

Original Zoning Order  
Filed: April 11, 1980  
Published: April 26, 1980  
Updated July 2013

**CONSOLIDATION OF ORIGINAL ZONING ORDER,  
ONTARIO REGULATION 279/80  
ZONING BY-LAW 1999-01 MADE UNDER SECTION 34 OF THE  
THE PLANNING ACT, R.S.O. 1990**

**FOR THE SAULT STE. MARIE NORTH  
PLANNING AREA IN THE TERRITORIAL DISTRICT OF ALGOMA**

Note: Where imperial equivalents to metric units are given in brackets they are meant as a guide only and rounded to the nearest 1/10<sup>th</sup> unit. These conversions are not to replace the metric requirement.

## Contents

Interpretation .....	3
PART 1: GENERAL PROVISIONS .....	7
Accessory Buildings and Structures .....	9
Building Repair and Reconstruction.....	11
Building on the Lake Superior Shoreline.....	11
Dwelling Unit in Non-Residential Building or Lot.....	11
Existing Buildings.....	12
Frontage on a Street .....	12
Height Limitations .....	12
Home Occupations.....	12
Lots Having Insufficient Frontage or Area.....	13
Minimum Building Requirements .....	13
For Human Habitation .....	13
One Dwelling Unit Per Lot.....	13
Parking Requirements.....	14
Pits and Quarries.....	15
Lots Abutting King's Highway.....	15
Temporary Uses Permitted .....	16
Yard and Setback Encroachments Permitted .....	16
PART II: Urban Residential Zones.....	17
PART III: Rural Residential Zones .....	19
PART IV: Seasonal Residential Zones .....	20
PART V: Mobile Home Park Zones .....	22
PART VI: General Commercial Zones .....	25
PART VII: Resort Commercial Zones .....	27
PART VIII: General Industrial Zones .....	28
PART IX: Institutional Zones .....	29
PART X: Open Space Zones .....	30
PART XI: Rural Zone.....	31
PART XII: Environmental Protection Zone .....	34
PART XIII: Waste Disposal Zones.....	35

## Interpretation

### 1. In this Order,

1. "accessory", when used to describe a use, building or structure, means a use, building or structure that is normally incidental or subordinate to the principal use, building or structure located on the same lot;
2. "agricultural use" means a use of land, buildings or structures for the purpose of forestry, field crops, fruit farming, market gardening, dairying, animal husbandry, poultry raising, beekeeping and such uses as are customarily and normally related to agriculture;
3. "automobile service station" means a place where,
  - (i) gasoline and oil are kept for retail sale and sold by retail,
  - (ii) only minor and emergency repairs and services may be performed, and
  - (iii) grease, anti-freeze, tires and automobile parts may be sold as incidental to the above operations;
4. "commercial use" means the use of land, buildings or structures for the purpose of buying and selling commodities or supplying services;
4. (1) "derelict motor vehicle" means a motor vehicle that is inoperable as a means of transportation and has a market value that is less than the cost of the repairs required to put it into operable condition  
(Ontario Regulation 161/81 1981/03/20, Published 1981/04/04)
4. (2) "camping vehicle" means a recreational vehicle that is a motor vehicle or trailer designed to provide temporary living, sleeping or eating accommodation for one or more persons: Ont. Reg. 161/81
5. "dwelling unit" means one or more habitable rooms occupied or capable of being occupied by a family as an independent and separate housekeeping establishment in which separate kitchen and sanitary facilities are provided for the exclusive use of such family with a private entrance from outside the building or from a common hallway or stairway inside the building;
6. "family" means,
  - (i) a person,

- (ii) two or more persons interrelated by bonds of consanguinity, legal adoption or marriage, or
  - (iii) not more than five persons not interrelated by bonds of consanguinity, legal adoption or marriage, living as a single housekeeping unit in one dwelling unit;
- 7. "front lot line" means the lot line that divides a lot from a street, right of way, Crown shoreline reserve or high water mark of a river or lake, and
  - (i) in the case of a corner lot, the shorter lot line that abuts a street, right of way, Crown shoreline reserve or high water mark of a river or lake shall be the front lot line, and
  - (ii) where a lot abuts both a lake or river and a road, the lot line abutting the lake or river shall be the front lot line;

Amendment Ontario Regulation 161/81

  - (iii) notwithstanding subparagraph ii where a lot abuts both the Goulais River and a street, the lot line abutting the street shall be the front line
- 8. "front yard" means a yard extending across the full width of the lot between the front lot line and the nearest main wall of the main building or structure on the lot;
- 9. "garage" means a building accessory to a single-family dwelling or seasonal dwelling used primarily for the storage of one or more vehicles but does not include a garage used for commercial purposes;
- 10. "gross floor area" means the aggregate of the horizontal areas of each floor, whether above or below grade, measured between the exterior faces of the exterior walls of the building or structure;
- 11. "ground floor area" means the area of the lowest storey of a building or structure, excluding any basement or cellar, which area is measured between the exterior faces of the exterior walls of the floor level of the said storey;
- 12. "guest cabin" means a building, without cooking facilities, that is accessory to a seasonal dwelling, and used only for purposes of sleeping accommodation;

13. "home occupation" means any occupation for gain or support conducted entirely within a dwelling unit by members of the family residing in the dwelling unit;
14. "hotel" means an establishment catering to the needs of the travelling public by the supply of food and by the furnishing of sleeping accommodation of not less than six bedrooms;
15. "lot" means a parcel of land,
  - (i) described in a deed or other document legally capable of conveying land, or
  - (ii) shown as a lot or block on a registered plan of subdivision;
16. "lot area" means the total horizontal area within the lot lines of a lot;
17. "lot coverage" means the percentage of the lot area covered by the ground floor area of all buildings or structures situate on the lot;
18. "lot frontage" means the horizontal distance between the side lot lines and where such lot lines are not parallel the lot frontage shall: be the distance between the side lot lines measured on a line parallel to the front lot line and 7.5 metres distant therefrom;
19. "marina" means an establishment where boats are stored for rent or hire, and where boats, boat motors and boat accessories are sold, repaired or refueled;
20. "mobile home" means any dwelling unit that is designed to be made mobile and constructed and manufactured to provide a permanent residence for one or more persons, but does not include a travel trailer or tent trailer or trailer otherwise designed;
21. "public access point" means public land designated by the Crown and developed and maintained as a public access to a water body;
22. "public building" means any building or structure owned or leased by a municipal corporation, the Province of Ontario or the Government of Canada and in which government activities are carried out;
23. "public utility" means a water works or 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, a transportation system or a telephone system, and includes any

lands, buildings or equipment required for the administration or operation of any such system;

24. "rear lot line" means the lot line opposite the front lot line;
25. "rear yard" means a yard extending across the full width of a lot between the rear lot line and the nearest main wall of the main building on such lot;
25. (a) "camping vehicle" means a recreational vehicle that is a motor vehicle or trailer designed to provide temporary living, sleeping or eating accommodation for one or more persons; Ont. Reg. 161/81
26. "seasonal dwelling" means a separate building containing only one dwelling unit to be used for recreation, but not occupied or intended to be occupied as permanent residence or home;
27. "side lot line" means a lot line other than a front or rear lot line;
28. "side yard" means a yard between the nearest main wall of the main building or structure and the side lot line extending from the front yard to the rear yard;
29. "single-family dwelling" means a separate building containing only one dwelling unit;
- 29.1 "social or fraternal organization" means a non-government, non-profit, non-commercial organization which carries a social, cultural, recreational, or welfare program – Ont. Reg. 692/94
30. "street" means a public highway that is a principal means of access to abutting lots that is under the jurisdiction of the Province of Ontario or a local roads board, or is a road within a registered plan of subdivision;
31. "yard" means a space open from the ground to the sky on the lot on which a building is situate unoccupied except for such accessory buildings as are specifically permitted in the By-law.

## PART 1: GENERAL PROVISIONS

2. This By-law applies to the following lands in the Territorial District of Algoma:
  1. All of the lands in the geographic Townships of Anderson, Archibald, Aweres, Dennis, Deroche, Duncan, Fenwick, Fisher, Gaudette, Havilland, Herrick, Hodgins, Home, Jarvis, Kars, Kincaid, La Verendyre, Ley, Marne, Nicolet, Palmer, Peever, Pennefather, Rix, Ryan, Shields, Slater, Smilsky, Tilley, Tupper and Vankoughnet.
  2. All of the lands in the mining locations of the Montreal Mining Company and the A. McDonnell, Kincaid and Rankin Mining Locations.
  3. No land shall hereafter be used and no building or structure shall hereafter be erected or used except in accordance with the terms of this By-law, but nothing in this By-law prevents the use of any land, building or structure for the purpose prohibited by this By-law if such land, building or structure was lawfully used for such purpose on the day this By-law comes into force.
  4. For the purposes of this By-law, all of the lands in the geographic Townships of Anderson, Archibald, Duncan, Home, Jarvis, Kincaid, La Verendyre, Marne, Nicolet, Palmer, Peever, Ryan, Shields, Slater, Smilsky, Tupper, and all of the lands in the mining locations referred to in paragraph 2 of section 2 are designated as a Rural Zone; and (Amendments Ont. Reg. 161/81)
    - (b) all of the lands in the geographic Townships of, Aweres, Dennis, Gaudette, Deroche, Fenwick, Fisher, Havilland, Herrick, Hodgins, Kars, Ley, Pennefather, Ryan, Rix, Tilley and Vankoughnet are divided into the zones listed in the following Table as shown on maps filed in the Plans Administration Division of the Ministry of Housing at Toronto as Numbers 6, 7, 42, 43, 44, 45, 46, 47, 48 and 49, the said zones being designated on the maps as set out in the Table. (Ont. Reg. 380/81)

### TABLE

Name of Zone

Symbol on Map

Urban Residential	RI
Rural Residential	RR
Seasonal Residential	SR
Mobile Home Park	RMP
General Commercial	CG
Resort Commercial	CR
General Industrial	MI
Institutional	I
Open Space	OS
Rural	RU
Environmental Protection	EP
Waste Disposal	WD



### Accessory Buildings and Structures

5. - (1) Accessory uses, buildings and structures are permitted in any Zone.
- (2) No building or structure may be used as a building or structure accessory to a dwelling unit, except a boathouse, steam bath, storage or tool shed, garage, swimming pool or greenhouse.
- (3) Unless otherwise provided in this By-law, accessory buildings and structures shall,
- (a) be erected only in the rear and side yards;
  - (b) be located not less than 1.5 metres (4.9') from a side lot line and not less than 0.5 metres (1.6') from the rear lot line; Also, see:
    1. Rural Residential Zone Section 26(2)
    2. General Industrial Zone Section 43(2)
    3. Section 40 (2) Resort Commercial,
    4. 46 (1) Institutional Zone
    5. Section 37 (4) General Commercial Zone,
    6. Section 23 (2) Urban Residential Zone
    7. Section 29 (2) Seasonal Residential Zone
    8. Section 34 (2) Mobile Home Park Zone
    9. Also see Section 6(4)
  - (c) not be closer to the front lot line than the principal building or structure on the same lot;
  - (d) except in the case of a guest cabin, not be used for human habitation;
  - (e) not exceed 10 per cent in total lot coverage; and
  - (f) not exceed 5 metres (16.4 ft.) in height.
- (4) Notwithstanding clauses a, b and c of subsection 3, where a lot abuts navigable water, a boathouse, dock or wharf, as an accessory building or structure, may be erected up to that portion of the lot line that abuts the water.

Zoned Exception

Garage in front yard – Lot 10, Plan H-626, Section 28, Aweres Township.

Ont. Reg. 863/81

### **Building Repair and Reconstruction**

6. - (1) Nothing in this Order prevents the reconstruction of any building or structure that is damaged or destroyed by causes beyond the control of the owner, provided that the dimensions of the original building or structure are not increased or its original use altered.
- (2) Nothing in this Order prevents the strengthening or restoration to a safe condition of any building or structure or part of any such building or structure.
- (3) Notwithstanding clause b of subsection 3 of Section 5, or paragraph 6 of subsection 1 of this section, no building or structure shall be located in a side or rear yard within 6 metres (19.7 ft.) of a street.

### **Building on the Lake Superior Shoreline**

7. No person shall erect any habitable building or structure in any zone on the Lake Superior shoreline,
  - (a) below 184.7 metres Canadian Geodetic Datum (100 year flood level & wave uprush); and
  - (b) within 23 metres of the shoreline. (75.5')

### **Dwelling Unit in Non-Residential Building or Lot**

8. Where a dwelling unit is permitted by this By-law as a use accessory to the principal use, building or structure on the lot, the dwelling unit shall meet the following requirements:
  1. The dwelling unit shall have a minimum floor area of 55 square metres. (592.02 sq. ft.)
  2. The dwelling unit shall have at least one separate parking space in addition to the off-street parking required under subsection 1 of section 16.

### **Existing Buildings**

9. Where a building has been erected prior to the date this By-law comes into force on a lot having less than,
- (a) the minimum frontage or area; or
  - (b) the minimum front yard, side yard or rear yard, required by this By-law, the said building may be extended, enlarged, repaired or renovated if there is no further reduction in any yard that is less than the minimum required by this By-law and all other requirements of this By-law are met.

### **Frontage on a Street**

10. Dwelling units in the Urban Residential Zones and Rural Residential Zones shall be erected only on lots that front on a street that is opened and maintained year round.

### **Height Limitations**

11. The height limitations of this By-law do not apply to church spires, flagpoles, chimneys, water tanks, windmills, television and radio antennae, ventilators, skylights, grain elevators, barns or silos.

### **Home Occupations**

12. Where a home occupation is a permitted use,
- (a) no external display or advertising is permitted except a sign having a total display area not exceeding 0.5 square metres; (5.4')
  - (b) there shall be no outside storage of goods or materials;
  - (c) not more than 25 per cent of the total floor area of the dwelling unit shall be used for the home occupation;
  - (d) no person shall be employed in the home occupation except,
    - (i) the members of the family residing in the dwelling unit, or
    - (ii) in the case of a dentist, physician or veterinarian, a staff of one person; and

- (e) the use shall be subordinate to the principal use of the dwelling unit as a residence.

#### **Lots Having Insufficient Frontage or Area**

- 13. Where a lot with less than the minimum frontage or area required by this order exists prior to the day this Order comes into force, this By-law shall not prevent the erection of one single family dwelling or seasonal dwelling, provided that all other requirements of this By-law are met.

#### **Minimum Building Requirements For Human Habitation**

- 14. No building shall be used for human habitation until,
  - (a) the main walls and roofs have been erected;
  - (b) the external siding and roofing have been completed; and
  - (c) water, sanitary and heating facilities have been installed and are able to be operated.

#### **One Dwelling Unit Per Lot**

- 15. Where single-family dwellings or seasonal dwellings are permitted, not more than one dwelling unit shall be erected on one lot but this section does not prohibit the erection of accessory buildings or structures.

### Parking Requirements

16. - (1) No building or structure listed in Column 1 of the Table shall be erected unless a minimum number of parking spaces for off-street vehicular parking are provided in accordance with the requirements set out opposite thereto in Column 2.

Table

COLUMN 1	COLUMN 2
Single-family dwelling, mobile home or seasonal Dwelling	One parking space or one garage or carport for each dwelling unit
Hotel, motel, tavern, or tourist home	One parking space for each guest room plus one parking space for each 10 square metres (107.64 sq. ft.) of floor area of the building devoted to public use
Church, restaurant, meeting hall, theatre, private club and other places of assembly	One parking space for every five seats or 3 metres (9.84 ft.) of bench space and where there are no fixed seats, one parking space for each 9.5 square metres of gross floor area (102.26 sq. ft.)
Office or public building	1 parking space per 28 square metres (301.39 sq. ft.) of gross floor area
Retail store or service shop	1 parking space per 18.5 square metres (199.13 sq. ft.) of gross floor area
Industrial establishment	1 parking space per 100 square metres (1076.39 sq. ft.) of gross floor area

- (2) Every parking space, garage or carport required under subsection 1,
- (a) shall be located on the same lot as the use, building or structure it is intended to serve, except in the case of a water access lot where it may be located at a public access point;
  - (b) shall have access to a street or a private lane that has access to a street; and
  - (c) shall have a minimum length of 6 metres (19.69 ft.) and a minimum width of 3 metres (9.84 ft.), exclusive of area for driveways, entrances and exits.

### **Pits and Quarries**

17. - (1) Subject to subsection 2, the making or establishment of pits and quarries is prohibited.
- (2) Subsection 1 does not apply to,
- (a) wayside pits or quarries in Rural Zones, and
  - (b) pits or quarries on Crown land.
- (3) In this section,
- (a) "pit" means land from which unconsolidated aggregate may be excavated, but does not include an excavation for a building or structure,
  - (b) "quarry" means land from which consolidated aggregate may be excavated but does not "include an excavation for a building or structure;
  - (c) "wayside pit or quarry" means a temporary source of consolidated or unconsolidated aggregate opened by or for a public road authority, including a local roads board, for the purpose of a particular project of public road construction.

### **Lots Abutting King's Highway**

18. No building or structure shall be erected on a lot that fronts on the King's Highway in an Urban Residential Zone, General Commercial Zone or Institutional Zone unless the following requirements are met:

1.	Minimum lot frontage	46 metres (150.9')
2.	Minimum lot area	1,400 square metres (0.4 ac) (15,069.5 sq. ft.)
3.	Minimum front yard	12 metres (39.4')

### **Temporary Uses Permitted**

19. A tool shed, scaffold or other building or structure incidental to the construction of a building or structure permitted by this By-law may be maintained until the construction is completed or has been discontinued for sixty days.

Ont. Reg. 161/81

### **Yard and Setback Encroachments Permitted**

- 20.- (1) Notwithstanding the yard and setback provisions of this Order, unenclosed porches, balconies, steps and patios may project into any required yard a maximum distance of 1.5 metres. (4.92 ft.)
- (2) Where a building or structure is to be erected in an area with an established building setback, such building or structure may be erected closer to the street than is permitted by this Order, but not closer than the established building setback along the street.



## PART II: Urban Residential Zones

21. This Part applies to the Urban Residential Zones.
22. Every use of land and every erection or use of buildings within the Urban Residential Zones is prohibited except.
  - (a) single-family dwellings;
  - (b) home occupations; and
  - (c) schools, parks, playgrounds, libraries, churches, church halls and community centres.

### Also Permitted

- Section 5.
- (1) Accessory Uses, buildings & structures are permitted
  - (2) No building or structure may be used as a building or structure accessory to a dwelling unit except a boat house, steam bath, storage or tool shed, garage, swimming pool or greenhouse.
  - (3) Unless otherwise provided, accessory buildings and structures shall,
    - a) be erected in the rear and side yards;
    - b) be located not less than 1.5 metres (5 ft.) from a side lot line and not less than 0.5 metres (1.6 ft.) from the rear lot line.

23. - (1) Requirements for principal buildings and structures permitted in the Urban Residential Zone are established as follows:

1. Minimum lot frontage

- |   |                      |
|---|----------------------|
| i. where private water and private sewage system exists | 30 metres<br>(98.4') |
| ii. where either sewage works or water works exist      | 23 metres<br>(75.5') |

2. Minimum lot area

- |   |                                   |
|---|-----------------------------------|
| i. where private water and private sewage system exists<br>(0.3 ac) | 1400 square m<br>(15,069 sq. ft.) |
| ii. where either sewage works or water works exist<br>(0.17 ac)     | 700 square m<br>(7,534.7 sq. ft.) |

3. Maximum lot coverage 20 percent

4. Minimum front yard (24.6 ft.) 7.5 metres

5. Minimum rear yard (29.5 ft.) 9 metres

6. Minimum side yards (4.9 ft.) 1.5 metres

7. Maximum building height (29.5 ft.) 9 metres

8. Minimum ground floor area (753. sq. ft.) 70 square metres

(2) Notwithstanding clause b of subsection 3 of section 5 or paragraph 6 of subsection 1 of this section, no building or structure shall be located in a side or rear yard within 6 metres (19.7 ft.) of a street.

### PART III: Rural Residential Zones

24. This Part applies to the Rural Residential Zones.
25. Every use of land and every erection or use of buildings within the Rural Residential Zones is prohibited except,
- (a) single-family dwellings;
  - (b) mobile homes; and
  - (c) home occupations.
26. - (1) Requirements for principal buildings and structures permitted in the Rural Residential Zones are established as follows:
- |    |                           |                 |               |
|----|---------------------------|-----------------|---------------|
| 1. | Minimum lot frontage      | (180.5 ft.)     | 55 metres     |
| 2. | Minimum lot area          | (2 acres)       | 0.8 hectares  |
| 3. | Maximum lot coverage      |                 | 15 per cent   |
| 4. | Minimum front yard        | (59.1 ft.)      | 18 metres     |
| 5. | Minimum rear yard         | (49 ft.)        | 15 metres     |
| 6. | Minimum side yards        | (19.7 ft.)      | 6 metres      |
| 7. | Maximum building height   | (29.5 ft.)      | 9 metres      |
| 8. | Minimum ground floor area | (753.5 sq. ft.) | 70 sq. metres |
- (2) Notwithstanding clause b of subsection 3 of section 5 or paragraph 6 of subsection 1 of this section, no building or structure shall be located in a rear or side yard within 18 metres (59.1 ft.) of a street.

#### **PART IV: Seasonal Residential Zones**

27. This Part applies to the Seasonal Residential Zones.
28. - (1) every use of land and every erection or use of buildings within the Seasonal Residential Zones is prohibited except,
- (a) seasonal dwellings; and
  - (b) parks, playgrounds, churches, church halls and community centres.
- (2) Notwithstanding subsection 2 of section 5, one guest cabin having a gross floor area not exceeding 23 square metres (247.6 sq. ft.) may be erected and used on the same lot as a seasonal dwelling.
- (3) Notwithstanding subsection (1), a camping vehicle may be located and used on a lot in a seasonal residential zone for not more than 60 consecutive days in any period of ten consecutive months.
- Ontario Regulation 161/81

29. - (1) Requirements for principal buildings and structures permitted in the Seasonal Residential Zones are established as follows:
- |    |                                 |                    |             |
|----|---------------------------------|--------------------|-------------|
| 1. | Minimum lot frontage            | (98.4 ft.)         | 30 metres   |
| 2. | Minimum lot area                | (15,069.5 sq. ft.) | 1400 sq. m. |
| 3. | Maximum lot coverage            |                    | 15 per cent |
| 4. | Minimum front yard (water side) |                    | 18 metres   |
|    | On Lake Superior                | (75.4 ft.)         | 23 metres   |
|    | Inland Lakes                    | (59.1 ft.)         |             |
|    | Section 7(b) Page 12            |                    |             |
| 5. | Minimum rear yard               | (29.5 ft.)         | 9 metres    |
| 6. | Minimum side yards              | (9.8 ft.)          | 3 metres    |
| 7. | Maximum building height         | (29.5 ft.)         | 9 metres    |
| 8. | Minimum ground floor area       | (398 sq. ft.)      | 37 sq. m.   |
- (2) Notwithstanding clause b of subsection 3 of section 5 or paragraph 6 of subsection 1 of this section, no building or structure shall be located in a side or rear yard within 6 metres (19.7 ft.) of a street.
- (3) The minimum lot frontage for playgrounds and picnic areas is 30 metres (98.4 ft.).
- (4) Notwithstanding paragraph 3 of subsection 1, the permitted maximum lot coverage for churches, church halls and community centres is 25 per cent.
- (5) Notwithstanding paragraph 5 of subsection 1, no habitable building or structure shall be located within 18 metres (59.1 ft.) of the high water mark of a lake or river.

## **PART V: Mobile Home Park Zones**

30. This Part applies to the Mobile Home Park Zones.
31. In this Part "mobile home park" means one parcel of land under single ownership that has not been subdivided under The Planning Act in which mobile homes are located and individual sites are made available on a rental or lease basis.
32. - (1) Every use of land and every erection or use of buildings or structures within the Mobile Home Park Zones is prohibited except,
  - (a) mobile homes within a mobile home park;
  - (b) home occupations; and
  - (c) parks and playgrounds.
- (2) One retail store for the sale of convenience goods and personal services may be erected and used in a mobile home park.
- (3) The retail store permitted by subsection 2 shall,
  - (a) be located on a separate site within the mobile home park; and
  - (b) not have a gross floor area that exceeds 140 square metres (1507 sq. ft.)
- (4) Each mobile home in a mobile home park shall be located on a separate site.

33. The following requirements apply to mobile home parks:
1. Minimum lot frontage (196.8 sq. ft.) 60 metres
  2. Minimum lot area (4.9 acres) 2 hectares
  3. Maximum density,
    - i. where there is either a private water system or sewage system  
7 units per hectare (2.5 acres)  
(2.8 units/acre)
    - ii. where there is both sewer works and water works  
15 units per hectare  
(6 units/acre)
34. - (1) The following requirements apply to sites in a Mobile Home Park:
1. Each site shall front on a street or on a private road that has access to a street.
  2. Minimum site frontage (98.4 ft.) 30 metres
  3. Minimum site area (15,069.5 sq. ft.) 1400 sq. m.
  4. Minimum front yard (24.6 ft.) 7.5 metres
  5. Minimum rear yard (29.5 ft.) 9 metres
  6. Minimum side yards (5 ft.) 1.5 metres
  7. Maximum height of principal building or structure (29.5 ft.) 9 metres
  8. Minimum ground floor area of principal building or structure (592 sq. ft.) 55 sq. m.
- (2) Notwithstanding clause b of subsection 3 of section 5 and paragraph 6 of subsection 1 of this section, where a side yard abuts a street or private access road, no building or structure shall be located in a side or rear yard within 6 metres (19.7 ft.) of the street or private access road.

- (3) Notwithstanding paragraphs 2 and 3 of subsection 1 where there is both sewage work and water works the minimum site frontage is 23 metres (75.5 ft.) and the minimum site area is 700 square metres (0.35 acres)
- (4) For the purposes of this section,
  - a) the definitions set out in paragraphs 7, 8, 16, 18, 24, 25, 27, 28 and 32 of section 1 shall be interpreted as if the word "lot" read "site";
  - (b) the requirements for accessory buildings and structures set out in section 5 apply with necessary modifications as if the word "lot" read "site".



## PART VI: General Commercial Zones

35. This Part applies to the General Commercial Zones.
36. - (1) Every use of land and every erection or use of buildings or structures within the General Commercial Zones is prohibited except retail stores, service shops, business and professional offices, hotels, motels, restaurants, automobile service stations, building supply outlets, theatres, entertainment and recreation facilities, motor vehicle dealerships, and recreational vehicle sales and service establishments.
- (2) A dwelling unit, as an accessory use, may be located and used in a principal building or structure permitted by subsection 1.
- (3) Notwithstanding subsection 2, no dwelling unit may be located in a building or structure used as an automobile service station, public garage, motor vehicle dealership or recreational vehicle sales and service dealership.
37. - (1) Requirements for principal buildings and structures, except automobile service stations, in the General Commercial Zones, are established as follows:
- |    |                         |              |                     |
|----|-------------------------|--------------|---------------------|
| 1. | Minimum lot frontage    | (98.4 ft.)   | 30 metres           |
| 2. | Minimum lot area        | (0.35 acres) | 1,400 square metres |
| 3. | Maximum lot coverage    |              | 40 per cent         |
| 4. | Minimum front yard      | (24.6 ft.)   | 7.5 metres          |
| 5. | Minimum rear yard       | (29.5 ft.)   | 9 metres            |
| 6. | Minimum side yards      | (9.8 ft.)    | 3 metres            |
| 7. | Maximum building height | (29.5 ft.)   | 9 metres            |

- (2) Requirements for automobile service stations in the General Commercial Zones are established as follows:
- |    |                         |              |                     |
|----|-------------------------|--------------|---------------------|
| 1. | Minimum lot frontage    | (124.7 ft.)  | 38 metres           |
| 2. | Minimum lot area        | (0.35 acres) | 1,400 square metres |
| 3. | Maximum lot coverage    |              | 20 per cent         |
| 4. | Minimum front yard      | (29.5 ft.)   | 9 metres            |
| 5. | Minimum rear yard       | (19.7 ft.)   | 6 metres            |
| 6. | Minimum side yards      | (19.7 ft.)   | 6 metres            |
| 7. | Maximum building height | (29.5 ft.)   | 9 metres            |
- (3) The gross floor area of a building or structure containing a retail store, service shop or business and professional office shall not exceed 700 square metres (0.17 acres) 7535 sq. ft.
- (4) Notwithstanding clause b of subsection 3 of section 5, or paragraph 6 of subsection 1 or paragraph 6 of subsection 2 of this section, no building or structure shall be located in a side or rear yard within 6 metres (19.7 ft.) of a street.
- (5) Notwithstanding clause a of subsection 3 of section 5, the gasoline pumps of an automobile service station may be located in the front yard but not within 6 metres (19.7 ft.) of the front lot line.
- (6) Where any lot used for a commercial use abuts a lot on which the principal use is a residential use, outside storage is prohibited in those yards on the commercial use lot which abut the residential use lot.

#### Lands Zones GC By Amendment

Part 12, Plan 1R-4115, Section 32, Aweres Township  
 Ontario Regulation 281/81 – Made April 30/81, Filed May 6/81

## PART VII: Resort Commercial Zones

38. This Part applies to the Resort Commercial Zones.
39. - (1) Every use of land and every erection or use of buildings or structures within the Resort Commercial Zones is prohibited except hotels, motels, tourist homes, restaurants, summer camps, efficiency cottage establishments, marinas, marine and recreational vehicle equipment sales, storage and service establishments, retail stores for the sale of convenience goods and personal services and trailer camps.
- (2) A dwelling unit, as a use accessory to a use permitted by subsection 1, is permitted in the Resort Commercial Zones and the dwelling unit may be located in the same building or structure as the principal use or in a separate building.
40. - (1) Requirements for principal buildings and structures permitted in the Resort Commercial Zones are established as follows:
- |    |                         |                |                     |
|----|-------------------------|----------------|---------------------|
| 1. | Minimum lot frontage    | (98.4 sq. ft.) | 30 metres           |
| 2. | Minimum lot area        | (0.35 acres)   | 1,400 square metres |
| 3. | Maximum lot coverage    |                | 40 per cent         |
| 4. | Minimum front yard      | 29.5 ft.       | 9 metres            |
| 5. | Minimum rear yard       | 24.6 ft.       | 7.5 metres          |
| 6. | Minimum side yards      | 19.7 ft.       | 6 metres            |
| 7. | Maximum building height | 29.5 ft.       | 9 metres            |
- (2) Notwithstanding clause b of subsection 3 of section 5, no building or structure shall be located in a rear or side yard within six metres (29.5 ft.) of a street.
- (3) Notwithstanding clause b of subsection 3 of section 5 or paragraphs 4, 5 and 6 of subsection 1 of this section, no habitable building or structure shall be located within 18 metres (59.1 ft.) of the high-water mark of a lake or river.
- (4) Where any lot used for a resort commercial use abuts a lot on which the principal use is a residential use, outside storage is prohibited in those yards on the resort commercial use lot which abut the residential use lot.

## PART VIII: General Industrial Zones

41. This Part applies to the General Industrial Zones.
42. - (1) Every use of land and every erection or use of buildings or structures within the General Industrial Zone is prohibited except storage, fabricating, manufacturing, warehousing or processing establishments, motor vehicle repair shops and body shops, transportation terminals, workshops, sawmills, lumber yards, bulk fuel storage tanks, welding shops and fishery operations.
- (2) A dwelling unit, as a use accessory to a use permitted by subsection 1, is permitted in the General Industrial Zones and the dwelling unit may be located in the same building or structure as the principal use or in a separate building.
- (3) A retail-commercial outlet, as a use accessory to a use permitted by subsection 1, is permitted in the General Industrial Zones.
43. - (1) Requirements for principal buildings and structures permitted in the General Industrial Zones are established as follows:
- |    |                         |             |             |
|----|-------------------------|-------------|-------------|
| 1. | Minimum lot frontage    | (151 ft.)   | 46 metres   |
| 2. | Minimum lot area        | (1.5 acres) | .6 hectares |
| 3. | Maximum lot coverage    |             | 35 per cent |
| 4. | Minimum front yard      | (59.1 ft.)  | 18 metres   |
| 5. | Minimum rear yard       | (59.1 ft.)  | 18 metres   |
| 6. | Minimum side yards      | (29.5 ft.)  | 9 metres    |
| 7. | Maximum building height | (34.5 ft.)  | 10.5 metres |
- (2) Notwithstanding clause b of subsection 3 of section 5 or paragraph 6 of subsection 1 of this section, no building or structure shall be located in a rear or side yard within 12 metres of a street (39.4 ft.).
- (3) Where any lot used for an industrial use abuts a lot on which the principal use is a residential use, outside storage is prohibited in those yards on the industrial use lot which abut the residential use lot.

## PART IX: Institutional Zones

44. This Part applies to the Institutional Zones.
45. - (1) Every use of land and every erection or use of buildings or structures within the Institutional Zones is prohibited except hospitals, medical and dental clinics, private nursing homes, schools, churches, church halls, day care centres, group homes, social and fraternity clubs, museums, homes for the aged, libraries and public buildings.
- (2) A dwelling unit, as a use accessory to a use permitted by subsection 1, is permitted in the Institutional Zones and the dwelling unit may be located in the same building or structure as the principal use or in a separate building.
46. - (1) Requirements for principal buildings and structures permitted in the Institutional Zones are established as follows:
- |    |                         |            |                     |
|----|-------------------------|------------|---------------------|
| 1. | Minimum lot frontage    | (98.4 ft.) | 30 metres           |
| 2. | Minimum lot area        | (0.35 ac)  | 1,400 square metres |
| 3. | Maximum lot coverage    |            | 40 per cent         |
| 4. | Minimum front yard      | (29.5 ft.) | 9 metres            |
| 5. | Minimum rear yard       | (49.2 ft.) | 15 metres           |
| 6. | Minimum side yards      | (9.8 ft.)  | 3 metres            |
| 7. | Maximum building height | (29.5 ft.) | 9 metres            |
- (2) Notwithstanding clause b of subsection 3 of section 5 or paragraph 6 of subsection 1 of this section, no building or structure shall be located in a rear or side yard within 6 metres (29.5 ft.) of a street.

## PART X: Open Space Zones

47. This Part applies to the Open Space Zones.
48. Every use of land and every erection or use of buildings or structures within the Open Space Zone is prohibited except places for public or private recreation, parks, playing fields, playgrounds, fairgrounds, golf courses, skating rinks, tennis courts, arenas, conservation areas, swimming pools and cemeteries.
49. Requirements for principal and accessory buildings and structures permitted in the Open Space zone are established as follows:
- |    |  |            |              |
|----|--|------------|--------------|
| 1. | Minimum lot frontage   | (151 ft.)  | 46 metres    |
| 2. | Minimum lot area   | (2.9 ac.)  | 1.2 hectares |
| 3. | Minimum distance of any building<br>or structure from any lot line | (49.2 ft.) | 15 metres    |

## PART XI: Rural Zone

50. This Part applies to the Rural Zones.
51. - (1) Every use of land and every erection or use of buildings or structures within the Rural Zones is prohibited except,
- (a)\* agricultural uses, mining uses and conservation uses, including, as accessory use, a single-family dwelling for the owner or operator of the principal use;
  - (b) single-family dwellings;
  - (c) seasonal dwellings;
  - (d) mobile homes;
  - (e) home occupations;
  - (f)\* private hunting and fishing camps, logging and lumber camps;
  - (g) wayside pits and quarries;
  - (h) parks, playgrounds, schools, churches, church halls, community halls; and
  - (i) public utilities

\*See Section 52(1) and (2)

### Ontario Regulation 161/81

- (2) Notwithstanding subsection (1), a camping vehicle may be located and used on a lot in a rural zone for not more than sixty consecutive days in any period of ten consecutive months.
- (3) Notwithstanding any other provisions of this By-law a temporary work camp may be located and used on a lot in a rural zone for a period not exceeding one year.
- (4) In subsection (3), “temporary work camp” means temporary living, eating, or sleeping quarter’s accessory to a forestry use or mining use.

52. - (1) Requirements for uses and buildings and structures, including accessory buildings and structures, permitted by clauses (a) and (f) of section 51 are established as follows:

1.	Minimum lot frontage	(49.2 ft.)	150 metres
2.	Minimum lot area	(24.7 ac.)	10 hectares
3.	Minimum distance of any building or structure from any lot line	(49.2 ft.)	15 metres
4.	Maximum lot coverage		5 per cent
5.	Minimum ground floor area for Single-family dwelling	(1001 sq. ft.)	93 sq. metres

(2) Notwithstanding paragraph 3 of subsection 1, where a lot used for a rural use abuts a lot on which the principal use is a residential use, no building or structure on the rural use lot shall be located within 30 metres (98.4 ft.) of the residential use lot.

(3) For the purposes of subsection 2, "rural use" means a use permitted by clause (a) or (f) of section 51.

53. - (1) Requirements for buildings and structures permitted by clauses b, c and d of section 51 are established as follows:

1.	Minimum lot frontage	(180.5 ft.)	55 metres
2.	Minimum lot area	(2 acres)	.8 hectares
3.	Maximum lot coverage		15 per cent
4.	Minimum front yard	(59.1 ft.)	18 metres
	Lake Superior Frontage	(75.4 ft.)	23 metres
5.	Minimum rear yard	(49.2 ft.)	15 metres
6.	Minimum side yards	(29.5 ft.)	6 metres
7.	Maximum height	(34.5 ft.)	10.5 metres



- (2) Notwithstanding clause b of subsection 3 of section 5 or paragraph 6 of subsection 1 of this section, no building or structure shall be located in a side or rear yard within 18 metres (59.1 ft.) of a street.

## PART XII: Environmental Protection Zone

54. This Part applies to the Environmental Protection Zones.
55. Every use of land and every erection or use of buildings or structures within the Environmental Protection Zones is prohibited except,
- (a) an area for the protection and management of,
    - (i) lands subject to flooding or high-water table,
    - (ii) steep slopes subject to erosion; and
  - (b) playgrounds and parks.
56. - (1) Requirements for accessory buildings and structures in the Environmental Protection Zones are established as follows:
- |    |   |            |              |
|----|---|------------|--------------|
| 1. | Minimum lot frontage                            | (98.4 ft.) | 30 metres    |
| 2. | Minimum lot area                                | (0.35 ac)  | 1,400 sq. m. |
| 3. | Maximum lot coverage                            |            | 20 per cent  |
| 4. | Minimum distance from front lot line (59.1 ft.) |            | 18 metres    |
- (2) On lots bordering lakes, rivers or water courses, the front lot line requirement set out in paragraph 4 of subsection 1 shall be measured from the high-water mark or the top of bank, whichever is greater.

### PART XIII: Waste Disposal Zones

57. This Part applies to the Waste Disposal Zones.
58. - (1) Every use of land and every erection or use of buildings within the Waste Disposal Zone is prohibited except waste disposal sites including landfill sites, packing and baling sites, transfer stations and derelict motor vehicle sites.
- (2) No derelict motor vehicle site may contain more than three derelict motor vehicles unless they are enclosed in permanent buildings.  
Ont. Reg. 161/81
59. - (1) Requirements for accessory buildings and structures in the Waste Disposal Zones are established as follows:
- |    |                                    |            |             |
|----|------------------------------------|------------|-------------|
| 1. | Minimum lot frontage               | (151 ft.)  | 46 metres   |
| 2. | Minimum distance from any lot line | (49.2 ft.) | 15 metres   |
| 3. | Maximum lot coverage               |            | 5 per cent  |
| 4. | Maximum building height            | (39.5 ft.) | 10.5 metres |
- (2) No waste disposal site shall be located,
- (a) within 400 metres of a dwelling unit; 1312.3 ft. or 0.25 miles
- (b) within 185 metres of a street; 607 ft. or 0.11 miles
- (c) on land covered by water or in any area subject to flooding; and
- (d) within 30 metres from any watercourse, lake or pond. (98.4 ft.)
60. Ontario Regulations 997/74, 837/75, 838/75, 937/76, 47/78, 553/78, 80/79 and 429/79 are revoked.

Original Approval  
Dated at Toronto  
this 11<sup>th</sup> day of  
April 1980.

Consolidation  
Last Revision Date  
23<sup>rd</sup> day of July 2013