

**CORPORATION
OF THE
TOWNSHIP OF ADMASTON/BROMLEY
ZONING BY-LAW NO. 2004-13**

Prepared For:

The Corporation of the
Township of Admaston/Bromley

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THE CORPORATION OF THE TOWNSHIP OF ADMASTON/BROMLEY

BY-LAW NUMBER 2004-13

Being a By-law to regulate the use of lands and the character, location and use of buildings and structures within the Township of Admaston/Bromley pursuant to Section 34 of the Planning Act, 1990.

PREAMBLE

WHEREAS Section 34 of the Planning Act, 1990, provides that the Council of a local municipality may pass By-laws to regulate the use of lands and the character, location and use of buildings and structures;

AND WHEREAS the Council of The Corporation of the Township of Admaston/Bromley wishes to ensure proper and orderly development within the limits of the Township of Admaston/Bromley;

AND WHEREAS this By-law encompasses all lands within the former Township of Admaston and the former Township of Bromley;

AND WHEREAS the Council of The Corporation of the Township of Admaston/Bromley has deemed it to be in the public interest that such a By-law be enacted;

NOW THEREFORE the Council of The Corporation of the Township of Admaston/Bromley enacts as follows:

SECTION 1.0 - AUTHORIZATION AND USAGE**1.1 TITLE**

This By-law shall be known and may be cited as the “Zoning By-law” of the Corporation of the Township of Admaston/Bromley.

1.2 SCOPE**1.2.1 Application of By-law**

The provisions of this By-law shall apply to all lands within the Township of Admaston/Bromley, with the exception of Crown and Federal Lands. This By-law should be used in conjunction with the County of Renfrew Official Plan (Admaston/Bromley Enlargement).

1.2.2 Conformity with By-law

No building or structure shall hereafter be erected or altered, nor shall the use of any building, structure or lot hereafter be changed, in whole or in part, except in conformity with the provisions of this By-law.

1.2.3 Changes Causing Contravention of By-law

No person shall change the purpose of which any lot, building or structure is used, or erect any new building or structure or alter any existing building, structure or lot, or sever any lands from any existing lot, if the effect of such action is to create a situation where any original, adjoining, remaining or new building, structure or lot contravenes any of the applicable provisions of this By-law.

1.2.4 Violations of Previous Zoning By-laws

Any use established in violation of a predecessor of this By-law shall be deemed to have been established unlawfully.

1.2.5 Other Restrictions

This By-law shall not be used or have the effect to reduce or mitigate any other restrictions by an authority having lawful jurisdiction to make such restrictions.

1.2.6 Permits and Licences

No Municipal permit, certificate or licence shall be issued for a proposed use of land, including any establishment, enlargement, alteration or change in use of any building or structure, that contravenes any provision of this By-law.

1.3 ADMINISTRATION

1.3.1 Administrator

This By-law shall be administered by the Chief Building Official or by a Zoning Administrator appointed by Council, or by such other person as Council may designate from time to time for such purpose.

1.3.2 Inspection

The Zoning Administrator, Chief Building Official or any officer or employee of the Corporation assigned the responsibility for enforcing this By-law may at all reasonable times and upon producing proper identification, enter and inspect any property on or in respect of which he or she believes a contravention is occurring. However, such officer shall not enter any room or place actually used as a dwelling without requesting and obtaining the consent of the occupier, except under the authority of a search warrant as set out in Section 49 of the Planning Act, 1990.

1.3.3 Violations and Penalties

Every person who contravenes any provision of this By-law on conviction is liable:

- (a) on a first conviction to a fine of not more than \$25,000.00; and
- (b) on a subsequent conviction to a fine of not more than \$10,000.00 for each day or part thereof upon which the contravention has continued after the day on which the person was first convicted; and

Every corporation which contravenes any provision of this By-law on conviction is liable:

- (c) on a first conviction to a fine of not more than \$50,000.00 and
- (d) on a subsequent conviction a fine of not more than \$25,000.00 for each day or part thereof upon which the contravention has continued after the day on which the corporation was first convicted.

Every such penalty described herein is subject to the provisions of Section 67 of the Planning Act, 1990, as amended, and will change from time to time in accordance with the said Act.

1.3.4 Remedies

Where a building or structure is or is proposed to be erected, altered or enlarged, or a building, structure or lot is or is proposed to be used in contravention of any provision of this By-law, such contravention may be restrained by action at the insistence of any ratepayer or of the Corporation.

1.3.5 Plans to Accompany Applications

In addition to all of the requirements of the Building Code and this By-law or any other By-law of the Corporation, every application for a building permit shall be accompanied by a plan, in duplicate, drawn to scale and showing;

- (a) the true dimensions of the lot to be built upon or otherwise used;
- (b) the location of all existing buildings, structures or uses on the lot;
- (c) the proposed location, height and dimensions of any building, structures or use proposed for such lot;
- (d) the proposed locations and dimensions of yards, landscaped open spaces, parking areas and loading spaces required by this By-law;
- (e) a statement, signed by the owner, disclosing the specific existing or proposed use for each existing or proposed building or structure, and containing all information necessary to determine if such existing or proposed building, structure or use conforms to the requirements of this By-law.

1.4 **VALIDATION**

1.4.1 Effective Date

This By-law shall come into effect from the date of its passing by Council and shall come into force in accordance with Section 34 of the Planning Act, 1990.

1.4.2 Repeal of Existing By-laws

From the coming into force of this By-law all previous By-laws passed by the Council(s) of the former Township of Admaston and the former Township of Bromley, under Section 34 of the Planning Act, 1990, or a predecessor thereof, shall be repealed, except to the extent that any of the said By-laws prohibit the use of any land, building or structure for a purpose or in a manner that is also prohibited by this By-law.

1.4.3 Provisions Validity Separable

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

1.4.4 Schedules to By-law

The Zones set out in this By-law and the boundaries of such Zones are set out on the maps that are attached hereto and marked as Schedules. The Schedules are hereby made a part of this By-law as fully and to all intents and purposes as though recited in full herein.

1.5 INTERPRETATION

1.5.1 For the purposes of this By-law, words used in the present tense include the future; words in the singular number include the plural and words in the plural include the singular number; the word “shall” is mandatory; the word “used” shall also mean “designed to be used”; and the word “occupied” shall also mean “designed to be occupied”.

1.5.2 Boundaries of Zones

Where uncertainty exists with respect to the boundaries of the various zones as shown on the Schedules (Zoning maps) attached to this By-law the following rules shall apply:

(a) Centreline Limits

Where the boundary is shown as following a street, lane, railway right-of-way or other right-of-way, such Zone boundary shall be the centreline of the street, lane, railway right-of-way or other right-of-way.

(b) Lot Lines

Where the boundary is not shown to be a street, or other feature described in item (a), but is shown to substantially follow a lot line, such lot line shall be the Zone boundary unless specifically indicated otherwise on the Schedule.

(c) Closed Road, Right-of-Way

In the event that a dedicated road, lane or railway right-of-way shown on the Schedule is closed, the property formerly in such road, lane or railway right-of-way shall be included within the Zone of adjoining property on either side of such closed feature. Where such closed feature formed a Zone boundary, the new Zone boundary shall be the former centreline of the closed road, lane or railway right-of-way.

(d) Shoreline

Where the boundary is shown as following the shoreline of any waterbody, the high water mark shall be the Zone boundary.

(e) Other Boundaries

Where none of the above interpretations can be applied, then the location of the boundary shall be determined by scaling from the original Schedule(s) located in the Municipal offices.

1.5.3 Measurements

Where linear distances, other than those referring to vertical measurements are specified, such linear distances are measured on a horizontal plane.

SECTION 2.0 - DEFINITIONS

For the purpose of this By-law the definitions and interpretations of this section shall apply.

- 2.1 ABANDONED means the failure, in the opinion of the Zoning Administrator, to proceed expeditiously with construction work during any continuous 12 month period.
- 2.2 ABATTOIR means a building, structure or lot or part thereof used for the slaughter of livestock or other animals for the purpose of processing or rendering.
- 2.3 ACCESSORY when used to describe a use, building or structure, means a use, or a detached building or structure, that is customarily incidental, subordinate and exclusively devoted to supporting the principle use, building or structure and located on the same lot therewith. This does not include an accessory residence unless otherwise specified.
- 2.4 ADULT ENTERTAINMENT PARLOUR means any premises or part thereof in which, in pursuance of a business, trade, calling or occupation, services appealing to or designed to appeal to erotic or sexual appetites or inclinations, are provided. This definition does not include the exhibition, rental or sale of film or videos approved for distribution pursuant to the Theatres Act, or the sale of magazines or other printed material provided such sale does not contravene any law. "Services appealing to or designed to appeal to erotic or sexual appetites or inclinations" shall mean a performance, exhibition or activity of which a principal feature or characteristic is the nudity or partial nudity of any person.
- 2.5 AGGREGATE means gravel, sand, clay, earth, shale, stone, limestone, dolostone, sandstone, marble, granite and rock other than metallic ores.
- 2.6 AGRICULTURAL COMMERCIAL ESTABLISHMENT means the use of land, buildings or structures for the wholesale or retail sales of goods that are necessary to support agricultural uses and for the processing and sale of products derived from farm uses. Without limiting the generality of the foregoing, these include such goods as farm machinery and equipment, products used for the housing and husbandry of livestock, poultry and fur bearing animals, and materials and equipment for sub-surface drainage and such services as the selling, processing, storage and transportation of seed, feed, crops, milk and eggs and livestock, and the selling of fertilizer and chemical products.
- *(By-law 2022-46)***
- *2.7 AIR FILTRATION SYSTEMS means a system designed, approved and implemented in accordance with a license issued by Health Canada as part of its requirements under the Cannabis Act, for the purposes of controlling emissions, including odour, or a licensed cannabis cultivation and production facility.*

- 2.8 AIRFIELD, PRIVATE means land used for the purpose of the landing, storing, taxiing or taking-off of private aircraft and uses, buildings and structures accessory thereto, but not an airport under the regulation of Transport Canada.
- 2.9 AIRPORT means the use of land licensed by Transport Canada for the landing and take-off of commercial and/or private aircraft and shall include any buildings or structures accessory thereto.
- 2.10 ALTER means any alteration in a bearing wall or partition or column, beam, girder or other supporting member of a building or structure or any increase in area or volume of a building or structure. When used in reference to a lot, the word alter means to decrease the width, depth or area of any required yard, setback, landscaped open space or parking area, or to change the location of any boundary of such lot with respect to a street or lane. The words “altered” and “alteration” shall have a corresponding meaning.
- 2.11 AMUSEMENT ARCADE means any premises or part thereof containing four or more electronic, mechanical pinball or amusement machines operated for gain and made available for the entertainment or amusement of the general public. This definition shall not include establishments which sell such devices, provided that such devices are not made available on the premises for use on a commercial basis by the public.
- 2.12 ANIMAL HOSPITAL means a building or structure where domestic animals, birds or other livestock are treated and where domestic animals or birds are kept for treatment only and shall include the clinic of a registered veterinarian.
- 2.13 ANSI (Area of Natural and Scientific Interest) means areas of land and water containing natural heritage landscapes or features that have been identified as having life science or earth science values related to protection, scientific study or education.
- 2.14 ASPHALT MANUFACTURING PLANT means an industrial facility used for the production of asphalt for immediate use in the paving of roads and driveways and the damp-proofing of buildings or structures.
- 2.15 ASSEMBLY HALL means a building or part of a building in which facilities are provided for such purposes as meetings of civic, education, political, religious or social purposes, and shall include a banquet hall.
- 2.16 ATTACHED means a building otherwise complete in itself, which depends for structural support, or complete enclosure, upon a division wall or walls shared in common with an adjacent building or buildings.
- 2.17 AUTOMOTIVE-BODY SHOP means a building or structure used for the painting or repairing of vehicle bodies or fenders, but shall not include a salvage yard.

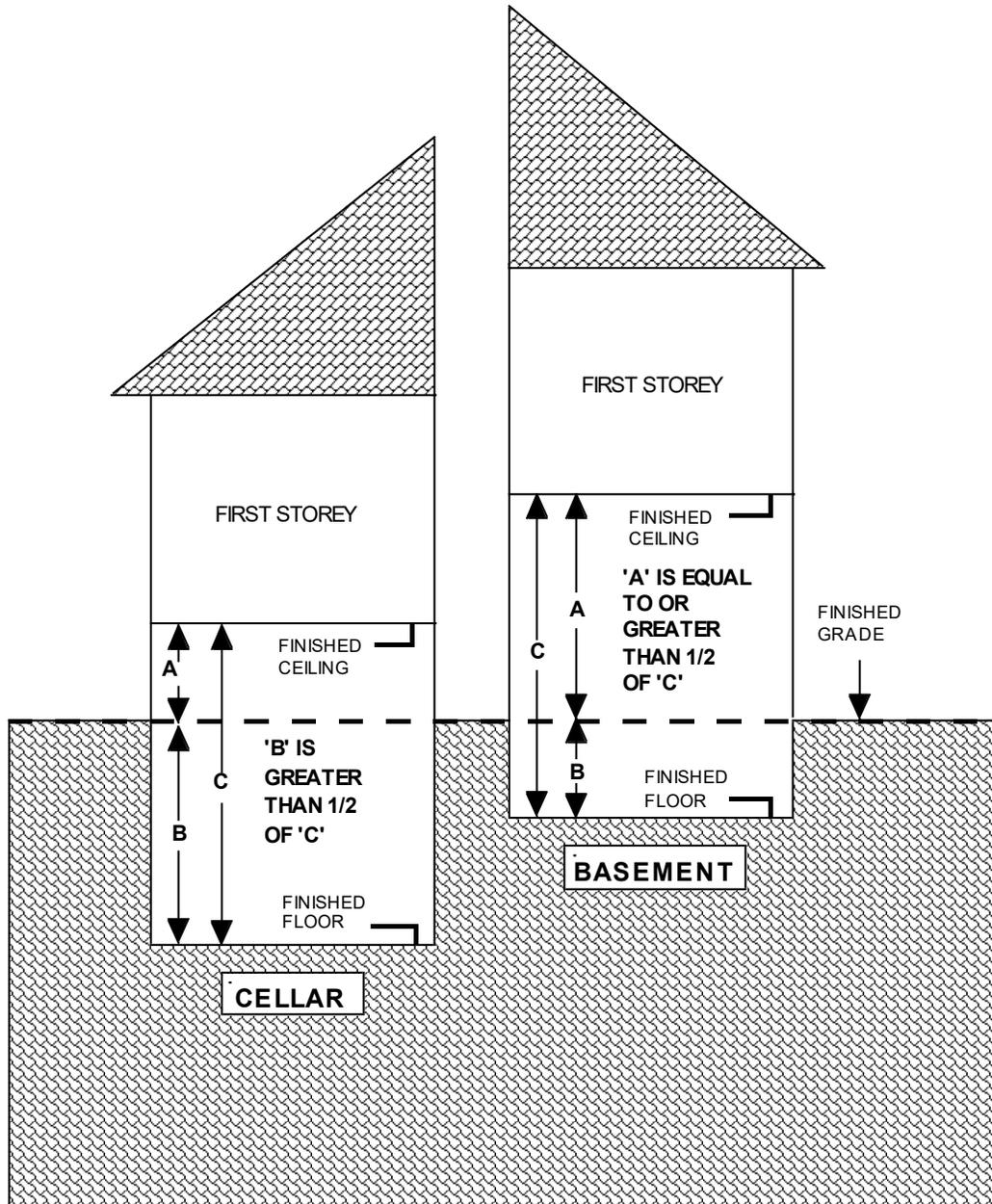
- 2.18 AUTOMOTIVE-CAR WASH shall mean a building or structure containing facilities for washing vehicles, either by production line methods and mechanical services or by a self-service operation.
- 2.19 AUTOMOTIVE-COMMERCIAL GARAGE means a building where all functions of an automotive service station may be carried out and where major repairs of vehicles may be performed, including body work and welding but shall not include dismantling of motor vehicles for scrap or the storage of motor vehicles awaiting scrapping.
- 2.20 AUTOMOTIVE-GASOLINE BAR means one or more pump islands, each consisting of one or more gasoline pumps, and shelter having a floor area of not more than 10 square metres, excluding washrooms, which shall not be used for the sale of any product other than liquids and small accessories required for the operation of motor vehicles and shall not be used for repairs, oil changes or greasing.
- 2.21 AUTOMOTIVE-SERVICE STATION means a building or place where gasoline, grease, anti-freeze, tires, tubes, tire accessories, electric light bulbs, spark plugs and batteries for motor vehicles are stored or kept for sale, or where motor vehicles may be oiled, greased or washed, or have their ignition adjusted, tires inflated or batteries changed, or where only minor or running repairs essential to the actual operation of motor vehicles are executed or performed.
- 2.22 AUTOMOTIVE-STORE means an establishment primarily engaged in the retail sale of vehicle parts, accessories and tools. Accessory uses may include service bays for performing maintenance repair operations on motor vehicles.
- 2.23 AUTOMOTIVE-VEHICLE SALES OR RENTAL ESTABLISHMENT means an establishment having as its main use the storage of vehicles for sale or the storage of vehicles for rent or lease. Accessory uses may include facilities for the repair or maintenance of such vehicles.
- 2.24 BASEMENT means that portion of a building between two floor levels which is partly underground but which has at least one-half of its height from finished floor to finished ceiling above adjacent finished grade as approved.
- 2.25 BED AND BREAKFAST ESTABLISHMENT means an owner-occupied single-detached dwelling in which there are up to four rooms for rent as short-term accommodation for tourists or vacationers, and may include the provision of meals. The Bed and Breakfast use shall remain subordinate to the primary use of the building as a single-detached dwelling. This definition does not include any other establishment defined in this By-law.
- 2.26 BERM means a landscaped mound of earth.

- 2.27 BOARDING HOUSE means a dwelling in which the proprietor resides and supplies for gain, more than three bedrooms for boarders and may include the provision of meals. Rooming house shall have a corresponding meaning.
- 2.28 BOAT DOCKING OR LAUNCHING FACILITY means a structure for the mooring or launching of boats or watercraft, attached to or forming part of the mainland or used in conjunction with a use on the mainland.
- 2.29 BOATHOUSE means an accessory building or structure which is designed or used for the sheltering of a boat or other form of watercraft and equipment accessory to their use.
- 2.30 BUFFER STRIP means an area to be used only for the purpose of screening land, buildings or other structures by the planting and maintenance of trees or shrubs or the construction and maintenance of a berm.
- 2.31 BUILDING means any structure used or designed to be used for shelter, accommodation or enclosure of persons, animals or chattels.
- 2.32 BUILDING ENVELOPE means the buildable area on a lot, defined by the minimum front yard depth, rear yard depth, side yard width and other applicable setbacks and requirements and maximum height requirements, within which a building can be erected.
- 2.33 BUILDING SUPPLY STORE means an establishment engaged in the selling of building supplies including lumber, siding, roofing, electrical, heating and similar items.
- 2.34 CABIN, SLEEPING means a building containing not more than two sleeping rooms, which building shall not include cooking facilities or any plumbing facilities.
- 2.35 CAMP, RECREATION means a recreational establishment operated by a private or public organization where children and/or adults are temporarily accommodated in tents, cabins, cottages and/or lodge houses and shall include a church camp, a day camp or a scout camp but does not include any tourist establishment or mobile home park.
- 2.36 CAMPING ESTABLISHMENT means a tourist establishment consisting of at least five camping lots and comprising land used or maintained as grounds for the camping or parking of recreational vehicles and tents.

(By-law 2022-46)

- *2.37 CANNABIS – LICENSED CULTIVATION AND PRODUCTION FACILITY** means any building or structure, licensed and/or authorized to grow, possess, sell, provide, ship, deliver, transport, destroy, test, produce export and/or import cannabis for medical or non-medical purposes, including related research as defined in applicable Federal Regulations as amended from time to time. For the purpose of describing a licensed cannabis cultivation and production facility, cultivation refers to the growing of cannabis, whereas production refers to the processing and producing of cannabis and cannabis related products.
- 2.38 **CELLAR** means the portion of a building between two floor levels, which is partly underground and which has more than one-half of its height from finished floor to finished ceiling, below adjacent finished grade.
- 2.39 **CEMETERY** means a cemetery, columbarium or mausoleum within the meaning of the Cemetery Act of Ontario.
- 2.40 **CHURCH** means a building commonly used by any religious organization as defined in the Religious Organizations Land Act, R.S.O. 1980 as amended, for public worship, and may include a rectory or manse, church hall, auditorium, day nursery or religious school associated with or accessory thereto.
- 2.41 **CLINIC** means a building or part thereof, used exclusively by physicians, dentists, their staff, and their patients for the purpose of consultation, diagnosis and office treatment. Without limiting the generality of the foregoing, a clinic may include administrative offices, waiting rooms, treatment rooms, laboratories, pharmacies and dispensaries directly associated with the clinic, but shall not include accommodation for in-patient care or operating rooms.
- 2.42 **COMMUNITY CENTRE** means any tract of land or buildings or any part of any buildings used for community activities whether used for commercial purposes or not, and the control of which is vested in the municipality, a local board or agent thereof.
- 2.43 **CONCRETE MANUFACTURING PLANT** means an industrial facility used for the production of concrete for immediate use in the construction of buildings, structures, roads or driveways. This definition also means the manufacturing of finished concrete products and may include the retail sale of such products.
- 2.44 **CONSTRUCT** means to do anything in the erection, installation, extension or material alteration or repair of a building and includes the installation of a building unit fabricated or moved from elsewhere and “construction” has corresponding meaning.

ILLUSTRATION OF CELLAR AND BASEMENT DEFINITIONS



Note: the above illustration is for clarification purposes only.

- 2.45 CONTRACTOR'S YARD OR SHOP means an area of land of a contractor of any building or construction trade where equipment and materials are stored, or where a contractor performs shop or assembly work but does not include any other yard or establishment otherwise defined or classified herein.
- 2.46 CONVENIENCE STORE means a retail commercial establishment supplying groceries, sundries and other daily household necessities to the immediate surrounding area.
- 2.47 CORPORATION means the corporation of the Township of Admaston/Bromley.
- 2.48 COTTAGE means a building to accommodate one or more guests for temporary occupancy,
- (a) that contains at least two rooms;
 - (b) that is at least partially furnished; and
 - (c) in which the guest may be permitted to prepare and cook food.
- 2.49 COTTAGE ESTABLISHMENT means a tourist establishment comprised of two or more cottages owned or leased by the same person. Cabin establishment shall have a corresponding meaning.
- 2.50 DAY NURSERY means a building or part thereof duly licensed by the Province of Ontario for use as a facility for the day-time care of children.
- 2.51 DRIVEWAY means a vehicle access provided between a street or lane and a parking area or a loading space, or between two parking areas, but does not include a parking aisle.
- 2.52 DWELLING means a building or part of a building containing one or more dwelling units.
- 2.53 DWELLING, SINGLE DETACHED means a single dwelling unit which is freestanding, separate and detached from other main buildings or main structures and includes a prefabricated single dwelling unit but does not include a mobile home.
- 2.54 DWELLING, SEMI-DETACHED means a building that is divided vertically into two separate dwelling units each of which has an independent entrance either directly from the outside or from a common vestibule.
- 2.55 DWELLING, DUPLEX means a building that is divided horizontally into two separate dwelling units each of which has an independent entrance either directly from outside or through a common vestibule.
- 2.56 DWELLING, TRIPLEX means a building that is divided horizontally into three separate dwelling units each of which has an independent entrance either directly from outside or through a common vestibule.

- 2.57 DWELLING, ROW HOUSE means a building that is divided vertically into three or more dwelling units, each of which has a separate and independent entrance at finished grade and separated from the adjoining unit or units by a common unpierced wall with no interior access between each dwelling unit. Townhouse shall have a corresponding meaning.
- 2.58 DWELLING, MAISONETTE means a building that is divided vertically into five or more dwelling units, each of which has independent entrances, one to a common corridor and the other directly to an outside yard area adjacent to the said dwelling unit.
- 2.59 DWELLING, APARTMENT means the whole of a building not otherwise defined herein, which contains four (4) or more dwelling units served by a common entrance or by an independent entrance directly from the outside in which the occupants have the right to use in common any corridors, stairs or elevators contained therein, and the yards appurtenant thereto.
- 2.60 DWELLING, LIMITED SERVICE means a single-detached dwelling that:
- (a) has no frontage on a municipally maintained street, and
 - (b) the owner is responsible for services, such as snow clearing and road maintenance, and for ensuring that the road condition is adequate for access by emergency vehicles, including fire, ambulance and police; and
 - (c) has a means of access to the lot that is not part of the municipal street network.
- 2.61 DWELLING UNIT means a suite of habitable rooms which:
- (a) is located in a building;
 - (b) is used or intended to be used in common by one or more persons as a single, independent and separate housekeeping establishment;
 - (c) contains food preparation and sanitary facilities provided for the exclusive common use of the occupants thereof; and
 - (d) has a private entrance directly from outside the building or from a common hallway or stairway inside the building.
- 2.62 DWELLING UNIT, ACCESSORY means a dwelling unit accessory to a permitted non-residential use.

2.63 DWELLING UNIT AREA means the aggregate of the floor area of all habitable rooms, hallways and lobbies within a dwelling unit, excluding the thickness of any exterior walls.

(By-law 2022-67)

*2.64 DWELLING UNIT, SECONDARY means a second self-contained residential dwelling unit, subordinate to a primary dwelling unit, in which food preparation, eating, living, sleeping and sanitary facilities are provided for the exclusive use of the occupants thereof, and which may also be located within structures accessory to a dwelling such as a garage or other detached structures but does not include a garden suite or an accessory dwelling unit as defined in the By-law.

2.65 DWELLING UNIT, COACH HOUSE means a type of secondary dwelling unit that is in a standalone structure, separated from the primary dwelling unit.*

2.66 EATING ESTABLISHMENT means a building or part of a building where food is offered for sale or sold to the public for immediate consumption therein and includes a restaurant, café, cafeteria, ice cream parlour, tea or lunch room, dairy bar, coffee shop, snack bar, refreshment room or stand or a mobile food vehicle, but does not include a boarding house.

2.67 EATING ESTABLISHMENT, DRIVE-IN means a premises consisting of a building or structure, together with a parking lot, from which food, refreshments, dairy products or beverages are offered for sale or sold to the public for consumption either in automobiles parked on the parking lot or for consumption elsewhere on the premises, but not necessarily within such building or structure, and does not include any other use defined in this By-law.

2.68 EATING ESTABLISHMENT, FULL SERVICE means a building or part thereof where food is prepared and offered for retail sale to the public for immediate consumption either on or off the premises.

2.69 EATING ESTABLISHMENT, HOME BASED means any building or part of a building where meals or portions are prepared for immediate consumption or sold or served to the public in a form that will permit immediate consumption on the premise or elsewhere offsite and also includes caterers.

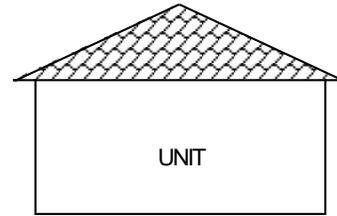
2.70 EATING ESTABLISHMENT, TAKE-OUT means a building or structure used for the sale of food to the general public and from which food is made available to the customer from within the building. No provision is made for consumption of food on the site.

- 2.71 ERECT means build, construct, reconstruct, alter, enlarge or relocate and without limiting the generality of the foregoing, shall include any preliminary physical operations such as cutting, grading, excavating, berming, piling, cribbing, filling or drainage, or any altering of any existing building by an addition, deletion, enlargement, extension or other structural change.
- 2.72 ESTABLISHED BUILDING LINE means the average distance from the street line to existing buildings on the same side of a street within 150 metres of a lot, where a minimum of 3 dwellings have been built within this area prior to the date of passing of this By-law. Where the established building line is being calculated for water setback, the average distance is to be measured in accordance with the foregoing, except that it will be calculated using the distances between the high water mark and existing buildings.
- 2.73 EXISTING means existing as of the date of final passing of this By-law.
- 2.74 EXTRACTIVE INDUSTRIAL FACILITY means a building, structure or facility used for processing aggregate and includes the screening, sorting, washing, crushing, storing and other similar operations allied to an extractive industrial operation.
- 2.75 FACTORY OUTLET means a building accessory to a permitted industrial use where the products manufactured by that industry are kept and offered for wholesale or retail sale.
- 2.76 FARM means land used for the tillage of soil; the growing and harvesting of field crops, vegetables, fruits, horticultural crops and trees; the grazing, breeding, raising, boarding or training of livestock and horses; dairying; beekeeping, fish farming; any other operation that is normal farming practice; and includes one farm dwelling as well as barns, sheds and other accessory structures. A farm use includes a hobby farm.
- 2.77 FARM LIMITED means land used for growing and harvesting field, bush, vine, forest or tree crops or grazing and does not include a farm dwelling and accessory buildings and uses.
- 2.78 FARM PRODUCE SALES OUTLET means a stand set up as an accessory use on a farm, used for the sale of produce from that same agricultural use.
- 2.79 FLOOD means a temporary rise in the water level resulting in the inundation of areas that are adjacent to a water course and not ordinarily covered by water.

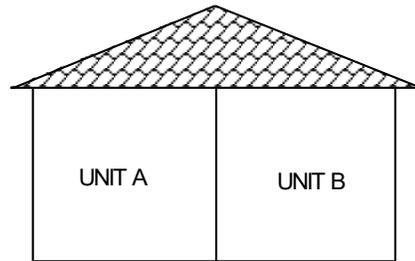
ILLUSTRATIONS OF DWELLING TYPES

DETACHED

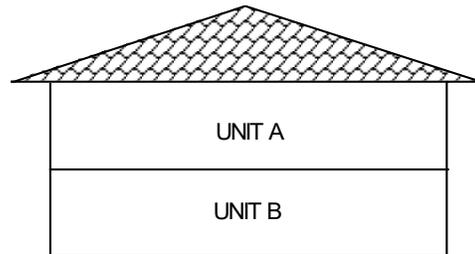
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SEMI-DETACHED



DUPLEX



ROW



Note: The above illustrations are for clarification purposes only.

- 2.80 FLOOD FRINGE means the outer portion of the flood plain between the floodway and the upper elevation of the flood plain limit. Depths and velocities of flooding are generally less severe in the flood fringe than those experienced in the floodway.
- 2.81 FLOOD PLAIN means the area of land within a watershed which is subject to inundation during a flooding event. This area shall be calculated as being the area that would be flooded with an expected average frequency of once in a hundred years. Lands subject to flooding shall have a corresponding meaning.
- 2.82 FLOODPROOFED means the installation of power service metering equipment, major electrical appliances, etc., such that they are not located below the flood plain design elevation but this does not prohibit the installation of electrical wall outlets equipped with ground fault plugs; the design and installation of heating, air conditioning, ventilation, plumbing, sewer and water systems which consider flood susceptibility; sanitary sewer and storm drainage systems having openings below the flood plain elevation which are provided with automatic back flow preventers; water supply systems which are designed to prevent contamination by flood waters; fuel-fired furnaces which are provided with float operated automatic control valves which shut off the fuel supply in the event of flooding; septic systems which are designed to operate during flood conditions and which prevent sewer discharges which could result in a health hazard; and no building openings below the regulatory flood elevation.
- 2.83 FLOODWAY means the channel of a watercourse and the inner portion of the flood plain adjacent to the watercourse where flood depths and velocities are more severe than in the flood fringe. These flood depths and velocities are considered to have the potential to threaten lives and/or damage property.
- 2.84 FLOOR AREA GROSS means, for a dwelling, the total area of the storeys exclusive of basements, cellars, attic, garages, sunrooms, unenclosed verandas or porches; and for a building other than a dwelling, the total area of all the floors contained within the outside walls of the building. Only that floor area having a clear height to the ceiling of at least two and one-quarter metres (2.25 metres) may be used to calculate floor area.
- 2.85 FLOOR AREA, GROSS LEASABLE means the total floor area of a building including basements, mezzanines and upper floors, minus common areas including public walkways, malls, public toilets, truck and service facilities, joint service facilities, elevator shafts and lobbies, boiler rooms, maintenance rooms, mechanical or electrical or utility rooms and any parking for autos within the building.
- 2.86 FLOOR AREA, NET means only the habitable or useable floor space in a building exclusive of any foyer, hallways, stairwell, closet, washroom or toilet room and shall be measured from the inside walls.
- 2.87 FRONTAGE see LOT FRONTAGE.

- 2.88 FORESTRY means the management, development and cultivation of timber resources to ensure the continuous production of wood or wood products, provision of proper environmental conditions for wildlife, protection against floods and erosion, protection and production of water supplies, and preservation of the recreation resources.
- 2.89 FORTIFICATION means the installation, application or maintenance of devices, barriers or materials in a manner designed to restrict, obstruct or impede municipal and law enforcement officials and/or emergency personnel from accessing or exiting any land.
- 2.90 FUEL STORAGE TANK means a tank for the bulk storage of petroleum gasoline, fuel oil, gas or inflammable liquid or fluid but does not include a container for inflammable liquid or fluid legally and properly kept in a retail store or a tank for storage merely incidental to some other use of the premises where such tank is located.
- 2.91 FURNITURE OR WOOD PRODUCTS SHOP means an establishment where items are constructed primarily from wood, including such products as cabinets, furniture, caskets, trim, or sash and door works.
- 2.92 FUNERAL HOME means any premises where preparation of a human body for internment or cremation is undertaken.
- 2.93 GARAGE, PRIVATE means an enclosed or partially enclosed structure in which no business, occupation or service is conducted for profit, and which structure is used primarily for the storage of one or more vehicles and storage of household equipment incidental to the residential occupancy. Carport shall have a corresponding meaning.
- 2.94 GARAGE, PUBLIC means a municipal or provincial facility used for the storage and servicing of road construction and maintenance equipment and materials.
- 2.95 GARDEN CENTRE means an establishment primarily used for the retail sale of gardening equipment, products and planting materials, including greenhouses for the cultivation of such materials.
- 2.96 GOLF COURSE means a public or private area operated for the purpose of playing golf and includes a par 3 golf course, an accessory club house and an accessory driving range.
- 2.97 GRAVEL PIT means an open excavation made for the removal of any unconsolidated aggregate including earth, clay, sand, gravel in order to supply material for construction, industrial or manufacturing purposes, but shall not include an excavation incidental to the erection of a building or structure for which a building permit has been granted by the Corporation or an excavation incidental to the construction of any public works.
- 2.98 GROUP HOME means a single housekeeping unit in a residential dwelling in which up to ten unrelated residents, excluding staff or the receiving family, live as a family under responsible supervision consistent with the requirements of its residents and

which is licensed or approved under Provincial statute.

- 2.99 HAULED SEWAGE means untreated sanitary waste from a septic tank, privy or holding tank.
- 2.100 HEIGHT means, when used with reference to a building, the vertical distance between the average elevation of the finished surface of the ground at the front of the building and,
- (a) in the case of a flat roof, the highest point of the roof surface or the parapet, whichever is the greater;
 - (b) in the case of a mansard roof, the deck roof line;
 - (c) in the case of a gable, hip or gambrel roof, the mean height between the eaves and the ridge; and
 - (d) in the case of any other type of roof, the highest point of the roof surface.
- 2.101 HIGH WATER MARK means the mark made by the action of water under natural conditions on the shore or bank of water, which action has been so common and usual and so long continued that it has created a difference between the character of the vegetation or soil on one side of the mark and the character of the vegetation or soil on the other side of the mark.
- *(By-law 2008-52)*** Where Ontario Power Generation (OPG) *or equivalent* has acquired flooding rights, the high water mark shall be considered the highest geodetic elevation of the OPG flood rights.
- 2.102 HOME DISPLAY AND SALES OUTLET means an establishment or premises where prefabricated dwellings including cottages and mobile homes are erected or located for display purposes only and from which orders can be placed for the purchase and delivery of such dwellings or parts and accessories associated therewith.
- 2.103 HOME FOR THE AGED means a “home for the aged” as defined under the Homes for the Aged and Rest Homes Act, as amended from time to time.
- 2.104 HOME INDUSTRY means a gainful occupation including a day nursery, carpentry, electrical shop, woodworking, window framing, welding, plumbing, machine or auto repair shop, riding stables and a kennel with a maximum of four outdoor runs; a service shop; blacksmithing; or a storage building for school buses, boats or snowmobiles and conducted in whole or in part in an accessory building to a single detached dwelling or to a permitted farm use.
- 2.105 HOME OCCUPATION means any occupation for gain or support which is carried on as an accessory use either within a dwelling or dwelling unit and operated by members of the one family residing in a dwelling or dwelling unit. Such home occupation uses may include a service or repair shop; a personal service shop; caterer; the office or consulting room of a doctor, dentist, chiropractor, drug-less practitioner, lawyer, real estate agent, insurance agent, planner, architect, photographer, teacher, music or

dance instructor or engineer, but does not include a clinic, a hospital, a nursing home, a tea room, kennel, a taxi business or a small internal combustion engine repair shop.

- 2.106 HOSPITAL means a hospital as defined in the Private Hospitals Act, 1980, a sanitarium as defined by the Private Sanitarium Act, 1980 or a hospital as defined by the Public Hospital Act 1970.
- 2.107 HOTEL means a tourist establishment that consists of the following: 1) one or more than one building containing four or more accommodation units grouped under one roof and accessible from the interior or partially from the exterior, and 2) may or may not have facilities for serving meals.
- 2.108 HUNTING & FISHING CAMP means a building or structure intended to provide basic shelter and accommodation on an occasional basis for a person or group of persons engaged in hunting or fishing activities. Such structure may be described as being of light frame construction without any interior finish on its walls and ceiling.
- 2.109 KENNEL means an establishment in which dogs or other domesticated animals are housed, groomed, boarded, bred or trained for gain or profit.
- 2.110 LANDSCAPED OPEN SPACE means open space comprised of lawn and/or ornamental shrubs, flowers and trees and may include space occupied by paths, walks, courts and patios, but shall not include parking areas, traffic aisles, driveways, ramps or storage of equipment, vehicles or other materials.
- 2.111 LANE means a public thoroughfare which affords only a secondary means of access to abutting lots and which is not intended for general traffic circulation.
- 2.112 LAUNDROMAT means a building or structure where coin-operated laundry machines, using only water, detergents and additives are made available to the public for the purpose of laundry cleaning.
- 2.113 LIVESTOCK means chickens, turkeys, cattle, hogs, mink, rabbits, sheep, horses, goats or any domestic animal used or raised for consumption or for commercial purposes.
- 2.114 LIVESTOCK FACILITY means barns, buildings or structures where livestock are housed and shall also include beef feedlots and the associated manure storage facilities.
- 2.115 LODGE HOUSE means a building in which bedrooms, common areas, dining areas, games areas and meals are available for the guests of an establishment.
- 2.116 LOGGING HAULER means an area of land and/or building of a logging contractor where equipment and materials are stored and may include repairs to logging equipment belonging to the logging contractor.
- 2.117 LOT means a parcel or tract of land:
- (a) which is a whole lot as shown on a Registered Plan of Subdivision, but a Registered Plan of Subdivision for the purposes of this paragraph does not

include a Registered Plan of Subdivision which has been deemed not to be a Registered Plan of Subdivision under a By-law passed pursuant to Section 50 of The Planning Act.

(b) which is a separately conveyable parcel of land the owner of which does not retain the fee or equity of redemption in, or a power or right to grant, assign, or exercise a power of appointment with respect to any abutting land, or

(c) for the purpose of this By-law, a mobile home site shall be considered a lot.

2.118 LOT AREA means the total horizontal area within the lot lines of a lot. In the case of a corner lot having street lines rounding at the corner with a radius of six (6) metres, or less, the lot area of such land shall be calculated as if the lot lines were produced to their point of intersection.

2.119 LOT, CORNER means a lot situated at the intersection of two or more streets, or upon two parts of the same street, the adjacent sides of which street or streets (or, in the case of a curved corner, the tangents at the street extremities of the side lot lines) contain an angle of not more than one hundred and thirty-five degrees. In the case of a curved corner, the corner of the lot shall be that point on the street line nearest to the point of intersection of the said tangents.

2.120 LOT COVERAGE means the percentage of the lot area covered by buildings, including accessory buildings.

2.121 LOT FRONTAGE means the horizontal distance between the side lot lines measured along the front lot line. Where the front lot line is not a straight line, or where the side lot lines are not parallel, the lot frontage shall be measured along a line seven and one-half (7.5) metres back from and parallel to the street line.

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

2.123 LOT LINE means any boundary of a lot or a vertical projection thereof.

2.124 LOT LINE, FRONT means the lot line that divides the lot from the street or street allowance or private road with the following clarifications:

(a) in the case of a corner lot, the shorter lot line that abuts the street shall be deemed the front lot line and the longer lot line that abuts the street shall be deemed the side lot line;

(b) in the case of a corner lot with two street lines of equal lengths, the lot line that abuts the wider street or abuts a Provincial Highway or abuts a County Road shall be deemed to be the front lot line, and in the case of both streets being under the same jurisdiction, or of the same width, the lot line where the principal access to the lot is approved shall be deemed to be the front lot line;

- (c) in the case of a corner lot abutting a .3 metre reserve the lot line so abutting the .3 metre reserve shall be deemed an exterior side lot line and the other line abutting the street shall be deemed the front lot line;
- (d) in the case of a through lot, the longer boundary dividing the lot from the street shall be deemed to be the front line and the opposite shorter boundary shall be deemed to be the rear lot line. In case each of such lot lines should be of equal length the lot line where the principal access to the lot is approved shall be deemed to be the front lot line.
- 2.125 LOT LINE, REAR means, in the case of a lot having four or more lot lines, the lot line furthest from and opposite to the front lot line. In the case of a lot with less than four lot lines, there shall be deemed to be no rear lot lines.
- 2.126 LOT LINE, SIDE means a lot line other than a front or rear lot line.
- 2.127 LOT, THROUGH means a lot bounded on two opposite sides by a street. If any lot qualifies as being both a “Lot, Corner” and a “Lot, Through” as hereinbefore defined, such lot shall be deemed a “Lot, Corner” for the purpose of this By-law.
- 2.128 MAIN BUILDING means a building in which the principal use is conducted on the lot on which the building is located. In the residential zone the dwelling is the main building.
- 2.129 MANUFACTURING PLANT means a building or structure in which a product is fabricated or materials are processed or assembled and from which such product is shipped to a wholesale or retail outlet.
- 2.130 MANUFACTURING PLANT, LIGHT means a building or structure in which materials or component parts are manufactured, assembled or processed to produce finished products suitable for the retail trade but does not include any industry involving stamping presses, furnaces or other machinery that emits dirt, dust or noxious fumes into the air or that results in noise or vibration beyond the property in excess of Ministry of the Environment guidelines.
- 2.131 MARINA means a building, structure or place, containing docking facilities and located on a water body, where boats and boat accessories are berthed, stored, serviced, repaired or kept for sale or rent and where facilities for the sale of marine fuels and lubricants may be provided.
- 2.132 MEAT PRODUCTS PLANT means a canned meat factory, sausage factory, meat processing plant and any other factory where meat or poultry are cooked, cured, smoked or otherwise processed or packed but does not include a stock-yard, abattoir, tannery or hide processing plant, a poultry-killing establishment, an animal food factory or an animal by-products plant.
- 2.133 MINE means,

- (a) any opening or excavation in, or working of, the ground for the purpose of winning any mineral or mineral bearing substance;
- (b) all ways, works, machinery, plant, buildings and premises below or above the ground relating to or used in connection with the activity referred to in clause (a);
- (c) any roasting or smelting furnace, concentrator, mill, work or place used for or in connection with washing, crushing, grinding, sifting, reducing, leaching, roasting, smelting, refining or treating any mineral or mineral bearing substance, or conducting research on them;
- (d) tailings, wasterock, stockpiles of ore or other material, or any other prescribed substances, or the lands related to any of them; and
- (e) mines that have been temporarily suspended, rendered inactive, closed out or abandoned;

but does not include any prescribed classes of plant, premises or works.

- 2.134 MINERAL PROVING means work necessary to determine the presence of a mineral deposit and/or the economic potential for a mine. This work may include geophysical surveys, drilling, sinking of a test shaft or a decline, piling excavated overburden or rock, and removing from the site quantities of mineral-bearing substance sufficient for testing purposes only.
- 2.135 MINERAL EXPLORATION means work necessary to determine the presence of a mineral deposit. This work may include geophysical surveys and drilling.
- 2.136 MINIMUM SEPARATION DISTANCE FORMULAE means a formulae developed by the Province to separate uses so as to reduce incompatibility concerns about odour from livestock facilities.
- 2.137 MINING means any mode or method of working whereby the earth or any rock, stratum, stone or mineral-bearing substance may be disturbed, removed, washed, sifted, leached, roasted, smelted, refined, crushed or dealt with for the purpose of obtaining any mineral therefrom, whether it has been previously disturbed or not.
- 2.138 MINI STORAGE ESTABLISHMENT means one or more than one building containing separate spaces of varying sizes that are offered by lease or rent to persons for the storage of chattels. Self-service storage building shall have a corresponding meaning.
- 2.139 MOBILE HOME means any dwelling that is designed to be made mobile and constructed or manufactured to be used in like manner as a single detached dwelling for the permanent accommodation of one or more persons, notwithstanding that the running gear is or may be removed, or that such dwelling is or may be fixed on a finished and permanent foundation or has become in any other manner so adapted and affixed to the land upon which it is situated that it is, or has become, an immobile and permanent structure, and includes any mobile home as defined in Section 46(1) of the Planning Act, 1990 amended from time to time, or any successors thereto. A mobile

home is deemed to be a building or structure as authorized by Section 34(4) of the Planning Act.

- 2.140 MOBILE HOME PARK means a lot containing two or more mobile home sites and which is under single management and ownership, used for the siting of mobile homes together with commercial-recreational and service uses for Mobile Home Park residents, including any building, structure or enclosure forming a part of such a mobile home park.
- 2.141 MOBILE HOME SITE means an area of land which shall be considered a lot within a mobile home park occupied by or intended for occupancy by one mobile home together with all yards and open space required by this By-law.
- 2.142 MOTEL means a tourist establishment that consists of the following: 1) one or more than one building containing four or more attached accommodation units accessible from the exterior only, 2) may or may not have facilities for serving meals, and 3) is designed to accommodate the public for whom the automobile is the principal means of transportation.
- 2.143 MOTOR HOTEL means a tourist establishment that consists of one 1) one or more than one building containing four or more accommodation units grouped under one roof and accessible from the interior or partially from the exterior, 2) may or may not have facilities for serving meals, and 3) is designed to accommodate the travelling public for whom the automobile is the principle means of transportation.
- 2.144 MUTUAL DRIVEWAY means an ingress or egress that is common to two or more owners of abutting lands as a right-of-way registered against the title of the lands.
- 2.145 NAVIGABLE WATERWAY means a navigable body of water or stream as deemed under the Navigable Waters Protection Act.
- 2.146 NON-CONFORMING means that which does not conform, comply or agree with the regulations of this Bylaw as of the date of final passing thereof.
- 2.147 NURSERY See GARDEN CENTRE.
- 2.148 NURSING HOME means a nursing home as defined under the Nursing Home Act, as amended from time to time.
- 2.149 OFFICE, BUSINESS means an office where one or more persons are employed in the management, direction or conducting of any agency, business, brokerage, labour or fraternal organization and shall include a newspaper plant, a radio and television broadcasting studio or theatre.
- 2.150 OFFICE, PROFESSIONAL means any office where professionally qualified persons, technical assistants and clerical staff are employed and where clients or patients seek advice, consultation, or treatment. Notwithstanding the foregoing, said office shall not be a hospital or any other use defined herein.

- 2.151 OPEN STORAGE means the storage of goods, merchandise or equipment in the open air and in unenclosed portions of buildings, which are open to air on the side.
- 2.152 OUTDOOR FURNACE means a solid fuel burning appliance located to the exterior of the building it serves and is used for the space heating of buildings and/or domestic water heating and does not include the incineration of waste as defined in Section 25 of the Environmental Protection Act, c.E.19., R.S.O. 1990.
- 2.153 PARK means a recreational area that consists largely of open space and which may include a picnic area, swimming pool or area, playground, play field or similar use, but shall not include a mobile home park or recreational vehicle park.
- 2.154 PARK, PRIVATE means a park other than a public park.
- 2.155 PARK, PUBLIC means a park owned or controlled by the Corporation or by any Ministry, Board, Commission or Authority established under any statute of Ontario or Canada.
- 2.156 PARKING AREA means an area provided for the parking of motor vehicles and encompassing at least the required number of parking spaces and all driveways, aisles, manoeuvring areas, entrances, exits and similar areas for access to parking spaces, but shall not include any part of a street or private road.
- 2.157 PARKING SPACE means an area of not less than 14.85 square metres measuring (2.7) metres by (5.5) metres, exclusive of driveways or aisles, for the temporary parking or storage of motor vehicles.
- 2.158 PERMITTED means permitted by this By-law.
- 2.159 PERSON means an individual, an association, a chartered organization, a firm, a partnership or a corporation.
- 2.160 PLACE OF ENTERTAINMENT means an athletic, recreational or social club operated for gain or profit as well as a motion picture or other theatre, auditorium, billiard or pool room, bowling alley, ice or roller skating rink, curling rink, or dance hall, but does not include any place of entertainment or recreation otherwise defined or classified in this By-law.
- 2.161 PORTABLE ASPHALT PLANT means a facility operated by, or on behalf of, a public road authority for a particular construction project, with equipment designed to heat and dry aggregate and to mix aggregate with bituminous asphalt to produce asphalt paving material and includes the stockpiling and storage of bulk materials used in the process. Such a facility is not of permanent construction, but is designed to be dismantled and moved to another location as required.
- 2.162 PRIVATE ROAD means a registered right-of-way not dedicated and accepted as, or otherwise deemed at law to be a public highway, that serves as a privately maintained motor vehicle access-route to one or more abutting, legally conveyable parcels of land.

- 2.163 PRIVATE CLUB means a building or part of a building used as a meeting and social place exclusively for members of a chartered organization and their guests, and shall include a fraternal lodge (e.g. Free Masons) a fraternity or sorority house, hostel, and a labour union hall, none of which nor the land they are located on shall contain any elements of fortification.
- 2.164 PROPANE TANK shall mean a structure consisting of a tank used for the storage of propane gas.
- 2.165 PROVINCIALLY SIGNIFICANT WETLAND means an area identified as Provincially Significant by the Ministry of Natural Resources using evaluation procedures established by the province.
- 2.166 PUBLIC AUTHORITY means the Council and any School Board, Public Utility Commission, Transportation Commission, Public Library Board, Board of Parks Management, Board of Health, Planning Committee or other board or commission or committee of the Township of Admaston/Bromley established or exercising any power or authority under any general or special statutes of Ontario with respect to any of the affairs or purposes of the Municipality or a portion thereof, and includes any committee or local authority established by By-law of the Municipality.
- 2.167 PUBLIC BUILDING means any building or structure owned or leased by a municipal corporation, the County of Renfrew, Province of Ontario or the Government of Canada and in which government activities are carried out.
- 2.168 PUBLIC UTILITY means a waterworks, a water supply system, sewage works, electrical power or energy generating, transmission or distribution system, street lighting system, natural or artificial gas works or supply system or a telephone system, and includes any lands, buildings or equipment required for the administration or operation of any such system.
- 2.169 QUARRY means any open excavation made for the removal of any consolidated rock or mineral including limestone, sandstone or shale, in order to supply material for construction, industrial or manufacturing purposes, but shall not include an excavation incidental to the erection of a building or structure for which a building permit has been granted by the Corporation or an excavation incidental to the construction of any public works.
- 2.170 RECREATION, ACTIVE means the use of land, water and/or building for the purpose of organized active leisure activities and shall include an arena, a golf course, a sports field, and motorized vehicle trails.
- 2.171 RECREATION, PASSIVE means the use of land and/or water for the purpose of passive leisure activity and shall include a park, a garden, a picnic area and the like, equestrian and hiking trails, as well as a playlet with activity equipment for children.
- 2.172 RECREATIONAL VEHICLE means a structure or vehicle designed, intended and used as accommodation exclusively for travel, recreation and vacation and which is either

capable of being drawn by a passenger vehicle or is self-propelled and shall include travel trailers, park model trailers, tent trailers, vans, motor homes, and similar transportable accommodation excepting a mobile home.

- 2.173 RECREATIONAL VEHICLE CAMPGROUND means a parcel of land under single ownership, which is designed, developed and maintained or intended to provide accommodation on a temporary or seasonal basis, for recreational vehicles and/or tents plus accompanying towing or carrying vehicles. It may also include accessory uses such as an administration office, clubhouse, snack bar, laundry, convenience and souvenir shop, swimming pool, washrooms, showers, managers dwelling and recreational facilities. Recreational Vehicle Park shall have a corresponding meaning.
- 2.174 RECREATIONAL VEHICLE SITE means a plot of ground within a recreational vehicle campground or a camping establishment intended for exclusive occupancy by the renter(s), and on which accommodations and vehicles can be placed.
- 2.175 RELIGIOUS EDUCATION FACILITY means an establishment used by religious groups for study, relaxation, meditation and similar activities, including dining and lodging facilities, accommodation for staff and compatible accessory uses.
- 2.176 REQUIRED means required by this By-law. REQUIREMENT shall have a corresponding meaning.
- 2.177 RESORT means a tourist establishment catering to the vacationing public, designed as a destination-oriented operation and/or being within an area recognized as a destination for vacations, and providing meals and sleeping accommodations that may consist of lodge houses, guest rooms or cottages, but shall not include any other use defined herein.
- 2.178 RESTAURANT see EATING ESTABLISHMENT.
- 2.179 RETAIL STORE means a building or part of a building in which goods, wares, merchandise, substance, articles or things are offered or kept for sale at retail, but does not include any establishment otherwise defined herein or specifically named elsewhere in this By-law.
- 2.180 RIDING STABLES means an establishment where horses are boarded and where, for a fee, horses are hired out to the general public for riding or for riding lessons.
- 2.181 ROAD see STREET.
- 2.182 ROOM, HABITABLE means a room which:
- (a) is located within a dwelling unit;
 - (b) is designed for living, sleeping or eating or for sanitary purposes;
 - (c) can be used at all times throughout the year; and

(d) is not located within a cellar.

2.183 ROOM, NON-HABITABLE means any room located within a dwelling unit that is not a habitable room, including, but not so as to limit the generality of the foregoing, a laundry room, a pantry, a lobby, a stairway, a closet, a verandah, a recreation room, a porch, a balcony, a private garage, an unfinished attic, a cellar, a boiler room and any space used for the service and maintenance of such dwelling or for vertical travel between storeys.

2.184 SALVAGE YARD means a lot and/or premises for the storage and/or handling and/or sale of scrap or used materials, which, without limiting the generality of the foregoing, shall include waste paper, rags, wood, bottles, bicycles, vehicles, tires, metal and/or other scrap material and salvage includes a junk yard, scrap metal yard and a wrecking yard, including ancillary automotive sales and service establishment and premises.

2.185 SAWMILL means a building, structure or area where timber is cut or stored, either to finished lumber or as an intermediary step.

2.186 SCHOOL means a school under the jurisdiction of a Public, Separate or High School Board, a college or a university or any other school established and maintained either wholly or partially at public or private expense whether or not the same is also a boarding school, and includes any dormitory building accessory to a school.

(By-law 2022-46)

2.187 SECURITY FENCE means fencing that is required by Health Canada as part of its license requirements under the Cannabis Act.

2.188 SENIOR CITIZEN'S HOME means any home for senior citizens sponsored and administered by any public agency or any service club, church or other profit or non-profit organization, either of which obtains its financing from Federal, Provincial or Municipal Governments or agencies, or by public subscription donation or residents payments, or by any combination thereof, and such homes shall include auxiliary uses such as club, kitchen, dining and/or lounge facilities, usually associated with Senior Citizens development.

2.189 SEPARATION DISTANCE means the horizontal distance between buildings or structures or physical features measured from the closest point of the exterior wall of such building or structure, or from the closest point of such physical feature.

2.190 SERVICE SHOP, GENERAL means a building or part of a building used for the servicing or repairing of articles, goods or materials, and in which no product is manufactured and includes radio, television and appliance repair shops, a laundromat, but does not include any automotive uses as defined by this By-law.

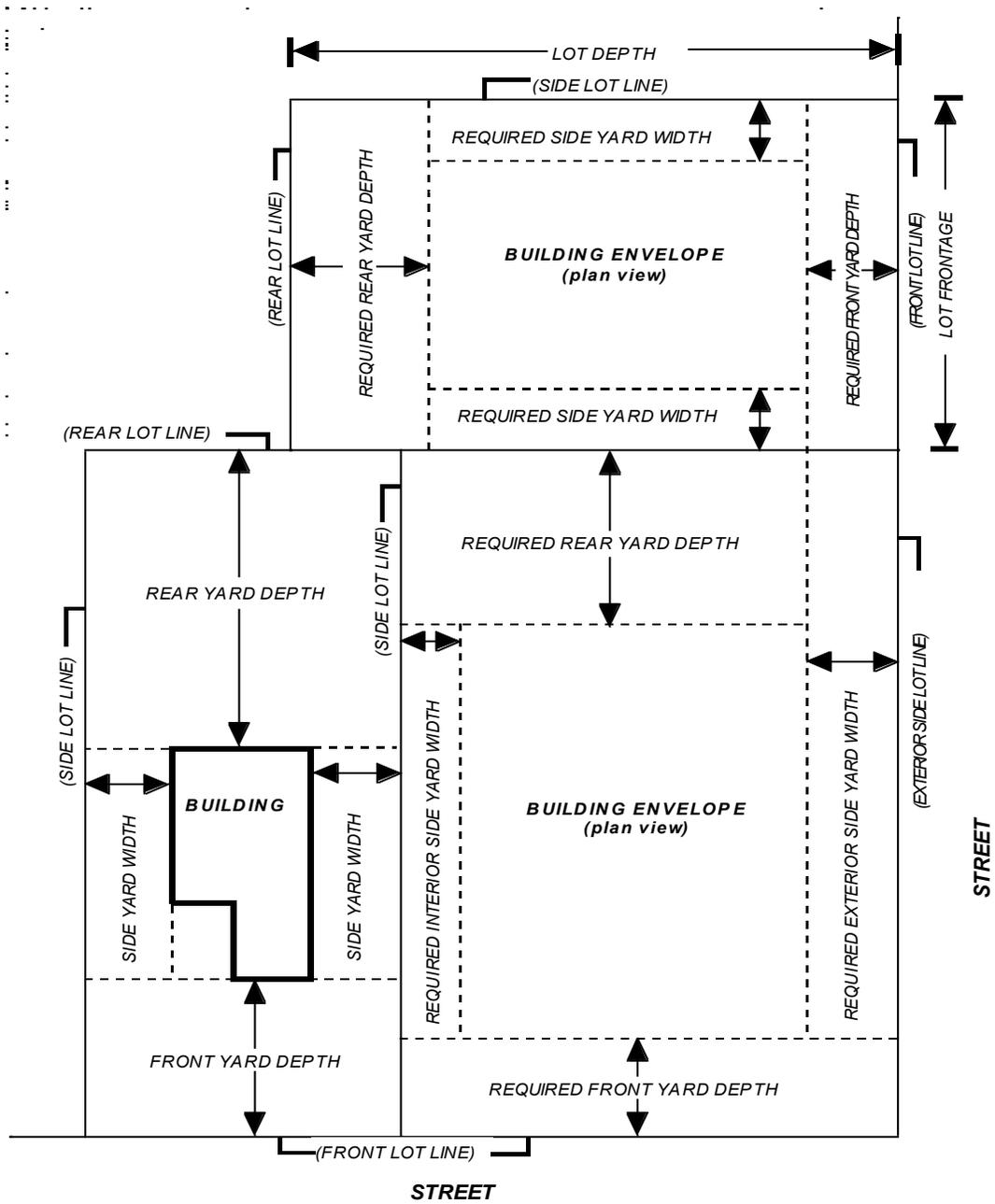
- 2.191 SERVICE SHOP, PERSONAL means a building or part thereof in which services are provided and administered to the individual and personal needs of persons, and without limiting the generality of the foregoing, includes barber shops, hairdressing establishments and workrooms for shoe repair and shoe shining shops, tailor shops, bakery shops and photographic studios.
- 2.192 SETBACK means, with reference to a road, the distance between the centre line of the road and the nearest building or structure and with reference to a water body, the distance between the high water mark and the nearest building or structure.
- *(By-law 2008-52)***
- *2.193 SEWAGE DISPOSAL SYSTEM, PRIVATE means a sanitary disposal system including a septic tank and tile bed disposal system approved by the Township's Sewage System Authority.*
- 2.194 SEWAGE SLUDGE, means the aqueous suspension of residual solids generated from the treatment of municipal or industrial wastewater.
- 2.195 SHOPPING CENTRE means a group of commercial and service establishments related in size and type, primarily to the specific commodity needs of the community and designed, developed and managed as a unit whether by a single owner, a group of owners or tenants acting in collaboration and shall include as a primary establishment a department store. Generally, but not prerequisite, the public access to individual functions within a Shopping Centre will be from an enclosed common mall area.
- 2.196 SHOPPING PLAZA means a group of commercial and service establishments or uses, related in size and type, primarily to the day to day needs of a residential area and designed, developed and managed as a unit, whether by a single owner, a group of owners or tenants in collaboration. Access to individual functions generally may be from an open mall area.
- 2.197 STREET means a public highway or public road under the jurisdiction of either the Corporation, the County of Renfrew or the Province of Ontario, and includes any highway as defined in the Municipal Act (R.S.O. 1980), Chapter 302, as amended but does not include a lane, a driveway or a private road.
- 2.198 STREET ALLOWANCE means land held under public ownership for the purpose of providing a street.
- 2.199 STREET, IMPROVED means a public road, which has been constructed in such a manner so as to permit its use by normal vehicular traffic on a year-round basis and is maintained, including snow ploughing, on a year-round basis.
- 2.200 STREET LINE means the limit of the road or street allowance and is the dividing line between a lot and a street.

- 2.201 STRUCTURE means anything constructed or erected, the use of which requires location on or in the ground or attached to something having location on or in the ground.
- 2.202 TAILINGS AND SLAG PILES means waste material or residue resulting from the reduction of metals from their ores.
- 2.203 TARPAULIN GARAGE means a supporting metal or wood framework with a fabric cover made of canvas, nylon, or similar material. Such structures must be ancillary to a main permitted use and can be dismantled and moved.
- 2.204 TAVERN OR PUBLIC HOUSE means a tavern or public house as defined in the Liquor Licence Act, but does not include a hotel or eating establishment.
- 2.205 TAXI STAND means the permanent location of the taxi business and the source of dispatch rather than the location of the taxi on its dispatch.
- 2.206 TOURIST ESTABLISHMENT means a commercial building, structure or area of land designed for the accommodation of travelling or vacationing public.
- 2.207 TOWNSHIP means the Corporation of the Township of Admaston/Bromley.
- 2.208 TRAILER means any vehicle so constructed that it is suitable for being attached to a motor vehicle for the purpose of being drawn or propelled by the motor vehicle, even if the vehicle is jacked up or its running gear is removed, but “trailer” does not include a mobile home or farm implement. A trailer designed for the living, sleeping or eating accommodation of persons is deemed to be a building or structure for the purposes of this by-law, as authorized by Section 34(4) of the Planning Act.
- 2.209 TRAILER, PARK MODEL, means a trailer constructed to CSA Z-241 standard that is built on a single chassis mounted on wheels, designed for relocation from time to time, designed as living quarters for seasonal camping with the possibility for connection to services, and has a gross floor area, including lofts, not greater than 50 square metres when in setup mode and having a width greater than 2.6 metres in transit mode. A park model trailer is deemed to be a building or structure for the purposes of this By-law, as authorized by Section 34(4) of the Planning Act.
- 2.210 TRAILER, TENT OR TRAVEL means any trailer capable of being used for the temporary living, sleeping or eating accommodation of persons, notwithstanding that such vehicle is jacked up or that its running gear is removed. A tent or travel trailer is deemed to be a building or structure for the purposes of this By-law, as authorized by Section 34(4) of the Planning Act.
- 2.211 TRAILER PARK see RECREATIONAL VEHICLE CAMPGROUND.
- 2.212 TRUCK TERMINAL means a building, structure or place where trucks or transports are rented, leased, kept for hire, or stand or park for remuneration, or from which trucks or transports, stored or parked on the property, are dispatched for hire as common carriers or where goods are stored temporarily for further shipment.

- 2.213 VEHICLE means a passenger automobile or other motor vehicle, a boat, a farm implement, a commercial motor vehicle, a recreational vehicle, a snowmobile, a trailer and any other device that is capable of being propelled or driven by any kind of power but not any other device powered solely by human effort except a boat.
- 2.214 WAREHOUSE means a building or part of a building used primarily for the operation of general merchandise warehousing, cold storage and other storage facilities and also includes a centre for the distribution of wholesale goods and commodities for resale to retailers; to industrial, commercial, institutional, or professional users; to wholesalers.
- 2.215 WASTE DISPOSAL SITE means any land approved by the Ministry of the Environment upon, into, or in which waste may be deposited or processed.
- 2.216 WATER COURSE means the natural or artificial channel for a stream of water and, for the purposes of this by-law includes any water course shown on a Schedule or Schedules of this By-law.
- 2.217 WATER FRONTAGE means the straight line horizontal distance between the two most widely separated points on any one shoreline of a waterfront lot.
- 2.218 WATER SETBACK means the straight line horizontal distance from the high water mark of a watercourse, bay or lake to the nearest part of any excavation, building, structure or open storage use on the lot.
- 2.219 WATER SYSTEM, COMMUNAL means a private water distribution supply system in which water is piped to more than one dwelling or business operation.
- 2.220 WATER TAKING, COMMERCIAL means the operation of extracting water from a groundwater aquifer for the purposes of bottling and selling water on premises or for the purpose of shipping water off-site for bottling and/or commercial sales.
- 2.221 WAYSIDE PIT, QUARRY means a temporary gravel pit or quarry opened and used by a public road authority solely for the purpose of a particular project or contract of road construction and not located on the road right-of-way.
- 2.222 WETLANDS mean lands that are seasonally or permanently covered by shallow water, as well as lands where the water table is close to or at the surface. In either case, the presence of abundant water has caused the formation of hydric soils (soils in which there is an abundance of moisture) and has favoured the dominance of either plants that commonly grow in water or in water logged soil, or water tolerant plants. The four major categories of wetland are swamps, marshes, bogs and fens.
- 2.223 WELDING SHOP means a building or structure or part thereof where metal products are joined, repaired or shaped by welding but no mass productions shall be involved.

- 2.224 YARD means an open space on the same lot with a building or structure or excavation, unoccupied and unobstructed except as for such accessory buildings, structures or uses specifically permitted in this By-law.
- 2.225 YARD, FRONT means a yard extending across the full width of a lot between the front lot line and the nearest part of any building, structure or excavation on the lot; FRONT YARD DEPTH means the shortest horizontal distance between the front lot line of the lot and the nearest part of any building, structure or excavation on the lot.
- 2.226 YARD, REAR means a yard extending across the full width of a lot between the rear lot line and the nearest part of any building, structure or excavation on the lot; REAR YARD DEPTH means the shortest horizontal distance between the rear lot line of the lot and the nearest part of any building, structure or excavation on the lot.
- 2.227 YARD, SIDE means a yard extending from the front yard to the rear yard of a lot and from the side lot line of such lot to the nearest part of any building, structure or excavation on the lot. SIDE YARD WIDTH means the shortest horizontal distance between a side lot line and the nearest part of any building, structure or excavation on the lot.
- 2.228 YARD, EXTERIOR SIDE means a yard adjacent to a street between the nearest part of any building, structure or excavation on the lot and a street, a 1-foot reserve or a road allowance, extending from the front yard to the rear lot line. EXTERIOR SIDE YARD WIDTH means the shortest horizontal distance between a side lot line on the exterior side yard side and the nearest part of any building structure or excavation on the lot.
- 2.229 YARD, INTERIOR SIDE means a side yard other than an exterior side yard.
- 2.230 YARD, REQUIRED means a yard with the minimum front yard depth, rear yard depth or side yard width required by the provisions of this By-law. A required side yard shall extend from the required front yard to the required rear yard.
- 2.231 ZONE means an area delineated on a Zoning Map Schedule and established by this By-law for a specific use or group of uses.
- 2.232 ZONING ADMINISTRATOR means the officer or employee of the Corporation charged with the duty of enforcing the provisions of this By-law.

ILLUSTRATION OF YARDS, REQUIRED YARDS AND RELATED TERMINOLOGY



SECTION 3.0 - GENERAL PROVISIONS**3.1 APPLICATION**

The requirements contained in the General Provisions shall apply to all zones, except as otherwise indicated.

3.2 ACCESS see Subsection 3.15 Lots to Front on a Street.**3.3 ACCESSORY USES, BUILDINGS AND STRUCTURES**

Accessory uses, buildings and structures shall be permitted in any Zone provided that:

3.3.1 No accessory use, building or structure shall be built on a lot until the principal or main use, building or structure has been built on the lot.

3.3.2 No accessory building or structure shall be used for human habitation except where a dwelling is a permitted accessory use.

3.3.3 The accessory building or structure shall not be located within any minimum required front yard depth or within any minimum required exterior side yard except in accordance with specific exterior side yard requirements established by this By-law. This provision shall not apply to a shelter for use by children waiting for a school bus in any Rural (RU) Zone nor to any farm produce sales outlet, provided the structures have less than 9.3 sq.m. gross floor area.

3.3.4 Where paragraph 3.3.3 preceding does not apply and unless indicated otherwise in this By-law, no accessory building or structure or use shall be located closer than 3.0 metres to any lot line except:

(a) that common semi-detached garages may be centred on the mutual side lot line;

(b) that no setback shall apply to boat docking or boat launching facilities.

(c) that prescribed uses and structures may be permitted in accordance with the provisions of this By-law for Encroachments On Required Yards, and with the Parking Requirements of this By-law.

(By-law 2008-52)

(d) Accessory buildings or structures located in the minimum required rear yard shall be built no closer than *3* metres to any lot line.

3.3.5 Accessory buildings and structures shall not exceed 5.0 metres in height in any Residential or Commercial Zone or 7.5 metres in any Industrial Zone.

3.3.6 Buildings and structures shall not be considered accessory if attached to the main building.

- 3.3.7 Accessory buildings and structures shall not be constructed on lands subject to slope failure or to flooding.
- 3.3.8 Notwithstanding paragraphs 3.3.3, 3.3.4 and 3.3.5 preceding, where an accessory structure is a satellite dish or similar device designed to receive communication signals from a satellite,
- (a) in any Zone, no part of such structure shall be located in the minimum front yard depth or in the required exterior side yard and such structure shall not exceed the height of the main building by more than 2.0 metres;
- 3.3.9 Tarpaulin garages shall be prohibited in all zones, except the Rural (RU) and Agriculture (A) zones and the tarpaulin garage will be maintained in an orderly fashion.

(By-law 2008-52) **

3.4 **AUTOMOTIVE SERVICE STATIONS, GASOLINE BARS AND, COMMERCIAL GARAGES**

Where service stations, gasoline bars and commercial garages are permitted in this By-law, the following provisions shall apply in addition to Zone provisions:

- 3.4.1 Notwithstanding any provisions of this By-law to the contrary, where an automotive service station is a permitted use, no portion of any pump island shall be located closer than 6 metres from the street line of any street.
- 3.4.2 The minimum distance from the intersection of two street lines or from straight line projections of such, to the nearest ingress or egress ramp shall be not less than 10.0 metres (i.e. entrance or exit point).
- 3.4.3 The maximum width of a ramp at the street line shall be not more than 10.0 metres and the minimum width not less than 7.5 metres.
- 3.4.4 The minimum distance between ramps shall be not less than 9.0 metres.
- 3.4.5 The minimum interior angle of a ramp to a street line shall be 45.0 degrees and the maximum interior angle of a ramp to the street line shall be 90.0 degrees.
- 3.4.6 The minimum distance between any side lot line of the property at the street line and the nearest ramp shall be 3.0 metres.
- 3.4.7 The area included between ramps, or between ramps and a street line or a property line, as required by this By-law, shall be used for landscaped open space only, to a minimum width of 1.0 metre.

3.5 **BUILDINGS TO BE MOVED**

No building or structure shall be moved within the limits of the Municipality or shall be moved from outside the Municipality into the Municipality unless the building or structure is a permitted use and satisfies all of the requirements of the Zone in which it is to be located.

3.6 **CROWN LANDS**

Regardless of anything else in this By-law, including the Schedules, Crown Lands are not subject to the provisions of this By-law.

3.7 **DWELLINGS PER LOT**

No more than one building used as a dwelling or containing a dwelling unit shall be erected on any lot, unless stated otherwise in this By-law. Where an accessory dwelling unit is a permitted use and is other than a single-detached dwelling, no more than one accessory dwelling unit shall be permitted on any lot. Refer to subsection 3.30 **TEMPORARY CONSTRUCTION USES PERMITTED**.

3.8 **ENCROACHMENTS ON REQUIRED YARDS**

Every part of any minimum required yard shall be open and unobstructed from the ground to the sky by any structure other than an accessory building permitted elsewhere in this By-law provided, however, that those structures and items listed in the following table shall be permitted to project into the minimum required yards indicated, for the distances specified:

<u>Structure</u>	<u>Yards in Which Encroachment is Permitted</u>	<u>Maximum Projection Permitted into Minimum Required Yard</u>
(a) Sills, belt courses, eaves, gutters, chimneys, bay windows, solar collectors, heat pumps, ventilators, shutters, cornices, parapets, pilasters or other ornamental structures.	All	0.60 metres
(b) Fire escapes exterior staircases	Side and Rear only	1.5 metres
(c) Balconies, steps, unenclosed porches, sundecks, attached solarium	Front and Rear only	2 metres
(d) Railway Spur	All	Unlimited
(e) Gate House in any Industrial Zone	Front and Side only	Unlimited

- | | | | |
|-----|---|-----|-----------|
| (f) | Fences, Hedges, Shrubs,
Flagpoles, Light Standards,
Clothes Poles | All | Unlimited |
|-----|---|-----|-----------|

3.9 **EXCEPTIONS TO HEIGHT LIMITATIONS**

The height limitations of this By-law shall not apply to chimneys, church spires, public buildings, water tanks, elevator enclosures, flag poles, television or radio antennae, electrical transmission facilities, ventilators and skylights.

3.10 **GRAVEL PITS, QUARRIES, WAYSIDE PITS AND QUARRIES AND PORTABLE ASPHALT PLANTS**

A gravel pit or quarry, with the exception of a wayside pit or quarry, shall be prohibited in all Zones, except in an Extractive Industrial (EM) Zone. Wayside pits or quarries and portable asphalt plants shall be permitted in all Zones except in a Residential Zone or an Environmental Protection Zone.

Portable asphalt plants must comply with the Ministry of Environment separation distances and must obtain a Certificate of Approval from the Ministry of Environment.

3.11 **GROUP HOMES**

Group Homes are considered to be residential uses. A provincially licensed and approved group home may be permitted in any permitted single dwelling provided that:

- (a) There is no group home or similar facility within 8.0 kilometres of the proposed facility, whether in the Municipality or in an adjacent municipality; and
- (b) There is a minimum rear yard area of 18 square metres per resident.

3.12 **HOME INDUSTRY**

Where a home industry is a permitted use, such home industry shall conform to the following provisions:

- 3.12.1 No more than two persons, other than a person(s) residing on the premises, shall be employed in the home industry.
- 3.12.2 There shall be no external display or advertising other than a non-illuminated sign not more than 0.5 square metres in area.
- 3.12.3 Such home industry shall not be a hazardous or obnoxious trade, and shall not create or become a public nuisance.
- 3.12.4 Such home industry is clearly secondary to the main use and does not change the residential character of any dwelling, or the agricultural character of any farm unit.

- 3.12.5 The parking requirements of this By-law shall apply to any home industry use.
- 3.12.6 No goods, wares or merchandise shall be offered or exposed for sale or rent on the premises unless such goods, wares and merchandise are either:
- (a) incidental to the home industry; or
 - (b) arts and crafts produced on the premises; or
 - (c) farm produce resulting from the main use.
- 3.12.7 Not more than 10.0 percent of the gross floor area of the dwelling unit shall be dedicated to the home industry.

3.13 **HOME OCCUPATIONS**

A home occupation shall be permitted in any Zone provided such home occupation conforms to the following provisions:

- 3.13.1 The use shall be conducted entirely within the dwelling unit and carried on by person(s) residing in the dwelling unit. One employee, other than a resident of the premises, will be permitted to be employed.
- 3.13.2 There shall be no external display or advertising other than a non-illuminated sign not more than .3 of a square metre in area, to indicate to persons outside that any part of the dwelling unit or lot is being used for a purpose other than residential.
- 3.13.3 Not more than 25% of the dwelling unit area shall be used for the purpose of home occupation uses.
- 3.13.4 Such home occupation shall be clearly secondary to the main residential use and there shall be no change to the outside appearance of the dwelling unit or premises or any visible evidence of the conduct of a home occupation.
- 3.13.5 There shall be no storage of equipment, vehicles, or supplies associated with the home occupation outside the dwelling.
- 3.13.6 The use shall not require additional off-street parking spaces for clients or customers of the home occupation.
- 3.13.7 The use shall not generate additional pedestrian or vehicular traffic beyond that normal to the neighbourhood in which it is located.
- 3.13.8 No equipment or process shall be used in a home occupation, which creates excessive noise, vibration, glare, fumes, or odour detrimental to the health, safety, and general, welfare of persons residing in the neighbourhood.

3.13.9 Where instruction is carried on, no more than six pupils are in attendance at any one time.

3.14 **LOTS TO FRONT ON STREETS**

3.14.1 No person shall erect or use any building or structure on a lot in any zone unless the lot fronts on and has direct access to an improved street being a Provincial Highway, County Road, or Township Road. Vacant lots, which directly abut the K&P Trail, shall not be issued building permits, as the K&P Trail is not an improved street.

3.14.2 Exceptions

(a) Limited Service Residential

Notwithstanding the provisions of paragraph 3.14.1 of this subsection, a limited service dwelling may be erected or used on a lot in a Limited Service (LSR) Zone provided such lot fronts along a private road, the subject lot and use are legally entitled to use for access.

(b) Hunting and Fishing Camp

A hunting and fishing camp shall not be required to meet the provisions of paragraph 3.14.1.

(c) Resource Land Uses

Notwithstanding the provisions of paragraph 3.14.1 of this subsection, a building or structure accessory to a permitted forestry, farm or mineral exploration use may be erected or used on a lot that has frontage on a seasonally maintained street; this provision shall not be construed so as to permit any type of dwelling.

(d) Where an existing lot zoned Limited Service Residential (LSR) is enlarged, the provisions of Section 3.14.2(a) shall also apply to the enlarged portion of the lot and notwithstanding anything in this By-law to the contrary, a limited service dwelling and accessory structure may be permitted on the enlarged portion of the lot, unless it is zoned Environmental Protection EP, whereby the normal provisions of the EP Zone shall apply. Only one dwelling or dwelling unit shall be permitted on any one lot unless specifically permitted elsewhere in this by-law.

Subsections 3.14.1 and 3.14.2 shall not apply to a lot on a registered plan of subdivision where an agreement between the owner and the Corporation which includes provisions for the construction of the streets in the subdivision is registered in the Registry or Land Titles Office.

3.15 **MOBILE HOMES**

Mobile homes are prohibited in all Zones, other than the Mobile Home Park (MHP) Zone and the Agriculture (A) Zone. Mobile homes are permitted in the Agriculture (A) Zone, but only in accordance with the provisions of the Agriculture (A) Zone, specifically Section 22.2(o).

3.16 **NON-CONFORMING USES**

3.16.1 Accessory Buildings

Nothing in this By-law shall prevent the erection of a building or structure accessory to an existing legal non-conforming use provided that such accessory building or structure complies with all other relevant provisions of this By-law.

3.16.2 Continuation of Existing Uses

Nothing in this By-law shall prevent the use of any land, building or structure for any purpose prohibited by the By-law if such land, building or structure was lawfully used for such purpose on the day of passing of the By-law, so long as it continues to be used for that purpose.

3.16.3 Repair of Existing Buildings

If a non-conforming building or structure should be damaged by fire, flood, wind, earthquake, or other natural or unnatural occurrence beyond the owners control, nothing in this By-law shall prevent such a building from being restored and strengthened to a safe condition, provided the height, size or volume is not increased and provided that reconstruction or restoration is commenced within twelve months and completed within twenty-four months of the date on which the damage took place.

3.16.4 Enlargements to Existing Undersized Lots

Nothing in this By-law shall prevent an undersized lot that was held in separate ownership from adjoining parcels on the date of passage of this By-law or that was created by expropriation subsequent to the passage of this By-law from being enlarged even if the enlargement does not result in a lot that meets the minimum frontage and/or area required by this By-law. Nothing in this By-law shall prevent such a lot from being used for a purpose permitted in the Zone in which the lot is located provided that:

- (a) where the development is on private services, the lot is of an adequate size for water supply and sewage disposal systems approved by the Ministry of the Environment and/or its agents; and
- (b) where the development is on private services, the enlargement, reconstruction, repair or renovation satisfies the requirements of the applicable approval authority for the subject private services;

- (c) an undersized lot is not reduced further in size or created as a result of the proposed development; and
- (d) all other applicable provisions of this By-law are complied with.

3.16.5 Existing Buildings with Inadequate Lot or Yard Size

Where a building has been erected prior to the date of passing of this By-law and where such building has less than the minimum required side yard, front yard, rear yard, or setback, said building may be enlarged, reconstructed, repaired or renovated provided that:

(By-law 2008-52)

- (a) such enlargement, reconstruction, repair or renovation does not further contravene any *other setbacks* provisions of this By-law;
- (b) where the development is on private services the enlargement, reconstruction, repair or renovation satisfies the requirements of the applicable approval authority for the subject private services; and
- (c) all other applicable provisions of this By-law are complied with.

3.16.6 Less than Required Floor Area

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

3.16.7 Undersized Lots

Where a lot with less than the minimum frontage or lot area required by this By-law was held in separate ownership from adjoining parcels on the date of passage of this By-law, or where a lot was created by expropriation subsequent to the date of passage, such undersized, lot may be used for a purpose permitted in the Zone in which the said lot is located, provided that:

- (a) all other applicable provisions of this By-law are complied with;
- (b) written approvals for the water supply and sewage disposal systems are obtained from the applicable approval authority for the proposed services; and

This provision shall not apply to a home industry, a contractor's yard or shop, a forestry use or a logging hauler, or a farm, limited farm or farm produce sales outlet in the RU zone; nor shall it apply to a semi-detached dwelling or a duplex dwelling in R1, RR or RU zone.

3.16.8 Prior Building Permits

Nothing in this By-law shall prohibit the erection of a building or structure for which a building permit has been issued prior to the date of passing of the By-law provided that the building permit has not been revoked under the Building Code Act.

3.17 **NOXIOUS USES**

No use shall be permitted which, from its nature or the materials used therein, is declared to be a noxious trade, business or manufacture under the Health Protection and Promotion Act and Regulations thereunder, and the Environmental Protection Act and Regulations thereunder. Noxious uses do not include normal farm operations using commercial fertilizers and manure, the spraying of crops with herbicides, insecticides, and pesticides, or the use of heavy machinery for farm purposes.

3.18 **OCCUPANCY OF INCOMPLETE BUILDINGS**

No dwelling shall be occupied before the kitchen, heating and sanitary conveniences have been installed and rendered usable, and before the exterior has been weather proofed.

3.19 **OCCUPANCY OF VEHICLES**

No truck, bus, coach, vehicle, recreational vehicle or trailer shall be used as a primary residence for permanent human habitation within the Municipality whether or not the same is mounted on wheels.

3.20 **OPEN STORAGE**

Open storage shall be permitted in any Zone, except the Environmental Protection (EP) Zone, in accordance with the following provisions:

- 3.20.1 Open storage shall be accessory to a permitted or existing non-residential use on the same lot.
- 3.20.2 No open storage shall be permitted in any required minimum front yard or required exterior side yard, except in the case of an agricultural use, nor within any required minimum side or rear yard where the side or rear lot lines abut a property used for residential purposes.
- 3.20.3 No open storage area shall be visible from any street, or from any adjacent lot where such adjacent lot is in a Zone other than a Commercial or an Industrial Zone. Wherever it is necessary, visual screening such as plant materials, a buffer strip, a berm, fencing or other opaque barrier to a minimum height of 1.5 metres shall be used. Exceptions to this provision are for open storage accessory to an agricultural use or for outdoor display used in conjunction with a permitted commercial use.
- 3.20.4 A strip of landscaped open space with a minimum width of 3 metres shall be maintained around all open storage areas.

3.20.5 Any open storage area shall be maintained as landscaped open space, or surfaced and maintained with stable materials to prevent the raising of dust and particles, and shall be properly drained. However, this provision shall not apply where the main use is an agricultural use.

3.20.6 No parking spaces or loading spaces required by this By-law shall be used for open storage purposes.

3.21 **OUTDOOR FURNACES**

(By-law 2008-52)

Outdoor furnaces are permitted in all Zones other than the Residential One (R1), Rural Residential (RR), Limited Service Residential (LSR) and Hamlet Commercial (HAC) Zones. Where outdoor furnaces are permitted, they shall be located a minimum of 50 metres from a lot line and 100 metres from an existing dwelling *on a separate lot*. Where an outdoor furnace is located ** less than 200 metres from a lot line, the smokestack of the outdoor furnace shall be higher than the highest building it serves.

3.22 **PARKING AND LOADING SPACE REQUIREMENTS**

3.22.1 **PARKING REQUIREMENTS**

(a) Number of Spaces

In any Zone the owner of every building hereafter erected, enlarged or changed in use after the passing of this By-law shall provide and maintain off-street parking space in accordance with the following:

<u>Type of Use</u>	<u>Minimum Parking Required</u>
i) Dwelling, Single Detached, Semi Detached and Duplex:	2 parking spaces per dwelling unit
ii) Dwelling, Triplex, Rowhouse and Apartment:	1.5 parking spaces per dwelling unit
iii) Group Home	1 parking space per each 3 persons licensed or approved capacity
iv) Boarding House	1 parking space plus 1 parking space per every 3 beds
v) Bank or Trust Company	5.9 spaces per 100 square metres gross leasable area
vi) Bed and Breakfast	2 parking spaces per dwelling unit and 1 parking space for each room rented
vii) Tavern, Public House	1 parking space per 4 persons design capacity

viii)	Church, Assembly Hall	The greater of 1 parking space per 10 square metres of gross floor area or per every four fixed seats or per every 2.5 metres of bench space
ix)	Place of Entertainment/ recreation facility including arena, auditorium, recreation centre, theatre, tennis club, stadium, racquet club, cinema, fitness club, fairgrounds	1 parking space per 6 seat capacity
x)	Hospital, Nursing Home Home for the Aged, Senior Citizens Home	1 parking space per each 2 beds
xi)	Hotel, Motor Hotel	1 space per guest room plus 10 spaces per 100 square metres of public use area
xii)	Industrial Establishment	1 parking space per each one 100 square metres of gross floor area
xiii)	Clinic	6 spaces per practitioner for the first 5 practitioners, 4 spaces per each practitioner after 5
xiv)	Motel	1 space per guest room
xv)	Office (Business/Professional)	3.5 spaces per 100 square metres of gross leasable area
xvi)	Eating Establishment, Drive-In/Fast Food	29.0 spaces per 100 square metres of gross leasable floor area
xvii)	Eating Establishment, Full Service	22.0 spaces per 100 square metres of gross leasable area
xviii)	Eating Establishment, Take Out	7.0 spaces per 100 square metres of gross leasable area
xix)	Retail, General including Convenience Store and Personal Service Shop	5.4 spaces per 100 sq. metres of gross leasable area

- xx) School
 - The greater of:
 - 1.5 parking spaces per classroom, or
 - 1 parking space per 3.0 square metres of floor area in the gymnasium, or
 - 1 parking area per 3.0 square metres of floor area in the auditorium
- xxi) Shopping Centre
 - 5.4 spaces per 100 sq. m of gross leasable area
- xxii) Shopping Plaza
 - 4.9 spaces per 100 square metres of gross leasable area
- xxiii) Other Non-Residential Uses
 - 1 parking space per 30 square metres of gross floor area

(b) Calculation of Spaces

If the calculation of the required parking spaces results in a fraction, the required parking spaces shall be the next higher whole number.

(c) Location of Parking Areas

In a Residential Zone, or in any Zone, which permits residential uses, the required residential parking shall be located on the same lot as the dwelling unit. In all other areas and for other uses, the parking area shall be located within 150 metres of the location of the use it is intended to serve, and shall be situated in the same Zone; and shall be secured and retained for parking purposes for the duration of the use.

(d) Yard Where Permitted

Notwithstanding the yard and setback provisions of this By-law to the contrary, uncovered surface parking areas shall be permitted in the required yards or in the area between the street line and the required setback in accordance with the following:

<u>Zones</u>	<u>Required Yards in which Required Parking Area Permitted</u>
i) Residential Zones	All yards provided that no part of any parking area, other than a driveway, is located closer than 1.0 metre to any street line and provided further that a parking area for a Residential use containing three or more dwelling units is located in the rear yard only.
ii) General Industrial	Interior side and rear yards only except for visitor parking provided that no part of any parking area, other than a driveway, is located closer than 1.0 metre to any streetline and further provided that where

the Industrial zone abuts a Residential Zone, the parking area shall be set back 3.0 metres from the lot line.

- iii) Disposal Industrial, Extractive Industrial No yards except for the driveway portion of a parking area
- iv) Other Zones All yards provided that no part of any parking area, other than a driveway, is located closer than 1.0 metre to any streetline. Where the subject zone abuts a Residential zone, the parking area shall be set back 3.0 metres from the lot line.

(e) Surface and Drainage

- (i) The parking area and approaches shall be surfaced with concrete, asphalt, crushed stone, gravel or a combination thereof with a stable surface.
- (ii) Where more than 4.0 parking spaces are required, the surface treatment shall prevent the raising of dust or loose particles.
- (iii) Provision for drainage facilities shall be made in compliance with the requirements of the Municipality.

(f) Access to Parking Spaces and Parking Areas

- (i) Every parking space shall be provided with unobstructed access to a street by a driveway aisle or lane, except where such spaces are provided for the use of occupants of a single detached or semi-detached dwelling.
- (ii) Access to parking areas for commercial or industrial uses shall not pass through a Residential Zone.

(g) Dimensions of Parking Spaces

Every required parking space shall have minimum rectangular dimensions of 2.7 metres by 5.5 metres.

3.22.2 LOADING REQUIREMENTS

(a) Uses Where Applicable

No person shall, in any Zone, erect or use any permitted building or structure for manufacturing, storage, warehouse, department store, retail store, wholesale store, market, freight or passenger terminal, hotel, hospital, mortuary, or other permitted uses similarly involving the frequent shipping, loading or unloading of persons, animals or goods, unless there is maintained on the same premises with every such structure or use, off-street space for standing, loading and unloading.

(b) Dimensions of Loading Spaces

Every required loading space shall have minimum rectangular dimensions of 3.5 metres by 9.0 metres with a minimum height clearance of 4.0 metres.

(c) Minimum Number of Loading Spaces

This requirement does not apply to buildings and structures having less total floor area than 300 square metres. For all other buildings, there shall be one loading space for each 1500 square metres of floor area or part thereof, above the 300 square metre threshold.

(d) Location

The loading space required shall be located in the interior side yard or rear yard unless set back a minimum distance of 16 metres from the street line.

(e) Surfacing

The loading space and approaches shall be surfaced with concrete, asphalt, crushed stone or gravel.

3.23 **PROPANE TANKS**

Propane tanks shall be permitted in any Zone but shall be located in the rear yard only and shall be built no closer than 3.0 metres to a side or rear lot line. In the case of a corner lot, the propane tank shall not be permitted in the exterior side yard. For a waterfront lot, a propane tank may be permitted in the front yard, but not the minimum front yard.

3.24 **PUBLIC SERVICES**

The provisions of this By-law shall not apply to the use of any land or to the erection or use of any building or structure for the purpose of a public service by the Municipality or any local board thereof defined by the Municipal Affairs Act (R.S.O. 1980), by any telephone, gas, electrical generating or distribution company, communications company, or by any department or agent of the Government of Ontario or Canada, provided that:

- (a) With the exception of a public utility, the lot coverage, parking and loading, setback and yard requirements prescribed for the Zone in which such land, building or structure is located shall be complied with; and
- (b) No goods, material, or equipment shall be stored in the open in a Residential Zone; and
- (c) Any building erected in a Residential Zone or in a Zone, which permits residential uses under the authority of this paragraph, shall be designed and maintained in general harmony with residential buildings of the type permitted in the Zone.

3.25 **SEPARATION DISTANCES**

- (a) Dwellings
- (i) No dwelling, community facility or institutional use shall be erected within the minimum distance from a livestock facility required by the Minimum Distance Separation I (MDS I).
 - (ii) No dwelling shall be erected within 60 metres of any Industrial Zone or Industrial-Holding Zone.
 - (iii) No dwelling, senior citizens home, nursing home, school or hospital shall be erected within 150 metres of any Extractive Industrial or Extractive Industrial Reserve Zone.
 - (iv) No dwelling, senior citizen home, nursing home, school or hospital shall be erected within 300 metres of a quarry.
 - (v) No dwelling shall be erected within 200 metres of a hauled sewage disposal site, unless it is the owner's dwelling in which case the required separation distance shall be 60 metres.
 - (vi) No dwelling shall be erected within 100 metres of any animal hospital or kennel if such hospital or kennel has more than four outdoor runs or more than 30 square metres of total area of outdoor facilities for animals.
 - (vii) No dwelling shall be erected within 500 metres of either an active or inactive waste disposal site.
- (b) Gravel Pits, Quarries and Associated Extractive and Manufacturing Plants and Facilities
- i) No land identified as a setback in a licence or permit under the Aggregate Resources Act shall be used for any other purpose, other than as defined or permitted by the Aggregate Resources Act.
 - ii) No concrete or asphalt manufacturing plant or extractive industrial facility shall be located within 50 metres of any high water mark.
 - iii) No concrete or asphalt manufacturing plant shall be located within 300 metres of a dwelling, a school, an institution with a residential component or land restricted to residential use in a by-law passed under Section 34 of the Planning Act. Notwithstanding the foregoing, where an operator possesses a valid Certificate of Approval for a particular asphalt plant, the required separation distance shall be as established by that Certificate.
 - iv) No gravel pit shall be located within 150 metres of an existing dwelling.
 - v) No quarry shall be located within 300 metres of an existing dwelling.

(c) Farm Uses

No livestock facilities, manure storage area or farm use shall be located within:

- (i) The minimum distance from residential uses required by the Minimum Distance Separation II (MDS II) formulae;
- (ii) 30 metres of any lot line.

(d) Animal Hospital, Kennel

- (i) No animal hospital and no kennel shall be located within 100 metres of any Residential Zone or any dwelling on another lot if such animal hospital or kennel has more than four outdoor runs or more than 30 square metres of total area of outdoor facilities for animals.

(e) Hauled Sewage Disposal Site

No disposal of hauled sewage shall be permitted unless the disposal site has been approved by the Ontario Ministry of the Environment and no disposal site shall be located within:

- (i) 200 metres of any dwelling on another lot;
- (ii) 750 metres of any subdivision or land zoned for residential development;
- (iii) 150 metres of any uncased well;
- (iv) 75 metres of any well with a casing depth of 6.0 metres or less;
- (v) 180 metres of any surface water;
- (vi) 60 metres of the right-of-way of any road;
- (vii) 60 metres of any land used for livestock pasturing;

(f) Waste Disposal Site

No waste disposal site shall be located within 500 metres of a residential dwelling or structure.

3.26 **SETBACKS**

No person shall erect any building or structure in any Zone unless such building or structure conforms to the following setback requirements:

(a) Provincial Highway

Any development which is to occur adjacent to a Provincial highway shall be carried out in accordance with the setback requirements, access and building permit controls of the Ministry of Transportation. Any proposed access to the highway will be subject to the prior approval of the Ministry of Transportation.

(b) County Road

Any development which is to occur adjacent to a County Road shall be carried out in accordance with the setback requirements, access and building permit controls of the County of Renfrew Public Works Department. Any proposed access to the road will be subject to the prior approval of the County of Renfrew.

(c) Other Road

The setback requirement shall be 10 metres from the road centreline plus the minimum front yard depth required for such use in the Zone where it is located. Any proposed access to the road will be subject to the prior approval of the Township of Admaston/Bromley.

(d) Water Setback

A minimum water setback of 30 metres from the high water mark shall be provided for lakes and rivers. For all other water bodies a minimum water setback of 15 metres from the high water mark shall be provided. Accessory boat docking or boat launching facilities shall not be required to meet the water setback.

(By-law 2008-52)

For an existing lot of record, which has less than *46* metres of lot depth, the minimum water setback shall be *15 metres from the high water mark shall be provided for lakes and rivers.* For the purposes of this subsection, lot depth is the average distance between the front and rear lot lines.

For an existing lot of record situated between two existing dwellings separated by not more than one hundred (100) metres, the minimum water setback may be reduced to the building line established by the two existing dwellings, provided that it shall not be less than fifteen (15) metres from the high water mark.

(By-law 2008-52)

***(e) Private Sewage Disposal System**

Where private sewage disposal systems are permitted, the minimum setback from any lot line, other than water setback, shall be 3 metres.*

3.27 STANDARDS - CUMULATIVE

- (a) Unless permitted elsewhere in this By-law, where a lot contains more than one use, the lot area requirements shall be the sum of the requirements for the separate uses thereof but the lot frontage requirements shall be no less than the greater of the lot frontage requirements for each individual use in the Zone where such lot is located.
- (b) When a building, structure or lot accommodates more than one use, loading space requirement and parking space requirement for each building, structure or lot shall be the sum of the requirements for the separate uses thereof unless exempted elsewhere in this By-law.

3.28 STORAGE OF LIQUID MANURE, HAULED SEWAGE OR SEWAGE SLUDGE

No facility for the storage of liquid manure, hauled sewage or sewage sludge shall be erected, used or altered except in accordance with the following provisions:

- (a) The storage facility shall be constructed of materials that are durable and stable and that do not afford passage of the contents;
- (b) The storage facility shall have,
 - (i) walls that extend 2.0 metres or more above the surrounding grade level, or

- (ii) walls that extend 0.3 metres above the surrounding grade level and have a solid cover, or a minimum 0.7 metre extension of the walls, that completely seals the facility from human entry; or
 - (iii) be an inground facility that is situated below and totally enclosed by a livestock barn;
- (c) Notwithstanding item (b), preceding, a lagoon may be used for the storage of liquid manure, hauled sewage or sewage sludge provided that,
 - (i) it is approved under all appropriate provincial legislation and regulations; and
 - (ii) it is designed, constructed and maintained in accordance with all governing By-laws of the Municipality.

3.29 **SENSITIVE LAKE**

The following provisions shall apply to all lands bordering and adjacent to Colton Lake as shown on Schedule “B”.

- (i) A minimum water setback for all buildings, structures and excavations of thirty (30) metres shall be provided. An exception, where an existing lot has less than forty-six (46) metres in depth, then the minimum water setback shall be fifteen (15) metres.
- (ii) No more than a single one family dwelling shall be permitted on a single lot.
- (iii) No buildings or structures, nor the placing or removal of fill of any kind, whether it originates on the site or elsewhere, shall be permitted in the area of the water setback, except where such buildings, structures, or fill are intended for flood or erosion control.
- (iv) Boat docks or boat launching facilities shall not be required to meet the provision of this subsection.

3.30 **TEMPORARY CONSTRUCTION USES PERMITTED**

Nothing contained in this By-law shall prevent the erection or location of any sheds, scaffolds, or other structures (including trailers or recreational vehicles) incidental to building construction on the premises for so long as the same is necessary for work in progress which has neither been finalized, nor abandoned.

Notwithstanding subsection 3.7 DWELLINGS PER LOT to the contrary, on a lot having a residential use, where new construction of a dwelling is proposed, and where a written agreement between the owner and the corporation for its removal is implemented, the existing dwelling may be used as temporary accommodation only for the time period when

new construction is in progress. The existing dwelling, used as temporary accommodation, shall be removed from the lot within 30 days of occupancy of the replacement dwelling.

3.31 **THROUGH LOTS**

Where a lot, which is not a corner lot, has frontage on more than one street, the requirements for front yards contained in the By-law shall apply to each yard abutting the street.

3.32 **VISIBILITY AT INTERSECTIONS**

- (a) At the intersection of any two streets, no building, or structure shall be erected, no landscaping materials shall be allowed to grow, no land shall be graded and no vehicle shall be parked above the height of 0.75 metres above the centreline grade of such streets, so as to materially impede the vision of the operator of a vehicle on the street, within the triangular area bounded by the lot lines to a distance of 6.0 metres from the points of intersection of the corner lot lines, or of the projection of the corner lot lines, or within such area required according to the standards of the Ministry of Transportation.
- (b) At the intersection of a street and a railway right-of-way, the vision of the operator of a motor vehicle shall be unimpeded, as described above, within the triangular area bounded by the lot lines to a distance of 23.0 from the points of intersection of the street lot line and the railway lot line.
- (c) At all intersections involving a Provincial highway, the requirements of the Ministry of Transportation regarding visibility triangles shall apply.

(By-law 2022-46)

***3.33 LICENSED CANNABIS PRODUCTION FACILITY**

3.33.1 Separation Distance

The following reciprocal separation distance shall be applied between a licensed cannabis production facilities to any residential, commercial, institutional or open space use/zones.

	Reciprocal Setback (minimum)
A cannabis production and cultivation facility with a total gross floor area less than 7,000 square metres and with an air treatment control system	150 m
A cannabis production and cultivation facility with a total gross floor area greater than 7,000 square metres and less than 10,000 square metres and with an air treatment control system	200 m
A cannabis production and cultivation facility with a total gross floor area greater than 10,000 square metres and with an air treatment control system	250 m
A cannabis production and cultivation facility of any size where an air treatment control system is not provided	300 m

3.33.2 Outdoor Storage is prohibited.

3.33.3 Where permitted as an agricultural use (in the rural and agriculture zones) the following provisions apply to a licensed cannabis cultivation and production facility:

1. Minimum Lot Frontage 100 m
2. Minimum Lot Area 8 Ha
3. Minimum Yard requirements for buildings and structures
 - i. Front Yard 75 m
 - ii. Exterior Side Yard 75 m
 - iii. Interior Side Yard 75 m
 - iv. Rear Yard 75 m
4. Maximum Building Height 11 m
5. In an Agriculture Zone, the maximum gross floor area of a licenced cannabis cultivation and production facility shall be 500 square metres.
6. In an Agriculture Zone, the maximum amount of land to be utilized for buildings (including greenhouses), structures, parking areas shall be 1 ha.
7. A security fence associated with a licensed cannabis cultivation and production facility shall be setback a minimum of 10 metres from all lot lines.
8. All loading spaces must be located in a wholly enclosed building.
9. Existing structures may not be converted or retrofitted for a licensed cannabis cultivation and production facility.*

(By-Law 2022-67)

***3.34 SECONDARY DWELLING UNITS**

Notwithstanding Section 3.7 of this by-law to the contrary, a Secondary Dwelling Unit shall be permitted in all zones that permit a single detached dwelling, semi-detached dwelling, or townhouse dwelling unless specifically prohibited elsewhere in this By-law, and shall be subject to the following criteria:

- (a) A Secondary Dwelling Unit shall only be permitted where adequate servicing is or can be made available to accommodate the secondary dwelling unit, including, but not limited to water, waste water, stormwater and electricity.
- (b) A minimum lot area of 0.8 ha shall be required for secondary dwelling units on lots with private services (well and/or septic). For properties that have a lot area of 2 ha and less, the secondary dwelling unit is required to share the same water and/or

septic services as the primary dwelling. (See County of Renfrew Official plan policy 2.2(24)(3) – For lots on private services that are greater than 0.4 ha but less than 0.8 ha, a secondary dwelling may be considered through the submission and approval of a minor variance. The proponent of the application is required to submit a study addressing matters outlined in the Official Plan policy).

- (c) The gross floor area of the secondary dwelling unit must be less than the gross floor area of the primary dwelling unit and where a Secondary Unit is a Coach House the footprint must not be greater in size than the footprint of the Primary Unit on the lot.
- (d) That a Secondary Dwelling Unit which is a Coach House or is located in an accessory building to the Primary Dwelling Unit shall be subject to the following provisions:
 - a. The minimum side yard width and rear yard depth applicable to the Primary Dwelling Unit shall also apply to the Coach House.
 - b. The Coach House shall not be located within a minimum front yard setback in a Rural (RU) or Agriculture (A) zone or within a front yard in all other zones.
 - c. For Townhouse and Semi-detached dwellings, a Coach House shall only be permitted where the Primary Dwelling Unit is a freehold unit located on a separate lot from the other townhouse dwelling units or semi-detached dwelling unit in the same building.
 - d. The maximum height shall be the permitted height of an accessory building.
- (e) A Secondary Dwelling Unit, not including a Coach House, shall be permitted in all types of townhouse dwelling units or semi-detached dwelling units whether or not the Primary Dwelling Unit is a freehold unit located on a separate lot from the other townhouse dwelling units or semi-detached dwelling unit, or is located on the same lot, provided that lot is serviced by both municipal sewer and water services.
- (f) A minimum of one (1) parking space, which may be a tandem parking space, is required for a Secondary Dwelling Unit. Where a Secondary Dwelling Unit is located within a detached garage, the parking space provided by the detached garage must be retained either within the detached garage or elsewhere on the lot in conformity with the applicable provisions of this By-law.
- (g) A maximum of one Secondary Dwelling Unit is permitted per Primary Dwelling Unit.
- (h) A Secondary Dwelling Unit shall not be permitted on lands within a floodway or on lands in an Environmental Protection (EP) zone or within 30 metres of the high water mark of a waterbody.

- (i) A Secondary Dwelling Unit shall be permitted in a Primary Dwelling Unit that has inadequate yard size provided the addition of the Secondary Dwelling Unit does not increase the degree of non-compliance.
- (j) A Secondary Dwelling Unit shall not be permitted on a lot where the Primary Dwelling Unit is a legal non-conforming use.
- (k) A Secondary Dwelling Unit shall not be permitted on an existing undersized lot where the area is less than required by the provisions of the respective zone.
- (l) Secondary Dwelling Units on waterfront lots:
 - a. Secondary dwellings shall not be permitted on lots within 300 metres of a lake identified as 'At Capacity';
 - b. For Lots with water frontage on a waterbody that is not identified as 'At Capacity', secondary dwellings shall not be permitted. (See County of Renfrew Official Plan policy 2.2(24)(7) – A secondary dwelling may be considered through the submission and approval of a minor variance application. The proponent of the application is required to submit a study addressing matters outlined in the Official Plan policy).*

SECTION 4.0 - ZONE CLASSIFICATIONS, EXCEPTION ZONE PROVISIONS**4.1 ZONE CLASSIFICATIONS**

For the purpose of this By-law, the following zones are established as shown on the Schedule(s) (Zoning Maps).

<u>Zones</u>	<u>Zone Symbol</u>
(a) Residential Zones	
i) Residential One	R1
ii) Rural Residential	RR
iii) Limited Service Residential	LSR
iv) Mobile Home Park	MHP
(b) Commercial Zones	
i) Agriculture Commercial	AC
ii) Hamlet Commercial	HAC
iii) Highway Commercial	HC
iv) Tourism Commercial	TC
v) Campground Commercial	CC
(c) Industrial Zones	
i) General Industrial	GM
ii) Disposal Industrial	DM
iii) Extractive Industrial	EM
iv) Extractive Industrial Reserve	EMR
v) Mining Industrial	MM
vi) Mining Industrial Reserve	MMR
vii) Light Industrial	LM
(d) Additional Zones	
i) Rural	RU
ii) Agriculture	A
iii) Community Facility	CF
v) Environmental Protection	EP
vi) Natural Heritage Feature	NHF
vii) Open Space	OS

4.2 **EXCEPTION ZONES**

Where a Zone classification is followed by the numbered suffix “-Exception One”, this denotes the further classification as an Exception Zone. The corresponding Zone symbol suffix is “-E1”. Additional Exception Zones within the same zone classification are numbered consecutively (i.e. Highway Commercial - Exception One (HC-E1), etc.

Exception Zone provisions are listed separately under the applicable Zone classification requirements sections in the text of this By-law. All provisions of this By-law will apply equally to the respective Exception Zone classification, except as otherwise specified by the Exception Zone provisions.

For the purpose of this By-law, Exception Zones are established as shown on the Schedule(s) (Zoning Maps).

4.3 **HOLDING PROVISIONS**

Any parcel of land zoned for residential, commercial or industrial development where the principle of development has been established (i.e. R1, HC, R2) may be further classified as a holding zone with the addition of the suffix “-h”. Certain criteria for development (i.e. phasing, financial considerations, geotechnical studies, access etc.) must be met to the satisfaction of Council prior to the removal of the holding provision.

Under this holding Zone, interim and passive uses such as open space and conservation will be permitted. Uses existing at the time of passing of the By-law will also be permitted. When the holding provision is removed these uses would no longer apply. The individual residential, commercial or industrial Zone provisions (i.e. R1, R2, HC, etc.) as the case may be would then apply.

The removal of the holding provisions shall require an amendment to this By-law. No public participation with mechanism for appeal shall be required where the principle of development has been established.

SECTION 5.0 - REQUIREMENTS FOR RESIDENTIAL ONE (R1) ZONE**5.1 PERMITTED USES**

No person shall use land or erect or use a building or structure in any R1 Zone except for:

(a) Residential Uses

- single detached dwelling
- semi-detached dwelling
- duplex dwelling
- group home

5.2 ZONE PROVISIONS

No person shall use any lot or erect, alter or use any building or structure in any R1 Zone except in accordance with the following provisions:

(a) Lot Area (minimum):

- | | |
|--|-----------------|
| - single detached dwelling/group home | 2025 sq. metres |
| - duplex dwelling | 3065 sq. metres |
| - semi-detached dwelling | 3065 sq. metres |
| - semi-detached dwelling (each unit on a separate lot) | 1532 sq. metres |

(b) Lot Frontage (minimum)

- | | |
|--|-----------|
| - single detached dwelling/group home | 30 metres |
| - duplex dwelling | 30 metres |
| - semi-detached dwelling | 40 metres |
| - semi-detached dwelling (each unit on a separate lot) | 20 metres |

(c) Front Yard Depth (minimum) 7.5 metres**(d) Exterior Side Yard Width (minimum) 7.5 metres****(e) Interior Side Yard Width (minimum)**

- | | |
|--|---|
| - single detached dwelling/group home | 3 metres |
| - duplex dwelling | 3 metres |
| - semi-detached dwelling | 3 metres |
| - semi-detached dwelling (each unit on a separate lot) | Requires Interior or Exterior Side Yard on One Side Only. |

- | | | |
|-----|--|---------------|
| (f) | Rear Yard Depth (minimum) | 7.5 metres |
| (g) | Dwelling Unit Area (minimum) | |
| | - single detached dwelling/group home | 75 sq. metres |
| | - duplex dwelling (per unit) | 65 sq. metres |
| | - semi-detached dwelling (per unit) | 65 sq. metres |
| (h) | Lot Coverage (maximum) | 35% |
| (i) | Building Height (maximum) | 10.5 metres |
| (j) | Open Storage: In accordance with the provisions for Open Storage in Section 3 - General Provisions of this By-law. | |
| (k) | Parking and Loading: In accordance with the provisions for Parking and Loading in Section 3 - General Provisions of this By-law. | |
| (l) | Separation Distance: In accordance with the provisions for Separation Distance in Section 3 - General Provisions of this By-law. | |
| (m) | Setbacks: In accordance with the provisions for Setbacks in Section 3 - General Provisions of this By-law. | |
| (n) | Accessory Uses, Buildings and Structures: Notwithstanding any Zone Provisions of this zone to the contrary, uses, buildings and structures that are accessory to the permitted uses of this zone shall be permitted in accordance with the requirements for Accessory Uses, Buildings and Structures in Section 3.0 General Provisions of this By-law. | |

5.3 **EXCEPTION ZONES**

(a) **Residential One-Exception One (R1-E1)**

Notwithstanding Section 5.1(a) to the contrary, for those lands described as Lot 386, Plan 157 in the geographic Village of Douglas and delineated as Residential One-Exception One (R1-E1) on Schedule "A" (Inset 2) to this By-law, a bed and breakfast establishment shall be a permitted use.

SECTION 6.0 - REQUIREMENTS FOR RURAL RESIDENTIAL (RR) ZONE**6.1 PERMITTED USES**

No person shall use land or erect or use a building or structure in any RR Zone except for:

(a) Residential Uses

- single detached dwelling
- semi-detached dwelling
- duplex dwelling
- group home

6.2 ZONE PROVISIONS

No person shall use any lot or erect, alter or use any building or structure in any RR Zone except in accordance with the following provisions:

(a) Lot Area (minimum):

- | | |
|--|-----------------|
| - single detached dwelling, group home,
duplex dwelling, semi-detached dwelling | 4047 sq. metres |
| - semi-detached dwelling (each unit on
a separate lot) | 2024 sq. metres |

(b) Lot Frontage (minimum)

- | | |
|---|-----------|
| - single detached dwelling, group home | 45 metres |
| - duplex dwelling, semi-detached dwelling | 45 metres |
| - semi-detached dwelling
(each unit on a separate lot) | 23 metres |

(c) Water Frontage (minimum) 45 metres**(d) Front Yard Depth (minimum) 7.5 metres****(e) Exterior Side Yard Width (minimum) 7.5 metres****(f) Interior Side Yard Width (minimum)**

- | | |
|---|--|
| - single detached dwelling/group home | 3 metres |
| - duplex dwelling | 3 metres |
| - semi-detached dwelling | 3 metres |
| - semi-detached dwelling
(each unit on a separate lot) | Requires Interior or Exterior
Side Yard on One Side Only. |

- | | | |
|-----|--|---------------|
| (g) | Rear Yard Depth (minimum) | 7.5 metres |
| (h) | Dwelling Unit Area (minimum) | |
| | - single detached dwelling/group home | 75 sq. metres |
| | - duplex dwelling (per unit) | 65 sq. metres |
| | - semi-detached dwelling unit | 65 sq. metres |
| (i) | Lot Coverage (maximum) | 35% |
| (j) | Building Height (maximum) | 10.5 metres |
| (k) | Open Storage: In accordance with the provisions for Open Storage in Section 3 - General Provisions of this By-law. | |
| (l) | Parking and Loading: In accordance with the provisions for Parking and Loading in Section 3 - General Provisions of this By-law. | |
| (m) | Separation Distance: In accordance with the provisions for Separation Distance in Section 3 - General Provisions of this By-law. | |
| (n) | Setbacks: In accordance with the provisions for Setbacks in Section 3 - General Provisions of this By-law. | |
| (o) | Accessory Uses, Buildings and Structures: Notwithstanding any Zone Provisions of this zone to the contrary, uses, buildings and structures that are accessory to the permitted uses of this zone shall be permitted in accordance with the requirements for Accessory Uses, Buildings and Structures in Section 3.0 General Provisions of this By-law. | |

6.3 EXCEPTION ZONES

(a) Rural Residential-holding (RR-h) Zone

Until such time that the holding symbol is removed from any of the lands described as part of Lots 7 and 8, Concession II, geographic Township of Admaston and delineated as Rural Residential-holding (RR-h) on Schedule "B" to this By-law, in accordance with the conditions set forth herein, no person shall use land or erect or use a building or structure except in accordance with the following:

(1) Permitted Uses

- existing uses in existing locations
- open space
- passive recreation that does not require a building

(2) Conditions for Removal of Holding Symbol (h)

The conditions that must be satisfied prior to the removal of the holding symbol are:

- (i) Approval is given to a draft plan of subdivision in accordance with Section 51(31) of the Planning Act.

SECTION 7.0 - REQUIREMENTS FOR LIMITED SERVICE RESIDENTIAL (LSR) ZONE**7.1 PERMITTED USES**

No person shall use any land or erect or use any building or structure in any LSR Zone except for:

- a) Residential Uses
 - a limited service dwelling

7.2 ZONE PROVISIONS

No person shall use any lot or erect, alter or use any building or structure in any LSR Zone except in accordance with the following provisions:

- a) Lot Area (minimum) 4047 m²
- b) Lot Frontage (minimum) 45 metres
- c) Water Frontage (minimum) 45 metres
- d) Front Yard Depth (minimum) 7.5 metres
- e) Side Yard Width (minimum) 3 metres
- f) Exterior Side Yard Width (minimum) 7.5 metres
- g) Rear Yard Depth (minimum) 7.5 metres
- h) Dwelling Unit Area (minimum) 65 m²
- i) Lot Coverage (maximum) 33%
- j) Building Height (maximum) 10.5 metres
- k) Open Storage: In accordance with the provisions for Open Storage in Section 3 - General Provisions of this By-law.
- l) Parking and Loading: In accordance with the provisions for Parking and Loading in Section 3 - General Provisions of this By-law.
- m) Separation Distance: In accordance with the provisions for Separation Distance in Section 3 - General Provisions of this By-law.

- n) Setbacks: In accordance with the provisions for Setbacks in Section 3 - General Provisions of this By-law.
- o) Accessory Uses, Buildings and Structures: Notwithstanding any Zone Provisions of this zone to the contrary, Uses, Buildings and Structures that are accessory to the permitted uses of this zone shall be permitted in accordance with the requirements for Accessory Uses, Buildings and Structures in Section 3.0 General Provisions of this By-law.

7.3 EXCEPTION ZONES

(By-law 2004-22)

***(a) Limited Service Residential – Exception One (LSR-E1)**

Notwithstanding any other provisions of this By-law to the contrary, for the lands located in the LSR-E1 Zone in part of Lot 17, Concession 8, geographic Township of Admaston, with a civic address of 85 Freamo Lane, the following provisions shall apply:

- (i) Front Yard Depth (minimum) 3 metres
- (ii) Side Yard Width on the South Side (minimum) 1.5 metres

All of the other provisions of the LSR Zone continue to apply.*

(By-law 2004-30)

***(b) Limited Service Residential – Exception Two (LSR-E2)**

Notwithstanding any other provisions of this By-law to the contrary, for the lands located in the LSR-E2 Zone in part of Lot 17, Concession 8, geographic Township of Admaston, the following provision shall apply:

- (i) Front Yard Depth (minimum) 3 metres

All of the other provisions of the LSR Zone continue to apply.*

(By-law 2010-31)

***(c) Limited Service Residential – Exception Three (LSR-E3)**

Notwithstanding any other provisions of this By-law to the contrary, for the lands located in the LSR-E3 Zone in part of Lot 17, Concession 8, geographic Township of Admaston, and known as 117 Freamo Lane, the following provision shall apply:

- (i) Side Yard Width from the west side yard lot line (minimum):
1.5 metres.*

(By-law 2011-32)

***(d) Limited Service Residential – Exception Four (LSR-E4)**

Notwithstanding any other provisions of this By-law to the contrary, for the lands located in the LSR-E4 Zone within part of Lot 17, Concession 8, in the geographic Township of Admaston, and known as 146 Dragonfly Way, the following provisions shall apply:

(i)	Lot Area (minimum)	1600 m ²
(ii)	Lot Frontage (minimum)	28 metres
(iii)	Water Frontage (minimum)	30 metres

(e) Limited Service Residential – Exception Five (LSR-E5)

Notwithstanding any other provisions of this By-law to the contrary, for the lands located in the LSR-E5 Zone within part of Lot 17, Concession 8, in the geographic Township of Admaston, and known as 146 Dragonfly Way, the following provisions shall apply:

(i)	Lot Area (minimum)	1000 m ²
(ii)	Lot Frontage (minimum)	15 metres
(iii)	Water Frontage (minimum)	20 metres
(iv)	Side Yard Width, for existing steps (minimum)	1.4 metres*

(By-law 2014-25)

***(f) Limited Service Residential – Exception Six (LSR-E6)**

Notwithstanding any other provisions of this By-law to the contrary, for the lands located in the Limited Service Residential-Exception Six (LSR-E6) Zone, know as 164 Dragon Fly Way, and located in part of Lot 17, Concession 8, in the geographic Township of Admaston, the following provision shall apply:

- i) Water Setback for a dwelling (minimum) 10 metres.*

SECTION 8.0 - REQUIREMENTS FOR MOBILE HOME PARK (MHP) ZONE**8.1 PERMITTED USES**

No person shall use land or erect or use a building or structure in an MHP Zone except for:

(a) Residential Uses

- mobile homes
- accessory single detached dwelling

(b) Non-Residential Uses

- business office accessory to a mobile home park

8.2 ZONE PROVISIONS

No person shall use any lot or erect, alter or use any building or structure within an MHP Zone except in accordance with the following provisions:

(a) Mobile Homes on one communal service:

- | | | |
|-------|---|-----------------|
| (i) | Mobile Home Site Area (minimum) | 1400 sq. metres |
| (ii) | Mobile Home Site Frontage (minimum) | 30 metres |
| (iii) | Mobile Home Site Front Yard Depth (minimum) | 6 metres |
| (iv) | Mobile Home Site Side Yard Width (minimum) | 3 metres |
| (v) | Mobile Home Site Rear Yard Depth (minimum) | 10.5 metres |

(b) Mobile Homes on two communal services:

- | | | |
|-------|---|----------------|
| (i) | Mobile Home Site Area (Minimum) | 600 sq. metres |
| (ii) | Mobile Home Site Frontage (Minimum) | 15 metres |
| (iii) | Mobile Home Site Front Yard Depth (Minimum) | 5.0 metres |
| (iv) | Mobile Home Site Side Yard Width | |

- | | | |
|-------|--|------------------|
| | (Minimum) | 2.0 metres |
| (v) | Mobile Home Site Rear Yard Depth
(Minimum) | 7.5 metres |
| (c) | Mobile Homes on private wells and private sewage disposal: | |
| (i) | Mobile Home Site Area | 2025 sq. metres |
| (ii) | Mobile Home Site Frontage (minimum) | 30 metres |
| (iii) | Mobile Home Site Front Yard Depth
(minimum) | 7.5 metres |
| (iv) | Mobile Home Site Side Yard Width
(minimum) | 5 metres |
| (v) | Mobile Home Site Rear Yard Depth
(minimum) | 10.5 metres |
| (d) | Dwelling Unit Area (minimum): | |
| (i) | Mobile Home | 55 square metres |
| (ii) | Accessory Single Detached Dwelling | 75 square metres |
| (e) | Mobile Home Park Lot Area (minimum) | 1.2 hectares |
| (f) | Mobile Home Park Lot Frontage (minimum) | 90 metres |
| (g) | Building Height (maximum) | 10.5 metres |
| (h) | All roads within a Mobile Home Park shall have a minimum width of 10 metres and shall be constructed and maintained in such a manner as to eliminate dust. | |
| (i) | Open Storage: In accordance with the provisions for Open Storage in Section 3 - General Provisions of this By-law. | |
| (j) | Parking and Loading: In accordance with the Parking and Loading Space Requirements in Section 3 - General Provisions of this By-law. | |
| (k) | Separation Distances: In accordance with the provisions for Separation Distances in Section 3 - General provisions of this By-law. | |
| (l) | Setbacks: In accordance with the provisions for Setbacks in Section 3 - General Provisions of this By-law. | |

- (m) Setback for Buildings and Structures: No building or structure within an MHP Zone shall be located within 20 metres of the boundary of an MHP Zone.
- (n) Accessory Uses, Buildings and Structures: Notwithstanding any Zone provision of this Zone to the contrary, uses, buildings and structures which are accessory to the permitted uses of this Zone shall be permitted in accordance with the requirements for Accessory Uses, Buildings and Structures in Section 3.0 General Provisions of this By-law.

8.3 **EXCEPTION ZONES**

SECTION 9.0 - REQUIREMENTS FOR AGRICULTURE COMMERCIAL (AC) ZONES**9.1 PERMITTED USES**

No person shall use any land or erect or use any building or structure in any AC Zone except for:

(a) Residential Uses

- accessory dwelling unit
- single detached dwelling

(b) Non-Residential Uses

- abattoir
- agricultural commercial establishment

9.2 ZONE PROVISIONS

No person shall use any lot or erect, alter or use any building or structure in any AC Zone except in accordance with the following provisions:

- | | | |
|-----|---|---------------------|
| (a) | Lot Area (minimum) | 2025 m ² |
| (b) | Lot Frontage (minimum) | 30 metres |
| (c) | Front Yard Depth (minimum) | 15 metres |
| (d) | Exterior Side Yard Width (minimum) | 10 metres |
| (e) | Interior Rear Yard Depth (minimum) | |
| | i) Abutting any Agricultural,
Commercial or Industrial Zone | 3.0 metres |
| | ii) Abutting any other Zone | 15 metres |
| (f) | Rear Yard Depth (Minimum) | |
| | i) Abutting rail right-of-way | Nil |
| | ii) Abutting any Agricultural,
Commercial or Industrial Zone | 7.5 metres |
| | iii) Abutting any other zone | 15 metres |
| (g) | Lot Coverage (maximum) | 33% |

- (h) Open Storage: In accordance with the provisions for Open Storage in Section 3 - General Provisions of this By-law.
- (i) Parking and Loading: In accordance with the provisions for Parking and Loading in Section 3 -General Provisions of this By-law.
- (j) Separation Distance: In accordance with the provisions for Separation Distance in Section 3 -General Provisions of this By-law.
- (k) Setbacks: In accordance with the provisions for Setbacks in Section 3 - General Provisions of this By-law.
- (l) Accessory Uses, Buildings and Structures: Notwithstanding any Zone Provisions of this zone to the contrary, Uses, Buildings and Structures that are accessory to the permitted uses of this zone shall be permitted in accordance with the requirements for Accessory Uses, Buildings and Structures in Section 3.0 General Provisions of this By-law.

9.3 **EXCEPTION ZONES**

SECTION 10.0 REQUIREMENTS FOR HAMLET COMMERCIAL (HAC) ZONE**10.1 PERMITTED USES**

No person shall use any land or erect or use any building or structure in any HAC Zone except for:

(a) Residential Uses

- an accessory dwelling unit, EXCEPT, in the case of an automobile service station or commercial garage where the accessory dwelling unit shall be a single detached dwelling
- single detached dwelling

(b) Non-Residential Uses

- automotive-car wash
- automotive-commercial garage
- automotive-gasoline bar
- automotive-service station
- automotive-store
- automotive-vehicle sales or rental establishment
- business office
- clinic
- convenience store
- day nursery
- eating establishment, drive-in
- eating establishment, full service
- eating establishment, take-out
- furniture or wood products shop
- funeral home
- garden centre
- general service shop
- home display and sales outlet
- hotel
- motel
- motor hotel
- park
- personal service shop
- place of entertainment
- professional office

- bed and breakfast establishment
- laundromat
- retail store including one in which the products are manufactured on the premises, provided that the space devoted to such manufacturing is secondary to the retail use

10.2 **ZONE PROVISIONS**

No person shall use any lot or erect, alter or use any building or structure in any HAC Zone except in accordance with the following provisions:

(a) Lot Area (minimum):

- | | | |
|-----|-----------------------------|--|
| i) | hotel, motel or motor hotel | 2750 square metres plus an additional 185 square metres for each guest room in excess of four guest rooms. |
| ii) | other uses | 2025 square metres |

(b) Lot Frontage (minimum):

- | | | |
|------|--|-----------|
| i) | automotive-gas bar,
automotive-service station,
automotive-commercial garage | |
| | - interior lot | 35 metres |
| | - corner lot | 40 metres |
| ii) | hotel, motel or motor hotel | 46 metres |
| iii) | other uses | 30 metres |

(c) Lot Depth (minimum):

- | | | |
|----|--|-----------|
| i) | automotive-gas bar,

automotive-service station,
automotive-commercial garage | 40 metres |
|----|--|-----------|

- | | | |
|-----|--|--|
| (d) | Front Yard Depth (minimum): | |
| | i) hotel, motel, motor hotel
automotive-commercial garage,
automotive- vehicle sales or
rental establishment,
automotive-service station | 12 metres |
| | ii) all other permitted uses | 7.5 metres |
| (e) | Side Yard Width (minimum) | 6 metres provided that where the side lot line abuts any lot used for residential use, the minimum side yard width shall be 9.0 metres. |
| (f) | Exterior Side Yard Width (minimum) | |
| | i) hotel, motel, motor hotel, automotive-commercial garage, automotive-vehicle sales or rental establishment, automotive-service station | 12 metres |
| | ii) all other permitted uses | 7.5 metres |
| (g) | Rear Yard Depth (minimum) | 7.5 metres provided that where the rear lot line abuts any lot used for residential use, the minimum rear yard depth shall be 10.5 metres. |
| (h) | Lot Coverage (maximum) | 33% |
| (i) | Building Height (maximum): | 10.5 metres |
| (j) | Dwelling Unit Area (minimum): | |
| | (i) accessory single detached dwelling | 75 m ² |
| | (ii) other accessory dwelling unit | 51 m ² |
| (k) | Open Storage: In accordance with the provisions for Open Storage in Section 3 - General Provisions of this By-law. | |
| (l) | Parking and Loading: In accordance with the provisions for Parking and Loading in Section 3 - General Provisions of this By-law. | |

- (m) Separation Distance: In accordance with the provisions for Separation Distance in Section 3 - General Provisions of this By-law.
- (n) Setbacks: In accordance with the provisions for Setbacks in Section 3 -General Provisions of this By-law.
- (o) Additional Zone Provisions: In accordance with the provisions for Automotive Uses, Automotive-Commercial Garage, Gasoline Bar, Service Station in Section 3 - General Provisions of this By-law.
- (p) Accessory Uses, Buildings and Structures: Notwithstanding any Zone Provision of this zone to the contrary, uses, buildings and structures that are accessory to the permitted uses of this zone shall be permitted in accordance with the requirements for Accessory Uses, Buildings and Structures in Section 3.0 General Provisions of this By-law.

10.3 **EXCEPTION ZONES**

*** (By-law 2005-20) ***

- *(a) Hamlet Commercial – Exception One (HAC-E1)

Notwithstanding any other provisions of this By-law to the contrary, for the lands located in the Hamlet Commercial – Exception One (HAC-E1) Zone in Part of Lots 54 and 55, Registered Plan 59, geographic Township of Bromley, the only permitted uses shall be a retail store and eating establishment. The parking requirements of Section 3.23.1 shall not apply.

10.4 **INTERIM USES AND STANDARDS (HOLDING)**

- (a) HAC-E1-h (Part of Lots 54 & 55, Reg. Plan No. 59, geographic Township of Bromley)

Until such time that the holding symbol is removed from the lands zoned HAC-E1-h, described as Part of Lots 54 and 55, Registered Plan 59, geographic Township of Bromley in accordance with the criteria below, no person shall use land or erect or use a building or structure except in accordance with these provisions:

- i) Permitted Uses
 - existing uses in existing locations
 - retail store
- ii) The parking requirements of Section 3.23.1 shall not apply.
- iii) Criteria for the Removal of the Holding Symbol

1. Meet the requirements of the appropriate approval authority for water and septic systems.*

SECTION 11.0 - REQUIREMENTS FOR HIGHWAY COMMERCIAL (HC) ZONE**11.1 PERMITTED USES**

No person shall use any lot or erect, alter or use any building or structure in any HC Zone except for:

(a) Residential Uses

- an accessory dwelling unit, EXCEPT, in the case of an automobile service station or commercial garage where the accessory dwelling unit shall be a single detached dwelling
- single detached dwelling

(b) Non-Residential Uses

- automotive - body shop
- automotive - car wash
- automotive - commercial garage
- automotive - gasoline bar
- automotive - service station
- automotive - store
- automotive - vehicle sales or rental establishment
- building supply store
- eating establishment - drive-in
- eating establishment - full service
- eating establishment - take out
- motel
- motor hotel
- hotel
- garden centre
- kennel
- animal hospital
- retail stores involving the sale and/or rental of heavy machinery, fuels, factory equipment, boats, recreational vehicles, motorcycles, snowmobiles
- mini storage establishment
- bed and breakfast establishment
- welding shop
- furniture or wood products shop
- meat products plant
- contractor's yard or shop

11.2 **ZONE PROVISIONS**

No person shall use any lot or erect, alter or use any building or structure in any HC Zone, except in accordance with the following provisions:

- | | | |
|-----|---|---|
| (a) | Lot Area (minimum) | 4047 square metres |
| (b) | Lot Frontage (minimum) | 30 metres |
| (c) | Front Yard Depth (minimum) | 12 metres |
| (d) | Side Yard Width (minimum) | 3.0 metres, provided that where the side lot line abuts any lot used for a residential use, the minimum side yard width shall be 6.0 metres |
| (e) | Exterior Side Yard Width (minimum) | 12 metres |
| (f) | Rear Yard Depth (minimum) | 7.5 metres provided that where the rear line abuts any lot used for a residential use, the minimum rear yard depth shall be 12 metres |
| (g) | Lot Coverage (maximum) | 33% |
| (h) | Building Height (maximum) | 10.5 metres |
| (i) | Dwelling Unit Area (minimum) | |
| | (i) accessory single-detached dwelling | 75 square metres |
| | (ii) other accessory dwelling unit | 51 square metres |
| (j) | Open Storage: In accordance with the provisions for Open Storage in Section 3 - General Provisions of this By-law. | |
| (k) | Parking and Loading: In accordance with the provisions for Parking and Loading in Section 3 - General Provisions of this By-law. | |
| (l) | Separation Distance: In accordance with the provisions for Separation Distances in Section 3 - General Provisions of this By-law. | |
| (m) | Setbacks: In accordance with the provisions for Setbacks in Section 3 - General Provisions of this By-law. | |

- (n) Accessory Uses, Buildings and Structures: Notwithstanding any Zone provision of this zone to the contrary, uses, buildings and structures that are accessory to the permitted uses of this zone shall be permitted in accordance with the requirements for Accessory Uses, Buildings and Structures in Section 3.0 General Provisions of this By-law.

11.3 EXCEPTION ZONES

(By-law 2004-23)

- *(a) Highway Commercial – Exception One (HC-E1)

Notwithstanding any other provisions of this By-law to the contrary, for the lands located in the HC-E1 Zone in part of Lot 10, Concession 2, geographic Township of Admaston, a mini storage establishment and an accessory dwelling unit shall be the only permitted uses.*

(By-law 2025-09)

- *(b) Highway Commercial – Exception Two (HC-E2)

Notwithstanding any other provisions of this By-law to the contrary, for the lands located in the HC-E2 Zone, within Part of Lot 10, Concession 2, in the geographic Township of Admaston, now in the Township of Admaston/Bromley, the primary access is permitted via a private right-of-way.*

SECTION 12.0 - REQUIREMENTS FOR TOURISM COMMERCIAL (TC) ZONE**12.1 PERMITTED USES**

No person shall use land or erect or use a building or structure in a TC Zone except for:

(a) Residential Uses

- single detached dwelling
- semi detached dwelling
- duplex dwelling
- accessory dwelling unit
- staff dormitory dwelling

(b) Non-Residential Uses

- resort
- retail store
- cottage establishment
- camping establishment
- recreational vehicle campground or park
- camp recreation
- hotel
- motel
- passive recreational uses
- active recreational use
- private park
- public park
- marina
- automotive - gasoline bar
- eating establishment - drive in
- eating establishment - full service
- eating establishment - take out
- amusement rides and games
- place of entertainment
- riding stables
- eating establishment
- bed and breakfast establishment
- tourist establishment

12.2 ZONE PROVISIONS

No person shall use any lot or erect, alter or use any building or structure in a (TC) Zone except in accordance with the following provisions:

(a) Lot Area (minimum)

(i) cottage establishment	2750 square metres plus an additional 200 square metres for each cottage in excess of 4 cottages
(ii) hotel, motel or motor hotel	3250 square metres plus an additional 185 square metres for each guest room in excess of 4 guest rooms
(iii) all other permitted uses	3250 square metres
(b) Lot Frontage (minimum)	
(i) hotel, motel or motor hotel	65 metres
(ii) all other permitted uses	53 metres
(c) Front Yard Depth (minimum)	
(i) cottage establishment hotel, motel or motor hotel	12 metres
(ii) all other permitted uses	7.5 metres
(d) Side Yard Width (minimum)	6 metres provided that where the side lot line abuts any lot used for a residential use, the minimum side yard width shall be 9 metres
(e) Rear Yard Depth (minimum)	7.5 metres provided that where the rear lot line abuts any lot used for a residential use, the minimum rear yard depth shall be 10.5 metres
(f) Lot Coverage (maximum)	30%
(g) Building Height (maximum)	12 metres
(h) Dwelling Unit Area (minimum) accessory dwelling unit	50 square metres

- (i) Open Storage: In accordance with the provisions for Open Storage in Section 3 - General Provisions of this By-law.
- (j) Parking and Loading: In accordance with the provisions for Parking and Loading Space Requirements in Section 3 - General Provisions of this By-law.
- (k) Separation Distances: In accordance with the provisions for Separation Distances in Section 3 - General Provisions of this By-law.
- (l) Setbacks: In accordance with the provisions for Setbacks in Section 3 - General Provisions of this By-law.
- (m) Additional Zone Provisions for Automotive - Gasoline Bar: In accordance with the provisions for Automotive - Service Stations, - Commercial Garages, and - Gasoline Bars in Section 3 - General Provisions of this By-law.
- (n) Accessory Uses, Buildings and Structures: Notwithstanding any Zone provision of this Zone to the contrary, uses, buildings and structures which are accessory to the permitted uses of this zone shall be permitted in accordance with the requirements for Accessory Uses, Buildings and Structures in Section 3.0 General Provisions of this By-law.
- (o) Notwithstanding Section 12.2 to the contrary, lands used for a camping establishment, recreational vehicle campground or park, or camp recreation shall be used in accordance with the provisions of Section 13.2 of this By-law.

12.3 **EXCEPTION ZONES**

SECTION 13.0 - REQUIREMENTS FOR CAMPGROUND COMMERCIAL (CC) ZONE**13.1 PERMITTED USES**

No person shall use land or erect or use a building or structure in a Campground Commercial (CC) Zone except for:

a) Residential Uses

- single detached dwelling
- semi detached dwelling
- duplex dwelling
- accessory dwelling unit

b) Non-Residential Uses

- camping establishment
- recreational vehicle campground or park
- camp, recreation

13.2 ZONE PROVISIONS

No person shall use any lot or erect, alter or use any building or structure in a Campground Commercial (CC) Zone except in accordance with the following provisions:

a) Lot Area (minimum)

- | | | |
|-----|---|---|
| i) | camping establishment,
recreational vehicle
campground or park,
camp, recreation | 2750 sq. metres plus an additional
185 square metres for each campsite in excess
of 4 sites |
| ii) | other permitted uses | 2750 square metres |

b) Lot Frontage (minimum) 46 metres

c) Front Yard Depth (minimum) 12 metres

d) Side Yard Width (minimum) 6 metres provided that where the side lot line abuts a lot used for a residential use, the minimum side yard width shall be 9 metres

e) Rear Yard Depth (minimum) 7.5 metres where the rear lot line abuts a

		Commercial or Community Facility Zone and 10.5 metres where the rear lot line abuts any other zone
f)	Accessory Dwelling Unit Area (minimum)	65 square metres
g)	Building Height (maximum)	10.5 metres
h)	Lot Coverage (maximum)	35%
(i)	Recreational Vehicle Site Density	
	(i) connected to individual on site sewage disposal system (maximum)	5 per hectare based on the area of the entire park, provided 2025 square metres are deducted from the total area, if an accessory dwelling unit is used or erected.
	(ii) connected to a communal sewage system or utilizing an internal holding tank/system and not connected to any sewage system (maximum)	20 per hectare based on the area of the entire park.
j)	Open Storage: In accordance with the provisions for Open Storage in Section 3 - General Provisions of this By-law.	
k)	Parking and Loading: In accordance with the provisions for Parking and Loading Space Requirements in Section 3 -General Provisions of this By-law.	
l)	Separation Distances: In accordance with the provisions for Separation Distances in Section 3 - General Provisions of this By-law.	
m)	Setbacks: In accordance with the provisions for Setbacks in Section 3 - General Provisions of this By-law.	
n)	Accessory Uses, Buildings and Structures: Notwithstanding any zone provisions of this zone to the contrary, uses, buildings and structures which are accessory to the permitted uses of this zone shall be permitted in accordance with the requirements for Accessory Uses, Buildings and Structures in Section 3.0 General Provisions of this By-law.	

13.3 **EXCEPTION ZONES**

SECTION 14.0 - REQUIREMENT FOR GENERAL INDUSTRIAL (GM) ZONE**14.1 PERMITTED USES**

No person shall use land or erect or use a building or structure in any GM Zone except for:

(a) Residential Uses

- accessory dwelling unit, EXCEPT in the case of a body shop or commercial garage, where the accessory dwelling unit may be a single detached dwelling
- single detached dwelling

(b) Non-Residential Uses

- automotive-body shop
- automotive-commercial garage
- automotive-vehicle sales or rental establishment
- concrete manufacturing plant
- contractor's yard or shop
- factory outlet
- fuel storage tank
- logging hauler
- manufacturing plant
- mini storage establishment
- light manufacturing plant
- public garage
- sawmill
- truck terminal
- warehouse
- welding shop
- business office accessory to a permitted use
- retail uses accessory to a permitted use
- abattoir
- retail stores involving the sale and/or rental of heavy machinery, fuels, factory equipment, boats, recreational vehicles, motorcycles, snowmobiles
- service shop, general

14.2 ZONE PROVISIONS

No person shall use any lot or erect, alter or use any building or structure in any GM Zone except in accordance with the following provisions:

Residential Uses – single detached dwelling

- (a) In accordance with the zone provisions of Section 20.0 – Rural (RU) Zone.

Non-residential Uses

(a)	Lot Area (minimum)	4000 square metres	
(b)	Lot Frontage (minimum)	35 metres	
(c)	Yards (minimum):	Abutting an Industrial <u>Zone</u>	Abutting Other <u>Zone</u>
	i) Front Yard Depth	15 metres	30 metres
	ii) Side Yard Width	3 metres	30 metres
	iii) Exterior Side Yard Width	15 metres	30 metres
	iv) Rear Yard Depth	9 metres	30 metres

Provided that no side or rear yard is required along any portion of a lot line which abuts a railroad right-of-way.

- (d) Lot Coverage (maximum) 50%
- (e) Building Height (maximum) 15 metres
- (f) Dwelling Unit Area (minimum) 65 m²
- (g) Open Storage: In accordance with the provisions for Open Storage in Section 3 - General Provisions of this By-law.
- (h) Parking and Loading: In accordance with the provisions for Parking and Loading in Section 3 - General Provisions of this By-law.
- (i) Separation Distance: In accordance with the provisions for Separation Distance in Section 3 - General Provisions of this By-law.
- (j) Setbacks: In accordance with the provisions for Setbacks in Section 3 - General Provisions of this By-law.
- (k) Accessory Uses, Buildings and Structures: Notwithstanding any Zone Provision of this Zone to the contrary, uses, buildings and structures that are accessory to the permitted uses of this Zone shall be permitted in accordance with the requirements for Accessory Uses, Buildings and Structures in Section 3.0 General Provisions of this By-law.
- (l) Additional Zone Provisions for Automotive Uses: In accordance with the provisions of for automotive uses: Automotive-Commercial Garage-Gasoline Bar,-Service Station in Section 3 - General Provisions of this By-law.

14.3 **EXCEPTION ZONES**

SECTION 15.0 - REQUIREMENTS FOR DISPOSAL INDUSTRIAL (DM) ZONE**15.1 PERMITTED USES**

No person shall use land or erect or use a building or structure in any DM Zone except for:

(a) Residential Uses

- prohibited

(b) Non-Residential Uses

- waste disposal site, including transfer stations and composting sites
- salvage yard

15.2 ZONE PROVISIONS

No person shall use any lot or erect, alter or use any building or structure in any DM Zone except in accordance with the following provisions:

(a) Yards (minimum):

	<u>Abutting Industrial Zone</u>	<u>Abutting Other Zone</u>
i) Front Yard Depth	22 metres	30 metres
ii) Side Yard Width	15 metres	30 metres
iii) Rear Yard Depth	15 metres	30 metres

(b) Buffer Strip

No land in any DM Zone shall be used for any other purpose than a buffer strip within,

- i) thirty (30) metres of any Zone other than an industrial zone; and
- ii) twenty-two (22) metres of any street line.

(c) Abandoned or Rehabilitated

No building shall be erected or constructed in a waste disposal site that has been abandoned or rehabilitated.

(d) Accessory Uses, Buildings and Structures: Notwithstanding any Zone Provision of this Zone to the contrary, uses, buildings and structures that are accessory to the permitted uses of this Zone shall be permitted in accordance with the requirements

for Accessory Uses, Buildings and Structures in Section 3.0 General Provisions of this By-law.

15.3 **EXCEPTION ZONES**

SECTION 16.0 - REQUIREMENTS FOR EXTRACTIVE INDUSTRIAL (EM) ZONE**16.1 PERMITTED USES**

No person shall use land or erect or use a building or structure in any EM Zone except for:

(a) Residential Uses

- prohibited

(b) Non-Residential Uses

- concrete manufacturing plant
- extractive industrial facility
- forestry
- limited farm
- gravel pit
- quarry

16.2 ZONE PROVISIONS

No person shall use any lot or erect, alter or use any building or structure in any EM Zone except in accordance with the following provisions:

- (a) Lot Frontage (minimum) 35 metres
- (b) Open Storage: In accordance with the provisions for Open Storage in Section 3 - General Provisions of this By-law.
- (c) Parking and Loading: In accordance with the provisions for Parking and Loading in Section 3 - General Provisions of this By-law.
- (d) Separation Distance: In accordance with the provisions for Separation Distance in Section 3 - General Provisions of this By-law.
- (e) Setbacks: In accordance with the provisions for Setbacks in Section 3 - General Provisions of this By-law.
- (f) Accessory Uses, Buildings and Structures: Notwithstanding any Zone Provision of this Zone to the contrary, uses, buildings and structure that are accessory to the permitted uses of this Zone shall be permitted in accordance with the requirements for Accessory Uses, Buildings and Structures in Section 3.0 General Provisions of this By-law.

16.3 EXCEPTION ZONES

(a) Extractive Industrial-Exception One (EM-E1)

Notwithstanding any other provisions of this By-law to the contrary, for those lands described as part of Lot 25, Concessions VI and VII, in the geographic Township of Admaston and delineated as Extractive Industrial-Exception One (EM-E1) on Schedule “B” to this By-law, an asphalt plant (permanent or portable) and a concrete manufacturing plant are not permitted. For the purposes of the EM-E1 Zone, a crusher is not permitted as part of the definition of an extractive industrial facility. All other provisions of the EM Zone apply.

(b) Extractive Industrial-Exception Two (EM-E2)

Notwithstanding Section 16.3(b) of this By-law to the contrary, for those lands described as part of Lots 18 and 19, Concession III and part of the road allowance between Lots 18 and 19 in Concession III, in the geographic Township of Bromley and delineated as Extractive Industrial-Exception Two (EM-E2) on Schedule “A” and Schedule “A” (Inset 1) to this By-law, a waste disposal site shall be an additional permitted use. The provisions of the Disposal Industrial (DM) Zone shall apply to this additional use.

SECTION 17.0 - REQUIREMENTS FOR EXTRACTIVE INDUSTRIAL RESERVE (EMR) ZONE

17.1 PERMITTED USES

No person shall use land or erect or use a building or structure in any EMR Zone except for:

(a) Residential Uses

- single detached dwelling existing at the date of passing of this By-law.

(b) Non-Residential Uses

- non-residential uses existing on the date of passing of this By-law
- forestry
- limited farm
- passive recreation

17.2 ZONE PROVISIONS

No person shall use any lot or erect, alter or use any building or structure in any EMR Zone except in accordance with the following provisions:

- | | | |
|-----|----------------------------|-------------|
| (a) | Front Yard Depth (minimum) | 10.5 metres |
| (b) | Side Yard Width (minimum) | 10.5 metres |
| (c) | Rear Yard Depth (minimum) | 15.0 metres |

17.3 EXCEPTION ZONES

SECTION 18.0 - REQUIREMENTS FOR MINING INDUSTRIAL (MM) ZONE**18.1 PERMITTED USES**

No person shall use land or erect or use a building or structure in any MM Zones except for:

(a) Residential Uses

- accessory single detached dwelling

(b) Non-Residential Uses

- accessory business office
- farm, limited
- forestry
- manufacturing plant
- mine
- mining
- passive recreation
- warehouse

18.2 ZONE PROVISIONS

No person shall use any lot or erect, alter or use any building or structure in any MM Zone except in accordance with the following provisions:

(a)	Lot Area (minimum)	2.0 hectares	
(b)	Lot Frontage (minimum)	35 metres	
(c)	Yards (minimum)		
		<u>Abutting Industrial Zone</u>	<u>Abutting Any Other Zone</u>
i)	Front Yard Depth	30 metres	45 metres
ii)	Side Yard Width	3 metres	45 metres
iii)	Rear Yard Depth	9 metres	45 metres

Provided that no side or rear yard is required along any portion of a lot line which abuts a railroad right-of-way.

- (d) Lot Coverage (maximum) 50%
- (e) Dwelling Unit Area (minimum) 65 m²
- (f) Buffer Strip

No land in any MM Zone shall be used for any other purpose than for a buffer strip within,

- i) forty-five (45) metres of any zone other than an Industrial Zone, and
 - ii) thirty (30) metres of any street line.
- (g) Open Storage: In accordance with the provisions for Open Storage in Section 3 - General Provisions of this By-law.
 - (h) Parking and Loading: In accordance with the provisions for Parking and Loading in Section 3 - General Provisions of this By-law.
 - (i) Separation Distance: In accordance with the provisions for Separation Distance in Section 3 - General Provisions of this By-law.
 - (j) Setbacks: In accordance with the provisions for Setbacks in Section 3 - General Provisions of this By-law.
 - (k) Accessory Uses, Buildings and Structures: Notwithstanding any Zone Provision of this zone to the contrary, Uses, Buildings and Structures that are accessory to the permitted uses of this zone shall be permitted in accordance with the requirements for Accessory Uses, Buildings and Structures in Section 3.0 General Provisions of this By-law.

18.3 **EXCEPTION ZONES**

SECTION 19.0 - REQUIREMENTS FOR MINING INDUSTRIAL RESERVE (MMR) ZONE
19.1 PERMITTED USES

No person shall use land or erect or use a building or structure in any MMR Zone except for:

(a) Residential Uses

- existing dwellings

(b) Non-Residential Uses

- existing uses in existing locations
- forestry
- farm, limited
- mineral proving
- passive recreation

19.2 ZONE PROVISIONS

No person shall use any lot or erect, alter or use any building or structure within any MMR Zone except in accordance with the following provisions:

- | | | |
|-----|----------------------------|-------------------------------|
| (a) | Lot area (minimum) | |
| | i) residential uses | existing lot area |
| | ii) non-residential uses | 24 hectares |
| (b) | Lot Frontage (minimum) | |
| | i) residential uses | existing lot frontage |
| | ii) non-residential uses | 300 metres |
| (c) | Front Yard Depth (minimum) | 10.5 metres |
| (d) | Side Yard Width (minimum) | 3 metres |
| (e) | Rear Yard Depth (minimum) | 15 metres |
| (f) | Building Height (maximum) | 10.5 metres |
| (g) | Lot Coverage (maximum) | |
| | i) residential | 33% |
| | ii) non-residential uses | 125% of existing Lot Coverage |

- (h) Dwelling Unit Area (maximum) 125% of existing dwelling unit area
- (i) Gross Floor Area for non-residential uses, and for accessory buildings and structures (maximum)
 - i) mineral proving 50 m²
 - ii) other uses 10 m²
- (j) Setbacks: In accordance with the provisions for Setbacks in Section 3 - General Provisions of this By-law.
- (k) Accessory Uses, Buildings and Structures: Notwithstanding any Zone Provision of this zone to the contrary, uses, buildings and structures that are accessory to the permitted uses of this zone shall be permitted in accordance with the requirements for Accessory Uses, Buildings and Structures in Section 3.0 General Provisions of this By-law.

19.3 **EXCEPTION ZONES**

SECTION 20.0 - REQUIREMENTS FOR LIGHT INDUSTRIAL (LM) ZONE**20.1 PERMITTED USES**

No person shall use land or erect or use a building or structure in any LM Zone except for:

(a) Residential Uses

- accessory dwelling unit, EXCEPT in the case of a body shop or commercial garage, where the accessory dwelling unit may be a single detached dwelling
- single detached dwelling

(b) Non-Residential uses

- factory outlet
- light manufacturing plant
- public garage
- truck terminal
- warehouse
- business office accessory to a permitted use
- retail uses accessory to a permitted use
- agriculture commercial establishment
- those non-residential uses of the Highway Commercial (HC) Zone as listed in Section 10.1(b).

20.2 ZONE PROVISIONS

No person shall use any lot or erect, alter or use any building or structure in any LM Zone except in accordance with the provisions of Section 10.2 (Highway Commercial).

20.3 EXCEPTION ZONES

SECTION 21.0 - REQUIREMENTS FOR RURAL (RU) ZONE**21.1 PERMITTED USES**

No person shall use land or erect, alter or use a building or structure in any RU Zone except for:

(a) Residential Uses

- single detached dwelling
- semi-detached dwelling
- duplex dwelling
- a limited service dwelling on an existing lot of record
- group home

(b) Non-Residential Uses

- cemetery
- private airfield
- farm
- farm limited
- farm produce sales outlet
- forestry
- home industry
- hunting and fishing camp
- contractors yard or shop
- logging hauler
- mineral exploration
- private club
- public building
- religious education facility
- retail uses accessory to a permitted use
- bed and breakfast establishment

21.2 ZONE PROVISIONS

No person shall use any lot or erect, alter or use any building or structure in any RU Zone except in accordance with the following provisions:

(a) Lot Area (minimum)

- (i) single detached, semi-detached, limited service dwelling, home industry or duplex dwelling 4047 square metres

(ii)	semi-detached dwelling (each unit on a separate lot)	2024 square metres
(iii)	other permitted uses	2 hectares
(b)	Lot Frontage (minimum)	
(i)	single detached, semi-detached or duplex dwelling, or other uses	45 metres
(ii)	semi-detached dwelling (each unit on a separate lot)	23 metres
(c)	Water Frontage	45 metres
(d)	Front Yard Depth (minimum)	7.5 metres
(e)	Exterior Side Yard (minimum)	7.5 metres
(f)	Interior Side yard (minimum)	
	- single detached dwelling; group home	3 metres
	- duplex dwelling	3 metres
	- semi-detached dwelling	3 metres
	- semi-detached dwelling (each unit on a separate lot)	Requires Interior or Exterior Side Yard on One Side Only
(g)	Rear Yard Depth (minimum)	7.5 metres
(h)	Dwelling Unit Area (minimum)	65 square metres
(i)	Gross Floor Area (maximum) for Mineral Exploration	9.3 square metres
(j)	Lot Coverage (maximum)	33%
(k)	No land on the lot of a logging hauler use, a contractor's yard or shop, a forestry use, or a home industry shall be used for any other purpose than for a buffer strip within, - 15.0 metres of a lot in any Zone other than an Industrial Zone - 12.0 metres of any street line.	
(l)	Open Storage: In accordance with the provisions for Open Storage in Section 3 - General Provisions of this By-law.	
(m)	Parking and Loading: In accordance with the provisions for Parking and Loading in Section 3 - General Provisions of this By-law.	

- (n) Separation Distance: In accordance with the provisions for Separation Distance in Section 3 - General Provisions of this By-law.
- (o) Setbacks: In accordance with the provisions for Setbacks in Section 3 - General Provisions of this By-law.
- (p) Accessory Uses, Buildings and Structures: Notwithstanding any Zone Provision of this Zone to the contrary, uses, buildings and structures that are accessory to the permitted uses of this Zone shall be permitted in accordance with the requirements for Accessory Uses, Buildings and Structures in Section 3.0 General Provisions of this By-law.

21.3 **EXCEPTION ZONES**

(a) Rural-Exception One (RU-E1)

Notwithstanding any other provisions of this by-law to the contrary, for the lands described as part of Lot 18, Concession VII, geographic Township of Admaston, and delineated as Rural-Exception One (RU-E1) on Schedule “B” to this By-law, a guest cottage shall be permitted. A guest cottage shall be defined as follows:

Cottage - guest: means a separate building which is accessory to a one family dwelling and used occasionally by guests, but not occupied continuously nor used as a year round permanent dwelling.

(By-law 2021-05) **

(By-law 2025-33)

*(b) Rural-Exception Two (RU-E2)

Notwithstanding any other provisions of this By-law to the contrary, for the lands described as Part 2 on Reference Plan 49R-19570 located in Part of Lot 4, Concession 10, in the geographic Township of Admaston, now in the Township Admaston/Bromley, and known municipally as 531 Whelan Road, the following uses shall be permitted on a lot with an area of 4100 square metres:

- Automotive Vehicle Sales or Retail Establishment;
- Contractor’s Yard or Shop;
- Home Builder/Window and Door Business; and
- Logging Hauler.

Home Builder/Window and Door Business shall mean a building or part of a building where windows, doors, and other parts of a building are assembled and sold, and may include a retail store, offices, display areas, and storage areas.*

(c) Rural – Exception Three (RU-E3)

Notwithstanding the permitted uses of this section or any other provision of this By-law to the contrary, for the lands described as Lot 8, Concession IV, geographic Township of Admaston, and delineated as Rural Exception-Three (RU-E3) on Schedule “B” to this By-law, a building or structure may be used also in accordance with the following:

- i) Permitted Use:
storage of farm equipment, machinery and vehicles
- ii) Zone Provisions for the additional permitted use:
The provisions of Section 19.2 for “other permitted uses” and all other relevant provisions of By-law shall apply.

(d) Rural-Exception Four (RU-E4)

Notwithstanding Section 21.1(b) to the contrary, for those lands described as part of Lot 23, Concession VIII in the geographic Township of Bromley and delineated as Rural-Exception Four (RU-E4) on Schedule “A” to this By-law, a retail store shall be an additional permitted use.

(By-law 2005-25)

*The following provisions shall also apply to lands zoned RU-E4:

- i) Lot Area (minimum) 2300 square metres
- ii) Where an existing building or structure does not conform to the required setbacks from lot lines, it shall be deemed to conform to the Zoning By-law.
- iii) One accessory dwelling unit is permitted.*

(e) Rural-Exception Five (RU-E5)

Notwithstanding Section 21.1(b) to the contrary, for those lands described as part of Lot 3, Concession I, in the geographic Township of Admaston and delineated as Rural-Exception Five (RU-E5) on Schedule “B” to this By-law, a private club shall include a fish and game club.

(f) Rural-Exception Six (RU-E6)

(By-law 2021-17)

Notwithstanding any other provisions of this By-law to the contrary, for the lands located in Part of Lot 21, Concession 12, in the geographic Township of Admaston now in the Township of Admaston/Bromley, and known municipally as 405 Mhusk Road, and zoned RU-E6, an existing sleeping cabin shall be a permitted use.

(By-law 2004-33)***(g) Rural-Exception Seven (RU-E7)**

Notwithstanding any other provisions of this By-law to the contrary, for the lands located in the RU-E7 Zone in part of Lot 12, Concession 1, geographic Township of Bromley, and more particularly described as Part 1 on Reference Plan 49R-15375, the following provision shall apply:

- (i) Lot Area (minimum) 6.8 hectares

All of the other provisions of the RU Zone continue to apply.

(h) Rural-Exception Eight (RU-E8)

Notwithstanding any other provisions of this By-law to the contrary, for the lands located in the RU-E8 Zone in part of Lot 12, Concession 1, geographic Township of Bromley, and more particularly described as Part 2 on Reference Plan 49R-15375, the following provision shall apply:

- (i) Lot Area (minimum) 12.0 hectares

All of the other provisions of the RU Zone continue to apply.

(i) Rural-Exception Nine (RU-E9)

Notwithstanding any other provisions of this By-law to the contrary, for the lands located in the RU-E9 Zone in part of Lots 11 and 12, Concession 1, geographic Township of Bromley, and more particularly described as Part 3 on Reference Plan 49R-15375, the following provision shall apply:

- (i) Lot Area (minimum) 11.3 hectares

All of the other provisions of the RU Zone continue to apply.*

(By-law 2005-14)***(j) Rural-Exception Ten (RU-E10)**

Notwithstanding any other provisions of this By-law to the contrary, for the lands located in the RU-E10 Zone in part of Lot 5, Concession 9, geographic Township of Bromley, with a civic address of 222 Fourth Chute Road, a retail store selling crafts and collectibles shall be an additional permitted use.*

(By-law 2008-10)***(k) Rural-Exception Eleven (RU-E11)**

Notwithstanding any other provisions of this By-law to the contrary, for the lands

located in the RU-E11 Zone in part of Lot 20, Concession 3, geographic Township of Bromley, the minimum lot area shall be 3,640 square metres.

(l) Rural-Exception Twelve (RU-E12)

Notwithstanding any other provisions of this By-law to the contrary, for the lands located in the RU-E12 Zone in part of Lot 20, Concession 3, geographic Township of Bromley, a single detached dwelling is exempt from the 500 metres separation distance from an active waste disposal site.*

(By-law 2008-36)

*(m) Rural-Exception Thirteen (RU-E13)

Notwithstanding any other provisions of this By-law to the contrary, for the lands located in the RU-E13 Zone in part of Lot 6, Concession 8, 5392 Highway 60, geographic Township of Bromley, a mobile food vehicle (chip wagon) shall be a permitted use.*

(By-law 2009-27)

*(n) Rural-Exception Fourteen (RU-E14)

Notwithstanding any other provisions of this By-law to the contrary, for the lands located in the RU-E14 Zone in part of Lot 6, Concession 4, geographic Township of Admaston, and as delineated as Rural-Exception Fourteen (RU-E14) on Schedule "B" to this By-law, prior to the issue of a building or septic permit, a site plan agreement under Section 41 of the Planning Act shall be entered into with the Township and registered on title to the property. The site plan agreement shall implement the recommendations of the revised Environmental Impact Study for the McMahan property dated March 19, 2009 and prepared by Ontario Resource Management Group, Inc.*

(o)

(By-law 2009-50)

*(p) Rural-Exception Sixteen (RU-E16)

Notwithstanding any other provisions of this By-law to the contrary, for the lands located in the Rural-Exception Sixteen (RU-E16) Zone in part of Lot 10, Concession 3, geographic Township of Admaston, an accessory building shall be permitted prior to the construction of the principal or main use, building or structure.*

(By-law 2009-65)

*(q) Rural-Exception Seventeen (RU-E17)

Notwithstanding Section 3.21 of this By-law to the contrary, for those lands located in part of Lot 22, Concession 7, know as 1833 Stone Road, geographic Township of Admaston, and delineated as Rural-Exception Seventeen (RU-E17) on Schedule "A"

to this By-law, an outdoor furnace will be permitted 20 metres from the eastern side lot line. All other provisions of the By-law shall apply.*

(By-law 2012-05)

***(r) Rural-Exception Eighteen (RU-E18)**

Notwithstanding any other provisions of this By-law to the contrary, for the lands located in the Rural-Exception Eighteen (RU-E18) Zone, in Part of Lot 7, Concession 5, in the geographic Township of Admaston, designated as Part 1 of Reference Plan 49R-8680, and known as 2483 Highway 132, the minimum required setback from a lot line for an outdoor furnace is:

- | | | |
|-----|---------------------|------------|
| i) | South Side Lot Line | 27 metres |
| ii) | Rear Lot Line | 13 metres* |

(By-law 2012-33)

***(s) Rural-Exception Nineteen (RU-E19)**

Notwithstanding any other provisions of this By-law to the contrary, for the lands located in the Rural-Exception Nineteen (RU-E19) Zone, in Part of Lot 53, Range South of the Bonnechere River, in the geographic Township of Bromley, know municipally as 559 Hyndford Road, the housing of livestock in existing barns shall not be permitted. *

(By-law 2012-53)

***(t) Rural-Exception Twenty (RU-E20)**

Notwithstanding any other provisions of this By-law to the contrary, for the lands located in the Rural-Exception Twenty (RU-E20) Zone, in Part of Lot 11, Concession 1, in the geographic Township of Admaston, now in the Township of Admaston/Bromley, and more particularly described as Part 1 on Plan 49R-17762, the following provisions shall apply:

- i) The setback from the crest of the slope along the Bonnechere River to the nearest point of any excavation, building or structure shall be a minimum of 6 metres. The crest of the slope shall be identified by a geotechnical engineer at the time of an application for a building permit, if construction is to occur along the Bonnechere River.
- ii) The setback from the crest of the slope along the spring runoff creek to the nearest point of any excavation, building or structure shall be a minimum of 15 metres. The crest of the slope shall be identified by a geotechnical engineer at the time of an application for a building permit, if construction is to occur along the spring runoff creek.

- iii) No buildings or structures shall be permitted except in accordance with an approved site plan agreement under Section 41 of the Planning Act which implements the findings and recommendations of the Preliminary Slope Stability Assessment prepared by Houle Chevrier Engineering dated May 11, 2012 and including figure 1 dated June 2012. The agreement is to specify as follows:
 - a) The existing vegetation and trees along the slopes shall be maintained to ensure the stability of the slopes is not affected, unless removal of the vegetation is approved by a geotechnical engineer.
 - b) Surface water shall not be directed toward the slopes.
 - c) Fill placement shall not be permitted within the required setbacks unless approved by a geotechnical engineer.
 - d) Final plans and finished grades for any proposed development adjacent to the slope shall be reviewed by a geotechnical engineer to ensure that no adverse effects will result from the development.
 - e) Any culvert installed across the spring run-off creek shall be installed in accordance with the roadway feasibility analysis prepared by Houle Chevrier Engineering dated July 20, 2012.
- iv) In addition to the above, the minimum water setback shall be required to be met.*

(By-law 2015-08)

***(u) Rural-Exception Twenty One (RU-E21)**

Notwithstanding any other provisions of this By-law to the contrary, for the lands located in the RU-E21 Zone, being a portion of the property known as 5653 Highway 60, and located in part of Lot 9, Concession 9, in the geographic Township of Bromley, a Mennonite Parochial School shall be an additional permitted use.

Mennonite Parochial School means a school establishment used for the education of Mennonite youths and where access to the site is primarily by horse drawn vehicles.*

(By-law 2017-20)

***(v) Rural-Exception Twenty Two (RU-E22)**

Notwithstanding any other provisions of this By-law to the contrary, for the lands located in the RU-E22 Zone, within Lot 6, Concession 1, in the geographic Township of Admaston, no direct road frontage or access is required for a building permit to be issued, provided a crossing agreement has been entered into with the Township.*

(By-law 2017-43)***(w) Rural-Exception Twenty Three (RU-E23)**

Notwithstanding any other provisions of this By-law to the contrary, for the lands located in the RU-E23 Zone, within Lot 9, Concession 1, in the geographic Township of Admaston, now in the Township of Admaston/Bromley, known as Parts 2 – 5 on 49R-14749, and known municipally as 355 Riverview Drive, a second dwelling that is attached to the existing garage at the rear of the property shall be permitted.*

(By-law 2017-60)***(x) Rural-Exception Twenty Four (RU-E24)**

Notwithstanding any other provisions of this By-law to the contrary, for the lands located in the RU-E24 Zone, within Lot 29, Concession 4, in the geographic Township of Bromley, now in the Township of Admaston/Bromley, and known municipally as 1888 Micksburg Road, the following provision shall apply:

(i) Lot Frontage (minimum) 6.5 metres

***(y) Rural-Exception Twenty Five (RU-E25)**

Notwithstanding any other provisions of this By-law to the contrary, for the lands located in the RU-E25 Zone, within Lot 29, Concession 4, in the geographic Township of Bromley, now in the Township of Admaston/Bromley, and known municipally as 1888 Micksburg Road, an accessory building shall be permitted prior to the construction of the principal or main use, building or structure.*

(By-law 2019-37)***(z) Rural-Exception Twenty Six (RU-E26)**

Notwithstanding any other provisions of this By-law to the contrary, for the lands located in the RU-E26 Zone, within Part of Lot 6, Concession 9, in the geographic Township of Bromley, now in the Township of Admaston/Bromley, a meeting house will be permitted and the following provisions will apply:

i) Lot Area (minimum) 4700 square metres

ii) Minimum Distance Separation I
(MDS I) requirement 85 metres

MEETING HOUSE means a building used for public assembly and especially for the horse drawn vehicle community.*

(By-law 2022-68)

***(aa) Rural-Exception Twenty Seven (RU-E27)**

Notwithstanding any other provisions of this By-law to the contrary, for the lands located in the RU-E27 Zone, within Part of Lot 5, Concession 15, in the geographic Township of Admaston, now in the Township of Admaston/Bromley, the following provision shall apply:

- i) Lot Frontage (minimum) 29 metres.*

(By-law 2024-47)

***(bb) Rural-Exception Twenty Eight (RU-E28)**

Notwithstanding any other provisions of this By-law to the contrary, for the lands located in the RU-E28 Zone, within Part of Lot 21, Concession 7, in the geographic Township of Admaston, now in the Township of Admaston/Bromley, a meeting house will be permitted and the following provision shall apply:

- i) Lot Area (minimum) 1 hectare

MEETING HOUSE means a building used for public assembly and especially for the horse drawn vehicle community.*

(By-law 2024-57)

***(cc) Rural-Exception Twenty Nine (RU-E29)**

Notwithstanding any other provisions of this By-law to the contrary, for the lands located in the RU-E29 Zone, within Part of Lots 17 & 18, Concession 8, in the geographic Township of Admaston, now in the Township of Admaston/Bromley, primary access is permitted via a private right-of-way.*

(By-law 2011-42)

***21.4 INTERIM USES AND STANDARDS (HOLDING)**

(a) Rural – Holding (RU-h)

Until such time that the holding symbol is removed from the land zoned RU-h and described as Part of Lot 16, Concession 7, in the geographic Township of Bromley, now in the Township of Admaston/Bromley, no person shall use land or erect or use any building or structure except in accordance with the following:

(1) Permitted Uses

- existing uses in existing locations
- open space
- passive recreation that does not require a building

(2) Conditions for removal of Holding Symbol (h)

The condition that must be satisfied prior to the removal of the holding symbol is:

- (i) The digging of test holes to identify a suitable building site as set out in the County of Renfrew karst protocol.*

SECTION 22.0 - REQUIREMENTS FOR AGRICULTURE (A) ZONE**22.1 PERMITTED USES**

No person shall use land or erect, alter or use a building or structure in any A Zone except for:

(a) Residential Uses

- a maximum of two single detached dwellings accessory to a farm use [see Section 22.2(o)]
- single detached dwelling on an existing lot or a legally created lot.
- group home

(b) Non-Residential Uses

- cemetery
- private airfield
- farm
- farm limited
- farm produce sales outlet
- forestry
- home industry
- bed and breakfast establishment

22.2 ZONE PROVISIONS

No person shall use any lot or erect, alter or use any building or structure in any A Zone except in accordance with the following provisions:

(a)	Lot Area (minimum)	20 hectares
(b)	Lot Frontage (minimum)	45 metres
(c)	Front Yard Depth (minimum)	12.0 metres
(d)	Side Yard Width (minimum)	12.0 metres
(e)	Exterior Side Yard (minimum)	12.0 metres
(f)	Rear Yard Depth (minimum)	12.0 metres
(g)	Dwelling Unit Area (minimum)	65 square metres
(h)	Lot Coverage (maximum)	33%

- (i) Open Storage: In accordance with the provisions for Open Storage in Section 3 - General Provisions of this By-law.
- (j) Parking and Loading: In accordance with the provisions for Parking and Loading in Section 3 - General Provisions of this By-law.
- (k) Separation Distance: In accordance with the provisions for Separation Distance in Section 3 - General Provisions of this By-law.
- (l) Setbacks: In accordance with the provisions for Setbacks in Section 3 - General Provisions of this By-law.
- (m) Accessory Uses, Buildings and Structures: Notwithstanding any Zone Provision of this Zone to the contrary, uses, buildings and structures that are accessory to the permitted uses of this Zone shall be permitted in accordance with the requirements for Accessory Uses, Buildings and Structures in Section 3.0 General Provisions of this By-law.
- (n) An existing lot or a legally created lot may be used for a single detached dwelling (including a group home), a home industry and accessory structures, provided that any dwelling established complies with the separation distance from existing livestock facilities, as required by Minimum Distance Separation I (MDS I).

The applicable provisions of Section 21.2 (RU ZONE PROVISIONS) shall apply to a single detached dwelling and a home industry established on an existing lot and on a legally created lot.

- (o) Although Section 22.1(a) permits two accessory dwellings, the second dwelling may be a mobile home, however, a mobile home is not permitted as the primary or only farm residence.

22.3 EXCEPTION ZONES

(a) Agriculture-Exception One (A-E1) Zone

Notwithstanding the permitted uses of this section or any other provisions of this By-law to the contrary, for the lands described as part of Lot 22, Concession VI, in the geographic Township of Admaston and delineated as Agriculture Exception-One (A-E1) on Schedule “B” to this By-law, the following provisions shall apply:

- | | | |
|------|---------------------------------|--------------|
| (i) | required lot area (minimum) | 5.9 hectares |
| (ii) | required lot frontage (minimum) | 145 metres |

(iii) only the following uses shall be permitted:

- farm, limited
- forestry
- uses, buildings and structures accessory to the foregoing, which may include barns provided minimum distance separation requirements are met, and sheds but not a dwelling.

(b) Agriculture-Exception Two (A-E2) Zone

Notwithstanding the permitted uses of this section or any other provisions of this By-law to the contrary, for the lands described as part of Lot 12, Concession II, in the geographic Township of Admaston and delineated as Agriculture Exception-Two (A-E2) on Schedule “B” to this By-law, only the following uses shall be permitted:

- farm, limited
- forestry
- uses, buildings and structures accessory to the foregoing, which may include barns, provided minimum distance separation requirements are met, and sheds, but shall not include a dwelling.

(c) Agriculture-Exception Three (A-E3) Zone

Notwithstanding any other provisions of this By-law to the contrary, for those lands described as part of Lots 7 and 8, South Bonnechere Range, in the geographic Township of Admaston, being Parts 1 and 5 on Reference Plan 49R-15081, and delineated as Agriculture-Exception Three (A-E3) on Schedule “B” to this By-law, any existing accessory structures located in the front yard shall be deemed to conform to the Zoning By-law.

(d) Agriculture-Exception Four (A-E4) Zone

Notwithstanding any other provisions of this By-law to the contrary, for those lands comprised of all of Lot 8, South Bonnechere Range, in the geographic Township of Admaston, save and except Parts 1 and 2 on Reference Plan 49R-15081, and delineated as Agriculture-Exception Four (A-E4) on Schedule “B” to this By-law, a dwelling shall not be permitted.

(e) Agriculture-Exception Five (A-E5)

Notwithstanding Section 22.1(b) of this By-law to the contrary, for those lands described as part of Lot 27, Concession V, in the geographic Township of Bromley and delineated as Agriculture-Exception Five (A-E5) on Schedule “A” to this By-law, a garden centre shall be an additional permitted use.

(f) Agriculture-Exception Six (A-E6)

Notwithstanding Section 22.1 (a) and (b) of this By-law to the contrary, for those lands described as part of Lot 30, Concession IV, geographic Township of Admaston and delineated as Agriculture-Exception Six (A-E6) on Schedule “B” to this By-law, a furniture or wood products shop and a dwelling unit shall be additional permitted uses.

(g) Agriculture-Exception Seven (A-E7)

Notwithstanding Section 22.1 (b) of this By-law to the contrary, for those lands described as part of Lot 5, Bonnechere Range North, in the geographic Township of Admaston and delineated as Agriculture-Exception Seven (A-E7) on Schedule “B” to this By-law, an animal hospital and a dwelling unit shall be additional permitted uses.

(h) Agriculture-Exception Eight (A-E8)

Notwithstanding Section 22.1 (b) of this By-law to the contrary, for those lands described as part of Lot 24 Concession VII, in the geographic Township of Admaston and delineated as Agriculture-Exception Eight (A-E8) on Schedule “B” to this By-law, a contractor’s yard or shop shall be an additional permitted use.

(i) Agriculture-Exception Nine (A-E9)

Notwithstanding Section 22.1 (b) of this By-law to the contrary, for those lands described as Lot 41, Bonnechere Range South, in the geographic Township of Bromley and delineated as Agriculture-Exception Nine (A-E9) on Schedule “A” to this By-law, an agricultural commercial establishment shall be an additional permitted use.

(By-law 2004-24)

***(j) Agriculture-Exception Ten (A-E10)**

Notwithstanding any other provisions of this By-law to the contrary, for the lands located in the A-E10 Zone in part of the West Half of Lot 11, Concession 4, geographic Township of Bromley, residential uses shall not be permitted.*

(By-law 2004-28)

**** (By-law 2011-37)****

***(k) Agriculture-Exception Eleven (A-E11)**

Notwithstanding any other provisions of this By-law to the contrary, for the lands located in the A-E11 Zone in part of Lot 27, Concession 3, geographic Township of Admaston, the only permitted uses shall be a single detached dwelling and buildings and structures accessory to the dwelling. Access to Highway 60 will be restricted to a residential entrance*, **and the following provision shall apply:

- i) An outdoor furnace is permitted 11 metres from the eastern side lot line and 31 metres from the rear lot line.**

(By-law 2006-18)

- *(l) Agriculture-Exception Twelve (A-E12)

Notwithstanding any other provisions of this By-law to the contrary, for the lands located in the A-E12 Zone in part of Lot 14, Concession 3, geographic Township of Admaston, residential uses shall not be permitted.*

(By-law 2007-25)

- *(m) Agriculture-Exception Thirteen (A-E13)

Notwithstanding any other provisions of this By-law to the contrary, for the lands located in the A-E13 Zone in part of Lot 6, Concession 7, geographic Township of Bromley, residential uses shall not be permitted.*

(By-law 2007-26)

- *(n) Agriculture-Exception Fourteen (A-E14)

Notwithstanding any other provisions of this By-law to the contrary, for the lands located in the A-E14 Zone in part of Lot 27, Concession 3, geographic Township of Admaston, residential uses shall not be permitted.*

(By-law 2007-38)

- *(o) Agriculture-Exception Fifteen (A-E15)

Notwithstanding any other provisions of this By-law to the contrary, for the lands located in the A-E15 Zone in part of Lot 30, Concession 1, geographic Township of Bromley, the following provisions shall apply:

- i) Residential uses shall not be permitted
- ii) Side Yard width (minimum) 9.0 metres*

(By-law 2009-11)

- *(p) Agriculture-Exception Sixteen (A-E16)

Notwithstanding any other provisions of this By-law to the contrary, for the lands located in the A-E16 Zone in part of Lots 2 & 3, Concession 8, located at 3375 Stone Road, in the geographic Township of Bromley, for an outdoor wood furnace, the minimum setback to the front lot line shall be 35 metres and the minimum setback to the rear lot line shall be 30 metres.*

(By-law 2009-15)

- *(q) Agriculture-Exception Seventeen (A-E17)

Notwithstanding any other provisions of this By-law to the contrary, for the lands located in the Agriculture-Exception Seventeen (A-E17) Zone in part of Lot 18, Concession 2, geographic Township of Bromley, residential uses shall not be permitted.*

(By-law 2010-23)

***(r) Agriculture – Exception Eighteen (A-E18)**

Notwithstanding any other provisions of this By-law to the contrary, for the lands located in the Agriculture – Exception Eighteen (A-E18) Zone in part of Lot 8, Concession 1, geographic Township of Admaston, the following provision shall apply:

i) Lot Area (minimum) 4000 square metres

(s) Agriculture – Exception Nineteen (A-E19)

Notwithstanding any other provisions of this By-law to the contrary, for the lands located in the Agriculture – Exception Nineteen (A-E19) Zone in part of Lot 8, Concession 1, geographic Township of Admaston, the following provisions shall apply:

i) Lot Area (minimum) 2000 square metres

ii) Lot Frontage (minimum) 31.8 metres*

(By-law 2010-59)

***(t) Agriculture – Exception Twenty (A-E20)**

Notwithstanding any other provisions of this By-law to the contrary, for the lands located in the Agriculture – Exception Twenty (A-E20) Zone in Part of Lot 19, Range “B” South, geographic Township of Admaston, and known municipally as 1268 South McNaughton Road, the reconstruction, repair or renovation of existing residential dwellings and the construction of new residential dwellings is not permitted.*

(By-law 2011-34)

***(u) Agriculture – Exception Twenty One (A-E21)**

Notwithstanding any other provisions of this By-law to the contrary, for the lands located in the Agriculture – Exception Twenty One (A-E21) Zone in Part of Lot 6, Concession 6, in the geographic Township of Bromley, and known municipally as 345 Dillabough Road, residential uses are not permitted. *

(By-law 2012-04)

***(v) Agriculture – Exception Twenty Two (A-E22)**

Notwithstanding any other provisions of this By-law to the contrary, for the lands located in the Agriculture – Exception Twenty Two (A-E22) Zone, in Part of Lots 20 & 21, Concession 6, in the geographic Township of Bromley, and known municipally as 502 Pine Valley Road, the only permitted residential use is one single detached dwelling.*

(By-law 2012-06)

***(w) Agriculture – Exception Twenty Three (A-E23)**

Notwithstanding any other provisions of this By-law to the contrary, for the lands located in the Agriculture – Exception Twenty Three (A-E23) Zone, in Part of Lot 2, Concession 8, in the geographic Township of Bromley, and known municipally as 3348 Stone Road, the minimum required setback from a lot line for an outdoor furnace is:

i)	Front Lot Line	35 metres
ii)	North Side Lot Line	17 metres
iii)	South Side Lot Line	40 metres*

(By-law 2012-11)

***(x) Agriculture – Exception Twenty Four (A-E24)**

Notwithstanding any other provisions of this By-law to the contrary, for the lands located in the Agriculture – Exception Twenty Four (A-E24) Zone, in Part of Lot 30, Concession 4, in the geographic Township of Bromley, and known municipally as 1994 Micksburg Road, no dwellings are permitted.*

(By-law 2013-16)

***(y) Agriculture – Exception Twenty Five (A-E25)**

Notwithstanding any other provisions of this By-law to the contrary, for the lands located in the Agriculture-Exception Twenty Five (A-E25) Zone, in part of Lot 15, Concession 4, in the geographic Township of Bromley, known municipally as 851 Cobden Road, and designated as Part 1 of Reference Plan 49R-4191, a home occupation is permitted in an accessory building.*

(By-law 2015-16)

***(z) Agriculture – Exception Twenty Six (A-E26)**

Notwithstanding any other provisions of this By-law to the contrary, for the lands located in the A-E26 Zone, designated Parts 1, 4, 5, 6, and 7 of Reference Plan 49R-18232, and located in part of Lot 3, Concession 7, in the geographic Township of Bromley, the following provision shall apply:

Lot Frontage (minimum)	9 metres
------------------------	----------

(aa) Agriculture – Exception Twenty Seven (A-E27)

Notwithstanding any other provisions of this By-law to the contrary, for the lands located in the A-E27 Zone, located in part of Lot 3, Concessions 7 and 8, in the geographic Township of Bromley, residential uses are not permitted.*

(By-law 2015-45)*(bb) Agriculture – Exception Twenty Eight (A-E28)

Notwithstanding any other provisions of this By-law to the contrary, for the lands located in the A-E28 Zone, known as 75 Culhane Road, and located in the west part of Lot 19, Concession 5, in the geographic Township of Admaston, the setback for an outdoor furnace to the northeast-facing side lot line shall be 8 metres.

(cc) Agriculture – Exception Twenty-Nine (A-E29)

Notwithstanding any other provisions of this By-law to the contrary, for the lands located in the A-E29 Zone, located in west part of Lot 19, Concession 5, in the geographic Township of Admaston, residential uses are not permitted.*

(By-law 2015-46)*(dd) Agriculture – Exception Thirty (A-E30)

Notwithstanding any other provisions of this By-law to the contrary, for the lands located in the A-E30 Zone, being part of Lot 17, Concession 3, in the geographic Township of Admaston, residential uses are not permitted.*

(By-law 2016-02)*(ee) Agriculture – Exception Thirty One (A-E31)

Notwithstanding any other provisions of this By-law to the contrary, for the lands located in the A-E31 Zone, being part of Lot 12, Concession 4, in the geographic Township of Bromley, residential uses are not permitted and the following provision shall apply:

- | | |
|-----------------------|-----------------|
| i) Lot area (minimum) | 19.8 hectares.* |
|-----------------------|-----------------|

(By-law 2017-02)*(ff) Agriculture – Exception Thirty-Two (A-E32)

Notwithstanding any other provisions of this By-law to the contrary, for the lands located in the A-E32 Zone, being part of Lot 9, Range Southwest of Bonnechere River, in the geographic Township of Admaston, residential uses are not permitted.*

(By-law 2017-16)

***(gg) Agriculture – Exception Thirty-Three (A-E33)**

Notwithstanding any other provisions of this By-law to the contrary, for the lands located in the A-E33 Zone, being Part of Lot 29, Concession 9, in the geographic Township of Admaston, residential uses are not permitted.*

(By-law 2017-28)

***(hh) Agriculture – Exception Thirty-Four (A-E34)**

Notwithstanding any other provisions of this By-law to the contrary, for the lands located in the A-E34 Zone, within Lot 19, Concession 2, in the geographic Township of Bromley, now in the Township of Admaston/Bromley, known municipally as 62 Durack Line, the maximum height of the existing accessory building shall be 15 metres.

(ii) Agriculture – Exception Thirty-Five (A-E35)

Notwithstanding any other provisions of this By-law to the contrary, for the lands located in the A-E35 Zone, within Lot 19, Concession 2, in the geographic Township of Bromley, now in the Township of Admaston/Bromley, known municipally as 62 Durack Line, residential uses are not permitted.*

(By-law 2017-60)

***(jj) Agriculture – Exception Thirty-Six (A-E36)**

Notwithstanding any other provisions of this By-law to the contrary, for the lands located in the A-E36 Zone, within Lot 29, Concession 4, in the geographic Township of Bromley, now in the Township of Admaston/Bromley, and known municipally as 1888 Micksburg Road, residential uses are not permitted.*

(By-law 2019-09)

***(kk) Agriculture – Exception Thirty-Seven (A-E37)**

Notwithstanding any other provisions of this By-law to the contrary, for the lands located in the A-E37 Zone, within Lots 8 & 9, Range North East of Bonnechere River, in the geographic Township of Admaston, now in the Township of Admaston/Bromley, and known municipally as 1925 Highway 60, residential uses are not permitted.*

(By-law 2019-43)

***(ll) Agriculture – Exception Thirty-Eight (A-E38)**

Notwithstanding any other provisions of this By-law to the contrary, for the lands located in the A-E38 Zone, within Part of Lot 25, Concession 2, in the geographic Township of Admaston, now in the Township of Admaston/Bromley, and known

municipally as 365 Crozier Line, residential uses are not permitted and the following provision will apply:

- i) Lot Area (minimum) 15.5 Hectares.*

(By-law 2020-14)

***(mm) Agriculture – Exception Thirty-Nine (A-E39)**

Notwithstanding any other provisions of this By-law to the contrary, for the lands located in the A-E39 Zone, within Part of Lot 12, Concession 5, in the geographic Township of Bromley, now in the Township of Admaston/Bromley, a hunting and fishing camp shall be an additional permitted use. The minimum gross floor area of the hunting and fishing camp shall be 45 square metres.*

(By-law 2020-35)

***(nn) Agriculture – Exception Forty (A-E40)**

Notwithstanding any other provisions of this By-law to the contrary, for the lands located in the A-E40 Zone, within Part of Lot 16, Concessions 3 & 4, in the geographic Township of Admaston, now in the Township of Admaston/Bromley, and known municipally as 1578 Foy Road, no new residential uses are permitted.*

(By-law 2021-56)

***(oo) Agriculture – Exception Forty-One (A-E41)**

Notwithstanding any other provisions of this By-law to the contrary, for the lands located in the A-E41 Zone, within Part of Lot 10, Concession 2, in the geographic Township of Admaston, now in the Township of Admaston/Bromley, residential uses shall not be permitted.

(pp) Agriculture – Exception Forty-Two (A-E42)

Notwithstanding any other provisions of this By-law to the contrary, for the lands located in the A-E42 Zone, within Part of Lot 10, Concession 2, in the geographic Township of Admaston, now in the Township of Admaston/Bromley, the keeping of livestock is prohibited.*

(By-law 2022-65)

***(qq) Agriculture – Exception Forty-Three (A-E43)**

Notwithstanding any other provisions of this By-law to the contrary, for the lands located in the A-E43 Zone, within Part of Lot 20, Concession 6, in the geographic Township of Admaston, now in the Township of Admaston/Bromley, the keeping of livestock is prohibited.

(rr) Agriculture – Exception Forty-Four (A-E44)

Notwithstanding any other provisions of this By-law to the contrary, for the lands located in the A-E44 Zone, within Part of Lot 20, Concession 6, in the geographic Township of Admaston, now in the Township of Admaston/Bromley, residential uses shall not be permitted and the following provisions shall apply:

Lot area (minimum) 14 hectares.*

(By-law 2023-50)

*(ss) Agriculture – Exception Forty-Five (A-E45)

Notwithstanding any other provisions of this By-law to the contrary, for the lands located in the A-E45 Zone, within Part of Lot 11, Concession 2, in the geographic Township of Admaston, the following provisions shall apply:

i) Lot Frontage (minimum) 33 metres.

(tt) Agriculture – Exception Forty-Six (A-E46)

Notwithstanding any other provisions of this By-law to the contrary, for the lands located in the A-E46 Zone, within Part of Lot 11, Concession 2, in the geographic Township of Admaston, the following provisions shall apply:

i) Side Yard Width (minimum) 1.5 metres

ii) Rear Yard Depth (minimum) 7 metres.*

(By-law 2023-56)

*(ss) Agriculture – Exception Forty-Five (A-E45) (139 McGuinty Road)

Notwithstanding any other provisions of this By-law to the contrary, for the lands located in the A-E45 Zone, within Part of Lot 18, Concession 1, in the geographic Township of Bromley, now in the Township of Admaston/Bromley, the following provision shall apply:

i) Minimum Distance I (MDSI) requirement 120 metres.

(tt) Agriculture – Exception Forty-Six (A-E46) (139 McGuinty Road)

Notwithstanding any other provisions of this By-law to the contrary, for the lands located in the A-E46 Zone, within Part of Lot 18, Concession 1, in the geographic Township of Bromley, now in the Township of Admaston/Bromley, residential uses are not permitted.*

(By-law 2024-39)

*(uu) Agriculture – Exception Forty-Seven (A-E47)

Notwithstanding any other provisions of this By-law to the contrary, for the lands located in the A-E47 Zone, being a portion of the property known as 2126 Stone Road, and located in Part of Lot 24, Concession 7, in the geographic Township of Admaston, a Mennonite School shall be an additional permitted use.

Mennonite School means a school establishment used for the education of Mennonite youths and where access to the site is primarily by horse drawn vehicles.*

(By-law 2025-39)

***(vv) Agriculture – Exception Forty-Eight (A-E48)**

Notwithstanding any other provisions of this By-law to the contrary, for the lands located in the A-E48 Zone, within Part of Lot 9, Concession 5, in the geographic Township of Bromley, now in the Township of Admaston/Bromley, residential uses are prohibited.*

(By-law 2025-46)

***(ww) Agriculture – Exception Forty-Nine (A-E49)**

Notwithstanding any other provisions of this By-law to the contrary, for the lands located in the A-E49 Zone, within Part of Lot 3, Concession 5, in the geographic Township of Bromley, now in the Township of Admaston/Bromley, residential uses are permitted.*

(By-law 2011-42)

***22.4 INTERIM USES AND STANDARDS (HOLDING)**

(a) Agriculture – holding (A-h)

Until such time that the holding symbol is removed from the land zoned A-h and described as Part of Lot 16, Concession 7, in the geographic Township of Bromley, now in the Township of Admaston/Bromley, no person shall use land or erect or use any building or structure except in accordance with the following:

(1) Permitted Uses

- existing uses in existing locations
- open space
- passive recreation that does not require a building

(2) Conditions for removal of Holding Symbol (h)

The condition that must be satisfied prior to the removal of the holding symbol is:

- (i) The digging of test holes to identify a suitable building site as set out in the County of Renfrew karst protocol.*

SECTION 23.0 REQUIREMENTS FOR COMMUNITY FACILITY (CF) ZONE**23.1 PERMITTED USES**

No person shall use land or erect or use a building or structure in any CF Zone except for:

(a) Residential Uses

- senior citizens home
- accessory single detached dwelling
- nursing home
- home for the aged

(b) Non-Residential Uses

- assembly hall
- community centre
- clinic
- hospital
- cemetery
- public garage
- public utility
- church
- school
- recreation, active
- recreation, passive
- public park
- private park
- private club
- forestry
- public building

23.2 ZONE PROVISIONS

No person shall use any lot or erect, alter or use any building or structure in a CF Zone except in accordance with the following provisions:

- | | | |
|-----|----------------------------|--|
| (a) | Lot Area (minimum) | 2025 square metres |
| (b) | Lot Frontage (minimum) | 30 metres |
| (c) | Front Yard Depth (minimum) | 10.5 metres |
| (d) | Side Yard Width (minimum) | 5 metres or 1/2 the height of the building
whichever is greater |

- (e) Exterior Side Yard 10.5 metres
- (f) Rear Yard Depth (minimum) 15 metres
- (g) Lot Coverage (maximum) 40%
- (h) Building Height (maximum) 10.5 metres
- (i) Open Storage: In accordance with the provisions for Open Storage in Section 3 - General Provisions of this By-law.
- (j) Parking and Loading Space: In accordance with the provisions for Space Requirements Parking and Loading Space Requirements in Section 3 of this By-law.
- (k) Separation Distances: In accordance with the provisions for Separation Distances in Section 3 of this By-law.
- (l) Setbacks: In accordance with the provisions for Setbacks in Section 3 of this By-law.
- (m) Accessory Uses, Buildings and Structures: Notwithstanding any Zone provision of this Zone to the contrary, uses, buildings and structures which are accessory to the permitted uses of this Zone shall be permitted in accordance with the requirements for Accessory Uses, Buildings and Structures in Section 3.0 General Provisions of this By-law.

23.3 **EXCEPTION ZONES**

(By-law 2016-22)

***(a) Community Facility – Exception One (CF-E1)**

Notwithstanding any other provisions of this By-law to the contrary, for the lands located in the CF-E1 Zone, being part of the east half of Lot 12, Concession 4, in the geographic Township of Admaston the only permitted use shall be parking related to the cemetery.*

SECTION 24.0 REQUIREMENTS FOR ENVIRONMENTAL PROTECTION (EP) ZONE**24.1 PERMITTED USES**

No person shall use land or erect or use a building or structure in any EP Zone except for:

(a) Residential Uses

- a single detached dwelling existing at the date of passing of this By-law.

(b) Non-Residential Uses

- dam or other water control structure
- erosion control structure
- existing farm
- limited farm
- passive recreation
- no new buildings or structures other than for flood or erosion control

24.2 ZONE PROVISIONS

No person shall use any lot or erect, alter or use any building or structure in any EP Zone except in accordance with the following provisions:

- | | | |
|-----|----------------------------|-------------|
| (a) | Front Yard Depth (minimum) | 10.5 metres |
| (b) | Side Yard Width (minimum) | 5 metres |
| (c) | Rear Yard Depth (minimum) | 15 metres |
| (d) | Lot Coverage (maximum) | 1% |
| (e) | Building Height (maximum) | 5 metres |

24.3 EXCEPTION ZONES

SECTION 25.0 - REQUIREMENTS FOR NATURAL HERITAGE FEATURE (NHF) ZONE**25.1 PERMITTED USES**

No person shall use land or erect or use a building or structure or do any site alteration in any NHF Zone [Provincially Significant Wetlands and Areas of Natural and Scientific Interest (ANSIs)], except for:

(a) Residential Uses

- a dwelling existing at the time of passing of this by-law

(b) Non-residential Uses

- existing farm

25.2 ZONE PROVISIONS**25.3 EXCEPTION ZONES****(a) Natural Heritage Feature-Exception One (NHF-E1)**

Notwithstanding any other provisions of this By-law to the contrary, for those lands delineated as Natural Heritage Feature-Exception One (NHF-E1) being a 120 m buffer from the NHF Zone as shown on Schedules “A” and “B”, to this By-law, development and site alteration may be permitted, if it has been demonstrated that there will be no negative impacts on the natural features or the ecological functions for which the area is identified. Council shall require an Environmental Impact Study (EIS) and consult with the Ministry of Natural Resources and the County of Renfrew regarding development and its possible impacts.

(b) Natural Heritage Feature-Exception Two (NHF-E2)

Notwithstanding any other provisions of this By-law to the contrary, for those lands described as part of Lot 5, Concession IV, in the geographic Township of Admaston and delineated as Natural Heritage Feature-Exception Two (NHF-E2) on Schedule “B” to this By-law, the existing dwelling unit may be increased in size by 35 square metres. The dwelling unit area in total shall not exceed 98 square metres. All other provisions of the NHF-E1 Zone shall continue to apply.

(c) Natural Heritage Feature-Exception Three (NHF-E3)

Notwithstanding any other provisions of this By-law to the contrary, for those lands described as part of Lot 5, Concession IV, in the geographic Township of Admaston and delineated as Natural Heritage Feature-Exception Three (NHF-E3)

on Schedule “B” to this By-law, a single detached dwelling, including a modular home conforming to CSA Standard A277, will be permitted. The following provisions shall apply:

Water Setback (minimum)	45 metres
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All other provisions of the NHF-E1 Zone continue to apply.

SECTION 26.0 - REQUIREMENTS FOR OPEN SPACE (OS) ZONE**26.1 PERMITTED USES**

No person shall use land or erect or use a building or structure in any OS Zone except for:

(a) Residential Uses

- prohibited

(b) Non-Residential Uses

- buffer strip
- golf course
- landscaped open space
- natural area
- passive recreation
- private park
- public park

26.2 ZONE PROVISIONS

- | | | |
|-----|---|----------|
| (a) | Lot Area (minimum) | NIL |
| (b) | Front Yard Depth (minimum) | NIL |
| (c) | Side Yard Width (minimum) | NIL |
| (d) | Rear Yard Depth (minimum) | NIL |
| (e) | Building Height (maximum) | 5 metres |
| (f) | Accessory Uses, Buildings and Structures: Notwithstanding any Zone Provision of this Zone to the contrary, uses, buildings and structures that are accessory to the permitted uses of this Zone shall be permitted in accordance with the requirements for Accessory Uses, Buildings and Structures in Section 3.0 General Provisions of this By-law. | |

26.3 EXCEPTION ZONES

SECTION 27.0 - ENACTMENT

This By-law shall become effective on the date of passing by Council.

This By-law read a FIRST and SECOND time this 1st day of April, 2004.

This By-law read a THIRD time and finally passed this 1st day of April, 2004.

Raye - Anne Buscoe
MAYOR

Beverly Buscoe
CLERK

IMPERIAL – METRIC CONVERSIONS

SPECIFIC LINEAR CONVERSIONS			
0.3	m	=	0.98 ft.
0.5	m	=	1.64 ft.
0.6	m	=	1.97 ft.
0.7	m	=	2.30 ft.
0.9	m	=	2.95 ft.
1.0	m	=	3.28 ft.
1.5	m	=	4.92 ft.
2.0	m	=	6.56 ft.
2.5	m	=	8.20 ft.
2.7	m	=	8.86 ft.
3.0	m	=	9.84 ft.
4.0	m	=	13.12 ft.
5.0	m	=	16.40 ft.
5.5	m	=	18.04 ft.
6.0	m	=	19.69 ft.
7.5	m	=	24.61 ft.
9.0	m	=	29.53 ft.
10.0	m	=	32.81 ft.
10.5	m	=	34.45 ft.
12.0	m	=	39.37 ft.
15.0	m	=	49.21 ft.
18.0	m	=	59.06 ft.
20.0	m	=	65.62 ft.
22.0	m	=	72.18 ft.
23.0	m	=	75.46 ft.
30.0	m	=	98.43 ft.
35.0	m	=	114.83 ft.
38.0	m	=	124.67 ft.
40.0	m	=	131.23 ft.
45.0	m	=	147.64 ft.
46.0	m	=	150.92 ft.
50.0	m	=	164.04 ft.
53.0	m	=	173.88 ft.
60.0	m	=	196.85 ft.
65.0	m	=	213.25 ft.
75.0	m	=	246.06 ft.
90.0	m	=	295.28 ft.
100.0	m	=	328.08 ft.
120.0	m	=	393.70 ft.
150.0	m	=	492.13 ft.
180.0	m	=	590.55 ft.
200.0	m	=	656.17 ft.
750.0	m	=	2460.63 ft.

SPECIFIC AREA CONVERSIONS			
1	m ²	=	10.76 sq. ft.
9	m ²	=	96.88 sq. ft.
51	m ²	=	548.98 sq. ft.
65	m ²	=	699.68 sq. ft.
75	m ²	=	807.32 sq. ft.
93	m ²	=	1001.08 sq. ft.
185	m ²	=	1991.39 sq. ft.
300	m ²	=	3229.28 sq. ft.
600	m ²	=	6458.56 sq. ft.
700	m ²	=	7534.98 sq. ft.
900	m ²	=	9687.84 sq. ft.
1400	m ²	=	15069.97 sq. ft.
1450	m ²	=	15608.18 sq. ft.
1500	m ²	=	16146.39 sq. ft.
1532	m ²	=	16490.85 sq. ft.
2000	m ²	=	21528.53 sq. ft.
2024	m ²	=	21786.87 sq. ft.
2025	m ²	=	21797.63 sq. ft.
2300	m ²	=	24757.80 sq. ft.
2750	m ²	=	29601.72 sq. ft.
2800	m ²	=	30139.94 sq. ft.
3035	m ²	=	32669.54 sq. ft.
3065	m ²	=	32992.47 sq. ft.
3250	m ²	=	34983.85 sq. ft.
4000	m ²	=	43057.05 sq. ft.
4047	m ²	=	43562.97 sq. ft.
1	ha	=	2.47 ac.
1.2	ha	=	2.97 ac.
1.5	ha	=	3.71 ac.
2.0	ha	=	4.94 ac.
10.0	ha	=	24.71 ac.
20.0	ha	=	49.42 ac.
24.0	ha	=	59.30 ac.
40.0	ha	=	98.84 ac.
80.0	ha	=	197.68 ac.