

TOWNSHIP OF STRONG

Zoning By-Law No. 2014-19



TABLE OF CONTENTS

SECTION 1.....	1
ADMINISTRATION	1
1.1 Title	1
1.2 Area Affected by this By-law	1
1.3 Building Permits	1
1.4 Enforcement.....	1
1.5 Severability Provision	1
1.6 Repeal of Existing By-laws	1
1.7 Effective Date	1
1.8 Metric and Imperial Terms.....	2
SECTION 2.....	3
ESTABLISHMENT OF ZONES	3
2.1 Zones	3
2.2 Zone Schedule.....	3
2.3 Determining Zone Boundaries.....	3
2.4 Compliance with Zoning By-law	4
2.5 Holding Provision	4
SECTION 3.....	5
GENERAL PROVISIONS	5
3.1 Accessory Buildings, Structures and Uses.....	5
3.2 Construction Uses.....	9
3.3 Dwelling Units	9
3.4 Environmental Protection Areas.....	10
3.5 Established Building Line in all Residential Zones.....	10
3.6 Frontage on Improved Public Road, Private Road or Navigable Waterway	10
3.7 Group Homes	11
3.8 Height Exceptions	11
3.9 Home Occupation.....	12
3.10 Home Industry	12
3.11 Mobile Homes	13
3.12 Minimum Distance Separation	14
3.13 Minimum Opening Elevations - Lake Bernard.....	14
3.14 Multiple Uses on One Lot.....	14
3.15 Multiple Zones on One Lot	14
3.16 Non-Complying Buildings and Structures	14
3.17 Noncomplying Lots	15
3.18 Nonconforming Uses.....	16
3.19 Open Storage	17
3.20 Parking Area Regulations	17
3.21 Pits, Quarries and Peat Extraction	21
3.22 Public Uses	21
3.23 Reduction of Requirements	22
3.24 Restrictions on Dwelling Units in Non-Residential Buildings.....	22
3.25 Shipping Containers	22
3.26 Signs.....	23
3.27 Temporary Housing	23
3.28 Through Lots	23

3.29	Trailer Park and Private Recreational Uses	23
3.30	Trailers and Campers	23
3.31	Setback from Watercourses.....	24
3.32	Setbacks from Waste Disposal Areas.....	24
3.33	Setbacks from TransCanada Pipeline.....	24
3.34	Setbacks from Railways.....	24
SECTION 4.....		25
ZONE PROVISIONS.....		25
4.1	RESIDENTIAL ZONE PROVISIONS.....	25
4.1.1	General Prohibition	25
4.1.2	Permitted Uses.....	25
4.1.3	Zone Standards.....	25
4.1.4	Exceptions.....	26
4.2	COMMERCIAL ZONE PROVISIONS.....	28
4.2.1	General Prohibition	28
4.2.2	Permitted Uses.....	28
4.2.3	Zone Standards.....	29
4.2.4.	Setbacks from Residential Zone	29
4.2.5	Regulations for Accessory Dwelling Units	30
4.2.6	Regulations for Accessory Office Use	30
4.3	INDUSTRIAL ZONE PROVISIONS	31
4.3.1	General Prohibition	31
4.3.2	Permitted Uses.....	31
4.3.3	Zone Standards.....	32
4.3.5	Extractive Industrial Exceptions	34
4.3.6	Disposal Industrial Exceptions.....	34
4.4	INSTITUTIONAL ZONE PROVISIONS	35
4.4.1	General Prohibition.....	35
4.4.2	Permitted Uses	35
4.4.3	Zone Standards	35
4.4.4	Exceptions.....	36
4.5	RURAL, OPEN SPACE AND ENVIRONMENTAL PROTECTION ZONE PROVISIONS...	37
4.5.1	General Prohibition	37
4.5.2	Permitted Uses.....	37
4.5.3	Zone Standards.....	38
4.5.4	Additional Regulations for Public Parks.....	38
4.5.5	Marine Facilities	38
4.5.6	Permitted buildings and structures	38
4.5.7	Exceptions.....	39
4.6	HOLDING PROVISIONS.....	41
4.7	TEMPORARY USES	42
SECTION 5 DEFINITIONS		43
SECTION 6 ENACTMENT		72

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

Upon final approval of this By-law, By-law 93-1307 and all amendment thereto are hereby repealed.

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
CE	-	Commercial Employment
CT	-	Commercial Tourist
CTP	-	Commercial Tourist Park
M ₁	-	General Industrial
M ₂ -P	-	Extractive Industrial – Pit
M ₂ -Q	-	Extractive Industrial - Quarry
M ₃	-	Disposal Industrial
I	-	Institutional
OS	-	Open Space
EP	-	Environmental Protection

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. Notwithstanding the provisions of subsection 3 above, the zone boundary of the Environmental Protection Zone may be established

through on-site review or engineering study that can determine the precise limits of the floodplain or wetland represented by the zone.

6. 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.

2.5 Holding Provision

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;
- iii) food preparation and no cooking facilities.

Where this By-law permits, a farm, a barn shall be considered as a principal building.

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 6.5 metres.

Notwithstanding the foregoing, within the Commercial Employment Zone, the total lot coverage of all accessory buildings or structures shall not exceed 10 per cent of the lot area, nor shall the height of any accessory building or structure exceed the height restrictions of the respective Industrial Zone.

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 3.31.

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 provisions of this By-law to the contrary, decks, steps, balconies and patios may project into any required yard or setback 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 in excess of 1.0 metres above finished grade, the setback requirements for the principle 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) 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.

i) 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 22.5 square metres or less;
- iv) the building has a height not greater than one storey;
- v) the building complies with all of the setbacks that apply to the principal building on the lot;
- vi) for the purpose of determining the number of Guest Cabins on a lot all habitable accessory structures shall be considered a Guest Cabin;

- vii) on the lands abutting a navigable waterway, where a lot has at least 45 metres of frontage. An additional Guest Cabin is permitted with each additional 90 metres of lot frontage; and,
- viii) no deck attached to a guest cabin shall exceed 25% of the Gross Floor Area of the guest cabin.

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) and Rural (RU) Zones subject to the following:

- i) the size of the building shall not exceed 60 sq. metres
- ii) Minimum lot size - 10 ha (25 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.

m) Saunas

Notwithstanding any other provision of this By-law to the contrary, no more than one sauna is permitted in a separate building or on a deck attached to the main building between the normal or maintained high water mark of the lake and the main building or structure on a lot in the Shoreline Residential (SR) or Limited Service Residential (LSR) Zone provided that:

- i) it has an area of 10 square metres or less;
- ii) is set back at least 15.0 metres from the normal or maintained high water mark of the lake;

- iii) is set back at least 2.0 metres from any interior or exterior side lot line;
- iv) the maximum height of the sauna is not greater than 3.0 metres; and
- v) it has no sanitary and/or shower facilities.

n) Hot Tubs

Notwithstanding any other provision of this By-law to the contrary, no more than one hot tub is permitted between the normal or maintained high water mark of the lake and the main building or structure on a lot in the Shoreline Residential (SR) or Limited Service Residential (LSR) Zone provided that:

- i) it has an area of 10 square metres or less;
- ii) is set back at least 15.0 metres from the normal or maintained high water mark of the lake; and
- iii) is set back at least 2.0 metres from any interior or exterior side lot line.

3.2 Construction Uses

A tool shed, not exceeding 20 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, a private road or 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

Where a Home Occupation is a permitted use the following regulations shall apply:

- a) a maximum of three (3) people may be engaged in the home occupation, one of which must be a resident of 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;
- d) not more than 30 per cent of the gross floor area of the dwelling shall be used for the purposes of home occupation, and such home occupation shall be conducted entirely within the dwelling house or dwelling unit;
- e) there shall be no outside animal enclosures or external storage of goods or materials in conjunction with the home occupation use; and
- f) a home occupation shall not include a boarding or lodging house, an eating establishment, or a group home, but may include a bed and breakfast establishment.

3.10 Home Industry

No person shall engage in a permitted home industry, except in accordance with the following provisions:

- a) a maximum of four (4) persons may be engaged in the home industry;
- b) such home industry may be located in part of a dwelling, or in any accessory building located on a lot on which a dwelling is in existence, provided the total gross floor area utilized by the home industry does not exceed a maximum of 150 square metres (1615 sq. ft.);
- c) there shall be no outside storage of goods, materials or articles within the front or exterior side yard;
- d) a maximum of three currently licensed motor vehicles associated with the home industry may be parked or stored on the lot but only within an interior side or rear yard;

- e) there shall be no emission of noise, odour or dust which is not normally attributed to the use of the land for other uses permitted in the Zone;
- f) a home industry shall be clearly secondary to the main residential use and shall not change the residential character of the dwelling on the lot; and,
- g) the home industry shall comply with the following minimum lot area, yard and setback provisions:
 - i) minimum lot area 1.0 hectares (2.5 acres)
 - ii) minimum setback from all lot lines 30.0 metres (100 feet)
 - iii) minimum separation from a Residential Zone 60.0 metres (200 feet)
 - iv) minimum separation from dwelling in existence on another lot 100.0 metres (328 feet)

Existing buildings which do not meet the setback requirements of subsection (ii) may be used for home industries provided that all of the other provisions in this section are met.

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 Distance Separation

- a) No building shall be constructed in the Rural or Agricultural Zone which does not conform to the MDS₁ and MDS_{II} Formulas as established by the Province of Ontario unless the structure is proposed on an existing lot of record.
- b) Setbacks for new dwellings constructed on lots other than the lot containing the barn from barns containing livestock shall be required in conformity with the MDS_I Formula.
- c) New barns or expansions to existing barns shall require setbacks in conformity with the MDS_{II} Formula.

3.13 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 329.4 metres (Canadian Geodetic Datum).

3.14 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.

3.15 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.

3.16 Non-Complying 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, or where the building or structure 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 the enlargement, reconstruction or renovation and/ or repair does not further reduce the front yard, and/ or side yard, and/ or rear yard or increase lot coverage beyond the requirements of this By-law except as follows;

b) Reconstruction of Existing Building

Nothing in this By-law shall prevent the enlarged, repaired, replaced, renovated or reconstruction of a legally existing building that does not comply with the provisions in this By-law, provided that no part of the building that is non-complying is increased in volume except as permitted in Table 1.

Where a detached dwelling encroaches into the required front yard of a waterfront lot, the dwelling may be in that yard provided that the enlargement, repair, replacement or renovation complies with the following provisions:

For the purpose of applying these provisions, the most restrictive regulation shall apply to a non-complying building.

Table 1– Non-complying Buildings and Structures

Column 1	Column 2
Existing Dwelling Distance from Shoreline	Maximum Floor Area Increase
Less than 5 m	23 sq. m.
≥5 m & <10 m	32.5 sq. m.
≥10 m & <15 m	46 sq. m.
≥15 m & < 20 m	56 sq. m.
More than 20 m	70 sq m

3.17 Noncomplying 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 or correction of title, 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 the lot is at least 930 square metres, all other applicable provisions of this By-law are complied with and provided that a sewage system that complies with the regulations under Building Code can be installed on the lands.

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

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.

3.19 Open Storage

Except where permitted or normally accessory to a permitted use, no portion of a lot shall be used for the storage of goods or materials unless such storage is within a building, or unless the following provisions are complied with, in the event that the storage is in the open:

- a) such open storage is accessory to the use of the main building on the lot;
- b) open storage is behind the front or exterior wall of the main building facing any street, and complies with all yard requirements;
- c) such open storage does not cover more than 15 percent of the lot area; and,
- d) any portion of a lot used for open storage is screened from adjacent uses and streets adjoining the lot, by a building, planting strip, and/or fence. All fences shall extend at least 1.8 metres in height from the ground.

3.20 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.

h) Barrier Free Parking

One (1) barrier free parking space shall be provided for each 100 square metres of gross floor area in a Commercial, Industrial or Institutional Zone accordance with the following:

- i) Each space shall have a minimum width of 4 m (13 ft) and minimum length of 5.5 m (18 ft);
- ii) Each space shall be hard-surfaced and level;
- iii) Each space shall be located near and accessible to an entrance; and,
- iv) Each space shall be appropriately identified for its intended use by persons with limited mobility or other disabilities.

**TABLE 2
PARKING SPACE REQUIREMENT TABLE**

Type of Use	Minimum Off-street Parking Requirements
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 10 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.
Liquor Licensed Premises, exclusive of an eating establishment, but including an entertainment lounge, public house or lounge licensed in accordance with The Liquor Licence Act as amended, and the Regulations thereunder.	1 parking space for each 4 persons that may be legally accommodated at any one time.
Marina	2 parking spaces for every 1 boat slip and 1 parking space for every 10 square metres of gross floor area devoted to commercial use, exclusive of storage areas.

Type of Use	Minimum Off-street Parking Requirements
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.

3.21 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.

3.22 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; and,
- 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.

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.

3.23 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.

3.24 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.

3.25 Shipping Containers

The use of shipping containers as accessory buildings is permitted in all zones where accessory buildings are permitted except for the Shoreline Residential (SR) and Limited Service Residential (LSR) Zones, provided that they meet the requirements of an accessory building as set out in this By-law.

3.26 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.

3.27 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.

3.28 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.

3.29 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.

3.30 Trailers and Campers

a) Temporary Use

A tent trailer, a travel trailer or a truck camper can be located on any lot in the Rural (RU), Limited Service Shoreline Residential (LSR), Shoreline Residential (SR) zones and may be occupied provided it is licensed by the municipality. A mobile home or park model trailer is not permitted under this provision of the By-law .

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.

3.31 Setback from Watercourses

- i) The Minimum setback from the Top-of-bank of any stream as identified on Schedule A for any building or structure, including septic systems and mantle shall be 30 metres. Where there is an existing building or structure within this setback the provisions of Section 3.16 shall apply
- ii) Notwithstanding any other shoreline setback specified in this by-law, on Lake Bernard, the minimum setback from any Environmental Protection (EP) Zone in the water for any building or structure, including septic systems and mantle shall be 30 metres.

3.32 Setbacks from Waste Disposal Areas

No dwelling shall be located within 300 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.

3.33 Setbacks from TransCanada Pipeline

No permanent structure shall be constructed within 7.0 metres of the TransCanada Pipeline.

3.34 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 RESIDENTIAL ZONE PROVISIONS

4.1.1 General Prohibition

No person shall, within any Residential Zone, use or permit the use of any land, or erect, alter, enlarge, use or maintain any building or structure for any use other than as permitted in Tables 3A and 3B and in accordance with the standards contained the General Provisions contained in Section 3 of this By-law.

4.1.2 Permitted Uses

Uses permitted in a Residential Zone are denoted by the symbol 'X' in the column applicable to that Zone and corresponding with the row for a specific permitted use in Table 3.A. A number(s) following the symbol 'X', zone heading, or identified permitted use, indicates that one or more conditions apply to the use noted or, in some cases, to the entire Zone.

Zone Symbols

Shoreline Residential	SR
Limited Service Residential	LSR
Rural Residential	RR

Table 3A – Residential Permitted Uses

USE	SR	LSR	RR
Accessory Dwelling Unit			X
Duplex Dwelling			
Home occupation in accordance with Section 3.9 of this By-law	X		X
Recreational Dwelling	X	X	
Semi-Detached Dwelling			X
Single Detached Dwelling	X	X	X

4.1.3 Zone Standards

No person shall within any Residential Zone use or permit the use of any lot or erect, alter, use any building or structure except in accordance with the following zone standards. A number(s) following the zone standard, zone heading or description of the standard, indicates an additional Zone requirement.

Table 3B – Residential Zone Standards

Zone	Minimum Lot Area	Minimum Lot Frontage	Minimum Required Front Yard	Minimum Required Rear Yard	Minimum Required Interior Side Yard	Minimum Required Exterior Side Yard	Maximum Lot Coverage
SR ²	1.0 ha	60 m	23 m ³	10 m	6 m	7.5 m	10% ¹
LSR ²	1.0 ha	60 m	23 m ³	10.m	6 m	7.5 m	10% ¹
RR ²	1.0 ha on private services 1390 m ² on municipal sewage services	60m on private services 15m on municipal sewage services	15 m	7.5 m	3 m	7.5 m	10%

Additional Regulations

¹ Maximum Lot Coverage i) within 60 m from the shoreline 10% of lot area within 60 m of the shoreline

ii) more than 60 m from the shoreline 15% of the total lot area

² Maximum Height The maximum height for structures within the Shoreline Residential, Limited Shoreline Residential and Rural Residential Zones is 10.0 m.

³ Shoreline Buffer Within the required front yard, 75 per cent of the area shall be maintained as a vegetative buffer area comprised on natural vegetation and landscape. Up to 10 per cent of the required front yard can be used as a landscaped access area to the shoreline.

4.1.4 Exceptions

4.1.4.1 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.

4.1.4.2 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.

4.1.4.3 Shoreline Residential Exception Four (SR - 3) Zone
(Con 4 Lot 14/15)

Provisions:

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

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

4.2 COMMERCIAL ZONE PROVISIONS

4.2.1 General Prohibition

No person shall, within any Commercial Zone, use or permit the use of any land, or erect, alter, enlarge, use or maintain any building or structure for any use other than as permitted in Tables 4A and 4B and in accordance with the standards contained the General Provisions contained in Section 3 of this By-law.

4.2.2 Permitted Uses

Uses permitted in a Commercial Zone are denoted by the symbol 'X' in the column applicable to that Zone and corresponding with the row for a specific permitted use in Table 4.A. A number(s) following the symbol 'X', zone heading, or identified permitted use, indicates that one or more conditions apply to the use noted or, in some cases, to the entire Zone.

Zone Symbols

Commercial Employment	CE
Commercial Tourist	CT
Commercial Tourist Park	CTP

Table 4A – Commercial Zone Permitted Uses

USE	CE	CT	CTP
An accessory assembly hall		X	X
An accessory convenience store or sub-post office		X	X
An accessory dwelling unit			X
An accessory marina		X	
An accessory single detached dwelling		X	
A building supply or lumber outlet	X		
A cabin establishment		X	
A camping establishment			X
A combination or group of commercial uses within one commercial building convenience store	X		
A commercial nursery or greenhouse	X		
A cottage establishment		X	
A dwelling unit in a portion of commercial building except in the case of a parking lot, or automobile service station	X	X	X
A farm produce sales outlet	X		
A golf course		X	
An enclosed manufacturing, processing, assembling and/or fabricating plant service shop or personal service shop	X		
A light equipment sales and rental establishment	X		
A marina	X	X	X
A motel or hotel	X	X	

USE	CE	CT	CTP
A motor vehicle body shop	X		
A motor vehicle dealership	X		
A motor vehicle repair garage	X		
A motor vehicle service station	X		
An office accessory to the commercial use	X		
An outdoor recreation area	X	X	X
A restaurant	X	X	
A retail store	X	X	
A service shop or personal service shop	X		
A small engines sales and service establishment	X		
A summer camp		X	
A tourist establishment		X	
A veterinary hospital	X		
A warehouse	X		
A planing mill	X		
A workshop	X		

4.2.3 Zone Standards

No person shall within any Commercial Zone use or permit the use of any lot or erect, alter, use any building or structure except in accordance with the following zone standards. A number(s) following the zone standard, zone heading or description of the standard, indicates an additional Zone requirement

Table 4B – Commercial Zone Standards

Zone	Minimum Lot Area	Minimum Lot Frontage	Minimum Required Front Yard	Minimum Required Rear Yard	Minimum Required Interior Side Yard	Minimum Required Exterior Side Yard	Maximum Height
CE	1.0 ha	60 m	15 m	10 m	6.0 m	15 m	9.0 m
CT	1.6 ha	60 m ¹	23 m	6.0 m	6.0 m	10 m	9.0 m
CTP	1.5ha	120 ¹ m	23 m	15 m	15 m	30 m	N/A

Additional Regulations

¹Minimum Frontage on a Lake 6m/unit or 2 per person that can be accommodated on the property whichever is greater

²Maximum Lot coverage for the Commercial Zones shall be 40%.

4.2.4. Setbacks from Residential Zone

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

4.2.5 Regulations for Accessory Dwelling Units

Where a dwelling unit is built on a lot as an accessory to a commercial use, the minimum lot area shall be increased by 1,100 m².

4.2.6 Regulations for Accessory Office Use

Office space that is accessory to the primary use in the Commercial Employment Zone shall not exceed 25% of the Gross floor Area of the building.

4.3 INDUSTRIAL ZONE PROVISIONS

4.3.1 General Prohibition

No person shall, within any Industrial Zone, use or permit the use of any land, or erect, alter, enlarge, use or maintain any building or structure for any use other than as permitted in Tables 5A and 5B and in accordance with the standards contained the General Provisions contained in Section 3 of this By-law.

4.3.2 Permitted Uses

Uses permitted in an Industrial Zone are denoted by the symbol 'X' in the column applicable to that Zone and corresponding with the row for a specific permitted use in Table 5A. A number(s) following the symbol 'X', zone heading, or identified permitted use, indicates that one or more conditions apply to the use noted or, in some cases, to the entire Zone.

Zone Symbols

General Industrial	M ₁
Extractive Industrial – Pit	M _{2-P}
Extractive Industrial –Quarry	M _{2-Q}
Disposal Industrial	M ₃

Table 5A – Industrial Zone Permitted Uses

USE	M ₁	M _{2-P}	M _{2-Q}	M ₃
Accessory single detached dwelling	X			
Agricultural uses, and buildings or structures accessory thereto but excluding dwellings		X	X	
Motor vehicle repair garage excluding retail sales	X			
Bulk fuel depot	X			
Cartage, express truck, transport or bus terminal or yard	X			
Contractor's yard	X	X	X	
Pits		X		
Quarries			X	
Waste disposal area				X
Lumber yard	X			
Manufacturing, processing, assembling and/or fabricating plant	X			
Open storage use of goods or materials if accessory to a use permitted in the zone	X			
Processing of natural materials including screening, sorting, washing and crushing operations		X	X	
Retail outlet or wholesale outlet or business office accessory to a permitted use provided that it does not exceed 25% of the gross floor area of the principal use	X			
Salvage or wrecking yard				X

USE	M1	M2-P	M2-Q	M3
Sawmill or Planing Mill	X			
Sewage lagoon or sewage treatment facility.				X
Transmission or Radio Tower	X			
Warehouse	X			
Wood products or planning mill	X			
Workshop	X			

4.3.3 Zone Standards

No person shall within any Industrial Zone use or permit the use of any lot or erect, alter, use any building or structure except in accordance with the following zone standards. A number(s) following the zone standard, zone heading or description of the standard, indicates an additional Zone requirement.

Table 5B – Industrial Zone Standards

Zone	Minimum Lot Area	Minimum Lot Frontage	Minimum Required Front Yard	Minimum Required Rear Yard	Minimum Required Interior Side Yard	Minimum Required Exterior Side Yard	Maximum Lot Coverage ¹
M1 ²	0.8 ha	90 m	15 m	15 m	6.0 m	10 m	50%
M2-P	6.0 ha	190 m	60 m	120 m	120 m	130 m	N/A
M2-Q	6.0 ha	190 m	60 m	120 m	120 m	130 m	N/A
M3	10 ha	30 m	30 m	30 m	30 m	30 m	35% ¹

Additional Regulations

¹Maximum lot coverage calculation to include any open storage use

²Maximum Height in the M1 Zone is 10 metres.

4.3.3.1 Additional Regulations for General Industrial Zone

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.

4.3.3.2 Additional regulations for Pits

In addition, no pit 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 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.

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.).

4.3.3.3 Additional regulations for quarries

No quarry or the processing of stone shall be located within 215 metres (700 ft) of any abutting lot in a Residential Zone.

No quarry shall be located closer than 120 metres (400 ft) to an existing dwelling or 30 metres (100 ft) from a municipal road allowance lot line or watercourse.

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

4.3.3.4 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 where the salvage or wrecking yard is located .

4.3.3.5 Additional setbacks from Residential Zones

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

4.3.4 General Industrial Exceptions

4.3.4.1 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.

4.3.4.2 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.

4.3.4.3 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.

4.3.4.4 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.

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

Notwithstanding the uses permitted to the contrary, Bulk Fuel storage shall not be permitted.

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

4.3.5 Extractive Industrial Exceptions

4.3.5.1 Extractive Industrial Exception One (M2-1) Zone

Lands within the Extractive Industrial Exception One shall only be used for the extraction of peat. In all other respects All provisions of the Extractive Industrial (M2) Zone shall apply.

4.3.6 Disposal Industrial Exceptions

4.3.6.1 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.

4.4 INSTITUTIONAL ZONE PROVISIONS

4.4.1 General Prohibition

No person shall, within any Institutional Zone, use or permit the use of any land, or erect, alter, enlarge, use or maintain any building or structure for any use other than as permitted in Tables 6A and 6B and in accordance with the standards contained the General Provisions contained in Section 3 of this By-law.

4.4.2 Permitted Uses

Uses permitted in an Institutional Zone are denoted by the symbol 'X' in the column applicable to that Zone and corresponding with the row for a specific permitted use in Table 6A. A number(s) following the symbol 'X', zone heading, or identified permitted use, indicates that one or more conditions apply to the use noted or, in some cases, to the entire Zone.

Zone Symbols

Institutional Zone I

Table 6A – Institutional Zone Permitted Uses

USE	I
Cemetery	X
Fire Hall	X
Government Office	X
Library	X
Municipal or Provincial Works Garage	X
Nursing Home	X
Place of Worship	X
Post Office	X
Public Park	X
Retirement Home	X
School	X

4.4.3 Zone Standards

No person shall within any Institutional Zone use or permit the use of any lot or erect, alter, use any building or structure except in accordance with the following zone standards. A number(s) following the zone standard, zone heading or description of the standard, indicates an additional Zone requirement.

Table 6B – Institutional Zone Standards

Minimum Lot Area	Minimum Lot Frontage	Minimum Required Front Yard	Minimum Required Rear Yard	Minimum Required Interior Side Yard	Minimum Required Exterior Side Yard	Maximum Lot Coverage	Maximum Height
3000 m ²	45 m	10 m	10 m	10 m	10 m	25%	10 m

Additional Regulations

4.4.4 Exceptions

4-5 RURAL, OPEN SPACE AND ENVIRONMENTAL PROTECTION ZONE PROVISIONS

4-5.1 General Prohibition

No person shall, within any Rural, Open Space or Environmental Protection Zone, use or permit the use of any land, or erect, alter, enlarge, use or maintain any building or structure for any use other than as permitted in Tables 7A and 7B and in accordance with the standards contained the General Provisions contained in Section 3 of this By-law.

4-5.2 Permitted Uses

Uses permitted in a Rural, Open Space and Environmental Protection Zone are denoted by the symbol 'X' in the column applicable to that Zone and corresponding with the row for a specific permitted use in Table 7.A. A number(s) following the symbol 'X', zone heading, or identified permitted use, indicates that one or more conditions apply to the use noted or, in some cases, to the entire Zone.

Zone Symbols

Rural Zone	RU
Open Space Zone	OS
Environmental Protection Zone	EP

Table 7A – Rural, Open Space and Environmental Protection Zone Permitted Uses

USE	RU	OS	EP
A Second Dwelling on a lot of at Least 30 Hectares	X		
Conservation	X	X	X
Farm	X		
Farm Produce Sales Outlet Accessory to a Farm	X		
Golf Course		X	
Hobby Farm	X		
Home Occupation	X		
Home Industry	X		
Hunt Camp	X	X	
Marine Facilities		X	
Passive Public Parks		X	X
Portable Processing Plant	X		
Recreational Dwelling	X		
Resource Management Activities	X		
Resource Management Activities, excluding buildings or dwellings		X	X

USE	RU	OS	EP
Riding School or Boarding Stables	X		
Veterinary Hospital	X		
Wayside Pit or Wayside Quarry	X		

4.5.3 Zone Standards

No person shall within any Rural, Open Space or Environmental Protection Zone use or permit the use of any lot or erect, alter, use any building or structure except in accordance with the following zone standards. A number(s) following the zone standard, zone heading or description of the standard, indicates an additional Zone requirement

Table 7B – Rural, Open Space and Environmental Protection Zone Standards

Zone	Minimum Lot Area	Minimum Lot Frontage	Minimum Required Front Yard	Minimum Required Rear Yard	Minimum Required Interior Side Yard	Minimum Required Exterior Side Yard	Maximum Height
RU	10 ha	135 m	40 m	15 m	15 m	30 m	N/A
RU (Permitted Dwellings)	1.0 ha	90 m	15 m	10 m	6 m	15 m	9 m
RU (Hobby Farm) ^{1, 2}	2.0 ha	90 m	15 m	15 m	3 m	7.5 m	9 m

Additional Regulations

¹Maximum Number of Animals = 1 Nutrient Unit per Hectare

²Maximum Lot Coverage in the RU Zone (Hobby Farm) shall be 15%.

4.5.4 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.

4.5.5 Marine Facilities

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

4.5.6 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.

4.5.7 Exceptions

4.5.7.1 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.

4.5.7.2 Rural Exception Three (RU-2) 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:

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

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

4.5.7.3 Rural Exception Three (RU-3) 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

The following Zone Provisions shall apply:

- a) Minimum frontage 60 metres
- b) Minimum Front Yard 25 metres
- c) Minimum Rear Yard 7.5 metres
- d) Minimum Side Yard 7.5 metres
- e) Maximum Height 10.5 metres
- f) Maximum Lot Coverage 4.0 %

Additional Requirements:

- g) Maximum size of Industrial Building 275 sq. metres
- h) Maximum # of unlicensed vehicles 3

There shall be no open storage in the Front Yard.

A Landscaping strip of not less than 6.0 metres width shall be maintained across the width of the front yard except for a 7.5 metre entrance/exit.

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

4.6 HOLDING PROVISIONS

4.6.1 Unless otherwise provided in this By-law to the contrary, where a Zone symbol is preceded by, a letter “H” and a number – for example H1M1 – no person shall use or permit the use of the land to which the letter (H) applies for any use other than the use which legally existed on the date the By-law applying the Holding provision came into effect or the use(s) permitted in the By-law enacting the Hold, or expand or replace an existing building or structure as the case may be, until the Hold (H) is removed in accordance with the policies of the Official Plan and Section 36 of the Planning Act, R.S.O. 1990, c.P.13, as amended.

4.6.2 Council may pass a By-law pursuant to Section 36 of the Planning Act, as amended to remove the Holding (H) Symbol, thereby placing the lands in the zone indicated by the zone symbol, when all of the applicable requirements have been met. For the purposes of this By-law, a number of distinct holding provisions have been applied as set out in Table 8, below:

Table 8: Holding (H) Provisions

Symbol	Application	Property/ Legal Description	Conditions for Removal	Date Enacted	Date Removed
H1	Lands where a development agreement is required		The Holding (H1) provision may be lifted once <i>Council</i> is satisfied that an appropriate subdivision agreement and/or site plan agreement and/or development agreement has been executed.		

4.7

TEMPORARY USES

Where on Schedules to this By-law, a symbol "T", and a number, identify a property that is subject to a temporary use permission one or more additional but temporary uses are permitted on the lands noted until the permission granted by the site specific Temporary Use By-law expires in accordance with the policies of the Official Plan and Section 39 of the Planning Act, R.S.O. 1990, c.P.13, as amended. Table 9, below, identifies the Temporary Use Zones within the Township.

Table 9 – Temporary Uses

Symbol	Zone Designation	Property/Legal Description	Temporary Uses Permitted	Date Enacted	Expiry Date

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 ACCESSORY APARTMENT

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.

5.3 ACCESSORY DWELLING UNIT

A separate dwelling unit within a single detached, semi-detached, duplex or townhouse dwelling that is occupied by the owner of the principle dwelling on a full-time basis.

5.4 AGGREGATE

Gravel, sand, clay, earth, shale, stone, limestone, dolostone, sandstone, marble, granite, rock, other than metallic ores, or other prescribed materials under the Aggregate Resource Act.

5.5 AGRICULTURAL BUILDING

Any building or structure customarily used in connection with a farm other than a residence.

5.6 AGRICULTURE, INTENSIVE

Lands on which the predominant economic activity consists of but is not limited to the raising of intensive livestock, chickens or other fowl, the raising of fur bearing animals, the raising of swine, sheep or goats, the raising of cattle or dairying of cattle, in excess of 100 units, as defined by the minimum distances formulae attached to and forming part of this By-law.

5.7 AGRICULTURAL PRODUCE OUTLET

The use of land, buildings or structures for the purposes of buying or selling or the processing, storage and supply of commodities and services that support agricultural operations.

5.8 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.

5.9 AIRFIELD, HOBBY

Any land, lot or building used for the purpose of landing, storing or flying of model airplanes

5.10 AIRPORT HANGER

A building or structure designed and used for the shelter of aircrafts.

5.11 AIRSTRIP, PRIVATE

Lands used for the purpose of landing, storing, taxiing or taking-off of private aircrafts.

5.12 AISLE

The area used by motor vehicles for access to and from all off-street parking spaces, but does not include an access driveway.

5.13 ASSEMBLY HALL

A building or part of a building used for the gathering of groups of persons for a specific function. Full kitchen facilities shall not be provided.

5.14 ASSISTED LIVING FACILITY

A facility where meals, lodging, and continuing nursing care may be provided for compensation, including assisted living facilities, nursing homes, retirement homes, and medical receiving homes.

5.15 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.

5.16 AUTOMOBILE SERVICE STATION

A building or place where gasoline, oil, grease, antifreeze, tires, tubes, tire accessories, electric light bulbs, sparkplugs and batteries for motor vehicles are stored or kept for sale, or where motor vehicles may be oiled, greased or washed or have their ignition adjusted, tires inflated or batteries charged, or where only minor or running repairs essential to the actual operation of motor vehicles are executed or performed.

5.17 BANQUET HALL

A building or part thereof, used for the gathering of groups of people for a specific function including the consumption of food and drink and shall include full kitchen facilities

5.18 BASEMENT

That portion of a building partly underground, but having less than one-half of its clear height below the average lot grade.

5.19 BED AND BREAKFAST

A home occupation within a single family dwelling wherein no more than 3 guest rooms are made available for temporary accommodation of the traveling or vacationing public. Such an establishment may offer light meals to those persons temporarily residing at the establishment. A Bed and Breakfast Establishment shall not include a restaurant or a Tourist Establishment.

5.20 BOARD WALK

An elevated public pedestrian walkway constructed over a public street, over a water feature or along a shoreline.

5.21 BOATHOUSE

Any building or enclosure in which one or more boats, ships or float planes and related equipment are stored, kept or repaired, where there is no habitable living quarters included.

5.22 BUILDING

A structure whether temporary or permanent, used or built for the shelter, accommodations or enclosure of persons, animals, materials or equipment. Any tent, awning, bin, bunk, platform, vessel or vehicle used for any of the said purposes shall be deemed a building.

5.23 BUILDING SUPPLY AND LUMBER OUTLET

A building or structure in which building or construction and home improvement materials are offered or kept for sale at retail and may include the fabrication of certain materials related to home improvements but does not include any use or activity otherwise defined or classified herein.

5.24 BULK FUEL DEPOT

Lands, buildings and structures for the storage, distribution of fuels and oils but not including retail sales except key lock operations.

5.25 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.

5.26 CABIN

A single storey structure or building which is maintained for the accommodation of an individual or individuals where facilities for cooking are not provided.

5.27 CABIN ESTABLISHMENT

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

5.28 CAMP SITE

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

5.29 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 trailers, motorized mobile homes, truck campers, campers or tents, and licensed under the Tourism Act.

5.30 CARTAGE EXPRESS TRUCK, TRANSPORT OR BUS TERMINAL YARD

A building, structure or place where trucks or tractor trailers are rented, leased, kept for hire, or stored or parked for remuneration, or from which trucks or transports, stored or parked on the property, are dispatched for hire as common carriers, and which may include a bonded or sufferance warehouse.

5.31 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.

5.32 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.

5.33 CLINIC

An establishment in which medical, dental or other professional healing treatment is given to human beings.

5.34 COMMUNITY CENTRE

Any track of land, or building, or any part of any building used for community activities without purpose of gain.

5.35 CONSERVATION

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.

5.36 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.

5.37 CONVENIENCE STORE

A retail commercial establishment supplying groceries and other daily household conveniences to the immediate surrounding area.

5.38 CORPORATION

The Corporation of the Township of Strong.

5.39 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.

5.40 COTTAGE ESTABLISHMENT

A tourist establishment comprising of two (2) or more cottages owned or leased by the same person.

5.41 COUNCIL

The Council of the Corporation of the Township of Strong.

5.42 COUNTRY MARKET/ FLEA MARKET

A building or track of land used for the temporary exhibit, storage and temporary retail sale of merchandise, goods, wares, produce, crafts and arts for the utilization and consumption of the general public provided that any temporary exhibit, storage and temporary retail sales occurring does not include the sale of livestock and auction sales

5.43 DAY NURSERIES

A day nursery operated for pre-school age children within the meaning of the Day Nurseries Act, as amended.

5.44 DECK

Is an elevated structure attached to a building with no walls or roof or structure serving the same purpose as a wall or roof.

5.45 DOCK

A structure for the mooring of boats, attached to or forming part of the mainland.

5.46 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 65 square metres in area and may include a modular home.

5.47 DWELLING, ACCESSORY

A use, separate building, or structure, which is usually incidental, subordinate, exclusively devoted to and located on the same lot as the principal use, building or structure but not including another dwelling.

5.48 DWELLING, APARTMENT

A building containing three or more dwelling units, sharing a common hall and common entrance at grade.

5.49 DWELLING, DUPLEX

A building that is divided horizontally into separate dwelling units, each of which has an independent entrance either directly or through a common vestibule.

5.50 DWELLING, SEMI-DETACHED

A building that is divided vertically into two separate dwelling units, each of which has a separate entrance at grade.

5.51 DWELLING, SINGLE DETACHED

A detached building containing one dwelling unit only

5.52 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.

5.53 DWELLING, FOUR-PLEX

The whole of a building that is divided vertically by common party walls into four separate dwelling units, each of which has two common party walls.

5.54 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.

5.55 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.

5.56 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; maple syrup; wood lots; such uses or enterprises as are customarily carried on in the field of general agriculture. "Farm" includes a single-family dwelling house, and 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.

5.57 FARM, HOBBY

A farm operated for the personal use, pleasure and enjoyment of the owner or occupant of the land where there is no commercial activities related to the farming operation.

5.58 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.

5.59 FARM PRODUCE RETAIL OUTLET

A building, or part of a building, in which farm produce, exclusive of meat or poultry, is offered for sale at retail but shall not include the sale of farm produce which has been processed nor shall it include a slaughter house.

5.60 FINISHED GRADE, AVERAGE

- a) When used in reference to a wall of a building or structure, the average elevation of the finished surface of the ground adjoining the base of such wall;
- b) When used in reference to a building or structure, the average elevation of the finished surface of the ground where it meets the exterior face of such building or structure; exclusive of any wells providing light or ventilation to basement areas and exclusive of any embankments, planters, or any other such structure placed or constructed along the base of any wall, building or structure

5.61 FIRE HALL

A building or structure used for the storage of firefighting apparatus such as fire trucks and related vehicles, fire hoses and other specialized equipment. This may also include living and work areas for firefighters such as a kitchen, dorms and bathrooms.

5.62 FLOOD PLAIN

The flood-prone area, usually lowlands, adjoining the channel of a river, stream or watercourse which are susceptible to being inundated by water from any source.

5.63 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.

5.64 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).

5.65 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.

5.66 GAZEBO

A freestanding roofed building 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.

5.67 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.

5.68 GOVERNMENT OFFICE

A municipal office, courthouse, registry office, health or welfare centre, employment office, post office, customs office or other use for purposes of government administration and service, but does not include yards for the storage of equipment.

5.69 GROUP HOME

A single-detached dwelling unit 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 unit, and which is licensed and/or approved for funding under provincial statutes and in compliance with municipal by-laws. A dwelling unit 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.

5.70 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 facilities for cooking are not provided.

5.71 HEAVY EQUIPMENT SALES AND RENTAL

Lands and a building or part of a building or structure in which commercial vehicles, heavy machinery and equipment are offered or kept for sale, rent, lease or hire under agreement for compensation, and may include accessory repairs but shall not include any other establishment defined or classified in this By-law.

5.72 HEIGHT OF BUILDINGS

The vertical distance, measured from the natural or average finished grade to the highest point on the highest part of the building or structure.

5.73 HIGH WATER MARK SETBACK

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

5.74 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.

5.75 HOME OCCUPATION

An occupation carried on by the occupant of a dwelling on his premises 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.

5.76 HOTEL

A part of a building, building or group of buildings where sleeping accommodations (with or without meals) is provided to the public, but where no individual private cooking facilities are provided.

5.77 HUNT CAMP

Shall mean a building or structure having a maximum area of 75 square metres (807 sq ft) 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 include any other establishments or use as may be defined or classified in this By-law.

5.78 IMPROVED PUBLIC ROAD

A street, road or highway under the jurisdiction of the Province of Ontario or the Township which is 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 and Communications.

5.79 KENNEL

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

5.80 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.

5.81 LAUNDROMAT

A self-serve clothes washing establishment containing one or more washers and drying, ironing, finishing or other incidental equipment, and laundry receiving depot.

5.82 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.

5.83 LIBRARY

A public library within the meaning of the *Public Libraries Act*, R.S.O. 1990, c.P.44.

5.84 LODGING HOUSE/ BOARDING HOUSE

A dwelling in which the proprietor supplies for a fee, sleeping accommodations with board for at least three people and not more than 10 people exclusive of the proprietor, members of the proprietors family and employees of the establishment, but does not include a hostel.

5.85 LOGGING

The removal or cutting of logs from harvestable timber for commercial purposes, either by selective, strip or clear-cutting operations.

5.86 LOT

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

5.87 LOT AREA

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

5.88 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.

5.89 LOT COVERAGE

The percent of the lot area covered by buildings or structures, including porches, verandas and any other roofed area but excluding parking areas, driveways and uncovered decks less than 1.0 metres in height, and walkways.

5.90 LOT FRONTAGE

The horizontal distance between side lot lines measured at right angles from the side lot lines. Where the side lot lines are not parallel, the lot frontage shall be measured as a minimum distance between the points at which the side lot lines intersect with the front lot line.

5.91 LOT LINE, INTERIOR

A lot line which does not abut a street

5.92 LOT LINE

Any boundary of a lot.

5.93 LOT LINE, EXTERIOR SIDE

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

5.94 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 high water mark of the navigable waterway, or the lot line abutting the Crown Shoreline 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.

5.95 LOT LINE, REAR

The lot line farthest from or opposite to the front lot line. Where a lot has only three lot lines the rear lot line may be the point furthers from the front lot line at which the side lot lines converge.

5.96 LOT LINE, INTERIOR SIDE

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

5.97 LOT, THROUGH

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

5.98 LUMBER YARD

A building, structure or yard in which building materials are offered or kept for sale at retail and may include the fabrication of lumber products.

5.99 MANUFACTURING, PROCESSING, ASSEMBLY AND/OR FABRICATING PLANT

A building used for the purpose of manufacturing, assembly, making, preparing, inspecting, finishing, treating, altering, repairing, warehousing, or storing or adapting for sale of any goods, substance, article, or product.

5.100 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.

5.101 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.

5.102 MARINE SALES AND SERVICE ESTABLISHMENT

A building or part of a building and associated lands where a dealer displays new and used boats and boat accessories for sale at retail or for rental, and where marine equipment is services or repaired and may include boat storage facilities.

5.103 MINIMUM OPENING ELEVATION

The lowest elevation on a habitable building that is constructed to withstand flooding.

5.104 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 241, but does not include a travel trailer or tent trailer or trailer otherwise designed.

5.105 MOBILE HOME PARK

A parcel of land which is developed and managed as a unit where individual lots are made available on a rental basis for the placing of a mobile home, where the ownership and responsibility for the maintenance of private internal roads, services, communal areas and buildings, including snow plowing and removal, garbage collection, together with general park management rests with management.

5.106 MODULAR HOME

A dwelling that is constructed in component parts in one location and then transported to a site on which it is assembled into one dwelling unit in accordance with the Building Code and shall not include a mobile home or park model trailer.

5.107 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.

5.108 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.

5.109 MOTOR VEHICLE, COMMERCIAL

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

5.110 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.

5.111 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.

5.112 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.

5.113 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.

5.114 MUNICIPAL, 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 vehicle used in connection with civic works.

5.115 TOWNSHIP

The Corporation of the Township of Strong.

5.116 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.

5.117 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.

5.118 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.

5.119 NURSING HOME

Any premises maintained and operated for persons requiring nursing care.

5.120 NUTRIENT MANAGEMENT PLAN

A technical document which specifies how an agricultural operation is to store, manage and distribute agricultural nutrients (manure).

5.121 OPEN STORAGE

Any accessory storage of goods or materials outside of a principal or main building or structure on the lot but shall not include parking or vehicles or equipment accessory to a permitted use.

5.122 OUTDOOR RECREATION AREA

A place designed and/or equipped for the conduct of sports, leisure time activities and other recreational activities, but shall not require buildings. It may include accessory structures to the principle use. It may include such items as signs, benches, and goal posts.

5.123 PARK, PASSIVE PUBLIC

Means passive forms of open space or recreational areas, 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 walking

trails and hiking trails. Generally, these areas have environmental features and shall be preserved in their natural state.

5.124 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, lawn bowling 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.

5.125 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.

5.126 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.

5.127 PARKING LOT

A parking area forming the principal use of a lot.

5.128 PARK MODEL TRAILER

Any vehicle so constructed that is suitable for being attached to a motor vehicle for the purpose of being drawn or propelled by the motor vehicle, and capable of being used for living, sleeping or eating accommodation of persons, notwithstanding that such vehicle is jacked up or that its running gear is

removed. A Park model trailer shall not include any trailer used primarily for the purpose of sale or storage.

5.129 PARKING SPACE

An area used exclusively for the parking or storage of motor vehicles, exclusive of any aisles, ingress or egress lanes.

5.130 PATIO

A platform or surfaced area without a roof, the surface of which is not more than 0.3 metres above finished grade.

5.131 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.

5.132 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.

5.133 PLACES OF WORSHIP

Churches, chapels, temples, parish halls and synagogues including offices for the administration of the religious institution, convents, seminaries, monasteries, rectories, parsonages and parish houses.

5.134 PLANING MILL

A building or structure that takes cut and seasoned boards from a sawmill and turns them into finished lumber.

5.135 PLANTING STRIP

An 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.

5.136 PORCH

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

5.137 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.

5.138 POST OFFICE

means a premise used to provide the service of receiving, conveying and delivering the mail and related components by Canada Post.

5.139 PRINCIPAL OR MAIN BUILDING

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

5.140 PRIVATE CLUB

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

5.141 PRIVATE ROAD

A private right-of-way over private property which affords access to abutting lots.

5.142 PROVINCIAL HIGHWAY

A street under the jurisdiction of the Ministry of Transportation and Communications.

5.143 PUBLIC AUTHORITY

Any Federal, Provincial, County or Municipal agencies, and includes any commission, board, authority or department established by such agency.

5.144 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.

5.145 RADIO TOWER

A structure that functions as a transmitter and receiver of broadcasting or other signals for electronic communications such as radio, television or mobile phone.

5.146 RECONSTRUCTION

Shall mean the act of repairing, restoring or renovating more than 50% of the GFA of an existing building to a safe or better condition but shall not constitute the demolition and replacement of a building or structure.

5.147 RECREATIONAL AREA

A place designed and/or equipped for the conduct of sports, leisure time activities and other recreational activities, but shall not include buildings. It may include accessory structures to the principle use. It may include such items as signs, benches and goal posts.

5.148 RECREATIONAL DWELLING

A single detached dwelling that is used for temporary occupation on a seasonal basis by persons who maintain a permanent residence in another location.

5.149 RECREATIONAL VEHICLE

A self propelled vehicle used as a temporary accommodation for seasonal recreational purposes and equipped with sanitary and cooking facilities.

5.150 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.

5.151 RESOURCE MANAGEMENT ACTIVITY

The preservation, protection and improvement of the components of the natural environment through a comprehensive management and maintenance program for individual or public use, including forestry, maple syrup and wildlife management areas.

5.152 RESTAURANT

A building or part of a building where food is offered for sale or sold to the public primarily for immediate consumption.

5.153 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.

5.154 RETIREMENT HOME

A residential development consisting of a group of self-care units, either attached or detached, with ancillary facilities that provides social and recreational activities for use by its inhabitants, such facilities and forms of dwellings licensed under the *Retirements Homes Act*. Ancillary facilities may include nursing and medical facilities, chapels, meeting rooms, recreational facilities, therapy rooms, kiosk facilities and the like.

5.155 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.

5.156 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.

5.157 SAUNA

A permitted accessory building which is used for steam or dry heat baths with a maximum size of 10 square metres.

5.158 SAWMILL

A building, structure or area where timber is cut or sawed, either to finished lumber or as an intermediary step.

5.159 SCHOOL

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

5.160 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, but shall not include the servicing, repairing or sales of motor vehicles.

5.161 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.

5.162 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.

5.163 SEWAGE LAGOON

Shall mean a licensed open facility for the treatment of sewage.

5.164 SEWAGE TREATMENT FACILITY

Shall mean a building or structure, approved by the Ministry of Environment or the appropriate agency having jurisdiction, where domestic and or industrial waste is treated and may also include a sewage lagoon.

5.165 SHIPPING CONTAINER

An article of transportation equipment, including one that is carried on a chassis, that is strong enough to be suitable for repeated use and is designed to facilitate the transportation of goods by one or more means of transportation and includes, but is not limited to, intermodal shipping containers, body of transport trailer or straight truck box

5.166 SMALL ENGINES SALES & 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.

5.167 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.

5.168 STREET LINE

The limit of the street or road allowance and is the dividing line between a lot and street or road.

5.169 STRUCTURE

Anything man-made that is fastened to or into the earth or rests on the earth by its own mass or is attached to something having location on the ground, or is attached to a building including a septic system, holding tanks, satellite receiving dishes, and heat pumps. A floating dock or boardwalk shall be considered a structure.

5.170 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.

5.171 TAVERN

A building or part thereof at which alcoholic beverages may be prepared and served for consumption on the premises with or without food.

5.172 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.

5.173 TERTIARY SEWAGE TREATMENT SYSTEM

A system for the purification of wastewater in which a majority of nitrates and phosphates, as well as fine particles, are removed from the sewage; the process follows removal of raw sludge and biological treatment.

5.174 TOURIST ESTABLISHMENT

Any premises operated to provide sleeping accommodation for the traveling 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.

5.175 TRAILER

A vehicle that is at any time drawn upon a highway by a motor vehicle and for the purposes of this By-law does not include a mobile home.

5.176 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.

5.177 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.

5.178 TRANSMISSION TOWER

A structure used to support overhead power lines.

5.179 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.

5.180 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.

5.181 UTILITY PROVIDER

Any agency, which under public or private ownership, provides the public with electricity, gas, heat, rail, transportation, water, sewage, collection or other public service.

5.182 VERANDA

Is an unenclosed structure attached to a building having a floor and roof.

5.183 VEGETATIVE BUFFER

An area where the land is used only for the growing and maintenance of indigenous natural vegetation.

5.184 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.

5.185 VETERINARY HOSPITAL

The premises of a veterinary surgeon where animals are treated or kept.

5.186 WAREHOUSE

A building or part of a building used for the storage and distribution of goods, wares, merchandise, substances or articles and may include facilities for a wholesale or retail commercial outlet, but shall not include facilities for a truck or transport terminal or yard.

5.187 WASTE DISPOSAL AREA

A place where garbage, refuse, domestic or industrial waste, exclusive of liquid industrial waste, is disposed of or dumped.

5.188 WATERBODY

A navigable river or lake have a surface area in excess of 10 hectares (25 acres).

5.189 WATERCOURSE

The natural channel for a perennial or intermittent stream of water including a river or stream.

5.190 WATERFRONT LANDING

Means the use of land, parking vehicles and storing boats, which facilitate access by persons to one or more residential properties, to which access is gained by water.

5.191 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.

5.192 WHOLESALE OUTLET

The use of land or the occupancy of a building or structure, for the purpose of selling or offering for sale goods, wares or merchandise on a wholesale basis and includes the storage or warehousing of those goods, wares or merchandise.

5.193 WRECKING YARD

An area outside of an enclosed building where motor vehicles are disassembled, dismantled or junked, or where vehicles not in operable condition, or used parts of motor vehicles, are stored.

5.194 WOODCHIPPER

A machine that processes logs into wood chips

5.195 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.

5.196 YARD

Any open unoccupied space appurtenant to a building measured from the closest supporting structure of the building to the lot line.

5.197 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.

5.198 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.

5.199 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.

5.200 YARD, REQUIRED

The minimum yard required by the provisions of the By-law.

5.201 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.

5.202 ZONE

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

5.203 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 ____ DAY OF _____, 2014

BY-LAW READ A THIRD AND FINAL TIME AND PASSED THIS ____ DAY OF _____, 2014

MAYOR

CLERK-TREASURER