

CORPORATION
OF THE
TOWNSHIP OF ROSS
ZONING BY-LAW
OFFICE CONSOLIDATION

PREPARED FOR:
THE CORPORATION OF THE
TOWNSHIP OF ROSS

PREPARED BY:
COUNTY OF RENFREW
PLANNING DEPARTMENT
9 INTERNATIONAL DRIVE
PEMBROKE, ONT.
K8A 6W5

April 1996

Consolidated: May 25, 2017

FORM 1
PLANNING ACT, 1983
NOTICE OF THE PASSING
OF A COMPREHENSIVE ZONING BY-LAW BY
THE CORPORATION OF THE TOWNSHIP OF ROSS

TAKE NOTICE that the Council of the Corporation of the Township of Ross passed By-law 23-92 on the 15th day of April, 1992 under Section 34 of the Planning Act, 1983.

AND TAKE NOTICE that any person or agency may appeal to the Ontario Municipal Board in respect of the by-law by filing with the Clerk of the Corporation of the Township of Ross not later than the 26th day of May, 1992 a notice of appeal setting out the objection to the By-law and the reasons in support of the objection.

The comprehensive zoning by-law which applies to all lands within the Township has the purpose and effect of regulating the use of lands, the character, location and use of buildings and structures in the Township of Ross. With the passing of this By-law, other site-specific zoning by-laws in the Municipality are repealed and the provisions of By-law 23-92 will govern. A key map has not been provided as the By-law applies to the entire Township.

The complete By-law is available for inspection in my office during regular office hours.

DATED at the Township of Ross this 15th day of April, 1992.

(signed)
Mrs. Betty Wood
Clerk-Treasurer
Township of Ross
Foresters Falls, Ontario
K0J 1V0

THE CORPORATION OF THE TOWNSHIP OF ROSS

ZONING BY-LAW 23-92

EXPLANATORY NOTE

The Council of Municipal Corporation of the Township of Ross passed an Official Plan on August 16, 1989. The Official Plan was subsequently approved by the Minister of Municipal Affairs on November 12, 1991. The Official Plan is an overall guide to development in the Township. The Official Plan is an overall guide to development in the Township. The Zoning By-law implements the Official Plan by establishing land use regulations and creating standards by which a site may be developed.

The Zoning By-law regulates the use of land by establishing the standards by which a lot can be developed pursuant to Section 34 of The Planning Act, 1983, as amended. All lands within the Township are placed into specific zones. It has been the intent of the Zoning By-law to place each land use into a zone category that recognizes the existing use of the property. The Zoning By-law does not have a retroactive effect that would require existing property and structures to meet the requirements of the Zoning By-law. However, new development will be required to meet the standards of the Zoning By-law, unless the Zoning By-law is amended by Council.

Each of the zones performs a certain function as follows:

- R1 - to regulate lands considered appropriate for low density residential uses, ie. single detached dwellings on lots having an area of 4,000 square metres.
- R2 - to regulate lands considered appropriate for low density residential uses, ie. single detached dwellings on lots having an area of 2,025 square metres.
- R3 - to regulate lands considered appropriate for single detached, semi-detached or duplex dwellings.
- LSR - to recognize and regulate existing limited service dwellings and seasonal dwellings on private roads along waterfront areas.
- MHP - to regulate mobile home park development.
- AC - to recognize and regulate agriculturally related commercial uses.
- GC - to recognize and regulate general commercial uses.

- CC - to recognize and regulate commercial uses commonly associated with campgrounds, camping and cabin establishments.
- TC - to recognize and regulate specialized commercial tourism establishments which offer a wide range of recreation facilities and uses such as theme parks and white water rafting establishments.
- TCR - to restrict the use of vacant lands associated with specialized commercial tourism establishments until such time as specific development proposals are reviewed for rezoning the TC zone category.
- GM - to regulate general industrial uses such as body shops, manufacturing plants, and warehouses.
- MM - to regulate mining and associated manufacturing and processing uses.
- EM - to regulate mineral aggregate extraction activities and associated manufacturing and processing uses.
- EMR - to restrict the use of lands associated with mineral aggregate resource deposits until such time as specific development proposals are reviewed for rezoning to the EM or another zone category.
- DM - to regulate salvage yard and waste disposal site uses.
- CF - to recognize public uses that are provided to the community in various structures ie. churches, schools.
- A - to regulate development in areas which are considered to have high capability soils for agriculture.
- RU - to regulate development in rural areas which are considered to have lower capability soils for agriculture.
- EP - to restrict new development in areas that are subject to natural hazards, ie. wetlands, steep slopes, unstable slopes.
- OS - to recognize parks and recreational areas.

When a new use is proposed by a landowner and the new use is not presently permitted by this Zoning By-law, Council will consider amending the Zoning By-law to permit the proposed use provided the use will conform with the policies for the area as outlined in the Official Plan.

The Zoning By-law is in metric units only in accordance with provincial guidelines. A table of metric conversion is provided at the back of this by-law.

(signed)
Mrs. Betty Wood
Clerk-Treasurer
Township of Ross
Foresters Falls, Ontario
K0J 1V0

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- Schedule A-1 - Township of Ross Zoning By-law (Ottawa Whitewater Rafting)
- Schedule A-2 - Township of Ross Zoning By-law (Logos Land)
- Schedule A-3 - Township of Ross Zoning By-law (Foresters Falls)
- Schedule A-4 - Township of Ross Zoning By-law (Haley Station)
- Schedule A-5 - Township of Ross Zoning By-law (Haley Townsite)
- Schedule A-6 - Township of Ross Zoning By-law (Head of The Lake)
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- Schedule A-8 – Township of Ross Zoning By-law (Northern Division)

THE CORPORATION OF THE TOWNSHIP OF ROSS

BY-LAW NUMBER _____

Being a By-law to regulate the use of lands and the character, location and use of buildings and structures within the Township of Ross pursuant to Section 34 of the Planning Act, 1983.

PREAMBLE

WHEREAS Section 34 of the Planning Act, 1983, 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 Ross has recommended that such a by-law be enacted in order to implement the policies and designations contained within the updated Official Plan for the Township of Ross adopted by Council on August 16, 1989 and approved by the Minister of Municipal Affairs on November 12, 1991 which ensures proper and orderly development within the corporate limits of the Township of Ross.

AND WHEREAS the Council of The Corporation of the Township of Ross 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 Ross enacts as follows:

SECTION 1 - 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 Ross.

1.2 **SCOPE**

(a) Application of By-law

The provisions of this By-law shall apply to all lands within the Corporation of the Township of Ross.

(b) 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.

(c) 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 or structure, or sever any lands from any existing lot, if the effect of such action is to cause the original, adjoining, remaining or new building, structure or lot to be in contravention of this By-law.

(d) 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.

(e) 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

(a) 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.

(b) 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 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 48 of the Planning Act.

(c) Certificate of Occupancy

No change may be made in the type of use of any lot covered by this By-law or of any building or structure on any such lot or of any part of such lot, building or structure, until a Certificate of Occupancy has been issued by the Chief Building Official or Zoning Administrator to the effect that the proposed use complies with this By-law.

(d) Violations and Penalties

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

- i) on a first conviction to a fine of not more than \$20,000.00; and
- ii) 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 he was first convicted.

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

- iii) on a first conviction to a fine of not more than \$50,000.00; and
- iv) 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;

- v) every such penalty described herein is subject to the provisions of Section 66 of the Planning Act, 1983, as amended, and will change from time to time in accordance with the said Act.

e) 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.

f) 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:

- i) the true dimensions of the lot to be built upon or otherwise used;
- ii) the location of all existing buildings, structures or uses on the lot;
- iii) the proposed location, height and dimensions of any building, structures or use proposed for such lot;
- iv) the proposed locations and dimensions of yards, landscaped open spaces, parking areas and loading spaces required by this By-law;
- v) 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**

(a) 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, 1983.

(b) Previous By-laws

From the coming into force of this By-law, all previous By-laws passed under Section 34 of the Planning Act, 1983, or a predecessor thereof, shall be deemed to have been repealed except to the extent that any of the said By-laws prohibits the use of any land, building or structure for a purpose that is also prohibited by this By-law.

(c) Validity

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.

(d) Schedules to By-law

The zones set out in this By-law and the boundaries of such zones are set out in 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**

(a) 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".

(b) 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,

(i) 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;

(ii) Lot Lines

Where the boundary is not shown to be a street, or other feature described in

item (i), but is shown to substantially follow a lot line, such lot line shall be the zone boundary unless specifically indicated otherwise on the Schedule;

(iii) 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 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;

(iv) Shoreline

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

(v) Other Boundaries

Where none of the above interpretations can be applied, then the location of the boundary shall be determined by scaling from the Schedule(s) attached to the By-law.

(e) 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 naturally and normally incidental, subordinate and exclusively devoted to supporting the principal use, building or structure and located on the same lot therewith. This does not include an accessory residence unless otherwise specified.
- 2.4 AGGREGATE means gravel, sand, clay, earth, shale, stone, limestone, dolostone, sandstone, marble, granite and rock other than metallic ores.
- 2.5 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. 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 sub-surface drainage materials and equipment. This definition shall also include such goods and services as the selling, processing and storage of seed, feed and fertilizer and chemical products.
- 2.6 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.
- 2.7 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.
- 2.8 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.

- 2.9 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.
- 2.10 AMUSEMENT RIDES AND GAMES means the use of land and/or buildings where rides, games of chance and/or skill and the sale of foods, beverages, toys and souvenirs constitute the main uses.
- 2.11 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.
- 2.12 ANTIQUE FURNITURE RESTORATION WORKSHOP, CABINET-MAKING SHOP AND SHOWROOM means an establishment engaged in the refinishing and restoration of antique furniture and includes a cabinet-making shop, and a showroom for the storage, and display of the finished product.
- 2.13 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.
- 2.14 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.
- 2.15 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 adjacent building or buildings.
- 2.16 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.
- 2.17 AUTOMOTIVE-BODY SHOP means a building or structure used for the painting or repairing of automobile bodies or fenders, but shall not include a salvage yard.
- 2.18 AUTOMOTIVE-CAR WASH means a building or structure containing facilities for washing automobiles, 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 automobile service station may be carried out and where major repairs of motor 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-VEHICLE SALES OR RENTAL ESTABLISHMENT means an establishment having as its main use the storage of vehicles for sale, rent or lease. Accessory uses may include facilities for the repair or maintenance of such vehicles.
- 2.23 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.
- 2.24 BED AND BREAKFAST ESTABLISHMENT means a private single-detached dwelling in which there are up to four rooms for rent for sleeping accommodation for overnight guests only and may include the provision of meals. This definition does not include any establishment defined elsewhere in this By-law.
- 2.25 BERM - means a landscaped mound of earth and/or stones.
- 2.26 BOARDING HOUSE means a dwelling in which the proprietor supplies for gain rooms for more than 3 rooms for boarding purposes and may include the provision of meals. Rooming house shall have a corresponding meaning.
- 2.27 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.

- 2.28 BUILDING means any structure used or designed to be used for shelter, accommodation or enclosure of persons, animals or chattels.
- 2.29 BUILDING ENVELOPE means the buildable area on a lot, defined by the minimum front yard depth, rear yard depth and side yard width requirements and maximum height requirements, within which a building can be erected.
- 2.30 BUILDING SUPPLY STORE means an establishment engaged in the selling of building supplies including lumber, mill work, siding, roofing, electrical, heating, air conditions and similar items.

(By-law 05-2000)

- *2.31 BUS STORAGE AND MAINTENANCE ESTABLISHMENT means a building or part of a building, or area of land, used for the storage and repair or maintenance of buses.*
- 2.32 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.
- 2.33 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.
- 2.34 CEMETERY means a cemetery, columbarium or mausoleum within the meaning of the Cemetery Act of Ontario.
- 2.35 CHURCH means a building commonly used by any religious organization as defined in the Religious Organizations Land Act, R.S.O., 1980) for public worship, and may include a rectory or manse, church hall, auditorium, day nursery or religious school associated with or accessory thereto.
- 2.36 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.
- 2.37 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.
- 2.38 CONCRETE MANUFACTURING PLANT means an industrial facility used for the

production of concrete for immediate use in the construction of buildings, structure, roads or driveways. This definition also means the manufacturing of finished concrete products and may include the retail sale of such products.

- 2.39 **CONTRACTOR'S YARD OR SHOP** means an area of land of a contractor of any building trade where equipment and material 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.
- 2.40 **CONVENIENCE STORE** means a retail commercial establishment supplying groceries, sundries and other daily household necessities to the immediate surrounding area.
- 2.41 **COTTAGE** means a building to accommodate one or more guests for temporary occupancy,
- (i) that contains at least two rooms;
 - (ii) that is at least partially furnished; and
 - (iii) in which the guest may be permitted to prepare and cook food.
- 2.42 **COTTAGE ESTABLISHMENT** means a tourist establishment comprising of two or more cottages owned or leased by the same person. Cabin establishment shall have a corresponding meaning.
- 2.43 **CORPORATION** means the corporation of the Township of Ross.
- 2.44 **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.
- 2.45 **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.
- 2.46 **DWELLING** means a building or part of a building containing one or more dwelling units.
- 2.47 **SINGLE DETACHED DWELLING** 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.

ILLUSTRATION OF DWELLING TYPES

Illustration of Cellar and Basement Definitions

- 2.48 SEMI-DETACHED DWELLING means a building that is divided vertically into separate dwelling units each of which has an independent entrance either directly from the outside or from a common vestibule.
- 2.49 DUPLEX DWELLING 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.
- 2.50 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.
- 2.51 DWELLING, LIMITED SERVICE means a single-detached dwelling which:
- (i) does not front on a municipally maintained street, and
 - (ii) does not receive municipal street services, such as snow clearing and road maintenance, and
 - (iii) the means of access to the lot is not part of the municipal street network
- 2.52 DWELLING, SEASONAL means a single dwelling unit used occasionally for recreation, rest or relaxation, but not occupied continuously nor used as a year round permanent dwelling.
- 2.53 DWELLING, STAFF DORMITORY means an accessory sleeping accommodation for employees.
- 2.54 DWELLING UNIT means a suite of habitable rooms which:
- (i) is located in a building;
 - (ii) is used or intended to be used in common by one or more persons as a single, independent and separate housekeeping establishment;
 - (iii) contains food preparation and sanitary facilities provided for the exclusive common use of the occupants thereof; and
 - (iv) has a private entrance directly from outside the building or from a common hallway or stairway inside the building.
- 2.55 DWELLING UNIT ACCESSORY means a dwelling unit accessory to a permitted non-residential use.

- 2.56 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.
- 2.57 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, cafe, 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.
- 2.58 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.
- 2.59 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.
- 2.60 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 the food within the customer's car, within the building or elsewhere on the site.
- 2.61 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.
- 2.62 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.
- 2.63 EXISTING means existing as of the date of final passage of this By-law.
- 2.64 EXTRACTIVE INDUSTRIAL FACILITY means a building, structure or facility used for processing mineral aggregate resources and includes the screening, sorting, washing, crushing, storing and other similar operations allied to an extractive industrial operation.
- 2.65 FACTORY OUTLET means a building accessory to a permitted industrial use where the products manufactured by that industry are kept for wholesale or retail sale.

- 2.66 FARM means land used for the tillage of soil, the raising and harvesting of field, bush, vine, forest or tree crops, the growing of vegetables, fruits, grains, and other staple crops. This definition may also apply to land used for livestock raising, horses, dairying, woodlots, grazing, trapping, horticultural crops, fish farming and beekeeping and includes a farm dwelling and accessory farm buildings and uses. Farm also means land on which the predominant economic activity consists of raising chickens, turkeys, or other fowl, the raising of fur bearing animals, the raising of swine or goats, the raising of cattle on feed lots or the growing of mushrooms.
- 2.67 FARM PRODUCE SALES OUTLET means a fruit, vegetable, flower or farm produce stand set up as an accessory use on a farm, used for the sale or produce from that same agricultural use.
- 2.68 FLOOD means a temporary rise in the water level resulting in the inundation of areas adjacent to a watercourse not ordinarily covered by water.
- 2.69 FLOOD FRINGE means those lands being part of the flood plain between the floodway elevation and the flood plain design elevation.
- 2.70 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.
- 2.71 FLOOD PLAIN CONCEPT, TWO ZONE means the concept where a floodplain is divided into two components for regulatory purposes; the flood fringe and the floodway.
- 2.72 FLOOD PLAIN DESIGN ELEVATION means the elevation established under this by-law below which all buildings must be floodproofed. This elevation shall be calculated based on the flood plain determined for a watershed.
- 2.73 FLOOD PROOFED refers to the measures taken to ensure that a structure or building is safe from the effects of flooding and shall include the following: no building openings of any kind including windows, doors, vents, etc. should be permitted below the flood plain design elevation incoming power service metering equipment, electrical appliances, etc., should not be erected below the flood plain design elevation; this restriction does not apply to electrical wall outlets equipped with ground fault plugs; design of heating, air conditioning, ventilation, plumbing, sanitary and water systems to consider flood vulnerability; sanitary sewer and storm drainage systems having

Illustration of Two-Zone Flood Plain Concept

openings below the flood plain design elevation should be provided with automatic backflow preventers; water supply systems should be designed to prevent possible contamination from flood water; gas or oil fired furnaces should be provided with float operated automatic control valves to shut off fuel in the event of flooding; sanitary sewer or septic systems intended during flood conditions should be designed to prevent sewage discharge and resulting health hazards; any other appropriate measures.

- 2.74 FLOODWAY means land that is part of a floodplain adjacent to a watercourse which is subject to flood depths and velocities that are more severe than in the flood fringe.
- 2.75 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.
- 2.76 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.
- 2.77 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.
- 2.78 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.
- 2.79 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.
- 2.80 FUNERAL HOME means any premises where preparation of the human body for interment or cremation is undertaken.
- 2.81 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.

- 2.82 **GARAGE, PUBLIC** means a municipal or provincial facility used for the storage and servicing of road construction and maintenance equipment and materials.
- 2.83 **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. Nursery shall have a corresponding meaning.
- 2.84 **GRAVEL PIT** means any open excavation made for the removal of any soil, earth, clay, marl, sand, gravel or unconsolidated rock or mineral in order to supply material for construction, manufacturing or industrial purposes.
- 2.85 **GROUP HOME** means a single housekeeping unit in a residential dwelling in which three (3) to ten (10) persons, 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.
- 2.86 **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 the eave of the roof.
- 2.87 **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.
- 2.88 **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.

Illustration of Building Height Definitions

- 2.89 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.
- 2.90 HOME INDUSTRY means a gainful occupation, day nursery, carpentry, electrical, woodworking, window framing, welding, plumbing, machine or auto repair shop; service shop; blacksmith; 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 agricultural use.
- 2.91 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, the office or consulting room of a doctor; dentist, chiropractor, drug-less practitioner, lawyer, or real estate agent, insurance agent, planner, architect, photographer, teacher, music or dance instructor or engineer, but not include a clinic, a hospital, a nursing home, a tea room, kennel or a small internal combustion engine repair shop.
- 2.92 HOSPITAL shall mean a hospital as defined under the Public Hospital Act, as amended from time to time.
- 2.93 HOTEL means a tourist establishment that consists of 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.
- 2.94 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 and without any source of heat.
- 2.95 KENNEL means an establishment in which dogs or domesticated animals are housed, groomed, boarded, bred or trained for gain or profit.
- 2.96 LANDSCAPED OPEN SPACE means open space composed 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.
- 2.97 LIVESTOCK means chickens, turkeys, cattle, hogs, mink, rabbits, sheep, goats or any other domestic animal used for consumption.
- *(By-law 27-99)***
- *2.98 LODGE HOUSE means a building in which bedrooms, common areas, dining areas, games areas and meals are available for the guests of an establishment.*

- 2.99 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.
- 2.100 LOT means a parcel or tract of land:
- i) 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 49 of The Planning Act, or
 - ii) which is a separate 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
 - iii) the description of which is the same as in a deed which has been given consent pursuant to The Planning Act, 1983.
- 2.101 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.
- 2.102 LOT, CORNER means a lot situated at the intersection of two streets, of which two adjacent sides, that abut the intersecting streets, contain an angle of not more than 135 degrees; where such adjacent sides are curved, the angle of intersection of the adjacent sides shall be deemed to be the angle formed by the intersection of the tangents to the street lines, drawn through the extremities of the interior lot lines, provided that, in the latter case, the corner of the lot shall be deemed to be that point on the street lines nearest to the point of intersection of the said tangents.
- 2.103 LOT COVERAGE means the percentage of the lot area covered by buildings, including accessory buildings.
- 2.104 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 live seven and one-half (7.5) metres back from and parallel to the street line.
- 2.105 LOT, INTERIOR means a lot situated between adjacent lots and having access to one street.
- 2.106 LOT LINE means any boundary of a lot or a vertical projection thereof.
- 2.107 LOT LINE, FRONT means the lot line that divides the lot from the street or street allowance with the following clarifications:

- i) 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;
- ii) 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;
- iii) 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;
- iv) 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 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.
- v) in the case of a lot in the Limited Service Residential (LSR) Zone the lot line adjacent to the private road shall be deemed to be the front lot line.

2.108 LOT LINE, REAR means the lot line opposite the front lot line.

2.109 LOT LINE, SIDE means a lot line other than a front or rear lot line.

2.110 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.

2.111 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.

2.112 MANUFACTURING PLANT means a building or structure in which a product is fabricated and from which such product is shipped to a wholesale or retail outlet.

2.113 MARINA means a building, structure or place, containing docking facilities and located on a waterbody, 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.

2.114 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.

- 2.115 MINE means any opening or excavation in, or working of the ground for the purpose of opening up or proving any mineral or mineral-bearing substance, and any ore body, mineral deposit, stratum, rock, earth, clay, sand or gravel, or place where mining is or may be carried on, and all ways, works, machinery, plant, buildings and premises below or above ground belonging to or used in connection with the mine, and also any quarry, excavation or opening of the ground made for the purpose of searching for or removal of mineral rock, stratum, earth, clay, sand or gravel and any roasting or smelting furnace, concentrator mill, work or place used for in connection with washing, crushing, sifting, reducing, leaching, roasting, smelting, refining, treatment or research on any of such substance.
- 2.116 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.
- 2.117 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 45(1)(a) of the Planning Act, 1983, as amended from time to time, or any successors thereto.
- 2.118 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.
- 2.119 MOBILE HOME SITE means a parcel of land 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.
- 2.120 MOBILE HOME SITE LINE means any boundary of a mobile home stand or the vertical projection thereof.
- 2.121 MOBILE HOME SITE FRONT LINE means the mobile home site line that divides the mobile home site from the interior road, provided that in the case of a corner mobile home site the shorter mobile home site line that abuts an interior road shall be deemed to be the mobile home site front line and the longer mobile home site front line that abuts an interior road shall be termed the flankage of the mobile home site.
- 2.122 MOBILE HOME SITE REAR LINE means the mobile home site line opposite the mobile home site front line.

- 2.123 **MOBILE HOME SITE SIDE LINE** means the mobile home site line other than a mobile home site front line or mobile home site rear line.
- 2.124 **MOBILE HOME SITE FRONTAGE** means the horizontal distance between the mobile home site side lines measured along the mobile home site front line. Where the mobile home site front line is not a straight line, or where the mobile home site lines are not parallel, the mobile home site frontage shall be measured along a line six (6) metres back from and parallel to the interior road line.
- 2.125 **MOBILE HOME SITE DEPTH** means the horizontal distance between the mobile home site front line and the mobile home site rear line.
- 2.126 **MOBILE HOME SITE YARD** means a space, appurtenant to a structure located on the same mobile home site as the mobile home and which space is open, uncovered and unoccupied from the ground to the sky except for such accessory buildings, structures or uses as are specifically permitted elsewhere in this by-law.
- 2.127 **MOBILE HOME SITE FRONT YARD DEPTH** means a mobile home site yard extending across the full width of a mobile home site on which a structure is situate and from the mobile home site front line to the nearest main wall of the structure or structures for which such mobile home site front yard is required.
- 2.128 **MOBILE HOME SITE REAR YARD** means a mobile home site yard extending across the full width of the mobile home site, on which a structure is situate, and from the mobile home stand rear line to the nearest main wall of the structure or structures or the nearest open storage use for which such mobile home stand rear yard is required.
- 2.129 **MOBILE HOME SITE SIDE YARD** means a mobile home site yard extending from the mobile home site front yard to the mobile home rear yard and from the mobile home stand site line to the nearest main wall of the structure or structures or open storage use for which mobile home site side yard is required.
- 2.130 **MOTEL** means a tourist establishment that consists of 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.
- 2.131 **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.
- 2.132 **MOTOR VEHICLE** means a wheeled self propelling mode of transportation for passengers or goods and without limiting the generality of the foregoing includes automobiles,

motorcycles, trucks, buses, ambulances, hearses, tractors and other self-propelled farm machinery.

- 2.133 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.
- 2.134 NAVIGABLE WATERWAY means a navigable body of water or stream as deemed under the Beds of Navigable Waters Act.
- 2.135 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.
- 2.136 NURSERY See GARDEN CENTRE.
- 2.137 NURSING HOME means a nursing home as defined under the Nursing Home Act, as amended from time to time.
- 2.138 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.
- 2.139 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.
- 2.140 OPEN SPACE means a parcel or area of land essentially unimproved, and unoccupied by a building, structure or driveway.
- 2.141 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 in the side.
- *(By-law 14-05-713)***
- *2.142 OUTDOOR FURNACE means a solid fuel burning appliance located outside 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.*
- 2.143 PARK means an area, consisting largely of open space, which may include a recreational area, playground, playfield or similar use, but shall not include a mobile home park or recreational vehicle park.
- 2.144 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.
- 2.145 PARK, PRIVATE means a park other than a public park.

- 2.146 **PARKING SPACE** means an area of not less than fifteen (15) square metres measuring (2.7) metres by (5.5) metres exclusive of driveways or aisles for the temporary parking or storage of motor vehicles.
- 2.147 **PERMITTED** means permitted by this By-law.
- 2.148 **PERSON** includes an individual, an association, a chartered organization, a firm, a partnership or a corporation.
- 2.149 **PHOTOGRAPHY AND VIDEO FACILITY** means an accessory building containing equipment and facilities for the processing and production of photographs and videos.
- 2.150 **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.
- 2.151 **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.
- 2.152 **PRIVATE CLUB** means a building or part of a building used as a meeting place for members of a chartered organization, and shall include a lodge, a fraternity or sorority house, hostel, and a labour union hall.
- 2.153 **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 Ross] 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.
- 2.154 **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. This includes municipal offices, libraries, post offices, police stations, firehalls and the like.
- 2.155 **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.

- 2.156 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.
- 2.157 RAFTING ACCESS means lands along the Ottawa River used for putting in and taking out of rafts and rafting equipment for commercial recreation purposes.
- 2.158 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 and a sports field, and motorized vehicle trails.
- 2.159 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 playlot with activity equipment for children.
- 2.160 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, tent trailers, vans, motor homes, and similar transportable accommodation excepting a mobile home.
- 2.161 RECREATIONAL VEHICLE CAMPGROUND OR PARK 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.
- 2.162 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.
- 2.163 REQUIRED means required by this By-law.
- *(By-law 27-99)***
- *2.164 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 uses as defined herein.*
- 2.165 RESTAURANT see EATING ESTABLISHMENT

- 2.166 **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.
- 2.167 **RIDING STABLE** means an establishment where horses are boarded and where, for a fee, horses are hired out for riding to the general public.
- 2.168 **ROAD** see **STREET**
- 2.169 **ROOM, HABITABLE** means a room which:
- i) is located within a dwelling unit;
 - ii) is designed for living, sleeping or eating or for sanitary purposes;
 - iii) can be used at all times throughout the year; and
 - iv) is not located within a cellar;
- 2.170 **ROOM, NON-HABITABLE** means any room located within a dwelling unit that is not a habitable room, including, but no 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.
- 2.171 **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, including ancillary automotive sales and service establishment and premises.
- 2.172 **SAWMILL** means a building, structure or area where timber is cut or stored, either to finished lumber or as an intermediary step.
- 2.173 **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.
- 2.174 **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.

- 2.175 SEPARATION DISTANCE means the horizontal distance between buildings or structures or physical features measured from the closest point on the exterior wall of such buildings or structures or such physical features.
- 2.176 SEPTAGE means untreated sanitary waste from a septic tank, privy or holding tank.
- 2.177 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, and a carpet cleaning business but does not include any automotive uses as defined by this By-law.
- 2.178 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.
- 2.179 SEWAGE DISPOSAL SYSTEM, PRIVATE means a private sanitary disposal system including a septic tank and tile bed disposal system approved by the Renfrew County and District Health Unit.
- 2.180 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 a prerequisite, the public access to individual functions within a Shopping Centre will be from an enclosed common mall area.
- 2.181 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.
- 2.182 SOUVENIR SALES ESTABLISHMENT means a retail establishment in which souvenirs are offered or kept for retail sale.
- 2.183 STAFF DORMITORY see Dwelling, Staff Dormitory.
- 2.184 STORAGE BUILDING means a building used for the storage of goods, merchandise or equipment.
- 2.185 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.

- 2.186 STREET ALLOWANCE means land held under public ownership for the purpose of providing a street.
- 2.187 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.
- 2.188 STREET LINE means the limit of the road or street allowance and is the dividing line between a lot and a street.
- 2.189 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.
- 2.190 TAILINGS AND SLAG PILES means waste material or residue resulting from the reduction of metals from their ores.
- 2.191 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.
- 2.192 TOP OF BANK means a line delineated at a point where the oblique plane of the slope meets the horizontal plane. Crest of slope shall have a corresponding meaning.
- 2.193 TOWNSHIP means the Corporation of the Township of Ross, or land included within the Township of Ross as appropriate.
- 2.194 TOURIST ESTABLISHMENT means a commercial building, structure or area of land designed for the accommodation of travelling or vacationing public.
- 2.195 TRAILER means any vehicle so constructed as to be suitable for attachment to a motor vehicle for the purpose of being drawn or propelled by the motor vehicle, except a mobile home or farm implement.
- 2.196 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.
- 2.197 TRAILER PARK see Recreational Vehicle campground.
- 2.198 TRANSMITTER TOWER means a structure that transmits electromagnetic waves.
- 2.199 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 which is a bonded warehouse.

- 2.200 USE means the purpose for which any land, building, structure or premises, or part thereof, is arranged, designed or intended to be used. The words "used", "to use" and "uses" have a corresponding meaning.
- 2.201 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 the wholesalers.
- 2.202 WASTE DISPOSAL SITE means any land approved by the Ministry of the Environment upon, into or in which waste may be deposited or processed.
- 2.203 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.
- 2.204 WATER SYSTEM, COMMUNAL means a private water distribution supply system in which water is piped to more than one dwelling or business operation.
- 2.205 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.
- 2.206 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.
- 2.207 YARD, FRONT means a yard extending across the full width of a lot between the front lot line and the nearest point of any main building or excavation on the lot.
- 2.208 YARD DEPTH, FRONT 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.
- 2.209 YARD, REAR means a yard extending across the full width of a lot between the rear lot line and the nearest wall of the main building or structure on the lot;
- 2.210 YARD DEPTH, REAR 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.
- 2.211 YARD, SIDE means a yard between the side wall of the main building or structure on the lot and the side lot line and extending from the front yard (or front lot line if no front yard is required) to the rear yard (or rear lot line if no rear yard is required).
- 2.212 YARD, EXTERIOR SIDE means a side yard immediately adjoining a street or abutting a reserve on the opposite side of which is located a street.

- 2.213 YARD, INTERIOR SIDE means a side yard other than an exterior side yard.
- 2.214 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.
- 2.215 ZONE, means an area delineated on a Zoning Map Schedule and established by this By-law for a specific use or group of uses.
- 2.216 ZONING ADMINISTRATOR means the officer or employee of the Corporation charged with the duty of enforcing the provisions of this By-law.

Illustration of Yard Definitions

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 Section 3.13 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:

- (a) No accessory building or structure shall be used for human habitation except where a dwelling is a permitted accessory use.
- (b) The accessory building or structure shall not be located within any front yard or within any exterior side yard except in accordance with specific exterior side yard requirements established by this By-law.
- (c) No accessory building or structure or use shall be located closer than one (1.0) metre to any lot line except:
 - (i) that common semi-detached garages may be centred on the mutual side lot line;
 - (ii) that boat houses and boat docks may be built to the lot line where such line corresponds to the high water mark; and
 - (iii) that prescribed uses and structures may be permitted in accordance with the provisions of the By-law for Encroachments on minimum yards.
- (d) Accessory buildings and structures shall not exceed five (5.0) metres in height in any Residential or Commercial Zone or 7.5 metres in any Industrial Zone.
- (e) The coverage of the lot by accessory buildings and structures shall not exceed ten (10.0) percent of the total lot area, but a private garage, carport or swimming pool shall be excluded from this calculation.
- (f) No accessory building or structure be built within two (2.0) metres of the main building, unless the accessory building is constructed of incombustible materials.
- (g) Buildings and structures shall not be considered accessory if attached to the main building in any way.

- (h) Accessory buildings and structures shall not be constructed on lands subject to flooding, with the exception of docks, boat houses, and those buildings and structures otherwise specifically permitted on such lands by this By-law.
- (i) Where an accessory structure is a satellite dish or similar telecommunication device located in any Residential Zone, such structure shall be located in the rear yard or on the roof of the main building on the lot.

3.4 **ATTACHED GARAGE SIDE YARD**

In any Residential Zone where a private garage is attached to a single detached dwelling, the following minimum yard requirements shall apply:

- (a) On the side where the garage is located, the minimum side yard shall be one (1.0) metre.
- (b) On the other side, the minimum side yard shall be the lesser distance required elsewhere in this By-law.

3.5 **AUTOMOBILE-SERVICE STATIONS - COMMERCIAL GARAGES AND GASOLINE BARS**

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

- (a) No portion of any pump island on a service station lot shall be located closer than six (6) metres from the street line of any street.
- (b) 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 ten (10.0) metres (ie. entrance or exit point).
- (c) The maximum width of a ramp at the street line shall be not more than ten (10.0) metres and the minimum width not less than seven and one-half (7.5) metres.
- (d) The minimum distance between ramps shall be not less than nine (9.0) metres.
- (e) The minimum interior angle of a ramp to a street line shall be forty-five (45.0) degrees and the maximum interior angle of a ramp to the street line shall be ninety (90.0) degrees.
- (f) The minimum distance between any side lot line of the property at the street line and the nearest ramp shall be three (3.0) metres.

- (g) 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 one (1.0) metre.

3.6 **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.

3.7 **DWELLINGS PER LOT**

No more than one (1) building used as a dwelling, containing one or more dwelling units shall be erected on any lot, except;

- a) in a Residential One (R1) Zone, a Residential Two (R2) Zone and a Residential Three (R3) Zone where a group home may be erected on a lot;
- b) in a Residential Three (R3) Zone where a semi-detached dwelling, a duplex dwelling or a group home may be erected on a lot;
- c) in a Mobile Home Park (MHP) Zone where a mobile homes may be erected or placed;
- d) in a Tourism Commercial (TC) Zone where a staff dormitory dwelling may be erected on a lot;
- e) in an Agriculture (A) Zone where a dwelling unit and an accessory dwelling unit may be erected, on a lot;
- f) in a Rural (RU) Zone where a semi-detached dwelling, duplex dwelling or a group home may be erected on a lot;

3.8 **ENCROACHMENTS ON REQUIRED MINIMUM 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>
Sills, belt courses, eaves, gutters, chimneys, bay windows, solar collectors, heat pumps, ventilators, shutters, cornices, parapets, pilasters or other ornamental structures.	All	0.50 metres
Fire escapes exterior stair cases	Side and Rear only	1.5 metres
Balconies, steps, open roofed porches, sundecks, attached solarium	Front and Rear only	2 metres
Uncovered paved patios	All	2.5 metres front yard; other yards unlimited
Railway Spur	All	Unlimited
Gate House in any Industrial Zone	Front and Side only	Unlimited
Fences, Hedges, Shrubs, Trees, Freestanding Walls, Flagpoles, Light Standards, Garden Trellises, Clothes Poles and similar structures and appurtenances	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 AND WAYSIDE PITS AND QUARRIES**

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. A wayside pit shall be permitted in all zones except in a Residential Zone or an Environmental Protection Zone.

3.11 **GROUP HOMES**

- a) Group homes will be permitted in all zones that allow residential uses with the exception of the Limited Service Residential (LSR), Mobile Home Park (MHP), and Agriculture (A) Zones.
- b) A Provincially licensed and approved group home may be permitted in any permitted single dwelling provided that:
 - (i) 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
 - (ii) There is a minimum rear yard area of 18 square metres per resident.

3.12 **HOME OCCUPATIONS**

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

- (a) The use shall be conducted entirely within the dwelling unit and carried on only by members of the family dwelling unit.
- (b) There shall be no external display or advertising other than a non-illuminated sign not more than three-tenths (.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.
- (c) Not more than twenty-five percent (25%) of the dwelling unit area shall be used for the purpose of home occupation uses.
- (d) 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.
- (e) There shall be no storage of equipment, vehicles, or supplies associated with the home occupation outside the dwelling.
- (f) The use shall not require additional off-street parking spaces for clients or customers of the home occupation.
- (g) The use shall not generate additional pedestrian or vehicular traffic beyond that normal to the neighbourhood in which it is located.

- (h) There shall be no manufacturing, fabricating or assembly process taking place on the premises.
- (i) 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 **HOME INDUSTRY**

A home industry shall only be permitted in a Rural (RU) Zone and an Agriculture (A) Zone provided the following provisions are complied with:

- (a) Not more than ten percent (10%) or ten (10) square metres of the dwelling unit area, whichever is the lesser, shall be used for the purpose of a home industry.
- (b) Accessory buildings may be erected, altered or used for the purpose of a home industry provided that not more than fifty (50) square metres of the gross floor area of all accessory buildings shall be used for the purpose of a home industry;

(By-law 31-92)

- *(c) Such home industry shall be clearly secondary or incidental to the main residential or agricultural use and shall be predominantly operated by an inhabitant(s) thereof.*

3.14 **LOTS TO FRONT ON STREETS**

- (a) 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.

- (b) Seasonal Uses

Regardless of the provisions of paragraph (a) of this subsection, a seasonal dwelling may be erected or used for seasonal residential purposes on a lot in a Limited Service Residential (LSR) Zone provided such lot fronts along a private road.

- (c) Hunt and Fishing Camp

A hunting and fishing camp, as defined by this By-law, shall not be required to meet the requirements of paragraph (a) of this subsection.

3.15 **MOBILE HOMES**

Mobile homes shall be prohibited in all zones except a Mobile Home Park (MHP) Zone or an Agriculture (A) Zone where a second dwelling unit which is accessory to the farm operation may be a mobile home.

3.16 **NON-CONFORMING USES**

(a) 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.

(b) 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.

(c) Enlargements to Existing Undersized Lots

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 shall retain its legal non-conforming status if an addition or enlargement to the lot 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:

- (i) 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
- (ii) all other applicable provisions of this by-law are complied with.

(d) Existing Buildings with Inadequate Lot or Yard Size

Where a building has been erected prior to the date of passing of this By-law on a lot having less than the minimum frontage and/or areas, or having less than the minimum setback and/or side yard and/or rear yard required in this By-law, said building may be enlarged, reconstructed, repaired or renovated provided that:

- i) the enlargement, reconstruction, repair or enlargement does not further reduce a front yard and/or side yard and/or rear yard having less than the minimum required by this By-law; and
- ii) the enlargement shall comply with the required minimum front yard and/or side yard and/or rear yard as required by this By-law; and
- ii) all other applicable provisions of this By-law are complied with.

(e) 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.

(f) Repair of Existing Buildings

If a non-conforming building or structure should be damaged by fire, flood, wind or earthquake, nothing in this By-law shall prevent such a building from being restored and strengthened to a safe condition, provided the height and bulk are 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.

(g) Undersized Vacant Lots

Where a vacant 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 vacant lot was created by expropriation subsequent to the date of passage, such undersized, vacant lot may be used for a purpose permitted in the zone in which the said lot is located provided that:

- (i) all other applicable provisions of this by-law are complied with; and
- (ii) written approvals for the water supply and sewage disposal systems are obtained from the Ministry of the Environment and/or the Renfrew County and District Health Unit.

(h) 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 the outside weatherproofed.

3.19 OCCUPANCY OF VEHICLES

No truck, bus, coach, vehicle, recreational vehicle, 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

Except as otherwise specifically provided in this By-law, no open storage shall be permitted in any zone except in accordance with the following provisions:

- (a) Open storage shall be accessory to a permitted or existing non-residential use, on the same lot.
- (b) 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, or the outside display and sale of goods and materials in conjunction with a permitted commercial use.
- (c) No open storage shall be permitted within any required minimum side or rear yard where the side or rear lot lines abut any Residential or Community Facility Zone.
- (d) 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 Industrial Zone. Wherever

it is necessary, visual screening such as plant materials, a buffer strip, 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 outdoor display used in conjunction with a permitted commercial use.

- (e) A strip of landscaped open space with a minimum width of 3 metres shall be maintained around all open storage areas.
- (f) 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 properly drained. However, this provision shall not apply where the main use is an agricultural use.
- (g) No parking spaces or loading spaces required by this By-law shall be used for open storage purposes.

3.21 **OTTAWA RIVER FLOODPLAIN**

For those lands located within the Ottawa River Flood Plain and situated below the floodway elevation of 87.85 metres Canadian Geodetic Datum (C.G.D.), no buildings or structures with exception of boat docking or launching facilities, shall be permitted.

For those lands located within the Ottawa River Flood Plain and situated above the floodway elevation of 87.85 metres C.G.D., no building permits shall be issued for new developments including additions or enlargements, unless such development is floodproofed to the design elevation of 89.15 metres C.G.D. An elevation survey prepared by an Ontario Land Surveyor should accompany all applications for building permits. All floodproofing methods shall be consistent with accepted engineering techniques and resources management practices.

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) Residential Uses, unless otherwise specified	
Single detached, semi detached and duplex	One (1) parking space per dwelling unit.
Triplex, rowhouse and apartment	1.5 parking spaces per dwelling unit
(ii) Mobile Home Park	Two (2) parking spaces per mobile home site
(iii) Group Home	One (1) parking space per each 3 persons licensed or approved capacity
(iv) Boarding House	One (1) parking space plus one (1) parking space per every three (3) beds
(v) Bank or Trust Company	5.9 spaces per 100 square metres gross leasable area
(vi) Bed and Breakfast	One (1) parking space per dwelling unit and one (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	One (1) parking space per 6 seat capacity
(x) Hospital, Nursing Home Home for the Aged, Senior Citizens Home	One (1) parking space per each two (2) beds
(xi) Hotel, Motor Hotel	1 space per bedroom plus 10 spaces per 100 square metres of public use area

(xii)	Industrial Establishment	One (1) parking space per each one hundred (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 bedroom
(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 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 establishment	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 next higher whole number.

(c) Location of Parking Areas

In a Residential Zone, the required parking shall be located on the same lot as the dwelling unit. In all other areas, the parking area shall be located within one hundred and fifty (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) 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 four (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.

(e) 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.

(f) 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 in 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 for 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 **PUBLIC USES OF LAND**

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 public service by the Municipality or by any local board thereof defined by the Municipal Affairs Act (R.S.O. 1980), any telephone, gas, or telegraph company, any department or agent of the Government of Ontario or Canada, including Ontario Hydro, 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 under the authority of this paragraph shall be designed and maintained in general harmony with residential buildings of the type permitted in the zone.

3.24 **SEPARATION DISTANCES**

(a) Dwellings

- (i) No dwelling shall be erected within the minimum separation distance required by the minimum distance separation formula of the Agricultural Code of Practice for any feed lot area, any manure storage area or any building or structure on a farm which is used to house animals or fowl unless such residential building is located on the same lot therewith.
- (ii) No dwelling shall be erected within sixty (60) metres of any Industrial Zone unless specified in an Industrial Zone.
- (iii) No dwelling shall be erected within 90 metres of land zoned Extractive Industrial (EM).

(b) Gravel Pits, Quarries and Associated Extractive and Manufacturing Plants and Facilities

- (i) No gravel pit, quarry shall be made or established and no concrete or asphalt manufacturing plant or extractive industrial facility shall be located within ninety (90) metres of any lot line or portion thereof which abuts a Residential Zone or Suburban Reserve Zone.
- (ii) No gravel pit, quarry, concrete or asphalt manufacturing plant or extractive industrial facility shall be located within fifty (50) metres of the high water mark.

(c) Farm Uses

- (i) No livestock building, structure, farm use or kennel shall locate within:

- (i) The minimum distance from residential uses required by the minimum distance separation formula of the Agricultural Code of Practice;
 - (ii) Ninety (90) metres from the centreline of any street;
 - (iii) Sixty (60) metres from any lot line;
- (d) Septage Disposal Site/Waste Disposal Site

No septage disposal site shall located within:

- (i) Two hundred (200) metres of any isolated dwelling on another lot;
- (ii) Seven hundred fifty (750) metres of any subdivision, cluster of residential development or land zoned for residential development;
- (iii) One hundred fifty (150) metres of any uncased well;
- (iv) Seventy-five (75) metres of any well with a minimum casing depth of six (6.0) metres.
- (v) One hundred eighty (180) metres of any surface water;
- (vi) Thirty (30) metres of the right-of-way of any low volume road;
- (vii) Ninety (90) metres of the right-of-way of any road;
- (viii) Sixty (60) metres of any land used for livestock pasturing;

3.25 **SETBACKS**

No person shall erect any building or structure in any Zone unless such building or structure conforms to the following setback requirements from road centrelines, or from high water marks.

- (a) Provincial Highway

The setback requirement shall be eighteen (18) metres plus the minimum front yard depth required for such use in the Zone where it is located.

(b) County Road

- (i) The setback requirement where the County Road is twenty (20) metres wide shall be ten (10) metres plus the minimum front yard depth required for such use in the Zone where it is located.
- (ii) The setback requirement where the County Road is twenty six (26) metres wide shall be thirteen (13) metres plus the minimum front yard depth required for such use in the zone where it is located.

(c) Other Road

The setback requirement shall be ten (10) metres plus the minimum front yard depth required for such use in the Zone where it is located.

(d) Water Setback

A minimum water setback of twenty (20) metres shall be provided. Accessory uses such as boat dock, boat launching facilities and non-residential water and beach recreational uses, buildings and structures shall not be required to meet the water setback.

(e) Water Setback from Muskrat Lake

An exception to (d) above is that the minimum water setback on lands abutting Muskrat Lake shall be thirty (30) metres. Accessory boat dock and boat launching facilities shall not be required to meet the water setback.

(f) Established Building Line in Built-Up Areas

Notwithstanding the yard and setback provisions of this By-law, where there is an established building line extending on both sides of the lot, a permitted building or structure may be erected closer to the street line and street centre line than required by the yard and setback provisions, provided that such permitted building or structure is not erected closer to the street line than the established building line on the date of passing of this By-law.

3.26 **STANDARDS - CUMULATIVE**

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.

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.

3.27 **TEMPORARY CONSTRUCTION USES PERMITTED**

Nothing in this By-law shall prevent uses incidental to a construction camp or other such temporary work camp, a tool shed, scaffold or other building or structure incidental to the construction, a sign not more than four and one-half (4.5) square metres incidental to the construction provided that these uses are permitted only for so long as the same are necessary for work in progress which has neither been finished nor abandoned. Construction office trailer should be permitted for this purpose.

3.28 **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.

3.29 **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 .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.
- (b) At the intersection of a street and a railway right-of-way at grade, the vision of the operator of a motor vehicle shall be unimpeded, as described above, within twenty-three (23.0) metres of the point of intersection of the lot lines.

(By-law 14-05-713)

***3.30 OUTDOOR FURNACES**

Outdoor Furnaces are permitted only in the Agriculture Commercial (AC), General Industrial (GM), Mining Industrial (MM), Extractive Industrial (EM), Extractive Industrial Reserve (EMR), Disposal Industrial (DM), Agriculture (A), Rural (RU), and Community Facility (CF) Zones and shall meet the following requirements:

- (a) be located a minimum of 50 metres from any lot line;

- (b) be located a minimum of 100 metres from an existing dwelling on a separate lot;
- (c) be located the minimum distance from any building on the property in accordance with the manufacturer's specifications;
- (d) No more than one outdoor furnace shall be permitted on a lot, except where it serves a permitted accessory dwelling or an agriculture building on lands used primarily for agricultural purposes; and
- (e) Notwithstanding any other provision of this By-law to the contrary, any outdoor furnace that existed as of May 21st, 2014 shall continue to be permitted, so long as it continues to be used for that purpose.

The existing outdoor furnace may be repaired to a safe condition or replaced, and is exempt from the provisions of Section 3.30 (a) to (d) inclusive, provided the height, size or volume of the repaired or replaced outdoor furnace is not increased and it is located on the same footprint. Any existing non-conforming outdoor furnace, when replaced with a new outdoor furnace, shall be in compliance with all other applicable law.*

SECTION 4 - ZONE CLASSIFICATIONS AND EXCEPTION ZONE PROVISIONS

4.1 Zone Classification

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>
Residential Zones	
Residential One	R1
Residential Two	R2
Residential Three	R3
Limited Service Residential	LSR
Mobile Home Park	MHP
Commercial Zones	
Agricultural Commercial	AC
General Commercial	GC
Campground Commercial	CC
Tourism Commercial	TC
Tourism Commercial Reserve	TCR
Industrial Zones	
General Industrial	GM
Mining Industrial	MM
Extractive Industrial	EM
Extractive Industrial Reserve	EMR
Disposal Industrial	DM
Other Zones	
Agriculture	A
Rural	RU
Community Facility	CF
Environmental Protection	EP
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., or Residential One - Exception One (R1 - E1), Residential One - Exception Two (R1 -E2) 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).

SECTION 5 - REQUIREMENTS FOR RESIDENTIAL ONE (R1) ZONES

5.1 Permitted Uses

No person shall use land or erect or use a building or structure in a Residential One (R1) Zone except for:

a) Residential Uses

- single detached dwelling
- group home, in accordance with the provisions for Group Homes in Section 3 - General Provisions of this By-law

b) Non-Residential Uses

- public park
- private park

5.2 Zone Provisions

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

- | | | |
|----|------------------------------|---|
| a) | Lot Area (minimum) | 4,000 square metres |
| b) | Lot Frontage (minimum) | 35 metres |
| c) | Front Yard Depth (minimum) | 7.5 metres |
| d) | Side Yard Width (minimum) | 3.0 metres |
| e) | Rear Yard Depth (minimum) | 7.5 metres |
| f) | Dwelling Unit Area (minimum) | 75 square metres |
| g) | Lot Coverage (maximum) | 33% |
| 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 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 of 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) 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.

5.3 Exception Zones:

- a) Residential One - Exception One (R1-E1) Zone:

Ottawa River Flood Plain

Notwithstanding any other provisions of this By-law to the contrary, for the lands located in the Residential One - Exception One (R1-E1) Zone, no building or structure may be erected except in accordance with the Ottawa River Flood Plain requirements in Section 3 - General Provisions of this By-law.

- b) Residential One - Exception Two (R1-E2) Zone

Notwithstanding any other provisions of this By-law to the contrary, for the lands located in the Residential One - Exception Two (R1-E2) Zone within Part of Lot 24, Concession VIII, the minimum required building setback shall be 11.0 metres from the crest of the slope. No permanent structures including decks, dwellings, garages, swimming pools and private sewage disposal systems shall be permitted within the required setback.

(By-law 03-06-117)

***c) Residential One - Exception Three (R1-E3) Zone**

Notwithstanding any other provisions of this By-law to the contrary, for the lands located in the Residential One – Exception Three (R1-E3) Zone, within Part of Lot 21, Concession 2, geographic Township of Ross, no dwelling shall be erected within 200 metres of the centreline of a railway line.*

SECTION 6 - REQUIREMENTS FOR RESIDENTIAL TWO (R2) ZONES

6.1 Permitted Uses

No person shall use land or erect or use a building or structure in a Residential Two (R2) Zone except for:

a) Residential Uses

- single detached dwelling
- group home, in accordance with the provisions for Group Homes in Section 3 - General Provisions of this By-law.

b) Non-Residential Uses

- public park
- private park

6.2 Zone Provisions

No person shall use any lot or erect, alter or use any building or structure in a Residential Two (R2) Zone except in accordance with the following provisions:

- | | | |
|----|------------------------------|---|
| a) | Lot Area (minimum) | 2025 sq. metres |
| b) | Lot Frontage (minimum) | 35 metres |
| c) | Front Yard Depth (minimum) | 7.5 metres |
| d) | Side Yard Width (minimum) | 3.0 metres |
| e) | Rear Yard Depth (minimum) | 7.5 metres |
| f) | Dwelling Unit Area (minimum) | 75 square metres |
| g) | Lot Coverage (maximum) | 33% |
| 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 in accordance with the provision 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) 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.

6.3 Exception Zones:

- a) Residential Two - Exception One (R2-E1) Zones:

Ottawa River Flood Plain

Notwithstanding any other provisions of this By-law to the contrary, for the lands located in the Residential Two-Exception One (R2-E1) Zone, no building or structure shall be erected, except in accordance with the Ottawa River Flood Plain requirements in Section 3 - General Provisions of this By-law.

- b) Residential Two-Exception Two (R2-E2) Zone:

Notwithstanding any other provisions of this By-law to the contrary, for the lands located in the Residential Two - Exception Two (R2-E2) Zone, within Part of Lot 7, Concession III, a general service shop (carpet cleaning business) shall be a permitted use.

c) Residential Two-Exception Three (R2-E3) Zone:

Notwithstanding any other provision of this By-law to the contrary, for the lands located in the Residential Two-Exception Three (R2-E3) Zone, within Part of Lot 7, Concession III, a contractor's shop shall be a permitted use.

d) Residential Two-Exception Four (R2-E4) Zone:

Notwithstanding any other provision of this By-law to the contrary, for the lands located in the Residential Two-Exception Four (R2-E4) Zone within Part of Lot 22, Concession II, a take-out eating establishment (chip wagon) shall be permitted.

e) Residential Two - Exception Five (R2-E5) Zone:

Notwithstanding any other provision of this By-law to the contrary, for the lands located in the Residential Two-Exception Five (R2-E5) Zone within Part of Lot 7, Concession III, a wholesale establishment not exceeding 95 square metres in gross floor area shall be a permitted use. The minimum lot area shall be 3000 square metres. A wholesale establishment shall be defined as an establishment which sells merchandise to others for resale and/or to industrial or commercial uses. No manufacturing shall be permitted on the property.

(By-law 38-92)

*f) Residential Two-Exception Six (R2-E6) Zone:

Notwithstanding any other provisions of this By-law to the contrary, for the lands located in the Residential Two-Exception Six (R2-E6) Zone within Part of Lot 10, Concession IX, a meat cutting and wrapping shop shall be a permitted use. A meat cutting and wrapping shop means a building structure or lot or part thereof used for the cutting and wrapping of meat but where no slaughtering of livestock or other animals takes place. This definition does not include an abattoir.*

(By-law 07-11-315)

*g) Residential Two-Exception Seven (R2-E7) Zone

Notwithstanding any other provisions of this By-law, for those lands located in part of Lots 76 and 77, Plan 87, in part of Lot 7, Concession 8, geographic Township of Ross, known municipally as 1963 and 1973 Foresters Falls Road and delineated as Residential Two-Exception Seven (R2-E7) on Schedule "A" to this By-law, the minimum required lot area shall be 1600 square metres and the minimum required side yard shall be 2.7 metres.*

SECTION 7 - REQUIREMENTS FOR RESIDENTIAL THREE (R3) ZONES

7.1 Permitted Uses

No person shall use land or erect or use a building or structure in a Residential Three (R3) Zone except for:

a) Residential Uses

- single detached dwelling
- semi-detached dwelling
- duplex dwelling
- group home, in accordance with the provisions for Group Homes in Section 3 - General Provisions of this By-law.

b) Non-Residential Uses

- public park
- private park

7.2 Zone Provisions

No person shall use any lot or erect, alter or use any building or structure in a Residential Three (R3) Zone except in accordance with the following provisions:

a) Lot Area (minimum)

- | | |
|-----------------------------|--------------------|
| i) single detached dwelling | 2025 square metres |
| ii) semi-detached dwelling | 3100 square metres |
| iii) duplex dwelling | 3100 square metres |

b) Lot Frontage (minimum) 30 metres

c) Front Yard Depth (minimum) 7.5 metres

d) Side Yard Width (minimum) 1.5 metres

e) Rear Yard Width (minimum) 7.5 metres

f) Dwelling Unit Area (minimum) 65 square metres

- | | | |
|----|---|---|
| g) | Lot Coverage (maximum) | 33% |
| 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 | 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) | 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.

7.3 Exception Zones:

- a) Residential Three - Exception One (R3-E1) Zones:

Ottawa River Flood Plain

Notwithstanding any other provisions of this By-law to the contrary, for the lands located in the Residential Three-Exception One (R3-E1) Zone, no building or structure shall be erected except in accordance with the Ottawa River Flood Plain requirements in Section 3 - General Provisions of this By-law.

b) Residential Three-Exception Two (R3-E2) Zones:

Notwithstanding any other provisions of this by-law to the contrary, for the lands located within the Residential Three-Exception Two (R3-E2) Zone, within Part of Lot 7, Concession VIII, a dwelling containing four dwelling units shall be a permitted use.

SECTION 8 - REQUIREMENTS FOR LIMITED SERVICE RESIDENTIAL (LSR) ZONES

8.1 Permitted Uses

No person shall use land or erect or use a building or structure in a Limited Service Residential (LSR) Zone except for:

a) Residential Uses

- an existing limited service dwelling
- a seasonal dwelling

b) Non-Residential Uses

- public park
- private park

8.2 Zone Provisions

No person shall use any lot or install, place, erect, alter or use any building or structure in a Limited Service Residential (LSR) Zone except in accordance with the following provisions:

- | | | |
|----|------------------------------|--|
| a) | Lot Area (minimum) | 2025 sq. metres |
| b) | Lot Frontage (minimum) | 35 metres |
| c) | Front Yard Depth (minimum) | 7.5 metres |
| d) | Side Yard Width (minimum) | 3.0 metres |
| e) | Rear Yard Depth (minimum) | 7.5 metres |
| f) | Dwelling Unit Area (minimum) | 65 sq. metres |
| g) | Lot Coverage (maximum) | 33% |
| 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 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) 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:

- a) Limited Service Residential-Exception One (LSR-E1) Zones:

Ottawa River Flood Plain

Notwithstanding any other provisions of this By-law to the contrary, for the lands located in the Limited Service Residential-Exception One (LSR-E1) Zone, no building or structure shall be erected except in accordance with the Ottawa River Flood Plain requirements in Section 3 - General Provisions of this By-law.

(By-law 12-06-540)

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

Notwithstanding Sections 3.25(e), or any other provision of this By-law to the contrary, for those lands located in part of Lot 2, Concession 1 E.M.L., geographic Township of Ross, located at 169 Cedar Haven Road and delineated as Limited Service Residential-Exception Two (LSR-E2) on Schedule “A” to this By-law, a cottage and decks with a total maximum building footprint of 62 square metres shall be permitted 11.8 metres from the high water mark of Muskrat Lake.*

(By-law 12-07-548)

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

Notwithstanding Section 3.25(d), or any other provision of this By-law to the contrary, for those lands located in part of Lot 19, Concession 3, geographic Township of Ross, located at 70 Lefty Lane and delineated as Limited Service Residential-Exception Three (LSR-E3) on Schedule “A” to this By-law, the minimum required water setback from the high water mark shall be 9.0 metres. No person shall erect a building or structure on the lands zoned LSR-E3 except in accordance with an Environmental Impact Study (EIS) and an approved site plan agreement under Section 41 of the Planning Act to address matters relating to the stability of the slope on the subject lands and to any matters relating to the EIS.*

(By-law 16-07-878)

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

Notwithstanding Section 8.2(b) of this By-law to the contrary, for those lands located in part of Lot 13, Concession 12, geographic Township of Ross, located on Voyageur Bay and delineated as Limited Service Residential-Exception Four (LSR-E4) on Schedule A-7 to this By-law, the minimum required lot frontage is 11 metres.

8.4 Holding Zones

(a) Limited Service Residential-holding (LSR-h)

Until such time as the holding symbol is removed from lands described as part of Lot 13, Concession 12, in the geographic Township of Ross and delineated as Limited Service Residential-holding (LSR-h) on Schedule A-7 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:

i) Permitted Uses

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

ii) Conditions for removal of Holding Symbol (h)

- (a) Development Agreement to address financial contributions and work required to upgrade Pettigrew Road to a standard of construction acceptable to the Township.

- (b) Private Road Agreement for the registered right-of-way connecting to Pettigrew Road.

(b) Limited Service Residential-Exception Four-holding (LSR-E4-h)

Until such time as the holding symbol is removed from lands described as Part of Lot 13, Concession 12, in the geographic Township of Ross and delineated as Limited Service Residential-Exception Four-holding (LSR-E4-h) on Schedule A-7 to this By-law, in accordance with the condition set forth herein, no person shall use land or erect or use a building or structure, except in accordance with the following:

i) Permitted Uses

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

ii) Conditions for removal of Holding Symbol (h)

- (a) Development Agreement to address financial contributions and work required to upgrade Pettigrew Road to a standard of construction acceptable to the Township.
- (b) Private Road Agreement for the registered right-of-way connecting to Pettigrew Road.*

(By-law 17-04-937)

*c) Limited Service Residential-holding (LSR-h)

Until such time as the holding symbol is removed from lands described as part of Lot 1, Concession 9 Northern Division, in the geographic Township of Ross and delineated as Limited Service Residential-holding (LSR-h) on Schedule A-8 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:

i) Permitted Uses

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

ii) Conditions for removal of Holding Symbol (h)

- (a) Conditional approval by the County of Renfrew of a new lot consent application(s).
- (b) Private Road Agreement for the registered right-of-way connecting to Grants Settlement Road.*

SECTION 9 - REQUIREMENTS FOR MOBILE HOME PARK (MHP) ZONES

9.1 Permitted Uses

No person shall use land or erect or use a building or structure in an Agricultural Commercial (AC) Zone except for:

a) Residential Uses

- mobile home
- accessory dwelling

b) Non-Residential Uses

- business office accessory to a mobile home park

9.2 Zone Provisions

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

a) Mobile Homes on communal water system and private sewage disposal:

- | | | |
|------|---|--------------------|
| i) | Mobile Home Site Area (minimum) | 1400 square 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 private wells and private sewage disposal:

- | | | |
|-----|-------------------------------------|--------------------|
| i) | Mobile Home Site Area | 2025 square 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 |
| c) | Dwelling Unit Area (minimum): | |
| i) | Mobile Home | 55 square metres |
| ii) | Accessory One Family Dwelling | 75 square metres |
| d) | Mobile Home Park Lot Area (minimum) | 1.2 hectares |
| e) | Mobile Home Park Lot Frontage
(minimum) | 90 metres |
| f) | Building Height (maximum) | 10.5 metres |
| g) | Setback from Internal Roads:
Minimum for All Accessory Buildings | 9 metres |
| 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 Parking and
Loading Space Requirements in
Section 3 - General Provisions of this
By-law. |
| j) | Separation Distances | in accordance with the provisions for
Separation Distances 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) Setback for Buildings and Structures:

No building or structure within a Mobile Home Park Zone shall be located 20 metres of the boundary of a Mobile Home Park zone.

m) Mobile Home Park Density:

Notwithstanding the minimum mobile home site area provisions of Subsections 8.2 a)i), no Mobile Home Park (MHP) Zone shall have a gross density exceeding a maximum seven (7) mobile homes per hectare.

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. Accessory dwelling and business office accessory to a mobile home park shall be interpreted as a permitted uses which are subject to the requirements of the zone provisions of this zone.

SECTION 10 - REQUIREMENTS FOR AGRICULTURAL COMMERCIAL (AC) ZONES

10.1 Permitted Uses

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

a) Residential Uses

- accessory single detached dwelling

b) Non-Residential Uses

- abattoir
- agricultural commercial establishment

10.2 Zone Provisions

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

- | | | |
|----|----------------------------|--|
| a) | Lot Area (minimum) | 2025 square metres |
| b) | Lot Frontage (minimum) | 35 metres |
| c) | Front Yard Depth (minimum) | 7.5 metres |
| d) | Side Yard Width (minimum) | 3 metres |
| e) | Rear Yard Depth (minimum) | 7.5 metres |
| f) | Lot Coverage (maximum) | 20% |
| 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 Space Requirements in Section 3 -General Provisions of this By-law |

- i) Separation Distances In accordance with the provisions for Separation Distances 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 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.

10.3 Exception Zones:

a) Agricultural Commercial - Exception One (AC-E1) Zones:

Ottawa River Flood Plain

Notwithstanding any other provisions of this By-law to the contrary, for the lands located in the Agricultural Commercial - Exception One (AC-E1) Zone, no building or structure shall be erected except in accordance with the Ottawa River Flood Plain requirements in Section 3 - General Provisions of this By-law.

SECTION 11 - REQUIREMENTS FOR GENERAL COMMERCIAL (GC) ZONES

11.1 Permitted Uses

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

a) Residential Uses

- accessory dwelling unit. In the case of an automotive use, the accessory dwelling unit shall be attached to the automotive use.

b) Non-Residential Uses

- automotive - store
- automotive - body shop
- automotive - car wash
- automotive - commercial garage
- automotive - gasoline bar
- automotive - service station
- automotive - vehicle sales or rental establishment
- building supply store
- eating establishment
- drive-in eating establishment
- full service - eating establishment
- motel
- hotel
- motor hotel
- park
- post office
- business and professional offices
- general service shop
- personal service shop
- contractor's shop or yard
- retail store

11.2 Zone Provisions

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

- | | | |
|----|---|--|
| a) | Lot Area (minimum) | |
| | i) motel or hotel | 2750 square metres plus an additional 185 square metres for each guest room in excess of 4 rooms |
| | ii) all other permitted uses | 2025 square metres |
| b) | Lot Frontage (minimum) | |
| | i) automobile-service station and automobile commercial garage | |
| | - interior lot | 35 metres |
| | - corner lot | 40 metres |
| | ii) motel or hotel | 46 metres |
| | iii) all other permitted uses | 35 metres |
| c) | Lot Depth (minimum) | |
| | i) automobile service station and automobile - commercial garage | 40 metres |
| d) | Front Yard Depth (minimum) | |
| | i) motel, hotel, automobile service station, automobile - commercial garage | 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 a Residential Zone, the minimum side yard width shall be 9 metres |
| f) | Rear Yard Depth (minimum) | 7.5 metres provided that where the rear lot line abuts a Residential Zone, the minimum rear yard depth shall be 9 metres |

- g) Lot Coverage (maximum)
 - i) motel, hotel, automobile-service station, automobile-commercial garage 33%
 - ii) all other permitted uses 25%
- h) Building Height (maximum) 10.5 metres
- i) Dwelling Unit Area (minimum)
 - 1) single detached dwelling 65 sq. metres
 - 2) accessory dwelling unit
 - a) with one bedroom 51 sq. metres
 - b) with more than one bedroom 51 square metres plus 9 sq. metres for each additional bedroom
- 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) Additional Zone Provisions in accordance with the provisions for Automobile-Service Station, Commercial Garage, and Gasoline Bar in Section 3 - General Provisions of this By-law.

- o) 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. Accessory dwelling unit shall be interpreted as a permitted use which is subject to the requirements of Section 11.2 Zone Provisions of this zone.

11.3 Exception Zones

- a) General Commercial-Exception One (GC-E1) Zones:

Ottawa River Flood Plain

Notwithstanding any other provisions of this By-law to the contrary, for the lands located in the General Commercial - Exception One (GC-E1) Zone, no building or structure shall be erected except in accordance with the Ottawa River Flood Plain requirements in Section 3 - General Provisions of this By-law.

(By-law 13-06-622)* *

(By-law 05-2000)

- *d) General Commercial - Exception Four (GC-E4) Zone

Notwithstanding any other provisions of this By-law to the contrary, for the lands in the GC-E4 Zone and located within Lot 5, Concession I, Township of Ross, in addition to the other uses permitted in the GC Zone, a bus storage and maintenance establishment shall also be a permitted use.*

(By-law 11-09-506)

- *e) General Commercial – Exception Five (GC-E5) Zone

Notwithstanding Section 11.1 (a) and (b), or any other provision of this By-law to the contrary, for those lands located in part of Lot 11, Concession 9, geographic Township of Ross, located at 24 Grants Settlement Road and delineated as General Commercial – Exception Five (GC-E5) on Schedule “A” to this By-law, a single detached dwelling shall be an additional permitted use.*

SECTION 12 - REQUIREMENTS FOR CAMPGROUND COMMERCIAL (CC) ZONES

12.1 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

- accessory dwelling unit

b) Non-Residential Uses

- camping establishment
- cottage establishment
- convenience store
- recreational vehicle campground or park
- marina
- full service eating establishment
- take out eating establishment

12.2 Zone Provisions

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

- | | | |
|----|--|---|
| a) | Lot Area (minimum) | 1.5 hectares |
| | i) camping establishment, recreational | 2750 sq. metres plus an additional 185 square metres for each campsite in excess of 4 sites |
| | ii) cottage establishment | 2750 square metres plus an additional 200 square metres of each cottage in excess of 4 cottages |
| | iii) 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 Residential Zone, 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) | 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) | 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. Accessory dwelling unit shall be interpreted as a permitted use which is subject to the requirements of Section 12.2 Zone Provisions of this zone.

12.3 Exception Zones:

a) Campground Commercial - Exception One (CC-E1) Zones:

Ottawa River Flood Plain

Notwithstanding any other provisions of this By-law to the contrary, for the lands located in the Campground Commercial - Exception One (CC-E1) Zone, no building or structure shall be erected except in accordance with the Ottawa River Flood Plain requirements in Section 3 - General Provisions of this By-law.

b) Campground Commercial-Exception Two (CC-E2) Zone:

Notwithstanding any other provisions of this By-law to the contrary, for the lands located in the Campground Commercial-Exception Two (CC-E2) Zone within Part of Lot 17, Concession II, recreational vehicle and trailer sales shall be a permitted use.

(By-law 06-96)

*c) Campground Commercial-Exception Three (CC-E3) Zone:

Notwithstanding any other provisions of this By-law to the contrary, the only permitted use shall be a sewage lagoon associated with the Cedar Haven Tent and Trailer Park.*

SECTION 13 - REQUIREMENTS FOR TOURISM COMMERCIAL (TC) ZONES

13.1 Permitted Uses

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

a) Residential Uses

- accessory single detached dwelling
- staff dormitory dwelling

b) Non-Residential Uses

- retail store
- camping establishment
- recreational vehicle campground or park
- cottage establishment
- souvenir sales establishment
- hotel
- motel
- passive recreational use
- active recreational use
- private park
- public park
- storage building
- marina
- automobile - gasoline bar
- full service eating establishment
- take out eating establishment
- amusement rides and games
- place of entertainment
- riding stables
- photography and video facility
- rafting access point
- business office accessory to a rafting company
- eating establishment

13.2 Zone Provisions

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

- | | | |
|----|---|--|
| a) | Lot Area (minimum) | 1.5 hectares |
| b) | Lot Frontage (minimum) | 120 metres |
| c) | Front Yard Depth (minimum) | 10.5 metres |
| d) | Side Yard Width (minimum) | 12 metres |
| e) | Rear Yard Depth (minimum) | 15 metres |
| f) | Lot Coverage (maximum) | 40% |
| 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 Space Requirements in Section 3 -General Provisions of this By-law |
| i) | Separation Distances | in accordance with the provisions for Separation Distances 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) | Additional Zone Provision 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. |
| l) | 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. Accessory single detached dwelling shall be interpreted as a permitted use which is subject to the requirements of Section 13.2 Zone Provisions of this zone.

13.3 Exception Zones

a) Tourism Commercial - Exception One (TC - E1) Zones: Ottawa River Flood Plain

Ottawa River Flood Plain

Notwithstanding any other provisions of this By-law to the contrary, for the lands located in the Tourism Commercial - Exception One (TC-E1) Zone, no building or structure shall be erected except in accordance with the Ottawa River Flood Plain requirements in Section 3 - General Provisions of this By-law.

(By-law 27-99)

*b) Tourism Commercial-Exception Two (TC-E2) Zone

Notwithstanding any other provisions of this By-law to the contrary, for the lands in the TC-E2 Zone and located in Part Lot 2, Concession IX, the only permitted uses shall be:

Residential Uses

- accessory single detached dwelling
- staff dormitory dwelling

Non-Residential Uses

- active recreational use
- artisan shop or studio
- business and professional office accessory to a permitted use
- convenience store
- cottage establishment
- eating establishment
- full-service eating establishment
- golf course
- lodge house
- passive recreational use
- photography and video facility
- place of entertainment
- private park
- resort
- retail store
- riding stables
- souvenir sales establishment
- storage building*

(By-law 13-99)

***c) Tourism Commercial-Exception Three (TC-E3) Zone**

Notwithstanding any other provisions of this By-law to the contrary, for the lands in the TC-E3 Zone described as Part 1 on Reference Plan 49R-13998 and located within Lot 7, Concession XII, Township of Ross, no person shall erect any building or structure, except for:

Residential Uses

- accessory single detached dwelling

Non-Residential Uses

- retail store
- souvenir sales establishment
- passive recreational use
- camping establishment
- private park
- public park
- landscaped open space
- storage building
- full service eating establishment
- eating establishment

Lot Frontage (minimum) 50 metres*

(By-law 27-99)

***d) Tourism Commercial-Exception Four (TC-E4) Zone**

Notwithstanding any other provisions of this By-law to the contrary, for the lands in the TC-E4 Zone and located in Part Lot 2, Concession IX, the following provisions shall apply:

Permitted Uses

- accessory single detached dwelling
- artisan shop or studio
- business and professional office accessory to a permitted use
- convenience store located within or attached to the lodge house
- cottage establishment

- eating establishment located within or attached to the lodge house
- full-service eating establishment located within or attached to the lodge house
- lodge house
- passive recreational use
- photography and video facility located within or attached to the lodge house
- place of entertainment
- private park
- resort
- souvenir sales establishment located within or attached to the lodge house
- storage building

Maximum Building Height

10.5 metres

Setbacks from Top of Bank

No person shall erect any building or structure, including additions, within the *greater of:*

60 metres of the top of bank *or* the limit of the 1:100 year flood elevation as established by an elevation study. Boat docking and boat launching facilities (but not boat houses) are exempted from this provision. An elevation survey and plot-plan prepared by an Ontario Land Surveyor or qualified engineer shall accompany all applications for building permits to confirm that any buildings or structures are being built in accordance with the requirements of this Zoning By-law.*

(By-law 10-99)

*e) Tourism Commercial-Exception Five (TC-E5) Zone

Notwithstanding any other provisions of this By-law to the contrary, for the lands in the TC-E5 Zone located within Lot 14, Concession X, Township of Ross, no person shall erect any building or structure, except for:

Residential Uses

- prohibited

Non-Residential Uses

- camping establishment
- cottage establishment
- passive recreational use

- active recreational use
- private park
- public park
- riding stables

Uses, buildings and structures which are accessory to the foregoing permitted uses.*

(By-law 39-99)

***f) Tourism Commercial - Exception Six (TC-E6) Zone**

Notwithstanding any other provisions of this By-law to the contrary, for the lands in the TC-E6 Zone and located within Lot 13, Concession II, Township of Ross, the minimum lot frontage shall be 110 metres.*

(By-law 39-99)

***g) Tourism Commercial - Exception Seven (TC-E7) Zone**

Notwithstanding any other provisions of this By-law to the contrary, for the lands in the TC-E7 Zone and located within Lot 13, Concession II, Township of Ross, in addition to the normal uses permitted in the TC Zone a museum and semi-detached dwellings shall also be permitted. The maximum number of semi-detached dwellings permitted (i.e., the number of buildings containing 2 dwelling units) shall be 27.

The following provisions shall also apply:

- i) No dwelling shall be erected within 90 metres of any Extractive Industrial Reserve (EMR) Zone.
- ii) Section 3.4 of the Lots to Front On Streets provisions of the By-law does not apply where there is an agreement registered on title between the owner of the subject lands and the Township regarding the dedication and assumption of a municipal street.*

(By-law 06-10-260)

***i) Tourism Commercial - Exception Nine (TC-E9) Zone**

Notwithstanding Sections 13.1(a) and (b), or any other provision of this By-law, for those lands located in part of Lot 12, Concession 10 and Part of Lots 12 & 13, Concession 11, geographic Township of Ross, and delineated as Tourist Commercial-Exception Nine (TC-E9) on Schedule “A” to this By-law, the following uses shall be permitted as additional uses:

Residential Uses:

- single detached dwellings
- lodge type dwellings

Non-Residential Uses:

- resort
- lodge
- bed and breakfast establishment
- tourist establishment
- boat launch
- snowboarding and tubing
- ski and snowboard surface lift*

(By-law 07-09-305)

***j) Tourism Commercial – Exception Ten (TC-E10) Zone**

Notwithstanding any provisions of this By-law to the contrary, for those lands located in part of Lot 13, Concession 11, geographic Township of Ross, and delineated as Tourism Commercial-Exception Ten (TC-E10) on Schedule “A” to this By-law the following provisions and definitions shall apply:

(i) Lots to Front on Streets

Buildings or structures may be erected or used on a lot in a TC-E10 Zone provided such lot fronts on a Township owned fire access route and has access by means of a private road or a general right-of-way over lands known as the Wilderness Tours located within Lot 12, and Parts of Lots 13 and 14, Concession 10, in the geographic Township of Ross.

(ii) Zone Provisions for Permitted Uses

- | | | |
|-----|--|---------------------------------|
| (a) | Lot Frontage (minimum) | 30 metres |
| (b) | Front Yard Depth (minimum) | 7.5 metres |
| (c) | Setbacks from all other property lines (minimum) | 1.0 metre |
| (d) | Parking (minimum) | One (1) space per cottage unit. |

(iii) Ottawa River Flood Plain

No building or structure shall be erected except in accordance with the Ottawa River Flood Plain requirements in Section 3 – General Provisions

of this By-law.

(iv) Definitions

LOT LINE, FRONT means the lot line that divides the lot from a fire access route owned by the Township of Whitewater Region.

LOT FRONTAGE means the distance measured along the front lot line.*

(By-law 15-03-778)

*k) Tourism Commercial – Exception Eleven (TC-E11) Zone

Notwithstanding Section 13.2(b) of this By-law to the contrary, for those lands located in part of Lot 7, Concession 12, geographic Township of Ross, located on Grants Settlement Road and delineated as Tourism Commercial-Exception Eleven (TC-E11) on Schedule ‘A-1’ to this By-law, the minimum required lot frontage shall be 95 metres.*

(By-law 39-99)

*13.4 Holding Zones

a) Tourism Commercial - Exception Seven - Holding (TC-E7-h) Zone

Notwithstanding any other provisions of this By-law to the contrary, for the lands in the TC-E7-h Zone and located within Lot 13, Concession II, Township of Ross, the only permitted uses shall be those that existed at the time of the passing of the By-law, open space and landscaped open space uses and parks.

The holding symbol will only be considered for removal after the owner and the Township have entered into a maintenance responsibility agreement, acceptable to the Ministry of Environment. The agreement would include operation and maintenance standards, financial assurance provisions, and procedures for implementing remedial measures in the event of the default of either or both of the on-site water and sewage systems.

When the holding symbol has been removed, the zone provisions of the TC-E7 Zone shall apply.*

h) Setbacks, in accordance with the provisions for Setbacks in Section 3 - General Provisions of this By-law

i) 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.

14.3 Exception Zones

a) Tourism Commercial Reserve - Exception One (TCR-E1) Zones:

Ottawa River Flood Plain

Notwithstanding any other provisions of this By-law to the contrary, for the lands located in the Tourism Commercial Reserve - Exception one (TCR-E1) Zone, no building or structure shall be erected except in accordance with the Ottawa River Flood Plain Requirements in Section 3 - General Provisions of this By-law.

b) Tourism Commercial Reserve - Exception Two (TCR-E2) Zones:

Notwithstanding any other provisions of this By-law to the contrary, for the lands located in the Tourism-Commercial Reserve-Exception Two (TCR-E2) Zone, within Part of Lot 5, Concession X, a rafting access point, **

(By-law 06-02-224)

*and a wilderness camping establishment shall be permitted uses.

For the purposes of this subsection, a wilderness camping establishment shall be defined as follows:

Wilderness Camping Establishment means a tourist establishment consisting of at least five camping lots and comprising land used or maintained as grounds for tent camping and related accessory uses, buildings or structures.*

SECTION 15 - REQUIREMENTS FOR GENERAL INDUSTRIAL (GM) ZONES

15.1 Permitted Uses

No person shall use land or erect or use a building or structure in a General (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.

b) Non-Residential Uses

- body shop
- commercial garage
- contractor's yard or shop
- logging contractor
- manufacturing plant
- fuel storage tank
- factory outlet
- warehouse
- business office accessory to a permitted use

15.2 Zone Provisions

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

a) Lot Area (minimum) 4000 sq. metres

b) Yards (minimum):

	<u>Abutting Industrial Zone</u>	<u>Abutting Any Other Zone</u>
i) Front Yard Depth	15 metres	22 metres
ii) Side Yard Width	3 metres	22 metres
iii) Rear Yard Depth	9 metres	22 metres

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

- c) Lot Frontage (minimum) 35 metres
- d) Lot Coverage (maximum) 50%
- e) Dwelling Unit Area (minimum) 65 square metres
- f) Open Storage in accordance with the provisions for Open Storage in Section 3 - General Provisions of this By-law
- g) Parking and Loading Space Requirements in accordance with the provisions for Parking and loading Space Requirements in Section 3 -General Provisions of this By-law.
- h) Setbacks in accordance with the provisions for Setbacks in Section 3 - General Provisions of this By-law
- i) 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. Accessory dwelling unit shall be interpreted as a permitted use which is subject to the requirements of Section 14.2 Zone Provisions of this zone.

15.3 Exception Zones

- a) General Industrial - Exception One (GM-E1) Zone:

Ottawa River Flood Plain

Notwithstanding any other provisions of this By-law to the contrary, for the lands located in the General Industrial - Exception One (GM-E1) Zone, no building or structure may be erected except in accordance with the Ottawa River Flood Plain Requirements in Section 3 - General Provisions of this By-law.

b) General Industrial - Exception Two (GM-E2) Zone:

Notwithstanding any other provisions of this By-law to the contrary, for the lands located in the General Industrial - Exception Two (GM-E2) Zone, within Part of Lot 19, Concession I, an open storage of wood products shall be permitted in the front and side yards.

c) General Industrial - Exception Three (GM-E3) Zone:

Notwithstanding any other provisions of this By-law to the contrary, for the lands located in the General Industrial - Exception Three (GM-E3) Zone, within Part of Lot 22, Concession IV, a salvage yard shall be a permitted use.

(By-law 07-06-297)

d) General Industrial - Exception Four (GM-E4) Zone:

Notwithstanding Section 15.1(a) and (b), or any other provision of this By-law, for those lands located in part of Lot 20, Concession 4, geographic Township of Ross, known municipally as 1142 Magnesium Road and delineated as General Industrial-Exception Four (GM-E4) on Schedule "A" to this By-law, a helicopter maintenance facility shall be a permitted use, and the existing playfields shall continue to be permitted. All the other uses in the GM Zone, except manufacturing plant and fuel storage tank, shall be permitted.

For the purposes of this subsection, a helicopter maintenance facility shall be defined as a building or part of a building used for the repair of helicopters and shall include a helicopter pad.*

SECTION 16 - REQUIREMENTS FOR MINING INDUSTRIAL (MM) ZONES

16.1 Permitted Uses

No person shall use land or erect or use a building or structure in a Mining Industrial (MM) Zone except for:

a) Residential Uses

- accessory dwelling unit EXCEPT in the case of a farm, where the accessory dwelling may be a single detached dwelling

b) Non-Residential Uses

- warehouse
- manufacturing plant
- mine
- mining
- factory outlet
- tailings and slag piles
- forestry
- farm
- recreational use, passive
- business office accessory to a permitted use

16.2 Zone Provisions

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

a) Lot Area (minimum) 2.0 hectares

b) Yard (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.

- c) Lot Frontage (minimum) 35 metres
- d) Lot Coverage (maximum) 50%
- e) Dwelling Unit Area (minimum) 65 square metres
- f) Open Storage in accordance with the provisions for Open Storage in Section 3 - General Provisions of this By-law
- g) Parking and Loading Space Requirements in accordance with the provisions for Parking and Loading Space Requirements in Section 3 - General Provisions of this By-law
- h) Buffer Strip

No land in a Mining Industrial (MM) Zone shall be used for any other purpose than 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
- i) 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. Accessory dwelling unit shall be interpreted as a permitted use which is subject to the requirements of Section 16.2 Zone Provisions of this zone.

SECTION 17 - REQUIREMENTS FOR EXTRACTIVE INDUSTRIAL (EM) ZONES

17.1 Permitted Uses

No person shall use land or erect or use a building or structure in an Extractive Industrial (EM) Zone except for:

a) Residential Uses

- prohibited

b) Non-Residential Uses

- extractive industrial facility
- concrete manufacturing plant

(By-law 20-93)

(By-law 28-93)

- *- gravel pit
- quarry*

17.2 Zone Provisions

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

a) Yards (minimum)

	<u>Abutting Industrial Zone</u>	<u>Abutting Any 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) Road Frontage	35 metres	
c) Open Storage	in accordance with the provisions for Open Storage in Section 3 - General Provisions of this By-law	
d) Parking and Loading	in accordance with the provisions for Parking and Loading Space Requirements in Section 3 - General Provisions of this By-law	

e) Separation Distances in accordance with the provisions for Separation Distances in Section 3 - General Provisions of this By-law

f) Buffer Strip,

No land in an Extractive Industrial (EM) Zone shall be used for any other purpose than for a buffer strip within:

i) thirty (30) metres of any zone other than an industrial zone, and

ii) twenty-two metres of any street line

g) Accessory Uses, Buildings and Structures:

Notwithstanding any zone provisions of 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.

(By-law 17-93)

***17.3 Exception Zones**

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

Notwithstanding any other provisions of this By-law to the contrary, for the lands located in the Extractive Industrial-Exception One (EM-E1) Zone, within Part of Lot 4, Concession VI, a sawmill shall be a permitted use. The wholesale and retail sale of wood products shall not be permitted.*

(By-law 11-95)

*b) Extractive Industrial-Exception Two (EM-E2) Zone:

Notwithstanding any other provisions of this By-law to the contrary, for the lands located in the Extractive Industrial-Exception Two (EM-E2) Zone, within Part of Lot 4, Concession VI, a sawmill shall be permitted. The wholesale and retail sale of wood products shall also be permitted. The buildings and structures associated with the sawmill and sale of wood products shall not be permanently affixed to the site but shall be capable of being dismantled and removed if and when that is required.*

SECTION 18 - REQUIREMENTS FOR EXTRACTIVE INDUSTRIAL RESERVE (EMR) ZONES

18.1 Permitted Uses

No person shall use land or erect or use a building or structure in an Extractive Industrial Reserve (EM-R) Zone except for:

a) Residential Uses

- single detached dwelling existing at the time of passing of the by-law.

b) Non-Residential Uses

- non-residential uses existing at the time of passing of this by-law
- passive, recreation
- forestry

18.2 Zone Provisions

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

- | | | |
|----|---|---|
| a) | Front Yard Depth (minimum) | 10.5 metres |
| b) | Side Yard Width (minimum) | 3 metres |
| c) | Rear Yard Depth (minimum) | 15 metres |
| d) | Setbacks | in accordance with the provisions for Setbacks in Section 3 - General Provisions of this By-law |
| e) | 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.

18.3 Exception Zones

(By-law 11-94)

***h) Extractive Industrial Reserve - Exception Three (EMR-E3)**

Notwithstanding any other provisions of this By-law to the contrary, for the lands located in the Extractive Industrial Reserve-Exception Three (EMR-E3) Zone, within Part of Lot 22, Concession III, a dwelling unit shall be a permitted use.*

SECTION 19 - REQUIREMENTS FOR DISPOSAL INDUSTRIAL (DM) ZONES

19.1 Permitted Uses

No person shall use land or erect or use a building or structure in a Disposal Industrial (DM) Zone except for:

- a) Residential Uses
 - prohibited
- b) Non-Residential Uses
 - salvage yard
 - waste disposal site

19.2 Zone Provisions

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

- a) Yards (minimum):

	<u>Abutting Industrial Zone</u>	<u>Abutting Any 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) Open Storage in accordance with the provisions for Open Storage in Section 3 - General Provisions of this By-law
- c) Parking and Loading Space Requirements in accordance with the provisions for Parking and Loading Space Requirements in Section 3 - General Provisions of this By-law

d) Separation Distances in accordance with the provisions for Separation Distances in Section 3 - General Provisions of this By-law.

e) Buffer Strip

No land in a Disposal Industrial (DM) Zone shall be used for any other purpose than for a buffering strip.

i) thirty (30) metres of any zone other than in industrial zone; and

ii) twenty-two (22) metres of any street line

f) Abandoned or Rehabilitated

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

g) 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.

SECTION 20 - REQUIREMENTS FOR COMMUNITY FACILITY (CF) ZONES

20.1 Permitted Uses

No person shall use land or erect or use a building or structure in a Community Facility (CF) Zone except for:

a) Residential Uses

- accessory single detached dwelling

b) Non-Residential Uses

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

20.2 Zone Provisions

No person shall use any lot or erect, alter or use any building or structure in a Community Facility (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) | Rear Yard Depth (minimum) | 15 metres |
| f) | Lot Coverage (maximum) | 40% |
| g) | Building Height (maximum) | 10.5 metres |
| h) | Open Storage | in accordance with the provisions for Open Storage in Section 3 - General Provisions of this By-law |
| i) | Parking and Loading Space | in accordance with the provisions for Space Requirements Parking and Loading Space Requirements in Section 3 of this By-law |
| j) | Separation Distances | in accordance with the provisions for Separation Distances in Section 3 of this By-law |
| k) | Setbacks | in accordance with the provisions for Setbacks in Section 3 of this By-law |
| l) | 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. An accessory single detached dwelling shall be interpreted as a permitted use which is subject to the requirements of Section 20.2 of this zone.

20.3 Exception Zones

- a) Community Facility - Exception One (CF-E1) Zones:

Ottawa River Flood Plain

Notwithstanding any other provisions of this By-law to the contrary, for the lands located in the Community Facility - Exception One (CF-E1) Zone no buildings or structures may be erected except in accordance with the Ottawa River Flood Plain requirements in Section 3 - General Provisions of this By-law.

(By-law 15-12-832)

***b) Community Facility - Exception Two (CF-E2) Zone**

Notwithstanding Section 20.1(a) and (b) of this By-law to the contrary, for those lands located in part of Lot 3, Concession 1 W.M.L., geographic Township of Ross, located at 168 Snake River Line and delineated as Community Facility-Exception Two (CF-E2) on Schedule 'A' to this By-law, a private school and a church shall be the only permitted uses in addition to the existing farm use.

All other provisions of this By-law shall apply.

20.4 Holding Zones

(a) Community Facility - Exception Two-holding (CF-E2-h)

Until such time as the holding symbol is removed from lands described as part of Lot 3, Concession 1, W.M.L., in the geographic Township of Ross and delineated as Community Facility-Exception Two-holding (CF-E2-h) on Schedule 'A' 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:

i) Permitted Uses

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

ii) Conditions for removal of Holding Symbol (h)

- (a) Site Plan Agreement under Section 41 of the Planning Act between the Owner and Municipality, registered on title, and including:
 - (i) Site Plan approved by the Municipality
 - (ii) Lot Grading and Drainage Plan approved by the Municipality
 - (iii) Servicing Plan approved by the Municipality
 - (iv) Hydrogeological investigation with nitrate impact assessment
 - (v) Recommendations from a Servicing Options Report approved by the Municipality
- (b) Servicing approvals from the Ministry of Environment and Climate Change (MOECC)*

SECTION 21 - REQUIREMENTS FOR AGRICULTURE (A) ZONE

21.1 Permitted Uses

No person shall use land or erect or use a building or structure in an Agricultural (A) Zone except for:

a) Residential Uses

- an accessory dwelling unit for a farm which may be a mobile home
- a single detached dwelling on an existing lot or on a lot legally created by the Land Division Committee

b) Non-Residential Uses

- farm
- farm produce sales outlet accessory to a farm
- forestry
- kennel
- bed and breakfast in an existing single detached dwelling if accessory to a farm

21.2 Zone Provisions

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

a) Lot Area (minimum):

- | | |
|-----------------------------|--------------------|
| i) single detached dwelling | 2025 square metres |
|-----------------------------|--------------------|

b) Lot Frontage (minimum):

- | | |
|-----------------------------|------------|
| i) single detached dwelling | 30 metres |
| ii) other uses | 300 metres |

c) Front Yard Depth (minimum) 7.5 metres

d) Side Yard Width (minimum) 3 metres

e) Rear Yard Depth (minimum) 7.5 metres

- f) Dwelling Unit Area (minimum) 65 square metres
- g) Lot Coverage (maximum) 20%
- h) Open Storage in accordance with the provisions for Open Storage in Section 3 of this By-law
- i) Parking and Loading in accordance with the provisions for Parking and Loading Space Requirements in Section 3 of this By-law
- j) Separation Distances in accordance with the provisions for Separation Distances in Section 3 of this By-law
- k) Setbacks in accordance with the provisions for Setbacks in Section 3 of this By-law
- l) 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. An accessory dwelling unit for a farm which may be a mobile home shall be interpreted as a permitted use which is subject to the requirements of Section 21.2 Zone Provisions of this zone.

21.3 Exception Zones:

- a) Agriculture-Exception One (A-E1) Zones:

Ottawa River Flood Plain

Notwithstanding any other provisions of this By-law to the contrary, for the lands located within the Agriculture-Exception One (A-E1) Zone, no buildings or structures may be erected except in accordance with the Ottawa River Flood Plain requirements in Section 3 - General Provisions of this By-law.

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

Notwithstanding any other provisions of this By-law to the contrary, for the lands located in the Agriculture-Exception Two (A-E2) Zone, within Part of Lot 39, Concession IX, an accessory retail store for the sale of hunting equipment shall be a permitted use.

(By-law 17-93)

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

Notwithstanding any other provisions of this By-law to the contrary, for the lands located in the Agriculture-Exception Three (A-E3) Zone, within Part of Lot 4, Concession VI, a sawmill shall be a permitted use. The wholesale and retail sale of wood products shall not be permitted.*

(By-law 07-95)

*e) Agriculture-Exception Five (A-E5) Zone:

Notwithstanding any other provisions of this By-law to the contrary, for the lands located in the Agriculture-Exception Five (A-E5) Zone, within Part of Lot 24, Concession VII, a bottled water establishment shall be a permitted use. A bottled water establishment means a building or part of a building where bottled water is stored and kept for sale.*

(By-law 11-95)

*f) Agriculture-Exception Six (A-E6) Zone:

Notwithstanding any other provisions of this By-law to the contrary, for the lands located in the Agriculture-Exception Six (A-E6) Zone, within Part of Lot 4, Concession VI, a sawmill shall be permitted. The wholesale and retail sale of wood products shall also be permitted. The buildings and structures associated with the sawmill and sale of wood products shall not be permanently affixed to the site but shall be capable of being dismantled and removed if and when that is required. The minimum lot frontage shall be 60 metres.*

(By-law 33-98)

*f) Agriculture-Exception Six (A-E6) Zone:

Notwithstanding any other provisions of this By-law to the contrary, for the lands in the A-E6 Zone located within Lot 9, Concession IV, Township of Ross, a farm equipment and machinery repair establishment shall be a permitted use. A farm equipment and machinery repair establishment means the use of land, buildings or

structures for the repair and maintenance of farm equipment and machinery. Accessory uses shall also be permitted.*

(By-law 02-07-73)* *

(By-law 06-04-236)

*g) Notwithstanding Sections 3.24(c)(i) and (iii) of this By-law to the contrary, for the lands located in the Agriculture – Exception Seven (A-E7) Zone, within Part of Lot 22, Concession VII, geographic Township of Ross, the following provisions shall apply:

i)	<u>Existing Use:</u> Livestock barn (2002):	Side Yard Width on the South Side (minimum)	16 metres
ii)	<u>Proposed Uses:</u> Pump house	Side Yard Width on the South Side (minimum)	10 metres
	Manure tank	Side Yard Width on the South Side (minimum)	12 metres*

(By-law 03-06-118)

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

Notwithstanding any other provisions of this By-law to the contrary, for the lands located in the Agriculture - Exception Eight (A-E8) Zone, within Part of Lots 24 and 25, Concession 7, geographic Township of Ross, the following provision shall apply:

Lot Frontage (minimum)	265 metres*
------------------------	-------------

(By-law 03-06-119)

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

Notwithstanding any other provisions of this By-law to the contrary, for the lands located in the Agriculture – Exception Nine (A-E9) Zone, within Part of Lot 9, Concession 8, geographic Township of Ross, and more particularly described as Part 1 on Reference Plan 49R-14672, a bed and breakfast in an existing single detached dwelling shall be a permitted use. The Agriculture (A) zone provisions for a single detached dwelling will continue to apply. The parking requirement for a Bed and Breakfast contained in Section 3.22.1(a)(vi) also continue to apply.*

(By-law 05-10-202)

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

Notwithstanding Section 3.24(c)(i) or any other provision of this By-law, or any other Minimum Distance Separation requirement, to the contrary, for those lands located in part of Lot 1, Concession 6, geographic Township of Ross, and delineated as Agriculture – Exception Ten (A-E10) on Schedule “A” to this By-law, the following provisions shall apply to the establishment of a digester manure storage pit:

Minimum required setback to the existing dwelling located at 454 Government Road 142 metres.*

(By-law 06-10-259)

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

Notwithstanding Sections 21.1(b), or any other provision of this By-law, for those lands located in part of Lot 25, Concession 7, geographic Township of Ross, and delineated as Agriculture-Exception Eleven (A-E11) on Schedule “A” to this By-law, an agricultural petroleum business shall be an additional permitted use.

For the purposes of this subsection, an agricultural petroleum business shall be defined as the warehousing, sale and servicing of farm fuels and lubricants and petroleum dispensing equipment (i.e. pumps and fuel tanks) to farm customers, but shall not include bulk fuel storage.*

(By-law 10-05-426)

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

Notwithstanding Section 3.24(c)(iii), or any other provisions of this By-law, for those lands located in part of Lot 12, Concession 6, geographic Township of Ross, located on Queens Line and delineated as Agriculture-Exception Twelve (A-E12) on Schedule “A” to this By-law, the existing farm buildings shall be permitted a minimum 20 metres from a lot line. Expansion of the existing barn is prohibited.

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

Notwithstanding Section 21.1(a), or any other provisions of this By-law, for those lands located in part of Lot 12, Concession 6, geographic Township of Ross, located on Queens Line and delineated as Agriculture-Exception Thirteen (A-E13) on Schedule “A” to this By-law, residential uses shall be prohibited.*

n)

(By-law 13-07-641)

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

Notwithstanding Section 21.1(a), 21.2(b)(ii), 3.24(c)(i) and 3.24(c)(iii), or any other provisions of this By-law to the contrary, for those lands located in part of Lot 16, Concession 6, geographic Township of Ross, known municipally as 2903 Queens Line and delineated as Agriculture-Exception Fifteen (A-E15) on Schedule “A” to this By-law, the following provisions shall apply:

- i) residential uses shall be prohibited
- ii) lot frontage (minimum) 265 metres
- iii) setback of existing grain bin to a lot line 17 metres
- iv) livestock shall be prohibited in existing barns unless Minimum Distance Separation (MDS II) can be met.*

(By-law 17-04-938)

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

Notwithstanding Section 21.1(a) or any other section of this By-law to the contrary, for those lands located in part of Lot 18, Concession 7, geographic Township of Ross, located on Queens Line and delineated as Agriculture-Exception Sixteen (A-E16) on Schedule ‘A’ to this By-law, residential uses shall be prohibited.

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

Notwithstanding Section 3.24(c)(iii) or any other section of this By-law to the contrary, for those lands located in part of Lot 18, Concession 7, geographic Township of Ross, located on 2262 Queens line and delineated as Agriculture-Exception Seventeen (A-E17) on Schedule ‘A’ to this By-law, the minimum separation distance for the existing farm buildings from a lot line shall be 23 metres.*

SECTION 22 – REQUIREMENTS FOR RURAL (RU) ZONES

22.1 Permitted Uses

No person shall use land or erect or use a building or structure in a Rural (RU) Zone except for:

a) Residential Uses

- a single detached dwelling
- semi-detached dwelling
- duplex
- group home, in accordance with the provisions for Group Homes in Section 3 of this By-law

b) Non-Residential Uses

- farm
- farm produce sales outlet
- forestry
- garden centre
- logging hauler
- private club
- private park
- public park
- transmitter tower
- existing private airfield
- exploratory mineral work, so as to establish a valuable mineral in place, but shall not include a mine or mining as defined elsewhere in this By-law.

22.2 Zone Provisions

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

- | | | |
|----|----------------------------|--------------------|
| a) | Lot Area (minimum) | 2025 square metres |
| b) | Lot Frontage (minimum) | 35 metres |
| c) | Front Yard Depth (minimum) | 7.5 metres |
| d) | Side Yard Width (minimum) | 3 metres |

- | | | |
|----|--|--|
| e) | Rear Yard Depth (minimum) | 7.5 metres |
| f) | Dwelling Unit Area (minimum) | 65 square metres |
| g) | Lot Coverage (maximum) | 33% |
| h) | Accessory Buildings and Structures Associated with Exploratory Mineral Works (maximum) | 9.3 square metres |
| i) | Open Storage, | in accordance with the provisions for Open Storage in Section 3 of this By-law |
| j) | Parking and Loading | in accordance with the provisions for 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 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.

22.3 Exception Zones:

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

Ottawa River Flood Plain

Notwithstanding any other provision of this By-law to the contrary, for the lands located in the Rural – Exception One (RU-E1) Zone, no buildings or structures may be erected except in accordance with the Ottawa River Flood Plain requirements in Section 3 - General Provisions of this By-law.

b) Rural - Exception Two (RU-E2) Zones:

Notwithstanding any other provisions of this By-law to the contrary, for the lands located in the Rural – Exception Two (RU-E2) Zone, within Part of Lot 8, Concession XII, a riding stable shall be a permitted use.

c) Rural - Exception Three (RU-E3) Zones:

Notwithstanding any other provisions of this By-law to the contrary, for the lands located in the Rural – Exception Three (RU-E3) Zone, within Part of Lot 5, Concession I, a bus storage and maintenance business shall be a permitted use.

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

Notwithstanding any other provisions of this By-law to the contrary, for the lands located in the Rural – Exception Four (RU-E4) Zone, a severance may be permitted with an existing mobile home located on each of the severed and retained lots.

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

Notwithstanding any other provisions of this By-law to the contrary, for the lands located within Part of Lot 5, Concession X, a rafting access and other commercial recreation uses existing at the date of passing of this By-law shall be a permitted use.

(By-law 13-93)

*f) Rural-Exception Six (RU-E6) Zones:

Notwithstanding any other provisions of this By-law to the contrary, for the lands located in the Rural – Exception Six (RU-E6) Zone within Part of Lot 1, Concession IV, Township of Ross, an automotive commercial garage shall be a permitted use.*

(By-law 18-93)

*g) Rural-Exception Seven (RU-E7)

Notwithstanding any other provisions of this By-law to the contrary, for the lands located in the Rural – Exception Seven (RU-E7) Zone, within Part of Lot 19, Concession I, a sawmill shall be a permitted use.*

(By-law 13-95)

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

Notwithstanding any other provisions of this By-law to the contrary, for the lands located within Part of Lot 20, Concession IV, Township of Ross, the minimum building setback from the top of bank shall be 15 metres. The minimum building setback means the straight line horizontal distance from the top of the bank to the nearest part of any excavation, building, structure or open storage use on the lot. Top of bank means a line delineated at a point where the oblique plane of the slope meets the horizontal plan.*

(By-law 22-97)

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

Notwithstanding any other provisions of this By-law to the contrary, for the lands in the RU-E9 Zone located within Lots 6 and 7, Concession II, Township of Ross and described as Part 3 on Reference Plan 49R-12504, a contractor's yard or shop and an accessory single detached dwelling shall be permitted uses.*

(By-law 32-97)

***j) Rural-Exception Ten (RU-E10) Zone**

Notwithstanding any other provisions of this By-law to the contrary, for the lands in the RU-E10 Zone located within Lot 1, Concession I E.M.L., Township of Ross, the only permitted uses shall be a single detached dwelling and accessory uses, and the harvesting of field crops. Other farm uses, and all farm buildings are prohibited. The following provisions shall also apply:

- | | |
|----------------------------|------------|
| i) Lot Area (minimum) | 3 hectares |
| ii) Lot Frontage (minimum) | 85 metres* |

(By-law 13-98)

***k) Rural - Exception Eleven (RU-E11) Zone**

Notwithstanding any other provisions of this By-law to the contrary, for the lands in the RU-E11 Zone located within Lot 10, Concession II, Township of Ross, a golf driving range and accessory uses, building and structures shall be permitted uses.

A golf driving range means the use of land for the purpose of developing golfing techniques be excluding a golf course.*

(By-law 27-99)

(By-law 16-04-857)* *

(By-law 01-10-46)

*l) Rural – Exception Twelve - Temporary (RU-E12-Temporary) Zone

**** (By-law 04-11-176) ****

Notwithstanding any other provisions of this By-law to the contrary, for the land located in the Rural – Exception Twelve - Temporary (RU-E12-Temporary) Zone, within Part of Lot 5, Concession VI, geographic Township of Ross, a mobile home shall be a permitted use on a temporary basis until ****September 25th, 2007.**** The mobile home is permitted in addition to a single detached dwelling.*

(By-law 02-05-66)

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

Notwithstanding any other provisions of this By-law to the contrary, for the lands located in the Rural – Exception Thirteen (RU-E13) Zone, within Part of Lot 27, Concession IV, geographic Township of Ross and described as Parts 5, 6, 7, 10, 11, and 12 on Reference Plan 49R-309, a sawmill shall be a permitted use as well as accessory uses such as a planer and a kiln.*

(By-law 02-11-87)

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

Notwithstanding any other provisions of this By-law to the contrary, for the lands located in the Rural – Exception Fourteen (RU-E14) Zone, within Part of Lot 5, Concession VI, geographic Township of Ross, a welding shop shall be a permitted use. A 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. The following Zone provisions shall also apply:

- | | | |
|-------|------------------|-----------|
| (i) | Front Yard Depth | 22 metres |
| (ii) | Side Yard Width | 22 metres |
| (iii) | Rear Yard Depth | 22 metres |

The provisions of the Rural – Exception Twelve - Temporary (RU-E12-Temporary) Zone which permit a mobile home on a temporary basis until September 25th, 2004 shall continue to apply. The mobile home is permitted in addition to a single detached dwelling.*

(By-law 03-12-140)

***o) Rural – Exception Fifteen (RU-E15) Zone**

Notwithstanding any other provisions of this By-law to the contrary, for the lands located in the Rural – Exception Fifteen (RU-E15) Zone within part of Lot 14, Concession 2, geographic Township of Ross, a single detached dwelling is a permitted use. All of the zone provisions of the RU Zone shall apply.*

(By-law 04-07-167)

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

Notwithstanding any other provisions of this By-law to the contrary, for the lands located in the Rural – Exception Sixteen (RU-E16) Zone within part of Lot 15, Concession 3, geographic Township of Ross, with a civic address of 1069 Olmstead-Jeffrey Lake Road, the minimum front yard depth shall be 2.0 metres.*

(By-law 05-010-203)

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

Notwithstanding Section 3.25(d) or any other provision of this By-law to the contrary, for those lands located in part of Lot 20, Concession 4, geographic Township of Ross, and delineated as Rural – Exception Seventeen (RU-E17) on Schedule “A” to this By-law, the minimum required water setback, from the high water mark shall be 14 meters, to allow an addition to the existing dwelling.*

(By-law 06-04-235)

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

Notwithstanding Section 22.1(b) to the contrary, for those lands located in part of Lot 10, Concession 2, geographic Township of Ross, and delineated as Rural-Exception Eighteen (RU-E18) on Schedule “A” to this By-law, the existing accessory building shall be permitted to be converted for use as a mini storage establishment.*

(By-law 06-11-264)

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

Notwithstanding Sections 22.1(a) and (b), or any other provision of this By-law, for those lands located in part of Lot 17, Concession 3, geographic Township of Ross, and delineated as Rural-Exception Nineteen (RU-E19) on Schedule “A” to this By-law, the only permitted use shall be water access. Residential uses are prohibited.*

(By-law 06-11-267)

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

Notwithstanding Section 3.7, or any other provision of this By-law, for those lands located in part of Lot 2, Concession 1, WML, geographic Township of Ross, and delineated as Rural-Exception Twenty (RU-E20) on Schedule “A” to this By-law, two single detached dwellings shall be permitted on one lot.*

(By-law 07-11-314)

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

Notwithstanding any other provision of this By-law to the contrary, for those lands located in part of Lot 16, Concession 5, geographic Township of Ross, and delineated as Rural-Exception Twenty-One-Temporary (RU-E21-Temporary) on Schedule “A” to this By-law, a mobile home shall be a permitted use on a temporary basis until November 21st, 2010. The mobile home is permitted in addition to a single detached dwelling.*

(By-law 09-07-392)

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

Notwithstanding Section 3.24(c)(iii), or any other provision of this By-law, for those lands located in part of Lot 23, Concession 4, geographic Township of Ross, located on Mine View Road and delineated as Rural-Exception Twenty-Two (RU-E22) on Schedule “A” to this By-law, the existing farm buildings shall be permitted a minimum 12 metres (39.3 feet) from a lot line.

w) Rural – Exception Twenty-Three (RU-E23) Zone

Notwithstanding Sections 3.24(a)(iii), 22.1 or any other provision of this By-law, for those lands located in part of Lot 23, Concession 4, geographic Township of Ross, located on Mine View Road and delineated as Rural-Exception Twenty-Three (RU-E23) on Schedule “A” to this By-law, the following provisions shall also apply:

- i) No dwelling shall be erected within 300 metres of an Extractive Industrial (EM) Zone.
- ii) One accessory building shall be permitted before the establishment of a principal use.*

(By-law 09-09-399)

***x) Rural – Exception Twenty-Four (RU-E24) Zone**

Notwithstanding Section 22.1 (a) and (b), or any other provision of this By-law to the contrary, for those lands located in part of Lot 23, Concession 4, geographic Township of Ross, located on Mine View Road and delineated as Rural-Exception Twenty-Four (RU-E24) on Schedule “A” to this By-law, the only permitted use shall be a building for the parking and storage of commercial vehicles. The storage of waste shall be prohibited.*

(By-law 11-09-507)

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

Notwithstanding Section 22.1 (a) and (b), or any other provision of this By-law to the contrary, for those lands located in part of Lot 27, Concession 3, geographic Township of Ross, located on Orin Road and delineated as Rural-Exception Twenty-Five (RU-E25) on Schedule “A” to this By-law, development shall be prohibited and a 30 metre wide natural vegetative buffer, adjacent to the TransCanada Pipeline right-of-way, shall be maintained.*

(By-law 11-08-497)

***z) Rural – Exception Twenty-Six (RU-E26) Zone**

Notwithstanding Section 22.1 (a) and (b), or any other provision of this By-law to the contrary, for those lands located in part of Lots 19 & 20, Concession 3, geographic Township of Ross, located on Olmstead-Jeffrey Lake Road and delineated as Rural-Exception Twenty-Six (RU-E26) on Schedule “A” to this By-law, an accessory storage building shall be permitted prior to the establishment of a main permitted use.*

(By-law 12-02-526)

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

Notwithstanding Section 22.1(b), or any other provision of this By-law to the contrary, for those lands located in part of Lot 22, Concession Left Fronting on Roche Fendre Lake, geographic Township of Ross, located at 1106 Kerr Line and delineated as Rural-Exception Twenty-Seven (RU-E27) on Schedule “A” to this By-law, a welding and repair shop shall be an additional permitted use.*

(By-law 12-04-534)

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

Notwithstanding Section 22.2(e), or any other provision of this By-law to the contrary, for those lands located in part of Lot 25, Concession 4, geographic Township of Ross, located on Chenaux Road and delineated as Rural-Exception Twenty-Eight (RU-E28) on Schedule “A” to this By-law, the minimum required rear yard depth shall be 38 metres.*

(By-law 12-10-564)

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

Notwithstanding Section 3.24(a)(ii), or any other provision of this By-law to the contrary, for those lands located in part of Lot 27, Concession 1, geographic Township of Ross, located on Orin Road and delineated as Rural-Exception Twenty-Nine (RU-E29) on Schedule “A” to this By-law, the minimum required setback from an Extractive Industrial Reserve (EMR) Zone shall be 7.5 metres.*

(By-law 13-01-586)

***dd) Rural – Exception Thirty (RU-E30) Zone**

Notwithstanding Sections 3.14(a), 22.1(a) or any other provision of this By-law to the contrary, for those lands located in part of Lot 16, Concession 1, geographic Township of Ross, located on Utronki Road and delineated as Rural-Exception Thirty (RU-E30) on Schedule “A” to this By-law, lot frontage on, and access by, a seasonally maintained municipal road is permitted and residential development is prohibited.*

(By-law 13-02-594)

***ee) Rural – Exception Thirty-One (RU-E31) Zone**

Notwithstanding any other provision of this By-law to the contrary, for those lands located in part of Lot 27, Concession 5, geographic Township of Ross, located on Berts Road and delineated as Rural-Exception Thirty-One (RU-E31) on Schedule “A” to this By-law, a dwelling shall not be permitted.

ff) Rural – Exception Thirty-Two (RU-E32) Zone

Notwithstanding Section 3.24(a) or any other provision of this By-law to the contrary, for those lands located in part of Lot 27, Concession 5, geographic Township of Ross, located on Berts Road and delineated as Rural-Exception Thirty-Two (RU-E32) on Schedule “A” to this By-law, a dwelling shall not be permitted.*

(By-law 14-08-736)

***gg) Rural – Exception Thirty-Three (RU-E33) Zone**

Notwithstanding Section 3.24(c)(iii) of this By-law to the contrary, for those lands located in part of Lot 23, Concession 6, geographic Township of Ross, located at 476 Blind Line and delineated as Rural-Exception Thirty-Three (RU-E33) on Schedule “A” to this By-law, existing farm buildings are permitted 21 metres from the northwest side lot line and 16 metres from the rear lot line.

hh) Rural – Exception Thirty-Four (RU-E34) Zone

Notwithstanding Section 3.24(c)(iii) of this By-law to the contrary, for those lands located in part of Lot 23, Concession 6, geographic Township of Ross, located on Blind Line and delineated as Rural-Exception Thirty-Four (RU-E34) on Schedule “A” to this By-law, the existing farm building is permitted 24.9 metres from the lot line.*

(By-law 15-01-763)

***ii) Rural – Exception Thirty-Five (RU-E35) Zone**

Notwithstanding Section 3.24(c)(iii) of this By-law to the contrary, for those lands located in Part of Lot 3, Concession 1 W.M.L., geographic Township of Ross, located at 168 Snake River Line and delineated as Rural-Exception Thirty-Five (RU-E35) on Schedule “A” to this By-law, the following setbacks shall apply to existing farm buildings:

Cattle Barn:

Rear Yard (minimum)	40 metres
Northwest Side Yard (minimum)	15 metres

Hay/Machine Shed:

Rear Yard (minimum)	30 metres
Northwest Side Yard (minimum)	30 metres

Storage Shed:

Northwest Side Yard (minimum)	45 metres
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All other provisions of this By-law shall apply.*

(By-law 16-03-852)

***jj) Rural – Exception Thirty-Six (RU-E36) Zone**

Notwithstanding Sections 3.3(b) and 22.2(c) of this By-law to the contrary, for those lands located in Part of Lot 15, Concession 3, geographic Township of Ross, located at 1089 Olmstead Jeffery Lake Road and delineated as Rural-Exception Thirty-Six (RU-E36) on Schedule ‘A’ to this By-law, an accessory detached garage shall be permitted in the front yard and the minimum front yard setback shall be 4.5 metres from the front lot line.*

SECTION 23 - REQUIREMENTS FOR ENVIRONMENTAL PROTECTION (EP) ZONES

23.1 Permitted Uses

No person shall use land or erect or use a building or structure in an Environmental Protection (EP) Zone except for:

a) Residential Uses

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

b) Non-Residential Uses

- forestry
- existing farms including forestry but not including an intensive farm as described herein, and excluding any additional dwelling associated with a farm use
- public park
- private park
- recreation passive
- landscaped open space
- open space

23.2 Zone Provisions

No person shall use any lot or erect, alter or use any building or structure in an Environmental Protection (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 |
| f) | Accessory Uses, Building 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 provided such accessory buildings and structures do not exceed nine and three-tenths (9.3) square metres.

SECTION 24 - REQUIREMENTS FOR OPEN SPACE (OS) ZONES

24.1 Permitted Uses

No person shall use land or erect or use a building or structure in an Open Space (OZ) Zone except for:

- a) Residential Uses
 - prohibited

- b) Non-Residential Uses
 - public park
 - private park
 - cemetery
 - recreation, passive
 - landscaped open space
 - open space

24.2 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 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.

ENACTMENT

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

This by-law read a FIRST and SECOND time this 15th day of April, 1992.

This by-law read a THIRD time and finally passed this 15th day of April, 1992.

REEVE

CLERK

NOTES ON METRIC MEASURES

This By-law is written wholly using metric measures. In compliance with standards of the Metric Commission, all metric units are written in international abbreviations, SI (Systems International). The symbols to this By-law are as follows:

m	-	metre or metres
m ²	-	square metre or square metres
ha	-	hectare or hectares

A conversion table for the metric measures used in this By-law is provided below, showing their imperial equivalents.

LINEAR MEASURES:

General conversion factors:	feet	=	metres ÷ 0.3048
	or		
	feet	=	metres x 3.2808
	metres	=	feet x 0.3048

AREA MEASURES:

General conversion factors:	Square feet	=	square metres ÷ 0.0929
	or		
	Square feet	=	square metres x 10.7643
	acres	=	hectares ÷ .4047
	or		
	acres	=	hectares x 2.471
	hectares	=	acres x 0.4047

DENSITY MEASURES

General Conversion Factors:

Units/hectare	=	units per acre x 2.471
Units/acre	=	units per hectare ÷ 2.471

EQUIVALENTS

1 hectare	=	10,000 square metres
1 acre	=	43,560 square feet

NOTES ON METRIC MEASURES CON'T

SPECIFIC LINEAR CONVERSIONS

		EXACT			APPROXIMATE		
0.3 m	=	0.98 ft.	1 ft.	15.0 m	=	49.21 ft.	50 ft.
0.5 m	=	1.64 ft.	20 inches	18.0 m	=	59.06 ft.	60 ft.
0.6 m	=	1.97 ft.	2 ft.	22.0 m	=	72.18 ft.	72 ft.
0.7 m	=	2.30 ft.	28 inches	30.0 m	=	98.43 ft.	100 ft.
0.9 m	=	2.95 ft.	3 ft.	35.0 m	=	114.83 ft.	115 ft.
1.0 m	=	3.28 ft.	39 inches	38.0 m	=	124.67 ft.	125 ft.
1.5 m	=	4.92 ft.	5 ft.	40.0 m	=	131.23 ft.	133 ft.
2.0 m	=	6.56 ft.	6.5 ft.	46.0 m	=	150.92 ft.	150 ft.
2.5 m	=	8.20 ft.	8 ft.	50.0 m	=	164.04 ft.	165 ft.
2.7 m	=	8.86 ft.	9 ft.	53.0 m	=	173.88 ft.	175 ft.
3.0 m	=	9.84 ft.	10 ft.	60.0 m	=	196.85 ft.	200 ft.
4.0 m	=	13.12 ft.	13 ft.	75.0 m	=	246.06 ft.	250 ft.
5.5 m	=	18.04 ft.	18 ft.	90.0 m	=	295.28 ft.	300 ft.
6.0 m	=	19.69 ft.	20 ft.	100.0 m	=	328.08 ft.	330 ft.
7.5 m	=	24.61 ft.	25 ft.	120.0 m	=	393.70 ft.	400 ft.
9.0 m	=	29.53 ft.	30 ft.	150.0 m	=	492.13 ft.	500 ft.
10.0 m	=	32.81 ft.	33 ft.	180.0 m	=	590.55 ft.	600 ft.
10.5 m	=	34.45 ft.	35 ft.	200.0 m	=	656.17 ft.	660 ft.
12.0 m	=	39.37 ft.	40 ft.	750.0 m	=	2460.63 ft.	2500 ft.

ft. = feet
 sq. ft. = square feet
 ac. = acres

SPECIFIC AREA CONVERSIONS

EXACT	=	APPROXIMATE	
1 m ²	=	10.76 sq. ft.	11 sq. ft.
9 m ²	=	96.88 sq. ft.	100 sq. ft.
51 m ²	=	548.98 sq. ft.	550 sq. ft.
65 m ²	=	699.68 sq. ft.	700 sq. ft.
75 m ²	=	807.32 sq. ft.	800 sq. ft.
93 m ²	=	1001.08 sq. ft.	1000 sq. ft.
185 m ²	=	1991.39 sq. ft.	2000 sq. ft.
300 m ²	=	3229.28 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.	
2000 m ²	=	21528.53 sq. ft.	
2025 m ²	=	21797.63 sq. ft.	0.5 ac.
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. (0.75 ac.)	N/A
3250 m ²	=	34983.85 sq. ft.	0.8 ac.
4000 m ²	=	43057.05 sq. ft.	
4047 m ²	=	43562.97 sq. ft. (1.0 ac.)	N/A
1 ha	=	2.47 ac.	2.5 ac.
1.5 ha	=	3.71 ac.	
2.0 ha	=	4.94 ac.	5.0 ac.
10.0 ha	=	24.71 ac.	25.0 ac.
20.0 ha	=	49.42 ac.	50.0 ac.
24 ha	=	59.30 ac.	60.0 ac.
40 ha	=	98.84 ac.	100.0 ac.
80 ha	=	197.68 ac.	200.0 ac.

Schedule A-1 Ross Township Zoning By-law

Schedule A-2 Ross Township Zoning By-law

Schedule A-3 Ross Township Zoning By-law

Schedule A-4 Ross Township Zoning By-law

Schedule A-5 Ross Township Zoning By-law

Schedule A-6 Ross Township Zoning By-law