distance between a woodworking or carpentry shop and a dwelling unit on a separate lot shall be 90.0 m.
- 5) The maximum floor area for a woodworking or carpentry shop shall be 350.0 sq. m.
- 6) A treed planting strip consistent with the provisions of section 5.15 shall be maintained along any portion of the southern lot line within 45.0 m of a woodworking or carpentry shop.

**Exception 79 (Eldon)**

All provisions of the AG zone shall apply except that:

- 1) The permitted uses shall include a kennel.
- 2) No dog kennel shall be located within 200.0 m of an existing dwelling unit except that a dwelling unit on the same lot as the dog kennel is exempt from this provision.

**Exception 80 (Fenelon)**

All provisions of the AG zone shall apply except that:

- 1) The following uses shall be permitted:
  - a) Driving range
  - b) Mini-golf facility
  - c) A snack bar accessory to the uses in clauses 'a)' and 'b)' above
- 2) The minimum setback for a driving range tee off site shall be 60.0 m.
- 3) No mini-golf facility, parking area, or accessory building shall be located within 100.0 m of the northern property boundary.
- 4) The maximum lot coverage for a mini golf facility shall be 4,000 sq. m.
- 5) The maximum floor area for a snack bar shall be 25.0 sq. m.
- 6) In addition to existing buildings or structures, the maximum floor area for buildings used in conjunction with a driving range or mini-golf facility and/or a driving range shall be 100.0 sq. m.
- 7) The minimum number of parking spaces shall be:
  - a) For a driving range: one per tee-off site.
  - b) For a mini-golf facility: one per hole.
  - c) Notwithstanding clauses "a" and "b" the minimum number of parking spaces shall be 15.

- 8) Half of all parking spaces in excess of 20 spaces may be provided in a grass covered overflow parking area.
- 9) For the purpose of this exception zone, a snack bar means a building, structure or part thereof, wherein prepackaged convenience or confection food is retailed, and which may also involve the preparation and sale of convenience foods such as soup, sandwiches, hamburgers, french fries, muffins and donuts.

**Exception 81 (Verulam)**

All provisions of the AG zone shall apply except that:

- 1) The minimum lot area shall be 20.0 ha.
- 2) The minimum lot frontage shall be 155.0 m.
- 3) The minimum side yard shall be 6.0 m.
- 4) The permitted use shall be limited to a truck and commercial vehicle repair shop.
- 5) The minimum front yard shall be 100.0 m.
- 6) The minimum distance to a dwelling unit on a separate lot shall be 90.0 m.
- 7) The maximum floor area shall be 110.0 sq. m.
- 8) Outdoor storage shall be located in the rear yard immediately adjacent to the shop.
- 9) The maximum area for outdoor storage shall be 200.0 sq. m.
- 10) The maximum number of outdoor parking spaces for trucks or commercial vehicles shall be four.
- 11) All trucks and commercial vehicles on site shall be licenced and no such vehicle shall be kept for the purpose of salvage.
- 12) A planting strip shall be maintained along any portion of the southern lot line within 45.0 m of the shop.



**Exception 83 (Emily)**

All provisions of the AG zone shall apply except that:

- 1) A sawmill and an associated open storage area shall be permitted.
- 2) The minimum lot area shall be 10.0 ha.
- 3) The minimum lot frontage shall be 95.0 m.
- 4) The maximum floor area for all buildings used in the sawmill operation shall be 850.0 sq. m.
- 5) The maximum area for outdoor storage shall be 1.0 ha.
- 6) The minimum setback between a sawmill, storage buildings or an outdoor storage area and a dwelling unit on an abutting lot shall be 90 m.
- 7) An outdoor storage area may only be located in a rear yard or side yard but shall not be closer than 140.0 m to the front lot line, 5.0 m to an EP Zone or 100.0 m to the northern side lot line.
- 8) Any outdoor storage area shall be enclosed by an opaque fence or a landscaped buffer.

**Exception 84 (Fenelon)**

All provisions of the AG zone shall apply except that:

- 1) The following uses shall be permitted:
  - a) Agricultural education centre
  - b) Accessory buildings and structures, which may include greenhouses, demonstration structures for alternative building techniques, and additional training and boarding facilities
- 2) The minimum lot frontage shall be 190.0 m.
- 3) The minimum lot area shall be 19.0 ha.
- 4) No agricultural education facility, or accessory building shall be located within 65.0 m of front lot line.

- 5) The maximum floor area for an agricultural education centre shall be 400.0 sq. m.
- 6) The minimum number of parking spaces for an agricultural education centre shall be 30.
- 7) For the purpose of this exception zone, an agricultural education centre means a building, structure or part thereof, wherein meeting rooms; workshop areas; housing for participants and students together with related service facilities (washrooms, kitchen and dining area); associated staff quarters; an office and information centre; and library are located, for the purposes of providing training in organic agricultural methods and technologies and in the production of value-added agricultural products. The centre shall be secondary to the main agricultural use on the subject property.
- 8) A landscaped buffer not less than 6.0 m in width, which provides high level and low level visual screening and consisting of both evergreen and deciduous species shall be provided and maintained in a healthy condition between the agricultural education centre, accessory buildings and parking areas and any abutting residential uses. This buffer may include existing vegetation.
- 9) Any additional boarding facilities, constructed as accessory buildings to the main agricultural education centre, shall be constructed only where it has been demonstrated that the approvals for additional private servicing have been filed with the municipality. Additional parking spaces shall be provided at a rate of one per guest room.

**Exception 87 (Emily)**

All provisions of the AG zone shall apply except that:

- 1) Existing buildings shall not be used for the keeping of livestock or animal husbandry.
- 2) The minimum lot area shall be 19.0 ha.

**Exception 88 (Manvers)**

All provisions of the AG zone shall apply except that:

- 1) The minimum lot area shall be 18.0 ha.

- 2) The maximum number of dwelling units shall be 1.0.
- 3) The minimum setback from a building housing livestock located on a separate lot shall be 140.0 m.
- 4) Existing non-residential buildings located within 140.0 m. of a residence on a separate lot shall not be used to house livestock.

**Exception 89 (Manvers)**

All provisions of the AG zone shall apply except that:

- 1) The minimum lot area shall be 24.0 ha.
- 2) The minimum lot frontage shall be 80.0 m.

**Exception 90 (Manvers)**

All provisions of the AG zone shall apply except that:

- 1) A septage disposal site shall be a permitted use.

**Exception 91 (Manvers)**

All provisions of the AG zone shall apply except that:

- 1) The permitted uses shall be limited to the following:
  - a) Agricultural use
  - b) Riding school and/or boarding stable
  - c) Home occupation
  - d) Single detached dwelling
- 2) The minimum lot area shall be 4.0 ha.
- 3) The minimum rear yard for a dwelling unit shall be 6.0 m.

**Exception 94 (Manvers)**

All provisions of the AG zone shall apply except that:

- 1) The permitted uses shall be limited to the following:
  - a) A communications tower, together with an accessory building for the storage of equipment and a vehicle; and

- b) Agricultural uses, excluding any buildings or structures intended for human habitation.
- 2) The minimum lot area shall be 7.0 ha.
- 3) The minimum lot frontage shall be 44.0 m.
- 4) No dwelling units shall be permitted.
- 5) The minimum setback from all property boundaries for the accessory building intended for the storage of equipment and a vehicle shall be 10.0 m.

**Exception 96 (Manvers)**

All provisions of the AG zone shall apply except that:

- 1) The minimum setback between a building used to house or accommodate livestock and a lot in a residential zone or a dwelling on a separate lot shall be 300.0 m.

**Exception 97 (Manvers)**

All provisions of the AG zone shall apply except that:

- 1) The minimum lot frontage shall be 150.0 m.
- 2) The minimum setback between a new building used for, or designed to accommodate livestock, or a manure storage facility and a dwelling on a separate lot shall be 300.0 m.

**Exception 99 (Manvers)**

All provisions of the FD zone shall apply except that:

- 1) The minimum lot area shall be 1.87 ha.
- 2) The minimum lot frontage shall be 494.0 m.

**Exception 102 (Manvers)**

All provisions of the AG zone shall apply except that:

- 1) The minimum lot area shall be 25.8 ha.

**Exception 103 (Manvers)**

All provisions of the AG zone shall apply except that:

- 1) A garden suite shall be a permitted use.

- 2) A garden suite shall be located in a side or rear yard and shall be connected to the existing water supply system serving the principal dwelling and shall not exceed a gross floor area of 70 sq. m. and shall be permitted for a period of twelve years commencing on the date this By-law is in effect (Expires May 13, 2026).

**Exception 104 (Manvers)**

All provisions of the AG zone shall apply except that:

- 1) The minimum lot frontage shall be 220.0 m.
- 1) The minimum lot area shall be 18. ha.
- 2) The minimum front yard shall be 75.0 m.
- 3) The minimum setback for any building or structure from the EP-429 Zone shall be 5.0 m.

**Exception 107 (Manvers)**

All provisions of the AG zone shall apply except that:

- 1) The minimum setback from the EP-429 Zone for any building or structure shall be 5.0 m.

**Exception 111 (Mariposa)**

All provisions of the AR zone shall apply except that:

- 1) An abattoir shall be a permitted use.
- 2) The minimum interior side yard shall be 15.0 m.
- 3) The minimum rear yard shall be 15.0 m.
- 4) The minimum setback from an existing residential use on an abutting lot shall be 150.0 m.
- 5) The minimum setback from a residential zone shall be 140.0 m.

**Exception 112 (Emily)**

All provisions of the AR zone shall apply except that:

- 1) The permitted uses shall be limited to the following:
  - a) Single detached dwelling

- b) Accessory buildings and structures
- c) Retail sales which shall only be permitted within accessory structures existing as of the date of passing of this by-law, and such use shall not exceed 111.5 sq. m.
- d) The minimum lot area shall be 0.4 ha.
- e) The minimum lot frontage shall be 52.0 m.

**Exception 113 (Manvers)**

All provisions of the AR zone shall apply except that:

- 1) No more than one of the following uses may be permitted:
  - a) Animal clinic
  - b) Auction or sale barn
  - c) Farm and heavy equipment sales and service
  - d) Heavy truck service and repair, excluding body repair or paint shop
  - e) Landscaping or excavating business
  - f) Nursery or commercial greenhouse
  - g) Taxidermy
- 2) The minimum lot area shall be 2500.0 sq. m..
- 3) The minimum lot frontage shall be 30.0 m.

**Exception 116 (Ops)**

All provisions of the AR zone shall apply except that:

- 1) The permitted uses shall include a:
  - a) Accessory dwelling unit
  - b) Animal hospital
  - c) Auction barn
  - d) Commercial greenhouse

- e) Nursery
  - f) Nursery sales and supply establishment.
- 2) The minimum lot area shall be 3.5 ha.
  - 3) The minimum lot frontage shall be 75.0 m.

**Exception 117 (Ops)**

All provisions of the AR zone shall apply except that:

- 1) The permitted uses shall include a commercial hydroponic/greenhouse.
- 2) The minimum front yard shall be 13.7 m.

**Exception 118 (Ops)**

All provisions of the AR zone shall apply except that:

- 1) Residential uses shall be prohibited.
- 2) The permitted uses shall include a seed storage building.
- 3) The minimum lot area shall be 3.5 ha.
- 4) The minimum lot frontage shall be 75.0 m.
- 5) The minimum lot depth shall be 330.0 m.

**Exception 119 (Ops)**

All provisions of the AR zone shall apply except that:

- 1) Residential uses shall be prohibited.
- 2) The permitted uses shall include a:
  - a) Building for the curing and storage of peat moss
  - b) Building for the storage and repair of peat moss harvesting equipment
  - c) Office accessory to an AR-119 use
  - d) Open storage area accessory to an AR-119 use
  - e) Peat moss harvesting establishment
- 3) The maximum building area shall be 1.2%.

- 4) The minimum front yard shall be 29.0 m.
- 5) The minimum rear yard shall be 40.0 m.
- 6) The minimum side yard shall be 244.0 m.
- 7) The maximum building height shall be 6.0 m.
- 8) The minimum landscape buffer shall be a height of 7.0 m.
- 9) The minimum landscape buffer depth shall be 15.0 m inside, except for a frontage of 12.0 m abutting Highway 35 which will be used for access onto the land.
- 10) Where the tree and shrub cover is removed, it shall be subsequently replanted so that a buffer with a height of 2.0 m and a depth of 15.0 m is achieved within three years.

**Exception 120 (Ops)**

All provisions of the AR zone shall apply except that:

- 1) Residential uses shall be prohibited.
- 2) The permitted uses shall include a honey and maple syrup processing and packaging plant.
- 3) The minimum lot frontage shall be 200.0 m.
- 4) The minimum lot area shall be 1.5 ha.
- 5) The minimum gross floor area shall be 8.0 sq. m.

**Exception 123 (Ops)**

All provisions of the AR zone shall apply except that:

- 1) Residential uses shall be prohibited.
- 2) The permitted uses shall include a business, professional or administrative office.

**Exception 124 (Ops)**

All provisions of the AR zone shall apply except that:

- 1) Residential uses shall be prohibited.
- 2) The permitted uses shall include a:



- a) Fairground and exhibition, defined as a use of land devoted to: cultural events & exhibitions; entertainment events; exhibitions of agricultural products; agricultural equipment; motor vehicles; domestic pets; livestock; recreational equipment; recreational vehicles; fair & festival event; auctions of agricultural products & equipment; community based, volunteer, public non-profit agency events; craft shows; dances accessory to on-going permitted use; entertainment – outdoor concert theatre events; farmers' market; liquidation sales – each sale event shall not exceed three consecutive days and such sale events shall not exceed a total of 12 days in each calendar year; sporting events – any sports; storage, indoor & outdoor, of agricultural implements and products, motor vehicles & recreational vehicles trade shows – any commercial, industrial, institutional or residential products or combination of such products
- b) Camping, camping cabins and a tourist camp
- 3) The removal of the (H) Holding Symbol shall be considered by Council once the owner has entered into a site plan agreement which demonstrates access to the satisfaction of the City of Kawartha Lakes and the Kawartha Region Conservation Authority.

#### **Exception 125 (Ops)**

All provisions of the CG zone shall apply except that:

- 1) The land shall only be used for existing uses and the expansion of those uses as of the date of adoption of this By-law.

#### **Exception 127 (Eldon)**

All provisions of the CG zone shall apply except that:

- 1) The permitted uses shall be limited to retail sales.
- 2) The minimum lot area shall be 3600.0 sq. m.
- 3) The minimum lot frontage shall be 36.5 m.
- 4) The minimum front yard shall be 2.0 m.

- 5) The minimum interior side yard shall be 3.0 m.
- 6) The minimum exterior yard shall be 2.0 m.
- 7) The minimum rear yard shall be 9.0 m.
- 8) The maximum lot coverage shall be 30%.
- 9) The maximum building height shall be 11.0 m.
- 10) The minimum width of a landscaped buffer shall be 3.0 m along the eastern and southern lot lines, where the CG-127 Zone abuts the residential zone. The landscaped buffer shall provide high- and low-level visual screening.
- 11) The existing tree cover along the easterly, westerly and southerly lot lines shall be maintained as a buffer between the existing residential uses and the retail commercial use.

**Exception 129 (Laxton)**

All provisions of the CG zone shall apply except that:

- 1) A restaurant or service station shall be prohibited
- 2) The permitted uses shall include the retail sale of firewood.
- 3) The sale and storage of firewood is permitted in the rear yard only.

**Exception 131 (Fenelon)**

All provisions of the CG zone shall apply except that:

- 1) The permitted uses shall include a:
  - a) One dwelling unit
  - b) Motel containing a maximum of three units
  - c) Maximum of three commercial suites which may be a retail store, service shop, restaurant or an art, craft, or antique store
- 2) The minimum lot area shall be 3,000 sq. m.
- 3) The minimum lot frontage shall be 45.0 m.
- 4) The minimum front yard shall be 11.5 m.

- 5) The minimum interior side yard shall be 2.0 m.
- 6) The minimum exterior side yard shall be 11.5 m.
- 7) The minimum rear yard shall be 4.0 m.

**Exception 136 (Bexley)**

All provisions of the CG zone shall apply except that:

- 1) The minimum lot area shall be 7,500 sq. m.
- 2) The minimum lot frontage shall be 80.0 m.
- 3) Parts 2 and 3, Registered Reference Plan 57R-2291 shall be considered one lot.

**Exception 137 (Eldon)**

All provisions of the CG zone shall apply except that:

- 1) The minimum height of the landscaped buffer along the northern property line with an opaque fence shall be 1.8 m.
- 2) The minimum height of the landscaped buffer along the eastern and southern property lines with a coniferous hedge or opaque fence shall be 1.80 m.

**Exception 139 (Mariposa)**

All provisions of the CG zone shall apply except that:

- 1) The minimum lot area shall be 1,820 sq. m.
- 2) The minimum lot frontage shall be 30.0 m.
- 3) The minimum front yard (existing buildings only) shall be 0.0 m.
- 4) The minimum rear yard (existing buildings only) shall be 0.0 m.

**Exception 140 (Fenelon)**

All provisions of the CG zone shall apply except that:

- 1) A single detached dwelling and a motor vehicle sales establishment shall be a permitted use.

**Exception 142 (Somerville)**

All provisions of the CG zone shall apply except that:

- 1) The permitted use shall be limited to a:
  - a) Business or professional office
  - b) One dwelling unit
- 2) The minimum lot area shall be 550.0 sq. m.
- 3) The minimum rear yard shall be 1.7 m.
- 4) The maximum lot coverage shall be 22%.
- 5) The minimum side yard abutting a residential zone shall be 4.0 m.

**Exception 143 (Mariposa)**

All provisions of the CG zone shall apply except that:

- 1) The permitted uses shall include warehousing with no outside storage.

**Exception 147 (Manvers)**

All provisions of the CG zone shall apply except that:

- 1) The permitted uses shall be limited to:
  - a) Art or antique shop
  - b) Art studio
  - c) Business or professional office
  - d) Medical clinic
  - e) Museum or library
  - f) Retail store, service shop, personal service and repair shop
  - g) Sign shop
  - h) Dwelling unit
  - i) Accessory uses, parking, etc.

**Exception 148 (Eldon)**

All provisions of the CA zone shall apply except that:

- 1) The permitted uses shall be limited to a:
  - a) Garden and nursery supply outlet
  - b) Drive-in restaurant
  - c) Dwelling unit

**Exception 150 (Fenelon)**

All provisions of the CA zone shall apply except that:

- 1) The permitted uses shall be limited to a:
  - a) Motor vehicles service station
  - b) Motor vehicle sales establishment
  - c) Restaurant
  - d) Retail sale of agricultural products including farm produce
- 2) The minimum lot area shall be 4,500 sq. m.
- 3) The minimum lot frontage shall be 110.0 m.
- 4) The minimum interior side yard shall be 18.0 m.
- 5) The minimum exterior side yard shall be 18.0 m.
- 6) The minimum rear yard shall be 8.0 m.
- 7) The maximum lot coverage shall be 10%.
- 8) The minimum width of a landscaped buffer provided and maintained in the side and rear yards shall be 3.0 m.

**Exception 152 (Carden)**

All provisions of the CH zone shall apply except that:

- 1) The permitted uses shall be limited to one of the following retail sales and service uses in conjunction with a single detached dwelling:
  - a) Art and craft objects and antiques

- b) Furniture, lamps, and mirrors
- c) Sporting goods
- d) Garden and nursery supplies

**Exception 153 (Somerville)**

All provisions of the CH zone shall apply except that:

- 1) The permitted uses shall be limited to a:
  - a) Drive-in restaurant
  - b) Dwelling unit accessory to the permitted commercial use
- 2) The minimum lot area shall be 1.0 m.
- 3) The maximum gross floor area for commercial uses shall be 95.0 sq. m.

**Exception 154 (Emily)**

All provisions of the CA zone shall apply except that:

- 1) The permitted uses shall be limited to a:
  - a) Motor vehicle repair shop in a wholly enclosed building
  - b) Detached dwelling accessory to the motor vehicle repair shop
  - c) Motor vehicle sales accessory to the motor vehicle repair shop
  - d) Dry land marina, with an outdoor storage and display area
- 2) The minimum lot area shall be 1.03 ha.
- 3) The minimum lot frontage shall be 111.0 m.
- 4) The minimum front yard requirement shall be 30.0 m.
- 5) The maximum commercial floor area shall be 446.0 sq. m.
- 6) The maximum dwelling unit gross floor area shall be 263.0 sq. m.

- 7) The maximum motor vehicle sales display area shall be 180.0 sq. m.
- 8) The minimum landscaped buffer width shall be 3.0 m.
- 9) There shall be no outdoor storage/display of parts, nor motor vehicles not certified by MTO.
- 10) The maximum number of motor vehicles licensed and/or certified by MTO displayed for sale at one time shall be ten.
- 11) The maximum outdoor storage/display area for a dry land marina shall be 180.0 sq. m.

**Exception 155 (Fenelon)**

All provisions of the CA zone shall apply except that:

- 1) The following uses shall be permitted:
  - a) Motor vehicles sales establishments
  - b) Tourist information centre
- 2) The permitted uses shall include retail sales within wholly enclosed buildings of the following:
  - a) Major electrical appliances
  - b) Art and craft objects and antiques
  - c) Broadloom and draperies
  - d) Furniture, lamps, and mirrors
  - e) Gymnasium equipment and sporting goods
- 3) The permitted uses shall include retail sales of the following where outdoor storage and display is permitted:
  - a) Motor vehicles, trailers, motorized snow vehicles, boats and accessories
  - b) Equipment and machinery for farming
  - c) Lumber and building supplies
  - d) Home improvement supply outlet

- 4) The minimum lot area shall be 3,000 sq. m.
- 5) The minimum lot frontage shall be 45.0 m.
- 6) The minimum front yard shall be 6.0 m.
- 7) The minimum side yard shall be 12.0 m.
- 8) The minimum rear yard shall be 12.0 m.
- 9) The maximum height shall be 11.0 m.
- 10) The maximum lot coverage shall be 30%.

**Exception 156 (Fenelon)**

All provisions of the CA zone shall apply except that:

- 1) The following uses shall be permitted:
  - a) Motor vehicle service station
  - b) Motor vehicle sales establishment
  - c) Restaurant
  - d) Small engine repair shop
  - e) Motor vehicle and marine parts sales
- 2) The minimum lot area shall be 3,000 sq. m.
- 3) The minimum lot frontage shall be 85.0 m.

**Exception 159 (Fenelon)**

All provisions of the CH zone shall apply except that:

- 1) The permitted uses shall include a retail sales establishment within a wholly enclosed building for one of the following uses:
  - a) Furniture and home decorating supplies
  - b) Major appliances
  - c) Arts, crafts, and antiques



- d) Retail sales establishment, with outside display and storage, for recreational equipment, exclusive of any vehicle or equipment
- e) One dwelling unit in a building containing another permitted use
- 2) The minimum lot frontage shall be 12.0 m.
- 3) The maximum lot coverage for outdoor storage and display shall be 10%.
- 4) An outdoor storage area may be enclosed with an opaque fence which provides a visual screen to a height of 2.0 m, but the width of the planting strip area at the property boundary, as specified under Table 8-3, shall continue to apply.
- 5) The existing building shall retain its non-complying status with respect to the new use and shall be subject to the provisions of this By-law. There shall be no more than one outdoor storage area which shall be one contiguous area with clearly visible boundaries as identified through the use of fencing or a change in landscaping treatment.

**Exception 160 (Fenelon)**

All provisions of the CA zone shall apply except that:

- 1) The permitted uses shall include a:
  - a) Self-service storage facility
  - b) Fenced outside storage area

**Exception 161 (Fenelon)**

All provisions of the CH zone shall apply except that:

- 1) The minimum lot areas shall be 2,200 sq. m.
- 2) The minimum front yard shall be 4.5 m.
- 3) The minimum exterior side yard shall be 7.0 m.
- 4) A minimum 0.5 m landscaping buffer shall be provided and maintained between any public street and parking or outside display areas.

**Exception 162 (Fenelon)**

All provisions of the CA zone shall apply except that:

- 1) The permitted uses shall be limited to a:
  - a) Self-service storage facility
  - b) Fenced outdoor storage area
  - c) Single detached dwelling
- 2) The lands shall be subject to an approved site plan.

**Exception 163 (Carden)**

All provisions of the CA zone shall apply except that:

- 1) The permitted uses shall be limited to a:
  - a) Mobile and on-site motor vehicle, marine and recreational vehicle service shop
  - b) Motorized snow vehicle sales and service
  - c) Sale of motor vehicle, marine, recreational vehicle and snow vehicle parts and accessories
  - d) Boat storage
  - e) Boat storage in the two existing barns located at the south end of the zoned land
  - f) All other uses listed above shall be restricted to the existing hobby barn/shop at the north end of the zoned land
- 2) There shall be no vehicular access permitted to County Road 6 abutting the existing barns.
- 3) Outside storage or display of equipment; goods or products being offered for sale or awaiting service shall be confined to a maximum area of 1000.0 sq. m located to the south-west of and adjacent to the existing hobby barn/shop
- 4) A fence shall be erected along the boundary of the CA-163 zone where it abuts the EP zone.

**Exception 164 (Emily)**

All provisions of the CA zone shall apply except that:

- 1) The permitted uses shall be limited to a:
  - a) Motor vehicle repair shop
  - b) Retail sales in the form of a variety store not to exceed 110.0 sq. m
  - c) Tea room
  - d) One dwelling unit in a building containing one of the above noted uses
  - e) A small engine repair shop
- 2) A small engine repair shop means a wholly enclosed building where small engines, exclusive of motor vehicle engines and farm equipment are kept, stored and repaired for sale or remuneration and shall include, but is not restricted to such machinery as lawn mowers, chain saws, garden tractors, motorized snow vehicles and marine outboard motors.

**Exception 165 (Verulam)**

All provisions of the CA zone shall apply except that:

- 1) The permitted uses shall be limited to a:
  - a) Automobile Service Station
  - b) Restaurant, including drive-in
  - c) Hotel, Motel, or Motor-Hotel
  - d) Retail sales with outdoor storage and display of automobiles, trailers, motorized snow vehicles, boats and farm equipment
- 2) The minimum lot area shall be 7,600 sq. m.
- 3) The minimum lot frontage shall be 115.0 m.
- 4) The minimum front, side and rear yards shall be 10.0 m.
- 5) The maximum height shall be 11.0 m.

- 6) The maximum lot coverage shall be 30 %.
- 7) For the purposes of this section, the front lot line shall be deemed to be the lot line which abuts the boundary road allowance between the Townships of Fenelon and Verulam.

**Exception 166 (Bexley)**

All provisions of the CH zone shall apply except that:

- 1) The permitted uses shall be limited to a:
  - a) Personal service shop
  - b) Restaurant
  - c) Take-out restaurant
  - d) Retail sales establishment, within a wholly enclosed building for the sale of art and craft objects, antiques, and gift shop
  - e) Business or professional office
  - f) Tourist information centre
- 2) A drive-through shall not be permitted.
- 3) The maximum number of separate premises shall be four.

**Exception 167 (Fenelon)**

All provisions of the CH zone shall apply except that:

- 1) The permitted uses shall include a:
  - a) Hotel
  - b) Motel or motor hotel
- 2) The minimum lot area shall be 1.8 ha.
- 3) The minimum lot frontage shall be 115.0 m.
- 4) The minimum front yard shall be 15.0 m.
- 5) The minimum interior side yard shall be 15.0 m.
- 6) The minimum exterior side yard shall be 15.0 m.

- 7) The minimum rear yard shall be 15.0 m.
- 8) The maximum lot coverage shall be 5%.
- 9) For the purpose of the CH Zone, there shall be no more than one outdoor storage area which shall be one contiguous area with clearly visible boundaries as identified through the use of fencing or a change in landscaping treatment. An outdoor storage area shall be subject to all yard and setback provisions of the CH Zone.

**Exception 168 (Somerville)**

All provisions of the CH zone shall apply except that:

- 1) The minimum lot area shall be 2,000 sq. m.
- 2) The minimum lot frontage shall be 32.0 m.

**Exception 169 (Fenlon)**

All provisions of the CA zone shall apply except that:

- 1) The retail sale of art and craft objects and antiques within a dwelling unit shall be a permitted use.

**Exception 170 (Verulam)**

All provisions of the CA zone shall apply except that:

- 1) The following uses shall be permitted:
  - a) Single detached dwelling
  - b) Restaurant
  - c) Take-out restaurant
  - d) Contractor's yard
  - e) Golf driving range and miniature golf course.
- 2) The minimum front yard depth shall be 24.0 m.
- 3) The minimum exterior side yard width shall be 40.0 m
- 4) For the golf driving range and miniature golf course use, a minimum of one parking space shall be provided per four persons design capacity of the establishment with a minimum of 20 parking spaces to be provided.

**Exception 171 (Bexley)**

All provisions of the CH zone shall apply except that:

- 1) The permitted uses shall be limited to a:
  - a) Animal hospital or veterinary establishment where animals are kept within a wholly enclosed building.
  - b) Mini storage business

**Exception 174 (Emily)**

All provisions of the CA zone shall apply except that:

- 1) The permitted uses shall be limited to a:
  - a) Commercial greenhouse
  - b) Farm produce outlet
  - c) Retail sales of the following: art and craft objects and antiques, farm equipment and machinery, furniture, lamps and mirrors, garden and nursery supplies
  - d) Restaurant and accessory food processing facility
  - e) Sales and service of recreational vehicles, camping trailers, all-terrain vehicles, snowmobiles, motor vehicles, marine watercraft and outboard motors and related accessories
  - f) Two bedroom dwelling unit in a building containing a non-residential permitted use
- 2) The maximum number of dwelling units shall be 2.0.
- 3) The minimum dwelling unit floor area shall be 80.0 sq. m.
- 4) The maximum dwelling unit floor area shall be 93.0 sq. m.
- 5) The minimum driveway width shall be 7.0 m.

**Exception 175 (Verulam)**

All provisions of the CA zone shall apply except that:

- 6) The following uses shall be permitted:
  - a) Automobile service station with no outdoor storage

- b) Restaurant, including drive-in and take-out with no outdoor storage
  - c) Hotel, motel, or motor-hotel with no outdoor storage
  - d) Retail sales within a wholly enclosed building of art and craft objects and/or antiques and used furniture with no outdoor storage
  - e) Retail sales with outdoor display of automobiles, trailers, motorized snow vehicles, boats and farm equipment
- 7) The minimum lot area shall be 1.0 ha.
  - 8) The minimum lot frontage shall be 167.5 m.
  - 9) The minimum lot depth shall be 46.0 m.
  - 10) The minimum front yard depth shall be 33.5 m.
  - 11) The minimum exterior side yard shall be width 13.7 m.
  - 12) The minimum distance between any portion of the gasoline pump island and any lot lines shall be 13.7 m.
  - 13) No portion of any gasoline pump island shall be located closer than 13.7 m. to the sight triangle.
  - 14) The minimum front, side and rear yards shall be 10.0 m.
  - 15) The maximum height shall be 11.0 m.
  - 16) The maximum lot coverage shall be 30%.

**Exception 177 (Somerville)**

All provisions of the CH zone shall apply except that:

- 1) The maximum number of uses shall be three.
- 2) The permitted uses shall include a flea market.
- 3) A flea market may also be a single vendor establishment. Notwithstanding the definition of "premises", all retail areas, spaces or stalls used as part of a "Flea Market" shall constitute one premises and shall be subject to the floor space limits set out below.

- 4) The maximum lot coverage for all buildings or structures shall be 800.0 sq. m.
- 5) The maximum area for enclosed temporary vendor spaces shall be 650.0 sq. m.
- 6) Only one retail area, space or stall in a flea market shall exceed 65.0 sq. m.
- 7) Each additional retail area, space or stall, in a wholly enclosed building, exceeding a floor area of 65.0 sq. m shall be deemed a separate premises.
- 8) The maximum unenclosed, temporary vendor spaces or stalls shall be 10.0 with a maximum stall area of 65.0 m.
- 9) A retail area, space or stall means an area in an enclosed building which is rented, leased or occupied for the purpose of selling goods or wares and which may be physically distinguished by walls, screens, curtains or signage.
- 10) A "temporary vendor space or stall" means an outdoor area, leased, rented or occupied, for the purpose of permitted retail sales, only on a weekend, statutory or civic holiday.

**Exception 179 (Mariposa)**

All provisions of the CA zone shall apply except that:

- 1) The following uses shall be limited to:
  - a) One single detached dwelling
  - b) Sales and service of motorized snow vehicles and all-terrain vehicles enclosed and unenclosed storage
  - c) Fencing business, enclosed and unenclosed storage
  - d) Motor vehicle sales establishment
  - e) Motor vehicle repair shop
- 2) The minimum lot area shall be 2.0 ha.
- 3) The minimum lot frontage shall be 95.0 m.
- 4) The minimum front yard depth shall be 30.0 m.



- 5) The minimum interior side yard shall be width 5.0 m.
- 6) The minimum exterior side yard shall be width 30.0 m.
- 7) The minimum rear yard shall be width 30.0 m.
- 8) The maximum height shall be 11.0 m.
- 9) The maximum lot coverage shall be 5%.

**Exception 182 (Emily)**

All provisions of the CH zone shall apply except that:

- 1) The permitted uses shall be limited to a:
  - a) Indoor recreational establishment
  - b) Retail sales within a wholly enclosed building of art and craft objects, antiques, automobile, boat, camper, marine and trailer accessories, farm equipment and machinery
  - c) Retail sale, with outdoor storage and display, of farm equipment and machinery, garden and nursery supplies, lumber and home improvement supplies and motor vehicles
  - d) The retail sales and service of recreational vehicles including tourist trailers, mobile camper trailers, truck campers, motorized snow vehicles, boats and trailers
  - e) Tea room as an accessory use to an arts, crafts or antique sales shop
  - f) Motor vehicle repair services in a wholly enclosed building including a motor vehicle repair shop and a motor vehicle body shop and the retailing of motor vehicle parts in association with the repair shop and/or the body shop
  - g) Storage or warehousing accessory to the above permitted uses
- 2) The maximum lot coverage for buildings and structures shall be 950.0 sq. m of which no more than 50% may be used for retail commercial purposes and the remainder

used for a permitted motor vehicle repair use or accessory storage.

- 3) A tea room may occupy no more than 10% of the floor area in any permitted retail use.
- 4) The maximum number of uses exclusive of accessory uses shall be four.
- 5) The maximum number of premises shall be four.
- 6) The minimum landscaped open space shall be 25%.
- 7) The maximum number of buildings shall be one.
- 8) There shall be no outdoor storage of motor vehicle parts.
- 9) A maximum of two wholly enclosed, transport trailers with valid licences, and which are road worthy may be parked in the rear yard for the temporary storage of motor vehicle parts.
- 10) Vehicles that are leaking gas, oils lubricants, anti-freeze or cleaning fluids by virtue of a puncture, failed seal, removed parts or a corroded container or tank shall only be stored or parked in a wholly enclosed building with a floor designed to prevent spillage onto the soil surface.
- 11) The maximum lot coverage for a motor vehicle outdoor retail display area and/or a motor vehicle impound site shall be 335.0 sq. m.
- 12) A maximum of four unlicensed or derelict vehicles may be parked on site and shall be located in the rear yard.
- 13) Other than a motor vehicle outdoor retail display area or a motor vehicle impound lot, the maximum number of parking spaces on site shall be 60.0.
- 14) Other than a parking lot for retailing motor vehicles or a motor vehicle impound lot, vehicles shall only be stored on parked in the allotted parking spaces.
- 15) A motor vehicle impound lot shall not be located more than 25.0 m from the rear lot line and shall be enclosed with a fence, which, may extend to a maximum height of 3.0 m provided any portion more than 2.0 m in height shall be constructed of wire fence.

- 16) A vegetated buffer strip comprised of any combination of grass, trees or shrubs shall be provided along all side and rear lot lines and shall be a minimum of 3.0 m wide except that, where a lot line abuts the rear yard, it may be reduced to a width of 1.0 m. Except for a lot line that is approximately perpendicular to a residential lot line, all provisions of this By-law shall apply to any side lot line abutting or within 45.0 m of a lot used for residential purposes.

**Exception 183 (Fenelon)**

All provisions of the CH zone shall apply except that:

- 1) The permitted uses shall include a:
  - a) Restaurant
  - b) Hotel
  - c) Motel or motor hotel
  - d) A towing facility shall also be permitted but only on lands described as Part 3, 57R-6073 and municipally known as 317 Ranchers Road
- 2) The minimum lot area shall be 9,000 sq. m.
- 3) The minimum lot frontage shall be 72.5 m.
- 4) The minimum front yard shall be 15.0 m.
- 5) The minimum side yard shall be 7.6 m.
- 6) The minimum rear yard shall be 15.0 m.
- 7) The maximum lot coverage shall be 10%.
- 8) There shall be no more than one outdoor storage area per lot which shall be one contiguous area with clearly visible boundaries as identified through the use of fencing or a change in landscaping treatment. The provisions of this By-law, in respect of landscaping, shall apply to the CH-183 zone where it abuts land subject to a holding symbol.
- 9) An outdoor storage area shall be subject to all yard and setback provisions of the CH-183 Zone.

- 10) Land zoned CH-183 with a holding (H) symbol may be used for a tree or garden nursery with no buildings or structures.
- 11) On land zoned CH-183, the removal of the (H) Holding Symbol shall require that the owner enter into a site plan agreement with the City for any development on land zoned CH on lands described as Part 3, 57R-6073 and municipally known as 317 Ranchers Road.

**Exception 185 (Emily)**

All provisions of the CA zone shall apply except that:

- 1) The permitted uses shall be limited to a:
  - a) Motor vehicle service station and motor vehicle fuel bar
  - b) Restaurant or drive in restaurant
  - c) Retail sale, within a wholly enclosed building, of art and craft objects, antiques, and garden and nursery supplies
  - d) Dwelling unit in a building containing another permitted use
  - e) Retail sale of convenience store type merchandise accessory to a motor vehicle service station or motor vehicle fuel bar
- 2) The minimum front yard shall be 6.0 m.
- 3) The minimum interior side yard shall be 50.0 m.
- 4) The minimum exterior side yard shall be 12.0 m.
- 5) The minimum rear yard shall be 105.0 m or in the alternative, a setback of 85.0 m from a barn on another lot whichever is less.
- 6) The maximum floor area for retail sale of convenience store type merchandise shall be 25.0 sq. m.

**Exception 188 (Emily)**

All provisions of the CA zone shall apply except that:

- 1) The permitted uses shall be limited to a:

- a) Motor vehicle repair shop in a wholly enclosed building
- b) Repair and service of recreational vehicles in a wholly enclosed building
- c) Dwelling unit

**Exception 189 (Verulam)**

All provisions of the CA zone shall apply except that:

- 1) The permitted uses shall be limited to a motor vehicle repair shop and/or a farm machinery repair shop.
- 2) The minimum side yard shall be 6.0 m.
- 3) The minimum number of loading spaces shall be two. One loading space shall be located in a side yard and one service bay and entrance area for the Motor Vehicle Repair Shop, located in the front yard, may be used as the second loading space.

**Exception 191 (Fenelon)**

All provisions of the CH zone shall apply except that:

- 1) The permitted uses shall be limited to:
  - a) Art, craft, gift, speciality or antique shop, boutique
  - b) Motor vehicle service station and motor vehicle gasoline bar
  - c) Field or district office for real estate or sale and distribution of promotional products
  - d) Furniture store patio, handcrafted or wicker furniture
  - e) Garden market
  - f) Photography studio
  - g) Recreational establishment
  - h) Rental business
  - i) Restaurant, drive in restaurant

- j) Retail store with outdoor display for the sale and servicing of fishing, hunting, scuba or camping equipment and supplies, sporting goods, boats and marine products and accessories, motorized snow vehicles, motorcycles, nursery and landscaping supplies, speciality home improvement products, woodstoves, fireplaces and accessories
- k) Service shop excluding a barber shop or hairdresser
- l) Small goods distribution centre
- m) Tourist information centre
- 2) The minimum lot area shall be 790.0 sq. m.
- 3) The minimum lot frontage shall be 35.0 m.
- 4) The minimum side yard shall be 5.0 m.
- 5) The minimum rear yard shall be 2.0 m.

#### **Exception 193 (Manvers)**

All provisions of the CH zone shall apply except that:

- 1) The permitted uses shall be limited to a motor vehicle and farm machinery repair garage, the sale of used cars and trucks and a motor vehicle wrecking yard.
- 2) The minimum front yard shall be 51.0 m.
- 3) The minimum side yard shall be 15.0 m.
- 4) The minimum rear yard shall be 15.0 m.
- 5) The maximum floor area shall be 300 sq. m..
- 6) The maximum height shall be 9.0 m.
- 7) The wrecking yard must be set back 100.0 m from Highway 7A.
- 8) A berm or an unbroken planting strip shall be constructed or planted so that all motor vehicles that are not for sale or being actively repaired cannot be seen from inside a car from any public road.

- 9) The sale of used automobiles and trucks is permitted in the front yard provided that the vehicles are set back a minimum of 20.0 m from the road allowance.

**Exception 194 (Manvers)**

All provisions of the CA zone shall apply except that:

- 1) A convenience store shall be a permitted use.

**Exception 196 (Dalton)**

All provisions of the CR zone shall apply except that:

- 1) The permitted uses shall be limited to a trail camp containing a maximum of 59 camp lots and one single detached dwelling unit.
- 2) The minimum camp lot area shall be 220.0 sq. m.
- 3) The minimum camp lot frontage shall be 12.0 sq. m.
- 4) The minimum water setback shall be 30.0 m.
- 5) The minimum front yard shall be 15.0 m.
- 6) The minimum side yard shall be 30.0 m.
- 7) The minimum distance between trailers parked end to end shall be 3.0 m.
- 8) The minimum distance between trailers parked side to side or end shall be 6.0 m.
- 9) The minimum distance between trailers and trailer camp accessory buildings shall be 4.5 m.
- 10) The maximum number of trailers or tents per camp lot shall be one.
- 11) All required yards shall be left in a wooded condition.
- 12) The permitted single detached dwelling shall comply with the zone requirements of the RR2A zone.

**Exception 197 (Emily)**

All provisions of the CR zone shall apply except that:

- 1) The permitted uses shall be limited to a:

- a) Convenience store
  - b) Dance and banquet hall
  - c) Restaurant
  - d) Single detached dwelling unit
  - e) Recreational establishment
- 2) The minimum lot area shall be 5.5 ha.
  - 3) The minimum lot frontage shall be 166.0 m.
  - 4) The minimum front yard shall be 150.0 m.
  - 5) The minimum side yard shall be 25.0 m.
  - 6) The minimum rear yard shall be 45.0 m.
  - 7) The minimum gross floor area for a dwelling unit shall be 93.0 sq. m, other use no minimum.
  - 8) The maximum lot coverage shall be 5%.
  - 9) The maximum building height shall be 11.0 m.
  - 10) The maximum density for residential uses shall be 93.0 sq. m. per lot.
  - 11) The maximum density for all other uses shall be a floor area ratio of 0.10.

**Exception 198 (Verulam)**

All provisions of the CR zone shall apply except that:

- 1) The permitted uses shall be limited to a tourist camp or trailer camp.
- 2) The minimum lot size for a trailer camp site shall be 18.29 m by 15.24 m.
- 3) The minimum lot size for a trailer camp shall be 278.7 sq. m.
- 4) No trailer, camper or trailer camp lot shall be located closer than 60.0 m from the lot line abutting County Road Number



17, 25.9 m from the southern property line and 64.0 m from the easterly property line.

- 5) The maximum number of trailer sites to be located on land zoned CR-198 shall be 40.

**Exception 199 (Bexley)**

All provisions of the CR zone shall apply except that:

- 1) The permitted uses shall be limited to:
  - a) One general store establishment providing mixed general retail sales
  - b) One accessory dwelling unit

**Exception 200 (Fenelon)**

All provisions of the CR zone shall apply except that:

- 1) The permitted uses shall be limited to the parking of motor vehicles and enclosed or open boat storage facilities.

**Exception 201 (Mariposa)**

All provisions of the CR zone shall apply except that:

- 1) The permitted uses shall be limited to a golf course.

**Exception 202 (Laxton)**

All provisions of the CR zone shall apply except that:

- 1) The only permitted uses shall be a golf course and accessory uses which also include a single detached dwelling and a clubhouse with a restaurant.

**Exception 203 (Verulam)**

All provisions of the CR zone shall apply except that:

- 1) The permitted uses shall be limited to a:
  - a) Tourist camp or trailer camp
  - b) Tourist trailer sales establishment
  - c) Retail sale of propane accessory to another permitted use

- d) Convenience store and/or snack bar accessory to another permitted use
- 2) The minimum lot area shall be 1.0 ha.
- 3) The minimum number of parking spaces for a tourist trailer sales establishment shall be one per 30.0 sq. m.
- 4) The minimum landscaped area shall be 15%.
- 5) The maximum lot coverage for all permanent buildings shall be 10%.
- 6) The maximum lot coverage for an outdoor display area shall be 20%.
- 7) The maximum lot coverage for an outdoor trailer storage area shall be 20%.
- 8) The maximum number of trailers or vehicles in a display area shall be 10.
- 9) An outdoor trailer storage area is only permitted in a side or rear yard within 100.0 m of the easterly side lot line.
- 10) The maximum floor area for a convenience store and/or snack bar shall be 115.0 sq. m.
- 11) A convenience store means a retail store supplying confectionery, prepackaged and canned foodstuffs, and daily household necessities to the seasonal residents of the trailer park.
- 12) A snack bar means a building, structure or part thereof, with a maximum seating capacity of 10, where convenience foods such as soup, sandwiches, hamburgers, french fries, donuts, muffins and tarts are prepared and sold.
- 13) A recreational vehicle sales establishment means a retail outlet for the sale of recreational vehicles and associated parts and accessories as well as the service, repair and storage of such recreational vehicles.

**Exception 204 (Bexley)**

All provisions of the CR zone shall apply except that:

- 1) The permitted uses shall be limited to a:

- a) Miniature golf establishment
  - b) Go kart establishment
  - c) Snack bar
  - d) Single detached dwelling
  - e) Recreational motor vehicle driver training facility, consisting of classroom and outdoor practical instruction
  - f) Recreational motor vehicle sales and service establishment
  - g) A motor vehicle racing facility
- 2) A motor vehicle racing facility means a track licenced by the City and clubhouse facility, for club members-only, who may race road-registered, high performance vehicles to experience non-commercial driving conditions; with an emphasis on driver instruction and safety.
- 3) The minimum lot area shall be 12.5 ha.
- 4) The minimum rear yard shall be 25.0 m.
- 5) Setback between the all-terrain vehicle track and existing residential uses shall be 60.0 m.
- 6) No other building or structure or use is permitted within 50.0 m of an IX or AG zone or within 100.0 m of CR Zone with exception of washroom facilities, a parking area, spectator stands, a motor vehicle racetrack and trails.
- 7) On lands where the holding (H) symbol applies, a motor vehicle racing facility is not permitted until the following have been completed and the holding (H) symbol has been removed:
- a) An acoustical study including a recommendation for the installation of monitoring real time data stream technology, has been approved by the City.
  - b) The owner has been issued a licence under By-law No. 2013-194.

- c) A site plan in accordance with Section 41 of the Planning Act has been submitted and approved by the City.
- d) A site plan agreement between the owner and the City has been executed and registered on title.

**Exception 205 (Fenelon)**

All provisions of the CR zone shall apply except that:

- 1) The permitted uses shall be limited to the parking of motor vehicles and enclosed or open boat storage facilities.
- 2) Landscaping shall include existing trees and vegetation maintained as a buffer having a depth of 17.0 m in the front yard and 6.0 m in the easterly interior side yard save and except for one access driveway which shall not exceed a width of 10.0 m.

**Exception 206 (Mariposa)**

All provisions of the CR zone shall apply except that:

- 1) The following uses shall be limited to:
  - a) Golf course
  - b) Driving Range
  - c) Clubhouse
- 2) The maximum parking spaces provided per hole shall be eight.

**Exception 207 (Verulam)**

All provisions of the CR zone shall apply except that:

- 1) The permitted uses shall be limited to a tourist camp or trailer camp including park model trailers, one administration office building and one detached dwelling.
- 2) The minimum camp lot area shall be 8.0 ha.
- 3) The minimum front yard for administration building shall be 30.0 m.
- 4) The minimum front yard for residence shall be 7.5 m.

- 5) The minimum front yard for other uses shall be 100.0 m.
- 6) The minimum separation between a trailer camp lot and an existing residence on a separate lot shall be 100.0 m.
- 7) The maximum floor area for an administration office building shall be 46.0 sq. m
- 8) The provisions of the RR1B zone shall apply to the detached dwelling.
- 9) The maximum lot coverage for a single detached dwelling and associated accessory structures shall be 600.0 sq. m.

**Exception 208 (Bexley)**

All provisions of the CR zone shall apply except that:

- 1) The permitted uses shall be limited to a:
  - a) Accessory retail
  - b) Outdoor recreation establishment
  - c) Restaurant
  - d) Single detached dwelling
  - e) Group camping
- 2) The minimum interior side yard shall be 10.0 m.
- 3) A group camping area shall comply with the minimum yard requirements of the CR Zone.
- 4) The minimum front yard for a group camping area shall be 180.0 m.
- 5) Group camping means the use of the outdoor recreation establishment by groups or organizations such as scouts, guides, or charitable clubs, with not less than 30 people per group to a maximum total for all groups of 150 individuals for overnight camping in tents or on-site shelters but does not include a trailer park.
- 6) On-site shelter means a fully or partially enclosed, uninsulated structure which serves to protect people from the elements, on a temporary basis, and which features an

uncovered or partially covered earth floor, and excludes any other use or structure defined herein.

**Exception 209 (Fenelon)**

All provisions of the CR zone shall apply except that:

- 1) The permitted uses shall be limited to a:
  - a) Convertible boat top and upholstering service shop
  - b) Associated boat storage
  - c) Two dwelling units
- 2) The minimum lot area shall be 3,500 sq. m.
- 3) The minimum lot frontage shall be 40.0 m.
- 4) The minimum interior side yard west side requirements shall be 6.0 m.
- 5) The minimum interior side yard east side requirements shall be 3.0 m.
- 6) The minimum water setback for convertible boat top and upholstery service shop shall be 0.0 m provided it is connected to a water supply system and waste disposal system.

**Exception 210 (Fenelon)**

All provisions of the CR zone shall apply except that:

- 1) The minimum lot frontage shall be 25.0 m.
- 2) The minimum front yard requirements shall be 15.0 m.
- 3) The minimum interior side yard requirements shall be 3.0 m.
- 4) The maximum lot coverage shall be 15%.
- 5) The shore lot line shall be the front lot line.

**Exception 212 (Verulam)**

All provisions of the CR zone shall apply except that:

- 1) The permitted use shall be limited to a:

- a) Golf course
  - b) Clubhouse
  - c) Restaurant
  - d) Lodge
  - e) Single detached dwelling
  - f) Tennis courts
- 2) The maximum gross floor area for a clubhouse shall be 1,858 sq. m.
- 3) On land zoned CR-212(H1), the removal of the (H1) holding symbol shall be in accordance with the following:
- a) The owner shall enter into a site plan agreement with the Municipality for any development.
  - b) The owner shall obtain a development permit from Kawartha Region Conservation Authority.
- 4) On land zoned CR-212(H2), the removal of the (H2) holding symbol shall be in accordance with the following:
- a) The owners shall enter into a site plan agreement with the Municipality for any development.
  - b) Satisfactory completion of an environmental impact study for any development.

**Exception 214 (Fenelon)**

All provisions of the CR zone shall apply except that:

- 1) A real estate office shall be a permitted use.

**Exception 215 (Manvers)**

All provisions of the CR zone shall apply except that:

- 1) The permitted uses shall be limited to a:
  - a) Golf course and club
  - b) Dwelling unit
  - c) Ski facility

- d) Accessory uses, such as a pro shop, snack bar, restaurant, and maintenance buildings
- 2) The minimum lot area shall be 56.0 ha.
- 3) The minimum setback for any structure from a publicly owned and maintained road allowance shall be 60.0 m.
- 4) The maximum lot coverage shall be 1,750 sq. m.
- 5) The minimum setback for an accessory structure from a publicly owned and maintained road allowance shall be 30.0 m.
- 6) A landscaped buffer, a minimum of 15.0 m in width, shall be provided along all lot lines abutting properties used for residential purposes. The first 6.0 m immediately abutting a lot line in any such buffer shall be primarily planted with evergreens.
- 7) A landscaped buffer, a minimum of 5.0 m in width, shall be provided along any lot line abutting an AG zone or an improved public street, and shall be set back 3.0 m from any road allowances. For the purposes of this exception, Landscaping shall mean a combination of trees, shrub, grass or stone work, but in any case, an area which is defined and bounded by a line of trees on each side and has any boundary immediately abutting a lot line planted as two hedgerows, the majority of which are comprised of evergreens, not less than 1.0 m high at planting.
- 8) The minimum number of customer parking spaces shall be 120 with an overflow area of sufficient size to accommodate a minimum of an additional 100 vehicles. There shall also be a separate parking area for employees with a minimum of 15 parking spaces.

#### **Exception 216 (Manvers)**

All provisions of the CR zone shall apply except that:

- 1) The permitted uses shall be limited to a nine-hole golf course.

#### **Exception 217 (Fenelon)**

All provisions of the CC zone shall apply except that:

- 1) The permitted uses shall include a cottage establishment.



**Exception 218 (Emily)**

All provisions of the CC zone shall apply except that:

- 1) The permitted uses shall include a cottage establishment.
- 2) The maximum number of trailer sites shall be 50.
- 3) The minimum gross floor area for a cottage establishment accommodation unit shall be 45.0 sq. m and an accommodation unit will be considered the equivalent of two trailer sites.

**Exception 219 (Fenelon)**

All provisions of the CC zone shall apply except that:

- 1) The permitted uses shall include a cottage establishment.

**Exception 221 (Laxton)**

All provisions of the CC zone shall apply except that:

- 1) The minimum lot area shall be 0.8 ha.
- 2) The minimum lot frontage shall be 60.0 m.
- 3) The minimum front yard shall be 120.0 m.
- 4) The minimum side yard shall be 90.0 m on the north side  
90.0 m on the south side
- 5) The minimum rear yard shall be 30.5 m

**Exception 222 (Somerville)**

All provisions of the CC zone shall apply except that:

- 1) The minimum camping lot setback shall be 200.0 m from the front lot line.
- 2) The minimum setback from a lot in a residential zone shall be 60.0 m

**Exception 223 (Emily)**

All provisions of the CC zone shall apply except that:

- 1) The permitted uses shall include a cottage establishment.

**Exception 224 (Carden)**

All provisions of the CC zone shall apply except that:

- 1) The permitted uses shall be limited to a:
  - a) Children's Camp
  - b) Outdoor Education Facility
  - c) Ancillary Retail Uses
  - d) A dwelling unit accessory to the above noted permitted uses
  - e) Bed and breakfast
- 2) A children's camp is defined as land used and maintained as a camp, providing short term accommodation for children and supervisory staff. The permitted uses shall be limited to:
  - a) Cabins/lodges
  - b) Picnic pavilions
  - c) Garage/workshop
  - d) Storage building
  - e) Administration building
  - f) Meeting hall/recreational building
  - g) Showers and washrooms
- 3) The minimum water setback shall be 200.0 m.
- 4) The maximum density shall be three cabins per ha.
- 5) The maximum coverage of all buildings and structures shall be 25%.
- 6) An accessory dwelling unit, cabins, lodges, meeting halls, recreational buildings, retail facility, showers, washrooms and administration buildings shall be considered main buildings.

- 7) Garages, workshops, picnic pavilions, sheds, etc. shall be considered to be accessory buildings.

**Exception 225 (Laxton)**

All provisions of the CC zone shall apply except that:

- 1) The permitted uses shall be limited to a seasonal modular home within a vacant land condominium plan and a private recreational facility.
- 2) The minimum front yard setback shall be 17.0 m.
- 3) The minimum modular unit frontage on common element road shall be 10.0 m.
- 4) The minimum modular unit depth shall be 14.0 m.
- 5) The minimum modular unit area shall be 466.0 sq. m.
- 6) The maximum number of modular units shall be 75.
- 7) The minimum modular home setback shall be 1.5 m for all yards.
- 8) The maximum recreational facility area shall be 506.0 sq. m.

**Exception 226 (Somerville)**

All provisions of the CC zone shall apply except that:

- 1) The lot frontage shall be measured at the lot line along Highway 35 and the minimum front yard shall be measured from said lot line.

**Exception 227 (Mariposa)**

All provisions of the CU zone shall apply except that:

- 1) The permitted uses shall be limited to a public or private park.
- 2) All buildings or structures erected are to be used only to service the water supply and distribution system and shall include storage and pumping facilities.
- 3) Buildings shall not be closer than 9 m to any residential lot.

**Exception 229 (Eldon)**

All provisions of the CU zone shall apply except that:

- 1) The permitted uses shall be limited to a:
  - a) Community centre, curling rink
  - b) Club
  - c) Recreational uses such as a baseball diamond
  - d) Soccer field or tennis court
  - e) Ticket booth and/or a store which sells tickets and refreshments to the users of the facility
- 2) The minimum lot area shall be 5.0 ha.
- 3) The minimum lot frontage shall be 146.3 m.
- 4) The minimum front yard shall be 61.0 m.
- 5) The minimum interior side yard shall be 15.2 m.
- 6) The minimum exterior side yard shall be 6.1 m.
- 7) The minimum rear yard shall be 61.0 m.
- 8) The maximum lot coverage shall be 30%.
- 9) The maximum building height shall be 11.0 m.

**Exception 230 (Emily)**

All provisions of the CU zone shall apply except that:

- 1) The permitted use shall be limited to:
  - a) A Public or private park with no buildings or structures other than picnic shelters
  - b) Gazebos and docks, which are not fully enclosed
  - c) Playground equipment
  - d) A storage shed with a maximum floor area of 10 sq. m.

- e) Two change rooms, with no plumbing or washroom facilities, having a maximum total floor area of 25 sq. m.

**Exception 232 (Mariposa)**

All provisions of the CU zone shall apply except that:

- 1) The permitted uses shall be limited to a public or private park and any buildings or structures accessory to it for recreational use, excluding trailer parks and buildings for human habitation.

**Exception 233 (Somerville)**

All provisions of the CU zone shall apply except that:

- 1) The permitted uses shall be limited to a private park.
- 2) The minimum lot area shall be 4,000 sq. m.

**Exception 234 (Somerville)**

All provisions of the CU zone shall apply except that:

- 1) The minimum lot area shall be 1,099 sq. m.
- 2) The minimum west side yard shall be 2.40 m from the west wall of the church and 1.20 m from the enclosed stairs.

**Exception 235 (Eldon)**

All provisions of the CU zone shall apply except that:

- 1) The permitted uses shall be limited to a camp or day camp.
- 2) The minimum lot area shall be 35.0 ha.
- 3) The minimum lot frontage shall be 260.0 m.
- 4) The minimum front yard shall be 60.0 m.
- 5) The minimum interior side yard shall be 15.0 m.
- 6) The minimum exterior side yard shall be 60.0 m.
- 7) The minimum rear yard shall be 25.0 m.
- 8) The maximum building height shall be 11.0 m.

**Exception 238 (Somerville)**

All provisions of the CU zone shall apply except that:

- 1) The minimum front yard shall be 30.0 m.
- 2) The minimum rear yard shall be 30.0 m.
- 3) The minimum side yard adjacent to a CU zone shall be 3.0 m.

**Exception 239 (Emily)**

All provisions of the CU zone shall apply except that:

- 1) A private sewage disposal system is not a permitted use.

**Exception 240 (Somerville)**

All provisions of the CU zone shall apply except that:

- 1) The permitted uses shall be limited to a:
  - a) Agriculture
  - b) Forestry
  - c) Place of assembly
  - d) Park
  - e) Miniature golf establishment
  - f) Any use permitted in the EP zone.
  - g) One dwelling unit in conjunction with another permitted use.

**Exception 242 (Fenelon)**

All provisions of the CU zone shall apply except that:

- 1) The following uses shall be permitted:
  - a) Park
  - b) Place of worship
- 2) The minimum lot area shall be 5.0 ha.
- 3) The minimum lot frontage shall be 450.0 m.

- 4) The minimum front yard requirements for place of worship shall be 45.0 m.
- 5) The minimum front yard requirements for other uses shall be 15.0 m.
- 6) The minimum interior side yard requirements for place of worship shall be 50.0 m.
- 7) The maximum interior side yard requirements for place of worship shall be 115.0 m.
- 8) The minimum interior side yard requirements for place of worship shall be 15.0 m.
- 9) The minimum rear yard requirements for place of worship shall be 45.0 m.
- 10) The minimum rear yard requirements for other uses shall be 15.0 m
- 11) The maximum lot coverage shall be 10%.

**Exception 243 (Somerville)**

All provisions of the CU zone shall apply except that:

- 1) The permitted uses shall be limited to a:
  - a) Any use permitted in the EP zone
  - b) Municipal buildings or structures
  - c) Library
  - d) Museum
  - e) Public utilities, excluding outside storage
  - f) Business office, in an existing building

**Exception 244 (Somerville)**

All provisions of the CU zone shall apply except that:

- 1) The permitted uses shall include conservation and wildlife habitat uses.
- 2) Parking areas save and except that which is accessory to infrastructure and outside storage shall not be permitted.

- 3) The 32.0 m wide strip of land adjacent to the AG zone located along the southerly limit of the CU-244 zone shall be used for no other purpose than underground infrastructure and a buffer zone comprised of natural vegetation.
- 4) The maximum lot coverage and setback provisions shall apply to buildings, structures and paved areas save and except roadways.

**Exception 245 (Somerville)**

All provisions of the CU zone shall apply except that:

- 1) The permitted uses shall be limited to a:
  - a) Communal sanitary sewage system
- 2) The minimum lot frontage shall be 10.0 m on a private road.
- 3) The minimum setback for any structural component of a sewage disposal system shall be 3.0 m from the south and west limits of the CU-245 zone and 15.0 m from the north and east limits of the CU-245 zone.

**Exception 246 (Somerville)**

All provisions of the CU zone shall apply except that:

- 1) The permitted uses shall be limited to a human-made boat channel and mooring basin.

**Exception 247 (Somerville)**

All provisions of the CU zone shall apply except that:

- 1) The permitted uses shall be limited to a private park.

**Exception 248 (Ops)**

All provisions of the CH zone shall apply except that:

- 1) Residential uses shall be prohibited.
- 2) The permitted uses shall include a:
  - a) Store and office accessory to a CH use which may sell tickets and refreshments to clientele of the track or tracks
  - b) Maintenance shop accessory to a CH use



- c) Track for go-karts
- d) Track for all-terrain vehicles
- e) Miniature golf course

**Exception 249 (Ops)**

All provisions of the CH zone shall apply except that:

- 1) The permitted uses shall include a:
  - a) Hotel
  - b) Retail sales associated with conferences and auctions within the existing building

**Exception 250 (Ops)**

All provisions of the CH zone shall apply except that:

- 1) The permitted uses shall include a:
  - a) Retail sales and service of farm related supplies and materials
  - b) Tack shop

**Exception 251 (Ops)**

All provisions of the CH zone shall apply except that:

- 1) Residential uses shall be prohibited.
- 2) The permitted uses shall also include:
  - a) Automobile service station
  - b) Commercial garage
  - c) Parking area for automobiles, transport trucks, trailer and recreational vehicles, for use by the owners or occupants of the lot, restaurant, motor vehicle dealership
- 3) The minimum lot area shall be 3.0 ha.
- 4) The minimum lot frontage shall be 335.5 m.
- 5) The maximum building area shall be 30%.

**Exception 252 (Ops)**

All provisions of the CA zone shall apply except that:

- 1) The permitted uses shall also include:
  - a) Accessory dwelling unit
  - b) Drive-in theatre
  - c) Snack bar

**Exception 253 (Ops)**

All provisions of the CH zone shall apply except that:

- 1) The permitted uses shall also include:
  - a) An accessory dwelling unit in a non-residential building, except in a commercial garage.
  - b) Building supply outlet
  - c) Commercial garage
  - d) Commercial nursery
  - e) Convenience store
  - f) Farm implement sales and supply establishment
  - g) Open storage area accessory to a CH-253 use
  - h) Parking lot
  - i) Restaurant
- 2) The minimum lot area shall be 2,000 sq. m.
- 3) The minimum lot frontage shall be 25.0 m.

**Exception 254 (Ops)**

All provisions of the CA zone shall apply except that:

- 1) Residential uses shall be prohibited.
- 2) The permitted uses shall also include:
  - a) Motor vehicle repair garage which existed on October 21, 1991.

- b) Open storage use accessory to an existing motor vehicle repair garage.
- 3) The minimum lot area shall be 2,000 sq. m.
- 4) The minimum lot frontage shall be 25.0 m.
- 5) The maximum building area shall be 10%.
- 6) The minimum front yard shall be the greater of the existing setback or 15.0 m.
- 7) The minimum rear yard shall be the greater of the existing building setback or 15.0 m.
- 8) The minimum side yard shall be:
  - a) From a side lot line abutting a Residential zone on a lot containing a Residential use, the greater of the existing building setback; or, 7.5 m.
  - b) From any other side lot line, the greater of the existing building setback; or, 4.5 m.
- 9) No open storage shall be located:
  - a) Closer than 4.5 m to any lot line.
  - b) Closer than 6.0 m to any lot line if combustible materials are stored there.

**Exception 256 (Ops)**

All provisions of the CH zone shall apply except that:

- 1) The permitted uses shall be limited to a:
  - a) Building supply outlet
  - b) Business or professional office related to sales not exceeding nine employees.
  - c) Commercial greenhouse or nursery
  - d) Convenience store
  - e) Farm implement sales and service establishment
  - f) Light equipment sales and service establishment

- g) Miniature golf course and driving range
- h) Motor vehicle service station
- i) Motor vehicle dealership
- j) Retail establishment not exceeding 300.0 sq. m gross floor area and limited to the following types of retail sales: furniture, home furnishings and home decorating supplies, major appliances, motor vehicle, marine and recreational vehicle accessories, building or home improvements supplies, recreational equipment, garden and nursery supplies, farm business and institutional equipment or machinery, a car rental agency, an antique store, farmers market
- k) Small engine sales and service establishment
- l) Tourist information center
- m) Trailer, mobile home or modular home sales establishment
- n) Veterinary clinic or animal hospital

**Exception 257 (Ops)**

All provisions of the CH zone shall apply except that:

- 1) The permitted uses shall be limited to a:
  - a) Building supply outlet
  - b) Business or professional office related to sale not exceeding nine employees
  - c) Commercial greenhouse or nursery
  - d) Convenience store
  - e) Farm implement sales and service establishment
  - f) Light equipment sales and service establishment
  - g) Miniature golf course and driving range
  - h) Motor vehicle service station
  - i) Motor vehicle dealership

- j) Retail establishment not exceeding 300.0 sq. m gross floor area and limited to the following types of retail sales: furniture, home furnishings and home decorating supplies, major appliances, motor vehicle, marine and recreational vehicle accessories, building or home improvement supplies, recreational equipment, garden and nursery supplies, farm, business and institutional equipment or machinery, a car rental agency, an antique store, a farmers' market
- k) Tourist information center
- l) Trailer, mobile home or modular home sales establishment
- m) Veterinary clinic or animal hospital

**Exception 259 (Ops)**

All provisions of the CR zone shall apply except that:

- 1) The permitted uses shall be limited to:
  - a) Two single detached dwellings each with a maximum floor area of 300.0 sq. m may be permitted on the property for the residential use of site management employees required for the operation of the tourist camp.
  - b) Tourist camp, with accessory uses permitted for use of the patrons of the tourist camp including a convenience store, laundry facility, marine facility, marina, tourist camp management office, and a tourist camp recreation building.
- 2) The maximum number of tourist trailer sites shall be 300.
- 3) The minimum tourist trailer site area shall be 400.0 sq. m.
- 4) The maximum tourist trailer site coverage shall be 40%.
- 5) The maximum number of tourist trailers per tourist trailer site shall be one.
- 6) The minimum parking spaces per tourist trailer shall be two.

- 7) Tourist trailers shall not be permitted for use as a permanent residence by their owners and/or occupants.
- 8) The owner of the tourist camp shall ensure that in the site license and occupation agreement for each tourist trailer, as originally signed and subsequently renewed on an annual basis, each owner and/or occupant of a tourist trailer on lands zoned CR shall be required to have a principal residence, as defined under the Income Tax Act, on lands other than those zoned CR. The owner shall provide to the satisfaction of the City's licensing officer, all necessary records on an annual basis in conjunction with the annual municipal trailer camp licensing process or otherwise, as required, to ensure that all tourist trailers are being occupied in accordance with these provisions.
- 9) The minimum parking space length shall be 6.0 m.
- 10) The minimum parking space width shall be 2.8 m.
- 11) The minimum width of driveways shall be 7.0 m for two-way traffic and a minimum width of 5.0 m for one-way traffic.
- 12) On land zoned CR-259(H), the 45 tourist trailers shall be permitted to continue prior to the removal of the Holding symbol. The Holding (H) symbol will be removed to permit the development of a trailer camp of three phases, each containing a maximum of 100 tourist trailer sites, after the following requirements have been fulfilled:
  - a) A hydrogeological study, environmental impact study, a stormwater management plan, a slope stabilization study, site servicing study, and lot grading and drainage plan, as required, has been prepared and approved for each phase or phases to the satisfaction of the City of Kawartha Lakes.
  - b) The applicant shall implement appropriate water setbacks, shoreline naturalization, and fencing requirements to the satisfaction of the Kawartha Region Conservation Authority.
  - c) The applicant has entered into a Municipal Responsibility Agreement, if required, to the satisfaction of the Council of the City of Kawartha Lakes.

- d) The applicant has entered into a Site Plan Agreement to the satisfaction of the City of Kawartha Lakes that includes provisions for phasing of the development.
- e) The applicant has obtained a municipal license for the trailer camp from the City of Kawartha Lakes.

**Exception 260 (Ops)**

All provisions of the CR zone shall apply except that:

- 1) The permitted uses shall include a:
  - a) Accessory dwelling unit
  - b) Tourist camp
  - c) Tourist camp management office
  - d) Tourist camp recreation facility
  - e) Accessory convenience store
  - f) Accessory laundry facility
  - g) Accessory restaurant
  - h) Golf driving range
  - i) 12-hole golf course
  - j) Marine facility
- 2) The maximum dwelling units per lot shall be one.
- 3) The maximum tourist camp lots shall be 102 camp sites.
- 4) The minimum front yard shall be 75.0 m.
- 5) The minimum exterior side yard shall be 7.5 m.
- 6) The minimum camp site area shall be 180 sq. m.
- 7) The minimum planting strip width shall be 30.0 m (front yard), 7.5 m (other yards).
- 8) A planting strip shall be required inside the perimeter of the land zoned CR-260 except for an 18.0 m long strip abutting

Elm Tree Road which shall be used for access to the property.

- 9) The 30.0 m front yard planting strip shall be required to be established through the decommissioning of the existing driving range prior to the development of the proposed second phase camp sites.
- 10) Open Storage Area Location is Prohibited in front yard.
- 11) Tourist trailers shall not be permitted for use as a permanent residence by their owners and/or occupants. The owner of the tourist camp shall ensure that there is an annual mandatory minimum sixty (60) consecutive day shutdown period, the timing of which is to be implemented in the Site Plan Agreement. In addition, the owner of the tourist camp shall ensure that the annual mandatory 60 day shutdown is identified in the site license and occupation agreement for each tourist trailer, as originally signed and subsequently renewed on an annual basis.
- 12) Until the holding (H) provision has been removed, the only permitted uses shall be those legally established commercial and residential uses existing as of the date of the passing of this By-law and including the accessory restaurant and 12-hole golf course. The removal of the holding (H) symbol shall be in accordance with the following:
  - a) The applicant has entered into a Site Plan Agreement with the City, and that the Agreement has been registered on title.

#### **Exception 261 (Ops)**

All provisions of the CR zone shall apply except that:

- 1) Restaurant shall mean a building or part of a building or structure, inclusive of an outdoor café, where food is offered for sale or sold to the public for immediate consumption and includes a restaurant, dining room, café, cafeteria, ice cream parlour, tea or lunch room, dairy bar, coffee shop, snack bar or refreshment room or stand; but does not include a boarding or lodging home or a drive-in.
- 2) Vacation Dwelling Unit shall mean a dwelling unit, which is constructed and used as a secondary place of residence,



for vacation and recreational purposes and not as the principal residence of the owner or occupant thereof and is not used for continuous habitation or as a permanent residence.

- 3) Vacation Dwelling Unit Site shall mean an area of land that is rented or leased for exclusive use for the placement of a vacation dwelling unit on lands.
- 4) The permitted uses shall include a:
  - a) Club
  - b) One single detached dwelling unit
  - c) Golf course
  - d) Restaurant, accessory to a club or golf course
  - e) Retail store, accessory to a club or golf course
  - f) Vacation dwelling unit.
- 5) The minimum lot area shall be 40.0 ha.
- 6) The minimum lot frontage shall be 25.0 m.
- 7) The maximum lot coverage shall be 10%.
- 8) The minimum front yard setback shall be 5.0 m.
- 9) The minimum interior side yard setback shall be 5.0 m.
- 10) The minimum exterior yard setback shall be 5.0 m.
- 11) The minimum rear yard setback shall be 5.0 m.
- 12) The minimum landscaping area shall be 50%.
- 13) The minimum parking spaces per vacation dwelling unit and detached dwelling unit shall be two per unit, all other uses combined 90.
- 14) The maximum vacation dwelling units shall be 100.
- 15) The maximum vacation dwelling unit site coverage shall be 40%.

- 16) The maximum vacation dwelling unit size shall be 140.0 sq. m.
- 17) The minimum dwelling unit area shall be 100.0 sq. m.
- 18) The maximum building height for dwelling units shall be 10.5 m.
- 19) The maximum building height for all other permitted uses shall be two storeys.
- 20) The minimum parking space length shall be 6.0 m.
- 21) The minimum parking space width shall be 2.8 m.
- 22) The minimum driveway width shall be 7.0 m for two-way traffic and 5.0 m for one-way traffic.
- 23) A vacation dwelling unit may be developed in the form of a detached, semi-detached, or townhouse dwelling. A vacation dwelling unit may also be contained within a two storey building.
- 24) Vacation dwelling units shall not be permitted for use as a permanent residence by their owners and/or occupants. The owner of the development shall ensure that in the site license and occupation agreement for each vacation dwelling unit, as originally signed and subsequently renewed on an annual basis, each owner and/or occupant of a vacation dwelling unit shall be required to have a principal residence, as defined under the Income Tax Act, on lands other than those zoned CR-261. The owner shall provide to the satisfaction of the City, all necessary records on an annual basis, as required, to ensure that all vacation dwelling units are being occupied in accordance with these provisions
- 25) The minimum area of an outdoor play area and exercise facility shall be 1,000 sq. m.
- 26) The Holding (H) symbol will be removed to permit the development of permitted uses after the following requirements have been fulfilled:
  - a) Submit a stormwater management plan and lot grading and drainage plan, servicing plan, noise study, and an illumination plan, as required, has been

prepared and approved to the satisfaction of the City of Kawartha Lakes.

- b) Receive approval for all necessary regulatory permits from the Kawartha Region Conservation Authority.
- c) Receive approval from the Ministry of Environment for Certificates of Approval to install private water distribution and sewage collection and treatment facilities.
- d) The applicant has entered into a Municipal Responsibility Agreement, if required, to the satisfaction of the Council of the City of Kawartha Lakes.
- e) The applicant has received approval of all relevant plans, drawings and reports and entered into a Site Plan Agreement with full securities to the satisfaction of the City of Kawartha Lakes.

**Exception 265 (Mariposa)**

All provisions of the EP zone shall apply except that:

- 1) A private park shall be a permitted use.
- 2) No buildings or structures shall be erected or used except for boat docks, launching facilities and flood or erosion control measures.

**Exception 266 (Bexley)**

All provisions of the EP zone shall apply except that:

- 1) The permitted uses shall include docks and boat launching facilities.

**Exception 269 (Emily)**

All provisions of the EP zone shall apply except that:

- 1) The permitted uses shall include a:
  - a) Forestry or a processing use accessory to a forestry use
  - b) Park and recreational activities

- c) Public use carried out by or on behalf of the County of Victoria other than a pit or a works yard.

**Exception 270 (Fenelon)**

All provisions of the EP zone shall apply except that:

- 1) The permitted uses shall be limited to agricultural uses; however, no buildings or structures shall be permitted.

**Exception 272 (Somerville)**

All provisions of the EP zone shall apply except that:

- 1) A pump house may be erected and used.

**Exception 275 (Somerville)**

All provisions of the EP zone shall apply except that:

- 1) The permitted uses shall include a:
  - a) Forestry
  - b) Recreational uses
  - c) Public use authorized or carried out by the County of Victoria

**Exception 276 (Bexley)**

All provisions of the EP zone shall apply except that:

- 1) The permitted uses shall be limited to:
  - a) Recreational purposes
  - b) Boat docking facilities
  - c) Boathouse accessory to residential use located on a separate lot
- 2) A boathouse shall be subject to the following zone provisions:
  - a) The minimum front yard shall be 7.5 m.
  - b) The minimum side yard shall be 1.3 m.

**Exception 278 (Somerville)**

All provisions of the EP zone shall apply except that:

- 1) Land shall be maintained as a natural vegetative buffer area wherein only the following uses shall be permitted:
  - a) Conservation and forestry uses
  - b) Bird or wildlife sanctuaries
  - c) Flood and erosion control works and docks
  - d) One stairway per lot for water access.

**Exception 281 (Somerville)**

All provisions of the EP zone shall apply except that:

- 1) Driveways will be permitted to be installed provided its entire length is raised to the flood elevation of 257.68, the regulatory flood elevation, to ensure dry access to these lots.

**Exception 283 (Somerville)**

All provisions of the EP zone shall apply except that:

- 1) No soil disturbance by any means nor the erection of any structures shall be permitted on Part 6, Plan 57R-8957, as this land has been identified as containing a significant archaeological site, identified and registered by the Province as site BdGq-6.

**Exception 285 (Eldon)**

All provisions of the HR1 zone shall apply except that:

- 1) The minimum front yard shall be 15.0 m.

**Exception 286 (Fenelon)**

All provisions of the HR1 zone shall apply except that:

- 1) The minimum lot frontage shall be 26.0 m.
- 2) The minimum rear yard shall be 30.0m

**Exception 288 (Bexley)**

All provisions of the HR1 zone shall apply except that:

- 1) The permitted uses shall be limited to a lodging house or a quadruplex.
- 2) The minimum lot area shall be 2000 sq. m.
- 3) The minimum lot frontage shall be 30%.
- 4) The maximum lot coverage shall be 25%.
- 5) The maximum density shall be 4.0 dwelling units per lot.
- 6) A maximum of 10.0 single room accommodation units, exclusive of ensuite bathrooms, may be permitted.

**Exception 290 (Fenelon)**

All provisions of the HR1 zone shall apply except that:

- 1) The maximum lot coverage shall be 10%.
- 2) The minimum exterior opening elevation shall be 269.78 C.G.S.

**Exception 295 (Fenelon)**

All provisions of the HR1 zone shall apply except that:

- 1) The minimum lot frontage shall be 27.0 m.

**Exception 296 (Fenelon)**

All provisions of the HR1 zone shall apply except that:

- 1) The minimum lot area shall be 1,800 sq. m.
- 2) The minimum interior side yard shall be 3.0 m on one side, 1.2 m on opposite side.

**Exception 298 (Ops)**

All provisions of the CU zone shall apply except that:

- 1) The permitted uses shall include a retirement home.
- 2) A retirement home is defined as a residence providing accommodation primarily for retired persons or couples where each bedroom or living unit has a separate entrance from a common hall but where common facilities for the

preparation and consumption of food are provided, and common lounges, recreation rooms and medical care facilities may also be permitted.

**Exception 299 (Ops)**

All provisions of the CU zone shall apply except that:

- 1) The permitted uses shall be limited to a:
  - a) Place of worship and accessory uses including: a dwelling unit within a place of worship, an auditorium, a day care centre, a park, a parking lot, a school.

**Exception 300 (Laxton)**

All provisions of the RR2B zone shall apply except that:

- 1) The minimum lot area shall be 1,982 sq. m.
- 2) The minimum shoreline lot frontage shall be 30.0 m.

**Exception 306 (Emily)**

All provisions of the RR3B zone shall apply except that:

- 1) The minimum lot area shall be 1.1 ha.

**Exception 310 (Somerville)**

All provisions of the RR3A zone shall apply except that:

- 1) The minimum lot area shall be 6,200 sq. m.

**Exception 311 (Emily)**

All provisions of the RR3B zone shall apply except that:

- 1) The minimum lot frontage shall be 13.0 m.

**Exception 312 (Bexley)**

All provisions of the RR3A zone shall apply except that:

- 1) The minimum lot frontage shall be 12.0 m.

**Exception 313 (Eldon)**

All provisions of the RR3A zone shall apply except that:

- 1) The following buildings may be erected with or without a dwelling being constructed:

- a) Garage
  - b) Boat house
  - c) Building or structure which is not suitable for human habitation, in which household goods that are commonly associated with a residential use are stored
- 2) The private right-of-way, known as Paradise Street, which abuts the RR3A-313 zone, shall be considered a “street” for the purpose of determining the front lot line and appropriate minimum yards and the following zone provisions shall apply:
- a) The maximum number of buildings, other than a dwelling shall be two.
  - b) The maximum lot coverage, for all buildings other than a dwelling, shall not exceed 10% of the lot to a maximum of 100.0 sq. m.
  - c) The maximum building height, for all buildings other than a dwelling, shall not exceed 4.0 m and shall be measured as the vertical distance between the highest point of any roof surface and the average finished grade.

**Exception 316 (Emily)**

All provisions of the RR3B zone shall apply except that:

- 1) The minimum lot frontage shall be 7.3 m.
- 2) The minimum building setback from any lot line shall be 7.5 m.

**Exception 318 (Bexley)**

All provisions of the RR3A zone shall apply except that:

- 1) The minimum lot area shall be 1.5 ha.
- 2) The minimum lot frontage shall be 60.0 m.
- 3) The minimum side yard shall be 6.0 m.
- 4) The maximum lot coverage shall be 10%.



- 5) The minimum gross floor area shall be 60.0 sq. m
- 6) A maximum of one dwelling unit per lot shall be permitted.
- 7) The minimum water setback for buildings and structures except those needed for erosion control or access shall be 33.0 m.
- 8) The minimum water setback for private sewage disposal systems shall be 46.0 m.

**Exception 319 (Emily)**

All provisions of the RR3A zone shall apply except that:

- 1) The minimum lot area shall be 550 sq. m.
- 2) The minimum lot frontage shall be 15.0 m.

**Exception 321 (Emily)**

All provisions of the RR3B zone shall apply except that:

- 1) The minimum lot area shall be 1,600 sq. m.
- 2) The minimum lot frontage shall be 16.5 m.

**Exception 322 (Fenelon)**

All provisions of the RR3B zone shall apply except that:

- 1) The minimum lot frontage shall be 25.0 m.

**Exception 325 (Somerville)**

All provisions of the RR3A zone shall apply except that:

- 1) The minimum exterior opening elevation in any building shall be 256.5 m CGD, plus 0.3 m freeboard.

**Exception 326 (Emily)**

All provisions of the RR3B zone shall apply except that:

- 1) The permitted uses shall be limited to a single detached dwelling that lawfully existed on the day this By-law was passed.

**Exception 327 (Fenelon)**

All provisions of the RR3B zone shall apply except that:

- 1) The minimum lot area shall be 1.0 ha.
- 2) The minimum lot frontage shall be 102.0 m.
- 3) The minimum front yard requirements shall be 15.0 m.
- 4) The minimum side yard requirements shall be 3.0 m.
- 5) The minimum rear yard requirements shall be 3.0 m.
- 6) The maximum lot coverage shall be 20%.

**Exception 328 (Verulam)**

All provisions of the RR3D zone shall apply except that:

- 1) The minimum lot area shall be 1750 sq. m.
- 2) The minimum lot frontage shall be 13.0 m.
- 3) The minimum elevation for exterior opening in a habitable building shall be 248.8 m CGD.

**Exception 329 (Bexley)**

All provisions of the RR3A zone shall apply except that:

- 1) No buildings shall be erected below the elevation of 256.8 m above sea level.
- 2) The minimum vegetated buffer zone shall be 15.0 m and shall be maintained along the shoreline for all new development.
  - a) No septic tile beds shall be located within this 15.0 m buffer, and they shall be located a minimum 0.90 m above the high water mark.
  - b) The only building permitted within the buffer shall be a single storey boat house per lot with marine railway provided the boathouse is set back a minimum of 2.0 m from the high water mark and 2.0 m from a side lot line.

- c) The only structure permitted within the buffer shall be docking facilities as approved by the Trent Severn Waterway.
- d) The 15.0 m buffer adjacent to Balsam Lake shall be maintained with natural vegetation, native to Ontario, including ground cover, wildflowers, shrubs and trees.
- e) A conventional lawn shall not be permitted.

**Exception 331 (Fenelon)**

All provisions of the RR3B zone shall apply except that:

- 1) The minimum lot area shall be 4,000 sq. m.
- 2) The minimum lot frontage shall be 40.0 m.
- 3) The minimum front yard shall be 15.0 m.
- 4) The minimum side yard shall be 3.0 m.
- 5) The minimum rear yard shall be 3.0 m.
- 6) The maximum lot coverage shall be 20%.

**Exception 332 (Emily)**

All provisions of the RR3B zone shall apply except that:

- 1) The minimum lot area shall be 600.0 sq. m.

**Exception 333 (Fenelon)**

All provisions of the RR3B zone shall apply except that:

- 1) The shore lot line shall be the front lot line and the southern boundary shall be considered an exterior lot line.

**Exception 334 (Emily)**

All provisions of the RR3B zone shall apply except that:

- 1) Land may be used and buildings may be erected provided the lot has a minimum lot frontage of 25.0 m.

**Exception 335 (Fenelon)**

All provisions of the RR3B zone shall apply except that:

- 1) Any form of dwelling is not permitted; buildings, structures and uses accessory to adjacent developed residential lots are permitted.

**Exception 336 (Somerville)**

All provisions of the RR3A zone shall apply except that:

- 1) The minimum lot area shall be 1,522 sq. m.
- 2) The minimum lot frontage shall be 6.0 m.

**Exception 337 (Somerville)**

All provisions of the RR3A zone shall apply except that:

- 1) The minimum lot area shall be 6,800 sq. m.
- 2) The minimum lot frontage shall be 7.95 m.

**Exception 340 (Verulam)**

All provisions of the RR3D zone shall apply except that:

- 1) The minimum lot area shall be 2000 sq. m.
- 2) The minimum lot frontage shall be 33.0 m.
- 3) The minimum elevation for any exterior opening in a habitable building shall be 248.7 m CGD.

**Exception 341 (Verulam)**

All provisions of the RR3D zone shall apply except that:

- 1) the minimum exterior opening elevation of any habitable building or structure shall be 248.7 m CGD.

**Exception 342 (Longford Reserve)**

Where Exception 342 applies to the RR2B, OSS, or EP zones, all provisions of the RR2B, OSS, and EP zones shall apply except that:

- 1) Notwithstanding the provisions of this Exception, no development shall be affected by provisions that rely on the defined terms of lot, lot line or yard.

- 2) Where a zone boundary is shown as approximately following the shoreline of waterbody on Schedule A, the zone boundary shall be the high water mark.

Where Exception 342 applies to the RR2B zone, all provisions of the RR2B zone shall apply except that:

- 1) The permitted uses shall be limited to:
  - a) Single detached dwellings
  - b) Private cabins
  - c) Private recreation
- 2) Notwithstanding the definition of private cabin, a private cabin shall be permitted to contain sanitary facilities.
- 3) Notwithstanding the definition of dwelling unit, a single detached dwelling shall be permitted with or without sanitary facilities.
- 4) The provisions of Section 4.1.1.6, 4.1.4.1, 4.1.6, 4.1.9.3, 4.1.9.5.b and 4.24.3 shall not apply.
- 5) Notwithstanding Section 4.1.9.2, shoreline structures are permitted to be erected at or near the high water mark in the required yard located between the high water and the main building.
- 6) Notwithstanding Section 4.1.9.6, a pump house may be erected and used in the required yard of a lot abutting a high water mark provided it complies with the minimum required setback from a zone boundary.
- 7) A private cabin shall have a maximum floor area of 40.0 m<sup>2</sup>.
- 8) The minimum distance between a dwelling and an accessory building or structure shall be 2.0 m.
- 9) The minimum distance between two accessory buildings or structures shall be 1.5 m.
- 10) A sewage leaching bed or sewage system shed shall not be located within the water setback.
- 11) The provisions of Table 6-5 shall not apply. The following provisions shall apply in place:

- a) The minimum distance between dwellings shall be 15.0 m.
  - b) The maximum height shall be 11.0 m.
  - c) The minimum setback from a zone boundary shall be 15.0 m.
  - d) The minimum water setback shall be 30.0 m.
  - e) The maximum number of dwelling units on all land zoned RR2B-342 shall be 100.
- 12) Notwithstanding the provisions of Section 4.18.2, all buildings and structures which existed on or for which a building permit has been issued prior to date of passing of this By-law, are deemed to be legal non-conforming.

**Exception 343 (Ops)**

All provisions of the IG zone shall apply except that:

- 1) The permitted uses shall include a:
  - a) Aerodrome
  - b) Restaurant

**Exception 344 (Ops)**

All provisions of the IA zone shall apply except that:

- 1) Residential uses shall be prohibited.
- 2) A salvage yard shall be a permitted use.

**Exception 346 (Ops)**

All provisions of the IG zone shall apply except that:

- 1) The permitted uses shall be limited to a pit.
- 2) The maximum extraction shall be 20,000 tonnes per year.

**Exception 347 (Ops)**

All provisions of the IA zone shall apply except that:

- 1) The permitted uses shall include:
  - a) An accessory dwelling.

- b) A commercial garage.
- 2) The maximum building area shall be 40%.
- 3) The minimum front yard shall be 15.0 m.
- 4) The minimum rear yard shall be 15.0 m.
- 5) The minimum side yard shall be:
  - a) 11.0 m. from north lot line
  - b) 15.0 m. from all others

**Exception 354 (Emily)**

All provisions of the IA zone shall apply except that:

- 1) The permitted uses shall include a single detached dwelling.

**Exception 355 (Fenelon)**

All provisions of the IA zone shall apply except that:

- 1) The permitted uses shall be limited to a boat and furniture repair business and one dwelling unit with a minimum gross floor area of 93.0 sq. m.

**Exception 356 (Bexley)**

All provisions of the IA zone shall apply except that:

- 1) The permitted uses shall be limited to a:
  - a) Contractor's yard
  - b) Custom workshop
  - c) Home improvement supply outlet
  - d) Dwelling unit as part of a building containing a permitted non-residential use
  - e) A business or professional office, a retail outlet, light assembly work, warehousing and an outdoor storage area are permitted as accessory uses to a permitted non-residential use
- 2) The maximum dwelling unit floor area shall be 100.0 sq. m.

- 3) The maximum number of dwelling units shall be one.
- 4) The maximum lot coverage for the main principal building shall be 20.77%.
- 5) The combined maximum lot coverage for outdoor storage and/or an accessory storage building shall be 15%.
- 6) The maximum lot coverage for outdoor Waste Storage shall be 1%.
- 7) An outdoor storage area may be located in a side yard or rear yard only.
- 8) A landscaped buffer shall be provided between an outdoor storage area located in a side yard and the front lot line.

**Exception 357 (Laxton)**

All provisions of the IA zone shall apply except that:

- 1) The permitted uses shall be limited to a:
  - a) Dry-light industry
  - b) Custom workshop
  - c) Artisan's studio
  - d) Tradesperson or contractor's shop
  - e) Sheet metal shop or a machine and welding shop
- 2) One dwelling unit shall be permitted and shall be subject to the following zone requirements:
  - a) The minimum side yard shall be 20.0 m.
  - b) The minimum exterior side yard shall be 15.0 m.
  - c) The minimum rear yard shall be 20.0 m.
  - d) The maximum lot coverage shall be 30%
  - e) The maximum floor area for uses other than a dwelling shall be 300.0 sq. m.
  - f) The maximum number of premises shall be two.



- g) An outdoor storage is not permitted.
- h) Dwelling units are subject to compliance with the RR2C zone provisions.
- 3) Other than a dwelling, no building shall have an exterior opening in a main wall which abuts the eastern side yard.
- 4) The following definitions shall apply:
  - a) An Artisan's Studio shall mean an enclosed building used for the production and storage of art and craft objects including paintings, pottery, folk art, sculpture and glass works;
  - b) A Tradesperson's or Contractor's Shop shall mean an enclosed building where a building tradesman or contractor stores equipment or materials and performs shop or assembly work but does not include any use or activity otherwise defined herein.

**Exception 359 (Carden)**

All provisions of the IX zone shall apply except that:

- 1) The permitted uses shall be limited to a mineral aggregate operation.
- 2) The minimum lot area shall be 36.0 ha.
- 3) The minimum lot frontage shall be 180.0 m.
- 4) The minimum front yard shall be 30.0 m.
- 5) The minimum side yard shall be 15.0 m.
- 6) The minimum exterior side yard shall be 30.0 m.
- 7) The minimum rear yard shall be 15.0 m.

**Exception 361 (Verulam)**

All provisions of the IA zone shall apply except that:

- 1) The permitted use shall be limited to a:
  - a) Woodworking shop
  - b) Showroom for the display and retail sale of the products manufactured on site.

- c) Single detached dwelling
- 2) The minimum lot area shall be 4.8 ha.
- 3) The minimum lot frontage shall be 255.0 m.
- 4) The minimum front yard depth shall be 14.0 m.
- 5) The maximum lot coverage shall be 2%.
- 6) The maximum of the total gross floor area devoted to the woodworking shop shall be 15%.

**Exception 362 (Fenelon)**

All provisions of the IA zone shall apply except that:

- 1) The permitted uses shall be limited to an equipment and machinery repair and maintenance shop and storage establishment contained within a wholly enclosed building.

**Exception 363 (Verulam)**

All provisions of the IG zone shall apply except that:

- 1) The permitted uses shall be limited to a bus storage and repair depot.
- 2) All repairs and storage of all parts and materials except for the parking of motor vehicles including buses, shall be within a wholly enclosed building.

**Exception 364 (Fenelon)**

All provisions of the IA zone shall apply except that:

- 1) The permitted uses shall be limited to a:
  - a) Motor vehicle engine and body repair shop
  - b) Machine or welding shop
  - c) Boat and marine sales and repair
- 2) The minimum height of a landscaped buffer consisting of existing trees and vegetation, or a planting of coniferous trees shall be 2.0 m.

**Exception 365 (Fenelon)**

All provisions of the IA zone shall apply except that:

- 1) The permitted uses shall be limited to wholly enclosed boat storage and one single detached dwelling.
- 2) The minimum front yard shall be 60.0 m.
- 3) The minimum interior side yard shall be 7.0 m.
- 4) The minimum rear yard shall be 180.0 m.
- 5) Landscaping shall be provided in all yards.
- 6) The maximum lot coverage for boat storage shall be 940.0 sq. m.
- 7) The maximum gross floor area per dwelling shall be 93.0 sq. m.

**Exception 366 (Fenelon)**

All provisions of the IA zone shall apply except that:

- 1) The minimum lot area shall be 8000 sq. m.
- 2) The maximum lot coverage shall be 50%.

**Exception 367 (Fenelon)**

All provisions of the IA zone shall apply except that:

- 1) The following uses shall be permitted:
  - a) One single detached dwelling
  - b) A custom woodworking shop and materials storage in a wholly enclosed building
  - c) A retail sales and showroom area for the sale of products manufactured or assembled in the woodworking shop and accessories
- 2) The minimum lot area shall be 2.2 ha.
- 3) The minimum lot frontage shall be 100.0 m.
- 4) The maximum lot coverage shall be 5.0 %

- 5) The maximum gross floor area for retail sales and showroom shall be 250.0 sq. m.
- 6) The maximum gross floor area for woodworking shop and storage shall be 400.0 sq. m.
- 7) The minimum gross floor area per dwelling shall be 93.0 sq. m.

**Exception 369 (Verulam)**

All provisions of the IX zone shall apply except that:

- 1) The minimum side yard shall be 15.0 m.
- 2) The maximum annual aggregate extraction shall be 15,000 tonnes.
- 3) A minimum vertical separation of 1.0 m shall be maintained between aggregate extraction and processing operations and the highest elevation of the groundwater table as it is found at any given point within the IX-369 Zone.

**Exception 370 (Bexley)**

All provisions of the IA zone shall apply except that:

- 1) The permitted uses shall be limited to an:
  - a) Office, garage and open storage area pertaining to a plumbing and septic business.
- 2) The dumping or spreading of sewage shall be prohibited.
- 3) The front lot line shall be the lot line which fronts onto Provincial Highway 35. The northern lot line shall be an exterior side lot line. The southern lot line shall be an exterior side lot line. The eastern lot line shall constitute the rear lot line.
- 4) The minimum lot area shall be 0.90 ha.
- 5) The minimum lot frontage shall be 76.0 m.
- 6) The minimum front yard shall be 23.0 m.
- 7) The minimum rear yard shall be 15.0 m.
- 8) The minimum interior side yard shall be 45.7 m.

- 9) The minimum exterior side yard shall be 23.0 m.
- 10) The maximum height shall be 11.0 m.
- 11) The minimum landscaped open space shall be 20%.
- 12) A wooden opaque fence, 1.50 m in height, shall be built along the northern lot line.
- 13) A landscaped buffer shall be provided at a depth no less than 3.0 m along the southern, western and eastern lot lines and at a depth no less than 6.0 m along the northern lot line.
- 14) Landscaping shall provide high and low visual screening with a minimum height of 1.5 m at the time of planting and consist of some evergreen planting.
- 15) The open storage of equipment and materials shall be limited to the rear yard and shall be enclosed by an opaque wooden fence 1.5 m in height.

**Exception 372 (Fenelon)**

All provisions of the IA zone shall apply except that:

- 1) The permitted uses shall be limited to a farm and heavy equipment repair and service shop and one dwelling unit.
- 2) Outside storage of farm or heavy equipment or materials shall not be permitted in the front yard and shall have a rear and interior side yard of 11.0 m and 3.0 m respectively.
- 3) The minimum gross floor area per dwelling shall be 93.0 sq. m.

**Exception 373 (Somerville)**

All provisions of the IG zone shall apply except that:

- 1) The permitted uses shall be limited to the manufacture and sale of furniture and an accessory dwelling unit.

**Exception 374 (Laxton)**

All provisions of the IX zone shall apply except that:

- 1) The permitted uses shall include a mineral aggregate operation.

**Exception 375 (Mariposa)**

All provisions of the IA zone shall apply except that:

- 1) The permitted uses shall be limited to a:
  - a) Single detached dwelling
  - b) Motor vehicle repair garage
  - c) Body shop
- 2) Any outside storage area shall be located to the rear of the body shop and screened with a wooden fence measuring 1.8 m in height.

**Exception 376 (Bexley)**

All provisions of the IA zone shall apply except that:

- 1) The permitted uses include a:
  - a) Recreational motor vehicle sales and service establishment
  - b) An outside display area for the showing of finished retail goods may be located in the front yard and subject to the required front yard setback
  - c) Outside storage accessory to a permitted use shall be located in the rear yard, subject to the required rear yard setback and shall be screened with evergreen vegetation having a minimum height of 1.5 m

**Exception 378 (Somerville)**

All provisions of the IG zone shall apply except that:

- 1) The following uses shall not be permitted:
  - a) Bulk fuel storage facility
  - b) Feed mills
  - c) Fertilizer mixing plant
  - d) Food processing plant
  - e) Sawmill

- f) Truck
- g) Transport or transportation depot
- 2) The eastern lot line abutting Provincial Highway 35 shall be the front lot line.
- 3) The minimum lot frontage shall be 250.0 m.
- 4) The minimum side yard shall be 11.0 m.
- 5) The minimum landscape buffer shall be 2.0 m in width and shall be maintained along that portion of the IG-378 zone boundary abutting the RR2C zone and shall consist of an opaque wooden fence not less than 2.0 m in height, constructed as a boundary fence, and a landscaped area comprised of grass, shrubs and trees.

**Exception 379 (Laxton)**

All provisions of the IX zone shall apply except that:

- 1) The permitted uses shall be limited to a pit with a maximum extraction of 20,000 tonnes per year.

**Exception 380 (Fenelon)**

All provisions of the IA zone shall apply except that:

- 1) The permitted uses shall be limited to a scrap or salvage yard.
- 2) The minimum height of a landscaped buffer or opaque fence shall be 2.0 m located around the perimeter of the land being used.

**Exception 381 (Bexley)**

All provisions of the IA zone shall apply except that:

- 1) The permitted uses shall be limited to a motor vehicle salvage or scrap yard.
- 2) The minimum lot frontage shall be 0.0 m.

**Exception 382 (Eldon)**

All provisions of the IA zone shall apply except that:

- 1) The permitted use shall be limited to a:

- a) Motor vehicle repair shop
- b) Single detached dwelling
- 2) The minimum southern interior side yard for industrial buildings shall be 1.8 m.
- 3) The minimum interior side yard for single detached dwelling shall be 3.0 m.
- 4) The minimum rear yard shall be 6.1 m.
- 5) The maximum lot coverage shall be 5.5%.
- 6) The repair and service of all motor vehicles shall be conducted within a wholly enclosed building. The external storage of motor vehicle parts, materials, and/or repair equipment is prohibited.
- 7) The motor vehicle parking associated with the automobile repair shop shall be restricted to the rear yard only.
- 8) A continuous landscaped buffer shall be planted and maintained along the side lot line, where the “IA” Zone abuts a residential use, from the rear lot line to a depth of 41.0 m.
- 9) A continuous landscaped buffer shall consist of evergreen vegetation which shall consist of evergreen vegetation which shall achieve a minimum height of 1.5 m and a minimum width of 1.0 m within 3 years of the passing of this By law.
- 10) Alternatively, an opaque fence of a minimum height of 1.5 m shall be constructed to the above specifications.

**Exception 383 (Mariposa)**

All provisions of the IA zone shall apply except that:

- 1) The permitted uses shall be limited to a welding shop and accessory dwelling.
- 2) The minimum lot area shall be 2,470 sq. m.



**Exception 384 (Somerville)**

All provisions of the IG zone shall apply except that:

- 1) The minimum lot area shall be 8,000 sq. m.
- 2) The maximum lot coverage for an auction barn shall be 5%, for any other permitted use shall be 15%.
- 3) The maximum floor area for a snack bar shall be 30.0 sq. m.

**Exception 385 (Laxton)**

All provisions of the IX zone shall apply except that:

- 1) The permitted uses shall be limited to a pit with a maximum extraction of 20,000 tonnes per year.
- 2) The minimum rear yard requirement where the lot abuts another IX zone shall be 0.0 m.

**Exception 386 (Eldon)**

All provisions of the IA zone shall apply except that:

- 1) The permitted use shall be limited to a:
  - a) Agriculture
  - b) Custom Workshop
  - c) Dry light industry
  - d) Dry medium industry
  - e) Outdoor storage of parts, materials, or products related to a permitted use shall be permitted south of existing buildings. There shall be no outdoor storage of hazardous liquids.
- 2) The minimum lot frontage is 0.0 m.
- 3) The zone boundary nearest to and parallel to CKL Road 48 shall be deemed the front lot line for the purposes of yard requirements.
- 4) The minimum front yard setback shall be 55.0 m.

- 5) The minimum eastern interior side yard setback shall be 30.0 m.
- 6) The minimum western interior side yard setback shall be 23.0 m.
- 7) The minimum rear yard setback shall be 90.0 m.
- 8) The maximum floor area of an accessory structure shall be 10 sq. m and shall have a north setback of 15.0 m.
- 9) The maximum building height shall be 13.0 m.
- 10) The maximum floor area shall be 4,600.0 sq. m.
- 11) The minimum parking spaces shall be 48.
- 12) The minimum accessible parking spaces shall be two.
- 13) The minimum drive aisle width shall be 7.0 m.
- 14) The minimum driveway width connecting lands zoned IA-386 to CKL Road 48 shall be 7.0 m.
- 15) The maximum height of materials stored within an outdoor storage area shall be 3.0 m. This shall be measured from the adjacent grade, not inclusive of the berm.
- 16) Outdoor storage related to a permitted use shall be located south of all existing buildings and enclosed by an earthen berm with a minimum height of 1.5 m and a stable slope of 2 to 1 along the entire eastern, southern, and western edge of the area used for outdoor storage. The minimum earthen berm height shall be measured from the finished grade inside the outdoor storage area.
- 17) The minimum rear yard setback of south edge of the earthen berm shall be 15.0 m from the northern edge of a watercourse or drainage ditch. For the purposes of this by-law, a drainage ditch is also defined as a watercourse.
- 18) The minimum width of a landscaped buffer in an industrial zone shall be 1.5 m where a coniferous hedge or privacy fence, either being 2.0 m in height, is provided.

**Exception 387 (Emily)**

All provisions of the IG zone shall apply except that:

- 1) The permitted use shall be limited to a:
  - a) Motor vehicle body shop and there shall be no storage of vehicles, licenced or otherwise, for the purpose of salvaging parts
- 2) The lot maximum coverage shall be 10%.
- 3) The western zone boundary is the front lot line.
- 4) Parking areas shall be only in the northern side yard and the rear yard.
- 5) Other than for access purposes, a landscaped buffer 3.0 m in width and meeting all other provisions of this By-law shall be provided along the front and side lot lines.

**Exception 388 (Laxton)**

All provisions of the IA zone shall apply except that:

- 1) The permitted use shall be limited to a:
  - a) Pit
  - b) Quarry
  - c) Wood waste disposal site
- 2) A pit and/or quarry shall have a maximum combined total extraction limit of 20,000 tonnes per year including extraction from any portion of the same lot.
- 3) The wood waste disposal site shall be limited to a maximum area of 2 ha.
- 4) A pit and/or quarry shall have no minimum side or rear yard requirements where the lot abuts another IX or IX Exception Zone and a wood waste disposal site shall have minimum side and rear yards of 30 m except where the zone abuts another IX or IX Exception Zone.
- 5) For the purposes of this zone, a wood waste disposal site shall mean a facility for the disposal of wood waste which

has been issued a Certificate of Approval by the Ministry of Environment and Energy.

**Exception 389 (Eldon)**

All provisions of the IA zone shall apply except that:

- 1) The permitted use shall be limited to a:
  - a) Those uses permitted in the IR zone
  - b) Dry-land marina
  - c) Truss assembly or manufacturing plant predominantly conducted within a wholly enclosed building
  - d) Building supply and equipment depot and sales
  - e) Outside storage accessory to a permitted use
- 2) The minimum northern interior side yard for industrial buildings shall be 9.8 m.
- 3) The minimum northern interior side yard for accessory office building shall be 3.0 m.
- 4) The minimum southern interior side yard for industrial buildings shall be 45.0 m.
- 5) The minimum rear yard shall be 9.0 m.
- 6) The maximum lot coverage shall be 40%.
- 7) The minimum height of an opaque fence shall be 2.0 m constructed and maintained along the side lot line, to the north, where the IA-389 Zone abuts the RR1C Zone, from the front lot line to a depth of 65.0 m.
- 8) The minimum height of a continuous landscaped buffer, together with a combination earthen berm and opaque fence shall be 4.25 m constructed and maintained along the side lot line, to the south, where the IA-389 Zone abuts the AG Zone, from the front lot line to a depth of 62.0 m.
- 9) The continuous landscaped buffer shall consist of high- and low-level screening of evergreen vegetation which shall achieve a minimum height of 2.0 m and a minimum width of 1.25 m within two years of the passing of this By-Law.

- 10) The required landscaped buffer shall be in addition to any existing natural vegetation on the property.
- 11) The earthen berm shall be planted with grass or groundcovers to guard against erosion and enhance its visual amenity.
- 12) Outside storage accessory to a permitted use, shall be permitted within a fenced interior side or rear yard, and shall not be permitted within a fenced interior side or rear yard, and shall not be permitted within 10.0 m of the north lot line and 30.0 m of the south lot line.
- 13) The maximum lot coverage of all buildings and outside storage combined shall not exceed 50%.
- 14) The minimum distance between the side lot line to the south and any additional entrance to the property from Farms Road shall be 30 m.

**Exception 390 (Emily)**

All provisions of the IA zone shall apply except that:

- 1) The permitted use shall be limited to a:
  - a) Dry light industry
  - b) Agricultural produce storage facility
  - c) Seed cleaning plant, feed mill
  - d) Contractor's yard
  - e) Farm implement sales and service
  - f) Warehousing
- 2) The maximum lot coverage shall be 15%.

**Exception 391 (Emily)**

All provisions of the IA zone shall apply except that:

- 1) The permitted use shall be limited to a:
  - a) Indoor storage of boats
  - b) Farm tractors

- c) Mobile camper trailers
- d) Motor vehicles
- e) Motorized mobile homes
- f) Motorized snow vehicles
- g) Tourist trailers and trailers

**Exception 397 (Eldon)**

All provisions of the IX zone shall apply except that:

- 1) The permitted uses shall be limited to a concrete batching plant.

**Exception 398 (Fenelon)**

All provisions of the IX zone shall apply except that:

- 1) The permitted uses shall be limited to a sand and gravel pit and associated aggregate crushing, screening and blending operations.
- 2) Blending operations shall only be permitted within an area extending 200.0 m north from the south lot line and 350.0 m east from the west lot line of the property.
- 3) A minimum vertical separation of 2.0 m shall be provided between aggregate extraction or processing operations and the highest elevation of the groundwater table as it is found at any given point on the site.
- 4) No permitted aggregate extraction activities shall occur within 250.0 m of the northeast corner of the lot prior to August 15, 2011. Thereafter, permitted aggregate activities of extraction, crushing and screening may occur within 250.0 m of the northeast corner except during the period of May 15 to August 15 in any given year.

**Exception 399 (Carden)**

All provisions of the IA zone shall apply except that:

- 1) A recycling transfer depot shall be a permitted use.

**Exception 401 (Somerville)**

All provisions of the IX zone shall apply except that:

- 1) The minimum front yard shall be 365.0 m.
- 2) The minimum accessory structure setback shall be 30.0 m.

**Exception 402 (Bexley)**

All provisions of the IX zone shall apply except that:

- 1) No aggregate crushing or screening equipment shall be permitted.

**Exception 403 (Eldon)**

All provisions of the IX zone shall apply except that:

- 1) Access to the Concession Road, lying between Concessions 3 and 4 shall be over land zoned AG on the same lot.

**Exception 404 (Emily)**

All provisions of the IX zone shall apply except that:

- 1) The minimum lot area shall be 5.0 ha.
- 2) The minimum lot frontage shall be 0.0 m.
- 3) The minimum front yard shall be 30.0 m.
- 4) The minimum interior side yard shall be 15.0 m.
- 5) The minimum exterior side yard shall be 30.0 m.

**Exception 405 (Fenelon)**

All provisions of the IX zone shall apply except that:

- 1) Accessory uses shall be limited to equipment or plant associated with excavation, moving, screening, crushing, blending, mixing, stockpiling, weighing and haulage of on-site granular material.
- 2) An asphalt plant or a concrete batching plant shall not be permitted as an accessory use.

**Exception 406 (Carden)**

All provisions of the IA zone shall apply except that:

- 1) The permitted uses shall be limited to a:
  - a) Truck and Heavy equipment garage
  - b) Scale house and Scales
  - c) Fuel storage
  - d) Dimension stone processing and Storage yard
  - e) Parking lot
  - f) Accessory dwelling unit
  - g) Access lane for a pit and/or quarry located in the IA Zone on the same lot
- 2) The minimum front yard setback shall be 54.0 m.
- 3) The minimum side yard setback shall be 30.0 m.
- 4) The minimum setback from the IA Zone shall be 20.0 m.
- 5) The maximum on-site fuel storage shall be 10,000 litres.
- 6) Landscaping and buffering are permitted within the front yard setback.

**Exception 407 (Laxton)**

All provisions of the ID zone shall apply except that:

- 1) The permitted uses shall be limited to a recycling depot.
- 2) A recycling depot means a facility for the sorting and temporary storage of recyclable materials such as glass, cans, newsprint and other non-hazardous recyclable materials, but does not include unlicensed motor vehicles, trees, tires, metal, salvage, liquids or hazardous wastes.

**Exception 408 (Somerville)**

All provisions of the IX zone shall apply except that:

- 1) The maximum annual production of aggregate extraction shall not exceed 20,000 tonnes.



**Exception 410 (Emily)**

All provisions of the IX zone shall apply except that:

- 1) Land shall have no minimum yard requirements with respect to a sand and gravel pit and the following minimum setbacks shall apply:
  - a) 250.0 m. from a dwelling to a crushing plant where a sound barrier, comprised of aggregate stockpiles 8.0 m in height, is erected and maintained within the line-of-sight between the dwelling and the crushing plant.
  - b) 100.0 m. From a dwelling to a screening plant where a sound barrier, comprised of aggregate stockpiles 8.0 m in height, is erected and maintained within the line-of-sight between the dwelling and the screening plant.
  - c) No aggregate, recycled products, waste, asphalt, concrete, or any other similar materials shall be imported, except for topsoil.

**Exception 411 (Somerville)**

All provisions of the IX zone shall apply except that:

- 1) The permitted uses shall include a quarry.
- 2) The minimum lot area shall be 10.0 ha.
- 3) The minimum setback from Highway 121 to excavation site shall be 200.0 m.

**Exception 412 (Fenelon)**

All provisions of the IX zone shall apply except that:

- 1) The permitted uses shall be limited to Agricultural uses and a single detached dwelling.
- 2) No excavation setback shall be required where the IX-412 zone abuts a separate lot zoned and licenced for a sand and gravel pit.
- 3) A minimum vertical separation of 1.5 m shall be maintained between aggregate extraction and processing operations and the highest elevation of the groundwater table as it is found at any given point within the IX-412 zone.

**Exception 413 (Somerville)**

All provisions of the IX zone shall apply except that:

- 1) The permitted uses shall include a quarry.
- 2) The minimum lot frontage shall be the frontage within the IX-401 Zone and a minimum vertical separation of 2.0 m shall be maintained between aggregate extraction and aggregate processing operations and the highest elevation of the ground water table as it is found at any given point.

**Exception 414 (Fenelon)**

All provisions of the IX zone shall apply except that:

- 1) No excavation setback shall be required where the IX-414 zone abuts a separate lot zoned and licensed for a sand and gravel pit.
- 2) A minimum vertical separation of 1.5 m shall be maintained between aggregate extraction and processing operations and the highest elevation of the groundwater table as it is found at any given point within the IX-414 zone.

**Exception 415 (Somerville)**

All provisions of the IX zone shall apply except that:

- 1) The permitted uses shall include a quarry for dimensional stone.
- 2) The maximum annual production of aggregate extraction shall not exceed 20,000 tonnes.
- 3) The minimum vertical separation of 2.0 m shall be provided between aggregate extraction and the highest elevation of the groundwater as it is found at any given point on the property.

**Exception 419 (Bexley)**

All provisions of the ID zone shall apply except that:

- 1) The permitted uses shall be limited to a pit with a maximum extraction of 20,000 tonnes per year.
- 2) The minimum rear yard setback shall be 0.0 m where the lot abuts another ID Zone.

**Exception 420 (Emily)**

All provisions of the ID zone shall apply except that:

- 1) The permitted uses shall include a:
  - a) Pit
  - b) Quarry
  - c) Wood waste disposal site
- 2) A pit and/or quarry shall have a maximum combined total extraction limit of 20,000 tonnes per year including extraction from any portion of the same lot zoned ID.
- 3) The wood waste disposal site shall be limited to a maximum area of 2.0 ha.
- 4) A pit and/or quarry shall have no minimum side or rear yard requirements where the lot abuts another ID Exception Zone and a wood waste disposal site shall have minimum side and rear yards of 30.0 m except where the zone abuts another ID Exception Zone.
- 5) For the purposes of this zone, a wood waste disposal site shall mean a facility for the disposal of wood waste which has been issued a Certificate of Approval by the Province.

**Exception 422 (Bexley)**

All provisions of the ID zone shall apply except that:

- 1) The permitted uses shall be limited to a sewage waste transfer station.
- 2) There are no minimum lot frontage requirements.
- 3) The minimum front, side and rear yards shall be 100.0 m.
- 4) The maximum lot coverage shall be 8%.
- 5) The minimum landscaped area shall be 50%.
- 6) A 'sewage waste transfer station' shall mean a facility for the temporary storage and treatment of sewage wastes, as defined by the Environmental Protection Act, including biosolids, processed organic wastes, sewage sludge or liquid and hauled sewage, as transported from the sites

approved by the Province, pending the transfer of the waste material to approved disposal sites.

**Exception 423 (Somerville)**

All provisions of the ID zone shall apply except that:

- 1) The permitted uses shall be limited to a:
  - a) Automotive engine and body repair shop
  - b) Scrap yard
- 2) The minimum lot area shall be 9.9 ha.
- 3) The minimum lot frontage shall be 230.0 m.
- 4) The minimum front yard shall be 30.0 m.
- 5) The minimum side yard shall be 30.0 m.
- 6) The minimum rear yard shall be 30.0 m.

**Exception 424 (Ops)**

All provisions of the ID zone shall apply except that:

- 1) The maximum building area within both zones combined shall be 1,900 sq. m of which not more than 100.0 sq. m may be used for a household hazardous waste depot.
- 2) No dumping or disposal of any waste material on a sanitary landfill site shall be permitted within the following setbacks:
  - a) 30.0 m of land within any Industrial Zone category.
  - b) 65.0 m of land within any zone category other than any category of Industrial Zone.
  - c) 240.0 m of the northern property boundary.
  - d) 0.0 m from any category of Industrial Disposal (MD) Zone.

**Exception 425 (Ops)**

All provisions of the ID zone shall apply except that:

- 1) The permitted uses shall be limited to:
  - a) Sewage treatment facility.

- b) Storm water management facility, accessory to a landfill operation, that may occupy a maximum of 9.0 ha.
- 2) The minimum front yard shall be 12.0 m.

**Exception 426 (Ops)**

All provisions of the ID zone shall apply except that:

- 1) The permitted uses shall be limited to:
  - a) Waste transfer station.
  - b) Waste processing facility or uses accessory to a landfill operation.
- 2) The maximum building area shall be 1,900 sq. m of which not more than 100.0 sq. m may be used for a household hazardous waste depot.
- 3) The minimum setback for a building shall be 65.0 m from any zone category other than any category of ID Zone, from which no setback will be required.

**Exception 427 (Manvers)**

All provisions of the RR2C zone shall apply except that:

- 1) The only permitted uses shall be a triplex, duplex, converted dwelling containing no more than three units or a single detached dwelling.
- 2) The minimum lot area shall be 0.16 ha.
- 3) The minimum front and rear yard setbacks shall be 5.5 m.

**Exception 429 (Manvers)**

All provisions of the EP zone shall apply except that:

- 1) The permitted uses shall be limited to a private open space use.
- 2) No buildings may be erected and no structural development other than an entrance, driveway, fencing, gates and similar accessory structures may be constructed or placed.

**Exception 430 (Manvers)**

All provisions of the EP zone shall apply except that:

- 1) The permitted uses shall be limited to a telecommunication facility.
- 2) The minimum lot area shall be 900.0 sq. m..
- 3) The minimum lot frontage shall be 25.0 m.
- 4) The minimum front yard shall be 16.0 m.
- 5) The minimum side yard shall be 6.0 m.
- 6) The minimum rear yard shall be 6.0 m.

**Exception 432 (Verulam)**

All provisions of the EP zone shall apply except that:

- 1) The permitted uses shall be limited to a nature reserve.
- 2) No building or structure shall be erected or used except for flood or erosion control and docking facilities.
- 3) An unbroken shoreline naturalization buffer shall be maintained between the high water mark and the EP-432 Zone.
- 4) The nature reserve is to be kept in its natural state with no dredging or filling permitted. Vegetation and tree cutting shall only be carried out to maintain the nature reserve in a healthy state. As part of the nature reserve, a path or hiking trail system will be permitted.
- 5) The high water mark means the maximum high water level of 247.76 m CGD for Sturgeon Lake.
- 6) A nature reserve means an area selected to represent distinctive natural habitats and landforms and are protected for interpretive, educational and research purposes.

**Exception 433 (Ops)**

All provisions of the OS zone shall apply except that:

- 1) The permitted uses shall include a:
  - a) A dwelling unit, accessory to a camping area

- b) Cottage
- c) Accessory convenience store
- d) Camping area, picnic area
- e) Recreational or institutional facilities associated with the main use

**Exception 434 (Verulam)**

All provisions of the EP zone shall apply except that:

- 1) The permitted uses shall be limited to passive recreation uses and a beach. A walkway or path is permitted within this zone and the area shall be planted and maintained with native species of vegetation except in the beach area. No buildings or structures are permitted within this zone.

**Exception 435 (Verulam)**

All provisions of the EP zone shall apply except that:

- 1) The permitted uses shall be limited to a passive recreational pathway/boardwalk system with appropriately located viewing platforms, which shall consist of continuous and self-contained walking and a cross-country ski trail.

**Exception 436 (Verulam)**

All provisions of the EP zone shall apply except that:

- 1) The permitted uses shall be limited to accessory to residential uses save and except for any habitable buildings.

**Exception 437 (Verulam)**

All provisions of the EP zone shall apply except that:

- 1) The existing boathouse shall be permitted provided it does not exceed 8.4 m by 5.0 m (452.0 sq. m.) and 5.5 m. in height.

**Exception 439 (Verulam)**

All provisions of the EP zone shall apply except that:

- 1) The permitted uses shall be limited to:

- a) Floating type boat docking and mooring system to be operated during the boating season
  - b) An unenclosed gazebo structure
  - c) Outdoor barbeque area
- 2) The minimum front yard shall be 21.0 m.
  - 3) The minimum side yard shall be 3.8 m.
  - 4) The minimum rear yard shall be 28.0 m.
  - 5) The maximum building area shall be 52.0 sq. m.
  - 6) The maximum building height shall be 5.0 m.

**Exception 440 (Ops)**

All provisions of the OS zone shall apply except that:

- 1) Residential uses shall be prohibited
- 2) The permitted uses shall include a:
  - a) Cemetery
  - b) Place of worship

**Exception 442 (Verulam)**

All provisions of the EP zone shall apply except that:

- 1) The permitted uses shall be limited to boat docking and mooring.
- 2) The boat docking and mooring facility shall be of a floating type dock that is only permitted during the boating season.

**Exception 446 (Verulam)**

All provisions of the EP zone shall apply except that:

- 1) The permitted uses shall include:
  - a) A private park
  - b) Recreation structures which are not enclosed, such as tennis courts, picnic shelters, and playground equipment, and a maximum of two enclosed recreational structures, provided such structural



development does not exceed a maximum lot coverage of 3% as determined by the zone boundaries and is set back a minimum of 15.0 m from land zoned EP

**Exception 447 (Ops)**

All provisions of the OS zone shall apply except that:

- 1) The permitted uses shall include a non-profit recreation centre.
- 2) The maximum number of sports fields shall be three.
- 3) No building or structure shall be located closer than 120.0 m to the Provincially Significant Wetland.
- 4) A Private Non-Profit Recreation Centre is defined as a facility owned and operated by a non-profit organization with legal standing offering recreational facilities and services to the general public. Any of a club house, community hall or facility, sport fields, recreation rooms, washrooms and medical care facilities may be provided.

**Exception 448 (Ops)**

All provisions of the OS zone shall apply except that:

- 1) The permitted uses shall be limited to a 20.0 sq. m. dock.
- 2) Vehicular parking or storage on the property shall be prohibited.

**Exception 449 (Verulam)**

All provisions of the EP zone shall apply except that:

- 1) The permitted uses shall be limited to conservation uses and a landscaped open space area comprised only of natural or native vegetation.

**Exception 450 (Verulam)**

All provisions of the EP zone shall apply except that:

- 1) The permitted uses shall be limited to conservation uses, forestry and flood and erosion control works.

**Exception 458 (Verulam)**

All provisions of the RR3D zone shall apply except that:

- 1) The minimum lot area shall be 1600.0 sq. m.

**Exception 459 (Verulam)**

All provisions of the RR3D zone shall apply except that:

- 1) The minimum setback for all buildings and structures from the boundary of the EP zone shall be 15.0 m.

**Exception 461 (Verulam)**

All provisions of the RR3D zone shall apply except that:

- 1) The minimum lot area shall be 4000.0 sq. m.
- 2) The minimum lot frontage shall be 25.0 m.
- 3) The minimum setback from EP-449 zone shall be 3.0 m
- 4) The minimum exterior opening elevation for any habitable structure shall be 248.7 m C.G.D.

**Exception 462 (Verulam)**

All provisions of the RR3D zone shall apply except that:

- 1) The minimum lot frontage shall be 35.0 m.
- 2) The minimum water frontage shall be 35.0 m.
- 3) The minimum water setback for new habitable development shall be 15.0 m based on a lake water surface elevation of 247.8 m CGD.
- 4) Notwithstanding the minimum water setback, where a new dwelling is proposed, and an existing dwelling on an immediately abutting lot has a water setback of 30.0 m. or greater, the proposed dwelling shall be setback from the shore lot line that distance necessary to ensure that it does not extend, by more than 5%, beyond a sight line projected, from the nearest corner, at a 135 degree angle from the plane of the main wall of the existing dwelling, nearest to the shore lot line. This provision shall not apply to additions to existing dwellings. For the purposes of this subsection the reference to 5% shall mean 5% of the main wall of the

dwelling nearest to the mutual side lot line separating the two lots.

- 5) The minimum exterior opening elevation for new habitable structures shall be 248.7 m CGD.

**Exception 463 (Verulam)**

All provisions of the RR3D zone shall apply except that:

- 1) Frontage on a public street shall include a public street separated from the lot by a 0.3 m reserve and the front lot line is the shortest lot line abutting a private right-of-way or a City Road allowance.

**Exception 465 (Verulam)**

All provisions of the RR3D zone shall apply except that:

- 1) No principal or accessory buildings or structures shall be permitted within 5 metres of the rear lot line except for a fence adjacent to or on the lot line
- 2) A maximum of one dwelling unit per lot is permitted.

**Exception 466 (Verulam)**

All provisions of the RR3D zone shall apply except that:

- 1) The minimum lot area shall be 3800.0 sq. m.
- 2) The minimum lot frontage shall be 35.0 m.
- 3) The minimum front yard depth shall be 6.0 m.
- 4) The minimum side yard width shall be 3.0 m.
- 5) The minimum rear yard depth shall be 7.0 m.
- 6) The maximum lot coverage shall be 20%.
- 7) The minimum dwelling unit area shall be 93 sq. m.

**Exception 467 (Sturgeon Point)**

All provisions of the RR3D zone shall apply except that:

- 1) The permitted uses shall be limited to:
  - a) Landscaping

- b) Uses accessory to a single detached dwelling, exclusive of buildings or structures

**Exception 468 (Verulam)**

All provisions of the RR3D zone shall apply except that:

- 1) A single detached dwelling shall be prohibited.
- 2) The permitted uses shall include buildings and structures accessory to adjacent developed residential lots.
- 3) The maximum lot area shall be 817.0 sq. m.
- 4) The maximum lot frontage shall be 24.0 m.
- 5) The maximum number of accessory buildings shall be two.
- 6) The lot coverage for all buildings shall not exceed 10% of the lot, to a maximum of 81.0 sq. m.
- 7) The maximum building height shall be 4.0 m.

**Exception 471 (Verulam)**

All provisions of the RR3D zone shall apply except that:

- 1) The minimum lot frontage shall be 32.0 m.

**Exception 472 (Verulam)**

All provisions of the RR3D zone shall apply except that:

- 1) The minimum lot area shall be 1735.0 sq. m.
- 2) The minimum lot frontage shall be 30.0 m.

**Exception 474 (Verulam)**

All provisions of the RR3D zone shall apply except that:

- 1) The minimum lot area shall be 1.6 ha.
- 2) The minimum lot frontage shall be 152.0 m.

**Exception 475 (Verulam)**

All provisions of the RR3D zone shall apply except that:

- 1) The minimum lot area shall be 0.7 ha.
- 2) The minimum lot frontage shall be 75.0 m.

**Exception 480 (Bexley)**

All provisions of the AG zone shall apply except that:

- 1) The minimum lot area shall be 2.80 ha.
- 2) The minimum lot frontage shall be 55.0 m.

**Exception 481 (Carden)**

All provisions of the AG zone shall apply except that:

- 1) The minimum lot area shall be 4.0 ha.
- 2) The minimum lot frontage shall be 134.1 m.

**Exception 482 (Dalton)**

All provisions of the AG zone shall apply except that:

- 1) The permitted uses shall be limited to:
  - a) Single detached dwelling, in accordance with the RR1B zone provisions
  - b) The keeping of a maximum of three horses.
- 2) The minimum lot area shall be 1.8 ha.
- 3) The minimum lot frontage shall be 165 m.
- 4) The provisions of the AG zone shall apply to any accessory building used to house horses.

**Exception 483 (Somerville)**

All provisions of the AG zone shall apply except that:

- 1) The permitted uses shall include a custom workshop or a carpentry shop.
- 2) The minimum front yard shall be 40.0 m.
- 3) The minimum side yard shall be 25.0 m.
- 4) The minimum separation distance to a dwelling on a separate lot shall be 60.0 m.
- 5) The maximum floor area shall be 140.0 m.

- 6) A landscaped buffer comprised of existing vegetation and consistent with the provisions of this By-law shall be maintained along the northern lot line within 45.0 m of a custom workshop or a woodworking and carpentry shop.

**Exception 484 (Bexley)**

All provisions of the AG zone shall apply except that:

- 1) The minimum lot area shall be 6.0 ha.
- 2) The minimum lot frontage shall be 150.0 m.

**Exception 485 (Carden)**

All provisions of the AG zone shall apply except that:

- 1) The minimum lot area shall be 18.0 ha.

**Exception 486 (Dalton)**

All provisions of the AG zone shall apply except that:

- 1) A kennel shall be a permitted use.

**Exception 487 (Somerville)**

All provisions of the AG and FD zones shall apply except that:

- 1) The minimum lot area shall be 4.0 ha.
- 2) The minimum setback from an industrial zone shall be 60.0 m.
- 3) No exterior opening in any dwelling unit shall be permitted below a minimum contour elevation of 256.8 m C.G.S.

**Exception 488 (Bexley)**

All provisions of the AG zone shall apply except that:

- 1) The permitted uses shall be limited to agricultural, or forestry uses.

**Exception 489 (Dalton)**

All provisions of the AG zone shall apply except that:

- 1) The permitted uses shall be limited to a:
  - a) Private boat docking

- b) Private boat launching
- c) Private parking lot
- 2) Accessory structures located on land zoned AG-489 shall not be erected within 3.0 m of the boundary of the AG-489 Zone.
- 3) The minimum water setback for a boat house shall be 30.0 m.

#### **Exception 490 (Somerville)**

All provisions of the AG zone shall apply except that:

- 1) The minimum lot area shall be 6.0 ha.
- 2) The minimum frontage shall be 20.0 m.
- 3) The minimum water setback shall be 30.0 m.

#### **Exception 492 (Carden)**

All provisions of the AG zone shall apply except that:

- 1) The minimum lot frontage shall be 8.0 m.

#### **Exception 494 (Somerville)**

All provisions of the AG zone shall apply except that:

- 1) An off-road motorcycle facility with accessory camping facilities shall be a permitted use.
- 2) A minimum distance of 200.0 m must be maintained between any trail facility and the wetland located to the south in Concession 3.
- 3) The use of off-road vehicles on the site is restricted to the daytime period (7:00am to 7:00 pm).
- 4) The number of vehicles operating at the facility is restricted to:
  - a) 40 motorcycles on the closed course (20 if professional riders)
  - b) 15 motorcycles on the hare scramble course
  - c) 15 ATVs on the ATV course.

- 5) All motorcycles using the facility must have of sound emission level of 99dBA or less (as tested using the procedures of SAEJ1287).
- 6) Site Plan Approval is required for the development of an off-road motorcycle facility.
- 7) An automobile racing facility which includes rallies, testing, tuning, and schooling is a permitted use.
- 8) The following requirements apply:
  - a) A minimum distance of 200 m must be maintained between any of the above noted permitted uses and the wetland located to the south in Concession 3.
  - b) That the hours of operation for the automobile racing facility be 9:00 a.m. to 7:00 p.m. from May 1 to October 15 and 9:00 a.m. to 11:00 p.m. from October 16 to April 30, with events after 7:00 p.m. being restricted to one per month between October 16 and April 30.
  - c) All automobile vehicles using the automobile racing facility shall be deemed street legal in accordance with the Highway Traffic Act.
  - d) All automobile vehicles using the automobile racing facility must have a sound emission level of 86dbA or less in accordance with the Rally Regulations of the Canadian Association of Rallysport (the maximum permitted noise level from the exhaust system shall be 86 dbA with the engine idling at 3500 RPM, measured from a distance of 15 m.)
  - e) Site plan approval is required for the development of an automobile racing facility.

**Exception 495 (Bexley)**

All provisions of the AG zone shall apply except that:

- 1) Only existing uses and landscaping, screening, and conservation uses shall be permitted.



**Exception 498 (Somerville)**

All provisions of the AG zone shall apply except that:

- 1) The minimum lot area shall be 5.6 ha

**Exception 499 (Bexley)**

All provisions of the AG zone shall apply except that:

- 1) The minimum setback between a dwelling and a sewage storage facility shall be 300.0 m or 200.0 m from an abutting ID zone, whichever is greater.

**Exception 500 (Carden)**

All provisions of the AG zone shall apply except that:

- 1) The minimum lot area shall be 19.0 ha.

**Exception 501 (Dalton)**

All provisions of the AG zone shall apply except that:

- 1) The minimum lot area shall be 29.0 ha.

**Exception 502 (Somerville)**

All provisions of the AG zone shall apply except that:

- 1) A maximum of two single detached dwellings is permitted.

**Exception 503 (Dalton)**

All provisions of the AG zone shall apply except that:

- 1) The minimum lot area shall be 13.0 ha.

**Exception 504 (Carden)**

All provisions of the AG zone shall apply except that:

- 1) A single detached dwelling and home occupation shall be prohibited.

**Exception 505 (Ops)**

All provisions of the RMH zone shall apply except that:

- 1) The maximum number of dwelling units per lot shall be those that existed on November 7, 1988.

- 2) The maximum number of mobile home sites shall be those that existed on November 7, 1988.

**Exception 506 (Somerville)**

All provisions of the RMH zone shall apply except that:

- 1) The permitted uses shall include a convenience store.
- 2) The minimum lot frontage shall be 10.0 m.
- 3) The minimum setback for all yards shall be 7.5 m.
- 4) The minimum mobile home site frontage shall be 18.0 m.
- 5) The minimum mobile home site area shall be 764.0 sq. m.
- 6) The minimum mobile home setback for all yards except side yard which shall be 2.5 m, shall be 7.5 m.
- 7) The maximum convenience store floor area shall be 93.0 sq. m.
- 8) The maximum number of mobile homes shall be 50.

**Exception 507 (Manvers)**

All provisions of the RMH zone shall apply except that:

- 1) The maximum number of mobile home sites shall be 14.
- 2) In addition to the mobile home sites, one single detached dwelling shall be permitted to be used by someone who maintains and manages the mobile home park.
- 3) An office may be permitted as an accessory use to the dwelling.

**Exception 508 (Verulam)**

All provisions of the RR1B zone shall apply except that:

- 1) The permitted uses shall include a kennel.
- 2) The minimum lot area shall be 2900.0 sq. m.
- 3) The minimum lot frontage shall be 24.0 m.
- 4) The minimum front yard for a kennel shall be 65.0 m
- 5) The minimum interior side yard for a kennel shall be:

- a) South side: 10.0 m
  - b) North side 3.0 m
- 6) The maximum floor area for a kennel shall be 115.0 sq. m.

**Exception 511 (Verulam)**

All provisions of the RR1B zone shall apply except that:

- 1) The minimum lot frontage shall be 35.0 m.
- 2) The minimum setback from an existing barn on a separate lot shall be 92.0 m.
- 3) The lot area shall be measured including land zoned EP.

**Exception 513 (Verulam)**

All provisions of the RR1B zone shall apply except that:

- 1) The minimum lot frontage shall be 32.0 m.

**Exception 514 (Ops)**

All provisions of the RR1A zone shall apply except that:

- 1) The permitted uses shall include a single detached dwelling.
- 2) The minimum lot area shall be 3,000 sq. m.

**Exception 515 (Ops)**

All provisions of the RR1A zone shall apply except that:

- 1) The permitted uses shall include a group home.
- 2) The group home is permitted in the existing dwelling, on a lot having minimum area of 0.22 ha.

**Exception 516 (Bexley)**

All provisions of the RR1A zone shall apply except that:

- 1) The minimum lot area shall be 0.80 ha.

**Exception 517 (Emily)**

All provisions of the RR1A zone shall apply except that:

- 1) The minimum lot frontage shall be 27.4 m.

- 2) The minimum water setback shall be 45.0 m.
- 3) The minimum tile bed water setback shall be 76.0 m.
- 4) The minimum lot depth shall be 106.0 m.

**Exception 518 (Fenelon)**

All provisions of the RR1A zone shall apply except that:

- 1) The minimum lot area shall be 4,000 sq. m.

**Exception 519 (Laxton)**

All provisions of the RR1A zone shall apply except that:

- 1) The minimum lot area shall be 4,000 sq. m.

**Exception 520 (Carden)**

All provisions of the RR1B zone shall apply except that:

- 1) The permitted uses shall include a group home.

**Exception 521 (Dalton)**

All provisions of the RR1B zone shall apply except that:

- 1) The permitted uses shall include a group home.

**Exception 522 (Fenelon)**

All provisions of the RR1A zone shall apply except that:

- 1) The minimum lot area shall be 4,000 sq. m.

**Exception 523 (Emily)**

All provisions of the RR1A zone shall apply except that:

- 1) The minimum lot area shall be 5,000 sq. m.
- 2) The minimum lot frontage shall be 79.0 m.
- 3) The minimum western side yard shall be 9.0 m.
- 4) The minimum eastern side yard shall be 4.5 m.
- 5) The minimum rear yard shall be 30.0 m.

**Exception 524 (Fenelon)**

All provisions of the RR1A zone shall apply except that:

- 1) The minimum lot area shall be 6,500 sq. m.
- 2) The minimum lot frontage shall be 70.0 m.
- 3) The minimum interior side yard shall be 7.5 m.
- 4) The minimum rear side yard shall be 7.5 m.
- 5) The maximum rear side yard shall be 33.5 m.
- 6) The maximum lot coverage shall be 10%.

**Exception 525 (Somerville)**

All provisions of the RR1A zone shall apply except that:

- 1) Lot frontage and access to land may be via a common element (i.e., road) of a Condominium Corporation.

**Exception 526 (Emily)**

All provisions of the RR1A zone shall apply except that:

- 1) The minimum lot frontage shall be 33.5 m.
- 2) The minimum front yard shall be 43.0 m.
- 3) The minimum side yard shall be 7.5 m
- 4) The maximum lot coverage shall be 20%.

**Exception 527 (Fenelon)**

All provisions of the RR1A zone shall apply except that:

- 1) The minimum lot area shall be 9,000 sq. m.
- 2) The minimum lot frontage shall be 70.0 m.
- 3) The minimum interior side yard shall be 7.5 m.
- 4) The minimum rear side yard shall be 7.5 m.
- 5) The maximum rear side yard shall be 55.0 m.
- 6) The maximum lot coverage shall be 10%.

**Exception 528 (Somerville)**

All provisions of the RR1A zone shall apply except that:

- 1) All exterior openings in any habitable building or structure shall be above the 100.6 m contour elevation C.G.S. datum.

**Exception 529 (Emily)**

All provisions of the RR1A zone shall apply except that:

- 1) The minimum lot area shall be 2.5 ha.
- 2) The minimum lot frontage shall be 75.0 m.

**Exception 530 (Fenelon)**

All provisions of the RR1A zone shall apply except that:

- 1) The minimum lot area shall be 1,900 sq. m.
- 2) The minimum lot frontage shall be 15.0 m.

**Exception 531 (Emily)**

All provisions of the RR1A zone shall apply except that:

- 1) The minimum lot area shall be 6.0 ha.
- 2) The minimum lot frontage shall be 125.0 m.

**Exception 532 (Fenelon)**

All provisions of the RR1A zone shall apply except that:

- 1) The permitted uses shall include a welding shop located within a wholly enclosed building.
- 2) The minimum front yard shall be 7.5 m.
- 3) The minimum interior side yard shall be 3.0 m.
- 4) The minimum rear yard shall be 7.5 m.
- 5) The maximum gross floor area shall be 110.0 sq. m.
- 6) Outside storage of materials or equipment shall be prohibited.

**Exception 533 (Emily)**

All provisions of the RR1A zone shall apply except that:

- 1) The minimum lot area shall be 2,200 sq. m.
- 2) The minimum rear yard shall be 20.0 m.
- 3) The maximum lot coverage shall be 25%.

**Exception 534 (Fenelon)**

All provisions of the RR1A zone shall apply except that:

- 1) The permitted uses shall be limited to a welding shop located within a wholly enclosed building
- 2) The minimum front yard shall be 30.0 m.
- 3) The minimum interior side yard shall be 7.5 m.
- 4) The minimum rear yard shall be 30.0 m.
- 5) The maximum gross floor area shall be 150.0 sq. m.
- 6) Outside storage of materials or equipment shall be prohibited.

**Exception 535 (Emily)**

All provisions of the RR1A zone shall apply except that:

- 1) The minimum front yard shall be 30.5 m.
- 2) The minimum exterior side yard shall be 30.5 m.

**Exception 536 (Fenelon)**

All provisions of the RR1A zone shall apply except that:

- 1) The permitted uses shall be limited to a building accessory to a single detached dwelling.
- 2) A single detached dwelling shall not be permitted.
- 3) The minimum lot area shall be 950.0 sq. m.
- 4) The minimum lot frontage shall be 10.0 m.

### **Exception 537 (Emily)**

All provisions of the RR1A zone shall apply except that:

- 1) The minimum lot area shall be 1.3 ha.
- 2) The minimum lot frontage shall be 45.0 m.

### **Exception 538 (Fenelon)**

All provisions of the RR1A zone shall apply except that:

- 1) The minimum lot area shall be 500.0 sq. m.
- 2) The minimum lot frontage shall be 95.0 m.
- 3) The maximum lot coverage shall be 10.0%.

### **Exception 539 (Fenelon)**

All provisions of the RR1A zone shall apply except that:

- 1) The minimum lot area shall be 5,500 sq. m.

### **Exception 540 (Emily)**

All provisions of the RR1A zone shall apply except that:

- 1) The minimum lot area shall be 5.0 ha.
- 2) The minimum lot frontage shall be 320.0 m.

### **Exception 541 (Fenelon)**

All provisions of the RR1A zone shall apply except that:

- 1) The permitted uses shall be limited to landscaping and uses accessory to a single detached dwelling.

### **Exception 542 (Emily)**

All provisions of the RR1A zone shall apply except that:

- 1) The minimum lot area shall be 0.87 ha.
- 2) The minimum setback from the westerly side lot line for all buildings and structures shall be 15.0 m.
- 3) The maximum height for an accessory building with over 100 sq. m of floor area shall be 6.1 m.



- 4) The minimum side yard for an accessory building exceeding 5.0 m in height 3.0 m.
- 5) The minimum lot width shall be 114.0 m.

**Exception 544 (Fenelon)**

All provisions of the RR1A zone shall apply except that:

- 1) The permitted uses shall include a boarding or rooming house.

**Exception 548 (Emily)**

All provisions of the RR1A zone shall apply except that:

- 1) The minimum lot area shall be 1.88 ha.
- 2) The minimum lot frontage shall be 93.0 m.
- 3) The minimum exterior side yard shall be 34.0 m.

**Exception 549 (Bexley)**

All provisions of the RR1A zone shall apply except that:

- 1) The minimum lot area shall be 0.80 ha.
- 2) The minimum lot frontage shall be 0.0 m.
- 3) The minimum lot width shall be 106.0 m.

**Exception 550 (Emily)**

All provisions of the RR1A zone shall apply except that:

- 1) The minimum lot area shall be 7,000 sq. m.
- 2) The minimum lot frontage shall be 34.0 m.

**Exception 551 (Fenelon)**

All provisions of the RR1A zone shall apply except that:

- 1) The permitted uses shall be limited to a:
  - a) Single detached dwelling
  - b) Workshop and showroom for the construction and sale of wooden cabinets

- 2) Workshop and showroom combined shall not exceed a maximum gross floor area equal to 45% of the total floor area of all buildings
- 3) The workshop shall be located in an accessory building located in the rear yard
- 4) The showroom shall be located in the garage of the single detached dwelling
- 5) The showroom and workshop shall be subject to the parking provisions applicable to retail and manufacturing and processing uses, respectively.

**Exception 552 (Laxton)**

All provisions of the RR1A zone shall apply except that:

- 1) The minimum lot area shall be 10.0 ha.

**Exception 553 (Dalton)**

All provisions of the RR1B zone shall apply except that:

- 1) The existing barn is a permitted accessory structure, exclusive of livestock use.

**Exception 554 (Eldon)**

All provisions of the RR1C zone shall apply except that:

- 1) The permitted uses shall be limited to existing uses and structures, except where a permit for a new building, structure or addition has been issued by the Lake Simcoe Conservation Authority, or a subsequent authority, pursuant to a regulation established the under authority of the Conservation Authorities Act.

**Exception 555 (Emily)**

All provisions of the RR1A zone shall apply except that:

- 1) The minimum lot area shall be 1.0 ha.
- 2) The minimum lot frontage shall be 68.0 m.
- 3) The minimum front yard shall be 39.6 m.
- 4) Land within the minimum water setback shall be subject to the following additional requirements:

- a) All land within the 30.0 m minimum water setback shall be maintained as a natural vegetation buffer. Within the natural vegetation buffer, no maintenance, including cutting, shall occur to the existing lawn in order to permit the natural regeneration of vegetation to facilitate ecological succession.
- b) An area comprising a length no greater than 25% of the shoreline lot frontage, and a depth the span of the minimum water setback may be maintained as landscaped open space in order to provide recreational amenity space and access to Pigeon Lake.
- c) Existing structures within the minimum water setback, as of the date of passing of this by-law, that are authorized by a Conservation Authority or Parks Canada – Trent Severn Waterway, having jurisdiction, are permitted.
- d) The erection of a dock parallel to the shoreline, a pump house and a boat house within the landscaped open space area identified in sub-clause b) is permitted.
- e) A boat house, pump house, or docking facility may be erected and used in a yard fronting on a navigable waterway provided that the approval of any other approval authority having jurisdiction within this area has been obtained and further provided the location complies with the required minimum side yard for accessory buildings or structures.

**Exception 557 (Somerville)**

All provisions of the RR1A zone shall apply except that:

- 1) The permitted uses shall be limited to a single detached dwelling.
- 2) The parking or storage of travel trailers, park model trailers, mobile homes, motorized mobile homes, mobile camper trailers or truck campers is prohibited.
- 3) The minimum lot area shall be 2.5 ha.
- 4) The minimum lot frontage shall be 135.0 m.

- 5) The minimum front yard shall be 15.0 m.
- 6) The minimum exterior side yard shall be 15.0 m.
- 7) The minimum side yard shall be 6.0 m.
- 8) The minimum rear yard shall be 15.0 m.
- 9) The maximum lot coverage shall be 5%.

**Exception 559 (Emily)**

All provisions of the RR1A zone shall apply except that:

- 1) The minimum lot area shall be 1.0 ha.
- 2) The minimum lot frontage shall be 68.0 m.
- 3) Land within the minimum water setback shall be subject to the following additional requirements:
  - a) All land within the minimum 30.0 m water setback shall be maintained as a natural vegetation buffer. Within the natural vegetation buffer no maintenance, including cutting, shall occur to the existing lawn in order to permit the natural regeneration of vegetation to facilitate ecological succession.
  - b) An area comprising a length no greater than 25% of the shoreline lot frontage, and a depth the span of the minimum water setback may be maintained as landscaped open space in order to provide recreational amenity space and access to Pigeon Lake.
  - c) Existing structures within the minimum water setback, as of the date of passing of this by-law, that are authorized by a Conservation Authority or Parks Canada – Trent Severn Waterway, having jurisdiction, are permitted.
  - d) The erection of a dock parallel to the shoreline, a pump house and a boat house within the landscaped open space area identified within sub-clause b) is permitted.
  - e) A boat house, pump house, or docking facility may be erected and used in a yard fronting on a navigable

waterway provided that the approval of any other approval authority having jurisdiction within this area has been obtained and further provided the location complies with the required minimum side yard for accessory buildings or structures.

**Exception 560 (Fenelon)**

All provisions of the RR1A zone shall apply except that:

- 1) The permitted uses shall be limited to the retail sales of arts and crafts within an enclosed building and a maximum gross floor area of 90.0 sq. m.

**Exception 561 (Mariposa)**

All provisions of the RR1A zone shall apply except that:

- 1) The minimum exterior opening elevation for any dwelling unit shall be equal to the centre line elevation of Concession Road 13, adjacent to the RR1A-561 Zone, plus 0.5 m.

**Exception 562 (Somerville)**

All provisions of the RR1A zone shall apply except that:

- 1) The permitted uses shall be limited to a single detached dwelling.
- 2) The minimum lot area shall be 1.2 ha m.
- 3) The minimum lot frontage shall be 90.0 m.
- 4) The minimum front yard shall be 20.0 m.
- 5) The minimum side yard shall be 20.0 m.
- 6) The minimum rear yard shall be 30.0 m.
- 7) The minimum floor area shall be 135.0 sq. m.
- 8) The maximum lot coverage shall be 10%.

**Exception 563 (Eldon)**

All provisions of the RR1C zone shall apply except that:

- 1) The minimum lot area shall be 1.0 ha.

- 2) A maximum of two accessory buildings or structures, exclusive of an unenclosed pool, may be permitted, with a maximum lot coverage for accessory buildings or structures of 325.0 sq. m.

**Exception 564 (Emily)**

All provisions of the RR1A zone shall apply except that:

- 1) The minimum lot area shall be 8,000.0 sq. m.
- 2) The minimum lot frontage along the longest uninterrupted portion of front lot line shall be 30.0 m.

**Exception 566 (Somerville)**

All provisions of the RR1A zone shall apply except that:

- 1) The minimum lot area shall be 8,000 sq. m.
- 2) The minimum lot frontage shall be 30.0 m.
- 3) The minimum front yard shall be 9.0 m.
- 4) The minimum interior side yard shall be 7.5 m.
- 5) The minimum exterior yard shall be 15.0 m.
- 6) The minimum rear yard shall be 7.5 m.
- 7) The minimum floor area per dwelling unit shall be 84.0 sq. m.
- 8) The minimum setback from top of riverbank slope shall be 30.0 m.
- 9) The minimum accessory building setbacks:
  - a) From any property boundary: 2.0 m.
  - b) From a main building or structure: 1.5 m
- 10) The maximum floor area for accessory uses shall be 15.0 sq. m.
- 11) The maximum lot coverage for all structures shall be 5%.
- 12) The maximum building height shall be 11.0 m.

**568 (Somerville)**

All provisions of the RR1A zone shall apply except that:

- 1) The minimum lot area shall be 1.0 ha.
- 2) The minimum lot frontage shall be 90.0 m.

**Exception 569 (Emily)**

All provisions of the RR1A zone shall apply except that:

- 1) The minimum setback for a dwelling from the southernmost part of the lot shall be 70.0 m.

**Exception 570 (Fenelon)**

All provisions of the RR1A zone shall apply except that:

- 1) The minimum lot area shall be 2.1 ha.
- 2) The minimum lot frontage shall be 125.0 m.
- 3) The minimum front yard shall be 125.0 m.
- 4) The minimum rear side yard shall be 10.0 m.
- 5) The minimum interior north side yard shall be 25.0 m.
- 6) The minimum interior south side yard shall be 75.0 m.
- 7) The minimum water setback shall be 15.0 m,
- 8) The maximum lot coverage shall be 2%.

**Exception 572 (Emily)**

All provisions of the RR1A zone shall apply except that:

- 1) The minimum lot area shall be 1.3 ha.
- 2) The minimum lot frontage shall be 60.0 m.

**Exception 573 (Emily)**

All provisions of the RR1A zone shall apply except that:

- 1) The minimum lot area shall be 1.3 ha.
- 2) The minimum lot frontage shall be 60.0 m

**Exception 575 (Somerville)**

All provisions of the RR1A zone shall apply except that:

- 1) Exterior openings in any habitable structure shall be above the 260.0 m contour elevation C.G.S. Datum.

**Exception 577 (Emily)**

All provisions of the RR1A zone shall apply except that:

- 1) The minimum lot area shall be 3.0 ha.
- 2) The minimum lot frontage shall be 34.0 m.

**Exception 578 (Fenelon)**

All provisions of the RR1A zone shall apply except that:

- 1) The minimum lot area shall be 7,500.0 sq. m.
- 2) The minimum lot frontage shall be 70.0 m.
- 3) The minimum front yard shall be 30.0 m.
- 4) The minimum interior side yard shall be 7.5 m.
- 5) The minimum rear side yard shall be 7.5 m.
- 6) The maximum rear side yard shall be 38.0 m.
- 7) The maximum lot coverage shall be 10%.

**Exception 579 (Manvers)**

All provisions of the RR1D zone shall apply except that:

- 1) The minimum lot area shall be 7.5 ha.
- 2) The minimum lot frontage shall be 85.0 m.
- 3) The minimum rear yard shall be 34.0 m.
- 4) The minimum eastern side yard shall be 48.0 m.
- 5) The minimum western side yard shall be 16.0 m.

**Exception 580 (Manvers)**

All provisions of the RR1D zone shall apply except that:

- 1) The permitted uses shall include:



- a) A metal workshop for the fabrication of metal and manufacture of steel railings and stairways carried on within a totally enclosed accessory building with no outside storage of parts or products shall be permitted.
- 2) The minimum lot area shall be 0.8 ha.
- 3) The minimum lot frontage shall be 135.0 m.
- 4) The minimum side yard shall be 4.0 m.
- 5) The maximum metal workshop floor area shall be 98.0 m.

**Exception 581 (Manvers)**

All provisions of the RR1D zone shall apply except that:

- 1) A converted dwelling with a maximum of two dwelling units may be erected, provided that:
  - a) The minimum setback from an existing barn housing livestock on a separate lot shall be 140.0 m.
  - b) A contiguous area not less than 2,060 sq. m. in size shall be maintained in the rear yard for sewage disposal purposes and shall remain free of buildings or structures.

**Exception 582 (Manvers)**

All provisions of the RR1D zone shall apply except that:

- 1) The minimum front yard shall be 26.0 m.

**Exception 586 (Manvers)**

All provisions of the RR1D zone shall apply except that:

- 1) The minimum lot area shall be 0.6 ha.
- 2) The minimum lot frontage shall be 120 m.
- 3) The minimum setback from the EP zone shall be 6.0 m.

**Exception 587 (Manvers)**

All provisions of the RR1D zone shall apply except that:

- 1) The minimum lot area shall be 2.8 ha.

- 2) The minimum lot frontage shall be 200.0 m.
- 3) The minimum setback from the EP zone shall be 6.0 m.

**Exception 590 (Somerville)**

All provisions of the RR2B zone shall apply except that:

- 1) The minimum lot area shall be 3,000 sq. m.
- 2) The minimum lot frontage shall be 80.0 m.
- 3) The minimum eastern side yard shall be 12.0 m.
- 4) The minimum western side yard shall be 22.9 m.

**Exception 592 (Emily)**

All provisions of the RR2A zone shall apply except that:

- 1) The minimum lot area shall be 1.0 ha.
- 2) The minimum lot frontage shall be 25.0 m.

**Exception 594 (Somerville)**

All provisions of the RR2B zone shall apply except that:

- 1) The minimum lot area shall be 1,951 sq. m.
- 2) The minimum lot frontage shall be 27.0 m.

**Exception 596 (Carden)**

All provisions of the RR2A zone shall apply except that:

- 1) The minimum rear yard shall be 20.0 m.

**Exception 599 (Somerville)**

All provisions of the RR2B zone shall apply except that:

- 1) The minimum lot area shall be 1,850 sq. m.
- 2) The minimum front yard shall be 9.0 m.
- 3) The minimum exterior side yard shall be 9.0 m.

**Exception 601 (Emily)**

All provisions of the RR2A zone shall apply except that:

- 1) Residential uses and a swimming pool shall be prohibited uses.

**Exception 602 (Somerville)**

All provisions of the RR2B zone shall apply except that:

- 1) The minimum lot area shall be 3,344 sq. m.
- 2) The minimum lot frontage shall be 55.0 m.
- 3) The minimum side yard shall be 4.5 m.
- 4) The minimum dwelling unit area shall be 59.0 sq. m.

**Exception 604 (Emily)**

All provisions of the RR2A zone shall apply except that:

- 1) A home occupation may occupy up to 44% of the combined total gross floor area of the existing dwelling and the existing accessory building to incorporate the use of the existing enclosed outdoor pool as part of the home occupation.
- 2) A retail shop for the sale and rental of scuba gear and equipment may also be permitted within a home occupation.

**Exception 605 (Somerville)**

All provisions of the RR2B zone shall apply except that:

- 1) The minimum lot area shall be 700.0 sq. m.
- 2) The minimum lot frontage shall be 24.0 m.
- 3) The maximum lot coverage shall be 20%.
- 4) The maximum dwelling unit floor area shall be 100.0 sq. m.

**Exception 606 (Carden)**

All provisions of the RR2A zone shall apply except that:

- 1) The minimum lot area shall be 2.0 ha.

**Exception 607 (Carden)**

All provisions of the RR2A zone shall apply except that:

- 1) The minimum lot area shall be 1.25 ha.

**Exception 608 (Somerville)**

All provisions of the RR2B zone shall apply except that:

- 1) The permitted uses shall include a motion picture theatre and motion picture museum.

**Exception 609 (Carden)**

All provisions of the RR2A zone shall apply except that:

- 1) The minimum lot area shall be 1.0 ha.

**Exception 610 (Somerville)**

All provisions of the RR2B zone shall apply except that:

- 1) The minimum lot area shall be 900 sq. m.
- 2) The minimum lot frontage shall be 15.0 m.

**Exception 611 (Somerville)**

All provisions of the RR2B zone shall apply except that:

- 1) The permitted uses shall include a converted dwelling containing four residential dwelling units.
- 2) The minimum lot area shall be 768.0 sq. m.
- 3) The minimum lot frontage shall be 15.0 m.
- 4) The minimum front yard shall be 3.0 m.
- 5) The minimum dwelling unit floor area for the first unit shall be 42.7 sq. m.
- 6) The minimum dwelling unit floor area for additional units shall be 46.5 sq. m.
- 7) The minimum parking spaces shall be six.

**Exception 612 (Manvers)**

All provisions of the RR2C zone shall apply except that:

- 1) The minimum lot area shall be 0.4 ha.
- 2) The minimum lot frontage shall be 30.0 m.
- 3) The minimum rear yard shall be 10.0 m.
- 4) The minimum exterior side yard shall be 10.0 m.

**Exception 613 (Manvers)**

All provisions of the RR2C zone shall apply except that:

- 1) The minimum lot area shall be 0.4 ha.
- 2) The minimum lot frontage shall be 30.0 m.
- 3) The minimum front yard shall be 7.5 m.
- 4) The minimum rear yard shall be 10.0 m.
- 5) A detached garage may be permitted in the front yard and shall be subject to a minimum front yard of 10.0 m and a minimum side yard of 3.0 m.

**Exception 615 (Manvers)**

All provisions of the RR2C zone shall apply except that:

- 1) A detached garage may be permitted in the front yard and when located in a front yard shall be subject to the following minimum setbacks:
  - a) 10.0 m from the front lot line
  - b) 10.0 m from an exterior side lot line
  - c) 3.0 m from an interior side lot line

**Exception 616 (Manvers)**

All provisions of the RR2C zone shall apply except that:

- 1) The minimum lot frontage shall be 19.8 m.
- 2) The minimum front yard shall be 42.7 m.

**Exception 617 (Manvers)**

All provisions of the RR2C zone shall apply except that:

- 1) The minimum western side yard shall be 27.0 m.
- 2) The minimum setback for any accessory building or structure from the boundary of a municipal easement shall be 3.0 m.

**Exception 618 (Somerville)**

All provisions of the RR3A zone shall apply except that:

- 1) The permitted uses shall include a recreational and educational camp for children and youth operated on a non-profit basis or for charitable purposes.

**Exception 619 (Somerville)**

All provisions of the RR3A zone shall apply except that:

- 1) The permitted uses shall include a recreational and educational camp for children and youth operated on a non-profit basis or for charitable purposes.

**Exception 620 (Eldon)**

All provisions of the RR3A zone shall apply except that:

- 1) The permitted uses shall be limited to a garage and/or boathouse and within this accessory building, habitable rooms or sanitary facilities shall not be permitted.

**Exception 624 (Fenelon)**

All provisions of the RR3B zone shall apply except that:

- 1) The permitted uses shall be limited to a private tennis court and buildings accessory to a single detached dwelling. A single detached dwelling or vacation dwelling shall not be permitted.
- 2) The lot and building requirement for the RR3B zone shall apply to such accessory buildings.

**Exception 626 (Fenelon)**

All provisions of the RR3B zone shall apply except that:

- 1) The minimum water setback shall be 20.0 m. from the normal water level of 247.8 m.

**Exception 627 (Somerville)**

All provisions of the RR3A zone shall apply except that:

- 1) The exterior openings in any habitable structure shall be above the 261.18 m contour elevation C.G.S. Datum.

**Exception 628 (Fenelon)**

All provisions of the RR3B zone shall apply except that:

- 1) The minimum lot area shall be 1,300.0 sq. m.
- 2) The maximum lot coverage shall be 15%
- 3) The maximum gross floor area for single detached dwelling shall be 155.0 sq. m.

**Exception 629 (Fenelon)**

All provisions of the RR3B zone shall apply except that:

- 1) The permitted uses shall be limited to a dock rental business and associated parking, with no enclosed buildings and no expansion of the existing docking facilities.
- 2) The minimum lot frontage shall be 25.0 m.

**Exception 630 (Fenelon)**

All provisions of the RR3B zone shall apply except that:

- 1) The minimum lot frontage shall be 18.0 m.

**Exception 631 (Fenelon)**

All provisions of the RR3B zone shall apply except that:

- 1) The minimum lot area shall be 1,100 sq. m.
- 2) The minimum lot frontage shall be 13.0 m.
- 3) The maximum lot coverage shall be 15%
- 4) The rear lot line shall be the lot line closest to and roughly parallel with the shoreline of the dredged canal to the north.

**Exception 632 (Fenelon)**

All provisions of the RR3B zone shall apply except that:

- 1) The minimum lot frontage shall be 14.6 m.

- 2) The minimum shore lot line shall be 57.0 m.

**Exception 633 (Fenelon)**

All provisions of the RR3B zone shall apply except that:

- 1) The minimum lot frontage shall be 21.0 m.

**Exception 634 (Fenelon)**

All provisions of the RR3B zone shall apply except that:

- 1) The minimum lot size shall be 4,500 sq. m.
- 2) The minimum water setback for all habitable buildings shall be 30.0 m. from the normal high-water mark of Balsam Lake, which is 256.5 m.
- 3) Within the water setback, one dry double wide boat house together with a marine railway with the boathouse shall be permitted provided the boathouse does not exceed 9.2 m by 9.2 m, plus the roof overhangs not exceeding 76.0 cm on each side.
- 4) A 15.0 m buffer shall be maintained adjacent to Balsam Lake and the only permitted uses within this buffer shall be the above noted boathouse, docking facilities and a maximum of two walkways not exceeding 1.2 m in width.
- 5) Septic beds shall not be permitted within the buffer area.
- 6) Within the 15.0 m buffer, natural vegetation, native to Ontario, including ground cover, wildflowers, shrubs and trees will be required and conventional lawns shall not be permitted. The exception to this is any boathouse, marine railway or walkway that is permitted within the buffer.

**Exception 635 (Fenelon)**

All provisions of the RR3B zone shall apply except that:

- 1) The minimum lot size shall be 4,400 sq. m.
- 2) The minimum water setback for all habitable buildings shall be 30.0 m. from the normal high-water mark of Balsam Lake, which is 256.5 m.
- 3) Within the water setback, one dry double wide boat house together with a marine railway with the boathouse shall be permitted provided the boathouse does not exceed 9.2 m



by 9.2 m plus the roof overhangs not exceeding 0.76 m on each side.

- 4) A 30.0 m buffer shall be maintained adjacent to Balsam Lake and the only permitted uses within this buffer shall be the above noted boathouse, docking facilities and a maximum of two walkways not exceeding 1.2 m in width.
- 5) Septic beds shall not be permitted within the buffer area.
- 6) Within the 30.0 m buffer, natural vegetation, native to Ontario, including ground cover, wildflowers, shrubs and trees will be required and conventional lawns shall not be permitted. The exception to this is any boathouse, marine railway or walkway that is permitted within the buffer.

**Exception 636 (Fenelon)**

All provisions of the RR3B zone shall apply except that:

- 1) A private cabin having a maximum gross floor area of 68.0 sq. m. and containing cooking and sanitary facilities shall be permitted.

**Exception 639 (Somerville)**

All provisions of the RR3A zone shall apply except that:

- 1) The minimum lot area shall be 6,400 sq. m.
- 2) The minimum lot frontage shall be 70.0 m.
- 3) The minimum front yard shall be 8.0 m.
- 4) The minimum side yard shall be 3.0 m.
- 5) The minimum rear yard shall be 15.0 m.
- 6) The minimum water setback shall be 30.0 m.
- 7) The minimum dwelling unit floor area shall be 56.0 sq. m.

**Exception 642 (Fenelon)**

All provisions of the RR3B zone shall apply except that:

- 1) The minimum lot area shall be 1,998 sq. m.

**Exception 643 (Somerville)**

All provisions of the RR3A zone shall apply except that:

- 1) The minimum lot area shall be 1.0 ha.
- 2) The minimum frontage on an improved public street shall be 100.0 m.

**Exception 644 (Bexley)**

All provisions of the RR3A zone shall apply except that:

- 1) The permitted uses shall be limited to a single detached dwelling.
- 2) The minimum lot area shall be 3,000 sq. m.
- 3) The minimum lot frontage shall be 3.0 m.
- 4) The minimum side yard shall be 5.0 m.
- 5) The maximum lot coverage shall be 10%.

**Exception 645 (Somerville)**

All provisions of the RR3A zone shall apply except that:

- 1) The minimum lot area shall be 1.0 ha.
- 2) The minimum frontage on an improved public street shall be 100.0 m.

**Exception 646 (Fenelon)**

All provisions of the RR3B zone shall apply except that:

- 1) The minimum lot frontage shall be 30.5 m.

**Exception 647 (Bexley)**

All provisions of the RR3A zone shall apply except that:

- 1) The minimum lot frontage shall be 17.0 m.

**Exception 648 (Somerville)**

All provisions of the RR3A zone shall apply except that:

- 1) The minimum elevation for exterior openings in habitable structures shall be 257.7 m C.G.S. Datum.

- 2) The minimum water setback shall be 20.0 m.
- 3) The minimum dwelling unit floor area 89.0 sq. m.

**Exception 649 (Emily)**

All provisions of the RR3B zone shall apply except that:

- 1) The minimum lot area shall be 4,500 sq. m.
- 2) The minimum lot frontage shall be 122.0 m.

**Exception 650 (Fenelon)**

All provisions of the RR3B zone shall apply except that:

- 1) The minimum lot area 7,500 sq. m.
- 2) The minimum lot frontage 89.0 m.

**Exception 651 (Bexley)**

All provisions of the RR3A zone shall apply except that:

- 1) The permitted uses shall be limited to a:
  - a) A maximum of two single detached dwellings
  - b) Home occupation
- 2) The minimum lot frontage shall be 60.0 m.
- 3) The minimum distance between the two dwelling units shall be 2.40 m.

**Exception 652 (Somerville)**

All provisions of the RR3A zone shall apply except that:

- 1) The minimum lot area shall be 1,250 sq. m.
- 2) The minimum lot frontage shall be 38.0 m.

**Exception 653 (Emily)**

All provisions of the RR3B zone shall apply except that:

- 1) The minimum lot area shall be 2,800 sq. m.
- 2) The minimum lot frontage shall be 38.0 m.
- 3) The minimum shore lot line shall be 40.0 m.

- 4) The minimum side yard shall be 4.5 m.

**Exception 654 (Fenelon)**

All provisions of the RR3B zone shall apply except that:

- 1) The permitted uses shall be limited to a private tennis court and buildings accessory to a single detached dwelling.
- 2) A single detached dwelling or vacation dwelling shall not be permitted.
- 3) The minimum front yard shall be 16.8 m.
- 4) The minimum interior side yard shall be 3.0 m.
- 5) The minimum rear yard shall be 3.0 m.

**Exception 655 (Bexley)**

All provisions of the RR3A zone shall apply except that:

- 1) A maximum of two dwelling units is permitted provided there is a minimum of 40.0 m between dwelling units.

**Exception 656 (Somerville)**

All provisions of the RR3A zone shall apply except that:

- 1) The minimum lot area 4,000 shall be sq. m.
- 2) The minimum rear yard shall be 45.0 m.
- 3) The minimum side yard shall be 3.0 m.
- 4) The minimum dwelling unit floor area shall be 55.0 sq. m.

**Exception 657 (Emily)**

All provisions of the RR3B zone shall apply except that:

- 1) The minimum lot area shall be 8,000 sq. m.
- 2) The minimum lot frontage shall be 43.0 m.
- 3) The minimum shore lot line shall be 107.0 m.
- 4) The minimum side yard shall be 7.6 m.

### **Exception 659 (Somerville)**

All provisions of the RR3A zone shall apply except that:

- 1) The minimum lot area shall be 4,000 sq. m.
- 2) The minimum rear yard shall be 30.0 m.
- 3) The minimum side yard shall be 3.0 m.
- 4) The minimum dwelling unit floor area shall be 55.0 sq. m.

### **Exception 660 (Emily)**

All provisions of the RR3B zone shall apply except that:

- 1) The minimum lot frontage shall be 30.0 m.

### **Exception 661 (Somerville)**

All provisions of the RR3A zone shall apply except that:

- 1) The minimum setback from the EP Zone shall be 30.5 m.

### **Exception 662 (Emily)**

All provisions of the RR3B zone shall apply except that

- 1) The permitted uses shall be limited to a boathouse accessory to a residence on a separate lot not more than 30.0 m from the lot line of the lot zoned RR3B-662.

### **Exception 663 (Fenelon)**

All provisions of the RR3B zone shall apply except that:

- 1) The minimum lot frontage shall be 28.0 m.

### **Exception 666 (Ops)**

All provisions of the AG zone shall apply except that:

- 1) The existing barn shall not be used for the housing of livestock.

### **Exception 667 (Eldon)**

All provisions of the CG zone shall apply except that:

- 1) The permitted use shall be limited to a main building containing a maximum of two of the following commercial uses;

- a) Professional or business office
  - b) Retail store
  - c) Personal service shop
  - d) Service shop
  - e) One dwelling unit
- 2) In the absence of a dwelling unit there may be up to three commercial uses.
  - 3) A mini-storage facility is also permitted in the absence of any other use and may include an accessory one-bedroom apartment unit.
  - 4) The minimum interior side yard abutting a residential zone shall be 3.0 m.
  - 5) The minimum interior side yard for a mini-storage facility abutting a residential lot or for a storage unit exterior door shall be 6.0 m.
  - 6) The minimum front yard for a mini-storage facility shall be 7.5 m.
  - 7) A mini-storage facility means a wholly enclosed building or structure comprised of individual storage units, with each unit not more than 50 sq. m in size and having individual exterior doors with the storage units leased or rented for the purpose of storing household goods, appliances, furniture or equipment but which are not used for industrial warehousing or the bulk storage of hazardous, toxic or highly inflammable goods such as paints, solvents, ammonia, fertilizers, pesticides, herbicides, bottled gasses, fuels or cleaning products.
  - 8) The (H) provision will not be removed until site plans have been approved and an agreement, if deemed necessary by Council, is completed and registered.

**Exception 669 (Somerville)**

All provisions of the CA zone shall apply except that:

- 1) The permitted uses shall be limited to a:

- a) Hotel
  - b) Motel
  - c) Tourist accommodation units when development proceeds with a communal water supply and communal sewage system
- 2) The maximum number of guest rooms and/or tourist accommodation units shall be 40.
  - 3) Any parking area or traffic aisle and any accessory building or appurtenance shall be set back a minimum of 6.0 m from the adjacent AG Zone located on the southerly limit of the CA-669 zone.
  - 4) The maximum floor area per guest room or tourist accommodation unit shall be 93.0 sq. m.

**Exception 670 (Laxton)**

All provisions of the CA zone shall apply except that:

- 1) The permitted uses shall be limited to a single detached dwelling and one of the following uses:
  - a) The retail sale and servicing of tourist trailers, motorized mobile homes, and mobile camper trailers
  - b) The retailing of arts, crafts, and antiques
  - c) The retail sale and servicing of boats, marine motors, motorized snow vehicles and related trailers and equipment
- 2) There may be one contiguous outdoor storage and display area which shall have clearly identifiable boundaries as indicated by fencing or other boundary markers or a change in landscaping treatment and shall be located in the rear yard except that two parking spaces, with a maximum combined area of 90.0 sq. m, may be located in a front or side yard and used for product display purposes.
- 3) The outdoor storage and display area in the rear yard shall have a maximum area of 1,000 sq. m.

- 4) The outdoor storage and display areas together with the total lot coverage of all buildings and structures shall not exceed an area of 2,000 sq. m.
- 5) Other than intact, licenced or road worthy vehicles and trailers, all goods, parts or equipment shall be kept in a wholly enclosed building.
- 6) All mechanical repairs or refurbishing activities, such as repainting, shall be carried out within a wholly enclosed building.
- 7) In addition to any parking spaces used for product display, there shall be a minimum of six parking spaces on site with at least four spaces reserved for business clientele.
- 8) The holding symbol (H) will be removed when parking has been established consistent with By-law standards and adequate screening has been installed or ensured to the satisfaction of Council.

**Exception 672 (Fenelon)**

All provisions of the CR zone shall apply except that:

- 1) The permitted uses shall be limited to a residential vacant land condominium plan together with a condominium road.
- 2) The minimum unit frontage on a common element road shall be 15.0 m.
- 3) The minimum unit frontage on a municipal road shall be 54.0 m.
- 4) The minimum unit area on a common element road shall be 2,700 sq. m.
- 5) The minimum unit area on a municipal road shall be 3,760 sq. m.
- 6) The maximum number of residential units shall be 18.
- 7) The minimum unit front yard setback shall be 25.0 m.
- 3) The minimum unit interior side yard setback shall be 3.5 m.
- 4) The minimum unit exterior side yard setback shall be 7.5 m.
- 5) The minimum rear yard setback shall be 25.0 m.



- 6) The maximum lot coverage shall be 30%.
- 7) A building or structure may be erected if a lot line abuts and obtains direct access onto an improved private condominium road.
- 8) The removal of the holding symbol (H) shall be in accordance with the following:
  - a) The owner shall enter into a site plan agreement for any development or redevelopment on the property.

**Exception 673 (Laxton)**

All provisions of the CC zone shall apply except that:

- 1) The removal of the holding symbol (H) shall be in accordance with the following:
  - a) The owner shall enter into a site plan agreement with the Municipality for any development on the property.

**Exception 676 (Emily)**

All provisions of the EP zone shall apply except that:

- 1) The permitted uses shall include a private park.
- 2) One unenclosed gazebo structure may be erected within this zone subject to the following provisions:
  - a) The minimum water setback shall be the greater of 30.0 m or outside of the floodplain limit of Pigeon Lake with is 246.9 m above sea level.
  - b) The minimum side yard setback shall be the greater of 30.0 m or outside of the floodplain limit of Pigeon Lake which is 246.9 m above sea level.
  - c) The minimum front yard setback shall be 15.0 m.
  - d) The maximum floor space shall be 50.0 sq. m.
  - e) The holding symbol (H) shall be removed upon registration of the subdivision agreement and plan of subdivision.

**Exception 677 (Emily)**

All provisions of the EP zone shall apply except that:

- 1) The permitted uses shall include a stormwater management pond
- 2) The holding symbol (H) shall be removed upon registration of the subdivision agreement and plan of subdivision.

**Exception 678 (Fenelon)**

All provisions of the RR3B zone shall apply except that:

- 1) The minimum lot area shall be 1.0 ha.
- 2) The minimum lot frontage shall be 102.0 m.
- 3) The minimum front yard shall be 15.0 m.
- 4) The minimum side yard shall be 3.0 m.
- 5) The minimum rear yard shall be 3.0 m.
- 6) The maximum lot coverage shall be 20%.

**Exception 679 (Emily)**

All provisions of the IA zone shall apply except that:

- 1) The permitted uses shall be limited to a:
  - a) Motor vehicle body shop
  - b) Welding shop
  - c) Dwelling unit
- 2) Any motor vehicle stored on site must be licenced or in mechanically operating condition and no vehicle shall be kept for the purpose of salvage.
- 3) The minimum lot area including the EP zone shall be 8,000 sq. m.
- 4) The minimum lot frontage including the EP zone shall be 90.0 m.
- 5) The minimum setback from land zoned EP shall be 6.0 m.

- 6) The minimum setback for an industrial use from a dwelling unit on an abutting lot shall be 60.0 m.
- 7) The minimum width of a landscaped buffer abutting a residential zone shall be 3.6 m.
- 8) The maximum lot coverage for all buildings, outside storage areas and parking lots, based on the minimum lot area shall be 20%.
- 9) The maximum number of dwelling units shall be one.

**Exception 680 (Bexley)**

All provisions of the IX zone shall apply except that:

- 1) The permitted uses shall include a scale house, entrance, and internal haul road.

**Exception 681 (Ops)**

All provisions of the OS zone shall apply except that:

- 1) Residential uses shall be prohibited.
- 2) The permitted uses shall include a:
  - a) Beach
  - b) Conservation use park
- 3) The maximum landscaping area shall be 25%.

**Exception 682 (Verulam)**

All provisions of the RR1B zone shall apply except that:

- 1) The minimum setback from an existing barn on a separate lot shall be 240.0 m.
- 2) Lot area shall be measured including land zoned EP.
- 3) Development of the lands zoned RR1B-682(H) Zone shall not proceed until such time as the holding symbol (H) has been removed by way of an amendment to this by-law in accordance with the provisions of Section 36 of The Planning Act, R.S.O. 1990.
- 4) The holding provision (H) shall only be removed on a lot by lot or multiple lot basis when City Council is satisfied that

each lot has a well that has been constructed utilizing a well certification program and all other requirements with respect to hydrogeology and site servicing as set out in the conditions of draft approval of the subdivision as incorporated into the subdivision agreement have been met.

**Exception 684 (LDL)**

All provisions of the RR1A zone shall apply except that:

- 1) The minimum lot area shall be 4,000 sq. m.
- 2) On lands where a holding symbol (H) applies, the permitted uses shall be limited to the existing uses and conservation or forestry. At such time as the holding symbol is removed by amendment to this By-law, the lot may be used in accordance with the applicable zone provisions.

**Exception 685 (Manvers)**

All provisions of the RR2C zone shall apply except that:

- 1) The minimum lot area shall be 0.4 ha.
- 2) The minimum lot frontage shall be 30.0 m.
- 3) The minimum front yard shall be 10.0 m.
- 4) The minimum rear yard shall be 10.0 m.
- 5) A detached garage may be permitted in the front yard and shall be subject to a minimum front yard of 10.0 m and a minimum side yard of 3.0 m.

**Exception 687 (Emily)**

All provisions of the RR3B zone shall apply except that:

- 1) The rear face of a single detached dwelling including enclosed or unenclosed decks, porches, and verandahs attached thereto, and above-ground or in-ground pools shall not be located within a minimum arc distance of 188.0 m from an agricultural building housing livestock located at 2217 Pigeon Lake Road. Other accessory structures are exempt from this provision.

**Exception 688 (Emily)**

All provisions of the RR3B zone shall apply except that:

- 1) The minimum rear yard setback for all structures shall be 20.0 m.
- 2) The holding symbol (H) shall only be removed once the applicant has demonstrated that a new well will not adversely impact adjacent development.

**Exception 689 (Emily)**

All provisions of the RR3B zone shall apply except that:

- 1) The minimum lot frontage shall be 9.0 m.
- 2) All buildings and structures shall be set back a minimum of 3.0 m from lands zoned EP.
- 3) All lots shall include a minimum land area of 2,000 sq. m. within an EP zone as part of their minimum lot area.
- 4) The holding symbol (H) shall only be removed once the applicant has demonstrated that a new well will not adversely impact adjacent development.

**Exception 690 (Emily)**

All provisions of the RR3B zone shall apply except that:

- 1) The minimum lot frontage shall be 9.0 m.
- 2) All buildings and structures shall be set back a minimum of 3.0 m from lands zoned EP.
- 3) All lots within an RR3B zone shall include a minimum land area of 2,000 sq. m. within an EP zone as part of their minimum lot area.
- 4) The rear face of a single detached dwelling including enclosed or unenclosed decks, porches, and verandahs attached thereto, and above-ground or in-ground pools, shall not be located within a minimum arc distance of 188.0 m from an agricultural building housing livestock located at 2217 Pigeon Lake Road.
- 5) The holding symbol (H) shall only be removed once the applicant has demonstrated that a new well will not adversely impact adjacent development.

**Exception 691 (Somerville)**

All provisions of the RR3A zone shall apply except that:

- 1) The following zone provisions shall apply when development proceeds with communal water supply and communal sewage disposal systems.
  - a) The minimum lot area shall be 275 sq. m.
  - b) The minimum lot frontage shall be 12.0 m.
  - c) The minimum front yard shall be 7.0 m.
  - d) The minimum rear yard shall be 4.0 m.
  - e) The minimum exterior side yard shall be 3.0 m.
  - f) The minimum side yard shall be 1.2 m.
  - g) The minimum setback from a dwelling on an abutting lot shall be 3.0 m.
  - h) The minimum dwelling unit floor area shall be 60.0 sq. m.
  - i) The minimum elevation for any exterior opening in a habitable building shall be 256.8 m CGD.
  - j) The minimum setback from the boundary of any EP Zone category shall be 15.0 m.
  - k) The maximum lot coverage shall be 40%.
  - l) The maximum building height shall be 11.0 m.
  - m) The maximum number of dwelling units per lot or condominium unit shall be one.
  - n) The maximum total number of dwelling units shall be 13.
  - o) No new buildings or structures shall be located within 30.0 m of the high-water mark of Balsam Lake.

**Exception 692 (Somerville)**

All provisions of the RR3A zone shall apply except that:

- 1) When development proceeds with communal water supply and communal sewage disposal systems with the following exceptions:
- 2) The minimum lot frontage shall be 11.0 m.
- 3) The minimum front yard shall be 5.5 m.
- 4) The maximum lot coverage shall be 45% (excluding unenclosed decks and porches provided that the aggregate area of same does not exceed 5% of the lot area).
- 5) The maximum total number of dwelling units shall be five.
- 6) The front lot line shall be the lot line farthest from and approximately parallel to the shoreline of Balsam Lake.
- 7) No window or door openings shall be permitted in the building wall which is closest to and approximately parallel with the north limit of the RR3A-692 zone.

**Exception 693 (Somerville)**

All provisions of the RR3A zone shall apply except that:

- 1) The provisions of the RR3A-691 zone shall apply when development proceeds with communal water supply and communal sewage disposal systems with the following exceptions:
  - a) The minimum lot frontage shall be 15.0 m.
  - b) The maximum total number of dwelling units in the shall be 12.

**Exception 694 (Somerville)**

All provisions of the EP zone shall apply except that:

- 1) Land shall be maintained as a 30.0 m natural vegetation buffer area.
- 2) One regulated boathouse, a marine railway, a walkway and a well and/or waterline shall be permitted within the natural vegetation buffer.

- 3) That the minimum side yard setback on the south limit of the proposed lot identified as D03-05-080 shall be 20.0 m.

**Exception 695 (Somerville)**

All provisions of the EP zone shall apply except that:

- 1) The permitted uses shall be limited to a natural vegetative area.

**Exception 696 (Verulam)**

All provisions of the IG zone shall apply except that:

- 1) The permitted uses shall be limited to an industrial use including manufacturing, processing and warehousing as well as a parking lot for commercial motor vehicles. Permitted ancillary uses include a retail store for the sale of goods produced on the premises.
- 2) Industrial use shall mean the use of land, building or structures for the manufacturing, processing, fabricating or assembly of raw materials or goods, warehousing or bulk storage of goods and related accessory uses.
- 3) Landscaped area shall mean the open, unobstructed space at grade on a lot accessible by walking from the street on which the lot is located, and which is suitable for the growth and maintenance of grass, flowers, shrubs and other landscaping and includes any surfaced walk, patio or similar area, earth berming, and fencing but shall not include any driveway or ramp, any curb, retaining wall, parking space or any open space contained within any building or structure.
- 4) Commercial motor vehicle shall mean a motor vehicle having permanently attached thereto a truck or delivery body and includes ambulances, hearses, casket wagons, fire apparatus, buses and tractors used for hauling purposes on the highways, or any other vehicle within the meaning of a “commercial motor vehicle” as defined within The Highway Traffic Act, R.S.O. 1990
- 5) The minimum lot area shall be 10.0 ha.
- 6) The minimum lot frontage shall be 150.0 m.



- 7) The minimum front yard for an industrial use shall be 100.0 m.
- 8) The minimum front yard for an ancillary retail store shall be 5.0 m.
- 9) The minimum interior side yard (North Side) for ancillary retail store shall be 15.0 m.
- 10) The minimum interior side yard (North Side) for a warehouse store shall be 50.0 m.
- 11) The minimum interior side yard (North Side) for a manufacturing and processing facility shall be 70.0 m.
- 12) The minimum interior side yard (South Side) shall be 70.0 m except 15.0 m for an ancillary retail store.
- 13) The minimum rear yard shall be 390.0 m.
- 14) The maximum building height shall be 15.0 m.
- 15) The maximum floorspace for ancillary retail store shall be 300 sq. m.
- 16) The minimum landscaping area (Front Yard) shall be 5.0 m.
- 17) The minimum landscaping area (Interior Side Yard) shall be 15.0 m.
- 18) No outdoor storage of goods or materials is permitted
- 19) An industrial use consisting of a warehouse and an ancillary retail store may be serviced by private well and septic sewage disposal system.
- 20) An industrial use consisting of a manufacturing and/or processing use shall be serviced on full municipal sanitary sewer and municipal water systems.
- 21) The holding symbol (H) will be removed to permit the development of permitted uses in phases after the following requirements have been fulfilled:
  - a) A septic design report, a stormwater management plan and lot grading and drainage plan, servicing plan, a traffic study update, and an illumination plan, as required, has been prepared and approved for

each phase or phases to the satisfaction of the City of Kawartha Lakes.

- b) A noise study in accordance with Ministry of Environment sound level limits established by the Ministry of Environment Noise Guidelines and to the satisfaction of the City of Kawartha Lakes;
- c) The applicant has received approval of all relevant plans, drawings and reports and entered into a Site Plan Agreement with full securities to the satisfaction of the City of Kawartha Lakes.

**Exception 697 (Mariposa)**

All provisions of the AG zone shall apply except that:

- 1) A residential dwelling shall not be a permitted use.
- 2) The minimum setback for all buildings and structures from the Environmental Protection (EP) Zone shall be 15.0 m.
- 3) The minimum setback for all buildings and structures from the Industrial Extractive (IX) Zone shall be 120.0 m.

**Exception 698 (Eldon)**

All provisions of the AG zone shall apply except that:

- 1) The permitted uses shall include a garden suite.
- 2) The garden suite shall be connected to both the water supply and sewage disposal systems serving the existing dwelling and shall not exceed a gross floor area of 51.0 sq. m shall be generally located in the area identified on Schedule "A" attached to the By-law and shall be permitted for a period of ten (10) years commencing on the date that the AG Zone is in effect. (Expires March 22, 2021)

**Exception 700 (Eldon)**

All provisions of the CR zone shall apply except that:

- 1) The permitted uses shall be limited to a vacation dwelling unit within a plan of vacant land condominium. A vacation dwelling unit shall mean a dwelling unit, which is constructed and used as a secondary place of residence, for vacation and recreational purposes and not as the principal residence of the owner or occupant thereof and is

not used for continuous habitation or as a permanent residence.

- 2) A vacation dwelling unit shall only be used on a seasonal basis in accordance with the Ministry of Environment definition for seasonal use.
- 3) The minimum lot area shall be 650.0 sq. m.
- 4) The minimum frontage on a common element condominium road 16.5 m.
- 5) The minimum front yard setback to the portion of the unit containing the garage entrance shall be 6.0 m.
- 6) The minimum front yard setback for the balance of the unit shall be 5.0 m.
- 7) The minimum side yard setback shall be 1.5 m.
- 8) The minimum rear yard setback shall be 15.0 m.
- 9) The maximum coverage shall be 23%.
- 10) The minimum unit gross floor area shall be 93.0 sq. m.
- 11) The maximum area of accessory buildings or structures shall be 20.0 sq. m.
- 12) The removal of the holding symbol (H) shall be in accordance with the following:
  - a) The owner shall enter into a site plan agreement with the Municipality for any development on the property.

#### **Exception 701 (Eldon)**

All provisions of the CR zone shall apply except that:

- 1) The permitted uses shall be limited to a vacation dwelling unit within a plan of vacant land condominium. A vacation dwelling unit shall mean a dwelling unit, which is constructed and used as a secondary place of residence, for vacation and recreational purposes and not as the principal residence of the owner or occupant thereof and is not used for continuous habitation or as a permanent residence.

- 2) A vacation dwelling unit shall only be used on a seasonal basis in accordance with the Ministry of Environment definition for seasonal use.
- 3) The minimum lot area shall be 500.0 sq. m.
- 4) The minimum frontage on a common element condominium road 16.5 m.
- 5) The minimum front yard setback shall be 3.0 m.
- 6) The minimum side yard setback shall be 1.5 m.
- 7) The minimum rear yard setback shall be 2.0 m.
- 8) The maximum coverage shall be 25%.
- 9) The minimum unit gross floor area shall be 93.0 sq. m.
- 10) The maximum area of accessory buildings or structures shall be 20.0 sq. m.
- 11) The enclosed attached or detached garages are prohibited.
- 12) The removal of the holding symbol (H) shall be in accordance with the following:
  - a) The owner shall enter into a site plan agreement with the Municipality for any development on the property.

**Exception 702 (Eldon)**

All provisions of the CR zone shall apply except that:

- 1) The permitted uses shall be limited to a vacation dwelling unit within a plan of vacant land condominium. A vacation dwelling unit shall mean a dwelling unit, which is constructed and used as a secondary place of residence, for vacation and recreational purposes and not as the principal residence of the owner or occupant thereof and is not used for continuous habitation or as a permanent residence.
- 2) A vacation dwelling unit shall only be used on a seasonal basis in accordance with the Ministry of Environment definition for seasonal use.
- 3) The minimum lot area shall be 540.0 sq. m.

- 4) The minimum frontage on a common element condominium road 16.5 m.
- 5) The minimum front yard setback to the portion of the unit containing the garage entrance shall be 6.0 m.
- 6) The minimum front yard setback for the balance of the unit shall be 5.0 m.
- 7) The minimum side yard setback shall be 1.5 m.
- 8) The minimum rear yard setback shall be 6.0 m.
- 9) The maximum coverage shall be 25%.
- 10) The minimum unit gross floor area shall be 93.0 sq. m.
- 11) The maximum area of accessory buildings or structures shall be 20.0 sq. m.
- 12) The removal of the holding symbol (H) shall be in accordance with the following:
  - a) The owner shall enter into a site plan agreement with the Municipality for any development on the property.

**Exception 703 (Somerville)**

All provisions of the AG zone shall apply except that:

- 1) A garden suite is also permitted and is subject to the following provisions:
  - a) The garden suite shall be the existing dwelling on the subject land and shall be permitted for a period of ten (10) years commencing on the date that the AG-703 zone is in effect. (Expires July 10, 2022)
  - b) The garden suite shall be permitted without a principal dwelling for a period of no more than two (2) years, commencing on the date that the AG-703 Zone is in effect.
  - c) The maximum lot coverage shall be 20%.
- 2) The removal of the (H) holding symbol shall be in accordance with the following:

- a) The owner shall enter into a development agreement with the City which will detail control measures related to the garden suite.

**Exception 704 (Eldon)**

All provisions of the EP zone shall apply except that:

- 1) The permitted uses shall be limited to walking paths with no motorized vehicles and a single water line and an access road for service vehicles only to service the water treatment building for a plan of vacant land condominium.
- 2) The removal of the holding symbol (H) shall be in accordance with the following:
  - a) The owner shall enter into a site plan agreement with the Municipality for any development on the property.

**Exception 705 (Somerville)**

All provisions of the RR3A zone shall apply except that:

- 1) The minimum lot area shall be 4.0 ha.
- 2) All openings and finished floor elevations of any residential dwellings shall be located at 0.3 m. above the flood elevation for the Burnt River in this location of 256.89 m ASL for a final elevation of 257.19 m ASL.

**Exception 706 (Somerville)**

All provisions of the RR3A zone shall apply except that:

- 1) The minimum lot area shall be 4.0 ha.
- 2) All openings and finished floor elevations of any residential dwellings shall be located at 0.3 m. above the flood elevation for the Burnt River in this location of 256.89 m ASL for a final elevation of 257.19 m ASL.

**Exception 707 (Somerville)**

All provisions of the RR3A zone shall apply except that:

- 1) The minimum lot area shall be 4.0 ha.
- 2) All openings and finished floor elevations of any residential dwellings shall be located at 0.3 m. above the flood

elevation for the Burnt River in this location of 256.89 m ASL for a final elevation of 257.19 m ASL.

**Exception 709 (Emily)**

All provisions of the AG zone shall apply except that:

- 1) The minimum lot area shall be 30.0 ha, which may also include lands zoned EP.

**Exception 711 (Ops)**

All provisions of the AG zone shall apply except that:

- 1) No development shall be permitted.
- 2) The minimum lot area shall be 2.52 ha.

**Exception 712 (Emily)**

All provisions of the AG zone shall apply except that:

- 1) The permitted uses shall be limited to a:
  - a) Farm implement dealer
  - b) Farm implement repair and small engine sales and service shop.
- 2) Except for the purposes of determining lot coverage, and permitted uses, land zoned AG-712 shall not be considered a separate lot.
- 3) The maximum lot coverage for a sales/service shop shall be 225.0 sq. m.
- 4) The maximum number of parking spaces shall be 15.
- 5) Equipment that is leaking gas, oils, lubricants, antifreeze or cleaning fluids by virtue of a puncture, failed seal, removed parts or a corroded container or tank shall only be stored in a wholly enclosed building with a floor designed to prevent spillage onto the soil surface.

**Exception 714 (Ops)**

All provisions of the CH zone shall apply except that:

- 1) The permitted uses shall include a drive-through facility.

- 2) A drive-through facility shall refer to a lane with a minimum width of 3.0 m that provides dedicated access and stacking of vehicles for the purposes of obtaining prepared food and/or beverages at a restaurant pick-up window. Where the drive-through facility has parallel lanes, the combined minimum width shall be 6.5 m and the lanes shall be delineated through painting or concrete barrier curbing until the point at which the two lanes join into a single lane.
- 3) Vehicle stacking shall refer to the number of vehicles that can be accommodated within a drive-through facility. Each vehicle shall be allotted a minimum length of 6.0 m within the lane of a drive-through facility.
- 4) The minimum number of vehicle stacking shall be 25
- 5) The minimum front yard setback for a drive-through facility shall be 19.0 m.
- 6) The removal of the holding symbol (H) shall be in accordance with the following:
  - a) The development of permitted uses has received site plan approval.

**Exception 717 (Eldon)**

All provisions of the IA zone shall apply except that:

- 1) The permitted uses shall be limited to a:
  - a) Contractor's yard and accessory offices.
  - b) A municipal work depot.
  - c) A municipally operated or municipally contracted recycling operation.
  - d) Concrete mixing/batching plant facility with ancillary material storage and truck wash-out area on the subject land.

**Exception 718 (Verulam)**

All provisions of the AG zone shall apply except that:

- 1) The permitted uses shall include a kennel.



- 2) The kennel shall not exceed 112.0 sq. m within the existing detached dwelling.
- 3) Accessory outdoor kennel uses shall be restricted to the exterior side yard.

**Exception 719 (Emily)**

All provisions of the CA zone shall apply except that:

- 1) The permitted uses shall be limited to a:
  - a) Retail sales and service of mobile camper trailer, truck campers, tourist trailers, motor homes and mobile homes
  - b) Boat and marine equipment sales and service
  - c) Farm equipment sales and service
  - d) Retail sales within wholly enclosed buildings of accessories for the vehicles and equipment identified above
  - e) Restaurant
  - f) Farm Produce Establishment

**Exception 721 (Mariposa)**

All provisions of the AG zone shall apply except that:

- 1) The minimum lot frontage of a lot created by consent shall be 3.52 m.

**Exception 722 (Bexley)**

All provisions of the CH zone shall apply except that:

- 1) The permitted uses shall include a convenience store and drive through facility.
- 2) The minimum lot area shall be 3,400 sq. m.
- 3) The minimum interior side yard setback shall be 5.0 m.
- 4) The minimum aisle width shall be 5.0 m.
- 5) The minimum aisle width for drive through queue shall be 3.0 m.

- 6) The minimum number of vehicles for drive through queue is 23.
- 7) The minimum setback from street for drive through queue is 14.0 m.
- 8) The minimum parking spaces for all uses is 18.
- 9) The minimum landscape buffer adjacent to drive through is 1.50 m.
- 10) The maximum uses per lot is three.
- 11) The removal of the holding symbol (H) shall be in accordance with the following:
  - a) Registration of an easement endorsed with Planning Act consent for the right of egress onto the adjacent property to the east.
  - b) The owner enters into a site plan agreement with the City.

**Exception 723 (Manvers)**

All provisions of the AG zone shall apply except that:

- 1) The minimum lot frontage shall be 10.0 m.

**Exception 726 (Bexley)**

All provisions of the CR zone shall apply except that:

- 1) The permitted uses shall be limited to a:
  - a) miniature golf establishment
  - b) Go kart establishment
  - c) Snack bar
  - d) Single detached dwelling
  - e) Recreational motor vehicle driver training facility, consisting of classroom and outdoor practical instruction
  - f) Recreational motor vehicle sales and service establishment

- g) motor vehicle racing facility
- 2) A motor vehicle racing facility means a track licenced by the City and clubhouse facility, for club members-only, who may race road-registered, high-performance vehicles to experience non-commercial driving conditions; with an emphasis on driver instruction and safety.
- 3) The minimum lot area shall be 12.5 ha.
- 4) The minimum rear yard shall be 25.0 m.
- 5) The minimum setback between all the terrain vehicle track and existing residential uses shall be 60.0 m.
- 6) No building or structure or use other than washroom facilities, a parking area, spectator stands, a motor vehicle racetrack and trails is permitted within 50.0 m of an IX, AG or within 100 m of CH Zone.
- 7) On lands zoned CR-726(H), a motor vehicle racing facility is not permitted until the following have been completed and the holding (H) symbol has been removed:
  - a) An acoustical study including a recommendation for the installation of monitoring real time data stream technology, has been approved by the City.
  - b) The owner has been issued a licence under By-law No. 2013-194.
  - c) A site plan in accordance with Section 41 of the Planning Act has been submitted and approved by the City.
  - d) A site plan agreement between the owner and the City has been executed and registered on title.

#### **Exception 727 (Bexley)**

All provisions of the CH zone shall apply except that:

- 1) The permitted uses shall be limited to a:
  - a) Business, professional, or administrative office
  - b) Medical clinic
  - c) Personal service shop

## d) Pharmacy

**Exception 729 (Mariposa)**

All provisions of the HR2 zone shall apply except that:

- 1) The minimum lot area shall be 2,470 sq. m.

**Exception 730 (Eldon)**

All provisions of the AG zone shall apply except that:

- 1) The permitted uses shall include a garden suite.
- 2) A garden suite shall be connected to both the water supply and sewage disposal systems serving the existing dwelling.
- 3) The maximum gross floor area shall be 80.0 sq. m
- 4) The garden suite shall be permitted for a period of twenty (20) years commencing on the date that the exception is in effect. (Expires November 24, 2035.)

**Exception 731 (Mariposa)**

All provisions of the HR2 zone shall apply except that:

- 1) The minimum lot area shall be 2,200 sq. m.

**Exception 734 (Ops)**

All provisions of the RR1A zone shall apply except that:

- 1) The housing of livestock is prohibited.
- 2) The minimum side yard setback for an accessory building shall be 0.55 m.

**Exception 735 (Ops)**

All provisions of the RR1A zone shall apply except that:

- 1) The minimum lot frontage shall be 22.4 m.

**Exception 736 (Mariposa)**

All provisions of the AG zone shall apply except that:

- 1) The minimum lot area shall be 25.0 ha.
- 2) The calculation of minimum lot area shall include lands zoned EP.

**Exception 738 (Mariposa)**

All provisions of the AG zone shall apply except that:

- 1) The minimum lot area shall be 11.7 ha.
- 2) The minimum lot frontage shall be 195.0 m.
- 3) The minimum required side yard setback for a driveshed existing as of the date of this By-law shall be 6.0 m.

**Exception 739 (Emily)**

All provisions of the CC zone shall apply except that:

- 1) The permitted uses shall include a recreation building, containing enclosed and unenclosed gathering areas, subject to the following:
  - a) The maximum floor area shall be 415.0 sq. m.
  - b) The maximum height shall be one-storey.
  - c) The premises shall not be used for a commercial wedding and/or banquet facility.
- 2) Access to lands shall only be obtained from Pigeon Lake Road.

**Exception 740 (Verulam)**

All provisions of the AG zone shall apply except that:

- 1) The permitted uses shall include a:
  - a) Live Action Role Play Facility-Use, which means a facility-use intended for organized outdoor recreation activity by persons engaged in a structured role-playing game.
  - b) One recreational vehicle subject to appropriate servicing under the Ontario Building Code;
  - c) Maximum of 100 tents for sleeping accommodation during events only and that are located in one concentrated area and having a maximum tent size of 10.0 sq. m.

- 2) The maximum gross floor area of all structures (including permanent and temporary structures) combined shall not exceed 600.0 sq. m.
- 3) The minimum yard setback for all structures, a recreational vehicle and tents shall be 50.0 m. save and except the parking area with surface treatment existing at the time of passing of this by-law.
- 4) The removal of the holding symbol (H) shall be in accordance with the following:
  - a) The owners shall enter into a site plan agreement with the City to be registered on title for any development or redevelopment on the property.
  - b) The owners shall file an Archaeological Assessment prior to any soil disturbance to satisfy the Ministry of Heritage, Sport, Tourism and Culture (MHSTC) and Curve Lake First Nation requirements.
- 5) Until the holding symbol (H) is removed, being the continued use scenario, the Live Action Role Play Facility-Use shall only permit:
  - a) A maximum of 30 moveable structures each to be less than 10 sq. m. gross floor area with no human habitation, no plumbing or kitchen facilities and requiring no soil surface disturbance;
  - b) One recreational vehicle subject to appropriate servicing under the Ontario Building Code;
  - c) A maximum of 60 tents for sleeping accommodation during events only and that are located in one concentrated area and having a maximum tent size of 10 sq. m.;
  - d) Parking area with surface treatment existing at the time of passing of this by-law; and,
  - e) A minimum yard setback of 50.0 m for all structures, a recreational vehicle and tents.
- 6) Should the holding symbol (H) not be removed three years from the passing of this by-law, then the above noted

provisions regarding the continued use scenario shall not permitted.

**Exception 742 (Verulam)**

All provisions of the IG zone shall apply except that:

- 1) The permitted uses shall be limited to:
  - a) A manufacturing or processing facility, including manufacturing, processing and warehousing as well as a parking lot for commercial motor vehicles
  - b) Permitted ancillary uses include a retail store for the sale of goods produced on the premises
- 2) Manufacturing or processing facility shall mean the use of land, building or structures for the manufacturing, processing, fabricating or assembly of raw materials or goods, warehousing or bulk storage of goods and related accessory uses.
- 3) Landscaped open space shall mean the open, unobstructed space at grade on a lot accessible by walking from the street on which the lot is located, and which is suitable for the growth and maintenance of grass, flowers, shrubs and other landscaping and includes any surfaced walk, patio or similar area, earth berming, and fencing but shall not include any driveway or ramp, any curb, retaining wall, parking space or any open space contained within any building or structure.
- 4) Commercial motor vehicle shall mean a motor vehicle having permanently attached thereto a truck or delivery body and includes ambulances, hearses, casket wagons, fire apparatus, buses and tractors used for hauling purposes on the highways, or any other vehicle within the meaning of a “commercial motor vehicle” as defined within The Highway Traffic Act, R.S.O. 1990.
- 5) The minimum lot area shall be 10.0 ha.
- 6) The minimum lot frontage shall be 150.0 m.
- 7) The minimum front yard for an industrial use shall be 100.0 m.

- 8) The minimum front yard for an ancillary retail store shall be 5.0 m.
- 9) The minimum interior side yard (North Side) for ancillary retail store shall be 15.0 m.
- 10) The minimum interior side yard (North Side) for a warehouse store shall be 50.0 m.
- 11) The minimum interior side yard (North Side) for a manufacturing and processing facility shall be 70.0 m.
- 12) The minimum interior side yard (South Side) shall be 70.0 m except 15.0 m for an ancillary retail store.
- 13) The minimum rear yard shall be 390.0 m.
- 14) The maximum building height shall be 15.0 m.
- 15) The maximum floorspace for ancillary retail store shall be 300.0 sq. m.
- 16) The minimum landscaping area (Front Yard) shall be 5.0 m.
- 17) The minimum landscaping area (Interior Side Yard) shall be 15.0 m.
- 18) No outdoor storage of goods or materials is permitted
- 19) An industrial use consisting of a warehouse and an ancillary retail store may be serviced by private well and septic sewage disposal system.
- 20) An industrial use consisting of a manufacturing and/or processing use shall be serviced on full municipal sanitary sewer and municipal water systems.
- 21) On land zoned IG-742(H), the holding symbol (H) will be removed to permit the development of permitted uses in phases after the following requirements have been fulfilled:
  - a) A septic design report, a stormwater management plan and lot grading and drainage plan, servicing plan, a traffic study update, and an illumination plan, as required, has been prepared and approved for each phase or phases to the satisfaction of the City.



- b) A noise study in accordance with Ministry of Environment sound level limits established by the Ministry of Environment Noise Guidelines and to the satisfaction of the City.
- c) The applicant has received approval of all relevant plans, drawings and reports and entered into a Site Plan Agreement with full securities to the satisfaction of the City.

**Exception 743 (Eldon)**

All provisions of the RR1C zone shall apply except that:

- 1) The minimum lot area shall be 3.2 ha.
- 2) The minimum lot frontage shall be 230.0 m.
- 3) The maximum coverage of all accessory buildings and structures, excluding outdoor swimming pools, shall not exceed 387.0 sq. m.

**Exception 744 (Bexley)**

All provisions of the EP zone shall apply except that:

- 1) The permitted uses shall include a maximum of two residential accessory buildings.
- 2) The maximum floor area of an accessory building or structure shall be 255.0 sq. m.
- 3) The extension, enlargement, reconstruction, or structural alteration of the two accessory buildings is not permitted.

**Exception 747 (Ops)**

All provisions of the RR1A zone shall apply except that:

- 1) The minimum rear yard shall be 8.2 m for a main building.

**Exception 749 (Bexley)**

All provisions of the RR3A zone shall apply except that:

- 1) A single detached dwelling shall be no closer than 7.5 m to an abutting rear lot line.

- 2) An accessory building may be constructed in the front yard, and such building shall be no closer than 4.0 m to an abutting rear lot line.

**Exception 750 (Ops)**

All provisions of the AG zone shall apply except that:

- 1) The permitted uses shall be limited to a single detached dwelling.

**Exception 753 (Ops)**

All provisions of the OS zone shall apply except that:

- 1) The permitted uses shall include drainage purposes.
- 2) Residential uses shall be prohibited.
- 3) The removal of the holding symbol (H) shall be in accordance with the following:
  - a) The developer has fully complied with the requirements of the subdivision agreement respecting the stormwater management.

**Exception 754 (Ops)**

All provisions of the OS zone shall apply except that:

- 1) The permitted uses shall include a cemetery.
- 2) Residential uses shall be prohibited.

**Exception 755 (Ops)**

All provisions of the RR3D zone shall apply except that:

- 1) The minimum lot area shall be 4,000 sq. m.
- 2) The minimum lot frontage shall be 30.0 m.
- 3) The minimum water setback shall be 30.0 m.
- 4) A shoreline structure is not a permitted accessory use.
- 5) The removal of the holding symbol (H) shall be in accordance with the following:
  - a) The owner has entered into a site plan agreement with the City.

**Exception 756 (Ops)**

All provisions of the RR3D zone shall apply except that:

- 1) The minimum lot area shall be 5,000 sq. m.
- 2) The minimum water setback shall be 30.0 m.
- 3) The shoreline structure is not a permitted accessory use.
- 4) The removal of the holding symbol (H) shall be in accordance with the following:
  - a) For Lot 6, 7 and 8, the developer has obtained clearance from the Ontario Ministry of Tourism, Culture and Sport indicating that the site is free of any artifacts of cultural significance; and the owner has entered into a site plan agreement with the City.

**Exception 758 (Bexley)**

All provisions of the CR zone shall apply except that:

- 1) The permitted uses shall be limited to a:
  - a) Single detached dwelling
  - b) Golf driving range
  - c) Miniature golf establishment
  - d) Golf course
  - e) Clubhouse, which means premises, accessory to a recreational use, used to house related equipment, a pro shop, an administration office, washrooms and, may include a restaurant
  - f) Maintenance buildings
- 2) The minimum setback from a driving range tee-off site shall be 60.0 m.
- 3) The minimum setback for a golf course shall be 60.0 m.
- 4) The minimum number of parking spaces for a driving range shall be one per tee-off site.
- 5) The minimum number of parking spaces for a golf course shall be two per hole.

- 6) The minimum number of parking spaces for a driving range shall be one per tee-off site.
- 7) The minimum number of parking spaces to be provided shall be 40.
- 8) The maximum gross floor area for a club house shall be 200.0 sq. m.
- 9) The removal of holding symbol (H) shall be in accordance with the following:
  - a) The owner shall enter into a site plan agreement with the City for any development on the property.

**Exception 762 (Manvers)**

All provisions of the EP zone shall apply except that:

- 1) The permitted uses shall be limited to conservation uses and flood and erosion control works.
- 2) For the purposes of this exception, a Conservation Use means a use which preserves, protects or improves any feature of the natural environment through a program of maintenance and management administered by a Conservation Authority, public authority, private group or individual.

**Exception 765 (Emily)**

All provisions of the RR1A zone shall apply except that:

- 1) The minimum lot area shall be 1.0 ha.
- 2) The minimum lot frontage shall be 68.0 m.
- 3) The minimum front yard shall be 39.6 m.
- 4) Land within the minimum water setback shall be subject to the following additional requirements:
  - a) All land within the 30.0 m minimum water setback shall be maintained as a natural vegetation buffer. Within the natural vegetation buffer, no maintenance, including cutting, shall occur to the existing lawn in order to permit the natural regeneration of vegetation to facilitate ecological succession.

- b) An area comprising a length no greater than 25% of the shoreline lot frontage, and a depth the span of the minimum water setback may be maintained as landscaped open space in order to provide recreational amenity space and access to Pigeon Lake.
- c) Existing structures within the minimum water setback, as of the date of passing of this by-law, that are authorized by a Conservation Authority or Parks Canada – Trent Severn Waterway, having jurisdiction, are permitted.
- d) The erection of a dock parallel to the shoreline, a pump house and a boat house within the landscaped open space area is permitted.
- e) A boat house, pump house, or docking facility may be erected and used in a yard fronting on a navigable waterway provided that the approval of any other approval authority having jurisdiction within this area has been obtained and further provided the location complies with the required minimum side yard for accessory buildings or structures.

**Exception 766 (Emily)**

All provisions of the RR1A zone shall apply except that:

- 1) The minimum lot area shall be 1.0 ha.
- 2) The minimum lot frontage shall be 68.0 m.
- 3) Land within the minimum water setback shall be subject to the following additional requirements:
  - a) All land within the minimum 30.0 m water setback shall be maintained as a natural vegetation buffer. Within the natural vegetation buffer no maintenance, including cutting, shall occur to the existing lawn in order to permit the natural regeneration of vegetation to facilitate ecological succession.
  - b) An area comprising a length no greater than 25% of the shoreline lot frontage, and a depth the span of the minimum water setback may be maintained as landscaped open space in order to provide

recreational amenity space and access to Pigeon Lake.

- c) Existing structures within the minimum water setback, as of the date of passing of this by-law, that are authorized by a Conservation Authority or Parks Canada – Trent Severn Waterway, having jurisdiction, are permitted.
- d) The erection of a dock parallel to the shoreline, a pump house and a boat house within the landscaped open space area is permitted.
- e) A boat house, pump house, or docking facility may be erected and used in a yard fronting on a navigable waterway provided that the approval of any other approval authority having jurisdiction within this area has been obtained and further provided the location complies with the required minimum side yard for accessory buildings or structures.

**Exception 767 (Verulam)**

All provisions of the AG zone shall apply except that:

- 1) The minimum lot area for a farm shall be 8.0 ha.
- 2) The minimum lot area for other uses shall be 4,000 sq. m.
- 3) The maximum lot area for residential purposes shall be 1.0 ha.
- 4) The minimum lot frontage for a farm shall be 26.0 m.
- 5) The minimum lot frontage for other uses shall be 26.0 m.

**Exception 768 (Verulam)**

All provisions of the RR3D zone shall apply except that:

- 1) The minimum lot area shall be 4,000 sq. m.
- 2) The minimum lot frontage shall be 29.0 m.

**Exception 769 (Manvers)**

All provisions of the RR2C zone shall apply except that:

- 1) The minimum lot area shall be 0.4 ha.

- 2) The minimum lot frontage shall be 30.0 m.
- 3) The minimum rear yard shall be 10.0 m.
- 4) The minimum exterior side yard shall be 10.0 m.
- 5) A detached garage may be permitted in the front yard, and when located in a front yard shall be subject to the following standards:
  - a) The minimum setback from the front lot line shall be 10.0 m.
  - b) The minimum setback from an exterior side lot line shall be 10.0 m.
  - c) The minimum setback from a side lot line shall be 3.0 m.

**Exception 770 (Fenelon)**

All provisions of the RR3B zone shall apply except that:

- 1) The minimum lot area shall be 8,100 sq. m.
- 2) The minimum rear yard shall be 1.7 m.
- 3) The unenclosed deck(s) and swimming pool in existence on the date this By-law was passed are permitted to maintain a rear yard setback of 0.05 m and a setback of nil to the interior side lot line that runs in a northerly direction to the immediate east of the dwelling.
  - a) This clause shall not apply to new deck construction, including the replacement of and/or modification to the existing deck(s).
  - b) This clause shall not apply to the construction and/or placement of a new swimming pool.
- 4) New deck construction is permitted to maintain a minimum rear yard setback of 0.7 m.

**Exception 772 (Manvers)**

All provisions of the AG zone shall apply except that:

- 1) On-farm diversified uses and agri-tourism uses shall include; social events such as farm based educational

programs, workshops on farming operations, gallery space, displays of farm equipment in a museum setting, dances, musical and artistic performances, weddings, private parties, charitable fund raisers, farm to table dinners, corporate functions, and accommodation in a limited number of un-serviced pioneer cabins and a bed and breakfast in the existing dwelling on the property as of the date of adoption of the By-law. All permitted uses are permitted to obtain liquor licenses.

- 2) For the purposes of on-farm diversified uses and agri-tourism uses, un-serviced pioneer cabins means a building for sleeping, containing no cooking or sanitary facilities and which is an accessory use to an on-farm diversified use or agri-tourism use. Un-serviced pioneer cabins are limited to ten per property.
- 3) A 120.0 m radius of the last known location of the Eastern Meadowlark shall be maintained to represent adjacent lands significant habitat.
- 4) A 15.0 m natural setback shall be maintained between the unnamed watercourse at the southwest portion of the site and any proposed development.
- 5) A 30.0 m natural setback shall be maintained from the watercourse where groundwater base flow is prevalent, located about 40.0 m downstream of the pond weir.
- 6) On land zoned AG-772(H), the removal of the (H) Holding Symbol shall be in accordance with the following:
  - a) The Owner shall enter into a Site Plan Agreement with the City.
  - b) The Owner shall upgrade the existing entrance to the satisfaction of the Ministry of Transportation.

#### **Exception 774 (Fenelon)**

All provisions of the CH zone shall apply except that

- 1) The permitted use shall be limited to a:
  - a) Restaurant
  - b) Hotel



- c) Motel or motor hotel
  - d) Towing facility shall also be permitted but only on lands described as Part 3, 57R-6073 and municipally known as 317 Ranchers Road
- 2) The minimum lot area shall be 9,000 sq. m.
  - 3) The minimum lot frontage shall be 72.5 m.
  - 4) The minimum front yard shall be 15.0 m.
  - 5) The minimum side yard shall be 7.6 m.
  - 6) The minimum rear yard shall be 15.0 m.
  - 7) The maximum lot coverage shall be 10%.
  - 8) For the purpose of this Exception Zone, there shall be no more than one outdoor storage area per lot which shall be one contiguous area with clearly visible boundaries as identified through the use of fencing or a change in landscaping treatment. The landscaping requirements of this By-law shall apply to the Exception Zone where it abuts land subject to a holding symbol. An outdoor storage area shall be subject to all yard and setback provisions of the CH-774 Zone.
  - 9) Land zoned CH-774 with a holding symbol (H) may be used for a tree or garden nursery with no buildings or structures.
  - 10) On land zoned Exception 774, the removal of the holding symbol (H) shall require that the owner enter into a site plan agreement with the City for any development on land zoned Exception 774 on lands described as Part 3, 57R-6073 and municipally known as 317 Ranchers Road.

**Exception 775 (Fenelon)**

All provisions of the AG zone shall apply except that:

- 1) The permitted use shall include a custom metal roofing, siding and supplies business.
- 2) The maximum floor area of all buildings shall be 1,600 sq. m.

- 3) The maximum lot area devoted to the use is restricted to 0.65 ha.
- 4) The removal of the holding symbol (H) shall be in accordance with the following:
  - a) The owner shall enter into a site plan agreement for the proposed development.

**Exception 776 (Fenelon)**

All provisions of the AG zone shall apply except that:

- 1) The permitted use shall be limited to an indoor vehicle storage facility not to exceed a gross floor area of 815.0 sq. m.
- 2) For the purposes of this exception zone, an indoor vehicle storage facility means the storage of motor vehicles, as defined under the Highway Traffic Act, R.S.O. 1990, as amended, for commercial purposes within a wholly enclosed building.
- 3) No outdoor parking spaces are required for an indoor vehicle storage facility.
- 4) The removal of the holding symbol (H) shall require that the owner enter into a site plan agreement with the City for any development within the exception zone.

**Exception 777 (Mariposa)**

All provisions of the AG zone shall apply except that:

- 1) The permitted uses shall be limited to one single detached dwelling.
- 2) A seasonal farm help dwelling is not permitted.
- 3) Livestock uses are not permitted within existing buildings.

**Exception 779 (Ops)**

All provisions of the OS zone shall apply except that:

- 1) Residential uses shall be prohibited.
- 2) The permitted uses shall include a:
  - a) Cemetery

- b) Place of worship

**Exception 780 (Ops)**

All provisions of the OS zone shall apply except that:

- 1) Residential uses shall be prohibited.
- 2) The permitted uses shall include a cemetery.
- 3) A minimum MDS setback of 100.0 m shall be permitted from the southwest corner of the subject land to the existing livestock barn located at 94 Hillhead Road.

**Exception 781 (Manvers)**

All provisions of the RR1D zone shall apply except that:

- 1) The minimum lot area shall be 25.0 ha.
- 2) The minimum lot frontage shall be 60.0 m.
- 3) The minimum setback from any EP zone category shall be 7.5 m.
- 4) The minimum setback from the eastern or southern boundary of the exception zone shall be 14.0 m.
- 5) An accessory building other than a detached garage may be erected in the front yard on lands within this exception zone provided that it has a setback not less than the minimum front yard setback required for a main building. The subject lands are in a fill regulated area and a permit may be required from the Kawartha Region Conservation Authority, or any subsequent authority, prior to the application of fill or building construction in order to comply with a regulation under the Conservation Authority's Act.

**Exception 782 (Manvers)**

All provisions of the RR2C zone shall apply except that:

- 1) The minimum front yard shall be 14.5 m.

**Exception 784 (Verulam)**

All provisions of the AG zone shall apply except that:

- 1) The minimum water setback shall be 30.0 m.

- 2) The minimum water setback shall be measured from the high water mark elevation of 248.4 m. above sea level (MASL).
- 3) The boundary between the AG-784 and EP Zone categories is the 248.4 MASL contour line.

**Exception 785 (Verulam)**

All provisions of the CH zone shall apply except that:

- 1) The permitted uses shall include a:
  - a) Retail and wholesale sporting goods establishment
  - b) Indoor driving range
  - c) Light assembly/manufacturing facility accessory to a permitted use.

**Exception 787 (Manvers)**

All provisions of the RR1D zone shall apply except that:

- 1) The minimum rear yard shall be 15.0 m.
- 2) The minimum side yard shall be 15.0 m.

**Exception 789 (Manvers)**

All provisions of the RR1D zone shall apply except that:

- 1) No building or structure, or any part thereof, shall be located more than 55.0 m from the front lot line.
- 2) The minimum setback from the EP zone shall be 15.0 m.

**Exception 790 (Mariposa)**

All provisions of the IX zone shall apply except that:

- 1) The minimum lot frontage shall be 0.0 m.

**Exception 792 (Mariposa)**

All provisions of the RR3B zone shall apply except that:

- 1) The minimum lot area shall be 300.0 ha.
- 2) The minimum lot frontage shall be 30.0 m.
- 3) The minimum water setback shall be 19.0 m.

**Exception 793 (Mariposa)**

All provisions of the CR zone shall apply except that:

- 1) The permitted uses shall be limited to a:
  - a) Lodge or Hotel and accessory retail use, meeting rooms, conference rooms and restaurant
  - b) Clubhouse, pro-shop, administrative offices and parking areas accessory to a golf course on an abutting lot
  - c) A business office located within the lodge or hotel
  - d) Dwelling unit in a building containing another permitted use
  - e) A golf course
- 2) Lands shall be serviced by municipal communal water supply and sanitary sewer facilities.
- 3) The minimum water setback shall be 15.0 m.
- 4) The minimum interior side yard shall be 3.0 m.
- 5) The minimum rear yard shall be 3.0 m.
- 6) The maximum building height shall be 13.0 m.
- 7) The maximum guest rooms or cottages shall be 25.
- 8) The minimum exterior opening elevation for habitable structures shall be 251.2 m CGD.
- 9) The maximum total occupancy for meeting and conference facilities shall be 300 persons
- 10) The maximum total occupancy for restaurant facilities shall be 150 persons.
- 11) If used for, or as part of, a golf course, the provisions of CR-797 shall apply, except that no employee parking shall be required, and the parking spaces may be located either on the property or on an abutting property in the CR-797 Zone.

**Exception 794 (Mariposa)**

All provisions of the CU zone shall apply except that:

- 1) The permitted uses shall be limited to:
  - a) Uses permitted in the EP zone, excluding agriculture
  - b) Infrastructure
  - c) Sewage treatment facility
  - d) Water treatment facility
- 2) The minimum lot area shall be 600 sq. m.
- 3) The minimum lot frontage shall be 0.0 m.
- 4) The minimum building setback from the zone boundary shall be 4.5 m.

**Exception 795 (Mariposa)**

All provisions of the EP zone shall apply except that:

- 1) The permitted uses shall be limited to:
  - a) Conservation uses, bird or wildlife sanctuaries, flood and erosion control works, and forestry.
  - b) Infrastructure, inclusive of a water pumping station
  - c) Boat docking facilities but excluding a commercial marina
  - d) Passive recreation.
- 2) The maximum width for a boardwalk or maintained trail shall be 3.5 m.
- 3) The maximum observation platform or deck floor area per platform 40.0 sq. m.
- 4) The maximum observation platform or deck height exclusive of guardrails above finished average grade shall be 2.0 m.
- 5) The maximum observation platform or deck density shall be one per ha.

- 6) The maximum height of the enclosed or partially enclosed building or structure height shall be 5.0 m.
- 7) The maximum lot coverage for passive recreation facilities and structures shall be 10%.
- 8) Passive recreation means use of a natural area for walking, nature appreciation, exercise or biking trails. Disturbance of the terrain and vegetative features and building activity shall be restricted to the creation of trails, board walks, rest stations, exercise stations and observation decks or platforms inclusive of a gazebo.

**Exception 796 (Mariposa)**

All provisions of the EP zone shall apply except that:

- 1) The permitted uses shall be limited to:
  - a) Conservation uses, bird or wildlife sanctuaries, flood and erosion control works, and forestry.
  - b) Passive recreation.
- 2) The provisions of the EP-795 zone shall apply.

**Exception 797 (Mariposa)**

All provisions of the CR zone shall apply except that:

- 1) The permitted uses shall be limited to a golf course.
- 2) The minimum number of parking spaces for a golf course shall be four spaces per hole plus four employee parking spaces and overflow parking of two spaces per hole.
- 3) Parking may be provided on an abutting property in a CR zone category.
- 4) An overflow parking area shall be exempt from the provisions of Section 5.3.1 of this By-law, except that it shall have visible boundaries.
- 5) The minimum setback, with the exception of maintenance or storage buildings accessory to a golf course, from a livestock facility shall be 130.0 m and from a manure storage facility shall be 100.0 m.

- 6) A golf course shall include all normal accessory uses with the exception of a driving range.
- 7) On land where the holding symbol (H) applies, no soil disturbance by any means nor the erection of any structure(s) shall be permitted unless and until:
  - a) An archaeological assessment has been completed to the satisfaction of the Ministry of Culture or its successor.
  - b) The holding symbol (H) shall not be removed until the Ministry of Culture or its successor, provides written confirmation that its concerns respecting archaeological artifacts have been satisfied.

**Exception 799 (Mariposa)**

All provisions of the AG or FD zones shall apply except that:

- 1) The minimum lot area shall be 18.0 ha.
- 2) The minimum lot frontage shall be 70.0 m.

**Exception 800 (Mariposa)**

All provisions of the IX zone shall apply except that:

- 1) The permitted uses shall be limited to a pit with a maximum annual extraction of 20,000 tonnes and agricultural uses, excluding barns and manure handling facilities.
- 2) A minimum vertical separation of 5.0 m shall be provided between aggregate extraction and the highest elevation of the ground water as it is found at any given point on the property.

**Exception 802 (Mariposa)**

All provisions of the AG zone shall apply except that:

- 1) The minimum lot area shall be 5.0 ha.

**Exception 804 (Mariposa)**

All provisions of the CA zone shall apply except that:

- 1) The permitted uses shall be limited to a take-out restaurant and a farm produce outlet.



**Exception 805 (Mariposa)**

All provisions of the IX zone shall apply except that:

- 1) The permitted uses shall be limited to a sand and gravel pit with a maximum annual extraction of 20,000 tonnes and agricultural uses, excluding barns and manure handling facilities.
- 2) A minimum vertical separation of 2.0 m shall be provided between aggregate extraction and the highest elevation of the ground water as it is found at any given point on the property.

**Exception 807 (Mariposa)**

All provisions of the RR1A zone shall apply except that:

- 1) The minimum lot area shall be 1.61 ha.
- 2) The minimum setback requirement from any lot line abutting the Kievall Creek Drain shall be 8.0 m.

**Exception 808 (Mariposa)**

All provisions of the AG zone shall apply except that:

- 1) The permitted uses shall include an auction centre and one residential dwelling.
- 2) The minimum lot area shall be 3.6 ha.
- 3) The minimum lot frontage shall be 210.0 m.
- 4) The minimum number of parking spaces shall be one parking space per 9.0 sq. m. of floor area.
- 5) The minimum lot frontage shall be 45.0 m.

**Exception 809 (Mariposa)**

All provisions of the IX zone shall apply except that:

- 1) The minimum lot frontage shall be 20.0 m.

**Exception 810 (Mariposa)**

All provisions of the RR3B zone shall apply except that:

- 1) Lands shall be serviced by municipal communal water supply and sanitary sewer facilities.

- 2) The minimum lot area shall be 600.0 sq. m.
- 3) The minimum lot frontage shall be 18.0 m.
- 4) The minimum front yard shall be 7.5 m.
- 5) The minimum interior side yard shall be 3.0 m one side 1.3 m other side.
- 6) The minimum exterior side yard shall be 7.5 m.
- 7) The minimum rear yard shall be 6.0 m.
- 8) The minimum exterior opening elevation for habitable structures shall be 251.2 m CGD;
- 9) A fully or partially attached garage, with garage doors that do not face the street, shall have a minimum front yard or exterior side yard of 6.0 m and a minimum interior side yard of 3.0 m.
- 10) The maximum lot coverage shall be 40%.
- 11) No driveway shall be located closer than 8.5 m to the limit of the right-of-way at the street intersection
- 12) The minimum setback from a livestock facility shall be 130.0 m and from a manure storage facility shall be 100.0 m.
- 13) The minimum rear yard setback for an attached, unenclosed deck shall be 3.0 m.
- 14) A partially attached garage shall mean a garage which has a roof connection to the dwelling.

**Exception 811 (Mariposa)**

All provisions of the CA zone shall apply except that:

- 1) The permitted uses shall include a:
  - a) Single detached dwelling
  - b) Motor vehicle body repair shop
  - c) Paint booth and a mini storage facility fully contained within buildings

- d) The number of collective uses will be limited to five of the permitted uses
- 2) The minimum lot area shall be 1.4 ha.
- 3) Where the CA zone abuts a residential zone, a landscaped buffer shall be provided which shall consist of an opaque fence with a minimum height of 2.0 m. The fence shall not be less than 100.0 m. along the interior side yard.

**Exception 812 (Mariposa)**

All provisions of the CA zone shall apply except that:

- 1) The permitted uses shall include:
  - a) Bank or Financial Institution
  - b) Business or Professional Office
  - c) Medical Centre or Health Care Services
  - d) Retail stores for clothing, books, shoes and household and personal effects
  - e) Retail stores for furniture, appliances, home furnishings and home decorating
  - f) Personal Services shops including massage and therapy but excluding barber shop and hair salon
  - g) Retail Convenience Store
  - h) Retail Store for Food
  - i) A maximum of four dwelling units as part of a commercial building.
- 2) The minimum lot area shall be 4,000 sq. m.
- 3) The minimum lot frontage shall be 45.0 m.
- 4) The minimum front yard requirements shall be 6.0 m
- 5) The minimum side yard requirements shall be 9.0 m
- 6) The minimum rear and abutting residential zone shall be 12.0 m.

- 7) The maximum building elevation shall be 11.0 m.
- 8) The maximum lot coverage shall be 30%.
- 9) The minimum residential floor area shall be 60.0 sq. m.
- 10) The minimum landscaped open space of the lot area shall be 10%.

**Exception 813 (Mariposa)**

All provisions of the CU zone shall apply except that:

- 1) The permitted uses shall be limited to a stormwater management area, communal sewage disposal system and privately owned open space.

**Exception 814 (Mariposa)**

All provisions of the HR2 zone shall apply except that:

- 1) The minimum lot frontage for single detached dwellings shall be 18.0 m.
- 2) The minimum lot area shall be 571.0 sq. m.
- 3) The minimum lot frontage for duplex/semi-detached dwellings shall be 18.0 m with a minimum frontage of 9.0 m per unit, and lot area of 1,100 sq. m.

**Exception 815 (Mariposa)**

All provisions of the HR2 zone shall apply except that:

- 1) The minimum lot area shall be 0.42 ha.
- 2) The maximum lot area per dwelling unit shall be 525.0 sq. m. per dwelling unit.
- 3) The minimum lot frontage shall be 60.0 m.

**Exception 816 (Mariposa)**

All provisions of the RR3B-810 zone shall apply except that:

- 1) The minimum rear yard shall be calculated from a point 33.5 m. from the front lot line.

**Exception 817 (Mariposa)**

All provisions of the RR3-810 zone shall apply except that:

- 1) No buildings or structures shall be permitted.

**Exception 818 (Mariposa)**

All provisions of the AG zone shall apply except that:

- 1) The permitted uses shall also include a small-scale metal fabrication and farm machinery repair establishment
- 2) A dwelling unit shall be prohibited.
- 3) Metal fabrication and farm machinery repair establishment means a dry, medium industry involved in the repair of farming equipment, inclusive of the fabrication or modification of parts for repair purposes, as well as the construction or repair of metal products and goods, through processes including fabrication, welding, machining and tooling using metals, woods or plastics, production of fabricated metal and plastic parts; and the sandblasting and painting of such products, parts or goods; and shall include, as an accessory use, the wholesale or retail sale of products, goods or materials used or produced on site.
- 4) Where AG-818 and the AG zone abut on the same lot, the minimum lot area shall be based on the total land area within the two zones combined and shall not be less than 25.0 ha.
- 5) Where AG-818 and the AG zone abut on the same lot, the minimum lot frontage shall be based on the total frontage of the two zones combined and shall not be less than 230.0 m.
- 6) The minimum building setback from a street shall be 80.0 m
- 7) The minimum side yard shall be 10.0 m.
- 8) The minimum rear yard shall be 10.0 m.
- 9) The minimum landscaped open space shall be 20%.
- 10) The minimum setback from a livestock building on a separate lot shall be 150.0 m.

- 11) The maximum floor area for a metal fabrication establishment and/or a farm machinery repair establishment, singularly or in combination shall be 550.0 sq. m.
- 12) The maximum floor area for enclosed storage accessory to a metal fabrication and farm machinery repair establishment shall be 250.0 sq. m.
- 13) The maximum floor area for accessory wholesale or retail use shall be 40.0 sq. m.
- 14) The maximum lot coverage, inclusive of outdoor storage shall be 20%.
- 15) The maximum number of principal buildings, exclusive of accessory storage buildings, for a metal fabrication establishment and farm machinery repair establishment, singularly or in combination shall be two.
- 16) Enclosed storage accessory to a metal fabrication and farm machinery repair establishment shall include either a wholly enclosed building or a wholly enclosed commercial trailer.
- 17) The maximum number of trailers for storage purposes shall be three and the interior floor area of such trailers shall be included in calculating the maximum enclosed accessory storage.
- 18) Outdoor storage accessory to a metal fabrication and farm machinery repair establishment shall be limited to mechanical equipment located in the rear yard with a minimum setback from the zone boundary of 5.0 m and encompassing an area not greater than 300.0 sq. m and a fuel storage area for a wood burning furnace which shall be located immediately behind a main building and shall have a minimum setback from a zone boundary of 12.0 m There shall be no other outdoor storage of parts, materials, products or equipment.
- 19) Waste storage for a metal fabrication and farm machinery repair establishment shall be located in a wholly enclosed building or in a wholly enclosed storage bin that is located to the immediate rear of a main building or enclosed with an opaque wooden fence constructed to a minimum height of 2.0 m. A new building for housing livestock or storing farm produce may be erected wholly or partially within the

AG-818 zone but shall be subject to the zone provisions of the AG zone and setbacks shall be measured from the lot boundaries.

**Exception 819 (Mariposa)**

All provisions of the AG zone shall apply except that:

- 1) The minimum lot area shall be 2.8 ha.
- 2) The minimum lot frontage shall be 155.0 m.

**Exception 820 (Mariposa)**

All provisions of the AG zone shall apply except that:

- 1) The minimum setback from any lot line within 200.0 m of an operating landfill site shall be 50.0 m.

**Exception 821 (Mariposa)**

All provisions of the EP zone shall apply except that:

- 1) Agricultural, forestry and landscaping or horticultural uses shall be prohibited.

**Exception 822 (Mariposa)**

All provisions of the RR3B zone shall apply except that:

- 1) The permitted uses shall be limited to seven single detached dwellings.
- 2) Any main buildings shall not be permitted within 15.0 m from the normal maintained summer water level of 249.9 m C.G.S. Datum.
- 3) There shall be a buffer area 15.0 m wide maintained adjacent the EP-821 zone in which there shall be no buildings or structures erected, no excavation or grading changes and existing vegetation shall not be disturbed or removed.
- 4) A 15.0 m setback shall be maintained between any new building or structure and the center line of any drainage courses on site.

**Exception 824 (Mariposa)**

All provisions of the RR1A zone shall apply except that:

- 1) The minimum lot area shall be 1,161 sq. m.
- 2) The minimum lot frontage shall be 30.0 m.

**Exception 825 (Mariposa)**

All provisions of the AR zone shall apply except that:

- 1) The permitted uses shall be limited to a:
  - a) Feedmill
  - b) Grain Cleaning Plant
  - c) Grain Drying and Storage Facility
  - d) Nursery or Commercial Greenhouse
  - e) One Residential Dwelling Unit
- 2) The minimum lot area shall be 3.78 ha.
- 3) The minimum lot frontage shall be 151.0 m.

**Exception 827 (Mariposa)**

All provisions of the AR zone shall apply except that:

- 1) The permitted uses shall be limited to a:
  - a) Abattoir
  - b) Single detached dwelling
- 2) The minimum lot area shall be 1.54 ha.
- 3) The minimum lot frontage shall be 57.0 m.

**Exception 829 (Mariposa)**

All provisions of the RR1A zone shall apply except that:

- 1) The four existing accessory buildings and structures are permitted until either demolished or removed; despite the former use of these buildings for agriculture, the keeping of livestock is not permitted; a bait and tackle home



occupation business may occupy the ground floor of the existing converted barn;

- 2) The minimum lot area shall be 1.2 ha.
- 3) The minimum lot frontage shall be 134.0 m.

**Exception 831 (Mariposa)**

All provisions of the AG zone shall apply except that:

- 1) The permitted uses shall include a cheese manufacturing factory.
- 2) The maximum gross floor area shall be 80.0 sq. m.

**Exception 833 (Mariposa)**

All provisions of the HR2 zone shall apply except that:

- 1) The following uses shall be permitted:
  - a) Single detached dwelling
  - b) Bed and breakfast establishment
  - c) Home occupation
- 2) The minimum lot area shall be 421.4 sq. m.
- 3) The minimum lot frontage shall be 15.8 m.
- 4) The minimum front yard setback shall be 4.5 m.
- 5) The minimum interior side yard north side shall be 1.63 m.
- 6) The minimum interior side yard south side shall be 0.67 m.
- 7) The maximum lot coverage 50%

**Exception 834 (Mariposa)**

All provisions of the IX zone shall apply except that:

- 1) The permitted use shall be limited to a pit with a maximum annual extraction of 20,000 tonnes and agricultural uses, excluding barns and manure handling facilities.
- 2) The minimum vertical separation provided between aggregate extraction and the highest elevation of the

ground water as it is found at any given point on the property shall be 1.5 m.

**Exception 835 (Mariposa)**

All provisions of the AG zone shall apply except that:

- 1) The following uses shall be prohibited:
  - a) A residential dwelling
  - b) Livestock uses within the existing barns
  - c) Manure handling facilities within the existing barns

**Exception 837 (Mariposa)**

All provisions of the AG zone shall apply except that:

- 1) A dwelling shall be prohibited.
- 2) The minimum setback from the EP zone shall be 15.0 m.
- 3) The minimum setback from the IX zone shall be 120.0 m.

**Exception 839 (Mariposa)**

All provisions of the RR3B zone shall apply except that:

- 1) Minimum distance separation requirements shall not apply.
- 2) All habitable buildings shall have a minimum exterior opening elevation of 0.3 m above the 100 Year Lake Level of 250.9 m.

**Exception 840 (Mariposa)**

All provisions of the CG zone shall apply except that:

- 1) The permitted uses shall be limited to:
  - a) A small engine repair shop
  - b) An accessory dwelling unit

**Exception 841 (Mariposa)**

All provisions of the RR3B zone shall apply except that:

- 1) The minimum lot area shall be 1,775 sq. m.
- 2) The minimum lot frontage shall be 18.0 m.

**Exception 843 (Mariposa)**

All provisions of the CA zone shall apply except that:

- 1) The minimum lot frontage shall be 37.0 m.

**Exception 844 (Mariposa)**

All provisions of the RR1A zone shall apply except that:

- 1) The minimum lot area shall be 1.75 ha.
- 2) The minimum lot frontage shall be 130.0 m.

**Exception 845 (Mariposa)**

All provisions of the RR1A zone shall apply except that:

- 1) The minimum lot area shall be 2.02 ha.
- 2) The minimum lot frontage shall be 91.8 m.

**Exception 846 (Mariposa)**

All provisions of the AG zone shall apply except that:

- 1) The minimum lot area shall be 2.8 ha.
- 2) The minimum lot frontage shall be 155.0 m.

**Exception 847 (Mariposa)**

All provisions of the AG zone shall apply except that:

- 1) The permitted uses shall be limited to:
  - a) Agriculture, market garden farm, or forestry uses, exclusive of buildings and structures.
  - b) Existing buildings and structures.
  - c) Structures accessory to existing buildings and structures.

**Exception 849 (Mariposa)**

All provisions of the CA zone shall apply except that:

- 1) The permitted uses shall be limited to an auction barn.
- 2) The minimum side yard setback where the CA-849 zone abuts a residential zone shall be 3.0 m.

- 3) The minimum side yard setback where the CA-849 zone does not abut a residential zone shall be 12.0 m.
- 4) All parking shall be limited to the front and side yards.
- 5) A continuous landscaped buffer shall be planted and maintained along the side lot line, where the CA-849 zone abuts a residential use, from the front lot line to a depth of 91.5 m.
- 6) The continuous landscaped buffer shall consist of evergreen vegetation which shall achieve a minimum height of 1.5 m and a minimum width of 1.0 m within three years from the passing of this By-law. All landscaping shall be maintained in a healthy condition and shall be neat and orderly in appearance.

**Exception 850 (Mariposa)**

All provisions of the IX zone shall apply except that:

- 1) The permitted uses shall be limited to a pit with a maximum annual extraction of 20,000 tonnes.
- 2) An interior side yard shall not be required abutting a lot in an IX or IX Exception Zone.
- 3) A minimum vertical separation of 1.0 m shall be provided between aggregate extraction and the highest elevation of the groundwater as it is found at any given point on the site.

**Exception 851 (Mariposa)**

All provisions of the RR1A zone shall apply except that:

- 1) The keeping of livestock shall not be permitted.

**Exception 852 (Mariposa)**

All provisions of the AG zone shall apply except that:

- 1) No exterior opening in any new building shall be lower than the highest existing elevation of the grade of the ground within the lot zoned RR1A-853.

**Exception 853 (Mariposa)**

All provisions of the RR1A zone shall apply except that:

- 1) The maximum setback for all buildings and structures from the front lot line shall be 60.0 m.
- 2) No exterior opening in any new building shall be lower than the highest existing elevation of the grade of the ground within the lot.

**Exception 855 (Mariposa)**

All provisions of the AG zone shall apply except that:

- 1) The permitted uses shall include a public garage.
- 2) The minimum setback for public garage shall be 250.0 m.
- 3) The maximum gross floor area shall be 200.0 sq. m.
- 4) The maximum number of vehicles for parking shall be 15.

**Exception 856 (Mariposa)**

All provisions of the AG zone shall apply except that:

- 1) The minimum lot area shall be 3.8 ha.

**Exception 857 (Mariposa)**

All provisions of the AG zone shall apply except that:

- 1) The minimum lot area shall be 19.0 ha.

**Exception 859 (Mariposa)**

All provisions of the ID zone shall apply except that:

- 1) The permitted uses shall include a salvage yard and recycling depot.
- 2) The minimum lot area shall be 1.0 ha.
- 3) The minimum lot frontage shall be 60.0 m.
- 4) The minimum front yard shall be 10.0 m.
- 5) The minimum interior side yard shall be 10.0 m.
- 6) The minimum exterior side yard shall be 10.0 m.

- 7) The minimum rear yard shall be 10.0 m.
- 8) Establishment or maintenance of any of the permitted uses shall be enclosed by an opaque fence a minimum of 2.0 m in height or a landscaped buffer at least 6.0 m wide with an unpierced hedgerow of evergreens at least 2.0 m in height.

**Exception 860 (Mariposa)**

All provisions of the RR2C zone shall apply except that:

- 1) The minimum lot area shall be 1,850 sq. m.
- 2) The minimum lot frontage shall be 18.0 m.

**Exception 864 (Ops)**

All provisions of the EP zone shall apply except that:

- 1) Being Part 2, Plan 57R-9448, which contains a known archaeological resource, site alterations involving soil disturbances, and the erecting, locating of any class or classes of buildings or structures within this zone is strictly prohibited, unless there is further archaeological assessment by a licensed archaeologist, and such assessment shall recommend requirements for the conservation of identified archaeological features and/or artifacts.

**Exception 865 (Mariposa)**

All provisions of the AG zone shall apply except that:

- 1) The minimum lot area shall be 7.0 ha.

**Exception 866 (Mariposa)**

All provisions of the IX zone shall apply except that:

- 1) No processing plants shall be permitted within 90.0 m of a dwelling located on a separate lot.

**Exception 870 (Woodville)**

All provisions of the CH zone shall apply except that:

- 1) The permitted uses shall include a blacksmith operation, subject to the operation being carried out in a wholly enclosed building.

- 2) Outside storage shall be limited to the area shown on Schedule “A” of By-law 2004-30 and excluded from the area shown on Schedule “A” of By-law 2004-30.
- 3) Accessory storage shall be limited to a height not exceeding 1.8 m and located in the area shown on Schedule “A” of By-law 2004-30
- 4) Close board decorative wooden fences, no less than 2.0 m in height, shall be located as shown on Schedule “A” of By-law 2004-30.
- 5) A blacksmith operation shall be defined as an operation which makes, and repairs objects made of metal, using a forge and may include the welding of objects.

**Exception 871 (Woodville)**

All provisions of the CG zone shall apply except that:

- 1) The maximum number of dwelling units shall be one.
- 2) Except for entrances, storage areas or laundry facilities, no portion of a dwelling unit shall be located on or below the first storey.

**Exception 874 (Woodville)**

All provisions of the HR1 zone shall apply except that:

- 1) The minimum lot area requirement per dwelling unit shall be 1565.0 sq. m.

**Exception 876 (Emily)**

All provisions of the AG zone shall apply except that:

- 1) A maximum of one single detached dwelling is permitted
- 2) A seasonal farm help dwelling is not permitted.

**Exception 877 (Emily)**

All provisions of the AG zone shall apply except that:

- 1) The minimum lot area shall be 1.2 ha.
- 2) The minimum lot frontage shall be 55.0 m.

**Exception 878 (Emily)**

All provisions of the AG zone shall apply except that:

- 1) The minimum lot area shall be 6.7 ha.
- 2) The minimum front yard setback shall be 26.4 m.
- 3) An existing accessory building is permitted in the front yard.

**Exception 879 (Emily)**

All provisions of the AG zone shall apply except that:

- 1) The permitted uses shall be limited to a:
  - a) Agricultural use
  - b) Agricultural produce storage facility or seasonal fruit, flower or farm produce outlet for goods grown or produced on the farm
  - c) Home Occupation;
  - d) Bed and breakfast establishment
  - e) Single detached dwelling.
- 2) The minimum lot area shall be of 4.2 hectares.

**Exception 880 (Emily)**

All provisions of the AG zone shall apply except that:

- 1) The permitted uses shall include a lumber manufacturing facility.
- 2) A lumber manufacturing facility includes the manufacturing, processing, fabrication, and warehousing of trusses. The use shall be carried out by at least one member of the household residing on the property. The property on which the use is located shall be classified as a farm by MPAC.
- 3) The minimum front yard shall be 130.0 m.
- 4) The minimum exterior side yard shall be 100.0 m
- 5) The maximum gross floor area shall be 600.0 sq. m.



- 6) The minimum parking shall be six spots.
- 7) The minimum accessible parking shall be one spot.
- 8) The provisions of Section 5.5.6 shall not apply to a lumber manufacturing facility.

**Exception 881 (Emily)**

All provisions of the AG zone shall apply except that:

- 1) The permitted uses shall include a custom woodworking shop.
- 2) The maximum gross floor area shall be 595 sq. m.
- 3) The minimum parking spaces shall be 6.
- 4) The provisions of Sections 2.4.2 and 5.5.6 shall not apply.

**Exception 882 (Emily)**

All provisions of the AG zone shall apply except that:

- 1) The permitted uses shall be limited to a:
  - a) Landscaping or excavating business
  - b) Garden and nursery supply outlet
- 2) Except for the purposes of lot coverage, the land zoned AG-882 shall not be considered a separate lot.
- 3) The maximum lot coverage shall be 375.0 sq. m.

**Exception 883 (Emily)**

All provisions of the CH zone shall apply except that:

- 1) The permitted uses shall be limited to a:
  - a) Commercial greenhouse
  - b) Farm produce outlet and the retail sales of the following:
    - (a) automobile sales establishment
    - (b) motor vehicle engine and body repair and paint shop, within a wholly enclosed building

- (c) one dwelling unit

**Exception 884 (Emily)**

All provisions of the CH zone shall apply except that:

- 1) The permitted uses shall be limited to a:
  - a) Dry land marina
  - b) Restaurant
  - c) Drive-in restaurant
  - d) Retail sale of garden and nursery supplies
  - e) Retail sale of arts, crafts and antiques in a wholly enclosed building
- 2) The minimum interior side yard shall be 30.0 m.
- 3) The maximum lot coverage shall be 20%

**Exception 885 (Emily)**

All provisions of the AG zone shall apply except that:

- 1) The permitted uses shall include passive, recreational uses specific to recreational trails and boardwalks.

**Exception 886 (Emily)**

All provisions of the RR3B zone shall apply except that:

- 1) The minimum side yard shall be 5.5 m.
  - a) The existing dwelling and the existing unenclosed deck shall have legal non-complying status and may continue in their existing location but any expansion or addition to the dwelling or the deck shall comply with the minimum side yard.
- 2) The minimum front yard for an existing accessory garage 7.4 m.

**Exception 887 (Emily)**

All provisions of the IG zone shall apply except that:

- 1) The minimum front yard shall be 30.0 m.

- 2) The minimum side yard shall be 9.0 m.
- 3) The minimum rear yard shall be 12.0 m.
- 4) The minimum lot depth shall be 76.0 m.
- 5) The maximum lot coverage shall be 20%.
- 6) The minimum landscaped buffer width, abutting a zone which permits a residential use, shall be 6.0 m.

**Exception 889 (Emily)**

All provisions of the RR1A zone shall apply except that:

- 1) The minimum lot area shall be 1.27 ha.
- 2) The minimum lot frontage shall be 63.0 m

**Exception 890 (Emily)**

All provisions of the RR1A zone shall apply except that:

- 1) Buildings shall not be erected within 30 metres of the existing barn building located on the abutting lot. The existing barn building is located approximately 3.5 m north of the rear lot line.
- 2) If at any time the existing barn building located approximately 3.5 metres north of the rear lot line is demolished or removed, clause 1) shall no longer apply.

**Exception 891 (Bexley)**

All provisions of the CH zone shall apply except that:

- 1) The permitted uses shall include a convenience store and a drive through facility.
- 2) The minimum interior site yard setback shall be 9.75 m.
- 3) The minimum aisle width shall be 5.4 m.
- 4) The minimum aisle width for drive through stacking lane shall be 3.0 m.
- 5) The minimum parking spaces for all uses shall be 39.
- 6) The maximum commercial uses per lot shall be four.

- 7) A loading space may be provided in a yard which faces a street.

**Exception 892 (Carden)**

All provisions of the CU zone shall apply except that:

- 1) The permitted uses shall be limited to a public park exclusive of buildings.

**Exception 893 (Carden)**

All provisions of the EP zone shall apply except that:

- 1) The removal of the holding symbol (H) shall be in accordance with the following:
  - a) The completion of an archaeological assessment and any required mitigation take place to the satisfaction of the Ministry of Culture, prior to any form of soil disturbance.

**Exception 894 (Carden)**

All provisions of the EP zone shall apply except that:

- 1) The permitted uses shall include mitigation accessory to a quarry as permitted under the Aggregate Resources Act.

**Exception 895 (Carden)**

All provisions of the AG zone shall apply except that:

- 1) The removal of the holding symbol (H) shall be in accordance with the following:
  - a) The completion of an archaeological assessment and any required mitigation take place to the satisfaction of the Ministry of Culture, prior to any form of soil disturbance.

**Exception 896 (Carden)**

All provisions of the AG zone shall apply except that:

- 1) The minimum lot area shall be 20.0 ha.

**Exception 898 (Dalton)**

All provisions of the AG zone shall apply except that:

- 1) The minimum lot frontage of shall be 0.0 m.

- 2) A dwelling may be constructed on land that fronts a private road.
- 3) The maximum bedrooms within a single detached dwelling shall be 18.
- 4) The maximum gross floor area of a single detached dwelling shall be 864.0 sq. m.

**Exception 899 (Eldon)**

All provisions of the AG zone shall apply except that:

- 1) The permitted uses shall be limited to:
  - a) Agricultural, market garden or forestry uses
  - b) All uses permitted within the EP zone
- 2) No buildings or structures are permitted.

**Exception 900 (Eldon)**

All provisions of the AG zone shall apply except that:

- 1) The following is permitted through a Temporary Use By-law under Section 39 of the Planning Act, R.S.O., 1990, c.P 13, as amended (expires September 15, 2023):
  - a) A commercial off-grid rental cabin facility consisting of a maximum of five small scale cabins each to a maximum of 18.0 sq. m., six tent sites for sleeping accommodation and that are located in one concentrated area and having a maximum tent size of 10.0 sq. m., one common building for washroom facilities to a maximum of 20.0 sq. m., an internal private road which utilizes the existing internal road on the property, private docks for the cabins and a communal dock and pavilion for common waterfront access for water-based recreational activities.
  - b) No other site alterations related to the temporary use are permitted on the property.

**Exception 901 (Eldon)**

All provisions of the AG zone shall apply except that:

- 1) The permitted uses shall include an abattoir.

- 2) The removal of the holding symbol (H) shall be in accordance with the following:
  - a) The owner shall apply for and obtain Site Plan Approval for the development of an abattoir.

**Exception 903 (Eldon)**

All provisions of the AG zone shall apply except that:

- 1) The permitted uses shall include a machine and welding shop for farm equipment.

**Exception 905 (Eldon)**

All provisions of the CH zone shall apply except that:

- 1) The permitted including a maximum of four of the following uses:
  - a) Veterinary Clinic
  - b) Motor Vehicle Fuel Bar
  - c) Restaurant
  - d) Convenience Store
  - e) Bank or Financial Institution
  - f) Service Shop, Personal
  - g) Business, Professional or Administrative Office
  - h) Medical Clinic

**Exception 906 (Emily)**

All provisions of the RR2A zone shall apply except that:

- 1) The minimum lot area with a private water supply and sewage disposal system shall be 1,668 sq. m.

**Exception 907 (Emily)**

All provisions of the RR2A zone shall apply except that:

- 1) The minimum lot area shall be 4,200 sq. m.

**Exception 908 (Emily)**

All provisions of the RR3A zone shall apply except that:

- 1) The holding symbol (H) shall only be removed once the applicant has demonstrated that a new well will not adversely impact adjacent development.

**Exception 909 (Emily)**

All provisions of the RR3A zone shall apply except that:

- 1) The minimum lot frontage along Westview Drive shall be 8.0 m.
- 2) The zone boundary between the RR3A-909 and EP zones shall not be considered a lot line for the purposes of interpreting and applying the zone and general provisions of the By-law.

**Exception 910 (Emily)**

All provisions of the RR3A zone shall apply except that:

- 1) The minimum lot frontage shall be 17.0 metres.

**Exception 911 (Fenelon)**

All provisions of the AG zone shall apply except that:

- 1) The permitted uses shall include a primary school and accessory uses.
- 2) The maximum lot area shall be 1.5 ha.
- 3) The minimum lot frontage shall be 90.0 m.
- 4) The minimum front yard requirements shall be 6.0 m.
- 5) The minimum interior side yard shall be 6.0 m.
- 6) The minimum rear yard shall be 30.0 m.
- 7) The maximum lot coverage shall be 15%.

**Exception 912 (Fenelon)**

All provisions of the AG zone shall apply except that:

- 1) The permitted uses shall include:
  - a) Repair of agricultural equipment

- b) The sale of parts for agricultural equipment
  - c) The assembly and repair of fabric covers for agricultural buildings
- 2) The maximum gross floor area permitted for these uses shall not exceed a total of 1,500.0 sq. m.

**Exception 913 (Fenelon)**

All provisions of the AG zone shall apply except that:

- 1) The permitted uses shall include a private school.
- 2) The minimum front yard setback for a private school from Mark Road, shall be 152.0 m.

**Exception 914 (Fenelon)**

All provisions of the AG zone shall apply except that:

- 1) The permitted uses shall include soil processing and screening facility which excludes any retail sales of the landscaping material on site.
- 2) Soil Processing and Screening Facility means the process of mixing topsoil with other types of landscaping material such as sand and sawdust to create an amended soil for landscaping purposes. Screening includes depositing the soil through machinery that separates the fine soil particles from any rock, sticks and/or other unwanted debris.
- 3) The maximum total lot area shall be 2.43 ha.
- 4) The removal of the holding symbol (H) shall be in accordance with the following:
  - a) The owner shall enter into a site plan agreement for the proposed development that addresses machinery placement, storage and traffic.

**Exception 915 (Fenelon)**

All provisions of the AG zone shall apply except that:

- 1) The minimum lot frontage shall be 40.0 m.



**Exception 916 (Fenelon)**

All provisions of the AG zone shall apply except that:

- 1) The permitted uses shall be limited to an accessory building.
- 2) The maximum floor area of the accessory building shall be 100.0 sq. m.
- 3) The accessory building shall not be constructed until a single detached dwelling has been constructed in the AG-916 zone on the same property.
- 4) The minimum setback from the EP zone shall be 10.0 m
- 5) The maximum front yard setback shall be 30.0 m.

**Exception 917 (Fenelon)**

All provisions of the AG zone shall apply except that:

- 1) Residential uses are not permitted
- 2) The buildings existing on the date of the passing of this By-law may not be used to house livestock.

**Exception 918 (Fenelon)**

All provisions of the AG zone shall apply except that:

- 1) The permitted uses shall include a garden suite.
- 2) A garden suite shall be connected to the existing water supply and sanitary sewage disposal system serving the principal dwelling and shall not exceed a gross floor area of 150.0 sq. m and shall be permitted for a period of twenty years commencing on the date that the AG-918 Zone is in effect (Expiry 2039).

**Exception 919 (Fenelon)**

All provisions of the AG zone shall apply except that:

- 1) Residential uses and accessory uses are not permitted.
- 2) The minimum lot frontage shall be 185.0 m.
- 3) A building and/or structure may be erected on property with a lot line that abuts and obtains direct access onto a public street that is privately maintained.

- 4) The removal of the holding symbol (H) shall be in accordance with the following:
  - a) The owner enters into an agreement with the City to upgrade a suitable length of Robin Road to municipal standard in order to provide private service access to the property's driveway entrance.

**Exception 920 (Fenelon)**

All provisions of the AG zone shall apply except that:

- 1) The minimum lot area shall be 10.8 ha.

**Exception 921 (Fenelon)**

All provisions of the AG zone shall apply except that:

- 1) The minimum front yard shall be 40.0 m.

**Exception 922 (Fenelon)**

All provisions of the AG zone shall apply except that:

- 1) A garden suite shall be a permitted use.
- 2) The garden suite shall be permitted for a maximum period of twenty years commencing on the date that the AG-922 zone is in effect.
- 3) The removal of the (H) holding symbol shall be in accordance with the following:
  - a) The owner shall enter into a development agreement with the City which will detail control measures related to the garden suite, including, but not limited to, temporary servicing, location and removal and decommissioning. (Expires December 11, 2032)

**Exception 924 (Fenelon)**

All provisions of the CH zone shall apply except that:

- 1) The permitted uses shall include a:
  - a) Convenience store
  - b) Drive-thru facility related to a restaurant use
- 2) The minimum aisle width for drive-through stacking lane shall be 3.0 m.

- 3) The minimum number of vehicles for drive-through stacking lane shall be 25.
- 4) The removal of the holding symbol (H) shall be in accordance with the following:
  - a) The owner shall enter into a site plan agreement for the proposed development that addresses site servicing, stormwater management, traffic, landscaping, and illumination.

**Exception 925 (Fenelon)**

All provisions of the CH zone shall apply except that:

- 1) The permitted uses shall include a propane bulk fuel storage facility.
- 2) The minimum rear yard shall be 7.5 m.

**Exception 926 (Fenelon)**

All provisions of the EP zone shall apply except that:

- 3) A boathouse shall be a permitted use.
- 4) The maximum area for a boathouse shall be 78.0 sq. m.

**Exception 927 (Fenelon)**

All provisions of the EP zone shall apply except that:

- 1) The permitted uses shall include one accessory building to a maximum of 37.0 sq. m. and a covered or uncovered bridge at the shoreline to a maximum of 16.0 sq. m.
- 2) The minimum front yard shall be 15.0 m.
- 3) The minimum rear yard shall be 15.5 m.
- 4) The minimum side yard on north shall be 3.0 m.
- 5) The minimum side yard on south shall be 15.5 m.
- 6) The minimum water setback shall be 15.5 m.
- 7) A covered or uncovered bridge is regulated to the existing location at the time of passing of this By-law.

**Exception 928 (Fenelon)**

All provisions of the EP zone shall apply except that:

- 1) No boat ramps, boathouses or dredging is permitted although the EP-928(H) zone shall permit recreational trails.
- 2) The removal of the holding symbol (H) shall be in accordance with the following:
  - a) The owner shall enter into a site plan agreement and a condominium agreement with the City for any development on the land.

**Exception 929 (Fenelon)**

All provisions of the EP zone shall apply except that:

- 1) The permitted uses shall include a private condominium road and include a Kawartha Region Conservation Authority approved wetland compensation area.
- 2) The removal of the Holding Symbol (H) shall be in accordance with the following:
  - a) The owner shall enter into a site plan agreement and a condominium agreement with the City for any development on the land.

**Exception 930 (Fenelon)**

All provisions of the RR3B zone shall apply except that:

- 1) A residential dwelling is not permitted.
- 2) The permitted uses shall include buildings, structures and uses accessory to the adjacent developed residential lot municipally known as 6 Pike Street.
- 3) The minimum front yard setback shall be 6.0 m.

**Exception 931 (Fenelon)**

All provisions of the RR3B zone shall apply except that:

- 1) A residential dwelling is not permitted.
- 2) The permitted uses shall include buildings, structures and uses accessory to the adjacent developed residential lot municipally known as 65 Potts Shore Road.

**Exception 932 (Fenelon)**

All provisions of the RR3B zone shall apply except that:

- 1) The minimum lot area shall be 1214.0 sq. m.
- 2) The minimum lot frontage shall be 20.0 m.
- 3) The removal of the holding symbol (H) shall be in accordance with the following:
  - a) That the health unit confirms that the site can be adequately serviced in relation to the existing wells, setbacks and the floodplain of Sturgeon Lake.
  - b) The owner shall prepare a drainage and grading plan to the satisfaction of the City's engineering division.

**Exception 933 (Fenelon)**

All provisions of the RR3B zone shall apply except that:

- 1) The lot line abutting Camp Street shall be deemed to be the front lot line.
- 2) The minimum front yard requirements shall be:
  - a) 1.3 m. for a detached garage
  - b) 5.0 m for the south dwelling
- 3) The minimum exterior side yard shall be:
  - a) 5.5 m. for the south dwelling
  - b) 4.5 m. for the north dwelling
- 4) The maximum density per lot shall be two dwelling units.

**Exception 935 (Fenelon)**

All provisions of the IR zone shall apply except that:

- 1) The following uses shall be permitted within a wholly enclosed building:
  - a) Repair and service of small engines, powered equipment, snowmobiles, lawn and garden equipment, farm machinery and boats not exceeding 4.0 m in length.

- b) Retail sale of small engines, powered equipment, snowmobiles and lawn and garden equipment.
- 2) The maximum gross floor area devoted to retail sales building shall not exceed 25.0%.
- 3) Outside storage of equipment awaiting repair or service shall be in the rear yard only
- 4) Outside storage areas shall be screened from the public street by a landscaped buffer or fencing.

**Exception 937 (Fenelon)**

All provisions of the IG zone shall apply except that:

- 1) The permitted uses shall be limited to a well drilling business.

**Exception 938 (Fenelon)**

All provisions of the IG zone shall apply except that:

- 1) The permitted uses shall include a recycling depot.

**Exception 939 (Fenelon)**

All provisions of the RR1A zone shall apply except that:

- 1) The removal of the holding symbol (H) shall be in accordance with the following:
  - a) The owner shall enter into a site plan agreement and a condominium agreement with the City for any development on the land.

**Exception 940 (Fenelon)**

All provisions of the RR1A zone shall apply except that:

- 1) The minimum lot area shall be 3.76 ha.
- 2) The maximum lot coverage shall be 10.0 %

**Exception 942 (Fenelon)**

All provisions of the RR1A zone shall apply except that:

- 1) The minimum lot area shall be 4000.0 sq. m.
- 2) The minimum lot frontage shall be 21.0 %

**Exception 943 (Fenelon)**

All provisions of the RR3B zone shall apply except that:

- 1) The minimum front yard setback for existing accessory (barn) building shall be 2.5 m.
- 2) The minimum exterior side yard setback shall be 4.5 m.
- 3) The maximum gross ground floor area shall be 300.0 sq. m.
- 4) The maximum height shall be 10.0 m.
- 5) The minimum shoreline right-of-way width shall be 7.0 m.

**Exception 944 (Fenelon)**

All provisions of the RR3B zone shall apply except that:

- 1) The minimum shoreline lot frontage shall be 31.0 m.

**Exception 945 (Fenelon)**

All provisions of the RR3B zone shall apply except that:

- 1) The minimum lot area shall be 2.5 ha.
- 2) The minimum shoreline right-of-way width shall be 7.0 m.

**Exception 948 (Laxton)**

All provisions of the CR zone shall apply except that:

- 1) The permitted uses shall be limited to a lodge having a total floor area not exceeding 306.0 sq. m and a total accommodation floor area not exceeding 192.0 sq. m.

**Exception 955 (Laxton)**

All provisions of the RR2C zone shall apply except that:

- 1) The minimum exterior side yard shall be 5.3 m.
- 2) An accessory building may be erected in the front yard.

**Exception 957 (Laxton)**

All provisions of the RR2C zone shall apply except that:

- 1) The minimum lot frontage shall be 6.0 m.

- 2) The minimum building setback from a lot line other than a shore lot line shall be 6.0 m.

**Exception 963 (Laxton)**

All provisions of the IX zone shall apply except that:

- 1) The permitted uses shall include a dimensional limestone quarry for a class “B”, category 8 license with a maximum extraction limit of up to 20,000 tonnes annually 2.0 m above the water table.
- 2) No blasting or crushing of materials will be permitted.

**Exception 969 (Manvers)**

All provisions of the RMH zone shall apply except that:

- 1) The maximum number of mobile home sites shall be fourteen.
- 2) In addition to the mobile home sites, one single detached dwelling shall also be permitted to be used by someone who maintains and manages the mobile home park.
- 3) An office may be permitted as an accessory use to the dwelling.

**Exception 970 (Manvers)**

All provisions of the RR1D zone shall apply except that:

- 1) The permitted uses shall include an accessory building within the front yard provided the building maintains a minimum setback of 80 metres from the front lot line.
- 2) Notwithstanding the definition of a front yard, the front yard shall be defined as the yard extending across the full width of the lot between the front lot line and the nearest wall of the dwelling.

**Exception 971 (Manvers)**

All provisions of the RR1D zone shall apply except that:

- 1) Where the RR1D-971 and OS zones appear together on any schedule to the By-law and share a common boundary then the two zones combined shall be considered to be one lot and the minimum lot area and frontage requirements of the RR1D-971 zone shall apply.



- 2) The minimum side yard requirement shall apply to the common zone boundary, but the boundary shall not be considered a lot line.

**Exception 972 (Manvers)**

All provisions of the CG zone shall apply except that:

- 1) The permitted uses shall also include a contractor's shop.
- 2) A contractor's shop shall be defined as: a building or part thereof where equipment and materials of a contractor are stored and/or where a contractor performs office, maintenance, or assembly work, and may include the outdoor storage of equipment or materials accessory to the building but does not include any other use or activity otherwise defined herein.
- 3) Outdoor storage shall be within the interior side or rear yard.
- 4) Notwithstanding the definition of front lot line, the front lot line shall be defined as the north lot line dividing the lot from the highway.
- 5) The minimum front yard shall be 10.0 m.
- 6) The minimum exterior side yard shall be 6.0 m
- 7) The minimum side yard shall be 6.0 m.
- 8) The minimum number of parking spaces shall be 12.
- 9) The minimum aisle width for north parking area shall be 4.0 m.
- 10) The minimum aisle width for south parking area shall be 6.0 m.
- 11) A loading space may be located upon a driveway.
- 12) Alternative spacing and vegetation composition of a landscaped buffer may be provided where required in the site plan.
- 13) The removal of the holding symbol (H) shall require the owner to enter into a site plan agreement with the City for any development on the land.

**Exception 974 (Manvers)**

All provisions of the CH zone shall apply except that:

- 1) The permitted uses shall be limited to an automobile service centre.
- 2) The minimum lot area shall be 0.29 ha.
- 3) The minimum lot frontage shall be 30.55 m.
- 4) The minimum number of parking spaces shall be three.
- 5) The minimum front yard setback shall be 7.18 m.
- 6) The minimum side yard setback shall be 0.84 m.

**Exception 975 (Manvers)**

All provisions of the CR zone shall apply except that:

- 1) The permitted uses shall include a golf course and clubhouse.
- 2) A minimum of 144 parking spaces shall be provided of which 96 spaces may be located in an overflow parking area.
- 3) Clubhouse means premises accessory to a recreational use, used to house related equipment, a pro shop, an administration office, washrooms and may include a restaurant.

**Exception 980 (Manvers)**

All provisions of the OS zone shall apply except that:

- 1) The permitted uses shall be limited to conservation uses and flood and erosion control works.
- 2) A conservation use means a use which preserves, protects or improves any feature of the natural environment through a program of maintenance and management administered by a conservation authority, public authority, private group or individual.

**Exception 981 (Manvers)**

All provisions of the OS zone shall apply except that:

- 1) The permitted uses shall include a single detached dwelling.
- 2) The minimum lot area shall be 1615.0 sq. m.
- 3) The minimum front yard (main building) shall be 2.4 m.
- 4) The minimum front yard (main building with covered porch/deck) shall be 0.9 m.
- 5) The minimum front yard (garage attached to main building) shall be 6.0 m.
- 6) The maximum lot coverage shall be 20.0 %.
- 7) A detached garage shall be subject to a minimum setback of 15.0 m from the front lot line.

**Exception 982 (Manvers)**

All provisions of the OS zone shall apply except that:

- 1) The permitted uses shall include only a stormwater management facility and stormwater conveyance channels.
- 2) Accessory buildings or structures, entrances and driveways, fencing, gates may be constructed or placed on these lands.

**Exception 983 (Manvers)**

All provisions of the OS zone shall apply except that:

- 1) The permitted uses shall be limited to conservation uses.
- 2) A conservation use means a use which preserves, protects or improves any feature of the natural environment through a program of maintenance and management administered by a Conservation Authority, public authority, private groups or individuals.

**Exception 985 (Manvers)**

All provisions of the RR2B zone shall apply except that:

- 1) The minimum lot area shall be 4000.0 sq. m.

- 2) The minimum lot frontage shall be 30.0 m.
- 3) The minimum front yard shall be 15.0 m.
- 4) The minimum rear yard shall be 10.0 m.
- 5) The minimum exterior yard shall be 10.0 m.
- 6) The minimum side yard shall be 3.0 m.
- 7) The minimum water setback shall be 15.0 m.
- 8) The maximum lot coverage shall be 25 percent.
- 9) The minimum dwelling unit floor area shall be 100.0 sq. m.
- 10) The maximum height shall be 11.0 m.
- 11) The maximum number of dwelling units shall be one.
- 12) A detached garage may be permitted in the front yard and when located in a front yard shall be subject to the following minimum setbacks:
  - a) 10.0 m from a front lot line
  - b) 10.0 from an exterior lot line; and
  - c) 3.0 m from a side lot line.
- 13) The regulations for lands in Exception Zone 985 shall be read in conjunction with the regulations for lands zoned RR1-S9 in the Oak Ridges Moraine Zoning By-law 2005-133 and they shall be applied as though the zone boundary did not exist.

**Exception 986 (Manvers)**

All provisions of the RR2B zone shall apply except that:

- 1) The minimum lot area shall be 3300.0 sq. m.
- 2) The minimum lot frontage shall be 30.0 m.
- 3) The minimum rear yard shall be 10.0 m.
- 4) The minimum exterior side yard shall be 10.0 m.

- 5) A detached garage may be permitted in the front yard and when located in a front yard shall be subject to the following minimum setbacks:
  - a) 10.0 m from a front lot line
  - b) 10.0 from an exterior lot line; and
  - c) 3.0 m from a side lot line.

**Exception 988 (Manvers)**

All provisions of the AG zone shall apply except that:

- 1) A garden suite shall be a permitted use.
- 2) A garden suite shall be located in a side yard or rear yard and shall be connected to the existing water supply and sanitary sewage disposal system serving the principal dwelling and shall not exceed a gross floor area of 100 sq. m.
- 3) A garden suite shall be permitted for a period of twenty years commencing the date that the AG Zone is in effect. (Expires July 16, 2039)

**Exception 989 (Manvers)**

All provisions of the AG zone shall apply except that:

- 1) A dwelling and associated accessory uses are not permitted.
- 2) The minimum lot frontage is 130.0 m.
- 3) The frame shed existing on the date of passing of this By-law shall have a minimum side yard of 2.9 m and minimum rear yard of 20.0 m.

**Exception 990 (Manvers)**

All provisions of the RR1D zone shall apply except that:

- 1) The minimum lot area shall be 4500.0 sq. m.
- 2) The minimum front yard shall be 30.0 m.

**Exception 991 (Mariposa)**

All provisions of the AG zone shall apply except that:

- 1) The minimum lot area shall be 28.0 ha.

**Exception 992 (Mariposa)**

All provisions of the AG zone shall apply except that:

- 1) Lands zoned AG-992(H) may permit a towing and compound operation on the subject land.
- 2) The holding symbol (H) on the lands shall be removed upon completion of site plan.

**Exception 993 (Mariposa)**

All provisions of the AG zone shall apply except that:

- 1) A garden suite shall be a permitted use.
- 2) The maximum gross floor for a garden suite shall not exceed 110.0 sq. m and shall be permitted for a period of twenty years commencing on the date that the AG-993 Zone is in effect. (Expires June 18, 2039)

**Exception 995 (Mariposa)**

All provisions of the AG zone shall apply except that:

- 1) Livestock is not permitted within agricultural buildings existing on the date of passing of this By-law.
- 2) A dwelling unit and accessory uses thereto and/or a seasonal farm residential use and accessory uses thereto are prohibited.

**Exception 996 (Mariposa)**

All provisions of the CG zone shall apply except that:

- 1) The permitted uses shall include two one-bedroom apartments and one two-bedroom apartment plus a maximum of two of the following commercial uses:
  - a) Art and Antique Shop
  - b) Banks, Financial Institutions
  - c) Business or Professional Offices

- d) Dressmaking or Tailoring Shop
  - e) Drug Store
  - f) Retail Store with no outdoor storage
  - g) Service Shop and Personal Service
  - h) Upholstery and Furniture Repair.
- 2) The minimum width of the landscaped buffer shall be 1.25 m and shall be established and maintained in the yard abutting the interior side lot line from the front to the rear lot lines. The landscaped buffer shall not have situated on it any buildings, structures, parking spaces or driveways.

**Exception 997 (Mariposa)**

All provisions of the CH zone shall apply except that:

- 1) The followings uses shall be permitted:
  - a) Animal hospital or veterinary establishment
  - b) Motor vehicle sales establishment
  - c) Motor vehicle service station and fuel bar
  - d) Motor vehicle washing establishment
  - e) Business and professional office
  - f) Place of Worship
  - g) Club, charitable, service or private Recreational establishment, indoor
- 2) The permitted uses shall also include retail sales within wholly enclosed buildings of the following:
  - a) Major electrical appliances
  - b) Art and craft objects and antiques.
  - c) Automobile, boat, camper and marina accessories including the sale of trailers, motorized snow vehicles and boats
  - d) Broadloom and draperies.

- e) Equipment and machinery for farming, business, professional institutions.
  - f) Furniture, lamps and mirrors.
  - g) Garden and nursery supplies.
  - h) Gymnasium equipment and sporting goods.
  - i) Retail lumber and home improvement supplies.
  - j) Tourist information centre
- 3) The minimum lot area shall be 2780.0 sq. m.
  - 4) The minimum width of a landscaped buffer strip shall be 3.0 m in width with an opaque fence 1.5 m in height between residential and commercial uses.

#### **Exception 998 (Mariposa)**

All provisions of the CH zone shall apply except that:

- 1) An antique shop and one dwelling unit shall be a permitted use.
- 2) The minimum lot area shall be 3200.0 sq. m.

#### **Exception 999 (Mariposa)**

All provisions of the CH zone shall apply except that:

- 1) The permitted uses shall be limited to:
  - a) Lawn and garden equipment sales and service establishment arts, crafts, antiques and woodworking establishment
  - b) Retailing of garden and nursery supplies
  - c) Public garage
  - d) One dwelling unit
- 2) The maximum floor area for the sale of accessory and ancillary parts and products shall not occupy more than 25.0%.
- 3) The repair and service of all equipment and products shall be conducted within a wholly enclosed building.



- 4) The outdoor display of the equipment or products for sale shall be limited to the front yard.
- 5) No other outside storage of goods, equipment or products shall be permitted.
- 6) The motor vehicle parking associated with the permitted uses shall be limited to the front yard with a maximum of 11 motor vehicles.
- 7) A continuous landscaped buffer shall be planted and maintained along the side lot line, where the CH-999 zone abuts a residential use, from the front lot line to a depth of 20.0 m or, alternatively, an opaque fence shall be constructed to provide a satisfactory buffer.
- 8) The continuous landscaped buffer shall consist of evergreen vegetation which shall achieve a minimum height of 1.5 m, and a minimum width of 1.0 m, within three years from the passing of this By-law.
- 9) The minimum setback for a motor vehicle repair bay from the west side lot line shall be 24.5 m.
- 10) Motor vehicle sales accessory to a public garage shall be limited to two parking spaces with a maximum of 18 sq. m. per space.

**Exception 1001 (Mariposa)**

All provisions of the EP zone shall apply except that:

- 1) The only permitted uses shall be limited to a:
  - a) Dock anchor
  - b) Boat storage
  - c) Parking and access related thereto
- 2) The boat anchor shall not be located closer than 3.0 m from the southern lot line.

**Exception 1002 (Mariposa)**

All provisions of the HR2 zone shall apply except that:

- 1) The existing natural vegetation corridor shall be protected, maintained and enhanced insofar as possible to preserve

the features and functions of this corridor. The exception to this is that the corridor may be interrupted to permit the construction of municipal infrastructure.

**Exception 1003 (Mariposa)**

All provisions of the RR3 zone shall apply except that:

- 1) The minimum lot area shall be 1300.0 sq. m.

**Exception 1004 (Mariposa)**

All provisions of the IG zone shall apply except that:

- 1) The permitted uses shall include a motor vehicle body repair shop and accessory enclosed storage.
- 2) The minimum front yard setback shall be 160.0 m.
- 3) The maximum gross floor area shall be 650 sq. m.

**Exception 1005 (Mariposa)**

All provisions of the IX zone shall apply except that:

- 1) The minimum lot frontage shall be 18.0 m.

**Exception 1006 (Mariposa)**

All provisions of the IX zone shall apply except that:

- 1) The permitted uses shall include a quarry.
- 2) A recyclables storage area is permitted for reclaimed materials such as aggregate products, asphalt, concrete and brick, which may be imported to the property for processing and temporarily stored for sale.
- 3) A rear excavation setback of 0.0 m is permitted for a pit and 5.0 m is permitted for a quarry along the westerly lot line abutting an existing licensed pit.

**Exception 1007 (Mariposa)**

All provisions of the RR1A zone shall apply except that:

- 1) The maximum lot coverage of all accessory buildings and structures, excluding outdoor swimming pools shall be 168.0 sq. m.

**Exception 1008 (Mariposa)**

All provisions of the RR3B zone shall apply except that:

- 1) The minimum lot area shall be 1750.0 sq. m.
- 2) The minimum lot frontage shall be 25.0 sq. m.

**Exception 1009 (Mariposa)**

All provisions of the RR3B zone shall apply except that:

- 1) The permitted uses shall include storage and maintenance facilities accessory to a golf course on an abutting property.
- 2) The provisions of Exception Zone 798 shall apply.
- 3) The maximum height of an existing building shall be 15.0 m.
- 4) Parking for golf course accessory uses shall be provided at a rate of one space per employee.

**Exception 1010 (Mariposa)**

All provisions of the AR zone shall apply except that:

- 1) The permitted uses shall be limited to:
  - a) Retail sales within accessory structures existing as of the date of passing of this by-law, subordinate and incidental to the principal use on the same property
  - b) A chip truck
- 2) Farmer's market means an area where more than one vendor may locate temporarily, generally on a rental or pay-for-use basis, for the purpose of retailing farm produce but may also include home prepared items or crafted items.
- 3) The minimum lot area shall be 0.29 ha.
- 4) The minimum lot frontage shall be 30.5 m.
- 5) The minimum interior side yard shall be 3.0 m.

**Exception 1011 (Mariposa)**

All provisions of the AR zone shall apply except that:

- 1) Existing buildings shall not be used for the keeping of livestock or animal husbandry.
- 2) The minimum lot area shall be 1.88 ha.

**Exception 1012 (Ops)**

All provisions of the AG zone shall apply except that:

- 1) The permitted uses shall be limited to a:
  - a) Single detached dwelling
  - b) Kennel
  - c) Ancillary uses to a kennel operation including pet retail sales, grooming, training facilities, rehabilitation facility, pet transportation services and memorial services excluding burials.
- 2) The minimum lot area shall be 2.6 ha.
- 3) The minimum front yard setback from a single detached dwelling shall be 13.5 m.
- 4) The minimum front yard setback from a porch on a single detached dwelling shall be 10 m.
- 5) Loading spaces are not required.
- 6) Additional street setbacks do not apply to a single detached dwelling.

**Exception 1013 (Ops)**

All provisions of the AG zone shall apply except that:

- 1) The permitted uses shall include a kennel.

**Exception 1014 (Ops)**

All provisions of the AG zone shall apply except that:

- 1) The permitted uses shall include a secondary use consisting of offices for health practitioners and a yoga studio.

- 2) The permitted uses shall be located within an existing outbuilding and comprise a ground floor area of not more than 360 sq. m.
- 3) The use shall be carried out by at least one member of the household residing on the property.
- 4) The property on which the use is located shall be classified as a farm by MPAC.
- 5) A loading space shall not be required for the health and yoga studio use.
- 6) Parking shall be provided in accordance with the following:
  - a) Yoga Studio: one parking space per 20 sq. m of gross floor area
  - b) Health Offices: three parking spaces per practitioner office

**Exception 1015 (Ops)**

All provisions of the AG zone shall apply except that:

- 1) A meeting house used as a place of worship and gathering may also be permitted.
  - a) The meeting house use shall comprise a ground floor area of not more than 300.0 sq. m.
  - b) A loading space shall not be required.
  - c) Grassed hitching-ties may be provided as an alternative to surfaced parking spaces.
- 3) On land zoned AG-1015(H), the removal of the holding symbol (H) shall be in accordance with the following:
  - a) The owner shall apply for and obtain Site Plan Approval for the development.

**Exception 1016 (Ops)**

All provisions of the AG zone shall apply except that:

- 1) The permitted uses shall be limited to a:
  - a) Sawmill (wholly enclosed)

- b) Wood Storage (wholly enclosed)
  - c) Lumber and Wood Products Storage and Sales (wholly enclosed)
  - d) Woodworking Shop
  - e) Retail Sales of Handicraft Works, Wood Products and Antiques only
  - f) Outside Storage of Lumber enclosed within a 2.43m high wooden privacy fence, parallel to the north and easterly property lines, to be maintained at all times
  - g) A single detached dwelling
- 2) The easterly lot line (dividing the lot from both the City of Kawartha Lakes Road 36 and Woodview Road) shall be deemed to be the front lot line.
  - 3) No buildings, structures and/or outside storage shall be permitted within a buffer strip, setback a minimum distance of 15.0 m along the frontage of the property at the eastern property line.
  - 4) The maximum lot coverage (Building Area) for all buildings shall not exceed 12% of the lot area or a maximum of 3,000 sq. m. in total, whichever is the lesser. Any new buildings, constructed after April 15, 2004 shall be used for storage only.
  - 5) The minimum lot area shall be 2.68 ha.
  - 6) The minimum lot frontage shall be 173.0 m.
  - 7) A maximum of one dwelling per lot shall be permitted.
  - 8) New accessory buildings, constructed after April 15, 2004 shall be located in the side and/or rear yard only and shall be used for storage only.
  - 9) The minimum distance between a residential and non-residential building on the same lot shall be 15.0 m.
  - 10) The maximum height of non-residential buildings shall be 15.0 m.

**Exception 1017 (Ops)**

All provisions of the AG zone shall apply except that:

- 1) The permitted uses shall include a private school.

**Exception 1018 (Ops)**

All provisions of the AR zone shall apply except that:

- 1) The permitted uses shall include a:
  - a) Trucking Terminal
  - b) Truck and Tractor Repair and Sales
  - c) Bulk Agricultural/Seed Storage
  - d) Nursery
- 2) The minimum number of parking spaces shall be 42 of which four are demarcated as accessible.
- 3) On lands zoned AR-1018(H), the removal of the Holding Symbol (H) shall be considered by Council once the owner has entered into a site plan agreement to the satisfaction of the City of Kawartha Lakes.

**Exception 1022 (Ops)**

All provisions of the CH zone shall apply except that:

- 1) The permitted uses shall include a:
  - a) Accessory dwelling unit in a non-residential building.
  - b) Convenience store
- 2) The minimum lot area shall be 3,800 sq. m.
- 3) The minimum exterior side yard shall be 7.49 m.
- 4) The minimum interior side yard from a side lot line abutting a Residential Zone or a lot containing a residential use shall be 5.54 m.
- 5) The minimum planting strip width shall be 1.0 m.

**Exception 1024 (Ops)**

All provisions of the CH zone shall apply except that:

- 1) The permitted uses shall include an abattoir.

**Exception 1025 (Ops)**

All provisions of the EP zone shall apply except that:

- 1) Passive recreational uses are permitted to include trails and limited structures such as docks, boardwalks and footbridges.
- 2) On land zoned EP-1025 the removal of the Holding Symbol (H) shall be considered by Council once the owner has entered into a site plan agreement which demonstrates access to the satisfaction of the City of Kawartha Lakes and the KRCA.

**Exception 1026 (Ops)**

All provisions of the RR3D zone shall apply except that:

- 1) The minimum rear yard (main building) shall be 3.0 m.
- 2) The minimum side yard from the western side lot line (main building) shall be 9.0 m. For clarification purposes, the front lot line is the northerly lot line where the access to the property is obtained. The rear lot line is the southerly lot line. The side lot lines are the westerly and easterly lot lines.
- 3) The minimum water setback overrides the side yard requirement.

**Exception 1028 (Ops)**

All provisions of the IG zone shall apply except that:

- 1) The permitted uses shall be limited to a:
  - a) Light Industrial
  - b) Assembly plant
  - c) Equipment storage building
  - d) Printing or publishing establishment
  - e) Warehouse



- f) Provincial correctional facility
- g) Building supply outlet
- h) Farm implement sales and supply establishment
- i) Light or heavy equipment sales and rental outlet
- j) Factory outlet
- k) Merchandise service shop
- l) Indoor and outdoor storage medium industrial
- m) Body shop
- n) Commercial garage
- o) Contractor's yard
- p) Machine shop or welding shop
- q) Maintenance garage
- r) Sawmill or planing mill
- s) Accessory dwelling unit
- t) Animal hospital
- u) Auction barn
- v) Abattoir
- w) Artificial insemination facility
- x) Commercial greenhouse
- y) Egg hatchery
- z) Excavating business
- aa) Farm implement and heavy equipment sales and supply establishment
- bb) Farm produce outlet
- cc) Feed mill

- dd) Fertilizer blending and supply outlet
  - ee) Fencing contractor or supplier
  - ff) Gunsmith shop
  - gg) Ready mix concrete plant
  - hh) Retail outlet for sale and service of farm related supplies and materials
  - ii) Seed cleaning plant and seed broker's office
  - jj) Tack shop
  - kk) Warehouse for agricultural produce sales
  - ll) Welding shop
- 2) The minimum lot area shall be 4,000 sq. m.
  - 3) The minimum lot frontage shall be 45.0 m.
  - 4) The maximum dwelling units per lot shall be one for each establishment.
  - 5) The maximum building area shall be 30%.
  - 6) The minimum front yard shall be 15.0 m.
  - 7) The minimum exterior side yard shall be 15.0 m.
  - 8) The minimum rear yard shall be 15.0 m.
  - 9) The minimum side yard shall be 4.5 m.
  - 10) The minimum building separation shall be 3.0 m.
  - 11) The maximum building height shall be 10.5 m.
  - 12) The minimum dwelling unit areas:
    - a) Bachelor dwelling unit 60 sq. m.
    - b) Other dwelling units 60 sq. m. plus an additional 15 sq. m. for each bedroom
  - 13) The minimum landscaping area shall be 20%.

- 14) A planting strip shall be required along any portion of a rear lot line and any portion of a side lot line which abut a Residential zone.
- 15) Planting Strip Widths (minimum):
  - a) Along side lot line 1.5 m
  - b) Along rear lot line 3.0 m

**Exception 1029 (Ops)**

All provisions of the IG zone shall apply except that:

- 1) Residential uses shall be prohibited.
- 2) The permitted uses shall include a:
  - a) Light Industrial: an assembly plant, an equipment storage building, a printing or publishing establishment, a warehouse
  - b) Medium Industrial: a body shop, a commercial garage, a contractor's yard, a machine shop or welding shop, a maintenance garage, a manufacturing plant, a private gasoline pump island, a processing plant, a tradesman's shop, a public works yard, a truck terminal or depot, an accessory open storage area
  - c) Heavy Industrial: a bulk storage tank
  - d) Other Industrial Uses: a building supply outlet, a farm implement sales and supply establishment, a light or heavy equipment sales and rental outlet, a factory outlet, a merchandise service shop, a parking lot, a storage lot for recreational vehicles
- 3) The minimum lot area shall be 7,500 sq. m.
- 4) The minimum lot frontage shall be 22.0 m.
- 5) The easterly lot line along Little Britain Road shall be deemed to be the front lot line.
- 6) The minimum eastern front yard shall be 12.0 m.

- 7) The minimum northern exterior side yard shall be 14.0 m for all new development; and 12.0 m for the existing development.
- 8) The minimum southern exterior side yard shall be 9.0 m or the existing, whichever is less.
- 9) The minimum landscaped area shall be 20% or the existing, whichever is less.
- 10) The minimum open storage area shall be permitted in any yard other than the southern exterior side yard.

**Exception 1030 (Ops)**

All provisions of the RR1A zone shall apply except that:

- 1) The permitted uses shall include a single detached dwelling.
- 2) The minimum lot area shall be 1,100 sq. m.
- 3) The minimum lot frontage shall be 29.0 m.
- 4) The minimum front yard shall be 3.9 m.
- 5) The minimum rear yard for an accessory building shall be 0.31 m.
- 6) The minimum side yard for the north accessory building shall be 0.00 m.

**Exception 1031 (Somerville)**

All provisions of the RR3A zone shall apply except that:

- 1) The minimum rear yard setback shall be 0.00 m.
- 2) The minimum water setback shall be 30.0 m.

**Exception 1032 (Somerville)**

All provisions of the EP zone shall apply except that:

- 1) The permitted uses shall be limited to:
  - a) one single detached dwelling
  - b) one storage building

- c) one dock
- 2) A storage building shall mean a private boat house.

**Exception 1033 (Somerville)**

All provisions of the EP zone shall apply except that:

- 1) The permitted uses shall be limited to conservation uses, wildlife habitat and flood and erosion control works necessary to maintain, stabilize or restore existing drainage courses.

**Exception 1034 (Somerville)**

All provisions of the EP zone shall apply except that:

- 1) The permitted uses shall include a boathouse.

**Exception 1035 (Somerville)**

All provisions of the RR3A zone shall apply except that:

- 1) The holding provision (H) will limit the uses to existing as of the day of passing of this by-law. No buildings or structures are permitted on the property. Prior to the removal of the holding provision, a detailed archaeological study is required, and a letter of approval is received from the Ministry of Culture stating that they have reviewed the archaeological study and that they approve of the removal of the holding provision to permit the land to be build upon.

**Exception 1036 (Somerville)**

All provisions of the RR3A zone shall apply except that:

- 1) A private right-of-way shall not be defined as a street, road, or highway.
- 2) The minimum lot frontage shall be 21.0 m.
- 3) The minimum setback requirement from Shadow Lake Road 16 shall be 7.5 m.
- 4) An accessory building may be erected within a front yard.

**Exception 1037 (Somerville)**

All provisions of the RR3A zone shall apply except that:

- 1) Lands within Exception Zone 1037 shall be considered a lot for the purposes of applying the applicable Zone and By-law provisions.
- 2) The minimum lot area shall be 300 sq. m.
- 3) The minimum lot frontage shall be 6.0 m.
- 4) The minimum side yard shall be 1.2 m.
- 5) The maximum number of accessory buildings shall be two.

**Exception 1038 (Somerville)**

All provisions of the RR3A zone shall apply except that:

- 1) All buildings shall be constructed not more than either
  - a) 30.0 m from the shore lot line; or
  - b) 50.0 m from the street.
- 2) A contiguous area of not less than 1,920 sq. m shall be maintained free and clear of any structures or buildings other than such structures and works as may be necessary for sewage disposal purposes.

**Exception 1039 (Somerville)**

All provisions of the RR3A zone shall apply except that:

- 1) The minimum lot area shall be 1,522 sq. m.
- 2) The minimum lot frontage shall be 6.0 m.

**Exception 1040 (Somerville)**

All provisions of the AG zone shall apply except that:

- 1) The lot line abutting Base Line Road shall be the front lot line.
- 2) The minimum lot size shall be five hectares.

**Exception 1044 (Somerville)**

All provisions of the RR1A zone shall apply except that:

- 1) The minimum lot area shall be 2.75 ha.
- 2) The minimum lot frontage shall be 75.0 m.

**Exception 1045 (Somerville)**

All provisions of the RR2A zone shall apply except that:

- 1) The minimum lot area shall be 1,100 sq. m.

**Exception 1046 (Somerville)**

All provisions of the CG zone shall apply except that:

- 1) The permitted uses shall be limited to a:
  - a) Art or antique shop
  - b) Business or professional office
  - c) Dressmaking or tailoring
  - d) Furniture and appliance repair shop
  - e) Photography studio
  - f) Retail store
- 2) The minimum lot area shall be 985 sq. m.
- 3) The minimum lot frontage shall be 15.0 m.
- 4) The minimum parking spaces shall be six.
- 5) The minimum landscaped buffer width shall be 1.5 m
- 6) The landscaped buffer shall include an unpierced evergreen hedge with a minimum height of 1.2 m.

**Exception 1047 (Somerville)**

All provisions of the CU zone shall apply except that:

- 1) The permitted uses shall be limited to a private park, inclusive of picnicking and barbecue facilities and storage facilities for maintenance and recreational equipment, and publicly owned or private infrastructure.

- 2) The minimum lot frontage shall be 10.0 m on a private road or right-of-way.
- 3) The minimum side or rear yard for all buildings and structures shall be 4.5 m.
- 4) The maximum lot coverage shall be 5.0%.
- 5) Save and except for the existing boathouse and docking facilities and passive recreational enhancements approved by Kawartha Region Conservation Authority and the Trent Severn Waterway, a buffer area of undisturbed natural vegetation 10 m wide shall be maintained along the natural shoreline of Balsam Lake.
- 6) A 6.0 metre wide buffer area comprised of natural vegetation that is to remain undisturbed shall be maintained along the northern limit of the CU-1047 zone from the high water mark to the westerly limit of the EP-1033 zone.

**Exception 1048 (Sturgeon Point)**

All provisions of the RR3D zone shall apply except that:

- 1) The minimum lot area shall be 2,680 sq. m..

**Exception 1049 (Verulam)**

All provisions of the RR3D zone shall apply except that:

- 1) The minimum lot area shall be 8000.0 sq. m.
- 2) The minimum lot frontage shall be 45.0 m
- 3) The minimum front yard depth shall be 21.0 m.
- 4) The minimum side yard width shall be 6.0 m.
- 5) The minimum dwelling unit area shall be 100.0 sq. m.
- 6) The maximum lot coverage shall be 10.0%.
- 7) The maximum height of building shall be 9.0 m.



**Exception 1050 (Verulam)**

All provisions of the RR3D zone shall apply except that:

- 1) No main or accessory buildings or structures shall be permitted within 5.0 m of the lot line that abuts the EP-434 zone except for a fence adjacent to or on the lot line.
- 2) A maximum of one dwelling unit per lot is permitted.
- 3) A walkway or path is permitted within the 15.0 m buffer.
- 4) The minimum lot area shall be 1.8 ha.
- 5) The minimum length of the lot line that abuts the road allowance shall be 65.0 m.

**Exception 1051 (Verulam)**

All provisions of the RR3D zone shall apply except that:

- 1) The permitted uses shall include:
  - a) Accessory uses
  - b) Neighbourhood park or parkette
- 2) “Accessory”, when used to describe a use, building or structure, means a use, a building or a structure that is incidental subordinate and exclusively devoted to a main use, building or structure located on an adjacent developed residential lot with water frontage.
- 3) The minimum lot area shall be 700 sq. m.
- 4) The minimum lot frontage shall be 22.0 m
- 5) The minimum front yard depth shall be 12.0 m.
- 6) The minimum interior side yard depth shall be 1.2 m.
- 7) The minimum rear yard depth shall be 1.2 m.
- 8) The maximum landscaped open space shall be 30.0%.
- 9) The maximum lot coverage shall be 22.5%.
- 10) The maximum number of accessory buildings are two.

- 11) The minimum spatial separation between accessory buildings shall be 1.2 m.

**Exception 1052 (Verulam)**

All provisions of the RR3D zone shall apply except that:

- 1) The minimum lot area shall be 1.2 ha.
- 2) The minimum lot frontage shall be 28.0 m
- 3) The minimum water frontage shall be 28.0 m.
- 4) The minimum frontage onto a public street, maintained by a public authority shall be 20.0 m.

**Exception 1053 (Verulam)**

All provisions of the CH zone shall apply except that:

- 1) The following uses shall be permitted:
  - a) A storage and moving company
  - b) A candle retail shop
  - c) The three dwelling units located within the existing permitted retail commercial building on the date of the passing of this by-law.
- 2) Storage and moving company means a business that offers commercial vehicles and trailers for rental purposes for the purposes of moving personal affects and household items and also offers facilities for the temporary storage of these goods.
- 3) The minimum front yard setback shall be 9.0 m.
- 4) The minimum gross floor area of a dwelling unit shall be 82.0 sq. m.
- 5) On land zoned CH-1053(H), removal of the holding symbol (H) shall be in accordance with the following:
  - a) The owner shall enter into a site plan agreement for the proposed development that addresses site servicing, stormwater management, traffic, landscaping, and illumination.

**Exception 1054 (Verulam)**

All provisions of the RR3D zone shall apply except that:

- 1) The minimum lot area shall be 2000.0 sq. m.
- 2) The minimum lot frontage shall be 33.0 m.
- 3) The minimum exterior opening elevation of any habitable building shall be 248.7 m CGD.

**Exception 1055 (Verulam)**

All provisions of the RR3D zone shall apply except that:

- 1) The minimum exterior opening elevation of any habitable building or structure shall be 248.7 m CGD.

**Exception 1056 (Verulam)**

All provisions of the IG zone shall apply except that:

- 1) The permitted uses shall include a maximum of four of the following uses:
  - a) Body shop
  - b) Motor vehicle repair shop
  - c) Retail tire store
  - d) Dwelling unit
- 2) The minimum lot area shall be 1.0 ha.
- 3) The minimum rear yard for a non-residential use shall be 60.0 m.
- 4) The minimum rear yard for a residential use shall be 7.5 m.
- 5) The minimum setback for a non-residential use from a dwelling on a separate lot shall be 60.0 m.
- 6) The maximum lot coverage for buildings and structures shall be 10%
- 7) Open Storage shall be located in a side or rear yard
- 8) A motor vehicle repair shop shall include a small engine repair service.

- 9) The maximum number of commercial uses shall be three.
- 10) The maximum number of dwellings shall be one.

**Exception 1057 (Verulam)**

All provisions of the EP zone shall apply except that:

- 1) The permitted uses shall include ancillary uses for the Live Action Role Play Facility-Use on lands zoned AG-740.
- 2) Ancillary uses may include pathways, trails and temporary structures less than 10.0 sq. m. which were existing at the time of passing of this By-law.
- 3) No new structures, site alteration or tents are permitted in the EP-1057 Zone.

**Exception 1058 (Verulam)**

All provisions of the EP zone shall apply except that:

- 1) The permitted uses shall be limited to a parking lot with an access road.
- 2) The parking lot shall be limited to a maximum of six parking spaces for motor vehicles. No part of the parking lot or access road shall be located closer than 30.0 m to the high-water mark.
- 3) The high-water mark shall mean the maximum high water level of 247.76 m CGD for Sturgeon Lake.
- 4) Nature reserve means an area selected to represent distinctive natural habitats and landforms and are protected for interpretive, educational and research purposes.

**Exception 1059 (Verulam)**

All provisions of the EP zone shall apply except that:

- 1) The permitted uses shall be limited for conservation uses, introduced vegetation and maintenance of a buffer area comprised of natural vegetation along the shore lot line with a width of:
  - a) 15.0 m from the high-water mark on Sturgeon Lake on Lots 3, 7 and 8 of Plan 57M-739

- b) 10.0 m from the high water mark on Sturgeon Lake on Lots 1, 2, 4, 5 and 6 of said plan and in which no buildings or structures shall be erected except as follows: flood and erosion control works; one walkway or stairway area per lot with a maximum width of 2 m for shoreline access purposes on both sides of which there may be a 1 m wide area of introduced vegetation; and a boat dock.

**Exception 1060 (Verulam)**

All provisions of the AG zone shall apply except that:

- 1) The permitted uses shall include an antique store.
- 2) The maximum total gross floor area shall be 585.0 sq. m. and no outside storage.

**Exception 1061 (Verulam)**

All provisions of the AG zone shall apply except that:

- 1) The permitted uses shall be limited to a motor vehicle repair shop, including an associated auto body repair and restoration uses, as home industry within an accessory building not to exceed 134.0 sq. m., provided that:
  - a) Priming, painting, and spray painting is prohibited.
  - b) Outside storage of motor vehicles and motor vehicle parts is prohibited.
  - c) A maximum of one vehicle not registered to the property owner may be stored outside for a 24 hour period prior to being repaired or after having been repaired.

**Exception 1062 (Verulam)**

All provisions of the AG zone shall apply except that:

- 1) The permitted uses shall include a single detached dwelling.
- 2) The maximum lot area shall be 1.8 ha.

**Exception 1063 (Verulam)**

All provisions of the AG zone shall apply except that:

- 1) The minimum lot area shall be 1.5 ha.
- 2) The minimum lot frontage shall be 90.0 m.

**Exception 1065 (Woodville)**

All provisions of the HR1 zone shall apply except that:

- 1) The permitted uses shall be limited to:
  - a) Existing uses
  - b) Conservation or forestry uses, exclusive of buildings or structures
- 2) At such time as the holding symbol (H) is removed, by amendment to this By-law, the lot may be used in accordance with the applicable zone provisions.

**Exception 1066 (Woodville)**

All provisions of the HR1 zone shall apply except that:

- 1) The permitted uses shall include a home industry.
- 2) Outdoor storage and display is not permitted.
- 3) The maximum floor area shall be 150.0 sq. m.
- 4) The maximum number of parking spaces shall be 15.
- 5) The minimum front yard for a non-residential use shall be 15.0 m.
- 6) The minimum side yard for the west side non-residential use shall be 20.0 m.
- 7) The maximum number of non-residential uses shall be one.

**Exception 1067 (Woodville)**

All provisions of the HR1 zone shall apply except that:

- 1) The maximum lot coverage for accessory buildings and structures, excluding outdoor swimming pools, shall not exceed 65.0% of the main building gross floor area, but in no case shall it exceed 8.0% of the lot area.

- 2) The maximum height of an accessory building or structure, in a residential zone or to a residential use, shall not exceed 5.5 m, as defined.

**Exception 1068 (Woodville)**

All provisions of the CU zone shall apply except that:

- 1) The minimum lot area shall be 475.0 sq. m.
- 2) The minimum lot frontage shall be 9.8 m.
- 3) The minimum front yard depth shall be 2.47 m.
- 4) The minimum interior side yard depth shall be 0.8 m.
- 5) The minimum exterior side yard depth shall be 0.75 m.
- 6) The minimum exterior yard to steps/ramp shall be 0.0 m.
- 7) The minimum landscaped open space shall be 30.0%.
- 8) The maximum lot coverage shall be 10.0%.
- 9) The maximum number of accessory buildings are two.
- 10) The minimum number of parking spaces on lot shall be six.
- 11) The minimum number of barrier-free spaces on lot shall be six.
- 12) The minimum parking aisle width shall be 0.0 m.
- 13) The minimum landscaped parking buffer width to the street shall be 0.0 m.

**Exception 1069 (Emily)**

All provisions of the AG zone shall apply except that:

- 1) The permitted uses shall include a commercial firewood splitting operation conducted in association with an agricultural use.
- 2) The maximum lot area shall be 1.2 ha.
- 3) The maximum lot frontage shall be 0.0 m.
- 4) The setbacks to zone limits shall be 0.0 m.

- 5) The maximum height of log and wood piles shall be 4.0 m.

**Exception 1070 (Emily)**

All provisions of the AG zone shall apply except that:

- 1) The permitted uses shall include a private park with associated structures, which shall have a minimum setback of 15.0 m. from all lot lines.
- 2) The holding provision (H) shall be removed upon registration of the subdivision agreement and plan of subdivision.

**Exception 1071 (Emily)**

All provisions of the AG zone shall apply except that:

- 1) The permitted uses shall include:
  - a) A custom woodworking shop for the manufacture of furniture and other wood products
  - b) The ancillary retail sales of products produced on the property
- 2) These permitted uses may be conducted within a single storey building not exceeding 326.0 sq. m.
- 3) No outdoor storage shall be permitted in association with the furniture manufacturing use.

**Exception 1072 (Verulam)**

All provisions of the AG zone shall apply except that:

- 1) A converted dwelling shall be permitted with a maximum density of two dwelling units.
- 2) The minimum gross floor area per dwelling unit shall be 49.0 sq. m.

**Exception 1073 (Mariposa)**

All provisions of the HR2 zone shall apply except that:

- 1) The Permitted uses shall be limited to a:
  - a) Single detached dwelling
  - b) Bed and breakfast establishment



- c) Home occupation
- d) Public park

**Exception 1074 (Mariposa)**

All provisions of the HR2 zone shall apply except that:

- 1) The permitted uses shall be limited to a:
  - a) Single detached dwelling
  - b) Bed and breakfast establishment
  - c) Home occupation and a public park

**Exception 1078 (Mariposa)**

All provisions of the HR2 zone shall apply except that:

- 1) The permitted uses shall be limited to a:
  - a) Single detached dwelling
  - b) Bed and breakfast establishment
  - c) Home occupation
  - d) Public park
- 2) One accessory building may be erected 1.0 m from a residential building located on the same lot.

**Exception 1079 (Mariposa)**

All provisions of the CG zone shall apply except that:

- 1) The permitted uses shall be limited to a:
  - a) Animal Hospital or Veterinary Clinic
  - b) Art or Antique Shop
  - c) Banks, Financial Institution, Business
  - d) Professional or Administrative Offices
  - e) Drug Store, Medical Clinic
  - f) Retail Store

- g) Service Shop and Personal Service Shop
- h) Upholstering and Furniture Repair

**Exception 1080 (Eldon)**

All provisions of the AH zone shall apply except that:

- 1) The permitted uses shall include an explosives storage facility, including associated office space, magazines and storage uses, as licensed under appropriate Federal explosives legislation and regulation.

**Exception 1081 (Emily)**

All provisions of the FD zone shall apply except that:

- 1) The minimum lot area shall be 14.0 ha.
- 2) The minimum lot frontage of 60.0 m.

**Exception 1082 (Emily)**

All provisions of the AG zone shall apply except that:

- 1) The permitted uses shall not be used for the keeping of livestock or animal husbandry.
- 2) The minimum interior side yard requirement shall be 3.5 m to the south lot line for the existing barn.
- 3) A dwelling unit and accessory uses thereto and/or a seasonal farm residential use and accessory uses thereto shall be prohibited.

**Exception 1083 (Bexley)**

All provisions of the AG zone shall apply except that:

- 1) The maximum lot area shall be 2.7 ha.

**Exception 1084 (Emily)**

All provisions of the AG zone shall apply, except that:

- 1) The minimum lot area shall be 14.2 ha.
- 2) The minimum lot frontage shall be 88.0 m.
- 3) The existing uses located within this exception zone shall be recognized as legal non-conforming uses with all the

rights and privileges as outlined in Section 4.18 of this By-law.

**Exception 1085 (Emily)**

All provisions of the HR1 zone shall apply except that:

- 1) The minimum rear yard setback shall be 0.0 m.
- 2) The minimum setback from an EP zone shall be 0.0 m.

**Exception 1086 (Emily)**

All provisions of the RR3B zone shall apply except that:

- 1) The minimum lot frontage along Cardinal Road shall be 10.3 m
- 2) The minimum setback for buildings and structures from land zoned EP shall be 0.0 m.
- 3) The zone boundary between the zones shall be considered a lot line for the purposes of interpreting and applying the provisions of the By-law.

**Exception 1087 (LDL)**

All provisions of the CR zone shall apply except that:

- 1) The minimum lot frontage shall be 11.56 m.
- 2) The minimum south side yard setback shall be 2.8 m.

**Exception 1088 (LDL)**

All provisions of the CR zone shall apply except that:

- 1) The minimum lot frontage is required to be provided by means of a private right-of-way (easement) with a minimum width of 7.6 m.
- 2) Providing access to a public road, the minimum north side yard setback shall be 3.0 m.

**Exception 1089 (Manvers)**

All provisions of the RR1D zone shall apply except that:

- 1) The minimum lot area shall be 8,000 sq. m.
- 2) The minimum lot frontage shall be 28.0 m.

**Exception 1090 (Mariposa)**

All provisions of the AG zone shall apply except that:

- 1) A dwelling unit and accessory uses thereto and/or a seasonal farm help dwelling, and accessory uses thereto, shall be prohibited.

**Exception 1091 (Mariposa)**

All provisions of the AG zone shall apply except that:

- 1) Livestock is not permitted within the agricultural buildings.
- 2) Manure is not permitted to be stored within 30 m of the agricultural buildings existing.

**Exception 1092 (Mariposa)**

All provisions of the AG zone shall apply except that:

- 1) Livestock is not permitted within buildings existing on the date of passing of this By-law.
- 2) A dwelling unit and accessory uses thereto and/or seasonal farm help dwelling, and accessory uses thereto, shall be prohibited.

**Exception 1093 (Mariposa)**

All provisions of the RR1A zone shall apply except that:

- 1) The minimum lot frontage shall be 15.0 m.

**Exception 1094 (Ops)**

All provisions of the CC zone shall apply except that:

- 1) The holding provision (H) shall be removed upon registration of the site plan agreement.

**Exception 1095 (Fenelon)**

All provisions of the HR1 zone shall apply except that:

- 1) The minimum lot area shall be 0.55 ha.

**Exception 1096 (Fenelon)**

All provisions of the HR1 zone shall apply except that:

- 1) The minimum lot area shall be 1.67 ha.

- 2) The minimum lot frontage shall be 15.0 m.

### **Exception 1097 (Fenelon)**

All provisions of the HR1 zone shall apply except that:

- 1) The minimum water setback shall be:
  - a) 9.3 m (east side)
  - b) 12.0 m (west side)
- 2) The zone boundary between the HR1-1097 and HR1 zones shall not be considered a lot line for the purposes of this By-law.
- 3) The water treatment system installed to service the development shall be in accordance with recommendations from the Ministry of Environment, Conservation and Parks and Kawartha Region Conservation Authority.