

**ZONING BY-LAW No. 93 - 1307  
TOWNSHIP OF STRONG**

**Final Version  
Prepared by  
Lehman & Associates  
October 1993**

**Consolidation  
Prepared by  
Diana Georgie  
September 2008**

**NOTICE OF THE PASSING OF A ZONING BY-LAW BY THE  
CORPORATION OF THE TOWNSHIP OF STRONG**

**TAKE NOTICE** that the Council of the Corporation of the Township of Strong passed By-law 93 -1307 on the 26th day of October, 1993 under Section 34 of the Planning Act.

**AND TAKE NOTICE THAT** any person or agency may appeal to the Ontario Municipal Board in respect of the By-law by filing with the clerk of the Township of Strong **not later than the 23rd day of November 1993**, a notice of appeal setting out the objection to the By-law and the reasons in support of the objection.

An explanation of the purpose and effect of the By-law describing the lands to which the By-law applies is attached. The complete By-law is available for inspection in my office during regular office hours.

Dated at the Township of Strong, this 3rd day of November, 1993

**Ms. Diana Georgie  
Clerk-Treasurer**

**CONSOLIDATION NOTE**

A Consolidation of all zoning amendments has been included in this document from November 1993 to September 2008. A notation of the by-law # is made where the amendments are included and consolidated.

The Consolidated zoning includes reference to the current minimum lot size of 1 ha or 2.5 acres.

Dated at the Township of Strong this 15th day of September 2008.

Diana Georgie,  
Clerk,

**Explanatory Note to  
By-law No. 93-1307  
of the  
Township of Strong**

**Lands Affected:**

By-law No. 93-1307 is a Comprehensive Zoning By-law that applies to all of the lands within the municipal limits of the Township of Strong.

**Purpose and Effect:**

By-law No. 93-1307 is intended to regulate the use of all lands, buildings and structures within the Township. The By-law will, upon approval, replace the existing Zoning By-laws and all Amendments to those By-laws.

This By-law permits and regulates the use of land as shown on the Zoning Map, Schedule 'A'. Uses that legally existed prior to the date of adoption of this By-law will be permitted to continue. Any new use not specifically permitted by the By-law is prohibited. New development occurring after this By-law comes into effect must comply with the regulations set out in the By-law.

While By-law No. 93-1307 is a new Zoning By-law for the Township, many of the provisions of former By-laws have been retained. In most instances properties have been zoned for the use that existed at the time of adoption of this By-law.

**Schedule 'A'**

This By-law covers all of the Township. Due to the scale of the map, a copy of Schedule 'A' is not attached to this explanatory note. A copy of Schedule 'A' to the By-law is available at the municipal offices during regular office hours.

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**CORPORATION OF THE TOWNSHIP  
OF STRONG**

**BY-LAW NUMBER 93-1307**

**A By-law to regulate the use of land and the character, location and use of buildings or structures in the Township of Strong.**

**WHEREAS** the Council of the Corporation of the Township of Strong, has passed By-laws to regulate the use of land and the character, location and use of buildings or structures in the Township of Strong;

**AND WHEREAS** the Council of the Corporation of the Township of Strong did pass By-law 1990-1250 on December 11, 1990, adopting the Official Plan for the Township of Strong;

**AND WHEREAS** the Council of the Township of Strong now deems it desirable and in the public interest to rescind all previous Zoning By-laws of the Corporation and all Amendments thereto, and enact a new Comprehensive Zoning By-law under Section 34 of the Planning Act, S.O. 1990, which will serve to regulate the use of the land and the character, location and size of buildings and structures within the boundaries of the Township of Strong;

**NOW THEREFORE** the Council of the Corporation enacts a By-law as follows:

**SECTION 1  
ADMINISTRATION**

**1.1 Title**

This By-law may be referred to as "The Zoning By-Law of the Township of Strong."

**1.2 Area Affected by this By-law**

This By-law applies to all lands within the Township of Strong.

**1.3 Building Permits**

The requirements of the By-law must be met before a Building Permit is issued by the Township for the erection or alteration of any building or structure.

**1.4 Enforcement**

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

**1.5 Severability Provision**

A decision of a Court stating that one or more of the provisions of this By-law are invalid in whole or in part does not affect the validity, effectiveness, or enforceability of the other provisions or parts of the provisions of this By-law.

**1.6 Repeal of Existing By-laws**

The following By-laws and all Amendments thereto are hereby repealed save and except where lands have been excluded from this By-law: By-law 1060, By-law 1082, By-law 1090, By-law 1097, By-law No. 82-1114 and all amendments thereto. Where lands have been excluded from this By-law, as shown in Schedule A to this By-law, By-law No. 82-1114 as amended continues to apply.

**1.7 Effective Date**

This By-law shall come into force the day that it was passed where there are no objections received. Where objections are received, it shall come into force upon receiving the approval of the Ontario Municipal Board in accordance with the provisions of the Planning Act.

**1.8 Metric and Imperial Terms**

The imperial measurements contained in this By-law are included for convenience only and do not form part of the By-law. The metric measurements contained in this By-law are the only measurements to be used in determining compliance with the By-law.

**SECTION 2  
ESTABLISHMENT OF ZONES**

**2.1 Zones**

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

SR	-	Shoreline Residential
LSR	-	Limited Service Shoreline Residential
RR	-	Rural Residential
RU	-	Rural
CH	-	Commercial Highway
CT	-	Commercial Tourist
CTP	-	Commercial Tourist Park
M1	-	General Industrial
M2	-	Extractive Industrial
M3	-	Disposal Industrial
I	-	Institutional
OS	-	Open Space
EP	-	Environmental Protection
DC	-	Development Constraint

## **2.2 Zone Schedule**

The zones and zone boundaries are shown on the attached Schedule A, which forms part of this By-law.

## **2.3 Determining Zone Boundaries**

1. A zone boundary which is shown approximately at a lot line, street or lane is considered to be at the boundary of the lot line, street or lane.
2. A zone boundary shown approximately in the centre line of a street or lane is considered to be the centre line of the street or lane.
3. Unless the location of a zone boundary is specified by dimensions on the zoning map, a zone boundary which lies within a lot shall be fixed by the scale of the Schedule upon which it is shown.
4. A zone boundary shown following approximately a shoreline or the centre line of a creek, stream or channel is considered to be the shoreline or centre line and moves with any natural change in the shoreline.
5. All lands below the surface of a navigable waterbody or watercourse with shall be deemed to be in the Open Space (OS) Zone.

## **2.4 Compliance with Zoning By-law**

No person shall change the use of any building, structure or lot or erect or use any building or structure or use or occupy any lot or building in whole or in part except in conformity with the provisions of this By-law.

## **2.7 Holding Provision (by-law 2001-1427)**

Where a symbol on the Zoning Schedule Is followed by the letter 'H' the Zoning of the lands Is subject to a Holding Provision under Section 36 of the Planning Act. Council may pass a By-law to remove the Holding Provision when the following conditions have been satisfied:

- i) a Subdivision Agreement and or a site plan agreement as may be required has been registered on the title of the lands; or
- ii) all of the conditions of a consent or draft plan approval as the case may be related to the subject lands have been fulfilled; and
- iii) all of the required permits from any other authority having jurisdiction have been issued.

## **SECTION 3 GENERAL PROVISIONS**

### **3.1 Accessory Buildings, Structures and Uses**

#### **a) Permitted Uses**

Where this By-law provides that a lot may be used and a building or structure may be erected or used for a purpose, that purpose shall

include any accessory building or structure or accessory use provided that a valid building permit for the principal use, if required, is issued or that the principal building or structure is already in existence on the lot.

Accessory buildings shall not be used for:

- i) any occupation for gain or profit conducted within or accessory to a dwelling unit or lot except as specifically permitted in accordance with this By-law; or
- ii) human habitation except where specifically permitted by this By-law.

**b) Setback Requirements**

Except as otherwise provided by this By-law in all Zones, any accessory building or structure shall comply with the front yard requirement of the zone within which it is located. This provision shall not apply to prevent the construction of docks, marine facilities, gazebos or pumphouses as may otherwise be permitted in this By-law.

**c) Garages or Other Accessory Buildings or Structures**

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

i) Interior Side Yard

Where such accessory building or structure is located in an interior side yard, it shall not be closer than 1.5 metres to the interior side lot line.

ii) Rear Yard

Where such accessory building or structure is located in a rear yard, it shall not be closer than 1.5 metres to the rear lot line except, where the rear lot line abuts a municipally maintained road, it shall not be closer than 10 metres to the rear lot line.

iii) Commercial and Industrial Zones

Notwithstanding the foregoing provisions, no accessory building or structure shall be erected closer than 3 metres to an interior side within an Industrial or Commercial Zone.

**d) Lot Coverage and Height**

The total lot coverage of all accessory buildings and structures, except swimming pools, shall not exceed 5 percent of the lot area nor shall the height of any accessory building or structure exceed 5 metres.

**e) Accessory Structure Encroachments**

Notwithstanding the yard and setback provisions of this By-law to the contrary, drop awnings, clothes poles, flag poles, garden trellises, retaining walls, fences, signs or similar uses which comply with this By-law are permitted in any required yard or in the area between the street line and the required yard. Septic systems and mantle shall comply with the applicable Setbacks from Watercourses in Section 3.27.

**f) Marine Facilities**

Notwithstanding the yard provisions of this By-law to the contrary, a boat launching ramp, boat lift or a dock may be erected and used in any yard, or appertaining to a lot abutting on a navigable waterway, except where prohibited by the provisions of a specific zone provided such ancillary structure is located no closer than 1.5 metres to the side lot line or the 90 degree projection of the side lot line where it meets the tangent of the front lot line at the shoreline.

**g) Decks, Steps, Balconies, Verandas or Patios**

Notwithstanding the yard and setback provision of this By-law, to the contrary, decks, balconies, steps and patios, may project into any required yard a maximum distance of 3.0 metres, but not closer than 1.5 metres to any lot line. Where the floor of any porch, balcony, or deck is more than 1 metre above finished grade, the setback requirements for the principal use shall apply. For the purposes of calculating the required yards in any zone, these structures shall not be considered part of the building.

**h) Guest Cabins**

Notwithstanding any other provision of this By-law to the contrary, a guest cabin is permitted on a lot in the Shoreline Residential (SR), the Limited Service Shoreline Residential (LSR) and the Rural (RU) Zones provided that:

- i) no cooking facilities are located in the building;
- ii) the building is not connected to a sewage system;
- iii) the building has an area of 20 square metres or less;
- iv) the building has a height not greater than one storey; and,
- v) the building complies with all of the setbacks that apply to the principal building on the lot.

**i) Gazebos**

Notwithstanding the yard and setback requirements of this By-law to the contrary, a gazebo may be permitted in the front yard of a lot adjacent to a lake or river provided that:

- i) the maximum area is 10.0 square metres,
- ii) it is setback at least 5.0 metres from the normal average or maintained high water mark,

- iii) it is setback at least 2.0 metres from any side lot line, and
- iv) the height shall not exceed 3.0 metres.

j) **Hunt Camps**

A hunt camp shall be permitted as an accessory building on lands used for recreational and resource management uses in the Open Space (OS) Development Constraint (DC) and Rural (RU) Zones subject to the following:

- i) the size of the building shall not exceed 60 sq meters
- ii) Minimum lot size - 20 ha (50 acres)

k) **Outdoor Furnaces**

Notwithstanding the provisions for accessory buildings in this by-law to the contrary, the following provisions shall apply to outdoor furnaces:

- i) minimum lot size 1.00 ha
- ii) Minimum side yard 15 m

Outdoor furnaces **shall not** be permitted in the Rural Residential (RR) Zone or the Shoreline Residential (SR) Zone

l) **Fabric Shelters**

Accessory buildings constructed of vinyl or fabric over a structural frame shall meet all of the requirements for accessory buildings in this by-law. These buildings and structures shall not be permitted in the Rural Residential (RR) or Shoreline Residential (SR) Zones.

**3.2 Construction Uses**

A tool shed, not exceeding 10 square metres, construction trailer, scaffold or other building or structure incidental to construction is permitted in all Zones within the Township, except the Environmental Protection (EP) and Open Space (OS) zones on the lot where it is situated and only for so long as it is necessary for the work in progress and until the work is completed or abandoned. For the purpose of this Section, abandoned shall mean the discontinuation of work for more than 120 consecutive days or the failure to maintain a current building permit.

**3.3 Dwelling Units**

a) Number on a Lot

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

b) Minimum Ground Floor Area - All Dwellings

1 storey dwellings	60 sq m	(645 sq ft)
1 1/2 storey dwellings	50 sq m	(538 sq ft)
2 storey dwellings	50 sq m	(538 sq ft)

### 3.4 Environmental Protection Areas

Lands zoned Environmental Protection (EP) may be included in the calculation of lot area and yard requirements except that, lands below the normal average or maintained high water mark shall not be included as part of the lot area. Setbacks requirements in this By-law shall be measured from the limit of the normal average or maintained high water mark.

### 3.5 Established Building Line in all Residential Zones

Notwithstanding the yard and setback provisions and any other provision of this By-law to the contrary, where a dwelling is to be erected in a Residential Zone between two existing dwellings on the same street, such a dwelling may be built with a front yard setback equal to the average of the front yard setbacks of the two adjacent dwellings on the same side of the street, within 100 metres of the lot. This provision shall not apply where the yard or setback is measured from the shoreline.

### 3.6 Frontage on Improved Public Road, Private Road or Navigable Waterway

#### a) Improved Public Road

No person shall erect any building or structure in any Zone after the date of passing of this By-law, unless the lot upon which such building or structure is to be erected has frontage upon an improved public road.

The above provisions shall not apply to prevent the erection of a permitted building or structure on a lot in registered plan of subdivision where a Subdivision Agreement has been entered into with the Township, notwithstanding that the road or roads will not be assumed by the Township until the end of the maintenance period, nor shall it apply to prevent the enlargement, extension, renovation, reconstruction or other structural alteration of an existing building or structure, which is located on a lot which does not have frontage upon an improved public road, provided the use of such building or structure does not change and is permissible within the Zone in which it is located.

#### b) Frontage on Private Road

Notwithstanding the provision in 3.6 (a) where a lot in the Limited Service Shoreline Residential (LSR) Zone, the Shoreline Residential (SR) Zone or the Rural (RU) Zone, fronts upon a private road or private right-of-way, a use, building or structure permitted within the Zone shall be permitted on such lot, in accordance with the applicable provisions of the Zone and provided such private road or private right-of-way existed as of the date of passing of this By-law.

#### c) Navigable Waterway

Notwithstanding the provisions of 3.6 (a) and (b) where a lot in the Limited Service Shoreline Residential (LSR) Zone is only accessible by a navigable waterway, such lot may be used in accordance with the applicable provisions of the Limited Services Shoreline Residential (LSR) Zone.

d) Hunt Camps

Notwithstanding the provisions of 3.6 (a) and (b) a hunt camp shall be permitted if it is located on a lot which has access onto an unimproved municipal road allowance or a private road but does not have access on a maintained municipal road.

e) **Unimproved Road Allowance**

Where a lot that existed at the time of passing of this By-law does not have access onto an improved Public Road or an existing Private Road as described in Section a) and b) above, said lot may gain access over an unimproved road allowance owned by the Township of Strong and may be used for a purpose permitted in the Zone, provided that the owner has entered into an agreement with the Township of Strong that permits the municipal allowance for road to be used for access to the lot.

**3.7 Group Homes**

Group homes are permitted in all Zones that permit a dwelling unit as a permitted use. No group home shall be permitted within 500 metres of another group home.

**3.8 Height Exceptions**

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

**3.9 Home Occupation**

The following regulations apply to a dwelling wherein a home occupation is permitted:

- a) no person, other than a person living on the premises, shall be engaged in the occupation of providing merchandise and/or services to customers with the exception of one assistant who is not a resident in the dwelling.
- b) there shall be no display, other than a sign having a maximum area of 0.5 square metres, to indicate to persons outside that any part of the dwelling is being used for a purpose other than residential. In any residential zone, no display or sign to indicate that the dwelling is being used for a purpose other than residential shall be permitted.
- c) there shall be no goods, wares, or merchandise offered for sale or rent from the dwelling which are not manufactured or processed on the premises. The resale of products not manufactured or processed on the property is prohibited.



### **3.11 Mobile Homes**

Mobile homes may be used as dwelling units in the Rural (RU) Zone where they meet the following requirements:

- a) the structure must be constructed to C.S.A. Standard Z240 or Z241;
- b) the structure is located on permanent foundations with the running gear and towing equipment removed;
- c) the structure shall have at least 74 square metres of ground floor area;
- d) the structure shall be completely enclosed from the surface of the finished grade to the roof; and,
- e) the structure shall be fully serviced with running water, electricity and sanitary sewage facilities.

Building permits are required for the placement of mobile homes on any lands.

### **3.12 Minimum Opening Elevations - Lake Bernard**

All buildings and structures with the exception of boathouses and gazebos which are constructed on lands adjacent to Lake Bernard must have a minimum opening elevation of 331.21 metres (Canadian Geodetic Datum)

### **3.13 Multiple Uses on One Lot**

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

### **3.14 Multiple Zones on One Lot**

Where a lot is divided into more than one Zone under the provisions of this By-law, each such portion of the lot shall be used in accordance with the Zone provisions of this By-law for the applicable Zone as if it were a separate lot.

### **3.15 Non-Complying Lots, Buildings and Structures**

#### **a) Buildings on Undersized Lots**

Where a building or structure is located on a lot having less than the minimum frontage and/or lot area, and/or having less than the minimum setback, front yard and/or side yard and/or rear yard required by this By-law, the said building or structure may be enlarged, reconstructed, repaired and/or renovated provided that:

- i) the enlargement, reconstruction or renovation and/ or repair does not further reduce the front yard, and/ or side yard, and/ or rear yard and or lot coverage less than the minimum requirement of this By-law;
- ii) the building or structure is being used for a purpose permissible within the Zone in which it is located; and,

iii) all other applicable Zone Provisions of this By-law are complied with.

b) Reconstruction Of Existing Building

Nothing in this By-law shall prevent the reconstruction of a legally existing building that does not comply with the Zone provisions in this By-law, provided that no part of the building that is non-complying is increased in height or volume.

c) Existing Undersized Lots

Where a lot, having a lesser lot area and/or lot frontage than required herein, existed on the date of passing of this By-law, or where such a lot is created by a public authority, such a smaller lot may be used and a permitted building or structure may be erected and/or used on such a smaller lot provided that all other applicable Zone Provisions of this By-law are complied with.

Lots which have been increased in size following adoption of this By-law may also be used in accordance with this provision.

**3.16 Nonconforming Uses**

a) Continuation of Existing Uses

The provisions of this By-law shall not apply to prevent the use of any existing lot, building or structure for any purpose prohibited by this By-law if such existing lot, building or structure was lawfully used for such purposes prior to the effective date of this by-law and provided that the lot, building or structure continues to be used for that purpose. Where the use ceases to exist for a period of two years, the use will be deemed to have been discontinued.

b) Exterior Extension

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

c) Interior Alteration

The interior of any building or structure which was lawfully used, prior to the effective date of the By-law, for a purpose not permissible within the Zone in which it is located, may be reconstructed or structurally altered for the existing purpose for which such building or structure was lawfully used.

d) Restoration To A Safe Condition

Nothing in this By-law shall prevent the strengthening or restoration to a safe condition of any existing, legal non-conforming building or structure or part thereof, provided that the strengthening or restoration does not increase the building height, size or volume or change the

existing, lawful use of such existing building or structure or unless these changes are necessary to provide for flood proofing of the building.

e) Reconstruction Of Existing Dwellings

Nothing in this By-law shall apply to prevent the reconstruction of any existing non-conforming dwelling which is damaged by causes beyond the control of the owner other than flooding, or which is demolished and reconstructed by the owner. The existing dwelling may be reconstructed in accordance with the standards which existed on the date of the passage of this By-law even if such did not comply with one or more of the provisions of this By-law, but the non-conformity may not be further increased.

Buildings damaged or destroyed as the result of natural flooding shall not be reconstructed except in accordance with the provisions of this By law.

f) Building Permit Issued

The provisions of this By-law shall not apply to prevent the use of any existing lot, building or structure for any purpose prohibited by this By-law for which the plans have, prior to the date of passing of this By-law, been approved by the Chief Building Official, so long as the building or structure, when erected, is used and continues to be used for the purpose for which it was erected and provided the erection of such building or structure is commenced within one year after the date of the passing of this By-law and the building permit remains valid.

**3.17 Parking Area Regulations**

a) Parking Space Requirements

Parking spaces and areas are required under this By-law, in accordance with the Parking Space Requirement Table, Table 1. The owner of every building or structure erected or used for any of the purposes listed shall provide and maintain parking spaces and areas accordingly.

b) Parking Area Surface

Parking spaces, areas and driveway connecting the parking space or area with a street shall be maintained with a stable surface which is treated so as to prevent the raising of dust. Such parking spaces or areas shall, before being used, be constructed of crushed stone, gravel, asphalt, concrete or similar material and shall include provisions for drainage facilities.

c) Ingress and Egress Provisions

i) Ingress and egress to and from the required parking spaces and areas shall be provided by means of unobstructed driveways or passageways at least 3 metres but not more than 9.0 metres in perpendicular width.

ii) The maximum width of any joint ingress and egress driveway ramp measured along the street line shall be 9.0 metres.

- iii) The minimum distance between any two driveways on one lot or between a driveway and an intersection of street lines measured along the street line intersected by such driveway shall be 9.0 metres.
- iv) The minimum angle of intersection between a driveway and a street line shall be 60 degrees.

d) More Than One Use on a Lot

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

e) Parking Area Location on Lot

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

f) Additions To, or Changes In, The Use of Existing Buildings and Structures

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

The provision of this paragraph shall not apply to require the establishment of parking spaces for a dwelling which existed at the date of passing of this By-law.

g) Use of Parking Spaces and Areas

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

Notwithstanding the foregoing, the owner or occupant of any lot, building or structure in the Rural Residential (RR) Zone, Shoreline Residential (SR) or Limited Service Shoreline Residential (LSR) Zone, shall not use any lot, building or structure for the parking, storing or housing of more than one commercial motor vehicle with a maximum base length measured from the front axle to the rear axle, in of 5.0 metres (16.5 feet). For the purpose of this section, a commercial motor vehicle shall be as defined by the Highway Traffic Act. School busses are exempt from the maximum base length provision of this section.

**TABLE 1  
PARKING SPACE REQUIREMENT TABLE**

<b>Type of Use</b>	<b>Minimum Off-street Parking Requirements</b>
Assembly Hall, Auditorium, Arena, Community Centre, Place of Worship, Private Club, Farmers Market or other similar places of assembly not otherwise specified herein.	1 parking space for each four persons that may be legally accommodated at any one time.
Business and/or Professional Office, Financial Establishment, Retail Commercial Establishment, Personal Service Shop including a Home Occupation or Home Industry.	1 parking space for each 20 square metres of gross floor area of the building directly related to the specified permitted use.
Camp Site	1 parking space per site.
Eating Establishment or Tavern	1 parking space for each 9 square metres or fraction thereof, or 1 parking space for each 4 persons or fraction thereof, that may be legally accommodated at any one time, whichever is greater.
Golf Course	24 parking spaces for each 9 holes of golfing facilities.
Hotel, Motel, Resort, College or Cabin Establishment, Tourist Establishment or Camping Establishment	1 parking space for each guest room, cottage, cabin or camp site, plus such parking facilities as are required for an eating establishment or entertainment lounge licensed in accordance with The Liquor Licence Act, as amended, should such exist.
<b>Type of Use</b>	<b>Minimum Off-street Parking Requirements</b>
Liquor Licensed Premises, exclusive of an eating establishment, but including an entertainment lounge, public house or lounge licensed	1 parking space for each 4 persons that may be legally accommodated at any one time.

in accordance with The Liquor Licence Act as amended, and the Regulations thereunder.

Marina	2 parking spaces for every 1 boat slip and 1 parking space for every 8 square metres of gross floor area devoted to commercial use, exclusive of storage areas.
Medical, Veterinary or Dental Clinic, or Offices of a Drugless Practitioner	5 parking spaces per practitioner, plus 1 parking space for each examination room exceeding 5 such rooms per office.
Residential	2 parking spaces per dwelling .
Workshop	1 parking space per 35 square metres of gross floor area.
Uses Permitted by this By-law other than those listed in this Table	1 parking space per 35 square metres of gross floor area.

### **3.18 Pits, Quarries and Peat Extraction**

The making or establishment of pits or quarries and the extraction of peat is prohibited within the area covered by this By-law, except in the locations permitted by this By-law, and in accordance with the express provisions of this By-law. No person shall use or occupy land or erect any building or structure or conduct any activity on land for the purpose of processing, washing, screening, sorting or crushing of rock, sand, gravel, or peat except as expressly provided for in this By-law.

### **3.19 Public Uses**

#### **a) Public Services**

Except as provided in 3.19 (b) hereof, the provisions of this By-law shall not apply to prohibit the use of any lot or the erection or use of any building or structure for the purposes of public uses provided by the Township, or any Public Authority including any Department or Ministry of the Government of Canada or Ontario and, for the purposes of this Section, shall include Ontario Hydro, any telephone, telegraph or cable TV company and any natural gas distribution system operated by a Company distributing gas to the residents of the Township, which company possesses all the necessary powers, rights, licenses and franchises.

#### **b) Location Restrictions**

Notwithstanding any other provision contained in this By-law to the contrary, where a public use is only permitted within a specific Zone

classification, then such public use shall only be permitted within that Zone and shall comply with the Zone Provisions of the Zone in which the public use is permitted, save and except that there shall be no minimum lot area or lot frontage requirement. This provision does not apply to Crown Agencies.

c) Provisions

- i) no goods, materials or equipment shall be stored outside the building or structure located on the lot, except as may otherwise be permitted under this By-law;
- ii) the Zone provisions of the Zone in which the use is located shall be complied with except as otherwise provided in paragraph d. of this Section;
- iii) no building or structure erected in accordance with the provisions of this Section shall be used for the purposes of an office or maintenance or works depot; and,

d) Streets and Installations

Nothing in this By-law shall prevent land from being used as a street or highway, or prevent the installation of a watermain, sanitary sewer, storm sewer, gas main, pipeline or overhead or underground hydro, or communication line or high voltage and extra high voltage electrical facilities owned and operated and maintained by Ontario Hydro.

**3.20 Reduction of Requirements**

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

**3.21 Restrictions on Dwelling Units in Non-Residential Buildings**

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

**3.22 Signs**

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

**3.23 Temporary Housing**

Notwithstanding any other provision of this By-law, to the contrary, where a dwelling is destroyed, and a Building Permit for reconstruction of the dwelling

has been issued by the Township for the subject lands, the residents may occupy a travel trailer on a temporary basis but only during the period which the dwelling is being reconstructed to a maximum of one year provided that the trailer is licensed by the Township.

**3.24 Through Lots**

Where a lot, which is not a corner lot, has lot frontage on more than one street, or more than one navigable waterway the setback and front yard requirements contained herein shall apply on each street or navigable waterway in accordance with the provisions of the Zone or Zones in which such lot is located.

**3.25 Trailer Park and Private Recreational Uses**

The establishment of trailer parks, mobile home parks, summer camps, private clubs, commercial clubs, camping establishments or private recreational parks shall be prohibited within the area covered by this By-law, save and except where such are specifically permitted.

**3.26 Trailers and Campers**

a) Temporary Use

A tent trailer, a travel trailer or a truck camper can be located and used on any lot in the Limited Service Shoreline Residential (LSR), Shoreline Residential (SR) or Rural (RU) Zones for no more than a total of 30 days in a calendar year unless licensed by the municipality

b) Accessory Structures

Accessory structures such as sun rooms, decks and porches attached to any trailer shall not exceed the ground floor area of the trailer.

**3.27 Setback from Watercourses (by-law 2001 - 1427)**

1. The Minimum setback from the Top-of-bank of any cold water stream as identified on Schedule A-1 for any building or structure, including septic systems and mantle shall be 30 meters.

2. The Minimum setback from the top-of-bank of any other stream or watercourse as identified on Schedule A-1 for any building or structure shall be 15 meters

3. Notwithstanding any other shoreline setback specified in this by-law, on Lake Bernard, the minimum setback from any Type 1 Fish Habitat as identified on Schedule A - 2 for any building or structure, including septic systems and mantle shall be 30 meters.

**3.28 Setbacks from Waste Disposal Areas**

No dwelling shall be located within 500 metres of a licensed Waste Disposal Fill Area or 100 metres from a licensed Sewage Lagoon or Sewage Treatment Facility that is located in the Disposal Industrial (M3) Zone.

**3.29 Setbacks from Barns**

All new dwellings shall be setback from existing barns and manure storage facilities In accordance with the current Minimum Distance Separation (MDS I) formula.

All New Barns and manure storage facilities constructed In the Township shall meet the setback requirements In Accordance with the Current Minimum Distance Separation (MDS II) formula.

**3.30 Setbacks from TransCanada Pipeline**

No permanent structure shall be constructed within 10 metres of the TransCanada Pipeline.

**3.31 Setbacks from Railways**

No dwelling shall be constructed within 30 metres of a railway right-of-way.

Notwithstanding the above, where a dwelling is constructed on an existing lot located between lots on which there are existing dwellings, the required setback from the railway shall be equal to the average of the setbacks of the adjacent dwellings on either side of the lot.

**SECTION 4  
ZONE PROVISIONS**

**4.1 Shoreline Residential (SR) Zone**

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

**4.1.1 Permitted Uses**

- i) A home occupation in accordance with Section 3.9 of this By-law
- ii) A recreational dwelling
- iii) A single detached dwelling

**4.1.2 Regulations for Permitted Uses**

	Metric	Approximate
	Imperial	

- |  |          |           |
|--|----------|-----------|
| a) Minimum Lot Area                    | - 0.4 ha | 1.0 acres |
| b) Minimum Lot Frontage                | - 45 m   | 150 ft    |
| c) Minimum Front Yard                  | - 30 m   | 100ft     |
| Coldwater Stream - Type 1 fish habitat |          |           |
| d) Minimum Front Yard                  | - 20 m   | 66 ft     |
| Cool/Warm stream (refer to Sec.3.27)   |          |           |
| d) Minimum Interior Side Yard          | - 3.0 m  | 10 ft     |
| e) Minimum Exterior Side Yard          | - 20 m   | 66 ft     |
| f) Minimum Rear Yard                   | - 7.5 m  | 25 ft     |
| g) Maximum Lot Coverage                | - 10%    | 10%       |
| h) Maximum Height                      | - 9.0 m  | 30 ft     |

**4.1.3 Exceptions**

**4.1.3.1 Shoreline Residential Exception One (SR-1) Zone  
(Lots 19 and 20, Concession III)**

For the purposes of this By-law all of the lands within the Shoreline Residential Exception One (SR-1) Zone shall be deemed to be one lot. In all other respects the provisions of the Shoreline Residential (SR) Zone shall apply.

**4.1.3.2 Shoreline Residential Exception Two (SR-2) Zone  
(Lots 19 and 20, Concession III)**

For the purposes of this by-law all of the lands within the Shoreline Residential Exception Two (SR-2) Zone shall be deemed to be one lot. In all other respects the provisions of the Shoreline Residential (SR) Zone shall apply.

4.1.3.3 Shoreline Residential Exception Three (SR-3) Zone (Lot 13, Concession V)

Notwithstanding the yard and setback requirements of the Shoreline Residential (SR) Zone to the contrary, on lands within the Shoreline Residential Exception Three (SR-3) Zone the following shall apply.

		Metric	Approximate Imperial
a)	Minimum Front Yard	- 15 m	50 ft.
a)	Minimum Rear Yard	- 10 m	33 ft.
b)	Minimum Setback from Railway Right of Way	- 10 m	33 ft.
c)	Minimum Setback from Sewage Lagoon	- 15 m	50 ft.

In all other respects, the provisions of the Shoreline Residential (SR) Zone shall apply.

4.1.3.4 **Shoreline Residential Exception Four (SR - 4) Zone ( Con 4 Lot 14/15 - by-law 94 - 1318)**

Provisions:

- i) Minimum setback for a dwelling from the Railway R-O-W 120 meters
- ii) Minimum setback from exterior limit of shoreline 30 meters

In all other respects the provisions of the Shoreline Residential (SR) Zone shall apply.

4.1.3.5 **Shoreline Residential Exception Five (SR-5) Zone (Con 6 Lot 17/18 By-law 2002-1456)**

In all respects, the provisions of the Shoreline Residential (SR) Zone shall apply.

4.1.3.6 **Shoreline Residential Exception Six (SR-06) Zone (Con 3 Lot 16 By-law 2006-1533)**

In all respects, the provisions of the Shoreline Residential (SR) Zone shall apply.

4.2 **Limited Service Shoreline Residential (LSR) Zone**

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

4.2.1 Permitted Uses

- i) a recreational dwelling

		Metric	Approximate Imperial
a)	Minimum Lot Area	- 0.4 ha	1.0 acres
b)	Minimum Lot Frontage	- 45 m	150 ft
c)	Minimum Front Yard	- 30 m	100 ft
d)	Minimum Interior Side Yard	- 3.0 m	10.0 ft
e)	Minimum Exterior Side Yard	- 7.5 m	25 ft

f)	Minimum Rear Yard	-	7.5 m	25 ft
g)	Maximum Lot Coverage	-	10%	10%
h)	Maximum Height	-	9.0 m	30 ft

#### 4.2.3 Exceptions

### 4.3 Rural Residential (RR) Zone

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

#### 4.3.1 Permitted Uses

- i) A single detached dwelling
- ii) A home occupation

#### 4.3.2 Regulations for Permitted Uses

		Metric	Approximate
		Imperial	

a) Minimum Lot Area			
• private services	-	1.0 ha	2.5 acres
• municipal services	-	1390 sq m	15000 sq ft
b) Minimum Lot Frontage			
• private services	-	60 m	200 ft
• municipal services	-	15 m	50 ft
c) Minimum Front Yard	-	15 m	50 ft
d) Minimum Interior Side Yard	-	3.0 m	10 ft
e) Minimum Exterior Side yard	-	7.5m	25 ft
f) Minimum Rear Yard	-	7.5 m	25 ft
g) Maximum Lot Coverage	-	5%	5%
h) Maximum Height	-	9.0 m	30 ft

#### 4.3.3 Exceptions

##### 4.3.3.1 Rural Residential Exception One (RR-1) Zone (Con 10 Lot 26 by-law 94-1315)

Provisions:

- i) a minimum lot area of 1100 square meters
- ii) a minimum lot frontage of 30 meters

In all other respects the Provisions of Rural Residential (RR) Zone shall apply

##### 4.3.3.2 Rural Residential Exception Two (RR - 2) Zone Con 11 Lot 21 by-law 97-1360

Permitted uses:

An accessory building gross area of 223 square meters (2400 sq. feet)

Provisions:

- i) Minimum lot area .42 ha (1 acre)
- ii) Minimum setback all lot lines 7 meters (23 ft )
- iii) Minimum separation from Residence 7 meters (23 ft )
- iv) Minimum separation from other dwelling 30 meters (100 ft )

In all other respects the Provisions of Rural Residential (RR) Zone shall apply

#### 4.4 Rural (RU) Zone

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

##### 4.4.1 Permitted Uses

- i) A farm
- ii) A farm produce sales outlet accessory to a farm
- iii) A home occupation in accordance with Section 3.9
- iv) A home industry in accordance with Section 3.10
- v) A hunting and Fishing Activities
- vi) A portable asphalt or concrete batching plant
- vii) A recreational dwelling
- viii) A riding school or boarding stables
- ix) A single detached dwelling
- x) A veterinary hospital
- xi) A wayside pit or a wayside quarry
- xii) Resource management activities
- xiii) An accessory farm dwelling on a lot of at least 30 ha (75 acres)

##### 4.4.2 Regulations for Permitted Uses

		Metric Imperial	Approximate
a)	Minimum Lot Area	- 10 ha	25 acres
b)	Minimum Lot Frontage	- 135 m	445 ft
c)	Minimum Front Yard	- 30 m	100 ft
d)	Minimum Interior Side Yard	- 15 m	50 ft
e)	Minimum Exterior Side Yard	- 30 m	100 ft
f)	Minimum Rear Yard	- 15 m	50 ft
g)	Maximum Lot Coverage	- NA	NA

##### 4.4.3 Regulations for Permitted Dwellings

		Metric Imperial	Approximate
a)	Minimum Lot Area	- 1.0 ha	2.5 acres
b)	Minimum Lot Frontage	- 60 m	200 ft
c)	Minimum Front Yard	- 15 m	50 ft
d)	Minimum Interior Side Yard	- 6 m	20 ft
e)	Minimum Exterior Side Yard	- 15 m	50 ft
f)	Minimum Rear Yard	- 10 m	33 ft
g)	Maximum Lot Coverage	- 25%	25%
h)	Maximum Height	- 9.0 m	30 ft

##### 4.4.4 Exceptions

###### 4.4.4.1 Rural Exception One (RU-1) Zone ( Lot 21, Concession XII)

Notwithstanding the permitted uses and zone provisions in the Rural Zone to the contrary, on lands within the Rural Exception One (RU-1) Zone the following shall apply:

- a) maximum size of home industry building 275 sq m (2960 sq ft)
- b) maximum number of unlicensed vehicles 3
- c) a landscaping strip of not less than 6.0 metres width shall be maintained across the entire width of the front yard except for one entrance and one exit.

In all other respects the provisions of the Rural (RU) zone shall apply.

4.4.4.2 Rural Exception Two (RU-2) Zone (Lot 30, Concession VIII)

Notwithstanding the zone provisions in the Rural Zone to the contrary, on lands within the Rural Exception Two (RU-2) Zone there shall be no minimum rear yard. In all other respects the provisions of the Rural (RU) Zone shall apply.

4.4.4.3 Rural Exception Three (RU-3) Zone (Lot IV, Concession III)

Notwithstanding the permitted uses and zone provisions in the Rural Zone to the contrary, on lands within the Rural Exception Three (RU-3) Zone a maximum of six travel trailers shall be permitted subject to the following provisions:

- minimum side yard (east side yard) - 5.0 metres
- minimum front yard - 60 metres

In all other respects the provisions of the Rural (RU) Zone shall apply

4.4.4.4. **Rural Exception Four (RU-4) Zone (Lot 30 Con 12 - By-law 94-1314)**

Notwithstanding the provisions of Section 3.31, setbacks from Railways, on lands within the Rural Exception Four (RU-4) Zone,

the Minimum Setback from the Railway Right of Way shall be 10 metres

In all other respects the Provisions of the Rural (RU) Zone shall apply

4.4.4.5 **Rural Exception Five (RU-5) Zone (Lot 16 Con 9 - by-law 96-1350)**

The Minimum lot area 1.35 acres (.55 ha)

In all other respects the Provisions of the Rural (RU) Zone shall apply

4.4.4.6 **Rural Exception Six (RU-6) Zone (Lot 21 Con 12 - by-law 93 - 1303)**

Permitted Uses:

- i) an automotive service and repair garage
- ii) a residential dwelling
- iii) accessory uses; and
- iv) public utilities

Zone Provisions shall apply:

Minimum frontage 60 meters

Minimum Front Yard	25 meters
Minimum Rear Yard	7.5 meters
Minimum Side Yard	7.5 meters
Maximum Height	10.5 meters
Maximum Lot Coverage	40 %

**Additional Requirements:**

Maximum size of Industrial Building	275 sq. meters
Maximum # of unlicensed vehicles	3

There shall be no open storage in the Front Yard

A Landscaping strip of not less than 6.0 meters width shall be maintained

Across the width of the front yard except for a 7.5 meter entrance/exit

In all other respects the Provisions of the Rural (RU) Zone shall apply

**4.4.4.7 Rural Exception Seven (RU-7) Zone (Lot 8 Con 6 - by-law #99 - 1400)**

Additional Permitted Uses:

- i) Golf Driving Range
- ii) associated facilities accessory to a golf driving range  
Eg: Chipping greens; 3 holes of golf; Mini Putt; Pro Shop etc.

In all other respects the Provisions of the Rural (RU) Zone shall apply

**4.4.4.8 Rural Exception Eight (RU-8) Zone (Lot 31 & 32 - Con 7 - by-law 2000-1429)**

**Permitted Use:**

Temporary and Portable Garden Suite - August 14th 2010 - 100 sq. meters  
Ancillary to an existing residential structure.

**4.4.4.10 Rural Exception Ten (RU-10) Zone (Lot 32 & 32 Con 13 - by-law 2006 1532)**

In all respects the provisions of the Rural (RU) Zone shall apply

**4.4.4.11 Rural Exception Eleven (RU-11) Zone (Lot 4 Con 3 Pt 1,2,3 42R17843 - By-law 2007-1548 amending by-law 93-1301)**

In all respects the provisions of the Rural (RU) Zone shall apply

**4.5 Commercial Highway (CH) Zone**

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

**4.5.1 Permitted Uses**

- i) A building supply and lumber outlet
- ii) A commercial nursery or greenhouse
- iii) A dwelling unit in a portion of commercial building except in the case of a parking lot, or automobile service station
- iv) A light equipment sales and rental establishment
- v) A marina
- vi) A motel or hotel
- vii) A motor vehicle body shop
- viii) A motor vehicle dealership
- ix) A motor vehicle repair garage

- x) A motor vehicle service station
- xi) An outdoor recreation area
- xii) A restaurant
- xiii) A retail store
- xiv) A service shop or personal service shop
- xv) A small engines sales and service establishment.
- xvi) A veterinary hospital

4.5.2	Regulations for Permitted Uses	Metric Imperial	Approximate
	a) Minimum Lot Area	- 1.0 ha	2.5 acres
	b) Minimum Lot Frontage	- 60 m	200 ft
	c) Minimum Front Yard	- 15 m	50 ft
	d) Minimum Interior Side Yard	- 6.0 m	20 ft
	e) Minimum Exterior Side Yard	- 15 m	50 ft
	f) Minimum Rear Yard	- 10 m	33 ft
	g) Maximum Lot Coverage	- 40%	40%
	h) Maximum Height	- 9.0 m	30 ft

4.5.3 Setbacks from Residential Zone

Where a Highway Commercial use abuts any Residential Zone, the minimum yard from the Residential Zone shall be 30 metres (100 ft.)

4.5.4 Exceptions

4.5.4.1 Highway Commercial Exception One (CH-1) Zone (Lot 20, Concession IX)

Notwithstanding the Zone Provisions for the Highway Commercial (CH) Zone to the contrary, within the Highway Commercial Exception One (CH-1) Zone, the following provisions shall apply:

a)	Minimum Lot Frontage	40 m	112 ft
b)	Minimum Lot Depth	50 m	164 ft
c)	Minimum Front Yard	2.9 m	9.5 ft
d)	Minimum Side Yard (north side)	1.0 m	3.3 ft
e)	Interior Side Yard	6.0 m	19.7 ft
f)	For the purposes of this By-law, all of the lands within the CH-1 Zone shall be considered as one lot .		

In all other respects, the provisions of the Highway Commercial (CH) Zone shall apply.

**4.6 Commercial Tourist (CT) Zone**

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

4.6.1 Permitted Uses

- i) A cabin establishment
- ii) A cottage establishment
- iii) A golf course
- iv) A summer camp
- v) A tourist establishment

- vi) An accessory assembly hall
- vii) An accessory convenience store or sub-post office
- viii) An accessory marina
- ix) An accessory single detached dwelling

4.6.2	Regulations for Permitted Uses	Metric Imperial	Approximate
	a) Minimum Lot Area	- 1.6 ha	4.0 acres
	b) Minimum Lot Frontage	- 60 m	200 ft
	c) Minimum Front Yard	- 30 m	100 ft
	d) Minimum Interior Side Yard	- 6 m	20 ft
	e) Minimum Exterior Side Yard	- 30 m	100 ft
	f) Minimum Rear Yard	- 6.0 m	20 ft
	g) Maximum Lot Coverage	- 25%	25%
	h) Maximum Height	- 9.0 m	30 ft
	i) Maximum Density	- 10 units/ha	4 units/acre

4.6.3 Exceptions

**4.7 Commercial Tourist Park (CTP) Zone**

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

4.7.1 Permitted Uses

- i) A camping establishment
- ii) An accessory assembly hall
- vi) An accessory dwelling unit
- vii) An accessory convenience store

4.7.2	Regulations for Permitted Uses	Metric Imperial	Approximate
	a) Minimum Lot Area	- 1.6 ha	4.0 acres
	b) Minimum Lot Frontage	- 120 m	400 ft
	c) Minimum Front Yard	- 30 m	100 ft
	d) Minimum Interior Side Yard	- 15 m	50 ft
	e) Minimum Exterior Side Yard	- 30 m	100 ft
	f) Minimum Rear Yard	- 15 m	50 ft
	g) Maximum Lot Coverage	- 20%	20%
	h) Maximum Height	- 6.0 m	20 ft
	i) Maximum Density	- 20 units/ha	8 units/acre

4.7.3 Regulations for Individual Sites within a Tourist Park

		Metric Imperial	Approximate
a)	Minimum Site Area	- 185 sq m	2000 sq ft
b)	Minimum open space	- 50% of total park	
c)	Maximum lot coverage by all sites and all related and accessory buildings and structures	- 50% of total park	

4.7.4 Exceptions

4.7.4.1 Commercial Trailer Park Exception One Holding (CTP-1-H) Zone  
(Lots 7 and 8, Concession VI)

Notwithstanding the permitted uses in the Commercial Trailer Park (CTP) Zone to the contrary, within the Commercial Trailer Park Exception One (CTP-1) a maximum of six (6) mobile homes may be permitted. In all other respects the provisions of the Commercial Trailer Park (CTP) Zone shall apply

The Holding (H) Provision on these lands may be removed once a Site Plan Agreement has been registered on the title of the lands

4.8 **General Industrial (M1) Zone**

No person shall within any General Industrial (M1) Zone use any land, or erect, alter or use any building or structure except in accordance with the following provisions:

4.8.1 Permitted Uses

- i) A bulk fuel depot
- ii) A cartage, express truck, transport or bus terminal or yard
- iii) A contractors' yard
- iv) A lumber yard
- v) A manufacturing, processing, assembling and/or fabricating plant
- vi) A retail outlet or wholesale outlet or business office accessory to a permitted use provided that it does not exceed 25 per cent of the gross floor area of the principal use
- vii) A sawmill
- viii) A transmission or radio tower
- ix) A warehouse
- x) A wood products or planing mill
- xi) A workshop
- xii) An accessory single detached dwelling
- xiv) An automobile repair garage excluding retail sales
- xv) An open storage use of goods or materials if accessory to a use permitted in the Zone

4.8.2	Regulations for Permitted Uses	Metric Imperial	Approximate
a)	Minimum Lot Area	- 1.0 ha	2.5 acres
b)	Minimum Lot Frontage	- 60 m	200 ft
c)	Minimum Front Yard	- 15 m	50 ft
d)	Minimum Interior Side Yard	- 6.0 m	20 ft
e)	Minimum Exterior Side Yard	- 10 m	33 ft
f)	Minimum Rear Yard	- 15 m	50 ft
g)	Maximum Lot Coverage	- 50%	50%
h)	Maximum Height	- 10 m	33 ft

4.8.3 Planting Strips

Where lands in the General Industrial (M1) Zone abut the Rural Residential (RR), Shoreline Residential (SR), or Limited Service Shoreline Residential (LSR)

Zones, a planting strip at least 3.0 metres (10 feet) wide shall be provided and maintained along that lot line so abutting.

#### 4.8.4 Exceptions

##### 4.8.4.1 General Industrial Exception One (M1-1) Zone (Lot 32, Concession XIV)

Notwithstanding the permitted uses in the General Industrial (M1) Zone to the contrary, within the General Industrial Exception One (M1-1) Zone, the only permitted use shall be the manufacture and storage of wood products. In all other respects the provisions of the General Industrial (M1) Zone shall apply.

##### 4.8.4.2 General Industrial Exception Two (M1-2) Zone (Lot 20, Concession X)

Notwithstanding the permitted uses in the General Industrial (M1) Zone to the contrary, within the General Industrial Exception Two (M1-2) Zone, the only permitted use shall be the storage of timber and related vehicles and equipment. In all other respects the provisions of the General Industrial (M1) Zone shall apply.

##### 4.8.4.3 General Industrial Exception Three (M1-3) Zone (Lot 20, Concession IX)

Notwithstanding the permitted uses in the General Industrial (M1) Zone to the contrary, within the General Industrial Exception Three (M1-3) Zone, the only permitted use shall be a transport terminal. In all other respects the provisions of the General Industrial (M1) Zone shall apply.

##### 4.8.4.4 General Industrial Exception Four (M1-4) Zone (Lot 20, Concession IX)

Notwithstanding the permitted uses in the General Industrial (M1) Zone to the contrary, within the General Industrial Exception Four (M1-4) Zone, the only permitted uses shall be a transport truck and trailer service station and the storing of aggregates. In all other respects the provisions of the General Industrial (M1) Zone shall apply.

##### 4.8.4.5 **General Industrial Exception Five (M1-5) Zone (Con 11 Lot 32 by-law 98-1371)**

Under Permitted Uses

Bulk Fuel storage SHALL NOT BE PERMITTED

In all other respects the provisions of the M1 Zone shall apply

#### 4.9 **Extractive Industrial (M2) Zone**

No person shall, within any Extractive Industrial (M2) Zone use any land, or erect, alter or use any building or structure except in accordance with the following provisions:

##### 4.9.1 Permitted Uses

- i) The establishment of pits and quarries for the purpose of extracting natural materials including peat, stone and sand from the earth
- ii) The processing of natural materials including screening, sorting, washing and crushing operations
- iii) Agricultural uses, and buildings or structures accessory thereto but excluding dwellings
- iv) A contractors yard

4.9.2	Regulations for permitted uses	Metric Imperial	Approximate
	a) Minimum Lot Area	- 6.0 ha	15 acres
	b) Minimum Lot Frontage	- 200 m	660 ft
	c) Minimum Front Yard	- 50 m	165 ft
	d) Minimum Interior Side Yard	- 50m	165 ft
	e) Minimum Exterior Side Yard	- 50 m	165 ft
	f) Minimum Rear Yard	- 50 m	165 ft

4.9.3 Additional regulations for pits and quarries

In addition, no quarry or the processing of sand, gravel or stone at the extraction area shall be located within 215 m (700 ft.) of any abutting Residential Zone property. In addition no pit or quarry shall be located closer than 120 metres (400 ft) to an existing dwelling or 50 metres (165 ft). from a municipal road allowance lot line or watercourse.

Planting Strip Requirements

A planting strip shall be required along each front and exterior side lot line and any lot line that abuts a Residential zone. The planting strip shall have a minimum width of 15 metres (50 ft.).

4.9.4 Exceptions

4.9.4.2 **Extractive Industrial - Holding (M2-H) Zone - Con 7/8 Lot 28 by-law 95 1330**

In all other respects All provisions of the Extractive Industrial (M1) Zone shall apply.

4.9.4.3 **Extractive Industrial Exception Three (M2-3) - Con 5 Lot 6 by-law 99-1401**

Permitted Uses:  
- Peat Extraction

Provisions:  
- Minimum Interior Side Yard from limit of excavation 15 m  
- Minimum setback of excavation, roads & stockpiles from watercourse 30 m  
- no contiguous excavation shall exceed 1.0 ha in area, and  
- a natural 15m landscape strip shall be maintained between all excavation areas

In all other respects the provisions of the Extractive Industrial (M2) Zone shall apply

4.10 **Disposal Industrial (M3) Zone**

No person shall, within any Disposal Industrial (M3) Zone use any land, or erect, alter or use any building or structure except in accordance with the following provisions:

4.10.1 Permitted Uses

- i) A licensed solid waste land-fill site
- ii) A salvage or wrecking yard
- iii) A sewage lagoon or sewage treatment facility.

4.10.2	Regulations for Permitted Uses	Metric Imperial	Approximate
	a) Minimum Lot Area	- 10 ha	25 acres
	b) Minimum Lot Frontage	- 60 m	200 ft
	c) Minimum Front Yard	- 30 m	100 ft
	d) Minimum Interior Side Yard	- 30 m	100 ft
	e) Minimum Exterior Side Yard	- 30 m	100 ft
	f) Minimum Rear Yard	- 30 m	100 ft
	g) Maximum Lot Coverage including any open storage use	- 35%	35%
	h) Maximum Height	- 9.0 m	30 ft

4.10.3 Additional regulations for salvage or wrecking yards

Where a salvage or wrecking yard is permitted a planting strip, at least 6.0 metres wide and a solid fence at least 3.0 metres high shall be provided along that portion of the lot .

4.10.4 Additional setbacks from Residential Zones

Where a Disposal Industrial Zone abuts any Residential Zone, the minimum yards shall be increased by 100% .

4.10.5 Exceptions

4.10.5.1 Disposal Industrial Exception One (M3-1) Zone

Notwithstanding the permitted uses in the Disposal Industrial (M3) Zone to the contrary, in the Disposal Industrial Exception One (M3-1) Zone, the only permitted use is a sewage lagoon or sewage treatment facility.

In all other respects, the provisions of the Disposal Industrial (M3) Zone shall apply.

**4.11 Institutional (I) Zone**

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

4.11.1 Permitted Uses

- i) A cemetery
- ii) A community centre
- iii) A fire hall
- iv) A government office
- v) A library
- vi) A municipal or provincial works garage
- vii) A nursing home
- viii) A place of worship
- ix) A post office
- xi) A public park
- xii) A retirement home
- xiii) A school

4.11.2	Regulations for Permitted Uses	Metric Imperial	Approximate
	a) Minimum Lot Area	- 1.0 ha	2.5 acres
	b) Minimum Lot Frontage	- 60 m	200 ft
	c) Minimum Front Yard	- 15 m	50 ft
	d) Minimum Interior Side Yard	- 3.0 m	10.0 ft
	e) Minimum Exterior Side Yard	- 7.5 m	25 ft
	f) Minimum Rear Yard	- 7.5 m	25 ft
	g) Maximum Lot Coverage	- 15%	15%
	h) Maximum Height	- 9.0 m	30 ft

4.11.3 Exceptions

4.11.3.1 Institutional Exception One (I-1) Zone (Lot 26, Concession X)

Notwithstanding the permitted uses in the Institutional (I) Zone to the contrary, on lands within the Institutional Exception One (I-1) Zone the permitted uses shall be limited to an assembly hall and a dwelling. In all other respects the provisions of the Institutional (I) Zone shall apply.

**4.12 Environmental Protection (EP) Zone**

No person shall, within any Environmental Protection (EP) Zone erect, alter or use any building or structure except in accordance with the following provisions:

4.12.1 Permitted Uses

- i) Conservation
- ii) Passive Public Parks
- iii) Resource Management Activities

4.12.2 Regulations for Permitted Uses

No buildings or structures including accessory buildings or structures with the exception of pump houses and buildings and structures for flood and erosion are permitted in the Environmental Protection (EP) Zone.

4.12.3 Exceptions

**4.13 Open Space (OS) Zone**

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

4.13.1 Permitted Uses

- i) A golf course
- ii) An outdoor recreation area
- iii) A public park
- iv) Marine facilities
- v) Resource Management activities, excluding buildings or dwellings

4.13.2 Additional Regulations for Public Parks

No buildings or structures associated with a public park with the exception of bathing stations and refreshment stands are permitted in the Open Space (OS) Zone.

4.13.3 Marine Facilities

Marine facilities and boathouses may be permitted in accordance with Section 3.1 e) provided that they are accessory to permitted uses on the appertaining lands where such a use is permitted in the appertaining zone.

4.13.4 Permitted buildings and structures

No buildings or structures including accessory buildings or structures with the exception of a pump house and buildings or structures used for flood and erosion control are permitted in the Open Space (OS) Zone.

4.13.5 Exceptions

**4.14 Development Constraint (DC) Zone**

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

4.14.1 Permitted Uses

- i) All uses permitted in the Open Space (OS) Zone
- ii) All uses permitted in the Environmental Protection (EP) Zone
- iii) An accessory use or building for any use permitted in the Rural (RU) Zone

4.14.2 Regulations for Permitted Uses

		Metric Imperial	Approximate
a)	Minimum Lot Area	- NA	NA
b)	Minimum Lot Frontage	- NA	NA
c)	Minimum Front Yard	- 30 m	100 ft
d)	Minimum Interior Side Yard	- 15 m	50 ft
e)	Minimum Exterior Side Yard	- 30 m	100 ft
f)	Minimum Rear Yard	- 15 m	50 ft
g)	Maximum Lot Coverage	- NA	NA

4.14.3 Exceptions

**4.14.3.1 Development Constraint Exception One - Holding (D-1-H) Zone - Con 14 Lot 15, 16, 17, 18 - By-law 94 - 1313 Hold Provision Removed July 25/99**

- Permitted Uses:
- The Extraction of Moss Peat
  - An accessory building

In all other respects the provisions of the Extractive Industrial (M2) Zone shall apply.

**SECTION 5  
DEFINITIONS**

**5.1 ACCESSORY**

A use, separate building or structure, which is incidental, subordinate, exclusively devoted to and located on the same lot as the principal use, building or structure but not including a building or structure which is used as a dwelling unless specifically permitted.

**5.2 AGRICULTURAL USE**

Any agricultural use or uses, structures or buildings accessory thereto, including field crops, animal husbandry, tree nurseries and any other use customarily carried on in the field of general agriculture, including the sale on the premises, of produce grown or raised on the premises.

**5.3 ASSEMBLY HALL**

A building or part of a building in which facilities are provided for such purposes as meetings for civic, educational, political, religious or social purposes and may include a banquet hall, private club or fraternal organization.

**5.4 ATTACHED**

A building otherwise complete in itself, which depends, for structural support or complete enclosure, upon a division wall or walls shared in common with adjacent building or buildings.

**5.5 BED AND BREAKFAST ESTABLISHMENT**

“Bed and Breakfast Establishment” shall mean a single detached dwelling in which no more than 3 guest rooms are made available for temporary accommodation of the travelling or vacationing public. Such an establishment may offer meals to those persons temporarily residing at the establishment. A Bed and Breakfast Establishment shall not include a restaurant or a Tourist Establishment.

**5.6 BOATHOUSE**

Any building or enclosure in which one or more boats, ships or float planes and related equipment are stored, kept or repaired.

**5.7 BUILDING**

A structure consisting of a floor, walls and a continuous roof, and /or any one of them or a structural system serving the same purpose and including any tents, awnings and carports.

**5.8 BUSINESS, PROFESSIONAL OFFICE OR ADMINISTRATIVE OFFICE**

A building or part of a building in which one or more persons are employed in the management, direction or conducting of a business or where professionally qualified persons and their staff serve clients or patients who seek advice, consultation or treatment and may include the administrative offices of a non-profit or charitable organization.

**5.9 CABIN**

A cabin for sleeping that is not a dwelling unit as herein defined.

**5.10 CABIN ESTABLISHMENT**

A tourist establishment comprised of two (2) or more cabins arranged singled or in pairs and which does not provide cooking facilities.

**5.11 CAMPING ESTABLISHMENT**

A tourist establishment consisting of at least five (5) camping sites and comprising land used or maintained as grounds for the camping or temporary parking of travel trailers, motorized homes, truck campers, campers or tents, and licensed under the Tourism Act.

**5.12 CAMP SITE**

An area within a camping establishment of at least 186 square metres that is occupied on a temporary basis only, by a trailer, motorized home, truck camper, camper or tent, but not a mobile home.

**5.13 CEMETERY**

The land that is set apart or used as a place for the internment of the dead or in which human bodies have been buried.

**5.14 CHIEF BUILDING OFFICIAL**

An official employed by the Township appointed under the Building By-law or pursuant to the provisions of The Building Code Act, as amended, and shall include any Inspector likewise employed and appointed.

**5.15 COMMERCIAL NURSERY AND/OR GREENHOUSE**

A building and/or land for the growing of flowers, fruits, vegetables, plants, shrubs, trees and/or similar vegetation which is sold directly from such building or lot at wholesale or retail and shall include associated services and products related to the greenhouse or nursery. This definition shall not include the growing of mushrooms.

- 5.16 CONTRACTOR'S YARD**
- A yard of any general contractor or builder where equipment and materials are stored or where a contractor performs shop or assembly work but does not include any other yard or establishment otherwise defined or classified herein.
- 5.17 CORPORATION**
- The Corporation of the Township of Strong.
- 5.18 COTTAGE**
- A building within a cottage establishment to accommodate one (1) or more guests which contains at least two (2) rooms; which is at least partially furnished; and, which provides facilities to permit the guest to prepare and cook food.
- 5.19 COTTAGE ESTABLISHMENT**
- A tourist establishment comprising of two (2) or more cottages owned or leased by the same person.
- 5.20 COUNCIL**
- The Council of the Corporation of the Township of Strong.
- 5.21 DAY NURSERIES**
- A day nursery operated for pre-school age children within the meaning of the Day Nurseries Act, as amended.
- 5.22 DECK**
- An elevated structure attached to a building with no walls or roof or structure serving the same purpose as a wall or roof.
- 5.23 DOCK**
- A structure for the mooring of boats, attached to or forming part of the mainland.
- 5.24 DWELLING**
- A building or part of a building occupied or capable of being occupied, in whole or in part as the home, residence or sleeping place of one or more persons either continuously, permanently, temporarily or transiently but shall not include a mobile home having less than 74 square metres in area.

- 5.25 DWELLING, ACCESSORY**
- A dwelling which is incidental, subordinate, and exclusively devoted to and located on the same lot as the principal use, building or structure but not including a separate building or structure which is used as a dwelling unless specifically permitted.
- 5.26 DWELLING, ACCESSORY FARM**
- A separate building, which is incidental, subordinate, exclusively devoted to and located on the same lot as the farm use, building or structure .
- 5.27 DWELLING, APARTMENT**
- A separate building containing three or more dwelling units.
- 5.28 DWELLING, DETACHED**
- A detached building containing one dwelling unit only.
- 5.29 DWELLING, DUPLEX**
- The whole of a two-storey building divided horizontally into separate dwelling units, each of which has an independent entrance either directly or through a common vestibule.
- 5.30 DWELLING, RECREATIONAL**
- A dwelling used on a part-time basis by the owner or occupant who normally resides in another location and is not used for year-round occupation.
- 5.31 DWELLING, SEMI-DETACHED**
- The whole of a building divided vertically into two separate dwelling units.
- 5.32 DWELLING, TOWNHOUSE**
- A dwelling unit in a building divided vertically into no less than three nor more than eight dwelling units attached by common walls extended from the base of the foundation to the roof line, each dwelling unit having a separate entrance at grade.
- 5.33 DWELLING UNIT**
- A room or rooms in which a kitchen, living quarters and sanitary conveniences are provided for the exclusive use of the residents and with a private entrance from outside the building or from a common hallway or stairway inside.

- 5.34 DWELLING UNIT, ACCESSORY**
- A separate dwelling unit which is contained in a building which was originally designed as a detached dwelling and continues to be occupied by the owner.
- 5.35 ESTABLISHED BUILDING LINE**
- The average distance from the street line or shoreline to existing buildings in any block where more than half the frontage has been built upon, at the date of passing of this By-law.
- 5.36 FARM**
- Any farming or agricultural use and includes apiaries; aviaries; berry or bush crops; breeding, raising, training or boarding of horses or cattle; commercial greenhouses; farms devoted to the hatching, raising and marketing of chickens, turkeys, or other fowl or game birds, animals, fish or frogs; farms for grazing; flower gardening; field crops; goat or cattle dairies; growing, raising, picking, treating and storing of vegetables or fruit produce produced on the premises; nurseries; orchards; riding stables; the raising of sheep or goats; the raising of swine; tree crops; market gardening; bee keeping; wood lots; such uses or enterprises as are customarily carried on in the field of general agriculture. "Farm" includes a single detached dwelling house, and/or such principal or main buildings and structure as a barn or silo, as well as accessory buildings and structures which are incidental to the operation of the farm.
- 5.37 FARM PRODUCE SALES OUTLET**
- A use accessory to a farm which consists of the retail sale of agricultural products produced on the farm where such outlet is located.
- 5.38 FARM, SPECIALIZED**
- Any land on which the predominant economic activity consists of raising chickens, turkeys, or other fowl, the raising of fur bearing animals, the raising of swine, goats, horses, or cattle on feed lots, the raising or boarding of dogs or cats or the growing of mushrooms.
- 5.39 FINISHED GRADE**
- The average elevation of the finished surface of the ground at ground level on any one side of a building or structure.
- 5.40 FLOOR AREA, GROSS**
- The total floor area, as hereinafter defined, exclusive of any portion of the building or structure below finished grade measured between the exterior faces of the exterior walls which is used for heating, the storage of goods or personal effects, laundry facilities, recreational areas, the storage or parking of motor vehicles, exclusive of any private garage, carport, basement, walkout basement, cellar, porch, verandah, deck or sunroom unless such sunroom is habitable during all seasons of the year.
- 5.41 FLOOR AREA, GROUND**

The maximum ground floor area of a building measured by the outside walls, excluding, in the case of a dwelling house, any private garage, carport, porch, verandah, deck or sunroom (unless such sunroom is habitable at all seasons of the year).

**5.42 GARAGE, PRIVATE**

A detached accessory building or portion of a dwelling house which is designed or used for the sheltering of a private motor vehicle and storage of household equipment incidental to the residential occupancy and which is fully enclosed and roofed and excludes a carport or other open shelter.

**5.43 GAZEBO**

A freestanding roofed accessory structure which is not enclosed, except for screening or glass and which is utilized for the purposes of relaxation in conjunction with a residential dwelling but shall not include any other use or activity otherwise defined or classified in this By-law.

**5.44 GOLF COURSE**

A public or private area operated for the purpose of playing golf, and includes a par 3 golf course, club house and recreational facilities, accessory driving ranges and miniature golf courses, and similar uses.

**5.45 GROUP HOME**

A single-detached dwelling in which not more than 10 persons, having physical, social or mental handicaps reside in a household under the appropriate supervision of supervisory personnel, who may also reside in the dwelling and which is licensed and/or approved for funding under provincial statutes and in compliance with municipal by-laws. A dwelling occupied for the purpose of providing shelter for persons on parole or released from penal institutions, or for persons ordered to reside there as a result of a conviction of a criminal offence is not a group home.

**5.46 GUEST CABIN**

A single storey accessory structure which is not attached to the main dwelling on a lot which is maintained for the accommodation of an individual or individuals where sanitary facilities and facilities for cooking are not provided.

**5.47 HEIGHT OF BUILDINGS**

The vertical distance, measured between the finished grade at the front of the building, and:

- a) In the case of a flat roof, the highest point of the roof surface;
- b) In the case of a mansard roof, the deck roof line; and
- c) In the case of a gable, hip or gambrel roof, the average height between the eaves and ridge.

Accessory roof constructions, such as chimneys, towers, steeples or television antennas, shall be disregarded in calculating the height of a building.

**5.48 HIGH WATER MARK SETBACK**

The setback will be measured from the normal average or maintained water level of the lake or river.

**5.49 HOME INDUSTRY**

Any occupation of an industrial nature conducted entirely within a building or part of a building accessory to a single-detached dwelling house.

**5.50 HOME OCCUPATION**

An occupation carried on by the occupant of a dwelling as a secondary use in connection with which there is no display, no stock in trade nor commodity sold upon the premises and may include a Day Nursery or a Bed and Breakfast Establishment.

**5.51 HOTEL**

A building or part of a building that contains a general kitchen and dining room and other public rooms, the remaining rooms of which contain no provision for cooking, and are usually hired by transients as places of abode.

**5.52 HUNT CAMP**

Shall mean a building or structure having a maximum area of 60 square metres with a minimum size lot of 20 ha or 50 acres in size, consisting of one or more rooms which is at least partially furnished and may include facilities for the preparation of food and overnight accommodation on a temporary basis for use only during the hunting or fishing seasons but shall not have indoor plumbing facilities and shall not include any other establishments or use as may be defined or classified in this By-law.

**5.53 IMPROVED PUBLIC ROAD**

A street, road or public highway as defined under Section 261 of the Municipal Act, RSO 1990, under the jurisdiction of the Province of Ontario or the Township which is assumed and maintained so as to allow normal vehicular access to adjacent properties and which, in the case of a Township Road, is a road for which the Township receives construction and maintenance subsidies from the Ministry of Transportation.

**5.54 KENNEL**

Shall mean a building or structure where more than three domestic household pets are kept, raised and/or boarded for commercial purposes.

5.55

**LANDSCAPED OPEN SPACE**

The open unobstructed space from ground to sky at grade on a lot accessible by walking and which is suitable for the growth and maintenance of grass, flowers, trees, bushes and other landscaping and includes any surfaced walk, patio or similar area but does not include any driveway or ramp, whether surfaced or not, any curb, retaining wall, parking area or any open space beneath or within any building or structure.

5.56

**LIGHT EQUIPMENT SALES AND RENTAL ESTABLISHMENT**

A building or structure or part of a building or structure in which light machinery and equipment such as air compressors and related tools and accessories; augers; automotive tools; cleaning equipment; light compaction equipment; concrete and masonry equipment; electric tools and accessories; fastening devices such as staplers and tackers; floor and carpet tools; gasoline generators; jacks and hydraulic equipment; lawn and garden tools; ladders; moving equipment; painting and decorating equipment; pipe tools and accessories; plumbing tools and accessories; pumps; hoses; scaffolding; welding equipment; and, other similar tools and appurtenances are offered or kept for rent, lease or hire under agreement for compensation, but shall not include any other establishment defined or classified in this By-law.

5.57

**LOT**

A parcel or tract of land described in a deed or other legal document which is legally capable of being conveyed.

5.58

**LOT AREA**

The total horizontal area within the lot lines of a lot above the normal or maintained high water mark.

5.59

**LOT, CORNER**

A lot situated at the intersection of two or more streets, or at the intersection of a street and a railway right-of-way, or a lot abutting on one or more parts of the same street, in which an interior angle of less than one hundred and thirty-five (135) degrees is contained, between the front and side lot lines abutting by the said street or streets.

5.60

**LOT COVERAGE**

The percent of the lot area covered by buildings or structures excluding parking areas, driveways and walkways.

5.61

**LOT LINE**

Any boundary of a lot.

**5.62 LOT LINE, EXTERIOR**

The side lot line which abuts an improved public street or an unopened road allowance on a corner lot.

**5.63 LOT LINE, FRONT**

The lot line that abuts the street, but in the case of any lot having water access, the front lot line shall be the lot line abutting the normal average or maintained highwater mark of the navigable waterway, or the lot line abutting the Crown Limited Service Reserve and:

- a) In the case of a corner lot or through lot, the shorter lot line that abuts a street or navigable waterway shall be deemed to be the front lot line and the longer lot line that abuts a street or navigable waterway shall be deemed the exterior side lot line, but,
- b) In the case of a corner lot or through lot with two lot lines of equal length abutting streets, the lot line that abuts the wider street shall be deemed to be the front lot line, but where the streets are of equal width, the lot line which abuts a Provincial Highway shall be deemed to be the front lot line, and in the case of both streets being under the same jurisdiction and of the same width, the line over which access to the property is gained shall be the front lot line.

**5.64 LOT LINE, REAR**

The lot line farthest from or opposite to the front lot line.

**5.65 LOT LINE, INTERIOR**

A lot line other than a front, rear or exterior lot line.

**5.66 LOT, THROUGH**

A lot bounded on opposite sides by streets or navigable waterways.

**5.67 MANUFACTURING, PROCESSING, ASSEMBLY AND/OR FABRICATING PLANT**

Shall mean a building used for the assembly or development of a product.

**5.68 MARINA**

An establishment or premises, containing docking facilities, where boats or boat accessories are berthed, stored, serviced, repaired, or kept for sale or rent and where facilities for the sale of marine fuels and lubricants may be provided.

5.69

**MARINE FACILITY**

An accessory structure which is used to take a boat into or out of a navigable waterway, or to moor a boat. This definition includes a launching ramp, boat lift, or dock but does not include any building or any boat servicing, repair, or sales facility.

5.70

**MOBILE HOME**

Any dwelling that is designed to be mobile, and constructed or manufactured to provide a permanent residence for one or more persons certified in accordance with C.S.A. Standard Z240 or Z241 but does not include a travel trailer or tent trailer or trailer otherwise designed.

5.71

**MOTEL**

A structure containing a series of living or sleeping units with individual interior sanitary conveniences, including motor courts or tourist courts. All required parking is at grade and direct access is available from the parking area to the individual units.

5.72

**MOTOR VEHICLE**

An automobile, truck, motorcycle, and any other vehicle propelled or driven otherwise than by human power, but does not include the cars of electric or steam railways, or other motor vehicles running only upon rails, or a motorized snow vehicle, traction engine, farm tractor, self-propelled implement of husbandry or road building machine within the meaning of The Highway Traffic Act, as amended.

5.73

**MOTOR VEHICLE, COMMERCIAL**

Any commercial motor vehicle within the meaning of The Highway Traffic Act, as amended.

5.74

**MOTOR VEHICLE BODY SHOP**

A building or structure used for the painting or repairing of motor vehicle bodies, exterior and undercarriage, and in conjunction with which there may be towing service and motor vehicle rentals for customers while the motor vehicle is under repair, but shall not include any other establishment otherwise defined or classified in this By-law.

5.75

**MOTOR VEHICLE DEALERSHIP**

A building or structure where a franchised dealer displays motor vehicles for sale or rent and in conjunction with which there may be used motor vehicle sales or rentals, a motor vehicle repair garage, a motor vehicle service station, a motor vehicle gasoline bar or a motor vehicle body shop, but shall not include any other establishment otherwise defined or classified in this By-law.

**5.76 MOTOR VEHICLE REPAIR GARAGE**

A building or structure where the exclusive service performed or executed on motor vehicles for compensation shall include the installation of exhaust system, repair of the electrical system, transmission repair, brake repair, radiator repair, tire repair and installation, rustproofing, motor vehicle diagnostic centre, major and minor mechanical repairs or similar use and in conjunction with which there may be a towing service, a motor vehicle service station and motor vehicle rentals for the convenience of the customer while the motor vehicle is being repaired, but shall not include any other establishment otherwise defined or classified in this By-law.

**5.77 MOTOR VEHICLE SERVICE STATION**

A building or structure where gasoline, oil, grease, antifreeze, tires, tubes, tire accessories, electric light bulbs, sparkplugs, batteries and automotive accessories for motor vehicles and new retail goods are stored or kept for sale to the general public, or where motor vehicles may be oiled, greased or washed, or have their ignition adjusted, tires inflated or batteries charged, and where mechanical or running repairs essential to the actual operation of motor vehicles are executed or performed. Such shall require public washrooms.

**5.78 MUNICIPAL OR PROVINCIAL WORKS GARAGE**

Any land, building and/or structure owned by the Corporation of the Township of Strong or the Province of Ontario and used for the storage, maintenance and/or repair of material, equipment, machinery and/or motor vehicles used in connection with civic works.

**5.79 NON-COMPLYING**

A lot, building or structure on a lot that does not fulfill the requirements of the zone provisions for the zone in which the lot, building or structure is located.

**5.80 NON-CONFORMING**

An existing use or activity of any land, building or structure which does not conform with the permitted uses, or activities of this By-law for the Zone in which such existing land, building or structure is located, so long as it continues to be used or enjoyed for that purpose.

**5.81 NURSERY OR GREENHOUSE, COMMERCIAL**

A building or structure, and lands associated therewith, for the growing of flowers, fruits, vegetables, plants, shrubs, trees or similar vegetation together with gardening tools and implements which are sold at retail from such building or lot to the general public.

**5.82 OPEN STORAGE**

Any accessory storage outside of a principal or main building or structure on the lot.

**5.83 OUTDOOR RECREATION AREA**

Lands and accessory buildings used for outdoor recreational purposes including bowling greens, a driving range, tennis courts, swimming pools, outdoor skating rinks, horseback riding, cross-country skiing, soccer, baseball and other sports fields but not including a rifle range or skeet shooting facility or club.

**5.84 PARK, PRIVATE RECREATION**

An open space or recreational area, other than a public park, operated on a commercial and/or private member basis, and which includes one or more of the following facilities or activities:

- a) Areas for walking, riding and cross-country skiing but does not include the racing of animals, motor vehicles, motor cycles or snowmobiles;
- b) Swimming and wading areas;
- c) Accessory recreational or playground areas such as picnic areas, tennis courts, lawnbowling greens, outdoor skating rinks, athletic fields, swimming pools and similar uses;
- d) Buildings and structures accessory to the foregoing including a refreshment booth or pavilion, and administrative offices; and,
- e) An accessory club house; and
- f) Parking lots accessory to the foregoing.

**5.85 PARK, PUBLIC**

Any open space or recreational area, owned or controlled by the Corporation or by any Board, Commission or other Authority established under any statute of the Province of Ontario and may include therein neighbourhood, community, and special parks or areas and may include one or more athletic fields, field houses, fair grounds or similar uses.

**5.86 PARKING AREA**

An area or areas of land or a building or part thereof which is provided and maintained upon the same lot or lots upon which the principal use is located for the purpose of parking motor vehicles.

**5.87 PARKING LOT**

A parking area forming the principal use of a lot.

**5.88 PARKING SPACE**

An area, for the parking or storage of motor vehicles, having a minimum width of 3 metres (10 feet) and a minimum area of 18.5 square metres (200 sq. ft.), exclusive of any aisles, ingress or egress lanes.

5.89

**PERSON**

Any human being, association, firm, partnership, incorporated company, corporation, agent or trustee, and the heirs, executor or other legal representatives of a person to whom the context can apply according to law.

5.90

**PIT**

A place where unconsolidated gravel, stone, sand, earth, clay, fill, mineral or other material is being or has been removed by means of an excavation to supply materials for construction, industrial or manufacturing purposes, but does not include a wayside pit.

5.91

**PLACES OF WORSHIP**

Churches, chapels, temples, parish halls and synagogues including offices for the administration of the religious institution.

5.92

**PLANTING STRIP**

An area used for no purpose other than the planting of a row of trees, a continuous unpierced hedgerow of evergreens or shrubs or natural vegetation not less than 1.5 metres high, immediately adjacent to the lot line or portion thereof along which the planting strip is required. The remainder of the planting strip shall be open unobstructed space free of buildings or structures which is used for the growing and maintenance of grass, flowers, shrubs, natural vegetation or other landscaping.

5.93

**PORCH**

Is a partially enclosed, or fully enclosed structure attached to and forming part of a building.

5.94

**PORTABLE PROCESSING PLANT**

Any equipment for the crushing, screening or washing of sand and gravel aggregate materials, but not including a concrete batching plant or an asphalt plant, of which the equipment is capable of being readily drawn or readily propelled by a motor vehicle and which equipment is not considered permanently affixed to the site.

5.95

**PRINCIPAL OR MAIN BUILDING**

Any building in which is carried on the principal purpose for which the building or lot is used and shall include a barn or silo used in conjunction with a farm.

5.96

**PRIVATE CLUB**

A non-profit, non-commercial organization, which carries on social, cultural, athletic and/or recreational activities.

- 5.97 PRIVATE ROAD**
- A private right-of-way over private property which affords access to abutting lots.
- 5.98 PROVINCIAL HIGHWAY**
- A street under the jurisdiction of the Ministry of Transportation.
- 5.99 PUBLIC AUTHORITY**
- Any Federal, Provincial, District or Municipal agencies, and includes any commission, board, authority or department established by such agency and shall include Ontario Hydro, and Bell Canada.
- 5.100 QUARRY**
- A place where consolidated rock has been or is being removed by means of an open excavation to supply material for construction, industrial or manufacturing purposes, but does not include a wayside quarry or open pit metal mine.
- 5.101 RESORT**
- A tourist establishment that operates throughout all or part of the year and that has facilities for serving meals and furnishes equipment, supplies or services to persons in connection with angling, hunting, camping or recreational purposes and may include a Liquor Licensed Premises.
- 5.102 RESOURCE MANAGEMENT**
- The preservation, protection and improvement of the components of the natural environment through a comprehensive management and maintenance program administered by a public authority for individual or public use.
- 5.103 RESTAURANT**
- A building or part of a building where food is offered for sale or sold to the public primarily for immediate consumption.
- 5.104 RETAIL STORE**
- A building where goods, wares, merchandise, substances or articles, are offered or kept for sale at retail or rental and includes storage on or about the store premises of limited quantities of such goods, wares, merchandise, substances, or articles sufficient only to service such stores but does not include any retail outlet otherwise classified or defined in this By-law.
- 5.105 RIDING SCHOOL OR BOARDING STABLE**
- An area of land which is used as an educational centre for horse training, handling, care, or for the lodging of horses.

**5.106 RETIREMENT HOME**

A residence providing accommodation primarily for retired persons or couples where each private bedroom or living unit has a separate private bathroom and 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 provided.

**5.107 SALVAGE OR WRECKING YARD**

A place where motor vehicles and parts are wrecked, disassembled, repaired and resold, where second-hand goods, including waste paper, bottles, automobile tires, clothing, other scrap materials and salvage are collected to be sorted and where used lumber and used building materials are stored for sale or resale.

**5.108 SCHOOL**

A public school, a separate school, a university, a community college or a private school authorized by the Province of Ontario.

**5.109 SERVICE SHOP**

A building or part of a building, not otherwise defined or classified in this By-law, for the servicing or repairing of articles, goods or materials, as well as facilities for accessory retail sales.

**5.110 SERVICE SHOP, PERSONAL**

A building, or part of a building, in which persons are employed in furnishing services and otherwise administering to the individual and personal needs of persons, such as a barber's shop, a ladies hairdressing establishment and a shoe repair shop.

**5.111 SETBACK**

The horizontal distance from the centre line of the street right-of-way, measured at right angles to such centre line, or in the case of a lot having frontage on a navigable waterway take the horizontal distance from the high water mark to the nearest part of any building or structure or excavation on the lot.

**5.112 SHORELINE**

The line dividing the normal or average controlled high water mark of a waterbody from the land.

**5.113 SMALL ENGINES SALES AND SERVICE ESTABLISHMENT**

Buildings and lands used for the sale, service, repair and rental of snowmobiles, motorcycles, all terrain vehicles, lawn and garden equipment and similar recreational vehicles and equipment power by four-stroke engines.

- 5.114 STREET**
- A highway as defined under The Highway Traffic Act, or the Municipal Act or a road which has been assumed and is maintained by the Corporation of the Township of Strong.
- 5.115 STREET LINE**
- The limit of the street or road allowance and is the dividing line between a lot and street or road.
- 5.116 STRUCTURE**
- Anything man-made that is fastened to or into the earth or another structure or rests on the earth by its own mass or is attached to a building including a septic system and mantle, holding tanks, satellite receiving dishes and heat pumps.
- 5.117 SUMMER CAMP**
- A camp which is privately owned and operated, or a camp which is operated by a charitable corporation approved under The Charitable Institutions Act as amended, or a camp within the meaning of the regulations made under The Public Health Act as amended.
- 5.118 TENT**
- Any kind of temporary shelter for sleeping that is not permanently affixed to the site and that is capable of being easily moved and is not considered a structure.
- 5.118 a TOP-OF-BANK**
- Top-of-bank shall mean a point or line whichh is the beginning of a significant change in the land surface, from which the land surface slopes downward toward the water course.
- 5.119 TOURIST ESTABLISHMENT**
- Any premises operated to provide sleeping accommodation for the travelling public or sleeping accommodation for the use of the public engaging in recreational activities, and includes the services and facilities in connection with which sleeping accommodation is provided including a resort and a cottage establishment but does not include:
- a) A camp operated by a charitable corporation approved under The Charitable Institutions Act, as amended;
  - b) A summer camp within the meaning of the regulations made under The Health Protection and Promotion Act, as amended; or
  - c) A club owned by its own members and operated without profit or gain.
- 5.120 TOWNSHIP**
- The Corporation of the Township of Strong.

- 5.121 TRAILER**
- A vehicle that can be legally drawn upon a highway by a motor vehicle and, for the purposes of this By-law does not include a mobile home.
- 5.122 TRAILER, CONSTRUCTION**
- Any trailer designed to be temporarily located on a parcel of land during the construction of a building or the development of land utilized for temporary shelter and/or the storage of equipment related to the construction occurring on the land and having the running gear and towing equipment permanently attached.
- 5.123 TRAILER, TRAVEL OR TENT**
- Any trailer which is designed to be temporarily utilized for living, shelter and sleeping accommodation, with or without cooking facilities and which has running gear and towing equipment that is permanently attached and is not permanently affixed to the ground.
- 5.124 TRANSPORTATION TERMINAL**
- The use of land, buildings and structures for the purpose of storing, servicing, repairing or loading trucks, transport trailers and /or busses, but does not include automobile services stations, transportation sales or rental outlets.
- 5.125 TRUCK CAMPER**
- Any unit so constructed that it may be attached upon a motor vehicle, as a separate unit, and capable of being temporarily utilized for the living, sleeping or eating accommodation of persons.
- 5.126 USE**
- a) Any purpose for which a building or other structure or a parcel of land may be designed, arranged, intended, maintained, or occupied; or,
  - b) Any activity, occupation, business or operation carried on, or intended to be carried on, in a building or other structure or on a parcel of land.
- 5.127 VERANDA**
- Is an unenclosed structure attached to a building having a floor or roof.
- 5.128 VEHICLE**
- A motor vehicle, trailer, traction engine, farm tractor, road building machine and any vehicle drawn, propelled or driven by any kind of power, including muscular power, but does not include a motorized snow vehicle or the cars of electric or steam railways running only upon rails.
- 5.129 VETERINARY HOSPITAL**
- The premises of a veterinary surgeon where animals are treated or kept.

- 5.130 WASTE DISPOSAL AREA**
- A place where garbage, refuse, domestic or industrial waste, exclusive of liquid industrial waste, is disposed of or dumped.
- 5.131 WATERCOURSE**
- A waterbody or the natural channel for a perennial or intermittent stream of water including a river or stream.
- 5.132 WAYSIDE PIT OR QUARRY**
- A temporary pit or quarry opened and used by a public road authority solely for the purpose of a particular project or contract of road construction and not located on the road right-of-way.
- 5.133 WORKSHOP**
- A building or structure where manufacturing is performed by tradesmen requiring manual or mechanical skills and may include a carpenter's shop, a locksmith's shop, a gunsmith's shop, a tinsmith's shop, a commercial welder's shop, or similar uses.
- 5.134 YARD**
- Any open unoccupied space appurtenant to a building measured from the closest supporting structure of the building to the lot line.
- 5.135 YARD, EXTERIOR SIDE**
- A yard extending from the front yard to the rear yard between the exterior side lot line and the nearest wall of any building on the lot for which the yard is required.
- 5.136 YARD, FRONT**
- A yard extending across the full width of the lot between the front lot line and the nearest wall of any building or structure on the lot for which the yard is required.
- 5.137 YARD, REAR**
- A yard extending across the full width of the lot between the rear lot line and the nearest wall of any building on the lot for which the yard is required.
- 5.138 YARD, REQUIRED**
- The minimum yard required by the provisions of the By-law.
- 5.139 YARD, INTERIOR SIDE**
- A yard extending from the front yard to the rear yard between the interior side lot line and the nearest wall of any building on the lot for which the yard is required.

**5.140 ZONE**

The category of use or activity of land, buildings, structures or activities permitted by this By-law.

**5.141 ZONE PROVISIONS**

The permissible uses, the minimum area and dimensions of lots, the minimum dimensions of yards, the maximum lot coverage, the minimum setback, gross floor area, the minimum landscaped open space, the maximum height of buildings, minimum parking requirements, and all other Zone provisions are set out within the By-law for the respective Zones.

**SECTION 6  
ENACTMENT**

BY-LAW READ A FIRST AND SECOND TIME THIS 26th DAY OF OCTOBER , 1993.

BY-LAW READ A THIRD AND FINAL TIME AND PASSED THIS 26TH DAY OF OCTOBER 1993.

*John MacLaughlan*

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REEVE

*Diana Georgie*

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CLERK-TREASURER