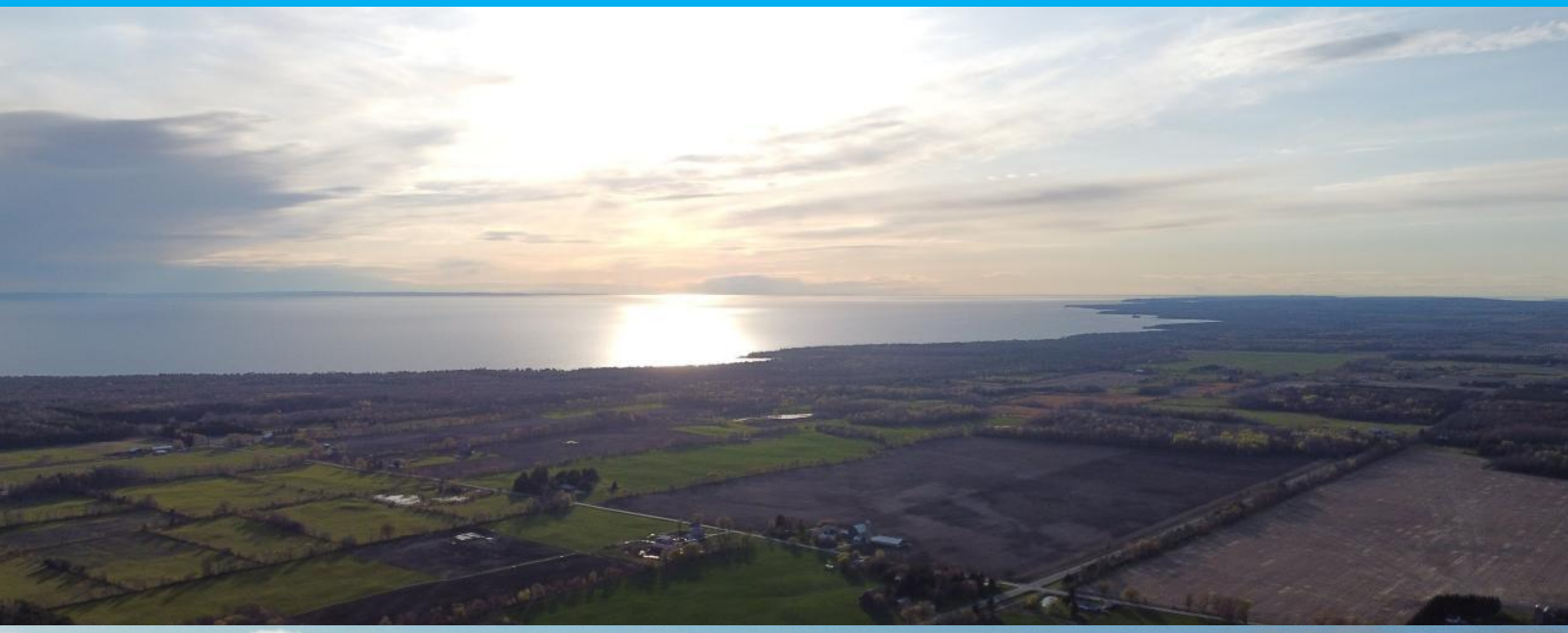
TOWNSHIP OF/CANTON DE Tiny





ZONING BY-LAW 22-075

Enacted by Council: October 12, 2022

Consolidated: November 18, 2026

This By-law came into effect on March 24, 2023 as a result with the Oral Decision of the OLT. However, there remains one (1) outstanding appeals. For lands and matters related to these appeals, the By-law is not in effect.

Please contact Planning Staff for details regarding these appeals.

Zoning By-law Amendment	Date Approved
22-074	November 9, 2022
23-003	January 11, 2023
23-028 (OLT Decision)	March 24, 2023
23-038	June 7, 2023
23-041	June 28, 2023
24-002	January 31, 2024
24-005	January 31, 2024
24-030	June 5, 2024
24-043	August 28, 2024
24-050	October 30, 2024
24-066	December 11, 2024
25-017	April 2, 2025
25-019	April 23, 2025
25-023	May 14, 2025
25-030	June 4, 2025
25-058	November 19, 2025
26-009	January 7, 2026
26-029	June 24, 2026
26-034	August 5, 2026
26-063	October 21, 2026
26-064	October 21, 2026

Holding Symbol Removal	Date Approved
23-013	February 22, 2023
23-014	February 22, 2023
23-027	April 5, 2023
23-030	April 26, 2023
23-035	June 7, 2023
23-040	June 7, 2023
23-042	June 7, 2023
23-045	June 28, 2023
23-055	October 11, 2023
23-056	October 11, 2023
23-065	November 1, 2023
23-070	November 22, 2023
23-071	November 22, 2023
23-072	November 22, 2023
24-036	June 26, 2024
24-048	August 28, 2024
25-046	June 25, 2025
25-047	August 6, 2025
25-052	August 27, 2025
25-063	November 19, 2025
26-006	January 7, 2026
26-007	January 7, 2026
26-008	January 7, 2026
26-023	May 13, 2026
26-028	May 13, 2026
26-036	August 5, 2026

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USERS GUIDE - HOW TO USE THIS BY-LAW

INTRODUCTION

These pages explain the purpose of this Zoning By-law and how it should be used. These pages do not form part of the Zoning By-law passed by *Council* and are intended only to make the Zoning By-law more understandable and easier to reference.

PURPOSE OF THE ZONING BY-LAW

The purpose of this Zoning By-law is to implement the policies of the Township of Tiny Official Plan and to regulate the use of land and the construction of new *buildings* and *structures* throughout the municipality. The Official Plan contains general policies that affect the use of land throughout the Municipality. These policies specify where certain land *uses* are permitted and, in some instances, specify what regulations should apply to the development of certain lands. This By-law reflects the Township of Tiny Official Plan adopted by *Council* on November 26, 2018, which came into full force and effect on December 9, 2021.

The statutory authority to *zone* land and regulate land use is granted by the Ontario *Planning Act*. The *Planning Act* specifies what a By-law can regulate. A Zoning By-law can:

- prohibit the use of land or *buildings* for any use that is not specifically permitted by the By-law;
- prohibit the erection or siting of *buildings* and *structures* on a lot except in locations permitted by the By-law;
- regulate the type of construction and the *height*, bulk, location, size, floor area, spacing, and use of *buildings* or *structures*;
- regulate the minimum frontage and *lot area* of a parcel of land;
- regulate the proportion of a lot that any *building* or *structure* may occupy;
- regulate the minimum elevation of doors, windows or other openings in *buildings* or *structures*;
- require parking and loading facilities be provided and maintained for a purpose permitted by the By-law; and,
- prohibit the use of lands and the erection of *buildings* or *structures* on land that is:
    - subject to flooding;

- the site of steep slopes;
- rocky, low-lying, marshy or unstable;
- contaminated;
- a sensitive groundwater recharge area or head water area;
- the location of a sensitive aquifer;
- a significant wildlife habitat area, wetland, woodland, ravine, valley or area of natural and scientific interest; or
- a significant corridor or shoreline of a lake, river or stream.

HOW TO USE THIS BY-LAW

In order to use this By-law easily, a property owner should follow each of the steps listed below to determine what zoning permissions apply to their particular property.

1. Locate the Property on a Map

The first step to using this By-law is to refer to the *zone* schedules and maps that are contained at the back of the By-law (in hardcopy formats), posted as Adobe (.pdf) documents on the *Township* website or to use the *Township's* Zoning Interactive Map on the *Township* website to determine which *zone* category your property is located in. The *zone* category will be indicated on the maps or in the Zoning Tool by a symbol or abbreviation. For example, you may see a symbol such as "SR" for the property. This would indicate that your property is within the "Shoreline Residential" *Zone*. The *zone* symbols or abbreviations are explained later in this guide and in Section 1 of the By-law.

Section 1 also provides assistance to help you interpret the *zone* boundaries on the zoning maps. For example, if your property appears close to a *zone* boundary and you are not sure how to determine exactly where that boundary is located, Section 1 of the By-law will provide appropriate guidance.

2. By-law Amendments

A Zoning By-law is not a static document; it is amended over time as demands and policies governing land use change. Before proceeding any further, you should verify that your property is not the subject of a Zoning By-law amendment. While the *Township* strives to keep this By-law up-to-date, more recent amendments may not be included in the version of the By-law you are using. Staff in the *Township's* Planning Department will be able to assist you to confirm if your property has been subject to a more recent By-law amendment.

3. Zone Provisions

The next step to using this By-law is to determine what *uses* are permitted on your property. Tables 4.1 to 4.6 in Section 4.0 of the By-law identify the permitted *uses* for each *zone* in the Municipality.

The definitions in Section 7.0 can assist you if you are not sure of the nature of a permitted use or how it has been defined for the purposes of this By-law. *Uses* which are not identified as permitted *uses* within a particular *zone* are not permitted in that *zone*. *Accessory uses* to a permitted use are permitted in accordance with the provisions of Section 2.0 of this By-law.

If your property is subject of one of the four overlay *zones* (Nipissing Ridge, Well Head Protection Area, Issues Contributing Area, and Huronia Airport) there will be additional restrictions on permitted *uses* and/or certain regulations. These additional regulations can be found in Section 2.0 of this By-law.

You have now identified the *zone* in which your property is located and have identified what *uses* are permitted on your property. The next step is to determine what standards may apply to the *uses* on your property. Section 5.0 will provide you with the specific *zone* standards that apply to any new *building* or *structure* (i.e. minimum *setbacks*, maximum lot coverage, maximum *height*, etc.).

4. General Provisions

Now that you are aware of the *uses* permitted on your property and the specific *zone* requirements that apply to those *uses*, reference should be made to Section 2.0 of this By-law. Section 2.0 contains a more general set of standards known as 'General Provisions' that apply to all properties in all *zones* throughout the Municipality. For example, the general provisions section contains standards that regulate the location of accessory *structures* on a lot and *height* exceptions, as well as providing guidelines for the potential expansion of legal *non-conforming* uses and/or *non-complying* buildings and structures. The General Provisions apply to all properties regardless of what *zone* the property is located in, unless otherwise specified.

5. Parking and Loading

Section 3.0 provides the parking and *loading space* requirements for all *uses* permitted in the Municipality. If you are considering changing the use of your property or adding a new use to your property, you should review Section 3.0 to ensure that you are aware of the parking requirements for the proposed use. All required parking generated by a change of use, new use or new *building* must be accommodated on-site and off the *public street*.

6. Exceptions, Holding Zones and Temporary Uses

As noted in #2 above, By-laws are not static documents and lands may be subject to a *zone* exception, a holding *zone*, or a temporary use. If a *zone* symbol is followed by a dash (-) and a number, the lands are subject to a site specific exception and are subject to site specific exception provisions in addition to all provisions of the parent *zone* and general provisions, unless otherwise stated in the exception. These can be found in Table 6.1 in Section 6.0. If the *zone* symbol is followed by an (H) or a (T), the lands are subject to holding symbol or temporary use, which can also be found in Section 6.0, Tables 6.2 and 6.3.

WHAT ARE THE TERMS 'LEGAL NON-CONFORMING' AND 'LEGAL NON-COMPLYING' FOR THE PURPOSES OF THIS BY-LAW?

A legal *non-conforming* use is a use of land and/or *building* that legally existed prior to a Zoning By-law coming into effect. To be legal, the use must have been lawfully established and permitted on the lands in accordance with the second Zoning By-law for the *Township* of Tiny (By-law 30-77 passed July 28, 1977) for the *Township*.

A legal *non-complying building* or *structure* is a *building* or *structure* that was legally constructed and in a location that was permitted at the time in accordance with the applicable Zoning By-law but does not comply with the current standards. Alternatively, if the *building* or *structure* existed before the passage of the second Zoning By-law for the *Township* of Tiny (By-law 30-77 passed July 28, 1977) the *building* or *structure* would be legal.

Guidance on both *non-conforming* and *non-complying uses* are provided in Section 2.0 General Provisions.

DESCRIPTION OF THE BY-LAW'S COMPONENTS

This By-law contains eight sections, which together, provide the land *uses* and standards applicable to all lands within the Municipality. These sections are as follows:

Section 1.0 – Interpretation and Administration
Section 2.0 – General Provisions
Section 3.0 – Parking and Loading
Section 4.0 – Permitted *Uses*
Section 5.0 – Zone Standards
Section 6.0 – Exceptions, Holding and Temporary Use Zones
Section 7.0 – Definitions
Section 8.0 – Enactment

The purpose of each of these Sections is described below.

Section 1.0 - Interpretation and Administration

This section of the By-law specifies a range of interpretation and administration matters including the following:

- title of the By-law;
- what lands are covered by the By-law;
- that every parcel of land in the area covered by the By-law is to conform and comply with the By-law;
- that the requirements of the By-law must be met before a *building* permit is issued;
- the establishment of the *zones* and *zone* symbols used in the schedules and in this By-law; and
- what penalties can be levied against a *person* or a *corporation* if they contravene any provision in the By-law.

Section 2.0 - General Provisions

This section contains regulations that apply to certain types of *uses*, *buildings* or *structures* regardless of where in the Municipality or in what *zone* they are located. For example, this section contains provisions dealing with the construction of accessory buildings and structures in any *zone*, provisions to regulate the operation of *home occupations*, and overlay *zones* that apply to specific areas.

Section 3.0 - Parking and Loading

Parking and loading facilities are required for almost all *uses* within the Municipality. This section provides the requirements for parking facilities including such regulations as the minimum number of spaces required for a range of *uses*, minimum *driveway* widths, minimum *parking space* size, and the location of parking facilities on a lot.

Section 4.0 – Permitted Uses

This section identifies the *uses* that are permitted in each *Zone* category. The effect of these *Zones* is to only permit certain *uses* in various *zones* and areas of the Municipality. The only *uses* permitted in a *zone* are those that are specified in the By-law. If a use is not specifically mentioned as a permitted use in a *Zone*, then it is not permitted. Similarly, if a use is defined in Section 7.0 of the By-law but does not appear as a permitted use in any *zone*, then it is not a use permitted by the By-law.

Section 5.0 – Zone Standards

Zone Standards are set out in Section 5 of this By-law and contain a number of regulations that control the placement, bulk and *height* of *buildings* on a lot or parcel of land. This includes regulations such as minimum lot size, minimum *lot frontage*, maximum *building*

height, or the maximum coverage of *buildings* and *structures* on a lot. Standards are provided in tables and are organized by broad *zone* categories.

Section 6.0 – Exceptions, Holding and Temporary Uses

This Section provides a consolidated list of properties that are subject to *Zone* Exceptions, Holding *Zones* and Temporary Use *Zones*. These are noted on the schedules to the By-law with the *zone* symbol and number (i.e. SR) or following the *zone* symbol (i.e. SR-H1, or RU-T3).

Section 7.0 - Definitions

It is necessary to define words in a Zoning By-law because it is a legal document. A By-law must be drafted so that it can be enforced in a court of law. These definitions will help provide clarity in the By-law and ensure that the By-law and its intent are applied consistently. If a word is not defined, refer to a dictionary and apply the defined term in the context for which that word is used.

Section 8.0 – Enactment

This section contains the signatures of the Mayor and the Clerk who signed the By-law when it was passed by *Council* in accordance with Section 34 of the *Planning Act*, R.S.O. 1990 c.p. 13.

DESCRIPTIONS OF ZONES

Below is a general description of the *zones* that are contained within this By-law which implement the land use *structure* and designations in conformity with the Township of Tiny Official Plan. For a better understanding of the origin of the *zones* and the policy basis for each *zone*, please refer to the Township of Tiny Official Plan.

Agricultural (A) Zone
This *zone* applies to lands within the Agricultural designation in the Township Official Plan.

Agricultural One (A1)
This *zone* applies to lands within the Agricultural designation in the Township Official Plan, which have been the subject of a farm consolidation consent application and are now prohibited from constructing a residential *dwelling unit*.

Country Residential (CR) Zone
This *zone* applies to *lots* in the *County* Residential designation in the Township Official Plan.

Employment Area (EA) Zone
This *zone* applies to lands within the Employment Area designation in the Township Official Plan that can be used for industrial and commercial purposes.

Environmental Protection One (EP1) Zone
This *zone* applies to lands within the Environmental Protection designation in the Township Official Plan. All of the lands within this *zone* are provincially significant wetlands.

Environmental Protection Two (EP2) Zone
This *zone* applies to lands within the Greenlands designation in the Township Official Plan that are identified as wetlands. All of the lands within this *zone* are either other evaluated wetlands or other wetlands two hectares or larger. The boundaries of these wetlands are subject to correction through site-specific review.

Future Development (FD) Zone
This *zone* applies to lands within the Settlement Area and Shoreline designations in the Township Official Plan where the final form of development is not known and limited *uses* are permitted in the interim.

Greenlands (GL) Zone
This *zone* applies to all lands within the Greenlands designation in the Township Official Plan that are not wetlands. All of the lands within this *zone* contain at least one of the following features: significant woodlands, significant valleylands, provincially significant area of natural and scientific interest and regionally significant area of natural and scientific interest.

Hamlet Commercial (HC) Zone
This *zone* applies to lands within the Settlement Area designation in the Township Official Plan that can be used for commercial purposes.

Hamlet Employment (HE) Zone
This *zone* applies to lands within the Settlement Area designation in the Township Official Plan that can be used for industrial purposes.

Hamlet Residential (HR) Zone
This *zone* applies to residential *lots* within the Settlement Area designation in the Township Official Plan.

Institutional (I) Zone
This *zone* applies to *existing* institutional *uses* within all areas of the *Township*.

Limited Service Residential (LSR) Zone
This *zone* applies to all residential *lots* within the Shoreline designation in the Township Official Plan that are not accessed by a public assumed road.

Marina Commercial (MC) Zone
This *zone* applies to lands that are occupied by *existing marinas* within the *Township*.

Mineral Aggregate Resources (MAR) Zone
This *zone* applies to lands within the *Mineral Aggregate* Resources I designation in the Township Official Plan that are licensed by the Province of Ontario for the use of aggregate extraction.

Open Space (OS) Zone
This *zone* applies to public lands that are owned by the Federal Government, Provincial Government, *County* of Simcoe or the *Township* of Tiny.

Open Space One (OS1) Zone
This *zone* applies to private open space/recreational land including areas of user common or shared municipal ownership in subdivisions.

Rural Commercial (RC) Zone
This *zone* applies to lands within the Agricultural, Greenlands and Rural designations in the Township Official Plan that can be used for commercial purposes.

Rural Employment (RE) Zone
This *zone* applies to lands within the Agricultural, Greenlands and Rural designations in the Township Official Plan that can be used for industrial purposes.

Rural Residential (RR) Zone
This *zone* applies to residential *lots* within the Agricultural, Greenlands and Rural designations in the Township Official Plan.

Rural (RU) Zone
This *zone* applies to lands within the Rural designation in the Township Official Plan.

Shoreline Commercial (SC) Zone
This *zone* applies to lands within the Shoreline designation in the Township Official Plan that can be used for commercial purposes.

Shoreline Residential (SR) Zone
This *zone* applies to all residential *lots* within the Shoreline designation in the Township Official Plan.

Waste Disposal (WD) Zone
This *zone* applies to lands, which are the site of an open or closed *waste* disposal operation as listed by the Province of Ontario.

Below is a general description of the overlay *zones* that are contained within this By-law which implement the land use *structure* and designations in conformity with the Township of Tiny Official Plan. For a better understanding of the origin of the *zones* and the policy basis for each *zone*, please refer to the Township of Tiny Official Plan.

Huronia Airport Overlay (HA) Zone
This overlay *zone* applies to lands adjacent to the Huronia *Airport* and within defined flight paths which require restrictions on *building heights* to protect public safety.

Issues Contributing Area Overlay (ICA1, ICA2) Zones
These overlay *zones* apply to lands which are identified as Issues Contributing Areas in the Township Official Plan. These overlay *zones* identify areas adjacent to municipal water systems and municipal water supply wells where there are known water quality issues and set out restrictions on land *uses* in order to protect ground water for *public use*.

Nipissing Ridge Overlay (NR) Zone
This overlay *zone* applies to lands which are identified as the Nipissing Ridge in the Township Official Plan. Development is only permitted within this overlay *zone* following the submission and approval of topographic information from a qualified professional (Ontario Land Surveyor, Professional Engineer or Certified Engineering Technologist) to confirm the exact location of the top and/or bottom of the Nipissing Ridge and where the proposed development complies with the minimum *setback* requirements of this By-law.

Well Head Protection Area Overlay (WHPA-A, WHPA-B, WHPA-C) Zones
These overlay *zones* apply to lands which are identified as a Well Head Protection Area in the Township Official Plan. These overlay *zones* relate to travel time distances for ground water supplying municipal water systems and set out restrictions on lands *uses* in order to protect ground water for *public use*.

ILLUSTRATIONS

The illustrations listed below and provided on the following pages help describe and explain some of the definitions, regulations and standards contained in this By-law.

- 1:100 year 178m GSC Elevation Lot Types
- Lot Types
- Lot Lines
- *Yards*
- *Building* Types
- *Main Building Height*
- Accessory *Building Height*
- Lot Coverage
- *Sight Triangles*
- *Setback* from Slopes
- *Setback* from *Watercourses*

- *Dark Sky* Lighting
- Docks
- *Fence Height*

WHAT TO DO NEXT?

Still stumped? Contact the *Township* Planning Department and they will try to answer your questions with respect to the zoning rules and regulations affecting your property. Contact information is available on the *Township* website at www.tiny.ca.

What if you are able to find your zoning, but the use you are proposing is not permitted or your *building* location does not comply with the relevant *setbacks*? You may need to apply for either a minor variance, Zoning By-law Amendment, or other planning application if you cannot or do not wish to change your development plans. In this instance, you should contact the *Township* Planning Department to discuss the other planning approvals that you may need and what would constitute a “complete application”.

If you found all the relevant information and you think you are ready for your construction project, information on the requirements for a *Building* Permit application pursuant to the Ontario *Building* Code are also available on the *Township* website at www.tiny.ca.

Illustration 1 – 1:100 year 178m GSC Elevation

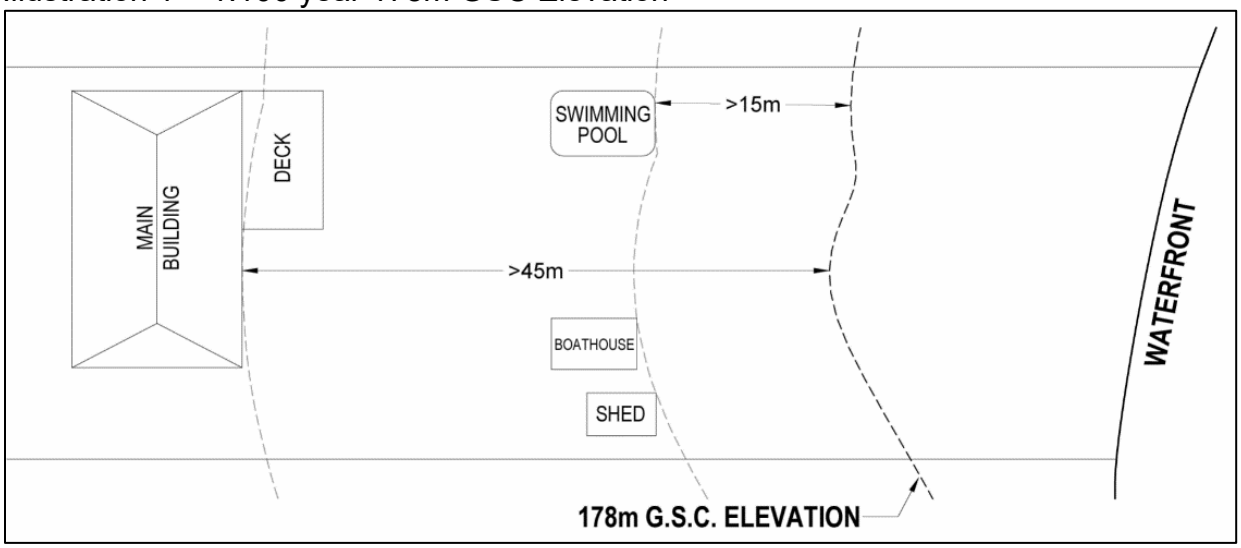


Illustration 2 – Lot Types

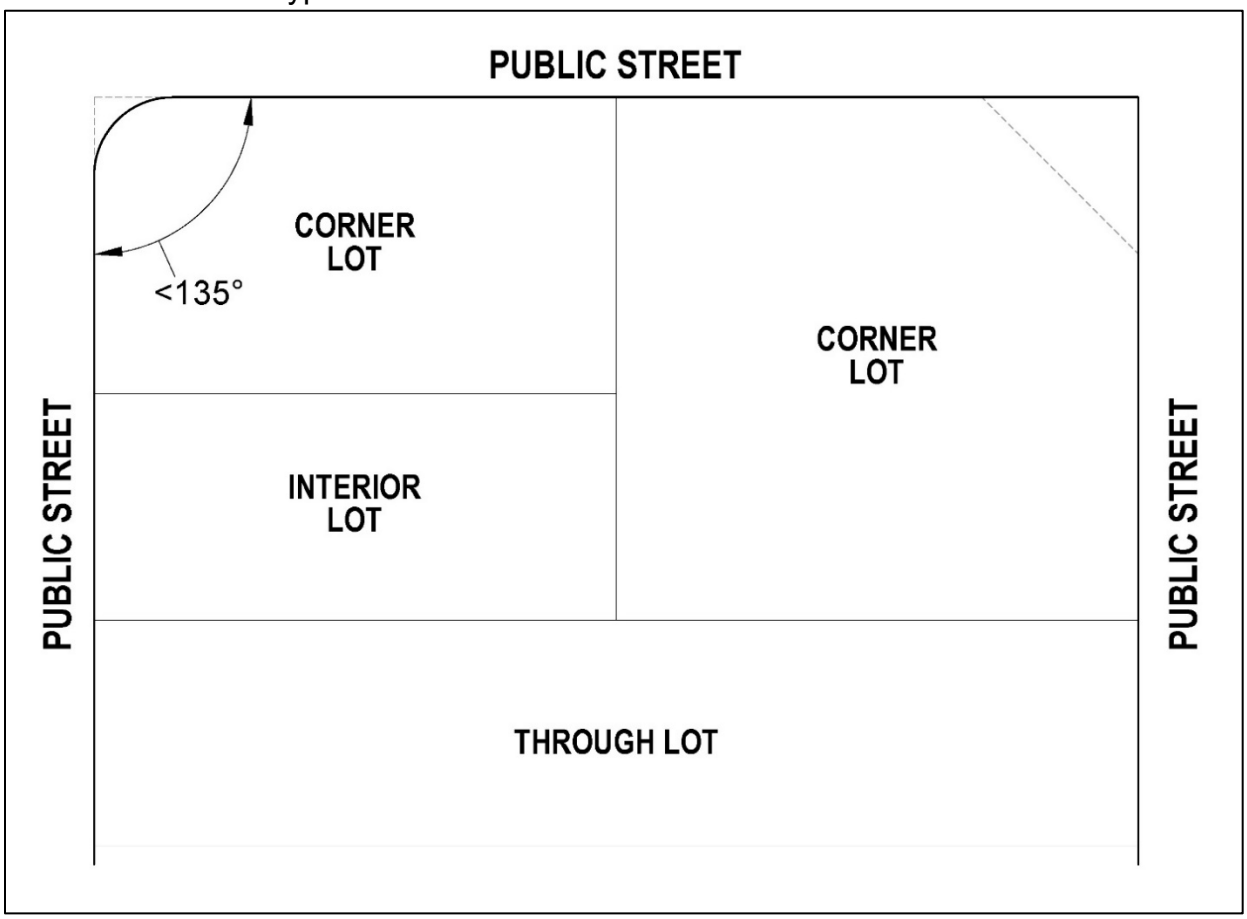


Illustration 3 – *Lot Lines*

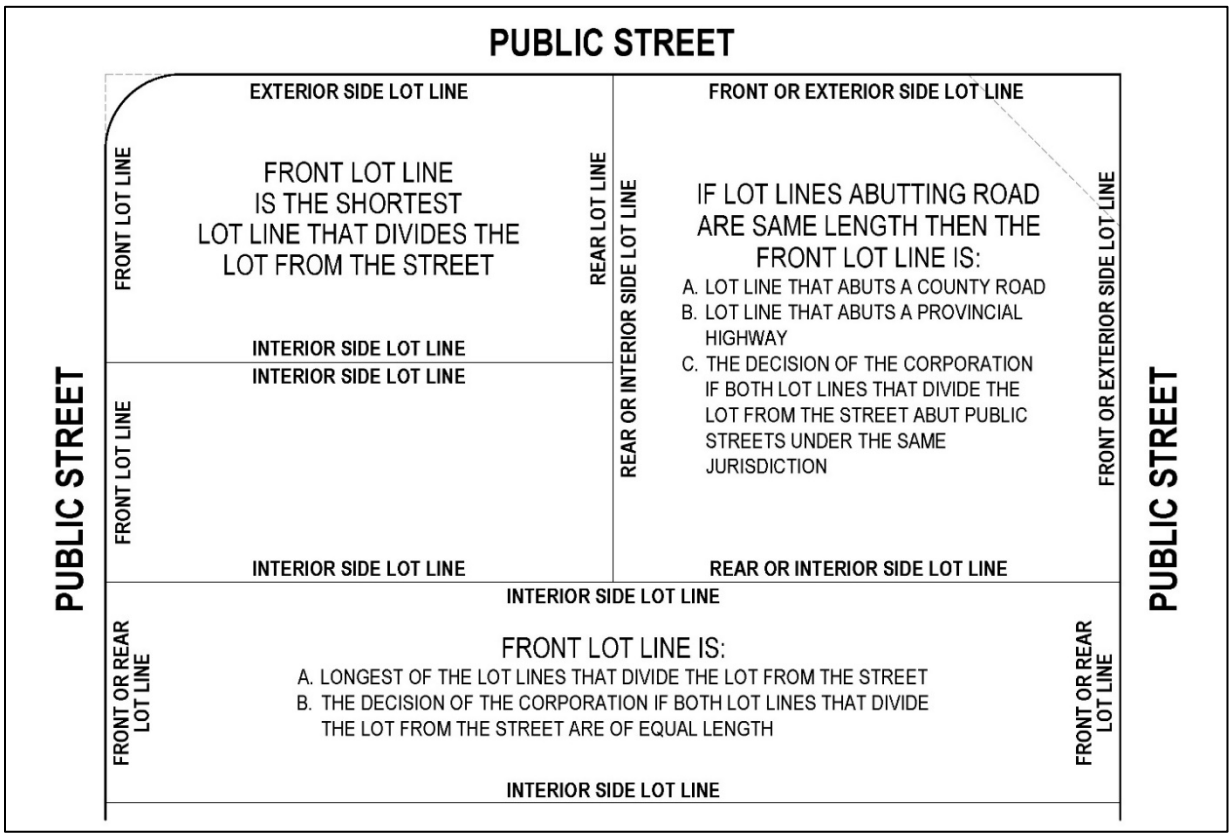


Illustration 4 - *Yards*

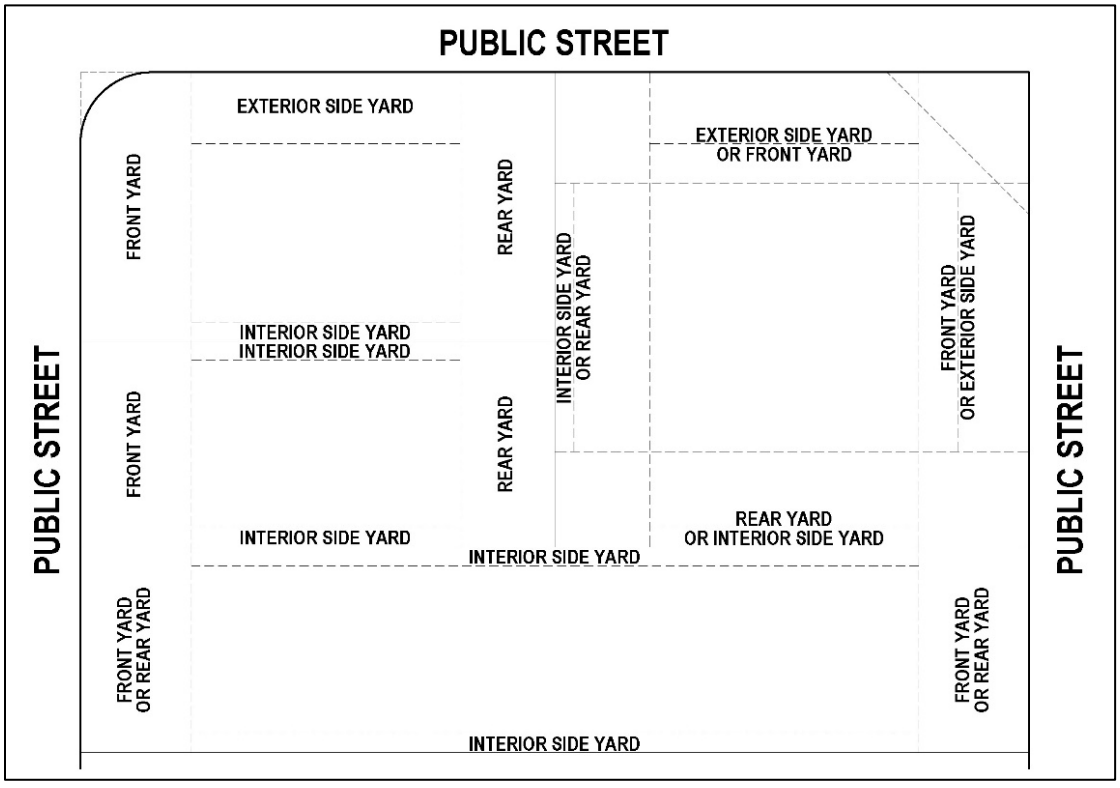


Illustration 5 – *Building* Types

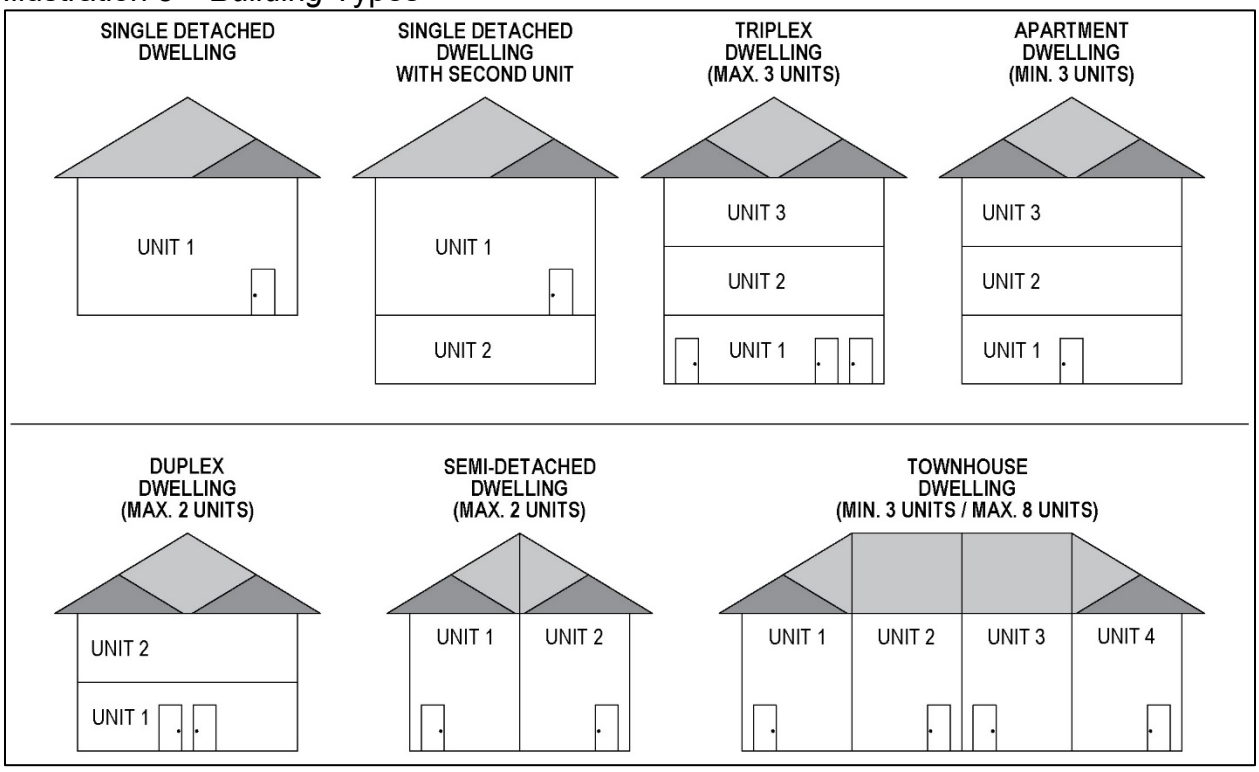


Illustration 6 – Main *Building Height*

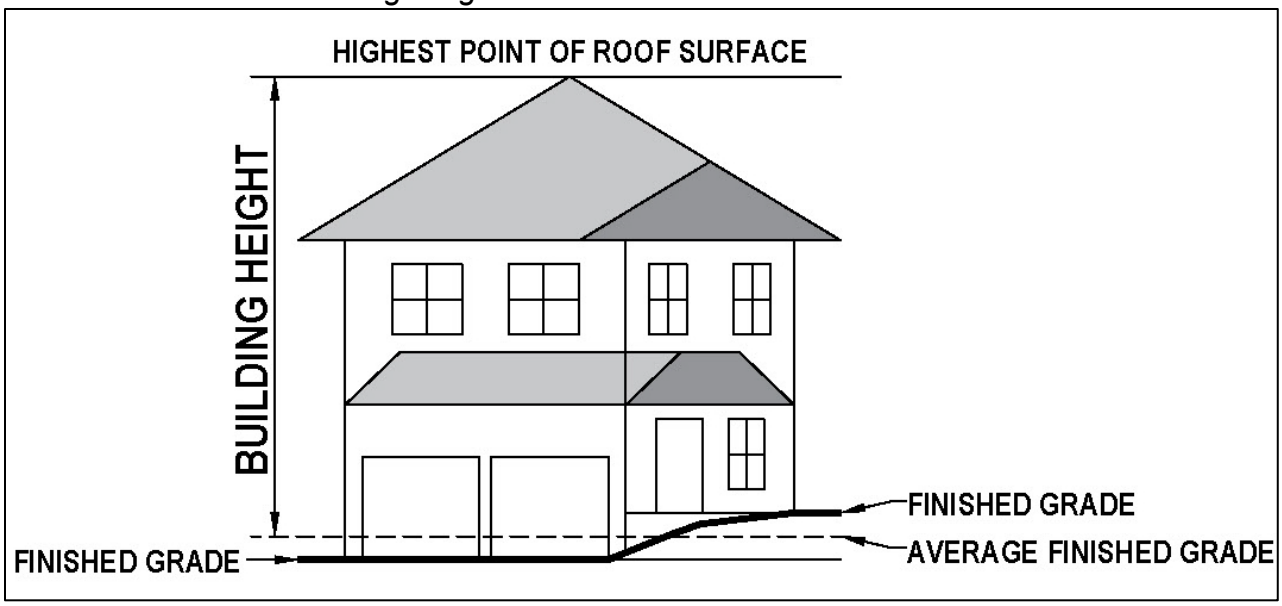


Illustration 7- *Accessory Building Height*

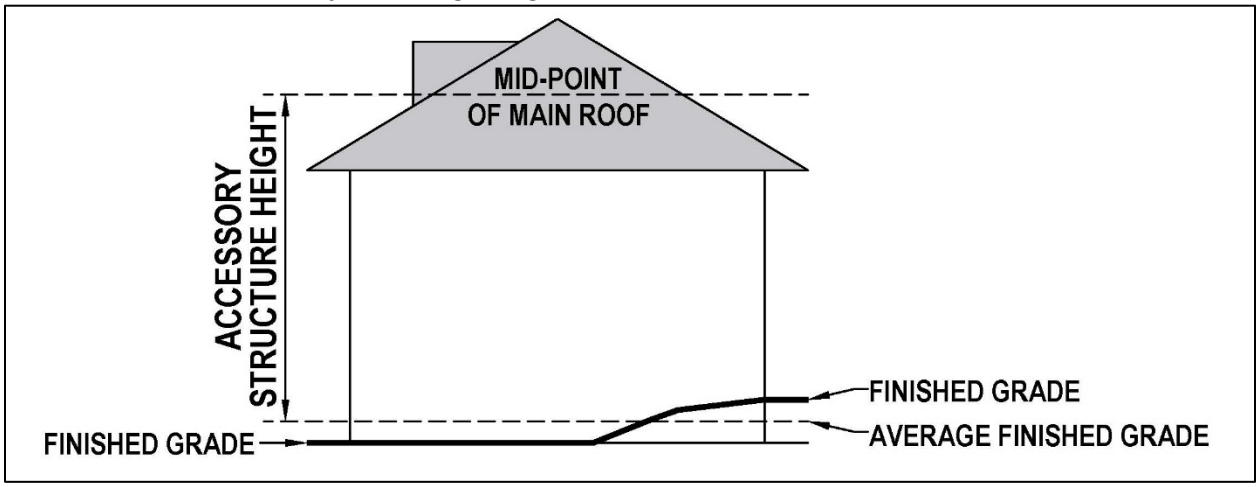


Illustration 8 – Lot Coverage

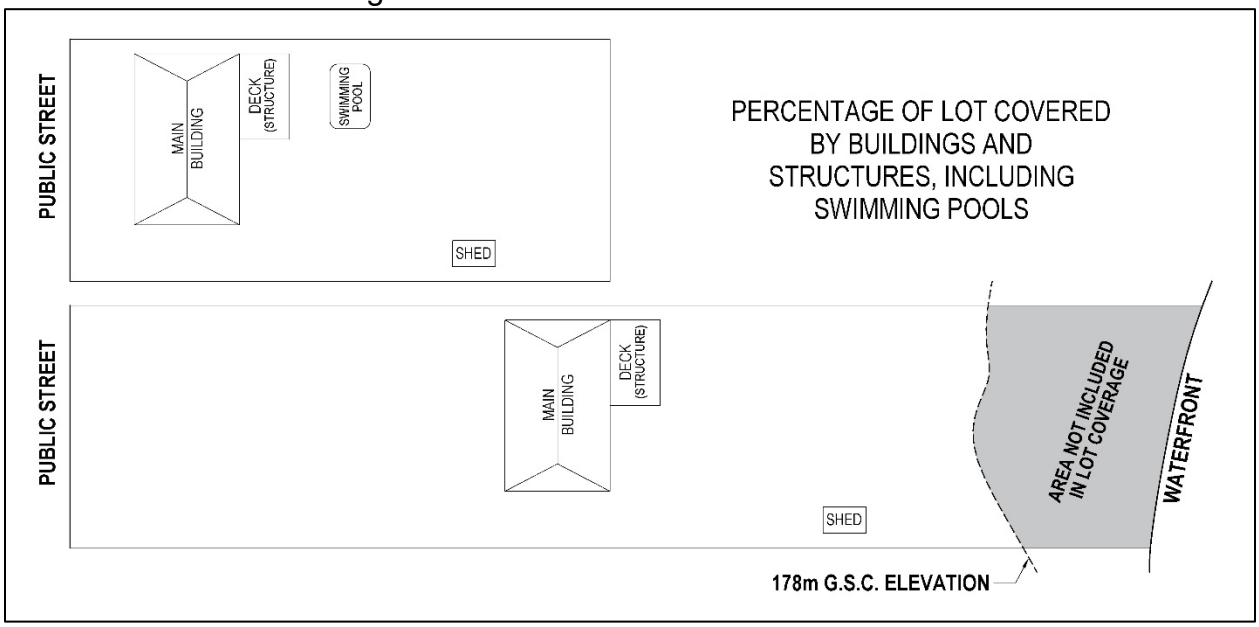


Illustration 9 – *Sight Triangles*

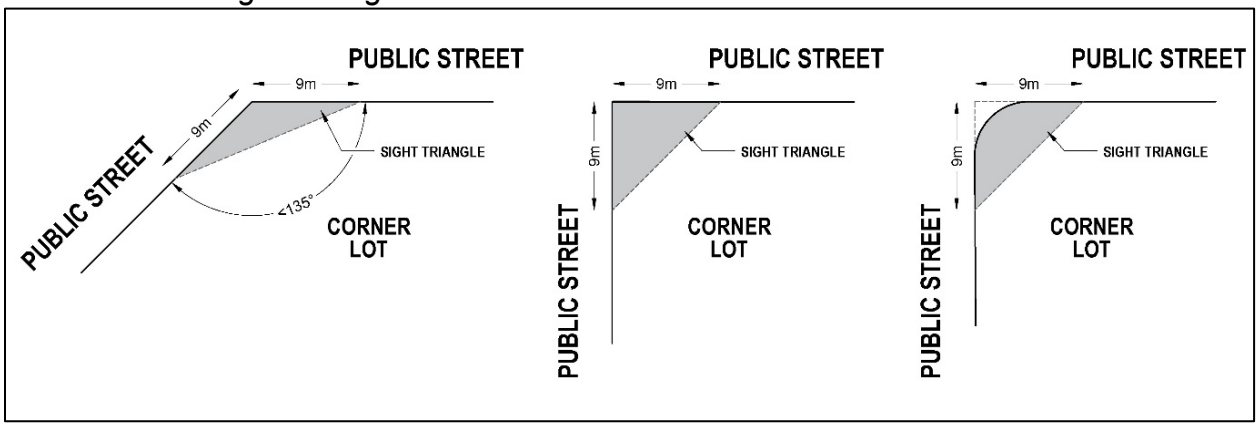


Illustration 10 – *Setback* from Slopes

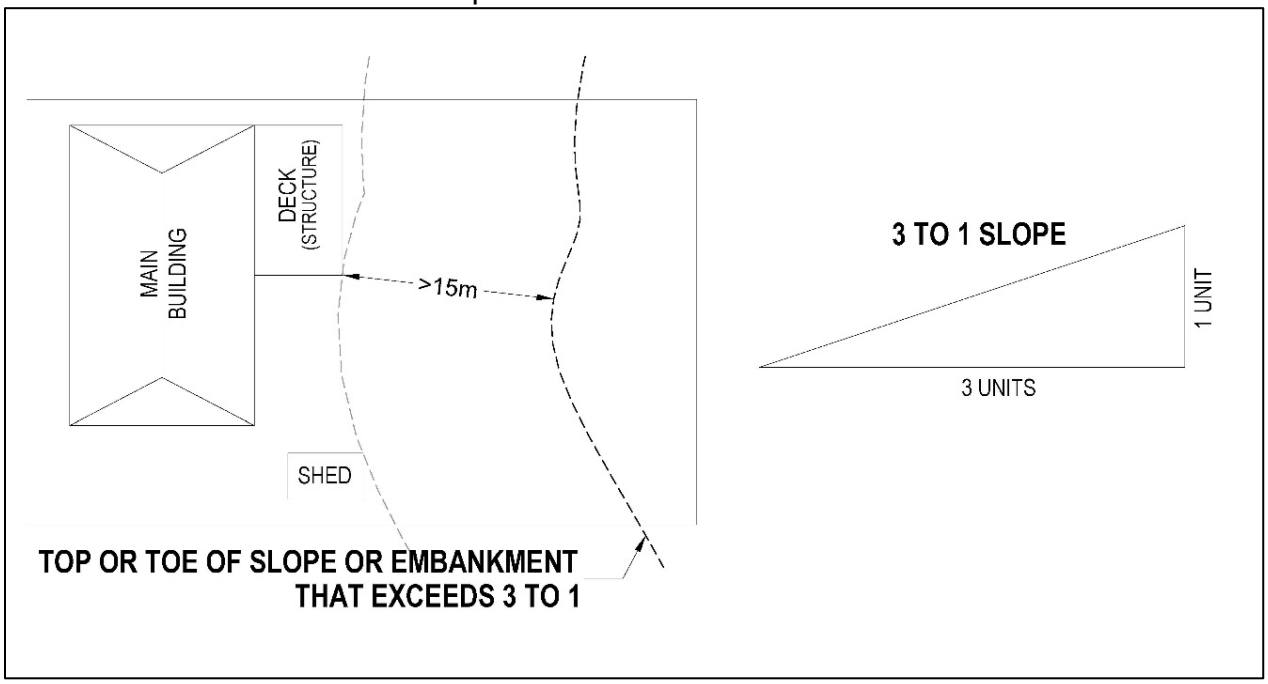


Illustration 11 – *Setback* from *Watercourses*

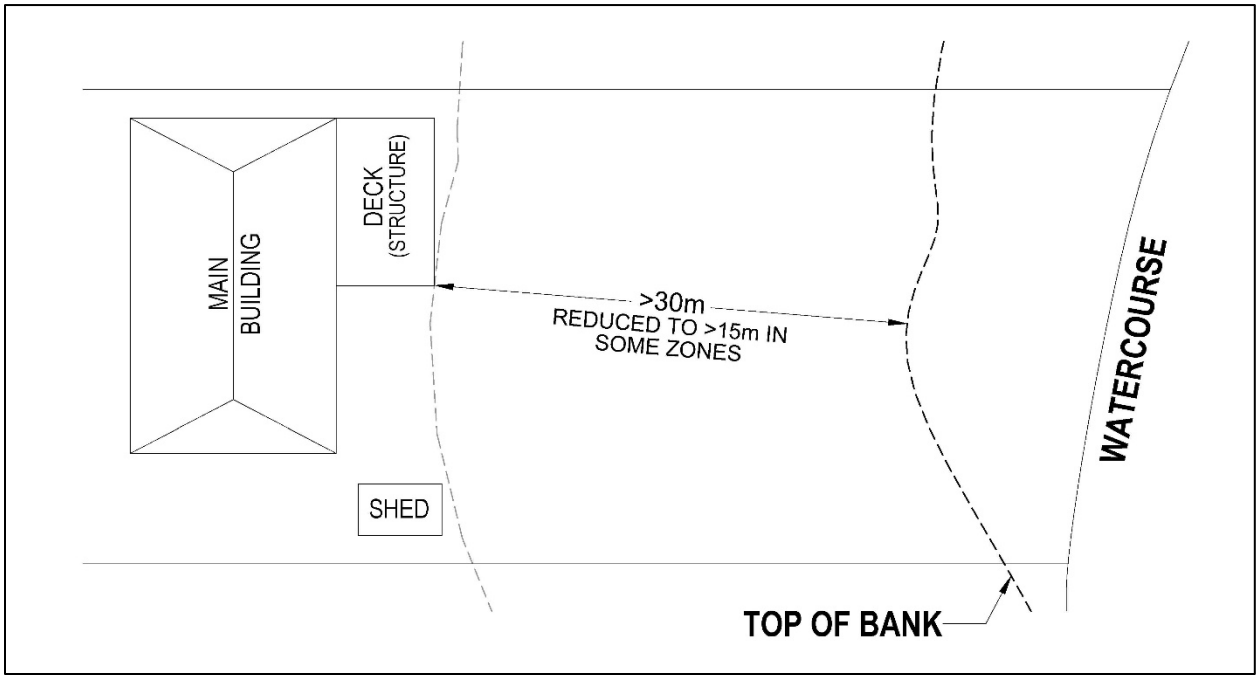


Illustration 12 – *Dark Sky* Lighting

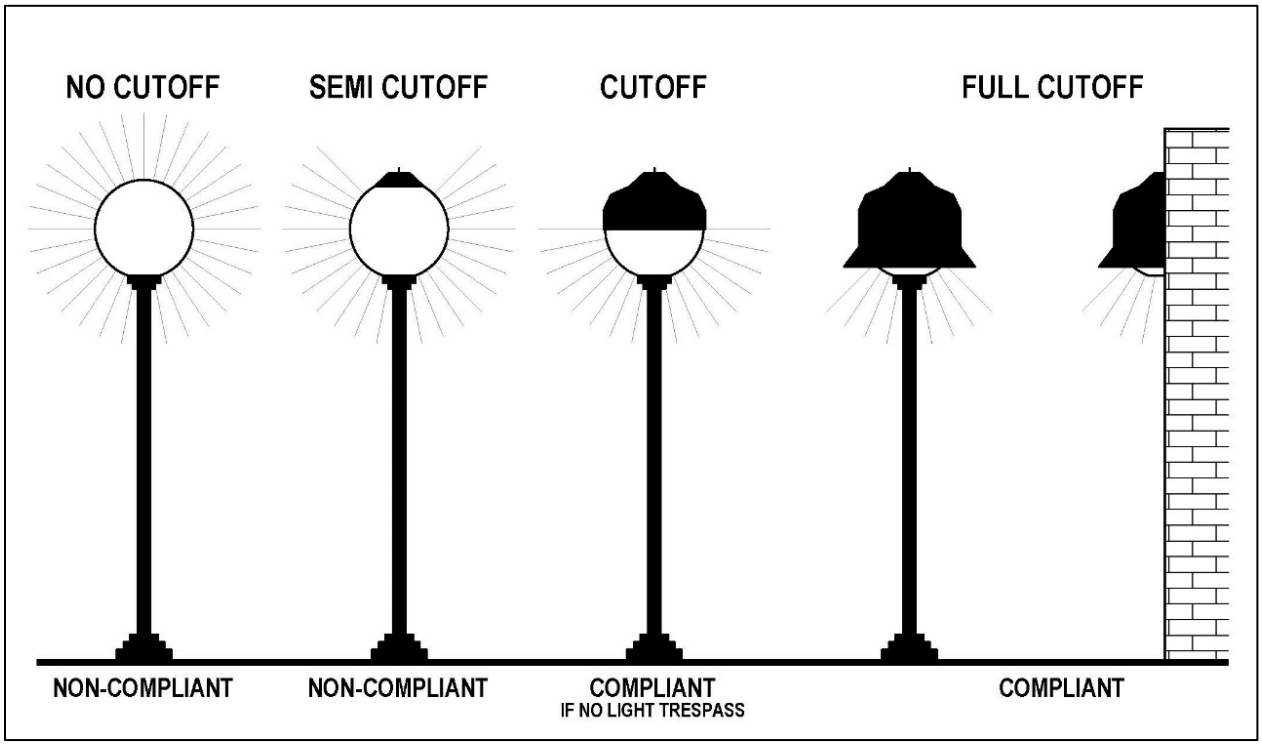


Illustration 13 - *Docks*

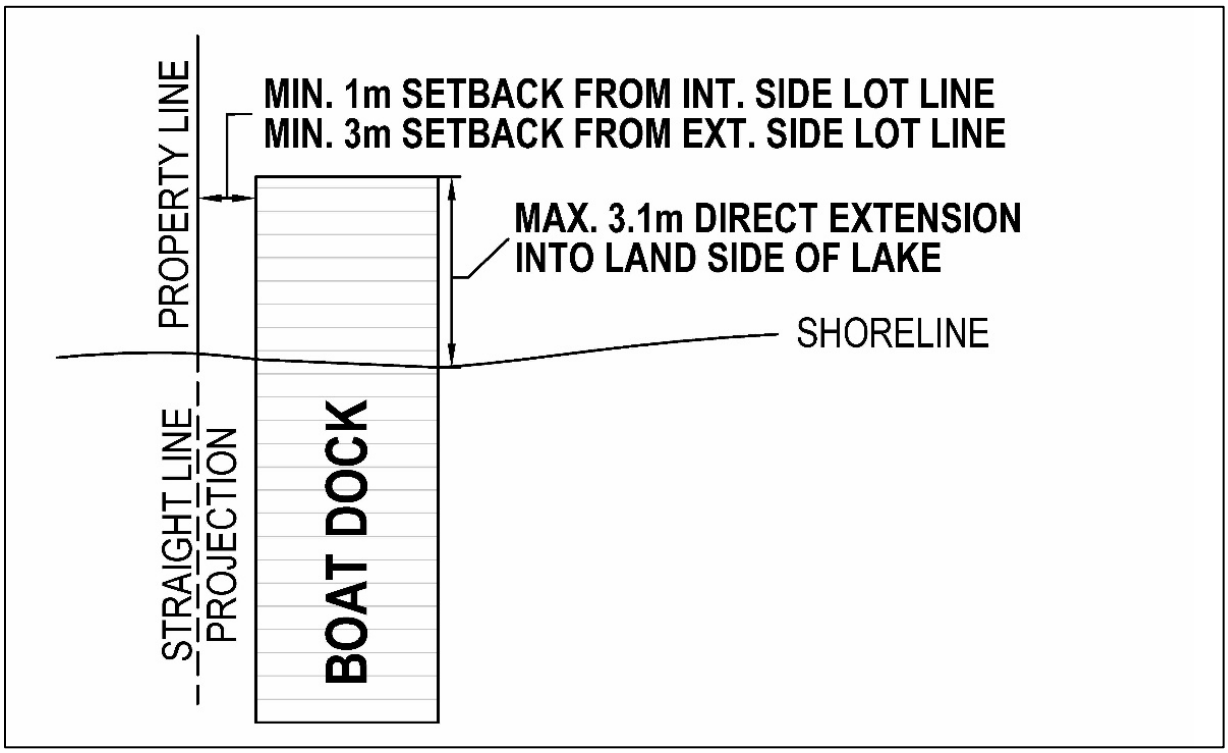
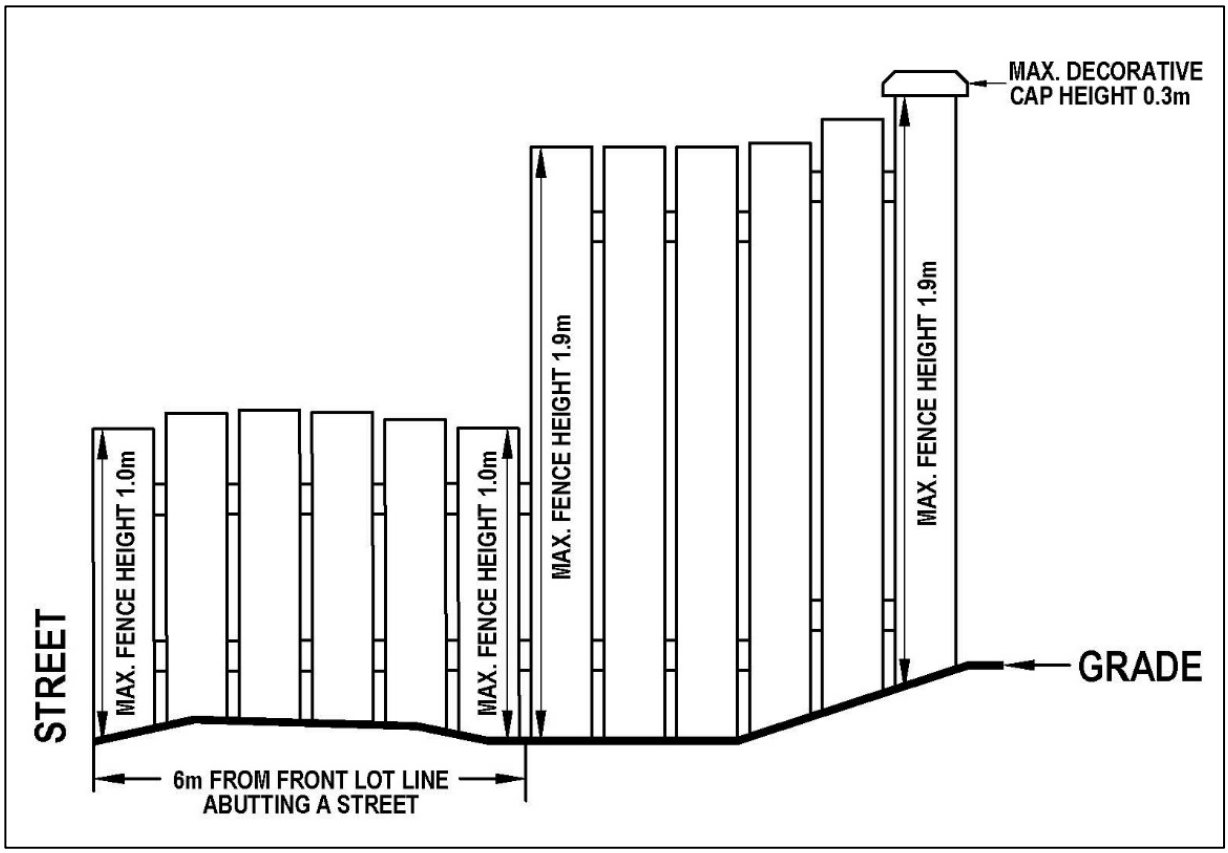


Illustration 14 – *Fence Height*



SECTION 1.0
INTERPRETATION AND ADMINISTRATION

1.1 TITLE

This By-law shall be referred to as the "Township of Tiny Zoning By-law 22-075", "Tiny Zoning By-law", or "By-law 22-075" and applies to all lands within the *Township* of Tiny. This By-law may be cited by its long title, its short title, or by its By-law number, and any such citation is to be taken as meaning the "Township of Tiny Zoning By-law 22-075" as amended.

1.2 ADMINISTRATION

This By-law shall be administered and enforced by municipal staff as appointed by the *Council* of the *Corporation* of the Township of Tiny.

1.3 COMPLIANCE WITH BY-LAW

1.3.1 No *person* shall change the use of any *building*, *structure* or land or *erect* or use any *building* or *structure* or occupy any land or *building* except in accordance with the provisions of this By-law.

1.3.2 No municipal permit, certificate or license shall be issued for the use of land or for the erection, *alteration* or use of any *building* or *structure* that is not in conformity and compliance with this By-law.

1.3.3 No person, other than a *public authority*, shall create or alter the boundaries of any lot by conveyance or otherwise such that the lot does not comply with the regulations of this By-law.

1.3.4 For the purposes of determining compliance with the regulations of this By-law, in the event of an expropriation or conveyance of a part of a lot by or to the *Township* or any other authority having the power of expropriation, the lot or the *building* or the use, as the case may be, will not be found to be in conflict with the provisions of this by-law by reason only of that expropriation or conveyance. For the purposes of this section expropriation means expropriation by the *Township* or any other authority having the power of expropriation, and conveyance means the taking or receiving of land by the *Township* or any other authority having the power of expropriation, either in satisfaction of a condition imposed on a provisional consent granted by the Committee of Adjustment or as a condition of the *Township's* site plan control

approval process, or any other process allowing the *Township* or any other expropriation authority having jurisdiction, the right to require such a conveyance.

1.3.5 To the extent of any conflict among the provisions of this By-law, the more restrictive provisions shall apply.

1.3.6 Any use not specifically permitted by this By-law shall not be permitted in the *Township* of Tiny.

1.4 BUILDING PERMITS AND MUNICIPAL LICENSES

The requirements of this By-law must be met before a *building* permit, Certificate of Occupancy or approval of an application for municipal license is issued for the use of land or the use erection, addition to or *alteration* of any *building* or *structure*.

1.5 INTERPRETATION

1.5.1 The provisions of this By-law are the minimum requirements except where a maximum requirement applies.

1.5.2 Nothing in this By-law shall serve to relieve any *person* from any obligation to comply with the requirements of any other By-law of the *Township* of Tiny or any other requirement of the *County* of Simcoe, the Province of Ontario or the Government of Canada that may affect the use of lands, *buildings* or *structures* in the municipality.

1.5.3 The following rules and definitions apply to this By-law, unless a contrary intention is evident from the context:

a) this by-law is written in plain language;

b) a deliberate attempt has been made to keep the words, the grammar and the syntax used as simple as possible while meeting the legal requirement for clear and precise legislation;

c) the words used in the By-law have their ordinary meaning, unless otherwise defined in this By-law; and

d) Definitions are given in this By-law to aid in the understanding and implementation of the true spirit, intent and meaning of the By-law. They are not to be used to avoid an obligation imposed by the By-law or any requirement enacted in a substantive provision of the By-law.

1.5.4 Despite the tense used in a provision:

a) every provision of this by-law is to be applied to the circumstances as they exist at the time in question; and

b) every obligation imposed by this by-law is a continuing one so long as either the use, the circumstances, the reason for the obligation, or the events which caused, precipitated or gave rise to the obligation continue.

1.5.5 This By-law is remedial in nature and shall be interpreted in a benevolent manner and read and applied in a way that will ensure the effective implementation of its provisions and intent.

1.5.6 Without limiting the generality of clause 1.5.5, where a situation arises that is not covered by a specific regulation, the provisions of this By-law apply by analogy to that situation, so that the application that is made of clause 1.5.5 is the one that ensures the effective implementation of this By-law.

1.5.7 Without limiting the generality of clauses 1.5.5 and 1.5.6, where a situation arises that is not covered by a specific regulation, or where two or more regulations are equally applicable, all provisions must be complied with or, where it is not possible to comply with all the provisions applicable, the most restrictive provisions must be complied with.

1.5.8 Despite clause 1.5.7, where an exception, suffix, schedule or overlay applies, the provisions imposed by that exception, suffix, schedule or overlay prevail over any other provision in the zoning By-law.

1.5.9 The system of division of the provisions of this by-law is as follows:

1. Section;
1.1 Subsection;
1.1.1 Clause;
a) Subclause; and
b) Paragraph.

1.5.10 Despite clause 1.5.9, a reference to or citation of any of the above divisions as a "section" or “clause” does not invalidate that reference or citation, if the reference or citation is otherwise correct.

1.5.11 This By-law is gender-neutral and, accordingly, any reference to one gender includes the other.

1.5.12 Words in the singular include the plural, and words in the plural include the singular.

1.5.13 Appendices, footnotes, headings, indices, marginal notes, tables of contents, illustrations, references to former enactments or enabling legislation do not form part of the by-law and are editorially inserted for convenience of reference only.

1.5.14 Tables are part of the By-law and are used throughout to present regulations in a concise format, and are structured with rows (horizontal) and columns (vertical) that are numbered and titled for reference purposes.

1.5.15 The system of measurement for this By-law is the Metric System. The abbreviations “m”, “m2”, “ha” may also be used in the By-law and shall mean “metres”, “square metres”, and hectares respectively.

1.6 ENFORCEMENT

1.6.1 Any *person*, and if the *person* is a *corporation*, every director or officer of the *corporation* who knowingly concurs in the contravention, is convicted of a violation of this By-law is liable, on first conviction to a fine of not more than $25,000 and on the 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.

1.6.2 Any *Corporation* convicted of a violation of this By-law is liable, on first conviction to a fine of not more than $50,000 and on a subsequent conviction to a fine of not more than $25,000 for each day or part thereof upon which the contravention has continued after the day on which the *corporation* was first convicted.

1.6.3 Where a conviction is obtained under the clauses above, in addition to any other remedy or any penalty provided by law, the court in which the conviction has been entered, and any court of competent jurisdiction thereafter, may make an order prohibiting the continuation or repetition of the offence by the *person* convicted.

1.7 VALIDITY

Should any section or provision of this By-law for any reason be declared invalid by a court of competent jurisdiction, such declaration does not affect the validity of the by-law as a whole and all the remaining sections or provisions of this by-law remain in full force and effect until repealed.

1.8 EFFECTIVE DATE

This By-law shall come into force the day it was passed if no appeals are received. Where one or more appeals are filed under subsection 34 (19) of the

Planning Act, the affected portions of this By-law do not come into force until all such appeals have been withdrawn or finally disposed of, whereupon the By-law, except for those parts of it that are repealed by or at the direction of the Ontario Land Tribunal, is deemed to have come into force on the day that it was passed.

1.9 REPEAL OF FORMER BY-LAWS

Township of Tiny Zoning By-law 06-001 and all amendments thereto are hereby repealed.

1.10 MINOR VARIANCES TO BY-LAW 06-001 AS AMENDED

Where the Committee of Adjustment of the *Township* of Tiny or the Ontario Land Tribunal has authorized a minor variance from the provisions of By-law 06-001 as amended, in respect of any land, *building* or *structure* and the decision of the Committee or the Ontario Land Tribunal authorizing such minor variance has become final and binding prior to the enactment of this By-law, the provisions of this By-law, as they apply to such land, *building* or *structure*, shall be deemed to be modified to the extent necessary to give effect to such minor variance for a period of five (5) years from the date of passing of this By-law.

1.11 TRANSITION

No provisions of this By-law act to prevent the issuance of a *building* permit for a development for which a complete application for Site Plan Control, Committee of Adjustment approval, or Zoning Amendment, was received by the *Township* on or before October 12, 2022, and provided a complete application for a *Building* Permit is received on or before October 12, 2022.

1.12 LOTS CREATED BY A WILL

A lot created by a Will after July 26, 1990 does not qualify for a *building* permit. If a lot created by a Will was created on or before July 26, 1990, a *building* permit may be available provided all other applicable provisions in this By-law are met.

1.13 ESTABLISHMENT OF ZONES

The Provisions of this By-law apply to all lands within the limits of the *Township* of Tiny. All lands in the *Township* are contained within one or more of the following *Zones* as set out in Table 1.1 below:

Table 1.1

ZONE	SYMBOL
Environmental and Open Space Zones	
Environmental Protection One	EP1
Environmental Protection Two	EP2
Open Space	OS
Open Space One	OS1
Residential Zones	
Rural Residential	RR
Country Residential	CR
Shoreline Residential	SR
Limited Service Residential	LSR
Hamlet Residential	HR
Greenlands	GL
Commercial and Employment Zones	
Shoreline Commercial	SC
Marina Commercial	MC
Hamlet Commercial	HC
Hamlet Employment	HE
Employment Area	EA
Rural Employment	RE
Rural Commercial	RC
Agricultural, Rural and Aggregate Zones	
Agricultural	A
Agricultural One	A1
Rural	RU
Mineral Aggregate Resources	MAR
Other Zones	
Future Development	FD
Institutional	I
Waste Disposal	WD
Nipissing Ridge Overlay	NR
Well Head Protection Area Overlay	WHPA-A, WHPA-B, WHPA-C
Issues Contributing Area Overlay	ICA1, ICA2
Huronia *Airport* Overlay	HA

1.14 ZONE SYMBOLS

The *Zone* symbols may be used to refer to *lots*, *buildings* and *structures* and to the use of *lots*, *buildings* and *structures* permitted by this By-law.

1.15 ZONE SCHEDULES

The Zones and Zone boundaries are shown on Schedule A – Maps 1 to 60 inclusive and Schedule B – Maps 1 to 25 inclusive and are attached to and form part of this By-law.

1.16 DETERMINING ZONE BOUNDARIES

When determining the boundary of any *Zone* as shown on any Schedule forming part of this By-law, the following provisions shall apply:

a) a boundary indicated as following a highway, street, lane, utility corridor or *watercourse* shall be the centre-line of such highway, street, lane, utility corridor or *watercourse*;

b) a boundary indicated as substantially following *lot lines* shown on a Registered Plan of Subdivision, or the municipal boundaries of the *Township* of Tiny shall follow such *lot lines*;

c) where a boundary is indicated as running substantially parallel to a *street line* and the distance from the *street line* is not indicated, the boundary shall be deemed to be parallel to such a *street line* and the distance from the *street line* shall be determined according to the scale shown on the Schedule(s);

d) where a lot falls into two or more *Zones*, each portion of the lot shall be used in accordance with the provisions of this By-law for the applicable *Zone*;

e) where lands are shown within the EP1 or EP2 *zone* and further study and/or review to the satisfaction of the *Township* and any other applicable agency or authority, where required, demonstrates the lands are not part of the relevant feature, those lands shall be deemed to be zoned the applicable adjacent *zone* and the lands shall be used in accordance with the provisions of this By-law for the applicable *Zone*;

f) where none of the above provisions apply, the *Zone* boundary shall be scaled from the Schedule(s);

g) the Schedules forming part of this By-law were created using a Geographic Information System (GIS) and as such, the *Township* may make interpretations of the Schedules using the GIS software and other

applicable data at its sole discretion and without being subject to appeal; and,

h) In no case is a *Zone* boundary dividing a lot into two or more *Zone* categories intended to function as a property boundary.

1.17 EXCEPTION ZONES

Where a *Zone* symbol on the attached Schedule(s) is followed by one or more numbers following the dash (-) symbol, such as SR-1, the numbers following the dash (-) symbol refer to Section 6.0 of this By-law.

1.18 HOLDING PROVISIONS

Notwithstanding any other provision in this By-law, where a *Zone* symbol is followed by the letter (H), no *person* shall use the land to which the letter (H) applies for any use other than the use which existed on the date this By-law was passed, until the (H) is removed in accordance with the provisions of Section 6.0 of this By-law, the policies of the Official Plan, and the requirements of the Planning Act, R.S.O. 1990 c.P. 13, as amended. Notwithstanding the above, a *Forestry Use* shall be permitted without the requirement to remove the holding (H) symbol.

1.19 TEMPORARY USES

Notwithstanding any other provision in this By-law, where a *Zone* symbol is followed by the letter (T), additional temporary *uses* shall be permitted on the property to which the letter (T) applies until the temporary use permission expires in accordance with the provisions for temporary *uses* as set out in the Planning Act, R.S.O. 1990 c.P. 13, as amended and specified in Table 6.3 in Section 6.0 of this By-law.

1.20 OVERLAY ZONES

Notwithstanding any other provision in this By-law, where a *Zone* symbol is overlain with an overlay *zone*, no *person* shall use the land to which the overlay *zone* applies for any use other than in accordance with the provisions of Section 2.22 of this By-law, the policies of the Official Plan, and the requirements of the Planning Act, R.S.O. 1990 c.P. 13, as amended.

1.21 DEFINITIONS

For the convenience of the reader, all terms that are italicized in this By-law are defined in Section 7.0.

1.22 LAND OWNERSHIP

No representation or implication is made by the *Township* nor should any inference be drawn from the Schedules attached to this By-law as to the ownership of private land and/or rights of access to such land. Ownership and access rights are legal matters that fall solely within the purview of the laws of the Province of Ontario and of a court of competent jurisdiction.

1.23 LANDS UNDER WATER

All lands under water of the inland lakes and rivers within the boundaries of the *Township* are subject to this By-law in addition to the requirements of both Federal and Provincial legislation. All lands under water not otherwise zoned may only be used in accordance with the zoning of the abutting and appertaining lands and the regulations of this By-law.

1.24 ISLANDS

All islands not identified as being within a *Zone* on the Schedules to this By-law shall be considered to be zoned Environmental Protection Two (EP2).

1.25 TECHNICAL REVISIONS TO THE ZONING BY-LAW

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

a) correction of numbering, cross-referencing, grammar, punctuation or typographical errors or revisions to format in a manner that does not change the intent of a provision;

b) adding or revising technical information on maps or schedules that does not affect the zoning of lands including, but not limited to, matters such as updating and correcting lot and parcel lines, *infrastructure* information, keys, legends or title *blocks*;

c) changes to appendices, footnotes, headings, indices, marginal notes, tables of contents, illustrations, historical or reference information, page numbering, footers and headers, which do not form a part of this by-law and are editorially inserted for convenience of reference only;

d) the addition, removal or modification of a zoning code reference contained within column II of an exception found within Table 6.1; and,

e) minor schedule revisions in accordance with Section 1.16 of this By-law.

SECTION 2.0
GENERAL PROVISIONS

2.1 ACCESSORY BUILDINGS, STRUCTURES AND USES

a) Where this By-law provides that land may be used or a *building* or *structure* may be *erected* or used for a purpose, that purpose may include any detached *accessory building*, accessory *structure* or *accessory use* located on the same lot as the principal use to which they are related.

b) No detached *accessory building* or accessory *structure* shall be permitted to be used for sleeping or contain a *kitchen facility* or an occupation for gain, unless specifically permitted by this By-law.

c) No detached *accessory building or structure* shall be *erected* on a lot prior to the erection of the *main building* on the lot.

2.1.1 Detached *accessory buildings and structures* to a residential use, except where otherwise regulated, shall:

a) Be set back a minimum distance equal to the required *front yard* for the *main building* from the *front lot line*;

b) Be set back a minimum distance of 1.0 metre from the *rear lot line*;

c) Be set back a minimum distance equal to the required exterior side *yard* for the *main building* from the *exterior side lot line*;

d) Be set back a minimum distance of 1.0 metre from the *interior side lot line*; and

e) Comply with Section 2.30 of this By-law, if applicable.

2.1.2 A *storage container* is not a permitted accessory *structure* in any Residential *Zone* except one as a temporary storage use associated with a construction project and in accordance with Section 2.31 of this By-law. No more than three (3) *storage containers* are permitted on any lot other than in the following *zones*: MC, HC, HE, EA, RE, RC, and MAR.

2.1.3 The maximum height of any detached *accessory building* or structure is 5.0 metres.

2.1.4 The maximum *lot coverage* of all detached *accessory buildings and structures* on a lot that has an area of less than 1.0 hectares is 8 percent, or no more than 93 square metres, whichever is the lesser. On *lots* greater than 1.0 hectares, the maximum *lot coverage* for all detached *accessory buildings and structures* shall be 8%.

2.1.5 One (1) *bunkie* may be permitted on a lot in the Shoreline Residential (SR) *Zone* or the Limited Service Residential (LSR) *Zone* provided the *bunkie*:

a) has a ground floor area of no more than 30 square metres (does not include a covered *porch* or *deck*);

b) has no *kitchen facility*;

c) is not used for profit;

d) is *setback* 8.0 metres from the front and exterior *lot lines*;

e) is *setback* 3.0 metres from the interior side and *rear lot lines*;

f) is not within or attached to any other *building* or *structure* other than a covered *porch* or *deck*; and

g) complies with Section 2.30 of this By-law, if applicable.

2.1.6 *Sports court*s may be permitted subject to meeting the following provisions:

a) A *sports court* shall meet all the accessory *structure setbacks* of the applicable *zone*;

b) *Fences* for the *sports court* shall meet the requirements of Section 2.10;

c) Where a *sports court fence* is proposed to exceed the *height* limits of Section 2.10, the *fence* shall be *setback* a distance equal to the *fence height* from any property line to a maximum *fence height* of 3 metres; and

d) *Sports court* lighting shall comply with the requirements of Section 2.21.

2.1.7 An accessory *structure* for the sole purpose of storing *County* solid *waste* management bins within the required *front yard* may be permitted, subject to the following provisions:

a) The *structure* shall be located no closer than 3.0 metres to the *front lot line* and *exterior side lot line* and 1.0 metre from an *interior lot line*;

b) The *structure* shall be no larger than 5 square metres and shall not have a *height* of greater than 2 metres;

c) The *structure* shall be oriented perpendicular to the property line (shortest side facing the *front lot line*); and

d) The *structure* shall not be located in a *sight triangle*.

2.2 ADDITIONAL DWELLING UNITS (SECOND UNITS)

2.2.1 Where an *additional dwelling unit* is listed as a permitted use in accordance with Section 4.0 of this By-law, the following provisions shall apply:

a) A maximum of two *additional dwelling units* shall be permitted per lot including a maximum of one *additional dwelling unit* in the *principal dwelling* on the lot and a maximum of one *additional dwelling unit* as a detached accessory *structure* (excluding a *bunkie* and/or *boathouse*) on the lot.

b) An *additional dwelling unit* shall only be permitted on a lot containing a *single detached dwelling unit*, *semi-detached dwelling unit* or *townhouse dwelling unit*;

c) Where the *principal dwelling unit* is a *townhouse dwelling*, an *additional dwelling unit* is only permitted provided the lot on which the principal *townhouse dwelling unit* is located has a minimum frontage of 11 metres;

d) *Additional dwelling units* shall only be permitted on a lot fronting on a *public street*;

e) Where municipal water services are available, the *principal dwelling unit* and the *additional dwelling unit(s)* must be connected to such services. Confirmation from the *Township* is required to ensure that there is sufficient capacity in the water system for the *additional dwelling unit(s)*;

f) An *additional dwelling unit* shall not be permitted on a lot with a, bed and breakfast, *group home*, or on a lot with a boarding and rooming house; and,

g) A *garden suite* is considered an *additional dwelling unit.*

2.2.2 Where an *additional dwelling unit* is permitted within the *principal dwelling* on a residential lot in accordance with Section 4.0, the following additional provisions shall apply:

a) The *additional dwelling unit* shall be located entirely within the same *building* as the *principal dwelling unit*;

b) The maximum gross floor area of the *additional dwelling unit* may not exceed 45% of the gross floor area of the *principal dwelling unit*; and,

c) Notwithstanding Section 2.2.2 b), where the *additional dwelling unit* occupies the lowest floor of the *principal dwelling unit*, it may exceed the minimum size standards of this subsection.

2.2.3 Where an *additional dwelling unit* as a detached *accessory building* is permitted in accordance with Section 4.0 of this By-law, the following additional provisions shall apply:

a) The *accessory building* containing the *additional dwelling unit* shall not be located in the *front yard* unless in the A, RU, GL, RR, CR or FD *Zones*;

b) The maximum gross floor area of an *additional dwelling unit* in an *accessory building* shall not exceed 45% of the gross floor area of the *principal dwelling unit*;

c) An additional residential unit within a detached *accessory building/structure* shall be located no more than 30 metres from the *principal dwelling unit* unless located in the A, RU or GL *Zones*; and

d) The *accessory building* containing the *additional dwelling unit* shall be located a minimum of 3.0 metres from the *rear lot line* and *interior side lot line*.

2.3 ACCESSORY APARTMENT DWELLING UNIT IN A COMMERCIAL ZONE

2.3.1 Notwithstanding any other provisions of this By-law, *accessory apartment dwelling unit*s that are in the same *building* as a permitted *commercial use* in the Shoreline Commercial (SC), Hamlet Commercial (HC) and Rural Commercial (RC) *Zones* are permitted provided:

a) the gross floor area of the *accessory apartment dwelling unit(s)* does not exceed 50% of the gross floor area of the principal use on the lot; and,

b) the *accessory apartment dwelling unit* has a means of egress to the outside that is separate from any means of egress for another *dwelling unit* or any *commercial use*.

2.4 BOAT DOCKS

2.4.1 *Boat docks* are only permitted as an *accessory use*, unless specifically permitted as a principal use;

2.4.2 A *boat dock* shall be *setback* a minimum of 1.0 metres from an *interior side lot line* and 3.0 metres from an *exterior side lot line* including the straight line projection of the *lot lines* from where it meets the *lot line* at the water;

2.4.3 A *boat dock* is permitted to extend from or to be located in the *yard* abutting the lake of a lot, but any portion of a *boat dock* extending onto the land shall be permitted to extend a maximum of 3.1 metres on the land side of the lake and only as a direct extension of the *boat dock*. In all other instances an extension of the *boat dock* shall be considered a shore *deck* and subject to the regulations of Section 2.6; and

2.4.4 All *boat docks* shall meet the requirements of the applicable Provincial and Federal legislation.

2.5 BOATHOUSE ADJACENT TO GEORGIAN BAY SHORELINE

2.5.1 A *boathouse* is permitted on a lot that fronts on Georgian Bay provided:

a) it is *setback* a minimum of 1.0 metre from the *interior side lot* line and/or *rear lot line*;

b) it is *setback* the minimum distance of the minimum required front and/or exterior side *yard* for the *main building* on the lot;

c) it is not to be designed or used for sleeping or contain a *kitchen facility* or used for an *additional dwelling unit*;

d) The maximum height of a boathouse is 5.0 metres; and

e) For the purposes of this section, a *boathouse* adjacent to Georgian Bay Shoreline shall be *setback* a minimum of 15 metres land ward from the 178 metres *G.S.C* elevation.

2.6 DECKS

2.6.1 A *deck* that has an average floor *height* of less than 0.61 metres above *grade* is permitted, provided that:

a) the *deck* is located no closer to the front and *exterior side lot lines* than the *front yard* and exterior side *yard* requirements for the *main building*;

b) the *deck* is located no closer than 1.0 metre from the interior or *rear lot lines*;

c) the *deck* complies with Section 2.30 of this By-law, if applicable; and

d) notwithstanding the above provisions, stairs and landings used to access a *deck* are permitted to encroach a further 1.0 metres into a front and/or *exterior side lot line*. The landing shall be the minimum size required by the Ontario *Building* Code.

2.6.2 A *deck* that has an average floor *height* of 0.61 metres or greater above *grade* is permitted, provided that:

a) the *deck* is located no closer than 3.0 metres to the *rear lot line*;

b) the *deck* is located no closer to the *interior side lot lines* than the *interior side yard* requirement for the *main building*;

c) the *deck* is located no closer to the front and *exterior side lot lines* than the *front yard* and exterior side *yard* requirements for the *main building*;

e) the *deck* complies with Section 2.30 of this By-law, if applicable; and,

f) Notwithstanding the above provisions, stairs and landings used to access a *deck* are permitted to encroach no more than 1.0 metres into any required *yard*. The landing shall be the minimum size required by the Ontario *Building* Code.

2.7 NUMBER OF DWELLING UNITS

Unless otherwise specified by this By-law, no more than one (1) *dwelling unit* is permitted on a lot.

2.8 ENCROACHMENTS INTO REQUIRED YARDS

2.8.1 Minor encroachments may encroach into any required *yard* no more than 1.0 metre for:

a) Architectural features such as sills, belt courses, cornices, eaves or gutters, chimney breasts, pilasters, or roof overhangs;

b) cantilevered window bays (not cantilevered floor area);

2.8.2 Stairs and landings used to access a *main building*, roofed, unenclosed *porches* and balconies may encroach into the required front and/or *exterior side lot line* a distance of no more than 1.0 metre;

2.8.3 Drop awnings, clothes poles, flagpoles, garden trellises, *fences*, ground air conditioners and generators or other similar accessory *structures* may be permitted in any required *yard*;

2.8.4 Notwithstanding any other provision contained in this By-law, in any residential *zone* or the Shoreline Commercial (SC) *Zone* where a corner lot abuts an unopened road allowance, public or private lane not used for vehicular traffic, the subject *lot line* shall be considered an *interior side lot line*; and

2.8.5 *Bridges* may be permitted in any required *yard*. All *bridges* shall meet the requirements of the applicable Provincial and Federal legislation.

2.9 EXCEPTIONS TO HEIGHT REQUIREMENTS

2.9.1 The *height* requirements of this By-law shall not apply to church spires, church belfries, chimneys, clock towers, radio or television towers or antennas, telecommunication towers or mechanical penthouses occupying in the aggregate less than ten percent of the area of the roof of the *building* on which they are located, nor shall they apply to monuments, flag poles, silos or other *agricultural buildings*.

2.9.2 The height requirements of this By-law shall not apply to roof mounted solar facilities.

2.10 FENCES

2.10.1 Notwithstanding any other provision of this by-law:

a) A *fence* in a *front yard* and within 6.0 metres of a *lot line* abutting a street shall have a maximum *height* of 1.0 metres;

b) In all other instances a *fence* shall not exceed a maximum *height* of 1.9 metres;

c) *Fence height* is to be calculated by taking the measurement from *grade* to the top of each post on both sides of the *fence*. No single *fence* post

shall exceed a maximum *height* of 1.9 metres. Where a *fence* is located on top of a retaining wall, *grade* shall mean original *grade*;

d) Decorative caps on top of a post may extend an additional 0.3 metres;

e) A *fence* cannot be located below the 178 metre *G.S.C*. elevation adjacent to Georgian Bay; and

f) For reference to *fence*s in *Sight Triangles*, see Section 2.29.

2.11 FRONTAGE ON A PUBLIC STREET

Unless otherwise specified by this By-law, no *person* shall *erect* any *building* or *structure* and no *person* shall use any *building* or *structure*, lot or *block* unless the lot or *block* to be so used, or upon which the *building* is situated or *erected* or proposed to be *erected*, abuts or fronts on a street which is assumed by a *public authority* for maintenance purposes or is being constructed pursuant to a Subdivision Agreement with a *public authority*. For the purposes of this By-law, a lot separated from a *public street* by a *reserve* shall be deemed to abut the *public street*.

2.12 FRONTAGE ON A PRIVATE OR UNASSUMED STREET

The erection, *alteration* or replacement of any *main building* or *structure* on a lot which fronts on a private or *unassumed street* may be subject to a Holding Symbol. Notwithstanding any other provision in this By-law, *buildings* and *structures* that existed on the effective date of this By-law can be used for a purpose permitted by this By-law if the lot on which the *building* or *structure* is situated fronts on a private or *unassumed street*.

2.13 HOME INDUSTRY

2.13.1 Where a *home industry* is permitted in a *Zone*, the use is permitted provided:

a) A maximum of four people, other than an occupant of the *dwelling unit*, may be engaged in the *home industry* at any time;

b) The gross floor area of the *building* utilized by the *home industry* does not exceed a maximum of 200 square metres;

c) The use is secondary to the principal use of the lot;

d) Any accessory *outdoor storage* area is located in the *rear yard* and occupies no more than 300 square metres of *lot area*;

e) *Motor vehicles*, associated with the *home industry*, shall only be parked or stored within the *interior side yard* or *rear yard*; and

f) Only (1) *home industry* is permitted per lot.

2.14 HOME OCCUPATIONS

2.14.1 Where a *home occupation* is permitted in a *Zone*, the use is permitted provided:

a) No more than one employee, in addition to the residents of the *dwelling unit*, is engaged in the business and working from the home occupation;

b) The *home occupation* use shall be contained within the principle *dwelling unit* or within an *attached garage*. A *home occupation* shall not be conducted in whole or in part in any *additional dwelling unit*;

c) No more than 25% of the gross floor area of the principle *dwelling unit* is used for the purpose of the *home occupation*;

d) There is no sign, *outdoor storage* or display of material or equipment;

e) There is no mechanical equipment used except that which is ordinarily used for housekeeping purposes or for any purpose of a *dwelling unit*;

f) The sale of goods produced on site is only permitted if the sales are conducted by telephone, internet, or mail order. No display or show room is permitted;

g) The use is secondary to the residential use and does not change the residential character of the *dwelling unit* and lot; and,

h) Only (1) *home occupation* is permitted per lot.

2.15 MINIMUM OPENING ELEVATION

No *building*(s) with habitable living area located adjacent to Georgian Bay shall have any *building* opening below the elevation of 178.5 metres *G.S.C*.

2.16 MULTIPLE USES ON ONE LOT

Where any *building*, *structure* or lot is used for more than one purpose as provided in Section 6.0 of this By-law, the said *building*, *structure* or lot shall comply with the provisions of this By-law relating to each use. In the case of a conflict, the more stringent provision shall apply.

2.17 MULTIPLE ZONES ON ONE LOT

Where a lot is divided into more than one *Zone*, each portion of the lot shall be used in accordance with the provisions of this By-law for the applicable *Zone*.

2.18 NON-COMPLYING BUILDINGS AND STRUCTURES

2.18.1 Enlargement, Repair, Replacement or Renovation

A *non-complying building* or *structure* may be enlarged, repaired, replaced or renovated provided that the enlargement, repair, replacement or renovation:

a) does not further encroach into a required *yard*;

b) does not increase the amount of floor area or volume in a required *yard*;

c) does not in any other way increase a situation of non-compliance; and,

d) complies with all other applicable provisions of this By-law.

2.18.2 Non-Compliance as a Result of Expropriation

Notwithstanding any other provision of this By-law, where, as a result of an acquisition of land by a public authority, such acquisition results in a contravention of this By-law relating to minimum yards and/or setbacks, lot coverage or maximum permitted gross floor area, then the lands so acquired shall be deemed to continue to form part of the lot upon which the building or buildings are located in determining compliance with this By-law.

2.19 NON-COMPLYING LOTS

2.19.1 Non-Complying Lots

Notwithstanding the provisions of Section 5.0 as they relate to the minimum *lot area* and/or *lot frontage* for a lot, all *existing lots* registered in the Registry or Land Titles Office prior to the date of the enactment of this by-law, shall be deemed to have a minimum *lot area* and/or *lot frontage* as indicated in the Registry or Land Titles Office.

2.19.2 Non-Compliance as a Result of Expropriation

Notwithstanding any other provision of this By-law, where, as a result of the acquisition of part of a lot by a *public authority*, the lot, after the acquisition, is a *non-complying* lot, such *non-complying* lot may be used for any purpose permitted by this By-law within the *Zone* in which the lot is located, subject to Section 2.19.1.

2.20 NON-CONFORMING USES

No lands, *buildings* or *structures* shall be used except in conformity with the provisions of this By-law unless such use existed before the date of passing of By-law 30-77 (July 28, 1977) and provided that it has continued and continues to be used for such purpose.

2.21 OUTDOOR LIGHTING IN ALL ZONES

2.21.1 All outdoor lighting must be *dark sky* compliant.

2.22 OVERLAY ZONES

2.22.1 Nipissing Ridge (NR) Overlay *Zone*

a) This Section applies to lands within the Nipissing Ridge (NR) Overlay *Zone*. The regulations set forth in this subsection shall apply to the applicable overlay *zone* and shall be in addition to those regulations set forth in the underlying *zone*. In the event of a conflict between the provisions of the regulations of this overlay *zone* and the provisions of the underlying *zone*, the provisions of the overlay *zone* shall prevail.

b) The Nipissing Ridge (NR) Overlay *Zone* depicts the top and toe of slope of the Nipissing Ridge. However, it is recognized that the mapping in the Zoning By-law schedules of this *Zone* are not accurate. Therefore, site specific information as outlined below can be submitted to the *Township* which depicts the actual location of the feature.

c) Notwithstanding any other provision of this By-law, no *building* or *structure* shall be located within 15.0 metres of the Nipissing Ridge (NR) Overlay *Zone*. This provision shall not prevent the expansion or replacement of *buildings* or *structures* that lawfully existed on July 28, 1977 within this *setback* area, provided the expansion or replacement does not have the effect of reducing the *setback* from the Nipissing Ridge (NR) Overlay *Zone* or increasing the volume or floor area of a *building* or *structure* in the *setback* area.

d) Development may be permitted within the Nipissing Ridge (NR) Overlay *Zone* in accordance with the underlying *zone* or within the required *setback* in c) above without amendment to this By-law subject to the following information being submitted and approved by the *Township*:

i. The location of the top and/or toe of slope be established by a qualified professional.
ii. *Building* and *structures* shall not be permitted within 15.0 metres of the established toe and/or top of slope.

2.22.2 Well Head Protection Area (WHPA) Overlay Zone

a) This Section applies to lands within the Well Head Protection Area (WHPA) Overlay Zones (WHPA-A, WHPA-B, WHPA-C). The regulations set forth in this subsection shall apply to the applicable overlay *zone* and shall be in addition to those regulations set forth in the underlying *zone*. In the event of a conflict between the provisions of the regulations of this overlay *zone* and the provisions of the underlying *zone*, the provisions of the overlay *zone* shall prevail.

b) Within the WHPA-A Overlay Zone, the non-residential *uses* listed below are prohibited:

i. *Waste Disposal sites*
ii. Storage facilities for agricultural source material.
iii. Storage facilities for non-agricultural source material.
iv. Commercial fertilizer storage facilities.
v. Pesticide storage facilities.
vi. Road salt storage facilities.
vii. Snow storage facilities.
viii. Fuel storage facilities.
ix. Organic solvents storage facility;
x. Livestock grazing, outdoor confinement areas and farm animal *yards*.
xi. Storage facilities for dense non-aqueous phase liquids (DNAPLS).
xii. Small on-site sewage system.
xiii. Large (more than 10,000 litres) on-site sewage systems.

c) Notwithstanding b) above, for *lots* of record that exist on the date of the approval of the source protection plan a small on-site sewage system is permitted.

d) Within the WHPA-A Overlay *Zone* any residential fuel storage over 250 litres is prohibited.

e) Within the WHPA-B or WHPA-C Overlay *Zone*, the non-residential *uses* listed below are prohibited:

i. *Waste Disposal sites.*
ii. Storage facilities for agricultural source material.
iii. Storage facilities for non-agricultural source material.
iv. Commercial fertilizer storage facilities.
v. Pesticide storage facilities.
vi. Road salt storage facilities.
vii. Snow storage facilities.
viii. Fuel storage facilities.
ix. Organic solvents storage facility.
x. Livestock grazing, outdoor confinement areas and farm animal *yards*.
xi. Storage facilities for dense non-aqueous phase liquids (DNAPLS).
xii. Large (more than 10,000 litres) on-site sewage systems.

f) Notwithstanding e) above, where the Risk Management Official has issued a written direction pursuant to the Clean Water Act or its successor that a specified use is not a *significant drinking water threat*, the use is permitted in accordance with those regulations set forth in the underlying *zone*.

2.22.3 Issues Contributing Area (ICA) Overlay Zone

a) This Section applies to lands within the Issues Contributing Area (ICA) Overlay *Zone* (ICA-1, ICA-2). The regulations set forth in this subsection shall apply to the applicable overlay *zone* and shall be in addition to those regulations set forth in the underlying *zone*. In the event of a conflict between the provisions of the regulations of this overlay *zone* and the provisions of the underlying *zone*, the provisions of the overlay *zone* shall prevail.

b) Within the ICA-1 and ICA-2 Overlay *Zone*, the *uses* listed below are prohibited:

i. Small on-site sewage system.
ii. Storage facilities for agricultural source material.

iii. Storage facilities for non-agricultural source material.
iv. Commercial fertilizer storage facilities.
v. Pesticide storage facilities.
vi. Livestock grazing, outdoor confinement areas and farm animal *yards*.

c) Notwithstanding b) above, for *lots* of record that exist on the date of the approval of the source protection plan a small on-site sewage system is permitted.

d) In addition to b) above, the storage and handling of dense non-aqueous phase liquids (DNAPLS), excluding incidental volumes for personal/domestic use, are prohibited in the ICA-2 Overlay *Zone*.

2.22.4 Huronia *Airport* (HA) Overlay Zone

a) This Section applies to lands within the Huronia *Airport* (HA) Overlay *Zone*. The regulations set forth in this subsection shall apply to the applicable overlay *zone* and shall be in addition to those regulations set forth in the underlying *zone*. In the event of a conflict between the provisions of the regulations of this overlay *zone* and the provisions of the underlying *zone*, the provisions of the overlay *zone* shall prevail.

b) Notwithstanding any other provision in this By-law, the maximum *height* of any *building* or *structure*, including *agricultural buildings*, shall not exceed 11.0 metres on the lands within the Huronia *Airport* (HA) Overlay *Zone*.

2.23 PROHIBITED USES

The following *uses* are prohibited in any *Zone*:

a) The use of any *tent*, *trailer* or *motor vehicle* for human habitation, except where such *tent*, *trailer* or *motor vehicle* is located in a *trailer park* or where a maximum of one (1) *tent* is used as an incidental and occasional use accessory to a residential dwelling.

b) The use of any *accessory building or structure* or *boathouse* for human habitation unless otherwise permitted by this By-law.

c) The storage of disused rail cars, streetcars, buses, truck bodies or *trailers* without wheels.

d) The parking and storage of *motor vehicles*, *trailers* or commercial *motor vehicles* on a vacant lot.

e) The *outdoor storage* of partially dismantled *motor vehicles* or *trailers* or *motor vehicle* or *trailer* parts unless otherwise permitted by this By-law.

f) *Obnoxious uses*.

g) The manufacturing, refining, rendering or distillation of acid, ammonia, chlorine, coal, creosote, explosives, fireworks, glue, petroleum or tar.

h) The bulk storage of industrial chemicals, *hazardous waste* or liquid industrial *waste* as defined under the Environmental Protection Act, as amended.

The provisions of this section do not apply to *waste disposal sites* in the *Waste* Disposal (WD) *Zone*.

2.24 PUBLIC USES

a) The provisions of this By-law shall not apply to prevent the use of any land, *building* or *structure* by any *public authority*, except for a *waste disposal site*, provided that:

i. Such use, *building* or *structure* complies with the required *yard setback*(s) and *height* provisions of the *Zone* in which it is located; and,

ii. No *outdoor storage* is permitted unless such *outdoor storage* is specifically permitted in the *Zone* in which the use is located.

b) Notwithstanding the above provisions, *buildings* and *structures* associated with a public works *yard* owned by a *public authority* are exempt from the *height* requirements of this By-law.

c) Nothing in this By-law shall prevent a *public authority* from providing or using land as a street nor prevent the installation of a utility main including a water main, sanitary sewer, storm sewer, gas main, pipeline or overhead or underground hydro, telephone or other utility supply or communication lines.

2.25 REDUCED YARD REQUIREMENT

2.25.1 Notwithstanding any other provision in this By-law, where a vacant lot exists between two developed *lots*, with the *main building* on one or both of the developed *lots* having a *front yard* less than required, the required *front yard* of the vacant lot may be the average of the *front yards* of the two developed *lots*, provided the required *front yard* on the vacant lot is not less than 50 percent of the *front yard* required for that lot; and

2.25.2 On a *through lot*, the *minimum required yard* abutting both streets is equal to the minimum required *front yard* in the *Zone*.

2.26 RESIDENTIAL FUEL STORAGE

Fuel storage (i.e. gasoline, diesel) over 250 litres is prohibited on all *lots* zoned residential.

2.27 RETAINING WALLS

2.27.1 Where all of a *retaining wall* is 1 metre in *height* or less of exposed wall face, it shall meet the following provisions:

a) Is permitted in all *yards*; and
b) Required *setback* is 0.0 metre.

2.27.2 Where any portion of a *retaining wall* is greater than 1 metre in *height* of exposed wall face the entire *retaining wall* shall meet the following provisions:

a) Shall be *setback* in compliance with the requirements for an accessory *structure*; and
b) The provisions of subsection 2.30 shall not apply.

2.27.3 A *retaining wall* shall not be located below the 178 metre *G.S.C*. elevation adjacent to Georgian Bay unless for flood control purposes.

2.28 SHORT-TERM RENTAL ACCOMODATIONS

2.28.1 A *Short-Term Rental Accommodation* shall only be permitted in the following *zone*s:

a) Shoreline Residential (SR)
b) Limited Services Residential (LSR)
c) Hamlet Residential (HR)
d) Rural Residential (RR)
e) Country Residential (CR)
f) Rural (RU)
g) Agricultural (A)
h) Greenlands (GL)
i) Future Development (FD)

2.28.2 Please refer to Section 3.0 for the minimum parking requirements.

2.28.3 A Short-Term Rental Accommodation shall not be permitted in an accessory building or structure including any additional dwelling unit.

2.29 SIGHT TRIANGLE

Notwithstanding any other provisions of this By-law, on a corner lot, within the *sight triangle*, no *building*, *structure*, *fence*, sign, wall, vegetative planting or landscaped *grade* may be greater than 1.0 metre in *height*.

2.30 SPECIAL SETBACKS

Notwithstanding any other provisions in this By-law, the following special *setbacks* shall apply.

2.30.1 Setbacks from Georgian Bay Shoreline

2.30.1.1 The *main building* including a covered *porch* or *bunkie* shall be *setback* a minimum of 45 metres from the 178 metre *G.S.C*. elevation adjacent to Georgian Bay.

2.30.1.2 All detached accessory buildings or *structures* including, but not limited to a *detached garage*, shed, *swimming pool*, deck shall be *setback* a minimum of 15 metres from the 178 metre G.S.C. elevation adjacent to Georgian Bay.

2.30.1.3 Within the *yard* facing the water's edge of Georgian Bay in the (SR) and (LSR) *Zones*, no *main building* shall be located any closer to the 178 metre *G.S.C*. elevation than the average distance between *main buildings* from the 178 metre *G.S.C*. elevation on immediately abutting *lots*.

2.30.1.4 This provision shall not prevent:

a) the expansion of the *main building* that existed on the date this By-law comes into effect and the erection of a *Bunkie*, provided the expansion or *Bunkie* does not decrease the *setback* to the 178 metre *G.S.C* elevation. In addition, no part of the expansion or *Bunkie* could be located within 15.0 metres of the 178 metre *G.S.C*. elevation;

b) the erection of a second *storey* over any *building* or *structure* that existed in any location on a lot when this By-law comes into effect, provided the additional floor area complies with all other applicable provision in this By-law.

2.30.1.5 Please refer to Section 2.15 for the minimum opening elevation.

2.30.2 *Setbacks* from Environmental Protection One (EP1) Zone

Notwithstanding any other provision in this By-law, no *building* or *structure* shall be located within 30.0 metres of any Environmental Protection One (EP1) *Zone*.

Notwithstanding the above, this provision does not apply to a lot in a Plan of Subdivision or a lot created by consent that exists on the effective date of this By-law.

2.30.3 Setbacks from Watercourses

Notwithstanding any other provision in this By-law, no *building* or *structure* shall be located within 30.0 metres of the top of bank of any *watercourse*. The *setback* is reduced to 15.0 metres in the following *Zones*:

Country Residential (CR) *Zone*;
Rural Residential (RR) *Zone*;
Shoreline Residential (SR) *Zone*;
Limited Service Residential (LSR) *Zone*;
Shoreline Commercial (SC) *Zone*;
Marina Commercial (MC) *Zone*;
Employment Area (EA) *Zone*;
Hamlet Residential (HR) *Zone*;
Hamlet Commercial (HC) *Zone*;
Hamlet Employment (HE) *Zone*;
Future Development (FD) *Zone*; and,
Institutional (I) *Zone*.

2.30.4 *Setbacks* from Slopes

Notwithstanding any other provision in this By-law and notwithstanding that the slope may not be identified on the schedules to this By-law, no *building* or *structure* shall be located within 15.0 metres of the toe and top of a slope or embankment that exceeds 3 to 1 (33%). This provision does not apply to slopes directly associated with municipal roadside ditches.

Notwithstanding the minimum *setback* of this Section, a lesser *setback* may be permitted, without the need to amend this By-law, where permission has been granted by the *Township* and any other applicable agency or authority through the submission of studies and/or reports deemed acceptable to the Director of Public Works or designate.

2.30.5 *Setbacks* for Group Homes

No *group home* shall be located any closer than 1000 metres to any other *group home*.

2.30.6 Minimum Distance Separation (MDS)

a) Notwithstanding any other *yard* or *setback* provisions in this By-law, *MDS* formulae as amended by the Province from time to time shall be applied to all *zones* where livestock facilities and anaerobic digesters are permitted.

b) *MDS* I *setbacks* do not apply to residential development on *existing lots* of record.

2.30.7 *Setback* from *County* Roads

Notwithstanding any other provision in this By-law, no *building* or *structure* shall be located any closer to any *County* Road than as set out in the applicable By-law of the *County* of Simcoe.

2.30.8 *Setback* from Provincial Highway

Notwithstanding any other provision in this By-law, no *building* or *structure* shall be located any closer than 14.0 metres to a Provincial Highway or as set out in the applicable regulation of the Ministry of Transportation.

2.31 TEMPORARY USES

2.31.1 The following temporary *uses* are permitted in all *Zones*:

a) A tool shed, construction *trailer*, *storage container*, scaffold or other *building* or *structure* incidental to construction is permitted in all *Zones* on the lot where the construction is taking place provided that a valid *building* permit has been issued and for so long as the work is in progress or for one year, whichever is less, from the date the *building* permit is issued. The location of the *storage container* must be *setback* a minimum of 3 metres from the front and/or *exterior side lot lines* and 1 metre from all other *lot lines*.

b) Where a dwelling is destroyed by fire or an Act of God, a *mobile home* or a *recreational vehicle* may be permitted as a temporary dwelling while the primary dwelling is being constructed or reconstructed on the *premises*, for so long as work is in progress or two years, whichever is the lesser from the date the *building* permit is issued for the primary dwelling house.

2.32 GROUND MOUNTED SOLAR FACILITIES

2.32.1 *Ground Mounted Solar Facilities* are permitted in the Agricultural (A) *Zone* as an accessory use with a maximum *lot coverage* of 2% up to a maximum of 1 hectare and the facilities shall meet all *setbacks* for accessory *structures* in the *Zone*.

2.32.2 Small scale *Ground Mounted Solar Facilities* used exclusively for personal use and not for commercial gain are permitted as an accessory residential use subject to complying with all *setback* requirements for an accessory *structure* and shall not be located in a *front yard*.

2.33 WAYSIDE PIT, PORTABLE ASHPALT AND/OR CONCRETE PLANTS

2.33.1 A *wayside pit*, *portable asphalt plant* and portable concrete plant for a road project of the *Township*, *County* or the Province are permitted in all *zones* except within the EP1, EP2, GL and all residential *zones* while the road work is occuring.

SECTION 3.0
PARKING AND LOADING

3.1 PARKING AREA REQUIREMENTS

3.1.1 When any new development is constructed, when any *existing* development is enlarged, or when any use is changed, off-street vehicular *parking spaces* shall be provided in accordance with the standards of this By-law. Any *parking space* required by this By-law must be maintained and available for parking purposes and used exclusively for that purpose.

3.1.2 The *parking space* requirements referred to herein shall not apply to any *building* or *structure* lawfully in existence on the date of passage of this By-law, so long as the gross floor area is not increased, and the use or number of *dwelling units* does not change. If any addition is made to a *building* or *structure* that increases its gross floor area or number of units, then *parking spaces* for the addition shall be provided in accordance with the *parking space* requirement Tables. 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.

3.2 SIZE OF PARKING SPACES AND AISLES

3.2.1 *Parking spaces* shall have a minimum width of 3.0 metres and a minimum length of 6.0 metres. The length of any *parking space* and the width of the adjacent aisle shall be in accordance with Table 3.1 as follows:

Table 3.1

Column 1	Column 2
Angle of Parking space with Aisle	**Min. Perpendicular Width of Aisle**
60 to 90 degrees	6.0 metres
59 to 45 degrees	5.2 metres
44 degrees or less	3.6 metres

3.2.2 Access to a *parking area* from a *public street* shall be provided by an unobstructed *driveway* with a valid Entrance Permit from the applicable authority.

3.3 LOCATION OF USE AND PARKING

Parking spaces shall be located on the same lot as the use that requires the parking, except that *parking spaces* for a *commercial use* may be located on a separate lot used for commercial purposes provided the lot is within 300 metres of the lot on which parking for a *commercial use* is required provided an agreement pursuant to Sections 40 and/or 41 of the *Planning Act, R.S.O. 1990 c.P. 13* as amended is entered into.

3.4 MORE THAN ONE USE ON A LOT

The parking requirements for more than one use on a single lot or for a *building* containing more than one use, shall be the sum total of the parking requirements for each of the component *uses*, unless otherwise noted.

3.5 PARKING AREA LOCATION ON A LOT

3.5.1 Notwithstanding any other provisions of this By-law, uncovered surface *parking areas* shall be permitted in a required *yard* provided that:

a) no *parking space* shall be permitted on a lot closer to any *street line* than 2.0 metres;

b) no *parking spaces* for *buildings* containing four or more *dwelling units* shall be permitted in any required front, interior or exterior side *yard*(s);

c) for a *driveway* that provides access to and from a *public street*, the minimum length of the *driveway* shall be 6 metres measured from the *street line*.

d) no *driveway* or *parking area* is permitted within 3.0 metres of the boundary of a Residential *Zone*, if the *driveway* or *parking area* is in a non-residential *Zone*.

3.6 PARKING OF COMMERCIAL MOTOR VEHICLES

Within any Residential *Zone*, the owner or occupant of a *dwelling unit* may use a *parking space* for the purposes of parking or storage of one commercial *motor vehicle*, provided such *motor vehicle* does not exceed a capacity of 4,500 kg.

3.7 PARKING OF OVER-SIZED VEHICLES

3.7.1 No *trailers*, truck campers, camper *trailers*, boats or boat *trailers* are permitted to be parked out of doors in the required front or exterior side *yards* and on that portion of any *driveway* that is within the required front or exterior side *yards*.

3.7.2 Only those *trailers*, truck campers, camper *trailers*, boats or boat *trailers* registered in name of the owners of the property on which they are parked shall be permitted.

3.8 RESIDENTIAL PARKING REQUIREMENTS

3.8.1 The minimum parking requirement for residential *uses* shall be in accordance with Table 3.2 as follows:

Table 3.2

Column 1 Type or Nature of Use	Column 2 Minimum Off-Street Parking Requirements
Additional Dwelling Units	1 *parking space* per *additional dwelling unit* (tandem parking permitted)
Bed and Breakfast Establishments	1 *parking space* for every room or each suite or unit used for the purposes of lodging for the traveling public, in addition to the required parking for the *dwelling unit*
Day Nurseries and *Group Home*s	1 *parking space* for every non-resident staff member in addition to the required parking for the *dwelling unit*
Home Occupation/ *Home Industry*	1 *parking space* for each employee in addition to the parking requirements for the residential use
Single, Semi, Duplex Dwellings	1 *parking space* per *dwelling unit*
Townhouse, *Apartment Dwelling*, Dwelling Triplex	1 *parking space* per *dwelling unit* plus 0.25 spaces per *dwelling unit* for visitor parking in a designated visitor *parking area*

Short-Term Rental Accommodation	1 *parking space* per every two bedrooms (tandem parking permitted). In the case of an odd number of bedrooms, the minimum parking requirement shall be based on the next even number

3.8.2 Where the minimum number of *parking spaces* is calculated on the basis of a rate or ratio, the required number of spaces shall be rounded to the higher whole number.

3.9 NON-RESIDENTIAL PARKING REQUIREMENTS

The minimum parking requirements for non-residential *uses* shall be in accordance with Table 3.3 as follows:

Table 3.3

Column 1 Type or Nature of Use	Column 2 Minimum Off-Street Parking Requirements
Assembly Hall, *Place of Entertainment*	The greater of 1 *parking space* per 4 seat capacity or 1 *parking space* per 9 m^2 of gross floor area
Hospital, Nursing or *Retirement Home*	3 *parking spaces* for every four beds
Hotel, *Motel*, *Tourist Establishment*, *Tourist Cabin Establishment*	1 *parking space* per guest room, plus 1 *parking space* for every four *persons* to be accommodated according to the maximum permitted capacity in a *restaurant* or *assembly hall* on the same lot.
Industrial use	1 *parking space* per 70 m^2 of gross floor area
Marina	1 *parking space* per *boat slip*
Medical office	3 *parking spaces* per practitioner
Place of worship	1 *parking space* per 5.5 m^2 of gross floor area
Restaurant	The greater of 1 *parking space* per 9 m^2 of gross floor area or 1 space for every 4 *persons* to be accommodated at maximum permitted capacity
Retail store, *Personal service shop* and *Repair shop*, *Dry cleaning depot*	1 *parking space* per 20 m^2 of gross floor area

Column 1 Type or Nature of Use	Column 2 Minimum Off-Street Parking Requirements
Commercial Self-Storage Facility	1 *parking space* per 300 m^2 of gross floor area
School	The greater of: - 1 *parking space* per classroom; - 1 *parking space* per 4.6 m^2 of gross floor area in the gym or auditorium;
Uses permitted by this By-law other than those listed in this Table	1 *parking space* per 37 m^2 of gross floor area

3.10 ACCESSIBLE PARKING

3.10.1 Designated *parking spaces* for disabled *persons* shall be provided in accordance with the provisions of this By-law and the Accessibility for Ontarians with Disabilities Act. The minimum parking requirements for accessible parking shall be as shown in Table 3.4 below:

Table 3.4

Column 1 Use	Column 2 No. of Required Parking spaces	Column 3 No. of Accessible Parking Spaces
Hospitals, *Medical offices*, *Nursing homes*, *Retirement homes*	1 to 30 31 to 60 61 to 100	Minimum of 1 space Minimum of 2 spaces Minimum of 3 spaces
All other *uses* not listed above[1]	1 to 19 20 to 100 101 to 200 201 to 400	Minimum of 1 space Minimum of 2 spaces Minimum of 3 spaces Minimum of 4 spaces

Note: 1. Does not apply to GL, RR, CR, SR, LSR, HR, A, A1 and RU Zones

3.10.2 Each off-street accessible *parking space* shall be a minimum of 6.0 metres long, 5.0 metres wide and have a vertical clearance of 3.0 metres.

3.10.3 In determining the location of the required accessible *parking spaces*, locations that provide greater accessibility in terms of distance from an accessible entrance or provide user convenience shall be selected.

3.10.4 For the purposes of subsection 3.10.3, the following criteria shall be considered in determining user convenience:

a) Protection from the weather;
b) Security;
c) Lighting;
d) Priority of maintenance.

3.11 QUEUING LANES

3.11.1 Where drive-through service facilities are permitted, queuing lanes are required and shall be exclusive of any other parking space and aisle requirements contained within this By-law and shall be provided in accordance with the provisions of this Section.

3.11.2 The minimum queuing space requirements within a designated queuing lane shall be as set out in Table 3.5. In addition, one space shall be provided for each point of service delivery.

Table 3.5

Column 1	Column 2	Column 3
Use Associated with Drive-Through Service Facility	**Minimum Required Ingress Spaces**	**Minimum Required Egress Spaces**
Financial Institution	3	1
Restaurant	10	2
Motor Vehicle Service Station or Fuel Bar	3	1
Motor Vehicle Washing Establishment	2 per bay	2
All Other *Uses*	3	1

3.11.3 Required ingress spaces shall be located before the first point of contact and required egress spaces shall be located after the final point of contact.

3.11.4 The length of the queuing lane associated with the drive-through service facility shall be the total number of required ingress spaces and egress spaces, plus one space for each point of service delivery and shall not form part of the required parking spaces or aisles.

3.11.5 Where multiple queuing lanes are required on a lot, the queuing space requirements shall be provided for each individual queuing lane in compliance with the provisions of this Section.

3.11.6 All queuing spaces shall be rectangular in shape, with a minimum length of 6.0 metres and a minimum width of 2.75 metres.

3.11.7 Queuing lanes and all order boxes using voice communication to order shall be located no closer than 30 metres from any road line or any Residential Zone.

3.11.8 Queuing lanes shall be unobstructed and shall be delineated by pavement markings or physical barriers, and shall be independent of the balance of the parking area.

3.12 OFF-STREET BICYCLE PARKING FACILITY REQUIREMENTS

3.12.1 Bicycle parking facilities shall be provided and maintained for the identified *uses* of *lots*, *buildings* and *structures* in accordance with Table 3.6:

Table 3.6

Column 1 **Use**	Column 2 **Minimum Bicycle Parking Facilities (number of bicycles)**
Any use outside a settlement area	No minimum requirement
Art gallery, club, *commercial school*, daycare, *financial institution*, medical clinic, *office*, *personal service shop*, recreation facility, restaurant, *retail store*, *studio*	1 per 1000 m^2 of gross floor area or 2, whichever is greater
Apartment dwelling	1 per *dwelling unit*
Industrial use	2 plus 0.25 per 1000 m^2 of gross floor area
School, private or public	0.5 per classroom, excluding portables

3.12.2 Notwithstanding clause 3.12.1, in no case shall the number of bicycles required to be accommodated exceed 10 for any use.

3.13 LOADING SPACE REQUIREMENTS

3.13.1 When any new non-residential development is constructed, when any *existing* non-residential development is enlarged, or when any non-residential use is changed, provision shall be made for off-street vehicular *loading spaces* as required in Table 3.7:

Table 3.7

Column 1 Gross Floor Area of Building	Column 2 Loading Space
278 m^2 or less	0 *loading spaces*
279 m^2 to 2322 m^2	2 *loading spaces*
2323 m^2 or greater	3 *loading spaces* plus 1 additional *loading space* for each additional 9290 m^2 gross floor area or fraction thereof in excess of 7432 m^2 gross floor area

3.13.2 In addition to the above, the following provisions shall apply to each *loading space*:

a) Each *loading space* shall be a minimum of 9 metres long, 3.5 metres wide and have a vertical clearance of at least 4 metres;

b) *Loading spaces* must be provided adjacent to the primary use or *building* on the same lot as the use or *building* for which it is required. Required *loading spaces* shall be located in the *interior side yard* or *rear yard*;

c) Access to a *loading space(s)* shall be by means of a *driveway* at least 6.0 metres wide contained within the lot on which the space(s) are located and leading to a street or land located within or adjoining the Commercial or Employment *Zone(s);*

d) In any Commercial, Institutional or Employment *Zone*, no *loading space* shall be located closer than 3 metres to any interior side *lot line* or *rear lot line* that abuts a Residential *Zone*.

3.13.3 The *loading space* requirements of this By-law shall not apply to any *building* in existence at the date of passing of this By-law so long as the gross floor area, as it existed at such date, is not increased. If an addition is made to the *building* or *structure* that increases the gross floor area, then additional *loading spaces* shall be provided as required by the regulations of this By-law. Notwithstanding the above, for each school, one (1) *loading space* shall be required.

SECTION 4.0
PERMITTED USES

4.1 ZONES

Uses that are permitted in the following *Zone* categories are identified on the following Permitted Use Tables:

ZONES	TABLE
Environmental and Open Space Zones	Table 4.1
Residential Zones	Table 4.2
Commercial Zones	Table 4.3
Employment Zones	Table 4.4
Agricultural, Rural, and Aggregate Zones	Table 4.5
Other Zones	Table 4.6

Permitted *uses* in a *Zone* are noted by the symbol '**X**' in the column for that *Zone* corresponding with the row for a specific permitted use. A number or numbers following the symbol '**X**', or following the *Zone* heading, or following the name of a permitted use, indicates that one or more special provisions apply to the noted use or *Zone*. Special provisions are listed at the end of each table. If a use is not listed on the table, it is not permitted.

TABLE 4.1 – ENVIRONMENTAL AND OPEN SPACE ZONES

	Column 1	Column 2	Column 3	Column 4	Column 5
	PERMITTED USE	Environmental Protection (EP1)	Environmental Protection Two (EP2)	Open Space (Public Lands) (OS)	Open Space (Private Lands) (OS1)
1.	Agricultural use	X(1)(2)	X(1)(2)		
2.	*Agricultural intensive use*	X(1)(2)	X(1)(2)		
3.	*Agricultural specialized use*	X(1)(2)	X(1)(2)		
4.	*Conservation use*	X	X	X	X
5.	*Nature interpretation centre*	X	X	X	X
6.	Park, public	X(2)	X(2)	X	

	Column 1	Column 2	Column 3	Column 4	Column 5
	PERMITTED USE	Environmental Protection (EP1)	Environmental Protection Two (EP2)	Open Space (Public Lands) (OS)	Open Space (Private Lands) (OS1)
7.	Park, private				X

Special Provisions

(1) Only *agricultural uses* that existed on the date of passage of this By-law are permitted.

(2) No *buildings* or *structures*, except those required for flood and erosion control are permitted.

TABLE 4.2 - RESIDENTIAL ZONES

	Column 1	Column 2	Column 3	Column 4	Column 5	Column 6	Column 7
	PERMITTED USE	Rural *Residential* (RR)	Country Residential (CR)	Shoreline Residential (SR)	Limited Service Residential (LSR)	Hamlet Residential (HR)	Greenlands (GL)
1.	*Additional Dwelling Units*	X	X			X	X
2.	*Boarding house*					X	
3.	*Child Care Centre*					X	
4.	Dwelling, single detached	X	X	X	X	X	X
5.	Dwelling, semi-detached	X				X	
6.	Dwelling, duplex	X				X	
7.	*Forestry Use*						X
8.	*Group Home A*	X				X	
9.	Home occupation	X	X	X	X	X	X
10.	*Home industry*						X

11.	*Private home daycare*	X	X	X	X	X	X

TABLE 4.3 - COMMERCIAL ZONES

	Column 1	Column 2	Column 3	Column 4	Column 5
	PERMITTED USE	Shoreline Commercial (SC)	Marina Commercial (MC)	Hamlet Commercial (HC)	Rural Commercial (RC)
1.	Agricultural support use			X	X
2.	*Assembly hall*	X		X	
3.	*Bed and breakfast establishment*	X		X	
4.	*Building supply outlet*			X	
5.	*Business office*	X		X	
6.	*Commercial school*			X	
7.	*Convenience store*	X		X	X
8.	*Craft shop/studio*	X		X	X
9.	Day *nursery*			X	
10.	*Dwelling, Detached*		X		
11.	*Dry cleaning depot*	X		X	
12.	*Emergency service depot*	X		X	X
13.	*Equipment sales and rental establishment*			X	X
14.	Farm implement dealer			X	X
15.	*Financial Institution*			X	
16.	*Funeral home*			X	
17.	*Garden Centre*				X
18.	Gasoline establishment			X	X
19.	*Hotel/Motel*	X		X	
20.	*Library*			X	
21.	*Marina*		X		
22.	*Medical office*	X		X	
23.	*Motor vehicle dealership*			X	
24.	*Motor vehicle repair garage*			X	
25.	*Museum*			X	
26.	*Nursery*			X	
27.	*Personal service shop*	X		X	X
28.	*Place of amusement*	X		X	
29.	*Private club*	X		X	
30.	*Private school*			X	
31.	*Recreational equipment sales and rental*	X		X	X
32.	*Repair shop*			X	X

	Column 1	Column 2	Column 3	Column 4	Column 5
	PERMITTED USE	Shoreline Commercial (SC)	Marina Commercial (MC)	Hamlet Commercial (HC)	Rural Commercial (RC)
33.	Restaurant	X		X	
34.	*Retail store*	X		X	X
35.	*Tourist establishment*	X		X	
36.	*Tourist cabin establishment*	X			
37.	*Veterinary clinic*			X	X
38.	*Woodworking or Metalworking Establishment*			X	X

TABLE 4.4 - EMPLOYMENT ZONES

	Column 1	Column 2	Column 3	Column 4
	PERMITTED USE	Employment Area (EA)	Hamlet Employment (HE)	Rural Employment (RE)
1.	Agricultural support use		X	X
2.	*Airport*	X		
3.	*Assembly hall*	X		
4.	*Bulk fuel depot*	X		X
5.	*Business office*	X		
6.	*Commercial school*	X		X
7.	Commercial self-storage facility	X	X	X
8.	*Contractors yard*	X		X
9.	*Convenience store*	X		
10.	Dwelling, Detached			X
11.	*Emergency service depot*	X		
12.	*Equipment sales and rental establishment*	X		
13.	Farm implement dealer	X		X
14.	*Garden Centre*			X
15.	Gasoline establishment	X		
16.	*Hotel/Motel*	X		
17.	*Industrial use*	X	X	X
18.	*Medical office*	X		
19.	*Motor vehicle body shop*			X
20.	*Motor vehicle repair garage*			X
21.	*Personal service shop*	X		
22.	*Private club*	X		
23.	Private school	X		

	Column 1	Column 2	Column 3	Column 4
	PERMITTED USE	Employment Area (EA)	Hamlet Employment (HE)	Rural Employment (RE)
24.	Recreational equipment sales and rental	X		
25.	*Repair shop*	X		
26.	Restaurant	X		
27.	*Retail store*	X		
28.	*Saw mill, or planning mill* or *woodchipping establishment*			X
29.	Service and repair shop			X
30.	Transportation terminal	X	X	X
31.	*Warehouse*		X	X
32.	*Woodworking or Metalworking Establishment*	X	X	X

TABLE 4.5 - AGRICULTURAL, RURAL AND AGGREGATE ZONES

	Column 1	Column 2	Column 3	Column 4	Column 5
	PERMITTED USE	Agricultural (A)	Agricultural One (A1)	Rural (RU)	Mineral Aggregate Resources (MAR)
1.	*Additional dwelling units*	X		X	
2.	*Agricultural use*	X	X	X	X
3.	*Agricultural intensive use*	X	X	X	
4.	*Agricultural specialized use*	X	X	X	
5.	*Conservation use*	X	X	X	
6.	Dwelling, Detached	X		X	
7.	Dwelling, duplex	X		X	
8.	Dwelling, semi-detached	X		X	
9.	*Emergency service depot*			X	
10.	*Equestrian facility*	X		X	
11.	*Farm produce outlet*	X		X	
12.	*Forestry use*	X	X	X	X
13.	*Group Home A*			X	
14.	*Hobby farm*	X		X	
15.	*Home industry*	X		X	
16.	Home occupation	X		X	
17.	*Mineral aggregate* operation				X

18.	Nature interpretation centre	X		X	
19.	*Nursery*	X		X	
20.	*Private home daycare*			X	
21.	*Saw mill, planing mill* or *woodchipping establishment*			X	
22.	*Veterinary clinic*	X		X	

TABLE 4.6 - OTHER ZONES

	Column 1	Column 2	Column 3	Column 4
	PERMITTED USE	Institutional (I)	Future Development (FD)	Waste Disposal (WD)
1.	Accessory Detached Dwelling	X		
2.	*Agricultural use*		X	X
3.	*Cemetery*	X		
4.	*Child Care Centre*	X		
5.	*Community centre*	X		
6.	*Conservation use*	X	X	
7.	Detached Dwelling		X	
8.	*Emergency service depot*	X		
9.	*Forestry use*		X	X
10.	*Library*	X		
11.	*Nature interpretation centre*			
12.	*Nursing home*	X		
13.	*Place of worship*	X		
14.	*Public office*	X		
15.	*Public Service Facility*	X		
16.	*Recycling establishment*			X
17.	*Retirement home*	X		
18.	*School, Public*	X		
19.	*Utilities*	X		
20.	*Waste disposal site*			X
21.	*Waste transfer station*			X

SECTION 5.0
ZONE STANDARDS

5.1 ZONE STANDARDS

Standards for the following *Zone* categories are identified in the following Sections:

ZONES	TABLE
Environmental, Open Space, and Greenlands *Zones*	Table 5.1
Residential *Zones*	Table 5.2
Commercial Zones	Table 5.3
Employment Zones	Table 5.4
Agricultural, Rural and Aggregate *Zones*	Table 5.5
Other *Zones*	Table 5.6

A number following the *Zone* Standard, *Zone* heading or the description of the standard, indicates an additional *Zone* requirement. These additional standards are listed at the end of each subsection as special provisions.

TABLE 5.1 - ENVIRONMENTAL, OPEN SPACE AND GREENLAND ZONES

	ZONE STANDARD	Environmental Protection One (EP1)	Environmental Protection Two (EP2)	Open Space (OS)	Open Space One (OS1)	Greenlands (GL)
1.	Minimum lot area	n/a	n/a	n/a	n/a	n/a
2.	Minimum *lot frontage*	n/a	n/a	n/a	n/a	n/a
3.	*Minimum required front yard*	n/a	n/a	8.0 metres	8.0 metres	8.0 metres
4.	*Minimum required exterior side yard*	n/a	n/a	8.0 metres	8.0 metres	8.0 metres
5.	*Minimum required interior side yard*	n/a	n/a	3.0 metres	3.0 metres	3.0 metres
6.	*Minimum required rear yard*	n/a	n/a	8.0 metres	8.0 metres	8.0 metres
7.	Maximum *lot coverage*	n/a	n/a	30%	30%	20%

8.	Maximum *height*	n/a	n/a	11.0 metres	11.0 metres	11.0 metres

NOTE: Reference should also be made to Section 2.0 for other applicable *setbacks*.
NOTE: Where "n/a" is noted in any of the cells in Table 5.1, it shall mean the *existing* frontage and area of the parcel, or the *setback* or *height* of a *structure* on the parcel, as existed on the day of passing of this By-law.

TABLE 5.2 - RESIDENTIAL ZONES

	ZONE STANDARD	Rural Residential (RR)	Country Residential (CR)	Shoreline Residential (SR)	Limited Service Residential (LSR)	Hamlet Residential (HR)
1.	Minimum lot area	4000 m^2	8000 m^2	4000 m^2	4000 m^2	2000 m^2
2.	Minimum *lot frontage*	38 metres	45 metres	30 metres	30 metres	30 metres
3.	*Minimum required front yard*	8.0 metres	8.0 metres	8.0 metres	8.0 metres	8.0 metres
4.	*Minimum required exterior side yard*	8.0 metres	8.0 metres	8.0 metres	8.0 metres	8.0 metres
5.	*Minimum required interior side yard*	3.0 metres	4.0 metres	3.0 metres and 1.8 metres (1)	3.0 metres and 1.8 metres (1)	3.0 metres and 1.8 metres (1)
6.	*Minimum required rear yard*	7.5 metres	7.5 metres	7.5 metres	7.5 metres	7.5 metres
7.	Maximum *lot coverage*	30%	30%	25%	25%	30%
8.	Maximum *height* of *dwelling*	11.0 metres	11.0 metres	11.0 metres	11.0 metres	11.0 metres

NOTE 1: Reference should also be made to Section 2.0 for other applicable *setbacks*.
NOTE 2: Reference should be made to Section 2.19. This section recognizes the *lot area* and *lot frontage* of *existing lots* of record.
NOTE 3: Reference should be made to Section 6.0 with respect to definitions for the zone standards.

Special Provisions

(1) In addition, *attached garages* and *carports* can encroach into the *required interior side yard* provided they are no closer than 1.0 metre from the interior *side* lot *line*. This provision only applies to the 1.8 metre side of the required *interior* side *yard* in order to ensure the 3 metre side is maintained.

TABLE 5.3 - COMMERCIAL ZONES

	ZONE STANDARDS	Shoreline Commercial (SC)	Marina Commercial (MC)	Hamlet Commercial (HC)	Rural Commercial (RC)
1.	Minimum lot area	4000 m^2	4000 m^2	2000 m^2	2000 m^2
2.	Minimum *lot frontage*	30 metres	30 metres	30 metres	38 metres
3.	*Minimum required front yard*	8.0 metres	8.0 metres	8.0 metres	8.0 metres
4.	*Minimum required exterior side yard*	8.0 metres	8.0 metres	8.0 metres	8.0 metres
5.	*Minimum required interior side yard*	3.0 metres (3)	7.5 metres	3.0 metres (3)	7.5 metres
6.	*Minimum required rear yard*	6.0 metres	6.0 metres	6.0 metres	6.0 metres
7.	Maximum *lot coverage*	40%	40%	40%	40%
8.	Maximum *height*	11.0 metres	11.0 metres	11.0 metres	11.0 metres

NOTE 1: Reference should also be made to Section 2.0 for other applicable *setbacks*.
NOTE 2: Reference should be made to Section 2.19. This section recognizes the *lot area* and *lot frontage* of *existing lots* of record.
NOTE 3: Reference should be made to Section 6.0 with respect to definitions for the zone standards.

Special Provisions

(1) The *minimum lot frontage* for *hotels* and *motels* shall be increased to 48 metres if the *lot* is not serviced by a water system operated by a *public authority*.

(2) The *minimum lot area* for a *tourist cabin establishment* or a *tourist establishment* is 3,000 m^2 plus 500 m^2 for each additional guest room or tourist cabin, if the *use* has four or more rooms or tourist cabins.

(3) The *minimum required interior side yard* shall be 7.5 metres if the *yard* abuts a Residential *Zone* boundary.

TABLE 5.4 - EMPLOYMENT ZONES

	ZONE STANDARDS	Employment Area (EA)	Hamlet Employment (HE)	Rural Employment (RE)
1.	Minimum lot area	4000 m^2	2000 m^2	4000 m^2
2.	Minimum *lot frontage*	30 metres	30 metres	38 metres
3.	*Minimum required front yard*	8.0 metres	8.0 metres	8.0 metres
4.	*Minimum required exterior side yard*	8.0 metres	8.0 metres	8.0 metres
5.	*Minimum required interior side yard*	3.0 metres (1)	3.0 metres (1)	7.5 metres
6.	*Minimum required rear yard*	6.0 metres	6.0 metres	6.0 metres
7.	Maximum *lot coverage*	40%	40%	30%
8.	Maximum *height*	11.0 metres	11.0 metres	11.0 metres

NOTE 1: Reference should also be made to Section 2.0 for other applicable *setbacks*.
NOTE 2: Reference should be made to Section 2.19. This section recognizes the *lot area* and *lot frontage* of *existing lots* of record.
NOTE 3: Reference should be made to Section 6.0 with respect to definitions for the zone standards.

Special Provisions
(1) The *minimum required interior side yard* shall be 7.5 metres if the *yard* abuts a Residential *Zone* boundary.

TABLE 5.5 - AGRICULTURAL, RURAL AND AGGREGATE ZONES

PART A - ZONE STANDARDS (A, A1, RU, MAR)

STANDARD	
Minimum *lot area*	19.8 ha
Minimum *lot frontage*	152 metres
Minimum required *front yard*	8.0 metres
Minimum required exterior side *yard*	8.0 metres
Minimum requires *interior side yard*	3.0 metres
Minimum required *rear yard*	7.5 metres
Maximum *lot* coverage	30%
Maximum *height*	11.0 metres

PART B - PROVISIONS FOR CERTAIN BUILDINGS (A, A1, RU, MAR)

	Barns, agricultural buildings	***Veterinary clinics, home industries* and including any *accessory outdoor storage***
Minimum *setback* from *front lot line*	30.0 metres	30.0 metres
Minimum *setback* from *exterior side lot line*	30.0 metres	30.0 metres
Minimum *setback* from *interior side lot line*	30.0 metres	30.0 metres
Minimum *setback* from *rear lot line*	30.0 metres	30.0 metres
Maximum *height*	N/A	11.0 metres

NOTE 1: Reference should also be made to Section 2.0 for other applicable *setbacks*.
NOTE 2: Reference should be made to Section 2.19. This section recognizes the *lot area* and *lot frontage* of *existing lots* of record.
NOTE 3: Reference should be made to Section 6.0 with respect to definitions for the zone standards.

TABLE 5.6 - OTHER ZONES

	ZONE STANDARDS	Future Development (FD)	Institutional (I)	Waste Disposal (WD)
a)	Minimum lot area	4000 m^2	8000 m^2	8000 m^2
b)	*Minimum lot frontage*	38 metres	45 metres	45 metres
c)	*Minimum required front yard*	8.0 metres	8.0 metres	8.0 metres
d)	*Minimum required exterior side yard*	8.0 metres	8.0 metres	8.0 metres
e)	*Minimum required interior side yard*	3.0 metres	7.5 metres	7.5 metres
f)	*Minimum rear yard*	7.5 metres	7.5 metres	7.5 metres
g)	*Maximum lot coverage*	30%	30%	30%
h)	*Minimum open space*	n/a	n/a	n/a
i)	*Maximum height*	11.0 metres	15.0 metres	n/a

NOTE 1: Reference should also be made to Section 2.0 for other applicable *setbacks.*
NOTE 2: Reference should be made to Section 2.19. This section recognizes the *lot area* and *lot frontage* of *existing lots* of record.

SECTION 6.0
EXCEPTION ZONES, HOLDING ZONES, TEMPORARY USES

6.1 EXCEPTIONS

The provisions of this By-law are modified as set out in Table 6.1 below for *Zone* Exceptions which are shown on the attached Schedule(s) with a *Zone* Symbol followed by one or more numbers following the dash (-) symbol, such as SR-1, where the numbers following the dash (-) symbol refer to Exceptions number that apply to the lands noted.

- Column 1 - Sets out the exception number of each *zone* exception which corresponds to an area of the *Township* identified on the Zoning Schedules by the same number and *zone*, preceded by a dash and the, denoting an exception. (i.e. SR-88)

- Column 2 - Sets out the additional uses permitted in the zone exception, if applicable.

- Column 3 - Sets out the only uses permitted in the zone exception, if applicable.

- Column 4 - Sets out the prohibited uses in the zone exception, if applicable.

- Column 5 - Sets out any special zone requirements for the zone exception, if applicable.

- Column 6 - Sets out any additional provisions for the zone exception, if applicable.

All other provisions of the *zone*, unless specifically modified or amended by this Section, continue to apply to the lands subject to this Section.

TABLE 6.1

Column 1	Column 2	Column 3	Column 4	Column 5	Column 6
Exception Number	**Additional Permitted Uses**	**Only Permitted Uses**	**Uses Prohibited**	**Special Zone Requirements**	**Other Provisions**
RU-1	A *woodworking establishment* within an *existing* accessory *structure*			a) The *woodworking establishment* is not to exceed 10.4 metres by 22.9 metres; b) No outside storage is permitted as part of the *woodworking establishment*.	
SR-2				Minimum *lot area* – 0.6 ha	
SR-3				a) Min lot area – 0.4 ha b) Min required rear yard – 0 metres	The portion of the *lot* Zoned SR-55 may be included in calculating the area of the *lot* for development purposes
SR-4	Two bedroom *bed and breakfast establishment*				
RR-5	Two bedroom *bed and breakfast establishment*				
HR1-6	A three bedroom *bed and breakfast establishment*				
SR-7	A three bedroom *bed and breakfast establishment*				
RU-8	Restaurant/chip wagon			Minimum *setback* from Lafontaine Road West (County Road 26) – 10 metres	For the purposes of this Exception, a Restaurant/ Chip Wagon means *premises* where a *trailer* is used for the preparation and serving of food

Column 1	Column 2	Column 3	Column 4	Column 5	Column 6
Exception Number	**Additional Permitted Uses**	**Only Permitted Uses**	**Uses Prohibited**	**Special Zone Requirements**	**Other Provisions**
					and refreshments to the public for consumption.
SR-9	*Single detached dwelling*			a) Minimum *lot area* – 2 ha b) Maximum footprint for detached accessory *structure* – 140 m^2	
RR-10	Storage and service shop for electrical contracting			Maximum service shop ground floor area – 120 m2	
RR-11	*Home industry*			Maximum *home industry* gross floor area – 310 m^2	
GL-12 RU-12	*Accessory building* used for a *studio* and storage area for a music business			Maximum music business gross floor area – 52 m^2	
SR-13	*Home industry* *Contractors yard*				
SR-14	Duplex				
SR-15	*Semi-detached dwelling*				
SR-16				a) Minimum *lot area* – 3600 m2 b) Minimum lot frontage – 50 metres	a) All buildings and structures, except boathouses, shall be setback no less than 15 metres from the 178 metres GSC elevation b) b) No openings to any dwellings shall have an elevation of less than

Column 1	Column 2	Column 3	Column 4	Column 5	Column 6
Exception Number	**Additional Permitted Uses**	**Only Permitted Uses**	**Uses Prohibited**	**Special Zone Requirements**	**Other Provisions**
					178.1 metres, GSC elevation.
SR-17				a) Minimum *lot area* – 2400 m2 b) Minimum lot frontage – 50 metres c) Minimum setback from the top of slope – 1 metres	a) All buildings and structures, except boathouses, shall be set back no less than 15 metres from the 178 metres GSC elevation. b) This By-law shall not prohibit the erection of structures which are necessary and form an integral part of a properly engineered stairway or walkway system for traversing the slope.
SR-18				a) Minimum *lot area* – 2,400 sq. metres; b) Minimum lot frontage – 50.0 metres c) Minimum setback from the top of slope – 12.0 metres	a) All *buildings* and *structures*, except *boathouses*, shall be set back no less than 15 metres from the 178 metres GSC elevation. b) This By-law shall not prohibit the

Column 1	Column 2	Column 3	Column 4	Column 5	Column 6
Exception Number	**Additional Permitted Uses**	**Only Permitted Uses**	**Uses Prohibited**	**Special Zone Requirements**	**Other Provisions**
					erection of *structures*, which are necessary and form an integral part of a properly engineered stairway or walkway system for traversing the slope.
SR-19				a) Minimum *lot area* – 6,700 sq. metres b) Minimum lot frontage – 80.0 metres	All *buildings* and *structures*, except *boathouses*, shall be set back no less than 15 metres from the 178 metres GSC elevation.
SR-20				a) Minimum *lot area* – 14,000 sq. metres b) Minimum lot frontage – 80.0 metres	
SR-21				Minimum *setback* from centerline of Concession 21W – 270.0 metres.	
SR-22				a) Minimum *lot area* – 0.8 ha b) Minimum lot frontage – 60.0 metres	
SR-23		*Apartment dwelling*		a) Maximum number of 1 bedroom units – 3 b) Maximum number of 2 bedroom units - 8	

Column 1	Column 2	Column 3	Column 4	Column 5	Column 6
Exception Number	**Additional Permitted Uses**	**Only Permitted Uses**	**Uses Prohibited**	**Special Zone Requirements**	**Other Provisions**
RE-24	a) *Motor vehicle body/repair shop* b) *Salvage or wrecking yard*				
EA-25		a) An aircraft constructio n business and the manufactu ring of aircrafts and aircraft parts; b) An accessory *single detached dwelling*.		Minimum *setback* of industrial *buildings* or *structures* from dwellings units on adjacent *lots* – 90.0 metres	
GL-26					No tower or *structure* for overhead lighting may be *erected* which could be mistaken by a mariner as the Giant's Tomb Island navigation light.
GL-27 RU-27	*Assembly hall*				
OS1-28		a) Dock b) *Private park* c) *Single detached dwelling*			All *buildings* and *structures*, except *boathouses*, shall be set back no less than 15 metres from the 178 metres GSC elevation.
OS1-29		a) Outside boat storage facility b) Parking *lot*			

Column 1	Column 2	Column 3	Column 4	Column 5	Column 6
Exception Number	**Additional Permitted Uses**	**Only Permitted Uses**	**Uses Prohibited**	**Special Zone Requirements**	**Other Provisions**
		c) *Private park*			
OS-30		A *conservation use*			
EP2-31		*Single detached dwelling*		The provisions of the Greenlands (GL) *Zone* shall apply.	
RU-32		a) Existing structures on the date of passage of this By-law b) Golf course	A club house	Minimum required *landscaping* strip width adjacent to the *street line* – 3.0 metres.	
RR-33	a) Industrial and warehousing uses b) Veterinary clinic c) Business office d) Assembly and repair shop e) Contractor's yard f) Service and repair shop.				
RU-34 and GL-34	A three bedroom *bed and breakfast establishment*				
A-35	A microwave repeater tower				
RU-36	a) Private recreational park consisting of a meeting hall, picnic shelter, campsite area and supporting			a) Maximum sleeping facility capacity – 40 b) Maximum number of campsites – 10 c) Minimum *lot* size – 5.26 ha.	

Column 1	Column 2	Column 3	Column 4	Column 5	Column 6
Exception Number	**Additional Permitted Uses**	**Only Permitted Uses**	**Uses Prohibited**	**Special Zone Requirements**	**Other Provisions**
	recreational facilities				
RU-37 and GL-37	a) A five hole *golf course* with only the following *accessory buildings or structures:* i. maintenance sheds; ii. pumphouses; iii. shelters for weather protection; iv. washroom facilities. b) Passive recreational *uses*		*Saw/planning mill* and *woodchipping establishment*		
RU-38	A detached *building* for the storage of materials and equipment associated with a roofing business			a) Minimum *lot area* – 7.0 ha b) Maximum detached *building* gross floor area – 133.8 sq. metres.	
RU-39 and GL-39	a) A *golf driving range* b) Accessory reception booths and washroom facility			a) Maximum reception booth gross floor area – 16.0 sq. metres. b) Minimum required number of *parking spaces* – 10	
RU-40 and GL-40	a) Indoor storage facilities for the storage and repair of commercial *tents* b) Manufacturing of farm fabric			a) Minimum *lot area* – 16.0 ha b) Minimum *lot frontage* – 30.0 metres c) Maximum total gross floor area – 1063.0 sq. metres.	Total gross floor area shall include storage areas within either a permanent or temporary *structure*.

Column 1	Column 2	Column 3	Column 4	Column 5	Column 6
Exception Number	**Additional Permitted Uses**	**Only Permitted Uses**	**Uses Prohibited**	**Special Zone Requirements**	**Other Provisions**
	shelters and *tents* and wholesale distribution of same.				
RU-41 and GL-41	A *home industry*			a) Minimum *lot area* – 3.6 ha b) Minimum *lot frontage* – 125.0 metres. c) Maximum total gross floor area of the *home industry* – 558.0 sq. metres. d) Maximum *height* of *home industry* – 5.0 metres.	The retail sale of any product is not permitted
RU-42 and GL-42	a) Boat storage facility b) *Woodworking establishment*			a) Maximum number of detached boat storage *buildings* – 8 b) Maximum gross floor area for 4 detached boat storage *buildings* – 651 square metres c) Maximum gross floor area for 2 detached boat storage *buildings* – 1487 square metres d) Maximum gross floor area for 2 detached boat storage *buildings* – 1896 square metres e) Maximum boat storage *building*	

Column 1	Column 2	Column 3	Column 4	Column 5	Column 6
Exception Number	**Additional Permitted Uses**	**Only Permitted Uses**	**Uses Prohibited**	**Special Zone Requirements**	**Other Provisions**
				height – 9.2 metres f) Minimum *landscaped open space* area width adjacent to Macavalley Road and Concession Road 16 East – 3.0 metres g) The *woodworking establishment* use is limited to one *building* having an area not to exceed 298 square metres	
A-43	a) Retail sales of produce grown on- and off-site; b) A seasonal fruit, vegetable, flower or farm produce stand			The farm produce stand shall not exceed 30 sq. metres.	
RU-44 and GL-44	A home occupation relating to the manufacturing, refurbishing and sale of antiques, collectibles and reproductions in an *accessory building* with no outside storage			a) Maximum accessory *building* length – 16.9 metres. b) Maximum accessory *building* width – 9.2 metres.	
RU-45 and GL-45	A fiberglass *repair shop*		a) Expansion of *existing* use	Detached accessory *structure* shall not exceed 167.17 sq. metres.	

Column 1	Column 2	Column 3	Column 4	Column 5	Column 6
Exception Number	**Additional Permitted Uses**	**Only Permitted Uses**	**Uses Prohibited**	**Special Zone Requirements**	**Other Provisions**
			b) Small motor repairs c) *Outdoor storage*		
HC-46	A contractor's *yard*				
GL-47				a) Maximum *accessory building* gross floor area – 140.0 sq. metres. b) Maximum number of horses accommodated in the *accessory building* – 3	
HR-48		Seniors Residential Housing Complex		Minimum Lot Frontage: 26 metres Minimum required parking spaces: 104 (including 4 accessible spaces)	
RU-49 & GL-49	a) Single detached dwelling b) Private park c) Chartered club whose primary purpose is for recreational purposes.				
SC-50	a) Single detached dwelling b) Private park c) Chartered club whose primary purpose is for				

Column 1	Column 2	Column 3	Column 4	Column 5	Column 6
Exception Number	**Additional Permitted Uses**	**Only Permitted Uses**	**Uses Prohibited**	**Special Zone Requirements**	**Other Provisions**
	recreational purposes.				
RU-51		a) *Conservation use* b) *Golf course* c) *Golf driving range* d) A *nature interpretation centre*			
SR-52				a) Maximum *bunkie* footprint – 72.0 sq. metres. b) Minimum required *front yard* – 13.0 metres. c) Minimum required side *yard* – 1.0 metre. e) Minimum required *rear yard* – 7.5 metres.	
SC-53		A *private club*		a) Minimum *lot area* – 4047 sq. metres. b) Minimum *lot frontage* – 90.0 metres. c) Minimum required *front yard* – 8.0 metres. d) Minimum required *interior side yard* – 8.0 metres. e) Minimum required exterior side	

Column 1	Column 2	Column 3	Column 4	Column 5	Column 6
Exception Number	**Additional Permitted Uses**	**Only Permitted Uses**	**Uses Prohibited**	**Special Zone Requirements**	**Other Provisions**
				yard – 8.0 metres. f) Minimum required *rear yard* – 8.0 metres. g) Maximum *lot coverage* – 30% h) Maximum *height* – 11.0 metres.	
MAR-54	A tree stump dump				
SR-55		a) *Conservation* uses b) Passive *outdoor recreational uses*	a) All *Buildings* and *structures* b) Septic systems		
SR-56				Minimum *lot area* – 6,400 square metres	All *buildings* and *structures*, except *boathouses*, shall be *setback* not less than 15 metres from the 178 metres GSC elevation.
RU-57 and GL-57	a) *Home industry* – woodworking furniture shop b) *Home industry* – boat top making, upholstery shop.			Minimum *lot area* – 4.0 ha.	a) Outside storage is prohibited relative to the *home industry* b) The *home industry* is limited to the *existing structure*
GL-58					*Existing uses* and *buildings* and *structures* accessory thereto which may include a minor extension, an addition which

Column 1	Column 2	Column 3	Column 4	Column 5	Column 6
Exception Number	**Additional Permitted Uses**	**Only Permitted Uses**	**Uses Prohibited**	**Special Zone Requirements**	**Other Provisions**
					shall not exceed 19 square metres or the replacement of an *existing building* which is less than 75 square metres or an extension or enlargement of the floor area to 75 square metres is permitted
SR-59	A two (2) bedroom apartment				
SR-60					All *buildings* and *structures* shall be *setback* not less than 15 metres from the 178 metres GSC elevation. All *building*s and *structures* shall be *setback* not less than 30 metres from water's edge of Georgian Bay.
RU-61 and GL-61	Gift and *craft shop*				
A-62	A two-bedroom *bed and breakfast establishment*				
HR-63	A two-bedroom *bed and breakfast establishment*				
RU-64 and GL-64	A woodworking shop within an *existing* accessory *structure*.			a) *Home industry* not to exceed 9.75 metres by 18.28 metres b) Outside storage is	

Column 1	Column 2	Column 3	Column 4	Column 5	Column 6
Exception Number	**Additional Permitted Uses**	**Only Permitted Uses**	**Uses Prohibited**	**Special Zone Requirements**	**Other Provisions**
				prohibited relative to the *home industry*	
RU-65 and GL-65	A transmission *repair shop*.			a) The transmission *repair shop* to be housed within an *existing* 9.1 metres by 17.6 metres detached steel *building* b) No outside storage is permitted relative to the transmission *repair shop* c) No more than 3 vehicles may be parked outside at any given time that are in relation to the business	
GL-66					All of the lands subject to the GL-66 *Zone* shall be deemed to be one *lot* only for the purpose of this By-law.
RE-67	A used *motor vehicle dealership*				
HE-68	a) Contractor's shop b) *Service and repair shop*.			a) Minimum required *front yard* -14 metres. b) Minimum required exterior side *yard* -3 metres. c) Minimum required *interior*	

Column 1	Column 2	Column 3	Column 4	Column 5	Column 6
Exception Number	**Additional Permitted Uses**	**Only Permitted Uses**	**Uses Prohibited**	**Special Zone Requirements**	**Other Provisions**
				side yard -1.5 metres.	
RU-69 and GL-69	A three Bedroom *Bed and Breakfast Establishment*			a) One *parking space* per rental room b) One *parking space* for the detached dwelling	
HC-70		*a)* A *gift and antique shop or* *b) A Single Detached Dwelling*		a) Notwithstanding the parking requirements for use of a Single Detached Dwelling, the minimum parking spaces to be maintained for a total of six (6). b) Notwithstanding any other provisions of this By-law, for use of a Single Detached Dwelling having a maximum of 2,100 square feet or less.	
HR-71		c) A *single detached dwelling* d) A home occupation		a) Minimum *lot area* – 4.0 hectares b) Minimum *lot frontage* – 75 metres	
SR-72				All *buildings* and *structures*, except *boathouses*, shall be set back no less than 15 metres from the 178 metres GSC elevation	

Column 1 Exception Number	Column 2 Additional Permitted Uses	Column 3 Only Permitted Uses	Column 4 Uses Prohibited	Column 5 Special Zone Requirements	Column 6 Other Provisions
LSR-73				All *buildings* and *structures*, except *boathouses*, shall be set back no less than 15 metres from the 178 metres GSC elevation.	
OS1-74				All *buildings* and *structures*, except *boathouses*, shall be set back no less than 15 metres from the 178 metres GSC elevation	
SC-75		a) An eight unit *motel* b) A separate detached four unit residential dwelling and one unit is to accommodate the owner or caretaker c) The rental of non-motorized watercraft, such as canoes, paddle boats, and sail boats.		a) Minimum *Lot Frontage* – 30 metres. b) Minimum *Lot Area* – 2100 sq. metres. c) Minimum *setback* distance from centreline of road – 10 metres. d) Minimum *interior side yard setback* – 2.3 metres. e) Minimum distance between *buildings* – 5.5 metres. f) Parking shall be permitted within the required *front yard* g) Minimum number of *parking spaces* – 19	

Column 1	Column 2	Column 3	Column 4	Column 5	Column 6
Exception Number	**Additional Permitted Uses**	**Only Permitted Uses**	**Uses Prohibited**	**Special Zone Requirements**	**Other Provisions**
SR-76				a) Minimum *lot area* – 7,410 sq. metres. b) Minimum *lot frontage* – 50 metres. c) Minimum required *front yard* – 8 metres. d) Minimum required *interior side yard* – 3 metres. e) Minimum required *rear yard* – 100 metres. f) Maximum *lot coverage* – 8%	
HE-77	A *Single Detached Dwelling*				
OS1-78	Accessory *Boathouse* no living accommodation				
OS1-79	One detached *structure* (garage)			a) Maximum *lot coverage* – 93 square metres b) Maximum *building height* – 5.0 metres c) Minimum *interior side yard setbacks* – 3.0 metres d) Minimum *Front Yard Setback* – 8.0 metres e) Minimum *Rear Yard Setback* – 7.5 metres	That, as may be required, the subject lands will provide for a septic system that will service the subject lands and a dwelling on the waterfront lands across the street on the east side of West Shore Drive described as Parts 17, 18, 29, and 30, 51R-37915 (Roll #14-382-00), in

Column 1	Column 2	Column 3	Column 4	Column 5	Column 6
Exception Number	**Additional Permitted Uses**	**Only Permitted Uses**	**Uses Prohibited**	**Special Zone Requirements**	**Other Provisions**
					accordance with all applicable Provincial and Municipal regulations and approvals
RU-80		a) *Trailer Park* b) Maximum of 290 seasonal sites for *tents* and *trailer* c) Seasonal group camping area with the potential to accommodate no more than 75 campers d) 10 cabins for year round use e) Passive recreational trails and observation tower, provided no motorized vehicles are permitted on such trails except for construction and	Any hunting for which a fee or other consideration is paid to the owner or operator.	a) Minimum *Setback* from the top of bank of Nipissing Bluff – 20.0 metres b) Minimum *Lot Area* – 26 hectares c) Minimum *Lot Frontage* – 50 metres d) Maximum Gross Floor Area for Lodge/Recreation Complex – 1,500 square metres	

Column 1	Column 2	Column 3	Column 4	Column 5	Column 6
Exception Number	Additional Permitted Uses	Only Permitted Uses	Uses Prohibited	Special Zone Requirements	Other Provisions
		maintenance purposes f) Recreational and open space *uses* such as tennis and basketball courts and a baseball diamond g) Lodge/recreation complex including a *dwelling unit* as an *accessory use* to the recreational park for the park owner and/or manager, but which does not include any accommodation facilities h) Medical clinic for a maximum of two practitioners, and related medical services;			

Column 1 Exception Number	Column 2 Additional Permitted Uses	Column 3 Only Permitted Uses	Column 4 Uses Prohibited	Column 5 Special Zone Requirements	Column 6 Other Provisions
		i) A tuck shop j) Laundry facilities k) Comfort stations (washrooms and shower facilities) l) Indoor or outdoor *swimming pool*; m) *Mountain bike facilities*			
GL-81 EP2-81		a) Passive recreational trails b) *Conservation use*	a) Any motorized vehicles (including all terrain vehicles and motorbikes) on any recreational trails, except for construction and maintenance purposes b) Any *buildings* and *structures*, except for a kiosk that has a floor area of less than 10 square metres c) Any hunting for which a		

Column 1	Column 2	Column 3	Column 4	Column 5	Column 6
Exception Number	**Additional Permitted Uses**	**Only Permitted Uses**	**Uses Prohibited**	**Special Zone Requirements**	**Other Provisions**
			fee or other considerati on is paid to the owner or operator d) No buildings or structures		
A-82	Private access *driveway* in association with development on *Lot* 25, Concession 2		Any hunting for which a fee or other consideration is paid to the owner or operator		
SR-83	A detached *accessory apartment dwelling unit*			a) Accessory *apartment dwelling* shall not exceed 144 square metres b) Maximum *lot coverage* for all accessory *structures* – 167 square metres	All *buildings* and *structures*, except *boathouses*, shall be set back no less than 15 metres from the 178 metres GSC elevation
SC-84		a) *Bed and Breakfast establishm ent* b) *Convenien ce Store* c) *Craft Shop/ Studio* d) *Hotel/ Motel* e) *Private Club* f) *Tourist Establishm ent* g) *Tourist Cabin*		a) Maximum Permitted *Lot Coverage* – 25% b) Minimum Width of *Landscaping* adjacent to the south *lot line* where required – 3.5 metres c) Required *landscaping* is required to begin at a point that is 25.4 metres from the 178 metres GSC	

Column 1	Column 2	Column 3	Column 4	Column 5	Column 6
Exception Number	**Additional Permitted Uses**	**Only Permitted Uses**	**Uses Prohibited**	**Special Zone Requirements**	**Other Provisions**
		Establishment The only permitted *accessory uses* are: a) *Business Office* b) *Dry Cleaning Depot* c) *Personal Service Shop* d) *Place of Amusement* e) Recreational Equipment Sales and Rental f) Restaurant		elevation and which extends eastwards to the private right of way on the lands. d) For the purposes of Subsection b), *landscaping* means a combination of indigenous trees, indigenous shrubs, common grass and other horticultural elements which are designed to enhance the visual amenity of a property and buffer and soften views to the subject property where such *landscaping* is required from adjacent land *uses*. Such *landscaping* will include a combination of species to provide buffer function. Any naturally regenerating *landscaping* shall be left undisturbed.	

Column 1	Column 2	Column 3	Column 4	Column 5	Column 6
Exception Number	**Additional Permitted Uses**	**Only Permitted Uses**	**Uses Prohibited**	**Special Zone Requirements**	**Other Provisions**
RR-85	a) *Home Industry* b) The *Home Industry* allows for the welding, fabricating and repair of motorized vehicles and/or *trailer*		Mechanical repairs to any types of motorized vehicles and/or small engines		
SR-86				a) Minimum *lot area* – 8,661 square metres b) Minimum *lot frontage* – 78.75 metres c) Minimum required *front yard* – 8 metres d) Minimum required *interior side yard* – 3 metres e) Minimum required *rear yard* – 100 metres f) Maximum *lot coverage* – 6% g) Minimum required *setback* from top of bank or *watercourse* – 30 metres	
SR-87				a) Minimum *lot area* – 10,086 square metres b) Minimum *lot frontage* – 71 metres	

Column 1	Column 2	Column 3	Column 4	Column 5	Column 6
Exception Number	**Additional Permitted Uses**	**Only Permitted Uses**	**Uses Prohibited**	**Special Zone Requirements**	**Other Provisions**
				c) Minimum required *front yard* – 8 metres d) Minimum required *interior side yard* – 3 metres e) Minimum required *rear yard* – 100 metres f) Maximum *lot coverage* – 5% g) Minimum required *setback* from top of bank or *watercourse* – 30 metres	
RR-88	Boat Top Upholstery and Inflatable Boat *Repair Shop*		a) Mechanical repairs to any types of motorized vehicles and/or small engines b) No outside storage	Shop shall not to exceed 112 square metres	
HR-89	*Taxi Business*				
HC-90	*Small Animal Veterinary Clinic*				
MAR-91	*Woodchipping Establishment*				
RE-92	*Duplex Dwelling*				
RR-93	Six unit *Bed and Breakfast Establishment*				
RU-94 and GL-94			a) Dwelling, Detached b) Dwelling, Duplex		

Column 1	Column 2	Column 3	Column 4	Column 5	Column 6
Exception Number	**Additional Permitted Uses**	**Only Permitted Uses**	**Uses Prohibited**	**Special Zone Requirements**	**Other Provisions**
			c) Dwelling, Semi-Detached		
SR-95	One detached *structure* (garage)			a) Minimum ground floor area- 65 m2 b) Maximum *lot coverage* – 9.3 % c) Maximum *building height* - 5 metres d) Minimum *interior side yard setbacks* - 3.0 metres and 2.3 metres e) Minimum *front yard setback* - 9.58 metres	
GL-96	A *commercial dog kennel*			Maximum ground floor area for *commercial dog kennel* – 72 square metres	
SR-97				Minimum *Rear Yard Setback* for all *Buildings* and *Structures* – 125 metres.	
SR-98				Minimum *Rear Yard Setback* for all *Buildings* and *Structures* – 135 metres.	
SR-99				Minimum *Rear Yard Setback* for all *Buildings* and *Structures* – 145 metres.	
SR-100				Minimum *Rear Yard Setback* for all *Buildings* and *Structures* – 80 metres.	

Column 1	Column 2	Column 3	Column 4	Column 5	Column 6
Exception Number	**Additional Permitted Uses**	**Only Permitted Uses**	**Uses Prohibited**	**Special Zone Requirements**	**Other Provisions**
SR-101				a) Minimum *Lot Frontage* – 68 metres. b) Minimum *Lot Area* – 1.5 ha.	
SR-102				a) Minimum *Lot Frontage* – 69 metres. b) Minimum *Lot Area* – 1.6 ha.	
SR-103				a) Minimum *Lot Frontage* – 88 metres. b) Minimum *Lot Area* – 4.4 ha.	
SR-104				a) Minimum *Lot Frontage* – 88 metres. b) Minimum *Lot Area* – 5.5 ha.	All *buildings* and *structures*, except *boathouses*, shall be *setback* no less than 8.41 metres from the 178 metres GSC elevation
SR-105				a) Minimum *Lot Frontage* – 88 metres. b) Minimum *Lot Area* – 5.2 ha. c) Minimum *Front Yard Setback* for all *Buildings* and *Structures* – 350 metres. d) Minimum *Rear Yard Setback* for al *Buildings* and *Structures* – 150 metres.	
GL-106	Permitted *uses* for SR *Zone*				
RU-107 and GL-107			a) Dwelling, Detached b) Dwelling, Duplex		

Column 1	Column 2	Column 3	Column 4	Column 5	Column 6
Exception Number	**Additional Permitted Uses**	**Only Permitted Uses**	**Uses Prohibited**	**Special Zone Requirements**	**Other Provisions**
			c) Dwelling, Semi-Detached		
RU-108 and GL-108			a) Dwelling, Detached b) Dwelling, Duplex c) Dwelling, Semi-Detached		
RU-109 and GL-109	Boat Salvage Establishment		a) Boat Repair Garage b) Boat Storage Facility		A Boat Salvage Establishment is an establishment where boats are disassembled and where the component parts are then sorted and packaged and are offered for sale, with all of these activities occurring inside a *building*
SR-110					All *buildings* and *structures*, except *boathouses*, shall be *setback* no less than 15 metres from the 178 metres GSC elevation
I-111		Fire Reservoir			
RU-112			a) Dwelling, Detached b) Dwelling, Duplex d) Dwelling, Semi-Detached		
RR-113				Minimum required *setback* from top of bank of *watercourse* – 15 metres	

Column 1	Column 2	Column 3	Column 4	Column 5	Column 6
Exception Number	**Additional Permitted Uses**	**Only Permitted Uses**	**Uses Prohibited**	**Special Zone Requirements**	**Other Provisions**
HC-114	*Single Detached Dwelling*				
HR-115				Minimum *Front Yard Setback* – 4.2 metres	
SR-116	*Accessory Buildings and Structures*		*Single Detached Dwelling*		
GL-117	*Bunkie* with plumbing (no *kitchen facility*)			a) Maximum Floor Area for *Bunkie* - 110 m2 b) Maximum *Height* for *Bunkie* – 8.0 metres	
RU-118		Concrete batching plant		a) Minimum *Lot Area* - 2.5 ha. b) Minimum *Lot Frontage* - 150 metres. c) Minimum *Front Yard* - 20 metres. d) Minimum *Interior Side Yard* - 20 metres. e) Minimum Exterior Side *Yard* - 60 metres. f) Minimum *Rear Yard* - 20 metres. g) Maximum *Lot Coverage* - 10% h) Maximum *Building Height* - 11 metres.	For the purposes of this Exception a Concrete Batching Plant means a *premises* used for the processing or recycling of *mineral aggregate* and/or production of secondary aggregate products.
GL-119		Permitted *Uses* for RR *Zone*		a) Minimum *Lot Frontage* – 80 metres. b) Minimum *Lot Area* – 1.6 ha.	

Column 1	Column 2	Column 3	Column 4	Column 5	Column 6
Exception Number	**Additional Permitted Uses**	**Only Permitted Uses**	**Uses Prohibited**	**Special Zone Requirements**	**Other Provisions**
RR-120				Minimum *Setback* for all *buildings* and *structures* from the water's edge of Farlain Lake – 30 metres	
SR-121					A septic system is permitted that will service the subject lands and a dwelling on the waterfront lands across the street on the east side of West Shore Drive described as Parts 16 and 31, 51R-37915 (Roll #14-382-02), in accordance with all applicable Provincial and Municipal regulations and approvals.
RR-122				a) Minimum *setback* for all *buildings* and *structures* from the water's edge of Farlain Lake – 30 metres b) Maximum *lot coverage* of all detached *accessory buildings and structures* – 186 square metres	
GL-123		a) Accessory Residential *Uses* including a *swimming*		a) Minimum *Front Yard Setback* – 8 metres b) Minimum Exterior Side	

Column 1	Column 2	Column 3	Column 4	Column 5	Column 6
Exception Number	**Additional Permitted Uses**	**Only Permitted Uses**	**Uses Prohibited**	**Special Zone Requirements**	**Other Provisions**
		pool, tennis court or other *outdoor recreational uses*. b) *Accessory Buildings or Structures* to support the permitted *uses* in a) above only.		*Yard Setback* – 8 metres c) Minimum *Interior Side Yard Setback* – 7.5 metres d) Minimum *Rear Yard Setback* – 7.5 metres e) Maximum *Lot Coverage* – 93 m2 f) Maximum *Height* – 5 metres	
RU-124 GL-124 A-124	*Assembly Hall*, Outdoor Education Centre				
RU-125	*Trailer Park*				
RU-126 GL-126	*Trailer Park*				
RC-127	All *uses* permitted in the HC *Zone*				
RC-128	All *uses* permitted in the HC *Zone*				
RC-128	All *uses* permitted in the HC *Zone*				
RC-129	*Business Office*				
RU-130 GL-130	*Contractors Yard*				
SR-131	*Bunkie* with plumbing and sanitary facility (no *kitchen facility*)			a) Maximum *Lot Coverage* for all detached *accessory building and structures* - 126 m2 b) Minimum *Interior Side Yard Setback* (two-*storey* dwelling) - 3.0 metres and 1.0 metre	

Column 1	Column 2	Column 3	Column 4	Column 5	Column 6
Exception Number	**Additional Permitted Uses**	**Only Permitted Uses**	**Uses Prohibited**	**Special Zone Requirements**	**Other Provisions**
				c) Minimum Required Ground Floor Area (two-*storey* dwelling) - 23 m2 d) Notwithstanding any other General Provision or *Zone* Standard of this By-law, the *existing* former cottage *building*, as located and constructed, may be used as a *Bunkie*	
SR-132	*Bunkie* with plumbing and sanitary facility (no *kitchen facility*)			a) Minimum *Front Yard Setback* – 5.5 metres b) Maximum Ground Floor Area – 68 square metres c) Notwithstanding any other General Provision or *Zone* Standard of this By-law, the *existing* accessory *structure*, as located and constructed, may be used as a *Bunkie*	
HR-133	Dwelling, Triplex				
GL-134		Dwelling, Single Detached		a) Minimum *Lot Area* – 1.8 ha b) Minimum *Lot Frontage* – 0 metres	

Column 1	Column 2	Column 3	Column 4	Column 5	Column 6
Exception Number	**Additional Permitted Uses**	**Only Permitted Uses**	**Uses Prohibited**	**Special Zone Requirements**	**Other Provisions**
GL-135			a) Any *building* of *structure* b) *Site Alteration*	a) Minimum *Lot Area* – 1.8 ha b) Minimum *Lot Frontage* – 0 metres	
HR-136				a) The required Minimum Setback from Top of Bank of *Watercourse* shall be measured from the Rear *Lot* Line and shall be no less than 7.5 metres	
HR-137				a) The required Minimum Setback from Top of Bank of *Watercourse* shall be measured from the Rear *Lot* Line and shall be no less than 10 metres	
MAR-138		Only agricultural uses, forestry uses and mineral aggregate operation which only includes aggregate extraction, transport of aggregate and processing of aggregate (excluding aggregate recycling and		a) Where MAR zones are adjacent to each other, a 0.0 m setback is permitted. b) The MAR-138 zone size shall be 15.3 hectares.	

Column 1	Column 2	Column 3	Column 4	Column 5	Column 6
Exception Number	**Additional Permitted Uses**	**Only Permitted Uses**	**Uses Prohibited**	**Special Zone Requirements**	**Other Provisions**
		washing) is permitted in the MAR-138 zone.			
EP2-139	Stormwater Management Pond				
GL-140 and RU-140		a) Dwelling, Detached b) Dwelling, Duplex c) Dwelling, Semi-Detached			
RR-141				a) Notwithstanding the zone standards for an Additional Dwelling Unit (ADU) that the ADU shall not exceed a maximum of 96.5 % of the Gross Floor Area of the principal dwelling unit for a total size/gross floor area of 149.2 m2, and, b) That the permitted maximum accessory lot coverage is 284.3 m2.	
GL-142	Group Home A				
GL-143			a) Forestry Use	a) Minimum lot area, including abutting portion of the lot zoned SR – 11,700 square metres	

Column 1	Column 2	Column 3	Column 4	Column 5	Column 6
Exception Number	**Additional Permitted Uses**	**Only Permitted Uses**	**Uses Prohibited**	**Special Zone Requirements**	**Other Provisions**
				b) A maximum of one Additional Dwelling Unit shall be permitted on the lot, as a detached *accessory structure*, to be located in the area zoned GL. c) Permitted buildings and structures are to comply with all Shoreline Residential (SR) zone standards and applicable accessory structure provisions. d) No storage container is permitted.	
SR-143				a) Minimum lot area, including abutting portion of the lot zoned GL Exemption – 11,700 square metres.	
SR-144				a) Minimum Exterior Side Yard Setback (abutting concession 7 road allowance) -3.22 m b) Minimum setback to the 178 m G.S.C. elevation of Georgian Bay:	

Column 1	Column 2	Column 3	Column 4	Column 5	Column 6
Exception Number	Additional Permitted Uses	Only Permitted Uses	Uses Prohibited	Special Zone Requirements	Other Provisions
				Severed lot, north - 18.26 m (dwelling) and 16.36 m (deck) Retained lot/south - 20.08 m (dwelling) and 19.65 m (deck)	
SR-145				Notwithstanding any other provisions of this by-law that the Minimum setback to the 178 m G.S.C. elevation of Georgian Bay is 15.0 metres	

6.2 HOLDING ZONES

In accordance with Section 1.18, the following Holding Symbols are applied to a property and no *person* shall use the land to which the letter (H) applies for any *use* other than the *use* which existed on the date this By-law was passed, until the (H) is removed in accordance with the requirements of Table 6.2, the policies of the Official Plan and the requirements of the *Planning Act*, R.S.O. 1990 c.P. 13, as amended.

TABLE 6.2

Column 1	Column 2	Column 3
Holding Symbol	Restrictions	Requirements and Other Provisions
(H1)	The Holding (H1) symbol applies to lands within the assessment area of an open or closed *waste disposal site*.	The Holding symbol may be lifted once *Council* is satisfied that the proposed *use* will be compatible with the *waste* disposal assessment area in accordance with the Official Plan.
(H1A)	The Holding (H1A) provision applies to lands within the downgradient groundwater assessment area of a *waste disposal site* and only applies where there is a *building* permit or	The Holding (H1A) symbol may be lifted once *Council* is when the applicant has provided a copy of the water well record for a new well from which the water supply is obtained. In cases where there is a new

Column 1 Holding Symbol	Column 2 Restrictions	Column 3 Requirements and Other Provisions
	planning application, which relates to a change requiring a new groundwater well or a doubling or more in water demand from an *existing* well(s) and where the well is located within the Holding (H1A) *Zone*.	groundwater well or a doubling or more in water demand from an *existing* well, groundwater quality shall be tested by an accredited laboratory and assessed by a qualified professional hydrogeologist or engineer and shall include comments on the location of the well intake screen with respect to the landfill and available hydrogeological information. The scope of the testing must consist of, at a minimum, a four-hour pumping test at the proposed peak demand pumping rate. Water samples shall be collected in the first hour and the end of the test pumping period. Chemical analysis of the water samples must include, at a minimum, typical general inorganic water quality indicator, major ion and metal parameters and volatile organic compounds.
(H2)	The Holding (H2) symbol applies to *lots* on *private streets* or *streets* which have not been assumed for maintenance purposes by the *Township*.	The Holding symbol may be lifted once an appropriate site plan agreement has been entered into and registered on title in accordance with the Official Plan.
(H3)	The Holding (H3) symbol applies to lands zoned Shoreline Residential Exception 6 (SR-3) in Part of *Lot* 26, Concession 2; Plan M-787, *Lots* 2, 4-8.	The Holding (H3) symbol shall not be removed until *Council* is satisfied that: a) the owner has applied for approval for the installation of, and undertaken to install only a septic system designed to de-nitrify the effluent at the point of discharge to the tile bed to a concentration of less than 10mg/L on an average annual basis; and, b) the owner of the property has entered into a long-term

Column 1 Holding Symbol	Column 2 Restrictions	Column 3 Requirements and Other Provisions
		maintenance agreement with a septic system installer acceptable to the *Township* that would provide for the long term maintenance and monitoring of the septic system.
(H4)	That the Holding (H4) symbol applies to the lands zoned Hamlet Commercial "HC" in Part *Lot* 14, Concession 9, (Part 2, Plan 51R-29857).	The Holding (H4) symbol shall not be removed until: a) a site plan control agreement is approved between the *Township* and the land owner.
(H6)	That the Holding (H6) symbol applies to the lands zoned Shoreline Residential "SR" in Part of *Lots* 20, 21, and 22, Concessions 20 and 21, Plans M-607, M-608, and M-609.	The Holding (H6) symbol shall not be removed until: a) detailed engineered site plans and grading plans are approved by the *Township*.
(H7)	That the Holding (H7) symbol applies to the lands zoned Hamlet Commercial "HC" in Part of *Lot* 14, Concession 4.	The Holding (H7) symbol shall not be removed until: a) a site plan control agreement is approved between the *Township* and the land owner.
(H8)	That the Holding (H8) symbol applies to the lands zoned Shoreline Residential "SR" in Part of *Lot* 23, Concession 4.	The Holding (H8) symbol shall not be removed until: a) a road improvement agreement is approved between the *Township* and the land owner. The agreement is to ensure that the applicant constructs the road to Municipal standards to the satisfaction of the *Township* prior to any *Building* Permit being issued for the *lot*.
(H9)	That the Holding (H9) symbol applies to the lands zoned Greenlands "GL" and Environmental Protection Two	The Holding (H9) symbol shall not be removed until: a) a site plan control agreement is approved between the *Township* and the land owner. The Site Plan

Column 1	Column 2	Column 3
Holding Symbol	**Restrictions**	**Requirements and Other Provisions**
	"EP2" in Part of *Lot* 18, Concession 8.	Control Agreement shall contain provisions which: i. Require the *building*/septic envelope(s) to be located on generally level ground and in a location that results in a minimal loss of trees; ii. Identify areas that shall be protected in its natural forested state; iii. Specify what improvements and other works are required to construct *driveways* from both Louis Avenue and Joel Road onto the lands in a manner which minimizes the impact of such construction on neighbouring properties; and, v. Ensure that drainage from the site does not impact on neighbouring properties.
(H10)	That the Holding (H10) symbol applies to the lands zoned Hamlet Commercial "HC" in Part of *Lot* 18, Concession 16 (Part 2, 51R-34019.	The Holding (H10) symbol shall not be removed until: a) a site plan control agreement is approved between the *Township* of Tiny and the land owner and the Site Plan Control Agreement with the *Township* is to ensure that all proposed development for the subject properties conform to the by-laws and policies of The County of Simcoe Transportation and Engineering Division and the *Township* of Tiny Public Works Department requirements. The County of Simcoe is to approve, in principle, the contents of the Site Plan Control Agreement.
(H11)	That the Holding (H11) symbol applies to the lands zoned	The Holding (H11) symbol shall not be removed until:

Column 1 Holding Symbol	Column 2 Restrictions	Column 3 Requirements and Other Provisions
	Shoreline Residential – Exception One Hundred and Forty Four "SR (144)" in Part Lot 19, Concession 7 West.	A Development Agreement is executed between the Township and the land owner which: a) Requires that the owner constructs the road (Dunsford Lane) to municipal standards to the satisfaction of the Township prior to any Building Permit being issued for the lot(s). Requires the owner implement the mitigation measures and recommendations contained within the Natural Hazards Assessment dated May 5, 2026 to the satisfaction of the Township prior to any Building Permit being issued for the lot(s).

6.3 TEMPORARY USES

The following Temporary *Uses* shall be permitted in the noted property zoned with a temporary use symbol and number (i.e. (T1)) as set out in Table 6.3. All other provisions of the *Zone* and this By-law shall apply unless specifically modified and/or amended by this Section.

TABLE 6.3

Column 1	Column 2	Column 3
Temporary Use Symbol	**Temporary Use**	**Requirements and Other Provisions**
(T1)	The Temporary Use (T1) symbol applies to the lands zoned Rural Residential "RR" in Part of *Lot* 12, Concession 9. The temporary use permitted shall be a *Garden Suite* unit.	The Temporary Use shall be permitted until May 12, 2024, after which the use shall be prohibited. EXPIRED
(T2)	The Temporary Use (T2) symbol applies to the lands zoned Rural Residential "RR" in Part of *Lot* 8, Concession 15. The temporary use permitted shall be a *Garden Suite* unit.	The Temporary Use shall be permitted until October 10, 2024, after which the use shall be prohibited. EXPIRED
(T3)	The Temporary Use (T3) symbol applies to the lands zoned Agricultural "A" in Part of *Lot* 16, Concession 17. The temporary use permitted shall be a *Garden Suite* unit.	The Temporary Use shall be permitted until June 29, 2025, after which the use shall be prohibited.
(T4)	The Temporary Use (T4) symbol applies to the lands zoned Rural "RU" in Part of *Lot* 14, Concession 5 West. The temporary use permitted shall be a *Garden Suite* unit.	The Temporary Use shall be permitted until June 29, 2025, after which the use shall be prohibited.
(T5)	The Temporary Use (T5) symbol applies to the lands zoned Agricultural "A" in Part of *Lot* 16, Concession 1 West. The temporary use permitted shall be a *Garden Suite* unit.	The Temporary Use shall be permitted until May 11, 2025, after which the use shall be prohibited. EXPIRED

Column 1 Temporary Use Symbol	Column 2 Temporary Use	Column 3 Requirements and Other Provisions
(T6)	The Temporary Use (T6) symbol applies to the lands zoned Rural "RU" and Greelands "GL" in Part of *Lot* 13, Concession 12. The temporary use permitted shall be a *Garden Suite* unit.	The Temporary Use shall be permitted until May 28, 2038, after which the use shall be prohibited.
(T7)	The Temporary Use (T7) symbol applies to the lands zoned Rural "RU" in Part of *Lot* 13, Concession 9 East. The temporary use permitted shall be a *Garden Suite* unit.	Special Provisions for the *Garden Suite* a) *Garden Suite* shall be located in the *rear yard* b) Minimum *Interior Side Yard Setback* – 3 metres c) Minimum *Rear Yard Setback* – 3 metres The Temporary Use shall be permitted until September 26, 2036, after which the use shall be prohibited.
(T8)	The Temporary Use (T8) symbol applies to the lands zoned Greenlands "GL" in Part of *Lot* 2, Concession 16. The temporary use permitted shall be a *Trailer* for human habitation.	The Temporary Use shall be permitted from April 1, 2022 to December 1, 2023, after which the use shall be prohibited. EXPIRED
(T9)	The Temporary Use (T9) symbol applies to the lands zoned Greenland "GL" in Part of *Lot* 6, Concession 15. The temporary use permitted shall be a *Garden Suite* unit.	Special Provisions for the *Garden Suite* a) Minimum *Front Yard Setback* – 20 metres b) Minimum *Interior Side Yard Setback* – 10 metres The Temporary Use shall be permitted until May 29, 2037, after which the use shall be prohibited.
(T10)	The Temporary Use (T10) symbol applies to the lands zoned Rural	Special Provisions for the *Garden Suite*

Column 1 Temporary Use Symbol	Column 2 Temporary Use	Column 3 Requirements and Other Provisions
	Residential "RR" in Part of *Lot* 22, Concession 17. The temporary use permitted shall be a *Garden Suite* unit.	a) The *Garden Suite* shall be located in the *rear yard* of the property. The Temporary Use shall be permitted until May 29, 2037, after which the use shall be prohibited.
(T11)	The Temporary Use (T11) symbol applies to the lands zoned Rural "RU" in Part of *Lot* 14, Concession 17. The temporary use permitted shall be a *Garden Suite* unit.	The Temporary Use shall be permitted until June 25, 2038, after which the use shall be prohibited.
(T12)	The Temporary Use (T12) symbol applies to the lands zoned "GL" and known as 251 Macavalley Road. The temporary use permitted shall be a *Garden Suite* unit.	The Temporary Use shall be permitted until February 2, 2042, after which the use shall be prohibited.
(T13)	The Temporary Use (T13) symbol would apply to the North Part of Lot 24, Concession 2 West and permit the use of an Agricultural Fair and applies to the lands zoned Agricultural – Exception Eighty-Two (A-82). An Agricultural Fair is a farm related event that showcases agricultural practices and includes events related to agricultural equipment, produce/food, local crafts/producers, local history (displays, associations, service providers) and musical entertainment.	The Temporary Use shall be permitted on August 18, 19 and 20, 2023 and shall cease and be deemed repealed on August 21, 2023 That the temporary use is subject to the Owner and the Township executing a Temporary Use agreement prior to the by-law coming into force and effect. EXPIRED
(T14)	The Temporary Use (T14) symbol applies to the lands zoned Agricultural – Exception Eighty Two (A-82) on the North Part of Lot 24, Concession 2 West, as shown on Schedule A to By-law 25-019, and	The Temporary Use shall be permitted for a maximum of one agricultural fair event each year for the years 2025, 2026 and 2027 (for a total of three events) and limited to occurring once during the timeframe

Column 1 Temporary Use Symbol	Column 2 Temporary Use	Column 3 Requirements and Other Provisions
	permits the use of an agricultural fair. An agricultural fair is a farm related event that showcases agricultural practices and includes events related to agricultural equipment, produce/food, local crafts/producers, local history (displays, associations, service providers), tractor/motorcycle parade and musical entertainment.	of June 1 to August 31 for each respective year. Each agricultural fair event is permitted to occur for a maximum one (1) day with two additional days permitted for set up of the event and take down of the event. The Temporary Use shall cease and be deemed repealed following the agricultural fair event in the year 2027 or, in the event an agricultural fair is not held in 2027, on August 31, 2027. The Temporary Use is subject to the Owner and the Township executing a Temporary Use Agreement.

SECTION 7.0
DEFINITIONS

7.1 Certain definitions may include permitted *uses* and regulations, which shall be observed in addition to those contained in other sections of this By-Law.

A B C D E F G H I J K L M N O P Q R S T U V W X Y Z

A

ACCESSORY APARTMENT DWELLING UNIT
Means a *secondary dwelling unit* in a *main building* which is accessory to the principal use on the *lot*.

ACCESSORY BUILDING OR STRUCTURE
Means a detached *building* or *structure*, the use of which is naturally and normally incidental to, subordinate to, or exclusively devoted to, the principal use or *main building* on the same *lot* and shall include a residential *water storage tank*.

ACCESSORY USE
Means a use that is naturally and normally incidental to, subordinate to, or exclusively devoted to, the principal use on the same *lot*.

AGRICULTURAL BUILDING
Means a *building* or *structure*, other than a *barn*, that is used to store agricultural equipment and/or to grow specialty crops and/or from which agricultural products are sold and includes a *greenhouse*.

AGRICULTURAL USE
Means the use of land for the growing, producing, keeping or harvesting of farm products.

AGRICULTURAL INTENSIVE USE
Means the use of land for the purpose of raising livestock such as poultry or cattle for consumption and may include a *feedlot*.

AGRICULTURAL SPECIALIZED USE
Means lands where specialty crops such as tender fruits (i.e. peaches, cherries, apples, plums, grapes), other fruit crops, ginseng, vegetable crops and *greenhouse* crops are predominantly grown, usually resulting from soils that have suitability to produce specialty

crops, or lands that are subject to special climatic conditions, or a combination of both; and/or a combination of farmers skilled in the production of specialty crops, and of capital investment in related facilities to produce, store or process specialty crops. An *agricultural specialized use* may also consist of a market garden where the products that are grown on the *lot* are sold.

AGRI-TOURISM USE
Means those farm-related tourism *uses*, including limited accommodation such as a bed and breakfast, that promote the enjoyment, education or activities related to the farm operation.

AIRPORT
Means an area of land used for the landing, storing and taking off of aircraft and their passengers and/or freight and may include, as *accessory uses*, ticket *office*, restaurants, parcel shipping facilities, customs, *business offices* and *retail stores*.

ALTERATION
Means any modification to the structural component of a *building* or *structure* that results in a change of use, or any increase or decrease in the volume or floor area of a *building* or *structure*.

ALTERNATIVE ENERGY SYSTEM
Means a system that *uses* sources of energy or energy conversion processes that significantly reduce the amount of harmful emissions to the environment (air, earth and water) when compared to conventional energy systems. *Alternative energy systems* undertakings do not include renewable energy undertakings as defined in the Green Energy and Green Economy Act.

ANIMAL SHELTER
Means *premises* where the care of lost, abandoned, neglected or rescued domestic animals is offered as the principal use, but shall not include a *commercial dog kennel* or *veterinary clinic*.

ARCHAEOLOGICAL RESOURCES
Includes artifacts, archaeological sites, marine archaeological sites, as defined under the *Ontario Heritage Act*. The identification and evaluation of such resources are based upon archaeological fieldwork undertaken in accordance with the *Ontario Heritage Act*.

ART GALLERY
Means a *premises* used for any combination of the preservation, production, exhibition, or sale of paintings or other works of art as the principal use.

SSEMBLY HALL

Means *premises* used for the gathering together of a number of *persons* for charitable, civic, cultural, educational, fraternal, religious, political, recreational, social or like purposes, and may include facilities for the consumption of food or drink.

ATTIC
Means the unfinished space between the roof and the ceiling of the top *storey* of a *building*.

AVERAGE FINISHED GRADE
Means the *grade* elevation of the *lot* calculated as the average of all *grades* measured at the mid-point of each exterior wall of the *building*.

B

BALCONY
Means a partially enclosed platform projecting from the main wall of a *building* which is not supported by vertical uprights other than the wall itself and which is only accessible from within the *building*.

BARN
Means a *building* that is designed or used to shelter animals such as cattle, poultry, horses or swine.

BASEMENT
Means that portion of a *building* located below the *first storey*.

BED AND BREAKFAST ESTABLISHMENT
Means a part of a *single detached dwelling unit* in which not more than three bedrooms are used or maintained for the accommodation of the traveling public, in which the owner of the *dwelling unit* resides and supplies lodgings with or without meals for hire or pay but does not include a *group home* or *tourist establishment*.

BLOCK
Means a parcel of land that is registered as a legally conveyable parcel of land in the Registry/ Land Titles *office*.

BOARDING HOUSE
Means a *dwelling unit*, containing not more than ten guest rooms which are maintained for the accommodation of the public, in which the owner or lessee supplies, for hire or gain, lodgings with or without meals but does not include any other establishment otherwise defined or classified in this By-law.

COMMERCIAL DOG KENNEL
Means *premises* where dogs are boarded.

BOATHOUSE
Means a detached *accessory building or structure* which is designed or used for the sheltering of watercraft and watercraft-related equipment but does not include open walkways or uncovered docking facilities.

BOAT DOCK
Means an uncovered *structure* for the mooring of boats or for access the water , attached to or forming part of the land and used in conjunction with a use of the land.

BOAT SLIP
Means a mooring space on a navigable water body or *watercourse* that is used to secure a boat or other marine craft to an adjacent shoreline *structure* such as a dock, a pier or a wharf.

BRIDGE
Means an uncovered structure designed and constructed to provide pedestrian or vehicle access across a stream or other feature to provide access from one portion of a property to another portion.

BUFFER AREA (LANDFILLING SITE)
Shall mean the area owned or controlled by a *Landfilling Site* operator that is not the *waste fill area* as set out in a Certificate of Approval in which only *uses* accessory to the depositing and *Landfilling* activities carried on in *the waste fill area* are permitted.

BUILDING
Means a *structure* occupying an area greater than 10 square metres consisting of any combination of a wall, roof and floor, or a structural system serving the function thereof, including all associated works, *fixtures* and service systems.

BUILDING, APARTMENT
Means a *building* containing three or more *dwelling units* that share a common external access to the outside through a common vestibule and a common corridor system.

BUILDING, MAIN
Means a *building* that functions as the *building* in which the principal use of the *lot* is carried out.

BUILDING SUPPLY OUTLET
Means *premises* where *building*, construction and home improvement materials are offered or kept for retail sale.

BULK FUEL DEPOT
Means *premises* where petroleum, gasoline, fuel, oil, gas or flammable liquid or fluid is stored, warehoused and/or kept for retail sale.

BUNKIE
Means an *accessory building* or *structure* that is designed or used to provide sleeping accommodations accessory to a permitted residential use.

BUSINESS OFFICE
Means *premises* used for conducting the affairs of businesses, professions, services, industries, governments, or like activities, in which the chief product of labour is the processing and/or storage of information rather than the production and distribution of goods.

C

CANNABIS
Means *cannabis* as defined in the *Cannabis Act* or its successor.

CANNABIS PRODUCTION FACILITY, AGRICULTURAL
Means the growing and harvesting of *cannabis* in an open-air setting and/or within a wholly enclosed *building* or *structure* which is authorized by a licence issued by Health Canada. An *Agricultural Cannabis Production Facility* may include limited packaging and/or shipping as an *accessory use* which is necessary to make the product available to *Cannabis* license holders including but not limited to cultivators, processors, wholesalers, retailers, analytical testers, researchers, and nurseries in accordance with all applicable federal licenses. This definition does not include on-site sales.

CANNABIS PRODUCTION FACILITY, INDUSTRIAL
Means any *building* or *structure* licensed and authorized by Health Canada to ship, deliver, transport, destroy, grow, dry, export and/or import *cannabis*, including related research as may be permitted in the licence authorized by Health Canada. This definition does not include on-site sales.

CARPORT
Means a *building* or *structure* that is not wholly enclosed, and is used for the parking or storage of one or more private *motor vehicles*.

CEMETERY
Means land that has been established or recognized as a *cemetery* under the laws of the Province that is used for the interment of human remains and may include a mausoleum or *columbarium*, but does not include a *funeral home* establishment.

CHILD CARE CENTRE
Means *premises* where more than 5 children are provided with temporary care and/or guidance for a continuous period not exceeding twenty-four hours and are licensed in accordance with the Child Care and Early Years Act, 2014 or its successor.

COLUMBARIUM
Means a *building* or *structure* used for the interment of cremated human remains in sealed compartments.

COMMERCIAL USE
Means the use of land, *buildings* or *structures* for the supply or sale of goods and services.

COMMERCIAL SELF-STORAGE FACILITY
Means *premises* used for the temporary storage of household items in storage areas or lockers, which are generally accessible by means of individual loading doors and the outdoor storage of seasonal, recreational or *commercial vehicle*s, boats and *trailers*.

COMMUNITY CENTRE
Means land or *buildings* or part thereof used for community, cultural, recreational or social purposes as a *public use*, including a community recreation centre as defined in Provincial legislation.

CONSERVATION USE
Means an area of land that is generally left in its natural state and which is used to preserve, protect and/or improve components of the *natural heritage system* and may include, as an *accessory use*, hiking trails and/or cross country ski trails, *buildings* and *structures* such as *nature interpretation centre* and public information centre.

CONTRACTORS YARD
Means an area of land upon which *motor vehicles* designed to assist with the movement of earth and/or fill and/or which are designed to assist in the construction or renovation of *buildings* or *structures* or the *landscaping* of land are stored.

CONVENIENCE STORE
Means *premises* supplying groceries and other daily household needs to the immediate surrounding area.

CORPORATION
Means The *Corporation* of the *Township* of Tiny.

COUNCIL
Means the Municipal *Council* of The *Corporation* of The *Township* of Tiny.

COUNTY
Means the *Corporation* of the *County* of Simcoe unless otherwise specified. The *County* is a municipality for the purposes of Provincial legislation.

CRAFT SHOP/STUDIO
Means *premises* in which a handicraft is conducted for gain or profit and may include the sales of such handicraft.

CROSS COUNTRY SKI FACILITY
Means an area of land with trails used by skiers and which may include, as *accessory uses*, a restaurant, a clubhouse, a *retail store* selling ski equipment and accessories, a fitness centre, a *dwelling unit* for an owner/caretaker, and other *buildings* or *structures* devoted to the maintenance, administration and operation of the *cross country ski facility*.

D

DAYCARE, PRIVATE HOME
Means a dwelling used for the temporary care of five or fewer children, other than children residing in the dwelling as a principal residence, for a continuous period not exceeding 24 hours.

DARK SKY
Means lighting of outdoor areas that eliminates light trespass on adjacent land and eliminates skyglow where lights are provided with shielded cut-off *fixtures*.

DECK
Means an accessory attached or detached *structure* with no roof or walls except for visual partitions and railings which is constructed on piers or a foundation above-grade and used as an outdoor living area but does not include a *balcony*, landing or a stair.

DRIVEWAY
Means that portion of a *lot* used to provide vehicular access from a roadway to an off-street parking or loading area located on the same *lot*.

DRY CLEANING DEPOT
Means *premises* where articles of fabric are dropped off, stored or picked-up by members of the public, but does not include a *dry cleaning establishment*.

DRY CLEANING ESTABLISHMENT
Means *premises* in which articles of fabric are subjected to the process of dry cleaning, dry dyeing or cleaning in a laundry plant and for the pressing and distribution of any such articles or goods that have been subjected to any such process.

DWELLING
Means a separate *building* containing one or more *dwelling units*.

DWELLING UNIT
Means two or more rooms used, designed or used for one or more individuals living as a single housekeeping unit, with living, sleeping and sanitary facilities, and one *kitchen facility* and one *wet bar*, having a private entrance from outside the *building* or from a common hallway or stairway inside or outside the *building*.

DWELLING UNIT, ACCESSORY
Means a *dwelling unit* that is accessory to a permitted principal use.

DWELLING UNIT, ADDITIONAL
Means a *dwelling unit* that is self-contained, subordinate to and located within the same *building* or on the same *lot* as/of a *principal dwelling unit*.

DWELLING, APARTMENT
Means a *building* containing five (5) or more *dwelling units* which have a common entrance from the street level and are connected by a common corridor.

DWELLING, SINGLE DETACHED
Means a *building* containing one *dwelling unit*.

DWELLING, SEMI-DETACHED
Means a *dwelling unit* contained within a *building* containing two *dwelling units* which are separated by a common wall dividing the pair of *dwellings* vertically, in whole or in part, each of which has an independent entrance, either directly from the outside or through a common vestibule.

DWELLING, DUPLEX
Means a *dwelling unit* contained within a *building* that is divided horizontally into two separate *dwelling units*, each of which has an independent entrance either directly from the outside or through a common vestibule.

DWELLING, FOURPLEX
Means a *dwelling* containing four (4) *dwelling units*.

DWELLING, PRINCIPAL
Means a *dwelling unit* that has a greater floor area than the *accessory dwelling unit* in the same *dwelling*.

DWELLING, TOWNHOUSE
Means a *dwelling unit* in a *building* where three or more attached *dwelling units* are separated by common masonry walls above *grade* dividing the *dwellings* vertically, in whole or in part, each of which *dwelling units* have an independent entrance, directly from the outside.

DWELLING, TRIPLEX
Means a *dwelling unit* contained in a *building* containing three *dwelling units*, each of which has an independent entrance either directly from the outside or through a common vestibule.

D-4 APPROVAL AUTHORITY
Means for all *County* owned or operated *waste disposal sites* the *County* is the *D-4 Approval Authority*. For all private and local municipality owned or operated *waste disposal sites*, the *Township* is the *D-4 Approval Authority*.

D-4 ASSESSMENT AREA
Means the lands generally within 500 metres of the *waste disposal site*, or more specifically, the area shown on Schedule D of this Plan. The *D-4 Assessment Area* may vary according to the actual *waste* cell location, depth and type of *waste* and *existing* conditions.

D-4 GUIDELINE
Means the *MECP* Guideline D-4, as amended and any successor guideline or legislation.

E

EMERGENCY SERVICE DEPOT
Means a garage or supply facility that houses emergency personnel, their supplies and vehicles and shall include an ambulance response facility, fire station or police station.

ERECT
Means to alter, build, construct, reconstruct, move or enlarge a *building* or *structure*, including any physical operation and preparatory work such as excavating, filling, grading, or draining land for a *building* or *structure*, and any work which requires a *building* permit under the Ontario Building Code.

EQUESTRIAN FACILITY
Means an area of land where horses are boarded and ridden by their owner(s) or rented to others and/or where horseback-riding lessons may be given.

EQUIPMENT SALES AND RENTAL ESTABLISHMENT
Means *premises* where machinery and equipment 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.

EXISTING
Means lawfully *existing* on the date of passing of By-law 30-77 (July 28, 1977) unless otherwise specified.

F

FARM IMPLEMENT DEALER
Means *premises* where farm equipment is repaired, serviced or sold.

FARM PRODUCE OUTLET
Means *premises* where fruits, vegetables, meat and dairy products that are grown or produced on a farm and are sold.

FEEDLOT
Means an area of land within a pen or corral wherein livestock such as cattle, horses, sheep, goats and/or swine are maintained in close quarters for the purpose of finishing prior to shipment to market.

FENCE
Means a composition serving as an enclosure, a barrier, or boundary delineation, usually made of posts or stakes joined together by boards, wire, rope or rails.

FINANCIAL INSTITUTION
Means a *premises* used to provide financial services to the public.

FIRST STOREY
Means the *storey* with its floor closest to *grade* and having its ceiling more than 1.8 metres above *grade*.

FLOODPLAIN
Means for a river, stream and small inland lake system, the area, usually low lands adjoining a *watercourse*, which has been or may be subject to flooding hazards.

FLOODPROOFING
Means the act of designing or altering *buildings* and *structures* so as to reduce or eliminate the potential for flood damages.

FLOOR AREA, GROSS
Means the aggregate of the floor area measured between the exterior faces of the exterior walls of the *building* or *structure* at the level of each floor, and in the case of a *dwelling unit*, excluding any *porches*, verandas or sunrooms (unless habitable in all seasons or the year), any *basement* or cellar or attached garage.

FLOOR AREA, GROUND
Means the floor area of the lowest *storey* of a *building* approximately at or first above the finished *grade* level excluding any *basement*, cellar or subcellar, which area is measured between the exterior faces of the exterior walls at the floor level of such *storey*, but excludes car *parking areas* within the *building* and for the purpose of this paragraph, the walls of an inner court are and shall be deemed to be exterior walls.

FORESTRY USE
Means an area of land or managed forest used for the cultivating and harvesting of trees for the purpose of producing commercial and non-commercial wood products in accordance with sustainable forest management practices and on which the cutting of wood harvested from the *lot* on which the *forestry use* is located for transport is permitted.

For the purposes of this By-law, a *forestry use* does not include a saw and/or wood planing mill or a wood-chipping establishment.

FUNERAL HOME
Means *premises* that is designed or used for the purpose of providing funeral services to the public and includes facilities intended for the preparation of corpses for interment or cremation.

G

G.S.C. (GEOLOGICAL SURVEY OF CANADA)
Means, when used in conjunction with a number, the elevation of the land above sea level according to the Geological Survey of Canada.

GARAGE, ATTACHED
Means an attached *accessory building* to a *main building* which is designed or used for the sheltering of a private *motor vehicle* and/or storage of household equipment incidental to the principal use on the *lot*, and which is fully enclosed and roofed and excludes a *carport* or other open shelter. An *attached garage* shares a common wall with the *main building* or is connected by enclosed living space.

GARAGE, DETACHED
Means a detached *accessory building* or portion of a *building* which is designed or used for the sheltering of a private *motor vehicle* and/or storage of household equipment incidental to the principal use on the *lot*, and which is fully enclosed and roofed and excludes a *carport* or other open shelter.

GARDEN CENTRE
Means a *premises* used for the display and retail sale of goods related to gardening and *landscaping*.

GARDEN SUITE
Means a *dwelling unit* contained in a detached *accessory building* and which is designed to be used on a temporary basis. A *Garden Suite* is only allowed on a *lot* where a primary residential use exists and is subject to a temporary use by-law under the requirements of the Planning Act, R.S.O. 1990 c.P. 13 as amended.

GASOLINE ESTABLISHMENT
Means *premises* where *motor vehicle* fuels are sold and/or dispensed with or without facilities for minor mechanical or running repairs essential to the operation of a *motor vehicle*.

GOLF COURSE
Means a public or private area operated for the purpose of playing golf, and includes such *accessory uses* as a restaurant, a *retail store* that sells golf equipment and accessories,

a *dwelling unit* for an owner/caretaker, fitness centre and other *buildings* or *structures* devoted to the maintenance and operation of the *golf course* and may include, as *accessory uses*, a *golf driving range* and a miniature golf facility.

GOLF DRIVING RANGE
Means an indoor or outdoor public or private facility dedicated to the driving of golf balls from fixed golf tees.

GRADE
Means the level of the ground adjacent to the outside wall of a *building* or *structure*.

GREENHOUSE
Means a *building* or *structure* that is designed or used for the growing of crops, trees and/or plants indoors.

GROUND MOUNTED SOLAR FACILITIES
Means a solar energy collection system installed at ground level and that is not attached to and is separate from any *building* on the parcel of land on which the facilities are located.

GROUP HOME
Means a *dwelling unit* designed or used for the accommodation of 3 to 10 *persons*, exclusive of staff, living under supervision in a *dwelling unit* and whom by reason of their emotional, mental, social, or physical condition or legal status, require a group living arrangement for their well-being. A *group home* shall be licensed or approved under an applicable. Provincial Statute(s). For the purposes of this By-law, *group homes* will be classified either as *Group Home A* or *Group Home B*.

GROUP HOME A
Means a *group home* primarily for *persons* who have been referred by a *hospital*, recognized social services agency or health professional.

GROUP HOME B
Means a *group home* operated primarily for *persons* who have been placed on probation, released on parole, or admitted for correctional purposes.

H

HAZARDOUS WASTE
Means the same as in Ontario Regulation 347 under the Environmental Protection Act or it successor.

HEIGHT
Means with reference to a main or principal *building* or *structure*, the vertical distance measured between the *average finished grade* to the highest point of the roof or the parapet, whichever is the greater.

Means with reference to an *accessory building or structure*, the vertical distance measured between the *average finished grade* to:

a) the highest point of the roof surface or the parapet, whichever is the greater, of a flat roof;

b) the deckline of a mansard roof;

c) the mean level between the lowest eave and the highest ridge of a gabled, hip or gambrel roof or other type of pitched roof or where multiple roofs are provided in the same *structure*;

d) in case of a *structure* with no roof, the highest point of the said *structure*.

Notwithstanding the above, any ornamental roof construction features including towers, steeples or cupolas, shall not be included in the calculation of *height*. Mechanical features, such as *structures* containing the equipment necessary to control an elevator, are permitted to project a maximum of 5.0 metres above the highest point of the roof surface, regardless of the *height* of the *building*. Notwithstanding the above, *buildings* and *structures* associated with a public works *yard* owned by a *public authority* are exempt from the *height* requirements of this By-law.

HOBBY FARM
Means an area of land on which a *barn*, stable or shelter where animals are kept may be *erected* to house no more than four (4) livestock units kept for recreational purposes or for personal consumption by the occupant(s) of a *dwelling unit* on the same *lot* and in accordance with the requirements of the Nutrient Management Act or its successor. For the purpose of this definition, (1) livestock *unit* shall mean one horse, cattle, sheep, pig, goat, chicken, turkey or similar domestic livestock animal.

HOME INDUSTRY
Means a small-scale *industrial use* with no show/display room, such as a carpentry shop, a metal working shop, a machine shop, a welding shop, a tool and die shop or an electrical shop that provides services or wares to the rural community and which is an *accessory use* to an *agricultural use* or a *single detached dwelling*. For the purpose of this By-law, the repairing of *motor vehicles*, *mobile homes*, *trailers*, and/or boats are not a *home industry*.

HOME OCCUPATION
Means the use of part of a *dwelling unit* for an occupation or business activity that results in a product or service and which is secondary to the principal use of the *dwelling unit*.

HOSPITAL
Means any institution, *building* or other *premises* established for the treatment of *persons* afflicted with or suffering from sickness, disease or injury, for the treatment of convalescent or chronically ill *persons* that is approved under the Public Hospitals Act as a public *hospital*.

HOTEL
Means *premises* that contains rooms with no private cooking facilities that are rented on a temporary basis to the public or *dwelling units*, or a combination of both, equipped to be occupied as temporary accommodation for the public, and which contains a public dining area and which also may contain meeting rooms and accessory banquet facilities.

I

INCINERATION
Shall mean the controlled burning of solid *waste* for the purpose of *waste* destruction and/or achieving volume and weight reduction or to change *waste* characteristics.

INDUSTRIAL USE
Means *premises* used for the warehousing of goods and materials, the assembly of manufactured goods, the manufacturing of goods, the repair and servicing of goods and similar *uses*.

INFRASTRUCTURE
Means physical *structures* (facilities and corridors) that form the foundation for development and includes but not limited to sewage and water systems, septage treatment systems, *waste* management systems, electric power generation and transmission, communications, telecommunications, transit and transportation corridors and facilities, oil and gas pipelines and associated facilities.

J

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K

KITCHEN FACILITY
Means a combination of cooking facilities, food storage areas and food preparation facilities that comprises part of a *dwelling unit* and which is accessory to the *dwelling unit*.

L

LANDSCAPED OPEN SPACE
Means the open unobstructed space from ground to sky at *grade* which is suitable for the growth and maintenance of grass, flowers, 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*.

LANDSCAPING
Means an outdoor area of a *lot* not covered by *buildings* or *structures* and comprised exclusively of vegetation such as grass, shrubs, flowers and trees, and/or other permeable surfaces used for walks, patios, *decks*, *fence*s and decorative surface treatments, but does not include *parking areas* or *driveways*.

LANDFILLING
Shall mean the disposal of *waste* by deposit, under controlled conditions, on land and includes compaction of *waste* into a cell and covering the *waste* with cover material at regular intervals.

LANDFILLING SITE
Shall mean a *waste disposal site* which is used only for the depositing or *Landfilling* of Approved *Waste* operated in accordance with the terms and conditions of an approved C. of A. and an approved Design and Operations Report and for greater clarity, is not used for the storage, transfer, *incineration*, treatment or processing of *waste*. A *Landfilling Site* shall contain both a *Waste Fill Area* and a *Buffer Area*.

LANE
Means a public or private thoroughfare which affords only a secondary means of access to abutting *lots* and which is not intended for general traffic circulation.

LIBRARY
Means *premises* containing printed, electronic and pictorial material for *public use* for purposes of study, reference and recreation.

LOADING SPACE
Means an off-street space on the same *lot* as the *building*, or contiguous to a group of *buildings*, for the temporary parking of a *commercial motor vehicle* while loading or unloading merchandise or materials.

LOT
Means a parcel of land that is registered as a legally conveyable parcel of land in the Land Registry Office and in accordance with the Planning Act.

LOT AREA
Means the total horizontal area within the *lot lines* of a *lot*.

LOT, CORNER
Means a *lot* at the intersection of two or more streets or upon two parts of the same street with such street or streets containing an angle of not more than 135 degrees or a *lot* upon which the tangents at the street extremities of the *interior side lot lines* contain an angle of not more than 135 degrees. The corner of a *lot* on a curved corner shall be that point on the *street line* nearest the point of intersection of the said tangents.

LOT COVERAGE
Means that percentage of the *lot* covered by all *buildings* and *structures*, including *swimming pools*, shall not include that portion of such *lot area* that is occupied by a *building* or *structure* or portion thereof that is completely below *grade*. *Lot coverage* in each *Zone* shall be deemed to apply only to that portion of such *lot* that is located within said *Zone*. Notwithstanding the definition of "*Lot*" contained in this section and the definition of "*Lot* Coverage" above, for the purposes of determining *Lot Coverage* on lands zoned Shoreline Residential (SR), Limited Service Residential (LSR), Shoreline Commercial (SC), Hamlet Residential One (HR1), Hamlet Commercial (HC), and Marina Commercial (MC) the term *lot* shall not include any area of a *lot* which falls between a *front lot line*, a side *lot line* or a *rear lot line* and the 178 metre *G.S.C*. elevation where that area is located on the shoreline side of the 178 metre *G.S.C*. Elevation.

LOT FRONTAGE
Means the horizontal distance between the interior side and/or *exterior side lot lines*, with such distance being measured perpendicularly to the line joining the mid-point of the *front lot line* with the mid-point of the *rear lot line* at a point on that line 8.0 metres from the *front lot line*. In the case of a *lot* with no *rear lot line*, the point where two *interior side lot lines* intersect shall be the point from which a line is drawn to the mid-point of the *front lot line*. In the case of a *corner lot* with a daylighting triangle, the *exterior side lot line* shall be deemed to extend to its hypothetical point of intersection with the extension of the *front lot line* for the purposes of calculating *lot frontage*. In the case of a *lot* that abuts Georgian Bay, Farlain Lake or any inland lake, the *front lot line* is the *lot line* that the primary *driveway* crosses to access the *lot* from a street.

LOT, INTERIOR
Means a *lot* situated between adjacent *lots* and having access to one street.

LOT LINE, INTERIOR SIDE
Means a *lot line*, other than a *rear lot line* that does not abut a street.

LOT LINE
Means a line delineating any boundary of a *lot*.

LOT LINE, EXTERIOR SIDE
Means the *lot line* of a *corner lot*, other than the *front lot line*, which divides the *lot* from a street.

LOT LINE, FRONT
Means the line which divides the *lot* from a street but, in the case of:

a) a *corner lot*, the shortest of the *lot lines* that divides the *lot* from a street shall be deemed to be the *front lot line*;

b) a *corner lot* where such *lot lines* are of equal length and where one *lot line* abuts a *County* Road or Provincial Highway, the *front lot line* shall be deemed to be that line which abuts the *County* Road or Provincial Highway;

c) a *corner lot* where such *lot lines* are of equal length and where both *lot lines* abut a *public street* under the same jurisdiction or two *private streets*, the *Corporation* may designate either *street line* as the *front lot line*;

d) a *lot* that is separated from a *public street* by a *public park* and provided the *lot* is accessed by a lane, the shortest *lot line* that abuts the *public park* shall be deemed to be the *front lot line*; and,

e) a *through lot*, the longest of the *lot lines* which divide the *lot* from the street shall be deemed to be the *front lot line*. If both such *lot lines* are of equal length, the *Corporation* may designate either *street line* as the *front lot line*.

LOT LINE, REAR
Means the *lot line* opposite to and most distant from the *front lot line*.

LOT, THROUGH
Means a *lot* bounded on opposite sides by a public or *private street*. However, if the *lot* qualifies as being both a *corner lot* and a *through lot*, such *lot* is deemed to be a *corner lot* for the purposes of this By-law.

M

MARINA
Means *premises* containing docking facilities where watercraft and watercraft accessories are berthed, stored, serviced, repaired, and kept for sale or rent and which may include facilities for the sale of marine fuels and lubricants as well as facilities for watercraft wastewater pumping.

MECP
Shall mean the Ministry of the Environment, Conservation and Parks or its successor.

MEDICAL OFFICE
Means a *premises* used for the medical, dental, surgical and/or therapeutic treatment of human beings including clinics operated by a number and\or variety of medical professionals, but does not include a public or private *hospital* or *office* located in the medical professional's residence.

MINERAL AGGREGATE
Means gravel, sand, clay, earth, shale, stone, limestone, dolostone, sandstone, marble, granite, rock or other material prescribed under the Aggregate Resources Act suitable for construction, industrial, manufacturing and maintenance purposes but does not include metallic ores, asbestos, graphite, granite, mica, nepheline syenite, salt, talc, wollastonite, mine tailings or other material prescribed under the Mining Act or its successor.

MINERAL AGGREGATE OPERATION
Means:

a) Lands under license or permit, other than for *wayside pits* and quarries, issued in accordance with the *Aggregate Resources Act* or its successor;

b) For lands not designated under the *Aggregate Resources Act*, established pits and quarries that are not in contravention of municipal Zoning By-laws and including adjacent land under agreement with or owned by the operator, to permit continuation of the operation; and,

c) Associated facilities used in extraction, transport, beneficiation, processing or recycling of *mineral aggregate* resources and derived products such as asphalt and concrete, or the production of secondary related products.

MINIMUM DISTANCE SEPARATION FORMULAE (MDS)
Means formulae and guidelines developed by the Province, as amended from time to time, to separate *uses* so as to reduce incompatibility concerns about odour from livestock facilities

MOBILE HOME
Means a *dwelling unit* that is designed to be mobile and constructed or manufactured in accordance with the Ontario Building Code Act to provide a permanent residence for one or more *persons*, but does not include a *trailer*, travel/*tent trailer*, truck camper, *park model trailer* as otherwise defined.

MOBILE HOME PARK
Means an area of land that is the site of three or more *mobile homes* that are occupied on a permanent or seasonal basis.

MODULAR HOME
Means any dwelling that is factory built and transported on its own chassis or frame so that it can be placed on a permanent foundation, and constructed or manufactured to provide a permanent year-round residence in accordance with the applicable Canadian Standards Association standard, but does not include a *mobile home*, park model home, travel *trailer*, *tent trailer* or *trailer* otherwise defined.

MOTEL
Means *premises* that contain rooms with no private cooking facilities that are rented on a temporary basis to the public with each room being accessed from the outside.

MOTOR VEHICLE
Means an automobile, motorcycle, boat, watercraft and motor-assisted bicycle unless otherwise indicated in the Highway Traffic Act, as amended, and any other *vehicle* propelled or driven other than by muscular power.

MOTOR VEHICLE, BODY SHOP
Means *premises* used for the painting and/or repairing of the exterior and/or the undercarriage of *motor vehicle* bodies.

MOTOR VEHICLE, COMMERCIAL
Means a *motor vehicle* which is designed for the transport of goods and which is used for business, employment or commercial purposes.

MOTOR VEHICLE DEALERSHIP
Means *premises* where a vendor of new or used *motor vehicles* displays such vehicles for sale or rent and in conjunction with there may be a *motor vehicle repair garage* or a *motor vehicle body shop*.

MOTOR VEHICLE REPAIR GARAGE
Means *premises* used for the repairing of *motor vehicles*.

MOUNTAIN BIKE FACILITY
Means an area of land with trails used by non-motorized mountain bikes and which may include, as *accessory uses*, a restaurant, a club house, a *retail store* selling mountain bike equipment and accessories, fitness centres, a *dwelling unit* for an owner/caretaker

and other *buildings* or *structures* devoted to the maintenance, administration and operation of the *mountain bike facility*.

MUSEUM
Means *premises* used for the preservation of a collection of paintings and/or other works of art and/or objects of natural history and/or mechanical scientific and/or philosophical inventions, instruments, models and/or designs and which may also include libraries, reading rooms, laboratories and accessory *offices*.

N

NATURAL HERITAGE SYSTEM
Means lands that are part of a network of natural areas and/or regenerated areas and the lands that support the ecological functions critical to the survival of these areas.

NATURE INTERPRETATION CENTRE
Means a *building* or *structure* in which maps, exhibits and documents are displayed for the purpose of explaining the *natural heritage system* to the public.

NON-CONFORMING
Means an *existing* use or activity of any land, *building* or *structure* that is not identified in the list of permitted *uses* for the *Zone* in which it occurs as of the date of passing of this By-law.

NON-COMPLYING
Means a *lot*, *building* or *structure* that does not meet the regulations of the *Zone* in which it is located as of the date of passing of this By-law.

NURSERY
Means an area of land where the growing of trees, bushes, shrubs and other plants and flowers for *landscaping* purposes are carried out for gain.

NURSING HOME
Means *premises* in which lodging is provided with or without meals and in addition, provides nursing or medical care and treatment in accordance with the *Nursing Homes* Act, as amended, but does not include a *hospital*.

O

OBNOXIOUS USE
Means a use which, from its nature or operation, creates a nuisance or is liable to become a nuisance or offensive by the creation of noise or vibration, or by reason of the emission of gas, fumes, dust or objectionable odour, or by reason of the matter, *waste* or other material generated by the use, and without limiting the generality of the foregoing, shall

include any *uses* which may be declared to be a noxious or offensive trade or business under the Public Health and Promotion Act, as amended.

OCCASIONAL OR SPECIAL EVENT
Means any use which occurs occasionally and for a short period of time under a special event permit issued by the *Township* such as a fair, midway, sale or auction, festival and social, cultural or sporting event.

OFFICE
Means a *premises* where the affairs of businesses, professions, services, industries, governments, non-profit organizations or like activities are conducted, in which the chief product of labour is information services.

OUTDOOR DISPLAY AND SALES AREA
Means an area of land used for the display of goods and materials accessory to a principal use for a business located within a *building* or *structure* on the same *lot*.

OUTDOOR LIGHT FIXTURES
Means outdoor artificial illuminating devices, installed or portable, used for flood lighting, general illumination or advertisement.

OUTDOOR RECREATION
Means the use of land for *golf course*s, parks, picnic areas, playgrounds, playing courts, skating rinks, snow skiing, splash pads, sports fields, *swimming pools* and similar *outdoor recreation* facilities.

OUTDOOR STORAGE
Means an area of land used in conjunction with a permitted use located within a *building* or *structure* on the same *lot*, for the storage of goods and materials.

OUTDOOR STORAGE USE
Means an *outdoor storage* area forming the principal use of a *lot*. For the purposes of this definition, the *outdoor storage* of *motor vehicles* is not considered to be an *outdoor storage use*.

P

PARK, PRIVATE
Means an open space or recreational area other than a *public park*, operated on a commercial and/or private member basis, and which may include areas for hiking and/or horse-riding, beach areas, picnic areas, tennis courts, lawn bowling greens, outdoor skating rinks, athletic fields and *accessory buildings* which may include change rooms, meeting rooms and washrooms.

PARK, PUBLIC
Means any area of land under the jurisdiction of a *public authority* that is designed and/or maintained for passive and/or active recreational purposes.

PARKING AISLE
Means an unobstructed driving route located within a *parking area* and designed to provide access to *parking spaces* by *motor vehicles*, and that is connected to a *driveway* but does not include a *driveway*.

PARKING AREA
Means an open area, other than a street, used for the temporary parking of two or more *motor vehicles* and available for *public use* but does not include the storing of impounded or wrecked vehicles in a specifically designated area or compound.

PARKING FACILITY, BICYCLE
Means an unobstructed area for the parking of one or more bicycles:

a) with an adjacent pole, rack or other *fixture* anchored to the ground or to a permitted *building* or *structure* to which one or more bicycles can be secured; or

b) an enclosed storage space within which one or more bicycles can be secured.

PARKING SPACE
Means an area of land that is used for the temporary parking of *motor vehicles*.

PERSON
Means any individual human being, association, firm, partnership, *corporation*, trust, incorporated company, organization, trustee or agent, the heirs, executors, or other legal representatives of a *person* to whom the same can apply according to Federal and/or Provincial law.

PERSONAL SERVICE SHOP
Means *premises* in which services involving the care of *persons* or their apparel are offered and includes a barber shop, a hair dressing shop, a beauty shop, a shoe repair establishment, a *dry cleaning depot*, or similar service establishments.

PLACE OF AMUSEMENT
Means *premises* that contains facilities that offer games of skill and competition for the amusement of the public, such as motion simulation rides, go-cart tracks, virtual reality games, video games, computer games, laser games and similar types of *uses*, but does not include casinos or any other establishment accommodating gambling or gaming activities, wagering or betting, video lottery and gaming machines or any other similar type of gambling use.

PLACE OF ENTERTAINMENT
Means a motion picture or live theatre, arena, auditorium, planetarium, concert hall and other similar *uses* but shall not include an adult entertainment parlour, any use entailing the outdoor operation or racing of animals or motorized vehicles, a casino or any other establishment accommodating or providing gambling or gaming activities, wagering or betting, video lottery or gaming machines, or any other similar type of gambling use.

PLACE OF WORSHIP
Means *premises* used by a charitable religious group(s) for the practice of religious rites.

PLANTING STRIP
Means an area of *landscaped open space* located immediately adjacent to a *lot line* or portion thereof and on which is situated one or more of the following screening devices: a continuous row of trees, a continuous hedgerow of evergreens or shrubs, a berm, a wall or an opaque *fence*.

PORCH
Means a *structure,* including a deck, abutting a wall of a *building* having a roof but with walls that are generally open and unenclosed.

PORTABLE ASPHALT PLANT
Means a facility:

a) With equipment designed to heat and dry aggregate and to mix aggregate with bituminous asphalt to produce asphalt paving material, and includes stockpiling and storage of bulk materials used in the process; and,

b) Which is not of permanent construction, but which is to be dismantled at the completion of the construction project.

PREMISES
Means an area of a *building* occupied or used by a business or enterprise. In a multiple tenancy *building* occupied by more than one (1) business, each business area shall be considered a separate *premises*. Each individual unit proposed and/or registered in a Plan of Condominium shall also be considered individual *premises*.

PRIVATE CLUB
Means *premises* used as a meeting place by members and guests of members of non-profit and non-commercial organizations for community, social or cultural purposes. This definition does not include *uses* that are normally carried out as a commercial enterprise.

PRIVATE HOME DAYCARE
Means the *accessory use* of a *dwelling unit* for the temporary care and custody of not more than five children who are under ten years of age who do not live in the *dwelling unit* and is operated for reward or compensation for a continuous period not exceeding twenty-four hours.

PROVINCE OR PROVINCIAL
Refers to the Province of Ontario and its Ministries and agencies.

PUBLIC AUTHORITY
Means the *Corporation* or the *County* of Simcoe, or any local board of either the *Corporation* or the *County*, any Ministry or Commission of the Government of Canada or Ontario, and any telephone or telecommunications company.

PUBLIC OFFICE
Means a *business office* or other use operated by a *public authority* that is devoted to the administration of government.

PUBLIC SERVICE FACILITY
Means land, *buildings* and *structures* for the provision of programs and services provided or subsidized by a government or other body, such as social assistance, recreation, police and fire protection, health and educational programs, long-term care services, and cultural services. Public service facilities do not include *infrastructure*.

PUBLIC USE
Means any use of land, *buildings* or *structures* by or on behalf of a *public authority*.

Q

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R

RECREATIONAL EQUIPMENT SALES AND RENTAL ESTABLISHMENT
Means *premises* where recreational equipment such as canoes, kayaks, rowboats and other similar non-motorized types of recreational equipment is sold or rented.

RECREATIONAL VEHICLE
Means any *vehicle* that is suitable for being attached to a *motor vehicle* for the purpose of being drawn or is self-propelled, and is capable of being used on a short-term recreational basis for living, sleeping or eating accommodation of human beings and includes a travel *trailer*, pick-up camper, motorized camper, *park model trailer* or *tent trailer*. This definition shall not include a *mobile home*.

RECYCLING ESTABLISHMENT
Means *premises* in which used materials are separated and/or processed and then shipped to other users that will then use those materials to manufacture new or recycled products.

REPAIR SHOP
Means *premises* used primarily for the repair of household articles but shall not include shops for the repair of internal combustion engines, *motor vehicles* or other similar *uses*.

RESERVE
Means a strip of land abutting a *public street* and owned by the authority having jurisdiction over the *public street*. For the purposes of this By-law, a *lot* separated from a *public street* by a *reserve* shall be deemed to abut that *public street*.

RESTAURANT
Means *premises* in which the principal business is the preparation and serving of food and refreshments to the public for consumption at tables within or outside the *building* and which may include the preparation of food in a ready-to-consume state for consumption off the *premises*.

RETAIL STORE
Means *premises* in which goods, wares, merchandise, substances, articles or things are displayed, rented or sold directly to the general public.

RETAINING WALL
Means a *structure* or feature that retains material, such as earth, and prevents it from sliding or eroding away.

RETIREMENT HOME
Means *premises* that provides accommodation primarily to retired *persons* or couples where each private bedroom or living unit has a separate private bathroom and separate entrance from a common hall but where common facilities for the preparation and consumption of food are provided, and where common lounges, recreation rooms and medical care facilities may also be provided.

S

SALVAGE OR WRECKING YARD
Means an area of land where *motor vehicles* are wrecked or disassembled and resold; a place where second-hand goods, including *waste* paper, bottles, automobile tires, clothing, other scrap materials and salvage are collected to be sorted and may include a place where used lumber and/or *building* materials are stored for sale or resale.

SAW AND/OR PLANING MILL
Means *premises* where timber is cut, sawed or planed either to finished lumber or as an intermediary step and may include facilities for the kiln drying of lumber and the sale of such products to the public.

SCHOOL, COMMERCIAL
Means a *premises* used as a school conducted for gain, including a *studio* of a dancing teacher or a music teacher, an art school, a golf school, school of calisthenics or fitness, business or trade school and any other such specialized school.

SCHOOL, PUBLIC
Means a school as defined by the Education Act, as amended, under the jurisdiction of a public, separate, a college or university, or any other school whether or not the same is also a boarding school, and includes any dormitory *building* accessory to such school.

SCHOOL, PRIVATE
Means a school not under the jurisdiction of a Board as defined in the Education Act, as amended.

SENIORS RESIDENTIAL HOUSING COMPLEX
Means an apartment building designed for the accommodation of the elderly, which is managed by a non-profit organization, a charitable institution, or a public housing authority.

SENSITIVE LAND USE
Means *buildings*, amenity areas, or outdoor spaces where routine or normal activities occurring at reasonably expected times would experience one or more adverse effects from contaminant discharges generated by a nearby major facility. *Sensitive land uses* may be a part of the natural or built environment. Examples may include, but are not limited to: residences, day care centres, and educational and health facilities.

SERVICE AND REPAIR SHOP
Means *premises* used for the servicing, repairing or renting of articles, goods or materials, and may include an outlet for service and repair done off *premises*, but does not include any use involving the sale, rental or servicing of *motor vehicles*.

SETBACK
Means the horizontal distance from a *lot line* or a defined physical feature measured at right angles to such line, to the nearest part of any *building* or *structure* on the *lot*.

SHORT-TERM RENTAL ACCOMMODATION
Means the secondary use of a residential *dwelling unit* that offers a place of accommodation or temporary residence, or occupancy by way of concession, permit, lease, licence, rental agreement or similar arrangement for twenty-eight (28) consecutive calendar days or fewer with no on-site management throughout all or part of the year. *Short-term rental accommodation uses* shall not mean a *motel*, *hotel*, *bed and breakfast establishment*, *tourist establishment*, *tourist cabin establishment*, or similar commercial accommodation use. For the purposes of this definition, a secondary use shall mean secondary in terms of time the *dwelling unit* is used as a *short-term rental accommodation*.

SIGHT TRIANGLE
Means the triangular space formed by the *street lines* and a line drawn from a point in one *street line* to a point in the other *street line*, each such point being 9 metres, measured along the *street line* from the point of intersection of the *street lines*. The distance shall be increased to a minimum of no less than 15.0 metres for Provincial Highways, *County* Roads and Municipal Arterial Streets. Where the two *street lines* do not intersect at a point, the point of intersection of the *street lines* shall be deemed to be the intersection of the projection of the *street lines* or the intersection of the tangents to the *street lines*.

SIGNIFICANT DRINKING WATER THREAT
Means a drinking water threat, as defined in the Clean Water Act, that according to a risk assessment as defined in the Clean Water Act, poses or has the potential to pose a significant risk to the safety of drinking water.

SITE ALTERATION
Means activities, such as grading, excavation and the placement of fill that would change the landform and natural vegetative characteristics of a site.

SPORTS COURT
Means an outdoor unenclosed playing surface for recreational activities including but not limited to a tennis court, pickleball court, or basketball court, but shall not include a beach volleyball court comprised of temporary posts and net.

STACKING LANE
Means a continuous on-site queuing lane that includes *stacking spaces* for *motor vehicles* which is separated from other vehicular traffic and pedestrian circulation by barriers, markings, or signs.

STACKING SPACE
Means a rectangular space designed to be used for temporary queuing of a *motor vehicle* in a *stacking lane*.

STORAGE CONTAINER
Means a rail or seaway container which is traditionally used for the shipping and transportation of goods and materials. A re-designed *storage container* used for the construction of a dwelling where a *building* permit has been issued is not a *storage container*.

STOREY
Means that portion of a *building* between the surface of a floor and the floor, ceiling or roof immediately above. Any portion of a *building* partly below *grade* level shall be deemed a *storey* where it's ceiling is at least 1.8 metres above *grade*. Any portion of a *storey* exceeding 4.2 metres in *height* shall be deemed to be an additional *storey*.

STREET LINE
Means any *lot line* that divides a *lot* from a *public street*.

STREET, PRIVATE
Means a private road or right-of-way that accesses multiple properties but is not owned by the *Corporation* or any other *Public Authority*.

STREET, PUBLIC
Means a roadway owned and maintained by a *Public Authority* which affords a principal means of access to abutting *lots* and for the purposes of this By-law does not include a lane, a *private street* or a private right-of-way. For the purposes of identifying a *lot* as a *corner lot*, *through lot* or through *corner lot*, an unopened road allowance owned by a *public authority* is deemed to be a *public street*.

STREET, UNASSUMED
Means a roadway owned by a *Public Authority* that is not maintained.

STRUCTURE
Means anything that is *erected*, built or constructed, the use of which requires location on or in the ground or which is attached to something having location on or in the ground. For the purpose of this By-law, a light standard, sign, or *fence* shall be deemed not to be *structures*.

STUDIO
Means a *premises* used primarily for the instruction and performance of art, dancing, language, music, photography or similar *uses*, and includes the retail sale of artifacts produced on the *premises* as an *accessory use*.

SWIMMING POOL
Means any body of water located outdoors on a *lot* privately owned property in which the depth of the water at any point can exceed 0.8 metres and shall include any support *structure*, but does not include a body of water associated with an *agricultural use*, an *agricultural intensive use* or an *agricultural specialized use*.

T

TAXI
Means a *vehicle* used for commercial purposes that being the carrying of passengers for a fee.

TAXI BUSINESS
Means a *building* or part of a *building* wherein a *business office* is contained for the administration and dispatching of *taxi* vehicles for gain or hire, but does not include the servicing or repair or such vehicles.

TENT
Means every kind of temporary shelter for sleeping that is not permanently affixed to the site and that is capable of being easily moved.

TRAVEL/TENT TRAILER SITE
Means a site in a *trailer park* that is used for the temporary parking or storing of a *trailer* or truck camper or *tent*.

TOURIST CABIN ESTABLISHMENT
Means a *tourist establishment* comprised of two or more cabins arranged singly or in pairs and in which cooking facilities may be provided.

TOURIST ESTABLISHMENT
Means *premises* designed or used for the traveling or vacationing public, and that has facilities for accommodation and may serve meals or provide kitchen facilities within each unit and may furnish equipment, supplies or services to *persons* for recreational purposes, but does not include a *trailer park*.

TOWNSHIP
Means the *Corporation* of the *Township* of Tiny.

TRAILER
Means a *vehicle* that is at any one time drawn upon a street by a *motor vehicle*, but for the purposes of this By-law, does not include a *mobile home* dwelling.

TRAILER, PARK MODEL
Means a seasonal recreational *building* constructed in conformance to CAN/CSA-Z241 and intended to be used as a seasonal recreational *building* of residential occupancy.

TRAILER PARK
Means *premises*, designed or used for seasonal occupancy only, consisting of camping sites for the overnight, temporary camping or parking of *Recreational Vehicles*, or *tents* for recreational or vacation use. One *Mobile Home* or *single detached dwelling* is permitted in a *Trailer Park* for the residential use of the caretaker/owner with a valid Business License issued by the *Township*.

TRANSPORTATION TERMINAL
Means *premises* in which goods or wares are stored and where trucks are stored, serviced, repaired and loaded or unloaded.

U

USE
Means the purpose for which any portion of a *lot*, *building* or *structure* is designed, arranged, intended, occupied or maintained.

UTILITIES
Includes power, communications, telecommunications and other cable services, as well as gas and district energy services.

V

VEHICLE
Means an automobile, bus, *commercial vehicle*, farm tractor or implement, heavy equipment, snow vehicles, tractor *trailer*, transit *vehicle* and any other *vehicle* propelled or driven by any means, within the meaning of a *vehicle* under the Highway Traffic Act.

VEHICLE, COMMERCIAL
Means a *vehicle* having permanently attached thereto a truck or delivery body and includes an ambulance, hearse, casket wagon, fire apparatus, police patrol, motor bus and tractor used for hauling purposes on the highways and any *vehicle* bearing commercial license plates, and any *vehicle* within the meaning of a *commercial motor vehicle* under the Highway Traffic Act.

VETERINARY CLINIC
Means *premises* where a veterinary surgeon treats domestic animals, birds or other livestock and in which such animals may be boarded.

VETERINARY CLINIC, SMALL ANIMAL
Means *premises* where one or more licensed veterinarian and any associated staff provide medical, surgical, grooming or similar services on site solely for small animals and/or household pets, but does not include a *commercial dog kennel*.

W

WAREHOUSE
Means *premises* in which goods or wares are stored and where trucks are stored, loaded or unloaded.

WASTE
Means ashes, garbage, refuse, domestic *waste*, industrial *waste* or municipal refuse and other such materials as are designated in the regulations of the Environmental Protection Act, as amended.

WASTE APPROVED
Shall mean domestic, commercial and solid industrial *waste* which is *Non-Hazardous Waste approved* for *Landfilling* at a *Landfilling Site* in accordance with an Approval issued by the Province for a *Landfilling Site*.

WASTE DISPOSAL SITE
Means includes the Fill Area and the *Buffer Area* of property which is or has been or is suspected to have been used as a landfill as well as property under development for *landfilling*, and means:

a) Any land upon, into or through which, or *building* or *structure* in which, *waste* is deposited, disposed of, handled, stored, transferred, treated or processed; and,

b) Any operation carried out or machinery or equipment used in connection with the depositing, disposal, handling, storage, transfer, treatment, or processing referred to in clause a).

WASTE FILL AREA
Shall mean an area on the surface of a *Landfilling Site* beneath which or above which Approved *Waste* may be disposed of by deposit or *landfilling* as set out in a C. of A.

WASTE MANAGEMENT TRUCK ROUTE
Shall mean the route to be used for the transportation of *waste* to the *Landfilling Site* as approved by *Council* after the *Waste Management Truck Route* Study has been carried out in accordance with Subsection 9.9 of By-law 06-01.

WASTE, NON-HAZARDOUS
Shall mean any *waste* that is not defined or categorized or described as hazardous in the Environment Protection Act, R.S.O. 1990 c.E. 19 or its regulations.

WASTE TRANSFER STATION
Means the use of land for the collection of *waste* into bulk containers for the further transport to a land fill site, recycling facility or other *waste* disposal facility.

WATERCOURSE
Means an identifiable depression in the ground in which a flow of water intermittently or continuously occurs. Municipal drains and easements for drainage purposes and roadside ditches are not a *watercourse*.

WATER STORAGE TANK
Means a *structure* that is designed to hold water in a container that rests on the ground or is elevated and which contains water used for human and/or animal consumption.

WAYSIDE PIT
Means a temporary pit or quarry opened and used by or for a *public authority* solely for the purpose of a particular project or contract of road construction and not located on the road right-of-way.

WET BAR
Means a combination of a counter, sink, fridge and storage area facilities that comprises part of a *dwelling unit* and which is accessory to the *dwelling unit* but does not include any cooking facilities.

WOODCHIPPING ESTABLISHMENT
Means *premises* in which timber from the same *lot* or from another location is fed into a wood-chipping machine for the purpose of producing woodchips and which may include, as an *accessory use*, the retail sale of the woodchips to the public.

WOODWORKING/METALWORKING ESTABLISHMENT
Means *premises* where wood and/or metal is used and/or processed into unfinished or finished goods for domestic, commercial or *industrial use*.

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Y

YARD
Means an open, uncovered space on a *lot* appurtenant to a *building* and unoccupied by *buildings* or *structures* except as specifically permitted in this By-law.

YARD, EXTERIOR SIDE
Means the *yard* of a *corner lot* extending from the *front yard* to the *rear yard* between the *exterior side lot line* and the nearest main wall of the *main building* or *structure* on the *lot*.

YARD, FRONT
Means a *yard* extending across the full width of the *lot* between the *front lot line* and the nearest main wall of the *main building* or *structure* on the *lot*.

YARD, INTERIOR SIDE
Means a *yard* other than an exterior side *yard* that extends from the *front yard* to the *rear yard* between the *interior side lot line* and the nearest main wall of the *main building* or *structure* on the *lot*.

YARD, MINIMUM REQUIRED
Means the minimum distance of a *yard* required from a *lot line*. No part of a required minimum *yard* for a *building* or *structure* shall be included as part of a required minimum *yard* for another *building* or *structure*. In calculating *minimum required yards*, the minimum horizontal distance from the respective *lot lines* shall be used.

YARD, REAR
Means a *yard* extending across the full width of the *lot* between the *rear lot line* and the nearest main wall of the *main building* or *structure* on the *lot*.

Z

ZONE
Means an area of land use(s) shown on the Zoning Schedules of this By-law.

SECTION 8.0
ENACTMENT

This By-law shall come into effect upon the date of passage hereof, where no objections are received or, where objections are received, upon approval of the Ontario Land Tribunal in accordance with the *Planning Act, R.S.O. 1990 c.P.13* as amended.

READ A FIRST AND SECOND TIME THIS 12th DAY OF OCTOBER 2022.

READ A THIRD TIME AND FINALLY PASSED THIS 12th DAY OF OCTOBER 2022.

THE CORPORATION OF THE TOWNSHIP OF TINY

MAYOR, George Cornell

CLERK, Sue Walton

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