



# ZONING BY-LAW

## 14-14

OFFICE CONSOLIDATION  
December 2025



**TOWNSHIP OF SCUGOG  
ZONING BY-LAW 14-14**

**OFFICE CONSOLIDATION  
December 2025**

This document is a consolidation of Zoning By-law 14-14, as passed by the Council of the Corporation of the Township of Scugog, and approved and modified by the Ontario Municipal Board, save and except for one remaining appeal as identified below. The following events have led to this consolidation:

<b>Date</b>	<b>Event and Status</b>
March 17, 2014	Council passed Zoning By-law 14-14
March 20, 2014	Notice of Passing was circulated.
April 9, 2014	Last date of appeal. A total of eight appeals were received and forwarded to the Ontario Municipal Board for disposition.
September 29, 2014	Ontario Municipal Board approved Minutes of Settlement for seven of the eight appeals and approved Zoning By-law 14-14 as modified, save and except for the lands subject to an appeal lodged by Stockworth mbg Limited that has since been withdrawn.

<b>Date</b>	<b>Outstanding Appeals</b>
August, 2017	NIL

<b>Date</b>	<b>Outstanding Deferrals</b>
August, 2017	NIL

Amendments to Zoning By-law 14-14			
By-law	Date	File	Property Location and Explanation
19-14	April 7, 2014	Z/12/2013	<b>Roll 040.060.007 (4620 Hwy. 7A)</b> To rezone portions of the lands to AG-7 and RR-3 to facilitate the severance of a dwelling deemed surplus through the consolidation of an abutting farm. Schedule A, Map 8 and Tables 7.6.1 and 8.6.1.
27-14	May 12, 2014	Z/04/2012	<b>Roll 030.001.131 (17300 Island Rd.)</b> To rezone portions of the lands to SR(H2) and EP to permit a residential subdivision on private services.
40-14	June 23, 2014	Z/02/2014	Roll 040.020.24873 83 Waldweg
			Roll 040.020.24872 87 Waldweg
			Roll 040.020.24857 88 Waldweg
			Roll 040.020.24858 96 Waldweg
			Roll 040.020.24867 115 Waldweg
			Roll 040.020.24866 127 Waldweg
			Roll 040.020.24896 15 Birkenweg
			Roll 040.020.24912 15 Wiesenweg
			Roll 040.020.24910 31 Wiesenweg
			Roll 040.020.24902 71 Wiesenweg

Amendments to Zoning By-law 14-14			
By-law	Date	File	Property Location and Explanation
			To remove the Holding (H) symbol from the above lands. Schedule C, Map 10.
	Sept.29, 2014	OMB PL140353 (Loblaws)	<b>Roll 020.010.085 (1889/1893 Scugog St.)</b> Minutes of Settlement – OMB approved a maximum outdoor garden display area and minimum Rear Yard for the Principle Building. Table 10.6.2.
	Sept.29, 2014	OMB PL140353 (Gill and 2264783 Ontario Limited)	<b>Roll 010.004.336 (vacant land) and Roll 040.050.12950 (vacant land)</b> Minutes of Settlement - OMB approved an amended definition of "Development" and amendments to the AG(H) Zone. Part 3, Definition No. 87 and Table 14.1.1.
	Sept.29, 2014	OMB PL140353 (Lucyk)	<b>Part 3: Definitions</b> Minutes of Settlement - OMB approved revised definitions of "Dwelling Unit" and "Housekeeping Unit". Part 3, Definitions No. 108 and No. 169.
	Sept.29, 2014 May 7, 2015	OMB PL140353 (Malcolm)	<b>Roll 030.001.21550 (vacant land)</b> Minutes of Settlement – OMB approved a re-delineation of the EP Zone boundaries and rezoned portions of the land to AG-9 and RR-4. Schedule A, Map 5 and Tables 7.6.1 and 8.6.1.
56-14	Sept. 29, 2014	Z/10/2013	<b>Roll 010.001.270 (620 &amp; 680 Regional Rd. 21)</b> To rezone a portion of the lands to AG-8 to expand the existing farm implement dealership and facilitate a severance from the Agricultural parcel. Schedule C, Map 5 and Table 7.6.1.
60-14	Oct. 14, 2014	Z/05/2014	<b>Roll 040.020.239 (3440 Beacock Rd.)</b> To rezone a portion of the lands to T3-EP to permit a 10 suite country inn and related accessory uses and structures as a temporary use for a period of 3 years. Schedule A, Map 7 and Table 14.3.1.

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By-law	Date	File	Property Location and Explanation	
67-14	Dec. 15, 2014	Z/03/2012	<b>Roll 010.008.136 (1795 Reach St.)</b> To rezone the lands from R2 to R1 to permit the creation of four additional residential lots (total of five lots). Approved by the OMB on Oct. 22, 2014. Schedule B, Map 2.	
07-15	Feb. 9, 2015	Z/07/2014	<b>Roll 040.060.055 (4630 Regional Rd. 57)</b> To rezone portions of the lands to AG-1, AG-1(H), EP-3 and RR-5 to facilitate the severance of a dwelling deemed surplus through the consolidation of a non-abutting farm. Schedule A, Map 6 and Tables 8.6.1 and 14.1.1.	
08-15	Feb. 9, 2015	Z/08/2014	<b>Roll 040.020.251 (3680 Hwy. 7A)</b> To rezone portions of the lands to AG-1, AG-1(H), EP-3 and RR to facilitate the severance of a dwelling deemed surplus through the consolidation of a non-abutting farm. Schedule A, Map 6.	
21-15	Apr. 13, 2015	Z/02/2014	<b>Roll 010.007.160 (1510 Scugog Line 4)</b> To rezone the lands to AG-2, AG(H) & EP to permit a second dwelling for farm help. Schedule A, Map 4.	
22-15	Apr. 13, 2015	Z/03/2015	<b>Roll 030.001.216 (19000 Island Rd.)</b> To rezone the lands to RR to permit the conversion of an existing schoolhouse into a dwelling on private services. Schedule A, Map 5.	
27-15	June 11, 2015	Z/04/2015	Roll 040.020.24864 Roll 040.020.24875 Roll 040.020.24877 Roll 040.020.24878 Roll 040.020.24880	143 Waldweg 67 Waldweg 33 Waldweg 32 Tannenweg

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By-law	Date	File	Property Location and Explanation
			Roll 040.020.24881 Roll 040.020.24886 Roll 040.020.24870 Roll 040.020.24890 Roll 040.020.24893 Roll 040.020.24898 Roll 040.020.24907 Roll 040.020.24908  To remove the Holding (H) symbol from the above lands. Schedule C, Map 10.
36-15	June 29, 2015	Z/04/2014	<b>Roll 010.008.236 (1642 King St.)</b> To rezone portions of the lands to RM3-2(H) and R1-2(H) to permit a residential subdivision on municipal services. Approved by the OMB on May 16, 2016 – By-law 36-15 effective as of the date of passing. Schedule B, Map 5 and Tables 9.7.1, 9.7.6 and 14.1.1.
39-15	June 29, 2015	Z/05/2011	<b>Roll 010.002.117 (16401 Marsh Hill Rd.)</b> To remove the Holding (H) symbol from the lands to permit residential development. Schedule C, Map 4.
43-15	May 12, 2015	Z/15/2013	<b>Roll 030.001.129 (17200 Island Rd.)</b> To rezone a portion of the lands to SR-4(H), AG-10, AG(H) and OS to permit the development of a

Amendments to Zoning By-law 14-14				
By-law	Date	File	Property Location and Explanation	
			residential subdivision on private services. Schedule A, Map 5 and Tables 8.6.5, 7.6.1 and 14.1.1.	
48-15	Sept. 28, 2015	Z/01/2015	<p><b>Roll 010.004.341 (16 Easy St.)</b></p> <p>To rezone the lands to T4-M2(H) to temporarily permit the outdoor storage of recreational trailers as the principal use for a period of three years. Schedule B, Map 3 and Tables 14.3.1 and 14.1.1.</p>	
78-15	Dec.14, 2015	General Amendments	<b>Phase 1 – Housekeeping By-law</b>	
			<b>Text Revisions</b>	
			Table 4.1 Accessory Structures	
			Table 5.1 Parking	
			Table 7.6.1 AG Exceptions	
			Table 7.6.2 EP Exceptions	
			Section 8.3 Minimum Standards for RR Zones	
			Table 8.6.3 HR1 Exceptions	
			Section 9.3 Minimum Required Rear Yard for Urban Residential Zones	
			Table 10.6.2 C2 Exceptions	
			Section 14.1.1 List of Holding Provisions	
			<b>Map Schedule Revisions:</b>	
			Schedule A, Map 1 Roll 010.002.147	
			Schedule A, Map 3 Roll 010.004.04250 Roll 010.004.008 Roll 010.004.012	
			Schedule A, Map 4 Roll 010.007.08020	

Amendments to Zoning By-law 14-14				
By-law	Date	File	Property Location and Explanation	
		Schedule A, Map 5	Roll 030.001.410 Roll 030.001.410 Roll 030.001.19310 Roll 030.001.194 Roll 030.001.149 Roll 030.001.146 Roll 030.001.074	
		Schedule A, Map 6	Roll 040.050.136	
		Schedule A, Map 7	Roll 040.020.01402 Roll 040.020.235 Roll 040.020.23703 Roll 040.020.21006 Roll 040.020.13205	
		Schedule A, Map 8	Roll 040.060.015 Roll 040.060.01650 Roll 040.060.019 Roll 040.060.004 Roll 040.060.00590 Roll 040.050.006 Roll 040.050.00620 Roll 040.020.187 Roll 040.020.058 Roll 040.020.05702 Roll 040.020.062 Roll 040.010.02850 Roll 040.010.104	
		Schedule B, Map 4	Roll 020.030.26230 Roll 020.010.124	

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By-law	Date	File	Property Location and Explanation	
			Roll 020.010.128	
			Schedule C, Map 2 Roll 010.009.212	
04-16	Feb. 1, 2016	Z/09/2015	<b>Roll 030.001.128 (16601 Island Rd.)</b> To rezone portions of the lands to AG-1, AG-1(H), EP-3 and RR to facilitate the severance of a dwelling deemed surplus through the consolidation of a non-abutting farm. Schedule A, Map 5.	
13-16	Mar. 21, 2016	Z/06/2014	<b>Roll 010.008.299 and Roll 010.008.354 and Roll 010.008.335 (vacant land – west side of Union Ave., north of Josephine St.)</b> To rezone a portion of the lands to R1, RM3 and OS to permit the development of a residential subdivision on full municipal services. Schedule B, Map 5.	
21-16	Apr. 18, 2016	Z/03/2016	<b>Roll 040.060.05920 (350 View Lake Rd.)</b> To remove the Holding (H) symbol from a portion of the AG(H) Zone to permit the construction of a Single Detached Dwelling and Accessory Structure. Schedule A, Map 6.	
25-16	May 16, 2016	Z/04/2016	Roll 040.020.24853	56 Waldweg
			Roll 040.020.24868	71 Waldweg
			Roll 040.020.24874	111 Waldweg
			Roll 040.020.24894	12 Birkenweg
			Roll 040.020.24899	27 Birkenweg
			Roll 040.020.24905	59 Wiesenweg

Amendments to Zoning By-law 14-14			
By-law	Date	File	Property Location and Explanation
			To remove the Holding (H) symbol from the above lands. Schedule C, Map 10.
28-16	May 16, 2016	Z/02/2016	<b>Roll 010.003.117 (20751 Marsh Hill Rd.)</b> To rezone a portion of the lands to T1-AG to permit a temporary Garden Suite with a maximum Gross Floor Area of 104m <sup>2</sup> . Schedule A, Map 1 and Table 14.3.1.
29-16	May 16, 2016	Z/01/2016	<b>Roll 040.020.219 (4771 Edgerton Rd.)</b> To rezone portions of the lands to AG-1, AG-1(H), EP-3 and RR to facilitate the severance of a dwelling deemed surplus through the consolidation of a non-abutting farm. Schedule A, Map 8.
36-16	June 27, 2016	Z/06/2016	<b>Roll 010.006.184 (1440 Brock Conc. Rd. 1) Roll 010.006.183 (1475 Regional Rd. 6)</b> To rezone portions of the lands to AG-1, AG-1(H), EP-3 and RR-6 to facilitate the severance of a dwelling deemed surplus through the consolidation of an abutting farm and to provide for a maximum Gross Floor Area of 234m <sup>2</sup> for all Accessory Buildings. Schedule A, Map 2 and Table 8.6.1.
37-16	June 27, 2016	Z/05/2016	<b>Roll 010.008.185 and Roll 010.008.186 (1920 Whitfield Rd.)</b> To rezone the lands to recognize the existing nature of the business and to permit an expansion of a 715m <sup>2</sup> addition. Schedule A, Map 2.
42-16	June 27, 2016	Z/07/2016	<b>Roll 030.001.247 (18551 Mississaugas Trail)</b> To remove the Holding (H) symbol from a portion of the AG(H) Zone to permit the construction of a Single Detached Dwelling and Accessory Structure. Schedule A, Map 5.
47-16	Sept. 19, 2016	Z/10/2015	<b>Roll 040.020.239 (3440 Beacock Rd.)</b>

Amendments to Zoning By-law 14-14			
By-law	Date	File	Property Location and Explanation
			To extend the temporary use (T3-EP) of a country inn venue (10 rooms) and use of temporary structures for a further period of three years (To expire in 2020).
52-16	Oct. 3, 2016	Z/06/2015	<b>Roll 010.008.087 (21 Oyler Dr.)</b> To rezone the lands to RM4-2, RM4-3, C5-2 & C5-3 to permit a mixed use development (residential, commercial, office and open space). Schedule B, Map 5.
53-16	Oct. 3, 2016	Z/09/2016	<b>Roll 010.001.26405 (Vacant Land – Marsh Hill Rd.)</b> To remove the Holding (H) symbol from a portion of the AG(H) zone to permit the construction of a Single Detached Dwelling.
66-16	Dec. 12, 2016	Z/15/2016	<b>Roll 010.003.18575 (470 Blue Mountain Rd.)</b> To remove the Holding (H) symbol from a portion of the AG(H) zone to enable the future construction of a single detached dwelling with attached garage.
03-17	Jan. 23, 2017	Z/10/2016	<b>Portion of Roll 030.001.129 (17200 Island Rd.)</b> To add a "H" to the AG-10 zone (Block B) to satisfy Draft Plan Approval to prohibit any development until a Stage 3 Archaeological Assessment has been completed and clearance received from the Ministry of Tourism, Culture & Sport. Schedule A, Map 5.
04-17	Jan. 23, 2017	Z/12/2016 LD 110/2016	<b>Roll 010.006.162 (23500 Hwy. 12)</b> To rezone portions of the lands to AG-11 & RR-7 to facilitate the severance of a dwelling deemed surplus through the consolidation of an abutting farm. Schedule A, Map 1.
22-17	Mar. 27, 2017	Z/08/2016	<b>Roll 040.020.234 (3230 Beacock Rd.)</b>

Amendments to Zoning By-law 14-14			
By-law	Date	File	Property Location and Explanation
			To rezone portions of the lands to AG-1, AG-1(H), EP-3 & RR to facilitate the severance of a dwelling deemed surplus through the consolidation of an abutting farm. Schedule A, Map 7.
23-17	Mar. 27, 2017	Z/14/2016 LD 117/2016	<b>Roll 040.020.220 (14701 Wilson Rd.)</b> To rezone portions of the lands to AG-1, AG-1(H), EP-3 & RR to facilitate the severance of a dwelling deemed surplus through the consolidation of an abutting farm. Schedule A, Map 8.
24-17	Mar. 27, 2017	Z/17/2016 LD 048/2016	<b>Roll 040.050.150 (4081 Regional Rd. 57)</b> To rezone a portion of the lands to RR to consolidate the zoning and prevent agricultural uses from occurring in the accessory building. Schedule A, Map 6.
25-17	Mar. 27, 2017	Z/18/2016	<b>Roll 010.005.146 (Hwy. 12, Greenbank)</b> To rezone a portion of the lands to HR2 & AG-12 to permit a residential building lot and to recognize a reduced lot area on the balance of the farmland. Schedule C, Map 3.
26-17	Mar. 27, 2017	Z/01/2017	<b>Roll 040.050.03610 (Vacant land north side of Fallis Rd. east side of Cartwright East 1/4 Line)</b> To remove the Holding (H) symbol from a portion of the AG(H) zone to permit the construction of a single detached dwelling and barn. Schedule A, Map 8.
44-17			<b>Canterbury</b>
49-17	June 26, 2017	Z/13/2016	<b>Roll 040.010.00205 (10420 Russell Rd.)</b> To rezone the lands to ORM-EP-2 to permit a Group Home Type 2 for the treatment and rehabilitation for drug and alcohol addictions only. Schedule C, Map 3.
51-17	June 26, 2017	Z/16/2016	<b>Roll 010.008.082, 020.020.199, 020.020.210, 020.020.025 &amp; 020.020.026 (1622, 1636 &amp; 1646 Scugog St. and 14972 &amp; 14990 Old Simcoe Rd.)</b>

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By-law	Date	File	Property Location and Explanation
			To rezone the lands to RM3-3 & RM3-4 to permit the development of a residential townhome condominium. Schedule B, Map 4.
55-17	July 24, 2017	Z/04/2017	<b>Roll 010.004.296 (1401 Scugog Line 6)</b> To rezone the lands to T5-M1 & T5-M2(H) to permit a country festival fundraising event as a temporary use for a period of seven days to expire September 27, 2017. Schedule B, Map 3.
57-17	July 24, 2017	Z/03/2017	<b>Roll 010.002.143 (426 Reach St.)</b> To remove the Holding (H) symbol from a portion of the AG(H) zone to permit the construction of a single detached dwelling. Schedule A, Map 1.
84-17	November 27, 2017	Z/07/2017	<b>350 Scugog Line 6</b> To remove the Holding symbol from portion of AG zone to permit construction of equestrian riding arena located within ORM-AG(H) zone. (schedule speaks to ORM-AG-2)
90-17	December 18, 2017	Z/06/2017	<b>1270 and 1280 Scugog Line 8</b> To rezone proposed severed parcel from AG and RR to <b>RR-8</b> to recognize gross floor area of an existing accessory building and to rezone retained lands from AG to <b>AG-13</b> to recognize minimum lot area and interior side yard, to facilitate lot line adjustment under LD 149/2017.
01-18	January 15, 2018	Z/08/2017	<b>1431 Highway 7A</b> To rezone from AG to <b>AG-14</b> to permit a second single detached dwelling and recognize a minimum lot area and minimum rear yard setback, to facilitate a lot line adjustment under LD 046/2016
02-18	January 15, 2018	Z/09/2017	<b>85 and 151 Scugog Line 6</b> To rezone from ORM-AG, ORM-AG-2, ORM-EP and AG(H) to <b>ORM-AG-3, ORM-AG-3(H), ORM-EP-3</b> and <b>ORM-RR</b> and to facilitate the severance of a surplus farm dwelling through consolidation of abutting farm and to recognize reduced lot size (severed parcel) and to prohibit residential uses and future severances and prohibit existing metal shed

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By-law	Date	File	Property Location and Explanation
			from being used for livestock purposes on consolidated farm parcel.
25-18	March 26, 2018	Z/11/2017	<b>DS Park (40M-2455)</b> To remove the Holding symbol from Blocks 56, 60-63, 69-71, 76, 79, 82, 92, 95, 104, 106 and 113-115 to enable parcels to be separately conveyed.
27-18	April 30, 2018	Z/10/2017	<b>3761 McKee Rd</b> To facilitate severance of surplus farm dwelling through consolidation of abutting farm and to recognize reduced lot size and to prohibit residential uses and future severances from consolidated farm parcel. Rezone from AG to <b>RR-9</b> ; rezone from AG, AG(H) and EP to <b>AG-1, AG-1(H) and EP-3</b> ; rezone from AG-2 to <b>AG-1</b> ; and from AG-2 to <b>AG-15</b> .
28-18	April 30, 2018	Z/13/2017	<b>980 Scugog Line 14</b> To rezone from EP to <b>T5-EP</b> to permit a temporary 99 m <sup>2</sup> garden suite on a 20 year basis.
35-18	May 28, 2018	Z/01/2018	<b>3940 Proutt Road</b> To remove the Holding symbol from a portion of the AG zone to permit the construction of a single detached dwelling.
41-18	June 25, 2018	Z/10/2015 Z/12/2017	<b>3440 Beacock Road</b> To rezone to <b>EP-6(H)</b> to permit a 10 suite country inn, 2 residential suites (for owner/property manager), a dining room, commercial kitchen and spa within existing buildings, together with temporary seasonal structures for weddings and events.
42-18	June 25, 2018	Z/01/2014	<b>12101 Regional Road 57</b> To rezone to <b>ORM-EP-4</b> to permit a 307m <sup>2</sup> two storey addition/attached garage built 1.1m from the rear lot line.
44-18	June 25, 2018	Z304/2018	<b>1401 Scugog Line 6</b> To rezone to <b>T5-M1 and T5-M2(H)</b> to permit a country festival fundraising event as a temporary use on September 22, 2018, September 21, 2019, and September 19, 2020.
46-18	June 25, 2018	Z/05/2018	<b>1080 Regional Road 47</b> To rezone from AG, AG(H), and EP to <b>RR, AG-15, AG-1(H) and EP-3</b> to facilitate the severance of a surplus farm dwelling through consolidation of

## Amendments to Zoning By-law 14-14

By-law	Date	File	Property Location and Explanation
			abutting farm and to recognize reduced lot size (severed parcel) and to prohibit residential uses and future severances from the consolidated farm parcel.
48-18	June 25, 2018	Z/07/2018	<b>1161 Scugog Line 6</b> To remove the waste disposal assessment Holding symbol from a portion of the AG zone to permit the construction of an addition to the principal agricultural building.
32-19	March 25, 2019	Z/10/2018	<b>DS Park (40M-2455)</b> To remove the Holding symbol from Blocks 55, 65, 91, 100, 103, 109 and 111 to enable parcels to be separately conveyed.
33-19	March 25, 2019		<b>Township-wide Source Water Protection</b> To rezone to implement the policies in the Trent, CTC and SGBLS Source Protection Plans.
57-19	June 24, 2019	Z/03/2019	<b>591 Highway 47</b> To remove the Holding symbol from the AG zone to permit the construction of a detached garage and single detached dwelling.
59-19	September 16, 2019	Z/03/2018	<b>2130 Regional Rd 19/Saintfield Rd</b> To rezone from AG and AG-2 to <b>AG-16</b> and <b>AG-17</b> and to remove the waste disposal assessment Holding symbol to facilitate the severance of a surplus farm dwelling and to recognize reduced lot size and to prohibit residential uses and future severances from the consolidated farm parcel.
63-19	Council: Sept. 23, 2019 LPAT: Oct. 20, 2020	Z/03/2018	<b>484 Bay Street</b> To rezone from RM4-1 and RE to <b>R2-4</b> to permit a residential subdivision [S-S-2018-01].
64-19	September 23, 2019	Z/01/2019	<b>3280 Pogue Rd</b> To rezone from AG(H) and EP to <b>RR</b> and <b>EP</b> .
65-19	September 23, 2019	Z/02/2019	<b>3670 Proutt Rd</b> To rezone from AG, AG(H), and EP to <b>RR-8, AG-1, AG-1(H), and EP-3</b> facilitate the severance of a surplus farm dwelling and to prohibit residential uses and future severances from the consolidated farm parcel.

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By-law	Date	File	Property Location and Explanation
01-20	January 27, 2020	Z/04/2019	<b>2831 &amp; 2871 Regional Rd 19/Shirley Rd</b> To rezone from AG, AG(H), ORM-AG(H), ORM-EP and EP to <b>RR-10, AG-1, AG-1(H), ORM-AG-4(H), ORM-EP-3</b> and <b>EP-3</b> facilitate the severance of a surplus farm dwelling and to prohibit residential uses and future severances from the consolidated farm parcel.
09-20	February 10, 2020	Z/08/2019	<b>18333 Marsh Hill Rd</b> To remove the Holding symbol from the AG zone to permit the construction of a detached dwelling.
16-20	March 23, 2020	Z/07/2019	<b>3505 Church St</b> To rezone from CF to <b>CF-2</b> to permit a single detached dwelling within the existing building.
17-20	March 23, 2020	Z/05/2019	<b>975 Regional Road 21</b> To rezone from AG to <b>AG-18</b> to permit a range of agricultural-related and on-farm diversified uses.
18-20	March 23, 2020	Z/09/2019	<b>1589 King Street</b> To rezone from C1-5 to <b>C1-6</b> to permit business, professional or administrative offices.
33-20	May 25, 2020	Z/06/2019	<b>1401 Scugog Line 6</b> To rezone from T5-M1 to <b>T5/T6-M1</b> to allow the assembly hall to be used for concerts, community events and educational programming for non-profit or charitable organizations.
34-20	May 25, 2020	Z/04/2020	<b>12200 Old Scugog Road</b> To remove the (H) from the AG(H) zone to permit an agricultural structure to be constructed.
41-20	June 29, 2020	Z/06/2020	<b>1746 Coates Road W</b> To remove the (H) from the ORM-AG(H) zone to permit the construction of a garage and veranda in addition to the existing house.
54-20	September 28, 2020	Z/09/2020	<b>Old Simcoe Road</b> To remove the (H) from the RM3-1 zone to permit the construction of the subdivision
55-20	September 28, 2020	Z/03/2020	<b>4031 Regional Road 57</b> To rezone from AG, AG(H) and EP to <b>RR, AG-19, AG-19(H), EP-7</b> and <b>EP-3</b> facilitate the severance of a surplus farm dwelling and to prohibit residential uses and future severances from the consolidated farm parcel.

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By-law	Date	File	Property Location and Explanation
61-20	October 26, 2020	Z/10/2020	<b>865 Regional Road 21</b> To rezone from AG-18, AG(H) and EP to <b>RR-11, AG-20, AG-21(H), and EP-8</b> facilitate the severance of a surplus farm dwelling and to prohibit residential uses and future severances from the consolidated farm parcel.
66-20	November 23, 2020	Z/07/2020	<b>21300 Simcoe Street</b> To rezone from AG to <b>AG-22</b> to facilitate a cidery and ancillary tasting room and retail facility.
04-21	January 25, 2021	Z/11/2020	<b>2055 Regional Road 6/Saintfield Road</b> To rezone from AG to <b>AG-23</b> to facilitate a winery/cidery and ancillary tasting room and retail facility and agri-tourism uses.
09-21	March 29, 2021	Z/02/2018	<b>234 Union Avenue (Chieftan)</b> To rezone from FD and OS to <b>RM3-6, RM3-7, RM3-8, RM3-9, RM3-10 and OS</b> to facilitate a 27 lot subdivision.
15-21	April 26, 2021	Z/05/2017	<b>Embee Residential Subdivision</b> To rezone from FD to <b>R3</b> to facilitate an 11 lot subdivision.
16-21	April 26, 2021	Z/01/2020	<b>1060 Scugog Line 12</b> To rezone from AG & RR to <b>AG-24</b> to facilitate an equestrian event facility.
21-21	May 31, 2021	Z/08/2018	<b>Delpark Homes Subdivision</b> To rezone from FD, R3 and EP to <b>RM3-11, RM3-12, RM3-13, RM3-14, RM3-15, EP and OS</b> to facilitate a 325 lot subdivision.
28-21	June 28, 2021	Z/03/2021	<b>3157 Demara Rd</b> To remove the (H) from the AG(H) zone to permit an agricultural structure to be constructed.
29-21	June 28, 2021	Z/12/2020	<b>13751 Hwy 7/12</b> To rezone from C4, C4-2 and FD to C4-3 and C4-4.
34-21	August 9, 2021	Z/04/2021	<b>4471 Devitts Rd</b> To remove the (H) from the AG(H) zone to permit an addition to an existing house and a pool.
07-22	January 21, 2022	Z/05/2021	<b>99 Aldred Dr</b> To rezone from SR to <b>SR-5 and SR-6</b> to facilitate a severance and construction on another single detached dwelling.

Amendments to Zoning By-law 14-14			
By-law	Date	File	Property Location and Explanation
16-22	March 28, 2022	Z/01/2022	<b>3510 Bradburn Road</b> To remove the (H) from the AG(H) zone to permit an addition to an existing house.
27-22	May 30, 2022	Z/06/2021	<b>Part of Lots 17-18, Conc. 5</b> To rezone lands from RM3 to <b>RM3-13 and RM3-14</b> to align with zoning approved for larger Delpark Homes subdivision.
37-22	June 27, 2022	Z/02/2022	<b>260 Townline Road</b> To remove the (H) from the ORM-AG(H) zone to permit a new single detached dwelling to replace an existing house.
39-22	June 27, 2022	Z/11/2018	<b>Township-wide Cannabis</b> To regulate cannabis cultivation and production facilities.
49-22	September 26, 2022	Z/06/2022	<b>3970 Devitts Road</b> To remove the (H) from the ORM-AG(H) zone to permit a new single detached dwelling and a barn.
62-22	December 19, 2022	Z/05/2022	<b>3750 Highway 7a</b> To rezone from AG, AG(H) and EP to <b>RR, AG-21, AG-21(H), and EP-8</b> facilitate the severance of a surplus farm dwelling and to prohibit residential uses and future severances from the consolidated farm parcel.
05-23	January 30, 2023	Z/07/2022	<b>3512 Regional Road 57</b> To rezone from AG, AG-2, AG(H) and EP to <b>RR, AG-25, AG-25(H), and EP-8</b> facilitate the severance of a surplus farm dwelling and to prohibit residential uses and future severances from the consolidated farm parcel.
06-23	January 30, 2023	Z/11/2022	<b>19051 Marsh Hill Road</b> To remove the (H) from the AG(H) zone to permit the construction of an accessory building.
12-23	February 27, 2023	Z/03/2022	<b>179 Union Avenue</b> To rezone from RM1 to <b>RM3</b> to facilitate a severance and construction on another single detached dwelling.
13-23	February 27, 2023	Z/10/2022	<b>11851 Cartwright West Quarter Line</b> To rezone from ORM-AG, ORM-AG(H), ORM-EP and AG to <b>ORM-RR, ORM-EP-5, ORM-AG-5-(H),</b>

## Amendments to Zoning By-law 14-14

By-law	Date	File	Property Location and Explanation
			<b>ORM-AG-5, and AG-21</b> to facilitate the severance of a surplus farm dwelling and to prohibit residential uses and future severances from the consolidated farm parcel.
14-23	February 27, 2023	Z/04/2022	<b>10750 Regional Road 57</b> To rezone from ORM-AG and ORM-AG(H) to <b>T7-ORM-AG and T8-ORM-AG(H)</b> & RR to <b>AG-24</b> to facilitate an equestrian event facility.
22-23	March 27, 2023	Z/13/2022	<b>1082 Scugog Line 9</b> To remove the (H) from the AG(H) zone to permit the construction of a single detached dwelling, secondary dwelling unit and two accessory building.
28-23	April 24, 2023	Z/12/2022	<b>17400 Island Road</b> To rezone from AG and AG(H) to <b>SR</b> to facilitate a severance and construction on another single detached dwelling.
40-23	June 26, 2023	Z/14/2022	<b>605 High Point Road</b> To remove the (H) from the ORM-AG(H) to permit the construction of a single detached dwelling.
41-23	June 26, 2023	Z/01/2023	<b>1401 Scugog Line 6</b> To rezone from T5-M1 and T5-M2 to <b>T9-M1 and T9-M2(H)</b> under the Temporary Use provisions to allow a Country Festival Fundraising Event as a permitted use on the subject lands, once per calendar year, for a period not to exceed three (3) years.
48-23	September 25, 2023	Z/04/2023	<b>1350 Blue Mountain Road</b> To rezone from AG(H), AG, and EP to <b>RR, AG-26(H), AG-26, and EP-9</b> to facilitate the severance of a surplus farm dwelling and to prohibit residential uses and future severances from the consolidated farm parcel.
49-23	September 25, 2023	Z/03/2023	<b>1671 King Street</b> To rezone from R3 to <b>RM3-13 and RM3-15</b> to facilitate the development of the Delpark Homes Subdivision (S-S-2018-03).
50-23	September 25, 2023	Z/02/2023	<b>662 Townline Road</b> To rezone from ORM-AG(H), ORM-AG-2, and ORM-EP, to <b>ORM-RR-12, ORM-AG-6, ORM-AG-6(H), and ORM-EP-6</b> to facilitate the severance of a surplus farm dwelling and prohibit future severances and residential dwellings.

Amendments to Zoning By-law 14-14			
By-law	Date	File	Property Location and Explanation
28-24	June 24, 2024	Z/06/2023	<b>19350 Island Road</b> To rezone most of the lands from AG, AH(H), EP to <b>EP-10</b> , and to rezone a portion of the lands from AG, AG(H), EP to <b>RR</b> to accommodate a small-scale overnight camping operation consisting of a maximum of two (2) all-season geodesic dome structures (39m <sup>2</sup> and 50m <sup>2</sup> ) as a Home Industry to the principal rural residential use.
29-24	June 24, 2024	Z/02/2024	<b>10955 Old Simcoe Road</b> To remove the Holding (H) Provision from a portion of the ORM-AG(H) Zone to permit the construction of a single detached dwelling with secondary dwelling unit.
47-24	October 28, 2024	Z/05/2024	<b>3511 Proutt Road</b> To remove the (H) from a portion of the AG(H) zone to permit the construction of a single detached dwelling, detached accessory building (garage) and a swimming pool.
12-25	March 24, 2025		<b>Township-wide</b> To regulate Additional Dwelling Units.
23-25	May 26, 2025		<b>Township-wide</b> Housekeeping Amendments.
26-25	June 23, 2025	Z/07/2021	<b>15762 Old Simcoe Road</b> To rezone from RM3 and FD to <b>RM3-16</b> and <b>RM3-17</b> to facilitate a 15-unit condominium townhouse development and a single detached dwelling along Chimney Hill Way.
27-25	June 23, 2025	Z/01/2024	<b>16051 Marsh Hill Road</b> To rezone the severed lands (eastern lot) from CF to <b>HR1</b> to facilitate a new single detached dwelling.
54-25	December 15, 2025		<b>Township-wide</b> On-Farm Diversified Uses and Agricultural-Related Uses Amendments.

This consolidation is for purposes of convenience only. Reference should be made to the original approved documents. Copies of all amendments may be obtained from the Planning Department.

## **Table of Contents**

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## **PREAMBLE**

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## **HOW TO USE THIS BY-LAW**

### **Introduction**

This explains the purpose of this Zoning By-law and how it should be used. It does not form part of the Zoning By-law passed by Council and is intended only to make the Zoning By-law more understandable and easier to reference.

### **Purpose of this Zoning By-law**

The purpose of this Zoning By-law is to implement the policies of the Township of Scugog Official Plan. The Official Plan contains general policies that affect the Use of land throughout the Township. These policies specify where certain land Uses are permitted and, in some instances, specify what regulations should apply to the Development of certain lands.

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

- (a) Prohibit the Use of land or Buildings for any Use that is not specifically permitted by the By-law;
- (b) Prohibit the Erection or siting of Buildings and Structures on a Lot except in locations permitted by the By-law;
- (c) Regulate the type of construction and the Height, bulk, location, size, floor area, spacing, and Use of Buildings or Structures;
- (d) Regulate the minimum frontage and area of a parcel of land;
- (e) Regulate the proportion of a Lot that any Building or Structure may occupy;
- (f) Regulate the minimum elevation of doors, windows or other openings in Buildings or Structures;

- (g) Require parking and loading facilities be provided and maintained for a purpose permitted by the By-law; and,
- (h) Prohibit the Use of lands and the Erection of Buildings or Structures on land that is:
  - 1. Subject to flooding;
  - 2. The site of steep slopes;
  - 3. Rocky, low-lying, marshy or unstable;
  - 4. Contaminated;
  - 5. A sensitive groundwater recharge area or head water area;
  - 6. The location of a sensitive aquifer;
  - 7. A significant wildlife habitat area, wetland, woodland, ravine, valley or area of natural and scientific interest;
  - 8. A significant corridor or Shoreline of a lake, river or stream; or,
  - 9. The site of a significant archaeological resource.

## **How to Use this By-law**

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

### **1. Locate the Property on a Map**

Maps in a Zoning By-law are called 'Schedules'. The first step to using this By-law is to refer to the Zone Schedules that are contained at the back of the By-law to determine in which Zone category your property is located. Schedules "A", "B" and "C" are the main Zoning Schedules. Each is comprised of a series of smaller maps. Key maps show the lands covered by the individual Schedules. The Zone category will be indicated on the Schedules by a symbol or abbreviation. For example, you may see a symbol such as "R1" beside your property. This would indicate that your property is within the "Urban Residential Type One" Zone. The Zone symbols or abbreviations are explained at the beginning of Part 2 of the By-law.

Part 2 also provides assistance to help you identify the Zone boundaries on the Schedules. For example, if your property appears close to a Zone boundary and you are not sure how to

determine exactly where that boundary is located, refer to Section 2.4 of the By-law.

## **2. Zone Provisions**

The next step to using this By-law is to determine what Uses are permitted on your property. Each Zone Section in the By-law has two primary parts, Permitted Uses and Zone Regulations. Parts 7 to 13 of the By-law identify the permitted Uses and Zone requirements for each Zone in the Township.

The definitions in Part 3 can assist you if you are not sure of the nature of a permitted Use or how it has been defined for the purposes of this By-law. Uses that are not identified as permitted Uses within a particular Zone are not permitted in that Zone. The Ontario *Planning Act* requires that Zoning By-laws prohibit all Uses except as may be specifically permitted. If a Use is not listed as a permitted Use it is not permitted.

You have now identified the Zone in which your property is located and what Uses are permitted on your property. The next step is to determine what standards may apply to the Uses on your property. Parts 7 to 13 of the By-law identify the Zone requirements for each of the Zone categories in the Township including standards for minimum Lot Area, minimum frontage requirements, minimum Yard requirements, maximum Lot Coverage of all Buildings, maximum permitted Height of Buildings and in some cases, the minimum required Landscaped Open Space on the Lot.

## **3. General Provisions**

Now that you are aware of the Uses permitted on your property and the specific Zone requirements that apply to those Uses, reference should be made to Part 4 of this By-law. Part 4 contains a more general set of standards known as 'General Provisions' that apply to all properties in all Zones throughout the Township. For example, the general provisions contain standards that regulate the location of accessory Structures on a Lot, Height exceptions, and Non-Conforming or Non-Complying

Uses that apply to all properties regardless of what Zone the property is located.

#### **4. Driveways, Parking and Loading**

Part 5 provides the parking and loading requirements for all Uses permitted in the Township. If you are considering changing the Use of your property or adding a new Use to your property, you should review Part 5 to ensure that you are aware of the parking requirements for the proposed Use.

#### **5. Exceptions, Holding Zones and Temporary Uses**

Some lands may be subject to a Zone exception, a holding Zone, or a temporary Use. If a Zone symbol is followed by a dash (-) and a number, the lands are subject to a site specific exception. These can be found in the relevant Zone Section. If the Zone symbol is followed by an (H) or preceded by a (T), the lands are subject to a holding or temporary Use provision, which are further explained in Part 14.

#### **6. What are Legal Non-Conforming and Legal Non-Complying for the Purposes of this By-law?**

A legal Non-Conforming Use is a Use of land and/or Building that legally existed on the date this By-law comes into effect under the Ontario *Planning Act*. To be legal, the Use must have been permitted on the lands in accordance with the previous Zoning By-laws for the Township.

A legal Non-Complying Lot, Building or Structure is a Lot, Building or Structure that was legally created or Erected in a location it was in when this Zoning By-law comes into effect under the Ontario *Planning Act*. To be legal, the Lot or location of the Building or Structure must have been authorized on the lands in accordance with the Township's previous Zoning By-laws. Alternatively, if the Lot, Building or Structure existed on the lands for a considerable number of years, the Building or Structure may be legal if it was legally created or Erected before the first By-law for the Township of Scugog was passed.

## **7. By-law Amendments**

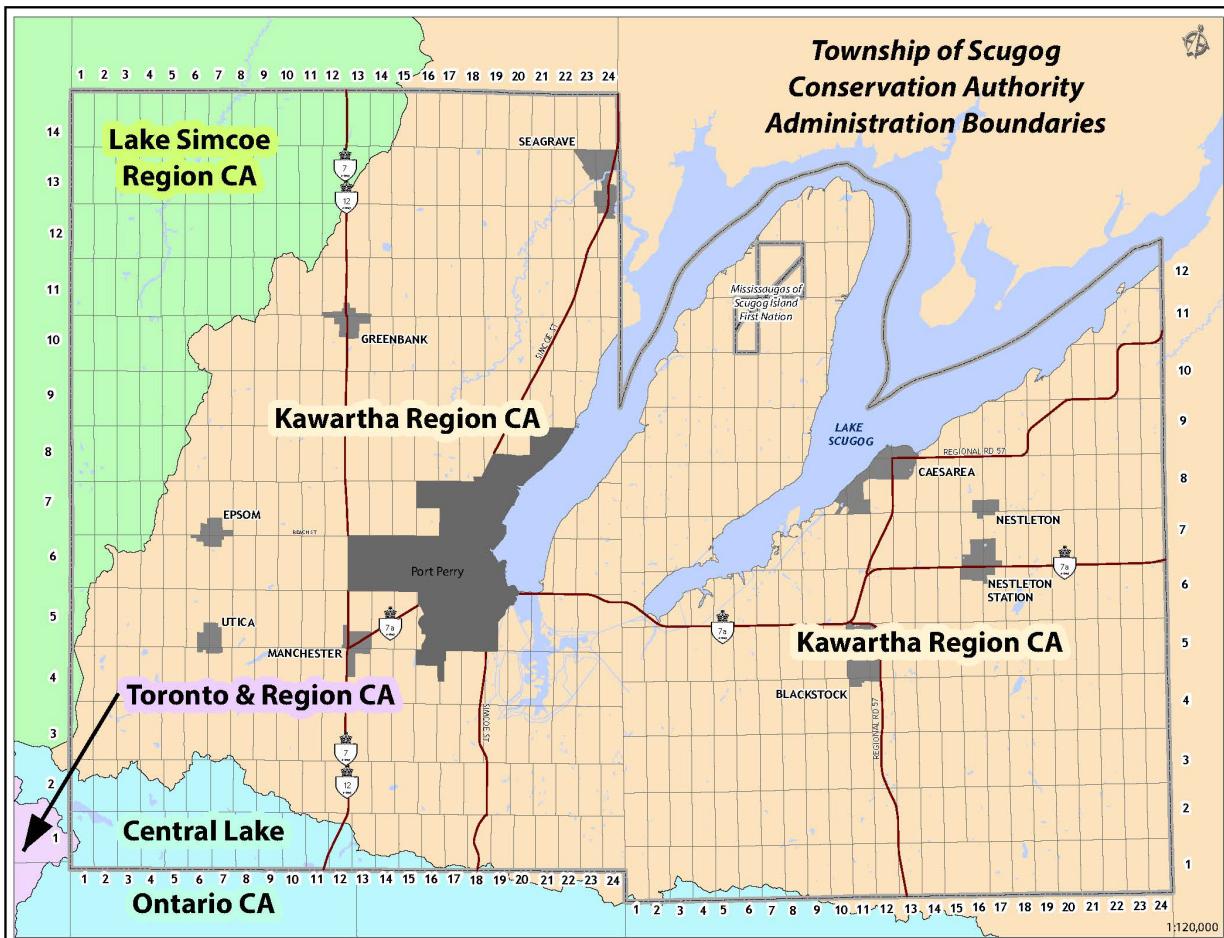
A Zoning By-law is not a static document; it is amended over time as demands and policies governing land Use change. Before proceeding any further, you should verify that your property is not the subject of an earlier Zoning By-law amendment. While the Township strives to keep this By-law up-to-date,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

## **8. Approval of Other Agencies**

This Zoning By-law regulates land Use in the Township of Scugog under the provisions of Section 34 of the Ontario *Planning Act*. Land Use in the Township is also regulated by:

- (a) Trent Severn Waterway;
- (b) Kawartha Region Conservation Authority;
- (c) Lake Simcoe Region Conservation Authority;
- (d) Central Lake Ontario Conservation Authority;
- (e) Toronto and Region Conservation Authority;
- (f) Ministry of Transportation;
- (g) Ministry of Natural Resources; and,
- (h) Durham Region Health Department.

Persons wishing to develop lands should determine if additional regulations may also apply.



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## **PART 1: INTERPRETATION AND ADMINISTRATION**

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### **1.1 TITLE**

This By-law may be referred to as the “Township of Scugog Zoning By-law” and applies to all lands within the Township of Scugog.

### **1.2 COMPLIANCE WITH THE BY-LAW**

No Person shall change the Use of any Building, Structure or land, or Erect or use any Building or Structure, or occupy any land or Building, or change the Lot Frontage or Lot Area, except in accordance with the provisions of this By-law.

Any Use not specifically permitted by this By-law shall not be permitted in the Township of Scugog.

### **1.3 BUILDING PERMITS**

The requirements of this By-law must be met before a Building Permit is issued for the Erection, addition to or Alteration of any Building or Structure.

### **1.4 INTERPRETATION**

Nothing in this By-law shall serve to relieve any Person from any obligation to comply with the requirements of any other By-law of the Township of Scugog or any other requirement of the Region of Durham, the Province of Ontario or the Government of Canada that may affect the Use of lands, Buildings or Structures in the Township.

### **1.5 ENFORCEMENT**

Any Person convicted of a violation of this By-law is liable, on first conviction, to a fine of not more than \$25,000 and on the subsequent conviction, to a fine of not more than \$10,000 for each day or part thereof upon which the contravention has continued after the day on which the Person was first convicted.

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

**1.6 SEVERABILITY**

A decision of a 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 parts of the provisions of this By-law.

**1.7 EFFECTIVE DATE**

This By-law shall come into force the day it was passed if no appeals are received. If an appeal(s) is received, this By-law, or portions thereof, shall come into force upon the approval of the Ontario Municipal Board and in accordance with the provisions of the Ontario *Planning Act* R.S.O. 1990 c.P. 13 as amended.

**1.8 REPEAL OF FORMER ZONING BY-LAW**

Upon this By-law coming into force and effect, By-law 75-80 and all amendments thereto and By-law 6-80 are hereby repealed.

**1.9 MINOR VARIANCES TO FORMER BY-LAW, AS AMENDED**

Where the Committee of Adjustment of the Township of Scugog or the Ontario Municipal Board has authorized a minor variance from the provisions of By-law 75-80 as amended, in respect of any land, Building or Structure and the decision of the Committee of Adjustment of the Township of Scugog or the Ontario Municipal Board authorizing such minor variance has become final and binding prior to the enactment of this By-law, the provisions of this By-law, as they apply to such land, Building or Structure, shall be deemed to be modified to the extent necessary to give effect to such minor variance.

## **1.10 SITE PLAN CONTROL AGREEMENTS**

Where The Township and a property owner have entered into a Site Plan Control Agreement prior to the effective date of this By-law, the provisions of this By-law, as they apply to such land, Building or Structure, shall be deemed to be modified to the extent necessary to give effect to such Site Plan Control Agreement.

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## PART 2: ESTABLISHMENT OF ZONES

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### 2.1 ZONES

The provisions of this By-law apply to all lands within the limits of the Township. All lands subject to this By-law are contained within one or more of the following Zones:

ZONE	SYMBOL
<b>Rural Area Zones</b>	
Agricultural	(AG)
Environmental Protection	(EP)
Recreational	(RE)
Oak Ridges Moraine - Agricultural	(ORM-AG)
Oak Ridges Moraine - Environmental Protection	(ORM-EP)
Oak Ridges Moraine – Recreational	(ORM-RE)

### Rural Residential Zones

Rural Residential	(RR)
Estate Residential	(ER)
Hamlet Residential - Private Service	(HR1)
Hamlet Residential - Partial Service	(HR2)
Shoreline Residential	(SR)
Oak Ridges Moraine - Shoreline Residential	(ORM-SR)
Oak Ridges Moraine - Rural Residential	(ORM-RR)

### Urban Residential Zones

Urban Residential Type One	(R1)
Urban Residential Type Two	(R2)
Urban Partial Service Residential	(R3)
Urban Residential Multiple Type One	(RM1)
Urban Residential Multiple Type Two	(RM2)
Urban Residential Multiple Type Three	(RM3)
Urban Residential Multiple Type Four	(RM4)

## **Commercial Zones**

Neighbourhood Commercial	(C1)
Community Commercial	(C2)
Main Central Commercial	(C3)
Highway Commercial	(C4)
Corridor Commercial	(C5)
Rural Commercial	(C6)
Tourist Commercial	(C7)
Oak Ridges Moraine Rural Commercial	(ORM-C6)

## **Industrial Zones**

Prestige Industrial	(M1)
General Industrial	(M2)
Rural Industrial	(M3)
Extractive Industrial	(M4)
Waste Disposal Industrial	(M5)
Oak Ridges Moraine General Industrial	(ORM-M2)
Oak Ridges Moraine Rural Industrial	(ORM-M3)
Oak Ridges Moraine Extractive Industrial	(ORM-M4)

## **Community Facility and Open Space Zones**

Community Facility	(CF)
Open Space	(OS)
Future Development	(FD)

## **Overlay Zones**

Source Water Protection Overlay
Waste Disposal Assessment Overlay
High Aquifer Vulnerability Overlay

## **2.2**

## **ZONE SYMBOLS**

The Zone symbols may be Used in this By-law and on the Schedules to this By-law to refer to the Zone in which the lands are located. Permitted Uses and Zone Provisions of each Zone apply to the lands according to the Zone in which lands are located.

## **2.3 ZONE SCHEDULES**

The Zones and Zone boundaries are shown on Schedules “A”, “B” and “C” to this By-law.

## **2.4 DETERMINING ZONE BOUNDARIES**

### **2.4.1 General Application**

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

- (a) A boundary indicated as following a Highway, Road, Lane, railway Right-of-Way, utility corridor or Watercourse shall be the centreline of such Highway, Road, Lane, railway Right-of-Way, utility corridor or Watercourse;
- (b) A boundary indicated as substantially following Lot Lines shown on a Registered Plan of Subdivision, or the municipal boundaries of the Township shall follow such Lot Lines;
- (c) Where a boundary is indicated as running substantially parallel to a Street Line and the distance from the Street Line is not indicated, the boundary shall be deemed to be parallel to such a Street Line and the distance from the Street Line shall be determined according to the scale shown on the Schedule(s);
- (d) Where a Lot falls into two or more Zones, each portion of the Lot shall be used in accordance with the provisions of this By-law for the applicable Zone; and,
- (e) Where none of the above provisions apply, the Zone boundary shall be scaled from the Schedule(s).

In no case is a Zone boundary dividing a Lot into two or more Zone categories intended to function as a property boundary.

## **2.4.2      Lands Under Water**

Notwithstanding Section 2.4.1(a) above, all lands under water of the lakes and rivers within the Township are subject to this By-law in addition to the requirements of both federal and provincial legislation. All lands under water not otherwise Zoned Environmental Protection (EP) shall be Zoned Open Space (OS), and may be used in accordance with the Zoning of abutting and appertaining lands and the regulations of this By-law.

## **2.5            EXCEPTION ZONES**

Where a Zone symbol on the attached Schedule(s) is followed by a number, for example R3-5, the symbol refers to a site-specific exception that applies to the lands noted. Site-specific exceptions are listed in Parts 7 to 12 of this By-law. Unless specifically amended by the Zone Exception, all other provisions of the primary Zone apply.

## **2.6            HOLDING ZONES**

Notwithstanding any other provision in this By-law, where a Zone symbol is followed by the letter (H), no Person shall use the land to which the letter (H) applies for any Use other than the Use which legally existed on the date the By-law applying the Holding provision came into effect, or expand or replace an Existing Building or Structure, as the case may be, until the (H) is removed in accordance with the policies of the Official Plan and the provisions of this By-law, as amended, and/or the requirements of any amending By-law and the Ontario *Planning Act*, as amended.

## **2.7            LAND OWNERSHIP**

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

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## PART 3: DEFINITIONS

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Term	Definition
1. Abattoir	A Building or Structure specifically designed to accommodate the penning and slaughtering of live animals, including the processing, packaging, and wholesale or retail sale of meat.
2. Accessibility Ramp	An uncovered, inclined ramp providing access to the main floor/entry level of a Building to allow a continuous unobstructed path for Persons with physical or sensory disabilities.
3. Accessory Building or Structure	A detached Building or Structure, the Use of which is customarily incidental and subordinate to a Principal Use, Building or Structure and located on the same Lot therewith.
4. Accessory Use	A Use, separate Building or Structure, which is usually incidental, subordinate, exclusively devoted to and located on the same Lot as the Principal Use, Building or Structure and, in the case of a Building or Structure, may or may not be Attached to the Main Building on the same Lot.
5. Additional Dwelling Unit	An Additional Dwelling Unit is a self-contained residential unit which includes the following areas that are separate from the primary residential dwelling unit: a separate entrance, kitchen facilities, washroom facilities, and living space. An Additional Dwelling Unit shall be contained within a dwelling, or a building or structure accessory to a dwelling. Additional Dwelling Units are also referred to as secondary units, basement apartments, accessory dwelling units, granny flats, or in- law apartments.
6. Adult Entertainment Use	Any premises or part thereof in which is provided, in pursuance of a trade, calling, business or occupation, services appealing to or designed to appeal to erotic or sexual appetites

Term	Definition
	<p>or inclinations, and for purposes of this definition, the following terms and phrases shall be interpreted as follows:</p> <p>(a) "To provide", when used in relation to services includes to furnish, perform, solicit, or give such services and "providing" and "provision" have corresponding meanings;</p> <p>(b) "Services" includes activities, facilities, performances, exhibitions, viewings and encounters, but does not include "goods" including books, clothing, magazines, pictures, slides, films, DVDs, images, and any other reading, viewing or listening matter;</p> <p>(c) "Services designed to appeal to erotic or sexual appetites or inclinations" includes:</p> <ol style="list-style-type: none"> <li>1. Services of which a principal feature or characteristic is the nudity or partial nudity of any Person, or,</li> <li>2. Services in respect of which the word "nude", "naked", "topless", "bottomless", "sexy" or any other word or picture, symbol or representation having like meaning or implication is used in any advertisement.</li> </ol>
7. Aggregate Processing Plant	Equipment for the crushing, screening or washing of sand and gravel aggregate materials, but not including a Concrete Batching Plant or an Asphalt Plant.
8. Aggregate Processing Plant, Portable	Equipment for the crushing, screening or washing of sand and gravel aggregate materials, but not including a Concrete Batching Plant or an Asphalt Plant, which equipment is capable of being readily drawn or readily propelled by a Motor Vehicle and which

	<b>Term</b>	<b>Definition</b>
		equipment is not considered permanently affixed to the site.
9.	Aggregate Transfer Site	Any premises used for the sorting, storing, distribution of aggregate materials including topsoil and peat, and the wholesale or retail sale thereof.
10.	Agricultural Event Venue	An On-Farm Diversified Use that includes a permanent or temporary Buildings and/or Structures, including tents, or part thereof, used to host reoccurring indoor events, and without limiting the generality of the foregoing, may include Buildings or Structures used for weddings, parties, or other similar social gatherings.
11.	Agricultural Produce Retail Outlet	A Building, part of a Building or lands related to a Farm Use for the retail sale of Farm produce and Farm products originating from a Farm or Farms typically found in Ontario.
12.	Agricultural Produce Warehouse	A Building or part of a Building used for the storage of agricultural produce and may include facilities for wholesale distribution or an accessory retail Commercial outlet for the sale of such agricultural produce to the general Public and the temporary sale of agricultural produce from the property directly to the Public.
13.	Agricultural Uses	The growing of crops, including nursery, biomass, and horticultural crops; raising of livestock; raising of other animals for food, fur or fibre, including poultry and fish; aquaculture; apiaries; agro-Forestry; maple syrup production; and associated on-Farm Buildings and Structures, including but not limited to livestock facilities, manure storages, value-retaining facilities, and accommodation for full-time Farm labour when the size and nature of the operation requires additional employment. For the purposes of this definition, excavation of topsoil and/or peat does not constitute an

	Term	Definition
		agricultural Use and shall include normal Farm practice as defined by the <i>Farming and Food Production Protection Act</i> , S.O. 1998. For the purposes of this definition, a Cannabis Production Facility does not constitute an Agricultural Use.
14.	Agricultural-Related Use	Those Farm-related Commercial and/or Farm-related Industrial Uses that are directly related to Farm Operations in the area, support Agriculture, benefit from being in close proximity to Farm Operations, and provide direct products and/or services to Farm Operations as a primary activity.
15.	Agricultural-Related Processing	A gainful occupation conducted in whole or in part of a Building where produce is processed, preserved, and packaged and/or stored and may include uses such as but not limited to wineries, cideries, and the production of maple products, jams, baked goods and jellies and other items typically found in Ontario. Agricultural-related processing does not include heavy water uses or furniture manufacturing. A small-scale Restaurant and/or small-scale retail store may only be permitted as an Accessory Use to an Agricultural-related Processing Use where the products processed, preserved, and packaged are directly consumed or sold to the customer.
16.	Agri-Tourism	Farm-related tourism uses that promote the enjoyment, education or activities related to the principal Farm operation on a lot, such as but not limited to, Farm machinery and equipment exhibitions (on a temporary basis), Farm tours, petting zoos, hay rides and sleigh rides, processing demonstrations, small-scale farm theme playgrounds and small-scale educational establishments that focus on farming instruction, and may include Accessory small-scale vendors associated with the Agri-tourism

	<b>Term</b>	<b>Definition</b>
		Use. Agri-tourism uses also include limited temporary On-Farm Accommodation Uses.
17.	Air Treatment Control	The functional use of industrial grade multi-stage carbon filtration system, or similar technology, to reduce and/or treat the emission of pollen, dust and odours expelled from a facility and sized accordingly in comparison to the facility it serves as designed by a qualified person.
18.	Airport/Airfield	Any land or Buildings used for the purpose of maintenance and fueling, landing, storing, taxiing or taking off of private or Commercial aircraft pursuant to the <i>Aeronautics Act</i> , R.S.C. 1985.
19.	Airstrip	Land used for the purpose of landing, storing, taxiing or taking-off of private aircraft and Uses, Buildings or Structures accessory thereto, but shall not include a Commercial Airport or Airport governed by the <i>Aeronautics Act</i> , R.S.C. 1985.
20.	Alter	When used in reference to a Building or part thereof, to change any one or more of the internal or external dimensions of such Building, or to change the type of construction of the exterior walls or roof thereof. When used in reference to a Lot, the word "Alter" means to decrease the width, depth or area thereof or 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 Public Highway or Laneway, whether such Alteration is made by conveyance of any portion of said Lot, or otherwise. The words "Altered" and "Alteration" shall have a corresponding meaning.
21.	Amenity Area	An area of Landscaped Open Space, floor space or any other area which is located within or on the same Lot as a Multiple Dwelling or Row Dwelling and which is available for Use by the residents of the said Dwellings for active or passive recreational purposes, and may include

	Term	Definition
		such areas as play areas, Patios, balconies, roof top terraces and recreational amenities, but does not include any indoor part of a Dwelling Unit, any part of a required Planting Strip, any part of a required privacy Yard, any part of a Parking Area, any part of a Driveway, nor any part of a required Front Yard.
22.	Aquifer Vulnerability	An aquifer's intrinsic susceptibility, as a function of the thickness and permeability of overlying layers, to contamination from both human and natural impact on water quality.
23.	Arena	A Building, or part of a Building, in which the principal facilities provided are for such recreational activities as curling, skating, hockey, lacrosse, broomball, or similar athletic activity, which facilities may include dressing rooms, concession booths for the provision of food and refreshments to the general Public, bleachers, plant equipment for the making of artificial ice and such other facilities as are normally considered incidental and subordinate thereto.
24.	Art Gallery	A Building or part of a Building used for the preservation of collections of paintings or other works of art and devoted primarily to the recreation and/or education of the Public, and may include the exhibition and sale of paintings and other works of art, whether by the proprietor or others.
25.	Asphalt Plant	An establishment used for the mixing of asphalt components, including hot mix asphalt, for transfer to a job site, but does not include the retail sale of finished asphalt products.
26.	Asphalt Plant, Portable	A facility: (a) With equipment designed to heat and dry aggregate and to mix aggregate with bituminous asphalt to produce asphalt paving material, and includes stockpiling

	<b>Term</b>	<b>Definition</b>
		<p>and storage of bulk materials used in the process; and,</p> <p>(b) Which is not of permanent construction, but which is to be dismantled at the completion of the construction project.</p>
27.	Assembly Hall	<p>A Building, or part of a Building, in which facilities are provided for such purposes as meetings for civic, educational, political, religious or social purposes and may include a Banquet Hall, Private Club or Fraternal Organization.</p>
28.	Athletic Field	<p>Lands and associated Buildings and Structures used primarily for organized outdoor recreational activities and team sports.</p>
29.	Attached	<p>A Building otherwise complete in itself, which depends for structural support or complete enclosure, upon a division wall or walls shared in common with an adjacent Building or Buildings.</p>
30.	Auctioneer's Establishment	<p>A Building or Structure or lands used for the storage of goods and materials which are to be sold on the premises by Public auction, and for the sale of the said goods and materials by Public auction on an occasional basis.</p>
31.	Audio/Visual Studio	<p>A Commercial establishment engaged in recording, producing or broadcasting Audio or visual materials, or both, with or without a business office, Auditorium or antenna as Accessory Uses, and includes, without limiting the generality of the foregoing, radio or television broadcasting stations, cable television studios, sound recording studios, video recording studios and motion picture studios.</p>
32.	Auditorium	<p>A Building, or part of a Building, in which facilities are provided for athletic, civic, educational, political, religious or social purposes and shall include an Arena, gymnasium or other similar facility or Use.</p>

Term	Definition
33. Automotive Use	A Building, Structure or Lot, or part thereof, where Vehicles are sold, rented, serviced, fueled, maintained, repaired or cleaned for compensation and/or remuneration and includes, without limiting the generality of the foregoing, any Use defined herein as a form of "Automotive Use".
34. Bait Shop	A retail Commercial establishment where live Bait including minnows, dew worms and leeches, artificial lures and flies, and small fishing accessories including hooks, swivels and leaders are sold.
35. Bakery	A food processing Use where food products of which flour, grains, meal or sugar are the principal ingredients are produced, mixed, compounded, baked or otherwise prepared, and may include a Restaurant or other premises where such products are made for consumption or sale on the premises.
36. Balcony	A raised platform or Structure projecting above finished grade from the Main Building, not supported by the ground, with or with out steps to provide access to the ground.
37. Bank or Financial Institution	A premises in which financial services are offered to the Public and includes a bank, credit union, trust company, savings office, investment advising or any other retail banking or investing operation.
38. Banquet Hall	A Building or part thereof, used for the gathering of groups of people for a specific function including the consumption of food and drink and shall include kitchen facilities.
39. Bar	An establishment licensed under the <i>Liquor Control Act</i> , R.S.O. 1990, the principal business of which is to serve any sort of beverage alcohol to the Public for consumption on the premises.
40. Barn	A Building or Structure, located on a Farm and comprising an integral part thereof, for the

	<b>Term</b>	<b>Definition</b>
		storage and keeping of agricultural products, poultry, livestock, animals and Farm implements, machinery and tools.
41.	Barrier-free	That which can be approached, entered and used by Persons with physical or sensory disabilities.
42.	Basement	One or more Storeys of a Building located below the First Storey.
43.	Basement, Walkout	That portion of a Building that constitutes a Basement that has a door, at or above the adjacent finished grade, for entrance and exit directly to the outside.
44.	Bed and Breakfast Establishment	An establishment that provides sleeping accommodation (including breakfast and other meals, services, facilities and amenities for the exclusive Use of Guests) for the travelling or vacationing Public in up to three rooms within a Single Detached Dwelling that is the principal residence of the proprietor of the establishment and where the proprietor is in attendance during the rental period.
45.	Berm	A landscaped mound of earth.
46.	Biosolid Disposal	The spreading or placement of biological waste that has been partially treated in a sewage treatment facility or waste vegetable materials including food waste or by products of food production on lands.
47.	Boarding, Lodging or Rooming House	A Dwelling in which lodging with or without meals is supplied for gain to three to six Persons other than the lessee, tenant or owner of said Dwelling, or any member of his/her family, but does not mean or include a Motel, Hotel, short term accommodation, Bed and Breakfast Establishment, Hospital, similar Commercial or Institutional Use or Apartment Building.
48.	Boathouse	An Accessory Building built or anchored near the shore used for the berthing or sheltering of

	Term	Definition
		boats or other marine related equipment and enclosed by more than one wall. A Boathouse may not include sleeping, kitchen or washroom facilities.
49.	Brewery / Winery	A Building used primarily for the manufacturing, processing and distribution of beer, cider or wine.
50.	Building	A Structure having a roof supported by columns, walls or supported directly on the foundation and used for the shelter or accommodation of Persons, animals or goods. For the purposes of this By-law, this definition shall include Temporary Buildings such as Tents and other Structures designated in the <i>Building Code Act</i> , S.O. 1992.
51.	Building Height	Average Finished Grade to highest point of the Building.
52.	Building Inspector	The officer or employee of the Township who has the duty of administering the <i>Building Code Act</i> , S.O. 1992.
53.	Building Line	A line lying in the interior of a Lot drawn parallel to a Lot Line for the purpose of establishing the minimum distance that must exist between a Building or Structure Erected upon the Lot and a Lot Line of that Lot.
54.	Building, Main	A Building in which is carried on the principal purpose for which the Lot is used.
55.	Building Permit	A Building Permit issued by the Chief Building Official of the Township under the Building By-law.
56.	Building Separation	The shortest horizontal dimension between the closest parts of any two detached Buildings on the same Lot.
57.	Building Supply Outlet	A Building or Structure in which building or construction and home improvement materials are offered or kept for sale at retail, and may include the fabrication of certain materials related to home improvements, and includes

	<b>Term</b>	<b>Definition</b>
		Outside Storage, but does not include any Use or activity otherwise defined or classified herein.
58.	Bulk Fuel Sales Establishment	An establishment used for the distribution and sales of fuel from Bulk Fuel Tanks for Commercial purposes and does not include retail sales to the general Public.
59.	Bulk Storage Tank	A tank for the bulk storage of petroleum, gasoline, diesel or other fuels, oil, gas or flammable liquid or fluid but does not include a container for flammable 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.
60.	Bunk House	A Building or part of a Building used for the temporary accommodation of seasonal Farm workers provided such accommodation does not serve as the principal place of residence of an occupant and the Bunk House is located on the Farm operation on which the seasonal workers are employed. A Mobile Home Dwelling may be used for the purposes of a Bunk House.
61.	By-law	The Township of Scugog Zoning By-law.
62.	By-law Enforcement Officer	An officer or employee of the Township charged with the duty of enforcing the provisions of this By-law on behalf of the Township.
63.	Cabin/Cottage Establishment	An establishment comprising of two or more cabins or cottages owned or leased by the same Person.
64.	Camping Establishment	An establishment consisting of at least five Camping Lots and comprising land used or maintained as grounds for the camping or temporary parking of Trailers, motorized Mobile Homes, truck campers, campers or Tents, but does not include parks or camping grounds maintained by a Public Authority. A Camping Establishment is not considered an On-Farm

	<b>Term</b>	<b>Definition</b>
		Accommodation use for the purposes of this By-law.
65.	Camping Lot	That part of a Camping Establishment which is occupied on a temporary basis only, by a Trailer, motorized home, truck camper, camper or Tent.
66.	Cannabis	A genus of flowering plants in the family Cannabaceae. Synonyms include but are not limited to marijuana, and marihuana. For the purposes of this by-law, Cannabis shall be considered a crop.
67.	Cannabis Production Facility	Any lands, building or structure which are used for the growing, production, processing, testing, destroying, storing, packaging, and/or shipping of Cannabis authorized by an issued license or registration by the Federal Minister of Health, pursuant to the Cannabis Regulations, SOR/2018-144, to the Cannabis Act, SC 2018, c 16, the Controlled Drugs and Substances Act, SC 1996, c 19 and the Food and Drugs Act, RSC 1985, c F-27, as amended from time to time, or any successors thereto.
68.	Carnival	A temporary Use of land, Buildings or Structures for the purpose of providing or locating facilities for Commercial entertainment and participatory amusement activities, including games and rides, and includes, without limiting the generality of the foregoing, an itinerant circus or midway, but does not include an amusement park or other Use where such facilities are located or made available for Use by the general Public for more than 14 days per year.
69.	Carport	A Structure Attached to a Dwelling which is a roofed enclosure designed for the storage or parking of a Motor Vehicle with at least 50 % of the total perimeter, which shall include the main

Term	Definition
	wall of the Dwelling to which such Carport is Attached, open and unobstructed.
70. Cartage or Transport Depot	A Building, Structure or place where busses, trucks, tractor Trailers, or other Commercial Vehicles are rented, leased, kept for hire, maintained or stored or parked for remuneration, or from which trucks or transports, stored or parked on the property, are dispatched for hire as common carriers, and which may include a bonded Warehouse.
71. Car Wash	An Automotive Use containing manual or automated facilities for washing or cleaning Vehicles, but does not include any other Automotive Use defined herein.
72. Cellar	Means a Storey where more than half of the Height between the floor and ceiling or floor joists, is below the Average Finished Grade or less than 2.1m in Height.
73. Cemetery	Land that is set apart or used as a place for the internment of the dead or in which human bodies have been buried, within the meaning of the <i>Funeral, Burial and Cremation Services Act</i> , S.O. 2002.
74. Cemetery, Pet	The land that is used as a place for the internment of dead domestic animals with assigned sites for individual animals.
75. Certificate of Occupancy	A certificate issued by the Chief Building Official for the occupancy of any land, Building, excavation or Structure to the effect that the proposed Use or activity complies with this By-law as defined by the <i>Building Code Act</i> , S.O. 1992.
76. Chief Building Official	The officer employed by the Township as is appointed under the Building By-law and shall include any inspector likewise appointed.
77. Commercial	When used in reference to a Building, Structure, Lot, Use or activity, a Building, Structure, Lot, Use or activity pertaining to the buying, selling

	Term	Definition
		or renting of commodities or the supplying of services for remuneration, gain or profit, but does not include activities associated primarily with an Industrial Use (processing or manufacturing) or with any construction work.
78.	Commercial Club	A Building or part of a Building where a club is operated for gain or profit and may include facilities for physical fitness and recreation.
79.	Commercial Greenhouse	A building(s) or protective environment structure(s), which does not include a hoop house, designed to optimize maximum solar radiation in which, temperature, humidity, carbon dioxide and air flow can be regulated for the cultivation of plants for the purpose of a commercial enterprise.
80.	Community Centre	Any Building or Buildings or any part of any Building and associated lands used for community activities whether used for Commercial purposes or not, the control of which is vested in the Township, a local board or agent thereof.
81.	Concrete Batching Plant	An establishment used for the production of concrete or concrete products used in building or construction and includes facilities for the administration and management of the business, the stockpiling of bulk materials used in the production process or a finished product manufactured on the premises and the storage and maintenance of required equipment, and shall not include the retail sale of finished concrete products as an Accessory Use.
82.	Concrete Plant, Portable	A Building or Structure: (a) With equipment designed to mix cementing materials, aggregate, water and admixtures to produce concrete, and includes stockpiling and storage of bulk materials used in the process; and,

Term	Definition	
	(b) Which is not of permanent construction, but which is designed to be dismantled at the completion of the construction project.	
83.	Conforming	A Use of land, Buildings or Structures that are a permitted Use with the Zone in which the Use of land, Building or Structure is located.
84.	Conservation	Conservation shall mean the preservation, protection and improvement of the components of the natural environment through a comprehensive management and maintenance program administered by the local Conservation Authority, or other Public Authority, for individual or Public Use.
85.	Conservation Authority	The Conservation Authority having jurisdiction pursuant to the <i>Conservation Authorities Act</i> , R.S.O. 1990.
86.	Conservation Uses	A Use, which preserves, protects or improves any feature of the natural environment through a program of maintenance and management administered by a Public Authority, private group or individual.
87.	Contractor's Yard	A Yard of any general contractor where equipment and materials are stored or where a contractor performs shop or assembly work but does not include any other Use or activity otherwise defined or classified herein.
88.	Convenience Store	A retail Commercial establishment supplying groceries and other daily household conveniences to the immediate surrounding area.
89.	Council	The Municipal Council of the Township of Scugog.
90.	Court	An open and unoccupied space from ground to sky appurtenant to a Building and bounded on two or more sides by the walls of the Building.
91.	Crisis Residence	A single Housekeeping Unit licensed or funded by the Province of Ontario for the short term (averaging 30 days or less) accommodation of

	Term	Definition
		three to nine Persons, exclusive of staff, living under supervision and who, by reason of either emotional, mental, social or physical condition or legal status, require a group living arrangement for their well-being.
92.	Day Care Centre	A Building or part thereof duly licensed by the Province of Ontario as a "day nursery" under the <i>Day Nurseries Act</i> , R.S.O. 1990.
93.	Day Spa	A premises where personal services for therapeutic or relaxation purposes are performed by certified aestheticians or registered massage therapists and may include such services as aromatherapy, massage therapy and aesthetics/beauty services.
94.	Deck	A roofless, unenclosed Structure, accessory to a Dwelling, consisting of a platform raised 0.6m or more above Average Finished Grade, supported by the ground with or without steps to provide access to the ground.
95.	Department Store	A Retail Store comprised of defined areas within the Building used for the sale of specific items such as clothing, hardware, shoes, household appliances and Automotive related items but shall not include the sale of food at retail.
96.	Development	<p>The creation of a new Lot, a change in land Use, or the construction of Buildings and Structures, any of which require approval under the <i>Planning Act</i>, R.S.O. 1990, the <i>Environmental Assessment Act</i>, R.S.O. 1990, or the <i>Drainage Act</i>, R.S.O. 1990. Within the Oak Ridges Moraine Plan development does not include:</p> <p>(a) The construction of facilities for transportation, infrastructure and utilities Uses, as described in Section 41 of the Oak Ridges Moraine Conservation Plan by a Public body, or,</p> <p>(b) For greater certainty:</p>

Term	Definition	
	<ol style="list-style-type: none"> <li>1. The Reconstruction, repair or maintenance of a drain approved under the <i>Drainage Act</i>, R.S.O. 1990 and in existence on November 15, 2001; or,</li> <li>2. The carrying out of agricultural practices on land that was being used for Agricultural Uses on November 15, 2001.</li> </ol>	
97.	Dock	A Structure temporarily or permanently Attached to lands under water used to provide access to the water for Persons and watercraft.
98.	Drive-In Theatre	An area of land, together with accessory Buildings and Structures, designed and used specifically for the showing of motion pictures on an outdoor screen for viewing by patrons from within their Vehicles.
99.	Drive-Through Service Facility	A Building or Structure or part thereof where goods and/or services are offered to the Public within a parked or stationery Vehicle that is in a designated queuing space by way of a service window, kiosk, or automated machine where goods, money or materials are exchanged. Kiosks within a Parking Structure or associated with a surface Parking Area are not considered to be Drive-Through Service Uses.
100.	Driveway	A passageway that provides vehicular access to Parking Areas, Loading Spaces, Buildings or Structures on a Lot, from a Public Road or a Private Road.
101.	Drug Store	A Building or part thereof where pharmaceutical drugs are prepared and dispensed in conjunction with a Retail Store.
102.	Dry Cleaners Distribution Establishment	A Building or part of a Building used only for the purpose of collection and distribution of articles or goods of fabric to be subjected to the process of dry cleaning, dry dyeing, cleaning, repairing and stain removing, for the pressing of any such

	<b>Term</b>	<b>Definition</b>
		articles or goods which have been subject to any such process elsewhere at a dry cleaner's establishment.
103.	Dry Cleaners Establishment	A Building or part of a Building in which the business of dry cleaning, dry dyeing, cleaning, spotting, stain removal or pressing of articles and/or goods of fabric is carried on, through the Use of only non-combustible and non-flammable solvents which emit no odours or fumes.
104.	Dwelling	A Building or part of a Building occupied or capable of being occupied, in whole or in part as the home, residence or sleeping place of one or more persons either continuously, permanently, temporarily or transiently, but does not include a Hotel or Institutional Use.
105.	Dwelling, Apartment	The whole of a Dwelling that contains more than four Dwelling Units which have a common entrance from street level and which are served by a common corridor; but shall not include any other Dwelling otherwise defined or classified herein.
106.	Dwelling, Converted	A single Dwelling, Erected prior to the date of passing of this By-law which may be Converted by means of partitioning so as to provide therein not more than two Dwelling Units.
107.	Dwelling, Duplex Horizontal	A Dwelling containing two Dwelling Units, but does not include any Dwelling Erected as, or in the form of, a pair of Semi-Detached Dwellings.
108.	Dwelling, Fourplex	The whole of a Dwelling that is divided vertically and horizontally by common masonry walls above finished grade into four separate Dwelling Units each of which has two common masonry walls, and each Dwelling Unit has an independent entrance either from the outside or through a common vestibule.

Term	Definition
109. Dwelling, Linked	One of a pair of Semi-Detached Dwellings that are connected along at least 80% of the length of the foundation wall between each Dwelling below grade.
110. Dwelling, Mobile Home	A single Dwelling that is designed to be mobile, and constructed or manufactured to provide a permanent residence for one or more Persons in accordance with CSA Standard Z240, but does not include a park/model home Dwelling, Travel Trailer or Tent Trailer or Trailer otherwise designed.
111. Dwelling, Multiple	A Dwelling which contains three or more Dwelling Units, with or without permitted Non-Residential Uses, and includes any such Dwelling wherein furnished Dwelling Unit accommodation is provided on a weekly or monthly basis, but does not include a Row Dwelling or a Townhouse Dwelling.
112. Dwelling, Primary Residential	A single detached, semi-detached, townhouse dwelling, or linked dwelling for the purpose of the definition of additional dwelling unit.
113. Dwelling, Row	A Dwelling which contains three or more Dwelling Units divided vertically from each other by common walls, which extend at least one Storey above finished grade and having private independent entrances to each Dwelling Unit directly from a Yard.
114. Dwelling, Semi-Detached	One of a pair of two Attached single Dwellings with a common masonry wall dividing the pair of single Dwellings vertically, each of which has an independent entrance either directly from the outside or through a common vestibule.
115. Dwelling, Single Detached	A Building containing only one Dwelling Unit, but does not include a Boarding, Lodging or Rooming House or a Retirement Home.
116. Dwelling, Split Level	A Dwelling containing two or more sections at different levels where the difference in elevation

	<b>Term</b>	<b>Definition</b>
		is not less than 1m nor more than 2m between any one section and the next horizontally adjoining section, containing one or more Habitable Rooms.
117.	<b>Dwelling, Townhouse</b>	One of a group of three or more Attached single Dwellings connected above or below grade, which are separated vertically, which have independent entrances at ground level directly from the outside, a Yard abutting at least the front and rear walls of each Dwelling Unit and separate and distinct frontage on a Public road.
118.	<b>Dwelling Unit</b>	A suite operated as a housekeeping unit, used or intended to be used by one or more persons and usually containing cooking, eating, living, sleeping and sanitary facilities.
119.	<b>Dwelling Unit Area</b>	The habitable area contained within the inside walls of a Dwelling Unit, excluding any Private Garage, Carport, Porch veranda, unfinished attic, Cellar or sunroom (unless such sunroom is habitable during all seasons of the year); and, excluding Public or common halls or areas, stairways and the thickness of outside walls.
120.	<b>Dwelling Unit, Bachelor</b>	A Dwelling Unit consisting of one bathroom and not more than two Habitable Rooms for living, dining, sleeping and kitchen accommodation in appropriate combination.
121.	<b>Eave</b>	Shall mean a roof overhang, free of enclosing walls, without supporting columns.
122.	<b>Emergency Service Facilities</b>	Lands and Buildings used for the housing of fire, and/or police, and/or emergency medical services, owned by the Township of Scugog, Region of Durham or the Province of Ontario.
123.	<b>Equestrian Event Facility</b>	An area of land and Buildings and Structures used primarily for organized activities related to equine events and shows and may include a Commercial Riding School and Arena.
124.	<b>Equipment Sales, Service</b>	A Building or part of a Building or Structure in which heavy machinery and equipment are

	<b>Term</b>	<b>Definition</b>
	and Rental, Heavy	offered or kept for sale, rent, lease or hire or serviced under agreement for compensation, but shall not include any other establishment defined or classified in this By-law.
125.	Equipment Sales, Service and Rental, Light	A Building or part of a Building or Structure in which Light machinery and equipment such as air compressors and related tools and accessories; augers; Automotive tools; cleaning equipment; Light compaction equipment; concrete and masonry equipment; electric tools and accessories; fastening devices such as staplers and tackers; floor and carpet tools; gasoline generators; jacks and hydraulic equipment; lawn and garden tools; ladders; moving equipment; painting and decorating equipment; pipe tools and accessories; plumbing tools and accessories; pumps; hoses; scaffolding; welding equipment; and, other similar tools and appurtenances are offered or kept for sale, rent, lease or hire or serviced, under agreement for compensation, but shall not include any other establishment defined or classified in this By-law.
126.	Erect	Setting up, building, constructing, reconstructing and relocating and, without limiting the generality of the work, also includes: <ul style="list-style-type: none"> <li data-bbox="625 1347 1424 1431">(a) Any preliminary physical operation, such as excavating, filling or drainage;</li> <li data-bbox="625 1431 1424 1558">(b) Altering any Existing Building or Structure by an addition, enlargement, extension, relocation or other structural change;</li> <li data-bbox="625 1558 1424 1685">(c) Any work for the doing of which a Building Permit is required under the <i>Building Code Act</i>, S.O. 1992; and,</li> <li data-bbox="625 1685 1424 1767">(d) Erect, Erected and Erection shall have a corresponding meaning.</li> </ul>

	Term	Definition
127.	Established Building Line, Residential Zones	The average Setback from the Street Line of the Existing Dwellings (excluding Porches and steps) on each of the adjacent Lots.
128.	Existing	In existence on the date of passing of this By-law.
129.	Existing, within Oak Ridges Moraine	Legally in existence on November 15, 2001, and for greater certainty does not include a Use, Building or Structure that is in existence on that date without being lawful.
130.	Fairground	Lands where fairs, circuses or exhibitions are held primarily outdoors, and includes any accessory and Temporary Buildings or Structures.
131.	Farm	A property of any size containing an agricultural use that is assessed as farmland, having a valid Farm Business Registration Number or equivalent for the purpose of agricultural uses, but does not include cannabis production and processing. A Farm may or may not have any associated buildings or structures.
132.	Farm Building	All or part of a building that does not contain a residential occupancy, that is associated with and located on land devoted to agricultural uses, and that is used essentially for the housing of equipment or livestock, or the production, storage or processing of agricultural and horticultural produce or feeds.
133.	Farm Implement and Equipment Sales and Service Establishment	A Building, Structure and associated lands where Farm implements, equipment and parts are kept for sale at retail and may include facilities for the servicing of such implements or equipment, but shall not include any other establishment otherwise defined or classified herein.
134.	Farm Implement Shed	A Building or Structure used for purposes accessory to a Farm and located on the same

	<b>Term</b>	<b>Definition</b>
		Lot therewith, for the storage and maintenance of Farm machinery, equipment and tools.
135.	Farm Operation	An agricultural use(s) that is operated as a distinct business and recognized by having a valid Farm Business Registration Number or equivalent. A Farm Operation may include one or more Farms on different properties that are owned or leased by the Farm Operation, and those Farms may be disconnected geographically. There may be more than one Farm Operation on a Farm.
136.	Farm Produce Retail Outlet	The sale of products that have been processed by a Farmer, where the products are primarily from the Farmer's agricultural operation. Processed shall mean cutting, cleaning, treating, grading and packaging to the extent that these activities relate to products primarily from and are conducted as a part of an agricultural operation.
137.	Feed Mill/Store	A Building, Structure or Lot used for the storing, cleaning, processing and sale of grains, feeds, fertilizers and related agricultural products.
138.	Finished Grade, Average	(a) When used in reference to a wall of a Building or Structure, the average elevation of the finished surface of the ground adjoining the base of such wall; and, (b) When used in reference to a Building or Structure, the average elevation of the finished surface of the ground where it meets the exterior face of such Building or Structure; exclusive of any wells providing light or ventilation to Basement areas and exclusive of any embankments, planters, or any other such Structure placed or constructed along the base of any wall, Building or Structure.
139.	Fitness Centre	Premises in which facilities are provided for recreational or athletic activities such as body-

	<b>Term</b>	<b>Definition</b>
		building and exercise classes and may include associated facilities such as a Sauna, a Swimming Pool, a solarium, a cafeteria and accessory retail Uses.
140.	<b>Flea Market</b>	A retail Use which shall include a business involved in the rental of space that shall be carried out within a Building to vendors, for the temporary exhibit, storage and temporary associated retail sale of merchandise, goods, wares, produce, crafts and arts for the utilization and consumption of the general Public provided that any temporary exhibit, storage and temporary associated retail sales occurring as an Accessory Use outside of the Building within covered exterior stalls which shall be allowed only along the side walls or within an area located along the sides and rear of the Building which has been designed and physically constructed for such purpose and which is in close proximity to the Building, and provided that the sale of livestock and auction sales shall not be permitted as an Accessory Use to a Flea Market.
141.	<b>Flood Fringe</b>	For river, stream and small inland lake systems, means the outer portion of the Flood Plain between the floodway and the flooding hazard limit as defined by the Conservation Authority regulations in effect.
142.	<b>Flood Plain</b>	Those areas subject to flooding as defined from time to time by the respective Conservation Authority.
143.	<b>Floor Area, Gross</b>	The total area of all floors whether located above, at, or below grade, measured between the outside surface of exterior walls or between the outside surfaces of exterior walls and the center line of firewalls, or, where calculated individually for one or more uses in a building,

Term	Definition	
	<p>measured from the centreline of the common wall separating the uses, whether in the main building, or in a sunroom habitable during all seasons of the year, or in an accessory building, but does not include:</p> <ul style="list-style-type: none"> <li>(a) floor area occupied by shared mechanical, service and electrical equipment that serve the building;</li> <li>(b) common hallways, corridors, stairwells, elevator shafts and other voids, steps and landings;</li> <li>(c) bicycle parking; motor vehicle parking or loading facilities;</li> <li>(d) common laundry, storage and washroom facilities that serve the building or tenants;</li> <li>(e) common storage areas that are accessory to the principal use of the building; and</li> <li>(f) common amenity area and play areas accessory to a principal use on the lot.</li> </ul>	
144.	Floor Area, Ground	<p>The greatest horizontal area of a building at or nearest to grade within the outside surface of the exterior walls or within the outside surface of exterior walls and the center line of firewalls whether in the main building, or in a sunroom habitable during all seasons of the year, or in an accessory building, but does not include:</p>

	Term	Definition
		<p>(a) motor vehicle parking or loading facilities; and</p> <p>(b) common amenity area and play areas accessory to a principal use on the lot.</p>
145.	Floor Area, Maximum Gross	The Maximum Gross Floor Area of all Buildings on a Lot permitted by this By-law.
146.	Floor Area, Net	The aggregate of the floor areas of a Building above or below established grade, but excluding car Parking Areas within the Building, stairways, elevator shafts, service/mechanical rooms and penthouses, washrooms, garbage/recycling rooms, staff locker and lunch rooms, loading areas, a Public concourse or common hallway, any space with a floor to ceiling Height of less than 1.8m and any part of a Basement that is unfinished, is used solely for storage purposes and is not accessible to the Public.
147.	Floor Space Index (FSI)	The Gross Floor Area of all Buildings on a Lot divided by the Lot Area.
148.	Florist	A Retail Store where flowers, plants and accessory items are sold or offered for sale to the Public and such Use may include the incidental raising and arranging of flowers and plants for sale in the store.
149.	Food Processing Plant	An Industrial Use where agricultural products are prepared, processed, preserved, graded or stored, and includes, without limiting the generality of the foregoing, a flour mill, dairy, soft drink manufacturing or bottling plant, Brewery, Bakery, catering establishment, grain elevator or egg grading station, but does not include a Restaurant, or Abattoir except where such Uses are specifically permitted herein. For the purposes of this definition, a Food Processing Plant may be permitted as an

	<b>Term</b>	<b>Definition</b>
		Agricultural-Related Use but does not include heavy water users.
150.	Forestry	The management, Development and cultivation of timber resources to ensure the continuous production of wood or wood products produced on the same lot, the provision of proper environmental conditions for wildlife, protection against floods and erosion, protection of water supplies and preservation of the recreation resource and shall include reforestation areas owned or managed by the Ministry of Natural Resources or local Conservation Authority. For the purposes of this definition, Forestry does not include a Sawmill which may be permitted as an Agricultural-related use.
151.	Fraternal Organization	A non-profit association of Persons who are bona fide members paying annual dues, with the Use of premises being restricted to members and their Guests.
152.	Fuel Depot	An establishment engaged in the bulk storage, bulk sale or bulk delivery of combustible or inflammable solids, liquids or gases, with or without one or more tanks used for the bulk storage of such substances, but not including retail sales except key lock operations.
153.	Funeral Home	A Building or part thereof used for furnishing funeral supplies and service to the Public and includes facilities wherein human corpses are preserved or otherwise prepared for interment or cremation and may include facilities for funeral services.
154.	Garage, Mutual	A detached Private Garage which accommodates at least two Parking Spaces and which is Erected astride a common Side Lot Line between two adjacent Lots containing Single Detached Dwellings to which such Private Garage is accessory.

Term	Definition
155. Garage, Private	A detached accessory Building or portion of a Dwelling which is designed or used for the sheltering of a private Motor Vehicle and storage of household equipment incidental to the residential occupancy and which is fully enclosed and roofed. For the purposes of this By-law a Private Garage excludes a Carport or other open shelter.
156. Garden Centre	An establishment engaged in both the propagation and retail sale of garden and landscaping supplies including, without limiting the generality of the foregoing, trees, shrubs, flowers, plants, seeds and bulbs, and the retail sale of garden and landscaping accessories including but not limited to, fertilizers, weed-killers, pesticides, soil, aggregates, garden tools and lawn furnishings. For the purposes of this definition, a Cannabis Production Facility is not considered to be a Garden Centre.
157. Garden Suite	A one unit detached accessory residential Structure containing bathroom and kitchen facilities that is ancillary to an Existing Single Detached Dwelling and that is designed to be temporary and/or portable but shall not include a Trailer as defined in this By-law. For the purposes of this By-law, this definition shall not include Trailers, motor homes or campers.
158. Gazebo	A freestanding roofed Building which is not enclosed, except for screening or glass and which is utilized for the purposes of relaxation in conjunction with a residential Dwelling but shall not include any other Use or activity otherwise defined or classified in this By-law.
159. Golf Course	A Public or private area operated for the purpose of playing golf, club house and recreational facilities, pro shop, accessory dining room, Golf Driving Ranges and miniature

	<b>Term</b>	<b>Definition</b>
		Golf Courses, and may include a putting green, sand trap and a mini putt.
160.	<b>Golf Driving Range</b>	An indoor or outdoor Public or private facility dedicated to the driving of golf balls from fixed golf tees.
161.	<b>Grocery Store</b>	A Retail Store that sells food, including produce, baked goods, confectionary, meat, fish and other edible products and may include a delicatessen and prepared foods but does not include other retail sales such as furniture, clothing, appliances or other retail Uses specifically defined in this By-law.
162.	<b>Group Home Type 1</b>	A single Housekeeping Unit in a residential Dwelling in which three to six unrelated residents, excluding staff or receiving family, live as a family under responsible supervision consistent with the requirements of its residents and includes a home licensed or approved under the Provincial statute as a Special Care Residential Home, Supportive Housing Program, Adult Community Mental Health Program, Children's Residence, Accommodation Services for the People with Mental or Physical Disabilities, Satellite Residences for Seniors and Homes for Physically Disabled Seniors, or for the treatment and rehabilitation of Persons with physical or emotional illness in compliance with municipal By-laws.
163.	<b>Group Home Type 2</b>	A single Housekeeping Unit in a residential Dwelling or Dwelling Unit within a Commercial Building occupied by four to ten unrelated residents excluding staff or receiving family, which shall be maintained and operated primarily for: (a) Persons who have been placed on probation under the provisions of the <i>Provincial Offences Act</i> , R.S.O. 1990, the

	Term	Definition
		<p>Criminal Code of Canada, or any Act passed to replace the foregoing Act;</p> <p>(b) Persons who have been released on parole under the provisions of the <i>Ministry of Correctional Services Act</i>, R.S.O. 1990, or Parole Board of Canada or any Act passed to replace the foregoing Acts;</p> <p>(c) Persons who have been charged under the <i>Youth Criminal Justice Act</i>, S.C. 2002 but who have been placed in open or secure custody;</p> <p>(d) Persons who require temporary care, and transient or homeless Persons;</p> <p>(e) Persons requiring treatment and rehabilitation for addiction to drugs or alcohol; or,</p> <p>(f) Persons housed in a group home that satisfies all the requirements of a Group Home Type 1 except that it accommodates in excess of six residents.</p>
164.	Guest	A Person, other than a boarder, who contracts for accommodation and includes all the members of the Person's party.
165.	Guest Room	A room or Suite of rooms used or maintained for the accommodation of an individual to whom hospitality is extended for compensation.
166.	Habitable Room	A room designed for living, sleeping, eating or food preparation, including a den, Library, sewing room or enclosed sunroom.
167.	Hangar	A Building or Structure designed for the shelter and maintenance of aircraft.
168.	Hardware Store	A Retail Store engaged primarily in the indoor sale of hardware and home maintenance and improvement supplies.
169.	Hazardous Waste	Hazardous Waste as defined by TSSA has the same meaning as in Regulation 347 of the Revised Regulations of Ontario, 1990.

	<b>Term</b>	<b>Definition</b>
170.	Health Department	The Durham Regional Health Department.
171.	Height or Building Height	The vertical distance, measured between the Average Finished Grade at the front of the Building, and the highest point of the roof surface. Accessory roof constructions, such as chimneys, towers, steeples or television antennas, shall be disregarded in calculating the Height of a Building.
172.	High Water Mark	The mark made by the action of water under natural conditions on the shore or bank of any Waterbody, 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. On Lake Scugog the High Water Mark is 249.92m above sea level.
173.	Highway	A Highway within the meaning of the <i>Municipal Act</i> , R.S.O. 1990.
174.	Highway, Provincial	A road under the jurisdiction of the Ministry of Transportation.
175.	Home Industry	A craft trade, guild, or service, such as plumbers, electricians, merchandise service, or custom workshop, or similar uses, carried on as an Accessory Use entirely within an Accessory Building or attached garage provided the proprietor carrying out the craft, trade, or service resides within a Dwelling Unit located on the same lot. A Home Industry does not include uses such as Motor Vehicle Body Shop, Motor Vehicle Repair Shop, furniture stripping, or paint spray booth or Cannabis Production Facility. A Home Industry includes all uses permitted within a Home Occupation.
176.	Home Occupation	An occupation, personal service, business, arts and crafts, or profession carried on as a

	Term	Definition
		secondary use entirely within a Dwelling Unit providing the proprietor carrying on the activity resides within the principal Dwelling Unit. A Home Occupation may include uses such as but not limited to hair salon, medical treatment, massage, counselling, teaching classes, baking, catering, day care, artist studio. A home occupation does not include a Bed and Breakfast Establishment or base operation assembly areas.
177.	Hospital	Any institution, Building or other premises established for the treatment of Persons afflicted with or suffering from sickness, disease or injury, for the treatment of convalescent or chronically ill Persons that is approved under the <i>Public Hospitals Act</i> , R.S.O. 1990, as a Public Hospital.
178.	Hotel	An establishment that consists of one Building or two or more connected or adjacent Buildings consisting of at least three individual rental units which cater to the needs of the travelling Public by furnishing sleeping accommodation which may or may not supply food but does not include a Boarding, Lodging or Rooming House or an Apartment Dwelling.
179.	Housekeeping Unit	A Dwelling that has washroom facilities, entrance facilities and a single kitchen, each available for common Use by all of the occupants of the Dwelling.
180.	Impermeable Surface	A surface that does not permit the infiltration of water.
181.	Impounding Yard	A place to which Motor Vehicles, or other mobile equipment may be taken or towed and stored temporarily until reclaimed, but does not include any other Use defined herein.
182.	Industrial Waste	Has the same meaning as in Regulation 347 of the Revised Regulations of Ontario, 1990.

	Term	Definition
183.	Industrial Use	<p>A Building, Structure, Use or activity pertaining to:</p> <p>(a) The manufacturing, assembling, making, producing, blending, roasting, smelting, forging, preparing, milling, refining, inspecting, grading, sorting, classifying, screening, ornamenting, finishing, treating, tanning, cleaning, washing, drying, Altering, repairing, restoring, processing, polishing, refinishing, packing, adapting, sawing, warehousing, stockpiling, storing, distributing, shipping, breaking up, crushing, demolishing, reprocessing, repairing, servicing or recycling of goods, substances, or articles and similar Uses, including ores, minerals, aggregates and agricultural produce, or any part or parts thereof; or,</p> <p>(b) The production or storage of building or construction equipment or materials, but does not include an extractive Use, a Salvage Yard or any activity primarily associated with either a Commercial Use or an Automotive Use or with the supplying of personal services.</p> <p>For the purposes of this definition, research laboratories and Printing or Publishing Establishments are considered to be Industrial Uses. A Motor Vehicle Repair Shop and a Motor Vehicle Gasoline Station are not considered to be Industrial Uses. For the purposes of this definition, a Cannabis Production Facility is not considered to be an Industrial Use.</p>
184.	Industrial Use, Light	<p>An Industrial Use engaged in, or used for:</p> <p>(a) Producing apparel and finished textile products, other than the production of synthetic fibres;</p> <p>(b) Warehousing or storing goods or materials indoors;</p>

	Term	Definition
		<ul style="list-style-type: none"> <li>(c) Printing, duplicating or bookbinding;</li> <li>(d) Producing cosmetics, drugs and other pharmaceutical supplies;</li> <li>(e) Manufacturing finished lumber products, Light metal products, Light machinery, computer software, electronic products, finished plastic-ware, porcelain, earthenware, glassware or similar articles including, without limiting the generality of the foregoing, furniture, housewares, monuments, toys, musical instruments, jewellery, watches, precision instruments, filters, radios and electronic components, but does not include a tannery or any Industrial Use accessory to an extractive Use; or,</li> <li>(f) Research laboratories and professional offices for engineers, architects, surveyors and planners.</li> </ul>
185.	Institutional Use	A facility providing a service to the community that fosters health, safety, educational, cultural and social awareness. Uses include a fire hall, police station, Library, and Post Office.
186.	Kennel, Commercial	A Building or Structure where more than 3 dogs are kept, bred or boarded for Commercial purposes. This definition shall include "Boarding Kennel" and "Breeding Kennel" as defined by the Township's Kennel By-law, but does not include a retail pet store, Veterinary Clinic, animal shelter or any facility in which dogs are placed for care pursuant to the <i>Pounds Act</i> , R.S.O. 1990.
187.	Kennel, Private	A Building or Structure where more than 3 dogs are kept, bred or trained for the personal, recreational Use of the owner of lands upon which such kennel is located.
188.	Landscaping Operation	A premises used for the growing of plants, storage of plants, storing and sorting of

	<b>Term</b>	<b>Definition</b>
		aggregates, topsoil and other materials used to landscape the earth and used for exclusive purpose of providing landscape contracting services, including the incidental storage of landscaping equipment.
189.	Landscaped Open Space	The open unobstructed space from ground to sky at finished grade on a Lot accessible by walking from the road on which the Lot is located and which is suitable for the growth and maintenance of grass, flowers, bushes and other landscaping and includes any surfaced walk, Patio or similar area but does not include any Driveway, whether surfaced or not, any curb, Retaining Wall, Parking Area or any Open Space beneath or within any Building or Structure.
190.	Lane	A Public thoroughfare which affords only a secondary means of access to abutting Lots and which is not intended for general traffic circulation.
191.	Laundromat	A Building or Structure where the services of coin-operated laundry machines, using only water, detergents and additives, are made available to the Public for the purpose of laundry cleaning.
192.	Leasable Area, Gross	A portion of the Gross Floor Area of a Building, or Structure, designed for tenant occupancy and exclusive Use.
193.	Legal Existing or Legally Existing	<p>(a) When used in reference to a Use, Lot, Building or Structure, means:</p> <ol style="list-style-type: none"> <li>1. A use, Lot, Building or Structure Existing Legally as of the date of passing of this By-law; or,</li> <li>2. A Building or Structure for which a Building Permit was approved prior to the passing of this By-law.</li> </ol> <p>(b) When used in reference to a registered Lot, means a registered Lot which:</p>

Term	Definition
	<ol style="list-style-type: none"> <li>1. Is or has been held under distinct and separate ownership from abutting registered Lots continuously from the date of passing of this By-law;</li> <li>2. Was subject to consent approved pursuant to the Ontario <i>Planning Act</i>, R.S.O. 1990, prior to the date of passing of this By-law, and was subsequently severed; or,</li> <li>3. Is located in a plan of subdivision registered prior to the date of passing of this By-law.</li> </ol>
194. Library	A Public Library within the meaning of the <i>Public Libraries Act</i> , R.S.O. 1990.
195. Liquor Licensed Premises	Any Building, Structure or premises licensed under the Liquor Control Board of Ontario.
196. Loading Space	An off-street space used exclusively for the parking of Vehicles loading or unloading goods and materials associated with the Use on the Lot.
197. Long Term Care Facility	Premises licensed as a long-term care home under the <i>Long-Term Care Homes Act</i> , S.O. 2007.
198. Lot	<p>A parcel of land that is:</p> <ol style="list-style-type: none"> <li>(a) Described in a deed or other document legally capable of conveying an interest in the land, or,</li> <li>(b) Shown as a Lot or block on a registered plan of subdivision.</li> </ol>
199. Lot Area	The total horizontal area bounded by the Lot Lines of a Lot, excluding the horizontal area of such Lot covered by water or marsh.
200. Lot, Corner	A Lot situated at the intersection of two roads, of which two adjacent sides, that abut the intersecting roads, contain an angle of not more than 135°; where such adjacent sides are curved, the angle of intersection of the adjacent sides shall be deemed to be the angle formed

Term	Definition
	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 Line nearest to the point of intersection of the said tangents.
201. Lot Coverage	The percentage of the Lot Area covered by the greatest horizontal area of the Building or Buildings, measured from the outside surface of the exterior walls, or in the case of an Attached Building, the outside surface of the exterior walls and the centerline of the fire walls, and the area covered by any Structures that exceed 0.8m in Height above the Average Finished Grade.
202. Lot Depth	The horizontal distance between the front and Rear Lot Lines. If the front and Rear Lot Lines are not parallel, "Lot Depth" shall mean the length of a straight line joining the middle of the Front Lot Line with the middle of the Rear Lot Line. When there is no Rear Lot Line, "Lot Depth" shall mean the length of a straight line joining the middle of the Front Lot Line with the apex of the triangle formed by the Side Lot Lines.
203. Lot Frontage	The horizontal distance between the Side Lot Lines measured along the Front Lot Lines, but where the Front Lot Line is not a straight line or where the Side Lot Lines are not parallel, the Lot Frontage is to be measured by a line parallel to the chord of the Lot Frontage drawn through a point therein distant from the Front Lot Line equal to the required depth of the Front Yard. For the purposes of this By-law the chord of the Lot Frontage is a straight line joining the two points where the Side Lot Line intersects the Front Lot Line.
204. Lot, Interior	A Lot other than a Corner Lot.

Term	Definition
205. Lot Line	A line or series of lines that create the boundary of a Lot or vertical projection thereof. A series of lines shall be considered one line for the purposes of this By-law provided that the sum of the interior angles of the intersection of the lines does not exceed 135°.
206. Lot Line, Exterior Side	A Lot Line abutting a Public road that is not a Front Lot Line as defined herein.
207. Lot Line, Front	<p>In the case of an Interior Lot, the line dividing the Lot from a road or a private Right-of-Way over which access to the Lot is provided. In the case of a Corner Lot, the shorter Lot Line abutting a road or private Right-of-Way shall be deemed the Front Lot Line and the longer Lot Line abutting a road shall be deemed an Exterior Side Lot Line. In the case of a Through Lot, the Lot Line where the principal access to the Lot is provided shall be deemed to be the Front Lot Line.</p> <p>Where a Lot has frontage on two roads and is not a Corner Lot and not a Through Lot, the Front Lot Line shall be determined as follows:</p> <ul style="list-style-type: none"> <li>(a) Firstly, where the two roads are under the same jurisdiction, the Front Lot Line shall be the Lot Line over which the primary access is provided to the Lot; and,</li> <li>(b) Secondly, where the Lot Lines abut roads of different jurisdiction, the Lot Line abutting the higher jurisdiction (Provincial, Regional, Township) shall be deemed to be the Front Lot Line.</li> </ul>
208. Lot Line, Rear	The Lot Line farthest from and opposite to the Front Lot Line. Where the Side Lot Lines converge to a single point that point shall be Rear Lot Line.
209. Lot Line, Side	A Lot Line other than a front or Rear Lot Line.

Term	Definition
210. Lot, Partially Serviced	A Lot that has a private sewage system and municipal water services or a private well and municipal sewage services.
211. Lot, Serviced	A Lot connected to municipal water and municipal sewage services.
212. Lot, Through	A Lot bounded on two opposite sides by roads.
213. Lot, Through Waterfront	A Waterfront Lot having two or more separate Shorelines.
214. Lot, Unserviced	A Lot which is not a Serviced Lot and Uses private sewage and water services.
215. Lot, Waterfront	A Lot which abuts a Shoreline.
216. Maintenance Depot, Municipal, Regional, Provincial	Any land, Building or Structure owned by the Township, the Region of Durham or the Province of Ontario used for the storage, maintenance or repair of equipment, machinery or Motor Vehicles used in connection with civic works and shall include a Public Works Yard.
217. Manufacturing, Processing, Assembly or Fabrication Plant	A Building or Structure in which a product is fabricated or materials are processed or assembled and from which such product is shipped to a wholesale or retail outlet. For the purposes of this definition, a Cannabis Production Facility is not considered to be a Manufacturing, Processing, Assembly or Fabrication Plant.,
218. Marina	A Commercial establishment, located adjacent to a Navigable Waterbody, which provides services or supplies primarily to boaters and which consists of boat docking, launching or storage facilities or mooring slips together with one or more boat-related Commercial Uses including, but not necessarily restricted to, a boat sales or rental establishment, a boat house or boat storage shed, a boat service station, a boat Repair Shop and may include gasoline pump facilities for the fueling of marine crafts and an accessory Restaurant.
219. Massage Clinic	A premises that is used for the practice of massage therapy, by a Registered Massage

	Term	Definition
		Therapist, which is the assessment of the soft tissue and joints of the body and the treatment and prevention of physical dysfunction and pain of the soft tissues and joints by manipulation to develop, maintain, rehabilitate or augment physical function, or relieve pain.
220.	Medical Clinic	A Building or part thereof used in the professional practice of doctors, dentists or drugless practitioners for the purpose of consultation, diagnosis or treatment and may include a Pharmacy or laboratory accessory to the clinic.
221.	Mineral Aggregate Extraction	<ul style="list-style-type: none"> <li data-bbox="625 787 1434 952">(a) An operation, other than a wayside pit, conducted under a license or permit under the <i>Aggregate Resources Act</i>, R.S.O. 1990, and,</li> <li data-bbox="625 963 1434 1121">(b) Associated facilities used in the extraction, transportation, beneficiation, processing or recycling of mineral aggregate or the production of related by-products.</li> </ul>
222.	Minimum Distance Separation Formulae (MDS)	Formulae developed by the Province of Ontario to separate Uses so as to reduce the impact of odours from livestock facilities.
223.	Mobile Home	Any Dwelling that is designed to be mobile, and constructed or manufactured to provide a permanent residence for one or more Persons certified in accordance with C.S.A. Standard Z240 or 241, but does not include a Motor Home Vehicle, Travel Trailer or Tent Trailer or Trailer otherwise designed.
224.	Mobile Home Park	A parcel of land which is not the subject of a registered plan of subdivision defining individual Lots legally capable of conveying title and which is developed and managed as a unit where individual Lots are made available on a rental

Term	Definition	
	basis for the placing of a Mobile Home, where the ownership and responsibility for the maintenance of private internal roads, services, communal areas and Buildings, including snow plowing and removal, garbage collection, together with general park management etc., rests with management.	
225.	Mobile Home Sales and Service Establishment	An establishment where Mobile Homes are offered and displayed for sale and where Mobile Homes may be serviced or repaired.
226.	Mobile Home Site	An area of land within a Mobile Home Park that is used as the site of, and pertains to, not more than one Mobile Home Dwelling.
227.	Model Home	A Dwelling Unit that is used on a temporary basis to sell and/or display Dwellings that are for sale.
228.	Motel	A tourist establishment which consists of one or more than one Building containing three or more Attached accommodation units, accessible from either the interior or exterior, which cater to the needs of the travelling Public by furnishing sleeping accommodation with or without facilities for the serving of meals and shall not include any other Use or activity otherwise defined herein.
229.	Motor Home Vehicle	A non-Commercial Vehicle used primarily for recreational or vacation purposes and capable of being used for the temporary vacation living accommodation of one or more Persons including any self propelled Vehicle, bus or Trailer attached to a Vehicle.
230.	Motor Vehicle	A Motor Vehicle within the meaning of the <i>Highway Traffic Act</i> , R.S.O. 1990.
231.	Motor Vehicle, Derelict	A Motor Vehicle within the meaning of the <i>Highway Traffic Act</i> , R.S.O. 1990, whether or

	<b>Term</b>	<b>Definition</b>
		not same is intended for Use as a private passenger Motor Vehicle or not, which is inoperable and has no market value as a means of transportation or has a market value that is less than the cost of repairs required to render the said Motor Vehicle fit for operation on a Public Highway.
232.	<b>Motor Vehicle, Recreation</b>	A Motor Vehicle used primarily for recreational purposes including a snowmobile, ATV, motorcycle, but excluding other Vehicles defined herein.
233.	<b>Motor Vehicle Body Shop</b>	A Building or Structure used for the painting or repairing of Motor Vehicle bodies, exterior and undercarriage, and in conjunction with which there may be a towing service, Outside Storage of Vehicles that are under repair and Motor Vehicle rentals for customers while the Motor Vehicle is under repair, but shall not include any other Use or activity otherwise defined or classified in this By-law.
234.	<b>Motor Vehicle Gasoline Station</b>	A Building or Structure where gasoline, oil, grease, anti-freeze, tires, and other Automotive accessories and parts for Motor Vehicles, or similar Automotive products are stored or kept for sale to the general Public, or where only minor mechanical or running repairs essential to the actual operation of Motor Vehicles are executed or performed.
235.	<b>Motor Vehicle Repair Shop</b>	A Building or Structure where services are performed or executed on Motor Vehicles for compensation and in conjunction with which there may be a towing service, Outside Storage of Vehicles that are under repair, a Motor Vehicle Service Station and Motor Vehicle rentals for the convenience of the customer while the Motor Vehicle is being repaired, but shall not include any other Use or activity otherwise defined or classified in this By-law.

Term	Definition
236. Motor Vehicle Sales and Service Establishment	Lands, Buildings and Structures used for the display, sales and servicing of automobiles and may include an accessory body shop.
237. Motor Vehicle Service Station	An Automotive Use where Vehicle fuels, lubricants and accessories are offered for retail sale and may include an accessory Convenience Store and facilities for the minor repair, maintenance or cleaning of Vehicles indoors, other than the repairing or painting of Vehicle bodies, but does not include any other Automotive Use defined herein.
238. Motor Vehicle Towing Service	Lands, Buildings and Structures used exclusively for the storage and servicing of Motor Vehicles, Vehicles designed for towing, and may include an Impounding Yard.
239. Motor Vehicle Wash	A Building or Structure containing facilities for washing Motor Vehicles for profit or gain either using production line methods and mechanical devices or by a self-service operation, and for the purpose of this By-law, may include a Motor Vehicle gasoline Bar but shall not include any other Use or activity otherwise defined or classified in this By-law.
240. Museum	Buildings used, or to be used, for the preservation of a collection of paintings or other works of art, or of objects of natural history, or of mechanical, scientific or philosophical inventions, instruments, models or designs, and dedicated to the recreation of the Public, together with any libraries, reading rooms, laboratories and other offices and premises used or to be used in connection therewith.
241. Nitrate Dilution Area	Lands used for the purpose of natural infiltration and shall not be used for any purpose involving the Use of fertilizer or the spreading of sewage sludge or manure.

Term	Definition
242. Non-Complying	A Lot, Building or Structure which does not comply with one or more of the regulations of this By-law.
243. Non-Conforming	The Use in respect of any land, Building or Structure which does not comply with the permitted Uses of this By-law.
244. Non-profit or Charitable Institution	An institution or organization which is incorporated as a “non-profit institution” under the <i>Corporations Act</i> , R.S.O. 1990, as amended, or to which the <i>Charitable Institutions Act</i> , R.S.O. 1990, as amended, applies, or the premises of any such institution.
245. Non-Residential	When used to describe a Use, Building or Structure, a Commercial, industrial, business or Public Institutional Use, Building or Structure permitted by this By-law.
246. Normal Farm Practices	A practice, as defined in the <i>Farming and Food Production Act</i> , 1998, that is conducted in a manner consistent with proper and acceptable customs and standards as established and followed by similar agricultural operations under similar circumstances; or makes use of innovative technology in a manner consistent with proper advanced farm management practices. Normal Farm Practices shall be consistent with the <i>Nutrient Management Act</i> , 2002 and regulations made under that Act.
247. Nutrient Management Plan	A plan for the management prepared under the <i>Nutrient Management Act</i> , S.O. 2002, which includes the collection, purchase, acquisition, storage, handling, treatment, sale, transfer, transportation, application, Use and disposal of materials containing nutrients that may be applied to lands.
248. Oak Ridges Moraine Conservation Plan Area	The areas described in Section 2 of the Oak Ridges Moraine Conservation Plan (ORMCP).

Term	Definition
249. Obnoxious Use	A Use which, from its nature or operation, creates a nuisance or is liable to become a nuisance or offensive by the creation of noise or vibration, or by reason of the emission of gas, fumes, dust or objectionable odour, or by reason of the matter, waste or other material generated by the Use, and without limiting the generality of the foregoing, shall include any Uses which may be declared to be a noxious or offensive trade or business.
250. Office, Business, Professional or Administrative	A Building or part of a Building in which one or more Persons are employed in the management, direction or conducting of a business or where professionally qualified Persons and their staff serve clients or patients who seek advice, consultation or treatment, and for the purposes of this By-law, may include the administrative offices of a Non-profit or Charitable Organization.
251. Off-Street Parking Space	A portion of a Building or Lot used exclusively for the parking of a Motor Vehicle.
252. On-Farm Accommodation	An On-Farm Diversified Use that is a building or structure, either permanent or temporary, used for short term overnight accommodation for visitors to the Farm, such as a tent, yurt, cabin, tiny home, geodome, or a campsite intended for tents or recreational trailers.
253. On-Farm Diversified Use	Uses that are secondary to the principal Agricultural Use of the property and are limited in area. On-Farm Diversified Uses include, but are not limited to, Home Occupations, Home Industries, Agri-tourism uses, uses that produce value-added agricultural products, and electricity generation facilities and transmission systems, and energy storage systems.
254. Open Space	Unoccupied space open to the sky on the same Lot with a Building.

	<b>Term</b>	<b>Definition</b>
255.	Open Space Use	An outdoor recreation area, Agricultural Use, Forestry Use, passive Park or nature preserve.
256.	Organic Waste Recycling	The processing of organic waste materials into reusable products including composted earth.
257.	Outside Display and Sales	Lands where produce or merchandise is displayed and/or sold and/or where services are provided in conjunction with a business located within a Building or Structure on the same Lot.
258.	Outside Storage, Accessory	The placement of goods or materials outside of a permitted Building or Structure on a Lot.
259.	Park, Private	Any Open Space or recreational area other than a Public Park which is owned, operated and maintained on a Commercial or private member basis and which may include therein one or more of the following facilities and activities: swimming, wading, boating facilities, picnic areas, cross-country and down-hill ski areas, facilities for the serving of meals and the retail sale of sports equipment or provisions of accessory health and fitness facilities, but for the purpose of this By-law shall not include a Camping Establishment.
260.	Park, Public	Any Open Space or recreational area, owned or controlled by the Township or by any Board, Commission or other Authority established under any statute of the Province of Ontario and may include therein neighbourhood, community, regional and special parks or areas, and may include one or more Athletic Fields, field houses, Community Centres, bleachers, Swimming Pools, greenhouses, botanical gardens, zoological gardens, bandstands, skating rinks, tennis courts, bowling greens, boat liveries, bathing stations, curling rinks, refreshment rooms, Fairgrounds, Arenas, Golf Courses, or similar Uses, but for the purpose of

	Term	Definition
		this By-law shall not include a Camping Establishment.
261.	Parking Aisle	That part of a Parking Area which provides on site access to Parking Spaces, but does not include a Driveway.
262.	Parking Angle	The angle which is equal to or less than a right angle, formed by the intersection of the side of the Parking Space and line parallel to the aisle.
263.	Parking Area	An area provided for the parking of Motor Vehicles and may include aisles, Parking Spaces, pedestrian walkways, and related ingress and egress Lanes, but shall not include any part of a Public road. "Parking Area" may include a Private Garage.
264.	Parking Lot, Accessory	Any Parking Area accessory to a permitted Use, used exclusively for the temporary parking of Motor Vehicles.
265.	Parking Lot	A Parking Area, not for compensation, which constitutes the main Use on a Lot for the temporary parking of Motor Vehicles.
266.	Parking Lot, Commercial	Lands, other than a street, used for the temporary parking of Motor Vehicles and available for Public Use for compensation.
267.	Parking Space	An area of a Lot, Building or Structure, exclusively dedicated for the parking or storage of Motor Vehicles and may include a Private Garage, but shall not include Parking Aisles or Driveways.
268.	Parking Structure	A Building or Structure above or below finished grade which contains a Parking Area as the main Use thereof.
269.	Patio	A platform or surfaced area without a permanent roof, the surface of which is not more than 0.6m above Average Finished Grade, which is designed and intended as an Accessory Use to a Dwelling or a Commercial Use.

	<b>Term</b>	<b>Definition</b>
270.	Permeable Surface	A surface that permits the infiltration of water, including permeable paving materials.
271.	Person	Any human being, association, firm, partnership, incorporated company, corporation, agent or trustee and the heirs, executors or other legal representatives of a Person to whom the context can apply according to law.
272.	Pharmacy	A Building or part of a Building where drugs are prepared and dispensed.
273.	Pit, Sand and Gravel	Any lands where unconsolidated gravel, stone, sand, earth, clay, fill, peat or other earthen material is being or has been removed by means of an excavation as defined in the <i>Aggregate Resources Act</i> , R.S.O. 1990, but does not include a wayside pit.
274.	Place of Entertainment	An establishment where facilities are provided for participatory entertainment and amusement activities, or where exhibits are displayed for gain or profit, and includes, without limiting the generality of the foregoing, an arcade or game establishment, motion picture or other theatre, Auditorium, Public hall, bowling alley, dance hall or music hall, ice or roller skating rink, pool hall, billiards parlour, pinball arcade and wax Museum.
275.	Place of Worship	A Building used by a religious organization for religious worship, services, ceremonies or rites, and may include such Accessory Uses as a nursery School, a School of religious education, convent, monastery or parish hall.
276.	Planting Strip	Means a row of coniferous or deciduous vegetation bearing cones or evergreen leaves that is designed to screen adjacent land Uses. For the purpose of this By-law, a landscaped screening strip may include an opaque fence.
277.	Porch	A Structure with a roof and at least one side that is open and unenclosed, that is accessed by

	<b>Term</b>	<b>Definition</b>
		stairs from grade and which provides access to the First Storey of a Dwelling Unit.
278.	Post Office	A Building or part of a Building used to provide the service of receiving, conveying and delivering the mail and related components by Canada Post.
279.	Principal or Main Building	The Building in which is carried on the principal purpose for which the Lot is used.
280.	Principal Use	The primary purpose for which a Lot, Building or Structure is used, or is intended to be used.
281.	Printing or Publishing Establishment	A Building or part of a Building in which the business of producing books, newspapers or periodicals, by mechanical means and reproducing techniques, is carried on, and may include the sale of newspapers, books, magazines, periodicals or like, to the general Public.
282.	Private Communal Sewage Services	Sewage works within the meaning of the <i>Ontario Water Resources Act</i> , S.O., 2002 that serves six or more Lots or private residences and is not owned by the Township.
283.	Private Communal Water Services	A non-municipal drinking-water system within the meaning of Section 2 of the <i>Safe Drinking Water Act</i> , S.O. 2002 that serves six or more Lots or private residences.
284.	Private Club	A Building or part of a Building used for the purposes of a non-profit, non-commercial organization which includes social, cultural, athletic or recreational activities.
285.	Private Home Daycare	The provision of temporary care and custody to not more than five children under the age of ten years old, for reward or compensation in a Dwelling Unit for a continuous period not exceeding twenty-four hours in accordance with the <i>Day Nurseries Act</i> , R.S.O. 1990.
286.	Protected Heritage Property	Lands and Buildings that have been designated under the <i>Ontario Heritage Act</i> , R.S.O. 1990.

Term	Definition
287. Public	When used in reference to a Building, Structure, Use or Lot, a Building, Structure, Use or Lot that is owned, occupied, used or administered by a Public agency.
288. Public Authority	Federal, Provincial, Regional or Municipal organization, and includes any commission, board, authority or department established by such an organization.
289. Public Utility	<p>(a) Any agency, corporation, board or commission, or any department of a Public agency or their agents providing electricity, gas, water, telephone, cable television, transportation, drainage or sewage or refuse collection and disposal services to the general Public, and includes, without limiting the generality of the foregoing, any railway company subject to the <i>Railway Safety Act</i>, R.S.C. 1985; or,</p> <p>(b) Any Use, other than an office, pertaining directly to the provision of such services by any such agency, corporation, board, commission or department, and includes, without limiting the generality of the foregoing, any Public Works Yard or Automotive Use associated therewith.</p>
290. Public Works Yard	Any land, Building and/or Structure owned by a Public agency and used for the storage, maintenance and/or repair of material, equipment, machinery and/or Motor Vehicles used in connection with civic works.
291. Quarry	A “Quarry” as defined in the <i>Aggregate Resources Act</i> , R.S.O. 1990, but does not include a wayside Quarry.
292. Queuing Lane	An area of land that is used exclusively for Motor Vehicles whose occupants are waiting to be provided with goods, materials or services.
293. Racetrack, Automobile	A facility consisting of a paved or unpaved roadway or track, used primarily for the sport of

Term	Definition
	automobile racing. An Automobile Racetrack may include seating, concession areas, and parking facilities, and may include accessory offices, Restaurants, or retail facilities. This definition shall also include any facility used for driving automobiles under simulated racing or driving conditions (test tracks, "shakedown" tracks, or other similar facilities), but which does not include seating, concession areas, or retail facilities for the general Public.
294. Reconstruction	The demolition of a Building or Structure and replacement with a new Building or Structure used for the same purpose.
295. Recreational Vehicle Sales and Service Establishment	A Building or part of a Building, Structure or part of a Structure, facility or part of a facility and associated lands where a dealer displays new and used motorized Recreational Vehicles or boats and accessories for sale or for rental, and may include the service or repair of motorized Recreational Vehicles.
296. Recreation Centre	A facility operated by or on behalf of the Township that provides facilities for a variety of indoor recreational, cultural, or community service activities for Use by the general Public.
297. Recreational Uses, Major	Major Recreational Use are Recreational Uses that require large-scale modification of terrain, vegetation or both and usually also require large-scale Buildings or Structures, including but not limited to the following: Golf Courses; serviced playing fields; serviced campgrounds; and ski hills.
298. Recycling Facility	Lands, Buildings or Structures used for the temporary storage, separation and transfer of materials to be recycled including glass, fibre, metal, plastic and used wood products but excluding organic waste or composting facilities.
299. Redevelopment	The removal of Buildings or Structures from lands or the excavation of land and the

	<b>Term</b>	<b>Definition</b>
		construction or Erection of other Buildings or Structures thereon.
300.	Refreshment Pavilion	A Building or Structure designed, intended or used for the sale of food or refreshments to the general Public and from which food or refreshment is made available to the customer within the Building. In addition, no provision is made for consumption of the food or refreshment by the customer within the Building.
301.	Refreshment Vehicle	Any vehicle that is used for the storage, preparation or sale of food or drink for immediate consumption by the public and which may contain cooking facilities. In addition, no provision is made for consumption of the food or refreshment by the customer within the Building.
302.	Region	The Regional Municipality of Durham.
303.	Residential Lot	A Lot containing a permitted residential Building as the main Use thereof and located in a Residential Zone or in any of the Rural Zones or other Zones that permit Residential Uses.
304.	Residential Use	The Use of land and Buildings for human habitation.
305.	Restaurant	An establishment where food and refreshments are prepared and served to the Public for consumption at tables within or outside the Building and which may include the preparation of food in a ready-to-consume state for consumption outside of the premises.
306.	Restaurant, Drive-Through	An establishment engaged in the preparation and retail sale of food and beverages in a ready-to-consume state, through a pass-through window accessed by a Vehicle via a Drive-Through Lane.
307.	Restaurant, Take-out	An establishment where food and beverages are prepared and offered for sale to the Public but does not necessarily provide facilities for consumption thereof on the premises.

Term	Definition
308. Retail Store	A Building, Structure or Lot, or part thereof, where goods, wares, merchandise, commodities, substances, foodstuffs, articles or things of any kind are stored, kept, offered or displayed for retail sale or rental to the general Public, and includes, without limiting the generality of the foregoing, any Uses defined herein as a form of Retail Store, but does not include any other Use defined herein.
309. Retail Store, Accessory	A Retail Store that is accessory to the Principal Use on a property and where the products sold are primarily and directly associated with the Principal Use of the property.
310. Retaining Wall	A wall built as a grade separation Structure designed and constructed to retain vertical changes in grade.
311. Retirement Home	A premises that is licensed under the <i>Retirement Homes Act</i> , R.S.O. 2010.
312. Riding or Boarding Stable	An area of land, which is Used as an educational centre for horse training, handling, care, or for the lodging of horses.
313. Right-of-Way	Lands that afford access to abutting Lots through a legal easement and does not include a Lane, Road or Highway as herein defined.
314. Road, Arterial	A road which is classified as a primary Arterial Road, secondary Arterial Road or tertiary Arterial Road from time to time by the Township or Region of Durham.
315. Road, Centreline	The centre point of a Road allowance.
316. Road, Improved Public	A Highway as defined by the <i>Municipal Act</i> , R.S.O. 1990, which affords the principal means of access to abutting Lots and does not include any Lane or private Right-of-Way as defined in this By-law.
317. Road, Private	A private thoroughfare for vehicular and pedestrian traffic not under the jurisdiction of the Township, Region of Durham or the Province of

	<b>Term</b>	<b>Definition</b>
		Ontario that is a legally registered easement on the lands.
318.	Road, Regional	A road under the jurisdiction of the Region of Durham.
319.	Road, Regional - Type A	A Regional Road within a Right-of-Way width ranging from 36m to 45m as defined by the Region of Durham Official Plan.
320.	Road, Regional - Type B	A Regional Road with a Right-of-Way ranging from 30m to 36m as defined by the Region of Durham Official Plan.
321.	Road, Regional - Type C	A Regional Road with a Right-of-Way ranging from 26m to 30m as defined by the Region of Durham Official Plan.
322.	Road, Seasonal Public	A Public thoroughfare for vehicular and pedestrian traffic which is assumed and maintained, but not year-round by/and under the jurisdiction of the Township, Region of Durham or the Province of Ontario.
323.	Road, Un-assumed Public	A Public thoroughfare for vehicular and pedestrian traffic under the jurisdiction of the Township, Region of Durham or the Province of Ontario but not assumed by either body for maintenance purposes.
324.	Salvage Yard	A place where Motor Vehicles are wrecked or disassembled and resold; a place where second-hand goods, including waste paper, bottles, automobile parts, clothing, other scrap materials and salvage are collected to be sorted and a place where used lumber and used building materials are collected, stored for sale or resale.
325.	Sanitary Landfill Operation	Any land, licensed by the Ontario Ministry of Environment and Energy, upon, into, in or through which ashes, garbage, refuse, domestic waste or municipal refuse is deposited.
326.	Sanitary Sewer	A system of underground conduits, operated either by the Region of Durham or by the

	<b>Term</b>	<b>Definition</b>
		Ministry of the Environment, which carries sewage to a place of treatment.
327.	Satellite Dish	A device used or intended to be used to send or receive signals to or from satellites.
328.	Sauna	An Accessory Building or Structure wherein facilities are provided for the purpose of a Sauna bath, either dry or wet, and may include a change/relaxation room, storage areas and a washroom but not a kitchen or sleeping facilities.
329.	Sawmill	A Building, Structure or area where timber is cut or sawn, either to finished lumber, or as an intermediary step and may include the production of firewood.
330.	School, Commercial	A School conducted for gain or profit such as a studio of dancing, art School, music School, drama School, School of calisthenics, business or Trade School, training centre or any other specialized School but shall not include a School as defined in this By-law or a private academic, religious, or philanthropic School.
331.	School, Commercial Riding	Lands and Buildings used for teaching and practicing horse-back riding and includes the boarding of horses for Commercial purposes.
332.	School, Private	A School other than a Public School or a Commercial School as otherwise defined or classified in this By-law.
333.	School, Public	Shall mean a School under the jurisdiction of a Board as defined by the Ministry of Education.
334.	Scientific or Medical Laboratory	A Building or part thereof wherein scientific or medical experiments, tests, research or investigations are systematically conducted and where drugs, chemicals, glassware or other substances or articles pertinent to such experiments, tests or investigations are manufactured or otherwise prepared for Use on the premises.

	Term	Definition
335.	Self-Brew Facility	A Building used for the production of beer and wine by individuals for their own consumption.
336.	Self-Storage Facility	Lands and Buildings used, rented or leased to Persons for the storage of household and personal items, including motorized Recreational Vehicles and automobiles, within separate units forming part of a wholly enclosed Building.
337.	Service Shop, Light	A Building or part of a Building, whether conducted in conjunction with a Retail Store or not, for the servicing or repairing of household or domestic articles and without limiting the generality of the foregoing shall include but shall not be limited to the following: the repair and servicing of radio and television receivers, vacuum cleaners, appliances, shoes, cameras, toys, watches, clocks, bicycles, computers, musical instruments or other similar goods and appliances, but shall not include industrial or manufacturing Uses or Motor Vehicle Repair Shops as may otherwise be defined or classified in this By-law.
338.	Service Shop, Personal	A Building or part of a Building wherein a personal service is performed, including, but not necessarily restricted to, a barber shop, a beauty salon, a shoe repair shop, a tailor or dressmaking shop, an arts and craft, photographic or music studio or registered massage therapist, but does not include any other Uses defined herein.
339.	Service Shop, Trade	An establishment which provides a non-personal service or craft to the general Public, including, a Service Shop, a custom print or copy shop, a dry cleaning or laundering establishment, a monument engraving shop or the business premises of a printer, plumber, tinsmith, craftsman, painter, carpenter, cabinet maker, electrician, taxidermist, pest

Term	Definition
	exterminator, roofer, insulation installer, furrier, weaver, upholsterer, interior decorator, caterer, engraver, cleaner or locksmith, but does not include a building supply Yard, Contractor's Yard, Automotive Use, transport terminal or Funeral Home.
340. Setback	The horizontal distance from the limit or edge of the defined Zone, Lot Line, object or physical feature measured at right angles to such line to the nearest part of any Building or Structure or excavation on the Lot.
341. Setback, Road	The shortest horizontal dimension between a Street Line and the nearest part of any Main Building or Structure on a Lot, and includes the width or depth of any exterior Yard as defined herein.
342. Setback, Waterbody	The shortest horizontal dimension between a Waterbody and the nearest part of a Building or Structure on a Lot.

343.	Sewage Disposal System, Private	A sewage treatment service or facility that is not owned and operated by a Public agency or an organization acceptable to the Director responsible for issuing a Certificate of Approval under the Ontario <i>Water Resources Act</i> , R.S.O. 1990.
344.	Shipping Container	A Structure originally manufactured for shipping goods by rail, ship or truck and, for the purposes of this By-law shall include a transport Trailer.
345.	Shopping Centre	A group of three or more Commercial Uses, which have been designed, developed and managed as a unit by a single owner or tenant, or a group of owners or tenants, utilizing common Parking Areas and vehicular access points as distinguished from a business area comprising unrelated individual Uses.
346.	Shopping Centre, Neighbourhood Commercial	A group of Non-Residential establishments, predominantly of a retail Commercial nature, designed, developed and managed as a unit by a single owner or group of owners, having off-street parking and loading facilities on the site, where goods and services of a convenience nature are offered or kept for sale to the general Public.
347.	Shoreline	Any Lot Line or part thereof which abuts the High Water Mark of a Navigable Waterbody.
348.	Sight Triangle	That triangular portion of a Lot which: <ol style="list-style-type: none"> <li>Is situated adjacent to an intersection at grade either of two or more roads or of a road and a railway Right-of-Way; and,</li> <li>Is delineated by:               <ol style="list-style-type: none"> <li>The two intersecting Lot Lines abutting such roads or such road and such railway Right-of-Way, and,</li> <li>A straight line drawn to connect a pair of points located on the said Lot Lines at a distance specified herein from their point of intersection;</li> </ol> </li> </ol>

		Provided that where the said Lot Lines do not intersect a point, their point of intersection shall be deemed, for the purposes of this definition, to be the point of intersection of the projected tangents to the said Lot Lines, drawn through their extremities.
349.	Sign	A Structure or advertising device as defined in the Township's Sign By-law.
350.	Solar Collector	A Structure mounted on a Building or directly on the ground designed to collect energy from sunlight and convert the energy to electricity.
351.	Source Materials, Agricultural	<p>Means any of the following treated or untreated materials, other than compost that meets the Ministry of the Environment "Interim Guidelines for the Production and Use of Aerobic Compost in Ontario" (2004) guidelines, or a Commercial fertilizer, if they are capable of being applied to land as nutrients:</p> <ul style="list-style-type: none"> <li>(a) Manure produced by Farm animals, including associated bedding materials;</li> <li>(b) Run-off from Farm-animal Yards and manure storages;</li> <li>(c) Washwaters from agricultural operations that have not been mixed with human body waste;</li> <li>(d) Organic materials produced by intermediate operations that process materials described in Paragraphs 1, 2 or 3;</li> <li>(e) Anaerobic digestion output, if: <ul style="list-style-type: none"> <li>1. The anaerobic digestion materials were treated in a mixed anaerobic digestion facility;</li> <li>2. At least 50%, by volume, of the total amount of anaerobic digestion materials were on-Farm anaerobic digestion materials; and,</li> <li>3. The anaerobic digestion materials did not contain sewage biosolids or human body waste.</li> </ul> </li> </ul>

		(f) Regulated compost as defined in Sub-section 1 (1) of Ontario Regulation 106/09 (Disposal of Dead Farm Animals) made under the <i>Clean Water Act</i> , S.O. 2006.
352.	Source Materials, Non-agricultural	<p>Means any of the following materials, other than compost that meets the Ministry of the Environment “Interim Guidelines for the Production and Use of Aerobic Compost in Ontario” (2004) guidelines, or a Commercial fertilizer, if the materials are intended to be applied to land as nutrients:</p> <ul style="list-style-type: none"> <li>(a) Pulp and paper biosolids;</li> <li>(b) Sewage biosolids;</li> <li>(c) Anaerobic digestion output, if less than 50%, by volume, of the total amount of anaerobic digestion materials that were treated in the mixed anaerobic digestion facility were on-Farm anaerobic digestion materials; and</li> <li>(d) Any other material that is not from an agricultural source and that is capable of being applied to land as a nutrient.</li> </ul>
353.	Special Needs Facility	Means a single Housekeeping Unit licensed or funded by the Province of Ontario for the short term (averaging 30 days or less) accommodation of three to nine Persons, exclusive of staff, living under supervision and who, by reason of either emotional, mental, social or physical condition or legal status, require a group living arrangement for their well-being.
354.	Steep Slope	An incline over 3:1 or 33%.
355.	Storey	The portion of a Building, other than an attic, Basement or Cellar, included between any floor level and the floor, ceiling or roof next above it.
356.	Storey, First or Ground Floor	The Storey that has its floor closest to Average Finished Grade and its ceiling more than 1.8m above Average Finished Grade.

357.	Storey, Full	A First Storey or any Storey located above a First Storey, but shall not include an attic.
358.	Storey, One-Half	A portion of a Building situated wholly or in part within the roof and in which there is sufficient space to provide a Height between finished floor and ceiling of between 1.5m and 2.5m over a floor area which is not less than 1/3 nor more than 2/3 of the floor area of the Storey next below.
359.	Storey, Second	The Storey directly above the First Storey of a Building.
360.	Storm Sewer System	A system of conduits, ditches and related appurtenances, under the jurisdiction of a Public agency, which carries storm surface water run-off and storm drainage but not sanitary sewage or Industrial Waste.
361.	Stormwater Management Pond	A detention basin that temporarily stores or treats collected stormwater run-off and releases it at a controlled rate.
362.	Street Line	A Lot Line dividing a Lot from a Public road and is the limit of the road allowance.
363.	Structure	Anything constructed or Erected, the Use of which requires location on the ground or attached to something having location on the ground but does not include a Motor Vehicle or Trailer. For the purposes of this By-law, this definition shall include temporary Structures such as Tents, and other Structures designated in the <i>Building Code Act</i> , S.O. 1992.
364.	Suite	A single room or series of rooms of complementary Use, operated under a single tenancy and includes Dwelling Units, individual Guest Rooms in Motels, Hotels, Boarding, Lodging and Rooming Houses, and dormitories as well as individual stores and individual or complementary rooms for business and personal services occupancies.
365.	Summer Camp	A camp operated by a charitable corporation approved under the <i>Charitable Institutions Act</i> ,

		R.S.O. 1990, or a Commercial camp within in the meaning of the regulations made under the <i>Health Protection &amp; Promotion Act</i> , R.S.O. 1990.
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366.	Supermarket	A Building or part of a Building wherein food, clothing and other household items are kept for sale at retail to the general Public and which operates on a self-service, cash and carry basis and may include facilities for parcel pick-up.
367.	Swimming Pool	A Structure which is located on in or above the ground, or within a Building, and which is capable of containing an artificial body of water for swimming, wading, diving or recreational bathing with a water depth of 0.6m or more at its deepest point.
368.	Taxi Establishment	The Use of land or Buildings for establishments primarily engaged in providing passenger transportation by taxi.
369.	Taxi Stand	A Building, Structure or Lot where chauffeured passenger automobiles are kept for hire.
370.	Temporary Building	A Building or Structure intended for removal or demolition within a prescribed time as set out in a Building Permit application.
371.	Tent	Every kind of temporary shelter to which the term is normally considered to apply that is not permanently affixed to the site and that is capable of being easily moved and is not considered a Structure except where it has a frame and requires a Building Permit.
372.	Total Developable Area	Total area of the property less the area occupied by key natural heritage features and key hydrologic features, including any related Vegetation Protection Zone.
373.	Tourist Resort Establishment	Any premises operated to provide sleeping accommodation for the travelling Public or sleeping accommodation for the Use of the Public engaging in recreational activities, and includes the services and facilities in connection with which sleeping accommodation is provided, but does not include: <ul style="list-style-type: none"> <li>(a) A camp operated by a charitable corporation approved under the <i>Charitable Institutions Act</i>, R.S.O. 1990;</li> </ul>

		<p>(b) A Summer Camp within the meaning of the regulations made under the <i>Health Protection &amp; Promotion Act</i>, R.S.O. 1990;</p> <p>(c) A club owned by its own members and operated without profit or gain; or,</p> <p>(d) On-Farm Accommodations.</p>
374.	Township	The Corporation of the Township of Scugog.
375.	Trailer Camp	Lands used for occupancy by campers or for Tents and Trailers or other temporary Structures used for temporary habitation.
376.	Trailer, Travel or Tent	Any Trailer which is designed to be temporarily utilized for living, shelter and sleeping accommodation, with or without cooking facilities and which has running gear and towing equipment permanently attached and a current license and is not permanently affixed to the ground.
377.	Trailer, Utility	A Trailer, as defined in the <i>Highway Traffic Act</i> , R.S.O. 1990, used for hauling goods and materials behind an automobile but not used for human habitation.
378.	Use	When used as a noun, the purpose for which a Lot or Building or Structure, or any combination thereof, is designed, arranged, occupied or maintained and when used as a verb, "used" shall have a corresponding meaning.
379.	Utility Shed	A Building or Structure maintained and used for the purposes of storing lawn and garden equipment or similar household related appurtenances.
380.	Vegetative Buffer / Vegetative Protection Zone	Means a natural area, adjacent to a Shoreline, maintained or re-established in its natural pre-Development state, with the exception of minimal pruning of vegetation and the removal of trees for safety reasons, for the purpose of protecting natural habitat and water quality and minimizing the visual impact of Buildings or Structures on a Lot. Where the natural Shoreline of a property is a natural beach or is a rock outcropping with little or no soil, such shall

		be deemed to comply. Where the Vegetation Protection Zone is required to be re-established, natural self-sustaining vegetation shall be utilized.
381.	Vehicle	An automobile, motorcycle, motor assisted bicycle, traction engine, Farm tractor, road-building machine, self-propelled implement of husbandry, and any other Vehicle propelled or driven otherwise by muscular power, but not including snowmobile or railroad car or other Motor Vehicle running only upon rails.
382.	Vehicle, Commercial	Any Vehicle that is licensed or used for Commercial purposes which exceeds 2.5m in width or 6.5m in length.
383.	Vehicle, Recreational	Any Vehicle and associated Trailers used primarily for off-road recreational purposes including but not limited to boats, all terrain Vehicles, unlicensed motorcycles and snowmobiles.
384.	Veterinarian	A Person registered under the provisions of the <i>Veterinarians Act</i> , R.S.O. 1990.
385.	Veterinary Clinic	A Building or part of a Building in which facilities are provided for the prevention, cure and alleviation of disease and injury to animals and in conjunction with which there may be facilities provided for the sheltering of animals during the treatment period.
386.	Warehouse	A Building or part of a Building used for the storage and distribution of goods, wares, merchandise, substances, articles or things, and may include facilities for a wholesale or retail Commercial outlet that shall not exceed 100m <sup>2</sup> and shall not include a Cartage or Transport Depot. For the purposes of this definition, a Cannabis Production Facility is not considered to be a Warehouse.
387.	Waste Disposal Area	A place where garbage, refuse or domestic or Industrial Waste is disposed of or dumped.

388.	Waste Transfer Site	Lands used for the placement of containers that are used to hold solid waste for eventual transfer to another location.
389.	Water Frontage	The boundary between the water and land fronting on and providing access to a Watercourse, bay or lake.
390.	Water System, Public	A distribution system for potable water consisting of pipes and related pumping stations, treatment and purification facilities, reservoirs, stand pipes, water towers, hydrants and other appurtenances, owned and operated by the Region of Durham or other Public agency.
391.	Water Taking, Commercial	The extraction of water from ground or surface water sources in excess of 50,000 litres per day for resale.
392.	Waterbody	The natural or man-made channel of an open stream of water or any area below the High Water Mark of an open body of water, but shall not include an ornamental or irrigation pond or Stormwater Management Pond.
393.	Waterbody, Navigable	A Waterbody sufficiently deep and wide to give a passage to a boat.
394.	Watercourse	A body of water or the natural channel for a perennial or intermittent stream of water.
395.	Water Pollution Control Plant	A facility or lagoon system operated by the Region of Durham which is designed to accept and treat waterborne wastes collected from a community by a system of Sanitary Sewers which sewage is in accordance with regulations imposed by the Region of Durham Sewer Use By-law No. 164-89, as amended.
396.	Wayside Pit or Quarry	A temporary pit or Quarry opened and used by or for a Public Authority solely for the purpose of a particular project or contract of road construction and not located on the road Right-of-Way.

397.	Well	An underground source of water which has been rendered accessible by the drilling or digging of a hole from ground level to the water table and may include a private piped system from a surface water source.
398.	Wellhead Protection Area	The surface and subsurface area surrounding a water well or well field that supplies a Public Water System and through which contaminants are reasonably likely to move so as eventually to reach the water well or well field.
399.	Wellness Centre	A Commercial Use in which therapy, instruction and services related to personal health, fitness and emotional well-being are provided.
400.	Wetlands	Lands that are seasonally or permanently covered by shallow water, as well as lands where the water table is close to or at the surface. In either case the presence of abundant water has caused the formation of hydric soils and has favoured the dominance of either hydrophytic plants or water tolerant plants. The four major types of Wetlands are swamps, marshes, bogs and fens. Periodically soaked or wet lands being used for agricultural purposes which no longer exhibit Wetland characteristics are not considered to be Wetlands for the purposes of this definition.
401.	Wholesale Establishment	The Use of land or the occupancy of a Building or Structure, for the purpose of selling or offering for sale goods, wares or merchandise on a wholesale basis and includes the storage or warehousing of those goods, wares or merchandise. For the purposes of this definition, a Cannabis Production Facility is not considered to be a Wholesale Establishment.
402.	Wind Power Generation Site	Lands on which more than one Wind Turbine that generates electrical power for Commercial sale are located.

403.	Wind Turbine	A system of components which converts the kinetic energy of the wind into electrical or mechanical power and which comprises all of the necessary components including energy storage, power conditioning, control systems, transmission systems, and structural support systems to provide electricity or mechanical power for a single, private Residential Use only.
404.	Workshop	A Building or part of a Building where fabrication or manufacturing is performed by tradesmen requiring manual or mechanical skills and may include a carpenter's shop, a locksmith's shop, a gunsmith's shop, a tinsmith's shop, a Commercial welder's shop, upholstering and metal works, woodworking or furniture manufacturer but not any Use or activity otherwise defined or classified herein.
405.	Yard	Land appurtenant to a Building or Structure, located on the same Lot as the Building or Structure, 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 the By-law.
406.	Yard Depth	The least horizontal dimension between the Front Lot Line of the Lot and the nearest part of any Building or Structure on the Lot, or the nearest Outside Storage Use on the Lot, or the edge or rim of an excavation on the Lot.
407.	Yard, Exterior Side	A Side Yard immediately adjoining a Public road or a 0.3m reserve held by the Township that abuts the Public road, extending from the Front Lot Line to the Rear Lot Line and from the Side Lot Line to the nearest part of any Building or Structure on the Lot.
408.	Yard, Front	A Yard extending across the full width of the Lot between the Front Lot Line of the Lot and the nearest part of any Building or Structure on the Lot.

409.	Yard, Interior Side	A Yard extending from the Front Yard to the Rear Yard of a Lot and from an Interior Lot Line of such Lot to the nearest part of any Main Building or Structure on such Lot.
410.	Yard, Maximum	The maximum distance of a Yard from a Lot Line. In calculating the Maximum Yard, the minimum horizontal distance from the respective Lot Line shall be used.
411.	Yard, Rear	The Yard extending across the full width of the Lot between the Rear Lot Line of the Lot and the nearest part of any Building or Structure on the Lot, or the nearest Outside Storage Use on the Lot, or the edge or rim of an excavation on the Lot.
412.	Yard, Side	A Yard extending from the required Front Yard to the required Rear Yard and from the Side Lot Line of the Lot to the nearest part of any Building or Structure on the Lot, or the nearest Outside Storage Use on the Lot, or the edge or rim of an excavation on the Lot.
413.	Yard, Side Width	The least horizontal dimensions between the Side Lot Line of the Lot and the nearest part of any Building or Structure on the Lot, or the nearest Outside Storage Use on the Lot, or edge or rim of excavation on the Lot.
414.	Zone or Zoned Area	A designated area of land Use shown on Schedules "A", "B" and "C" of the By-law.
415.	Zone Provisions	The permissible Uses or activities, the minimum area and dimensions of Lots, the minimum dimensions of Yards, the maximum Lot Coverage, the minimum Setback, the minimum Gross Floor Area, the minimum Landscaped Open Space, the maximum Height of Buildings, minimum parking requirements and all other standards and regulations of the respective Zones as are set out within this By-law.
416.	Zone Schedules	The set of Schedules attached hereto as Schedules "A", "B" and "C", which form part of this By-law.

## **PART 4: GENERAL PROVISIONS**

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Unless otherwise specified, the provisions of this Section of the By-law apply to all lands, Building and Uses throughout the Township of Scugog.

### **4.1 ACCESSORY BUILDINGS, STRUCTURES AND USES**

#### **a. Permitted Uses**

Where this By-law provides that a Lot may be used or a Building or Structure may be Erected or used for a purpose, that purpose shall include any Accessory Building or Structure or Accessory Use, but shall not include the following:

1. any occupation for gain or profit conducted within or accessory to a Dwelling Unit or on such Lot associated therewith, except as is specifically permitted in accordance with this By-law;
2. any Building used for human habitation except for accessory structures or buildings that meet the definition of an Additional Dwelling Unit, in accordance with this By-law, and as is specifically permitted in accordance with this By-law.

Buildings used for Agricultural Uses shall be deemed as Principal Buildings. Buildings or Structures used for On-Farm Diversified Uses shall be deemed secondary Uses.

#### **b. Permitted Encroachments and Required Yards**

Accessory Buildings and Structures may encroach into the required Yard in a Zone as outlined in Table 4.1 as follows, except where otherwise noted in this By-law:

Accessory Buildings and Structures related to an Agricultural-related Use and On-Farm Diversified Use are not permitted to encroach into the required yard.

**Table 4.1**

<b>Permitted Structure or Feature</b>	<b>Applicable Required Yard(s)</b>	<b>Required Setback or Permitted Encroachment</b>
<b>Structural and Ornamental Features:</b>		
Bay windows	Front, Rear and Exterior Side Yards	May encroach 0.6m into the required Yard. The width of the bay window shall not exceed 3m.
Canopies/Porticos	Front, Rear and Exterior Side Yards	May encroach 1.2m into the required Front, Rear and Exterior Side Yards.
	Interior Side Yard	May encroach 0.6m into the required Interior Side Yard.
Balconies/Steps/Fire Escapes	Front, Rear and Side Yards	May encroach 2.4m into the required Yard but not closer than 1.2m to the Lot Line.
Patios	All Yards	No closer than 0.6m to the Lot Line.
Decks (1.2m or less in Height above finished grade)	Side Yard	Required Side Yard of the Zone in which the Lot is located. The Side Yard shall not apply where a Side Lot Line extends from a common wall dividing Attached Dwelling Units.
	Rear Yard	No closer than 1.2m to the Rear Lot Line.
	Front Yard	May encroach 2.4m into the required Yard but not closer than 1.2m to the Lot Line.

<b>Permitted Structure or Feature</b>	<b>Applicable Required Yard(s)</b>	<b>Required Setback or Permitted Encroachment</b>
Decks (greater than 1.2m in Height above finished grade)	Interior Side Yard	May encroach 1.2m into the required Yard but no closer than 1.2m to the Interior Side Lot Line.
	Exterior Side Yard	The Side Yard shall not apply where a Side Lot Line extends from a common wall dividing Attached Dwelling Units.
	Rear Yard	No encroachment.
	Front Yard	May encroach 3.6m into the required Rear Yard but not closer than 3m to the Rear Lot Line.
Porches	Front, Rear and Exterior Side Yards	May encroach 2.4m into the required Yard but not closer than 1.2m to the Lot Line.
	Interior Side Yards	May encroach 1.2m into the required Yard but not closer than 1.2m to the Lot Line.
Sills, cornices, parapets, pilasters, or other similar ornamental Structures	Any Yard	May encroach 0.6m into the required Yard but not closer than 0.6m to the Lot Line.

<b>Permitted Structure or Feature</b>	<b>Applicable Required Yard(s)</b>	<b>Required Setback or Permitted Encroachment</b>
Eaves	Front, Rear and Exterior Side Yards	May encroach 1.2m into the required Yard but not closer than 0.6m to the Lot Line.
	Interior Side Yard	May encroach 0.6m into the required Yard but not closer than 0.6m to the Lot Line.
Chimneys	Any Yard	May encroach 0.6m into the required Yard.
Drop awnings, clothes poles, flag poles, garden trellises, Retaining Walls less than 1m in Height, fences or other similar accessory Structures	Any Yard	n/a
Ramps and Barrier-free Accesses	Any Yard	n/a
<b>Accessory Buildings And Structures:</b>		
Residential Accessory Buildings and Structures up to 10m <sup>2</sup>	Rear or Interior Side Yard	No closer than 0.6m to the Rear or Interior Side Lot Line. No closer than 1.2m to any wall.
	Front or Exterior Side Yard	Required Front Yard or Exterior Side Yard of the Zone in which the Lot is located.

<b>Permitted Structure or Feature</b>	<b>Applicable Required Yard(s)</b>	<b>Required Setback or Permitted Encroachment</b>
Residential Accessory Buildings and Structures between 2m and 6m in Height in excess of 10m <sup>2</sup>	Rear or Interior Side Yard	No closer than 1.2m to the Rear or Interior Side Lot Line. No closer than 1.2m to any wall of another Building.
	Exterior Side Yard	Required Exterior Side Yard of the Zone in which the Lot is located.
Swimming Pool Pumping Equipment in Residential Zones	Rear Yard or Interior Side Yard	No closer than 1.2m to the Rear or Interior Side Lot Line.
Central air conditioning units, generators and heat pumps in Residential Zones	Rear Yard or Interior Side Yard	No closer than 1.2m to the Rear or Interior Side Lot Line.
Central air conditioners, generators and heat pumps for Apartment Dwelling Units in all Zones	Roof mounted only	n/a
Window-Mounted Air Conditioning Units in Residential Zones	All Yards	May encroach 0.6m into the required Yard provided such unit is no closer than 0.6m to the Lot Line.
Gate House or Parking Shelter	Front or Side Yard	No closer than 3m to a Front or Side Lot Line.

<b>Permitted Structure or Feature</b>	<b>Applicable Required Yard(s)</b>	<b>Required Setback or Permitted Encroachment</b>
Swimming Pools, Gazebos, Boathouses, water pumps and Saunas	Interior Side Yard	No closer than 1.2m to an Interior Side Lot Line.
	Rear Yard	No closer than 1.2m to the Rear Lot Line.
	Rear Yard on a Lot abutting a Waterbody	No closer than 1.2m of the Shoreline of a Waterbody
	Setback from Principal Building	No closer than 2m to the Principal Building.
Carport	Interior Side Yard, with the side facing the same Lot Line being open	No closer than 0.6m to an Interior Side Lot Line.
	Interior Side Yard, with the side facing the same Lot Line being closed	No closer than 1.2m to an Interior Side Lot Line.
Mutual Garage	Interior Side Yard	Can be constructed astride the common Side Lot Line.

### **c. Accessory Buildings in Oak Ridges Moraine (ORM) Zones**

Notwithstanding any of the provisions of this By-law to the contrary, within the Oak Ridges Moraine Conservation Plan Area, and where the Zone symbol is preceded by the letters "ORM", where an Accessory Building is permitted in conjunction with a Principal permitted Use, the Building shall not exceed 5% of the Lot Area and shall not exceed a Gross Floor Area of 56m<sup>2</sup>. Additional Dwelling Units are not permitted within an Accessory Building or Structure within the Oak Ridges Moraine Conservation Plan area.

## 4.2 ADDITIONAL DWELLING UNITS

Where this By-law permits an Additional Dwelling Unit, the following provisions shall apply:

- a) A maximum of two Additional Dwelling Units are permitted within any legally permitted Dwelling, Single Detached; Dwelling, Semi-Detached; Dwelling, Townhouse; or Dwelling, Linked provided there are no Additional Dwelling Units contained within an Accessory Building on the same lot;
- b) A maximum of one Additional Dwelling Unit is permitted within a detached Accessory Building where a maximum of one Additional Dwelling Unit exists within any legally permitted Dwelling, Single Detached; Dwelling, Semi-Detached; Dwelling, Townhouse, or Dwelling, Linked on the same lot;
- c) Notwithstanding 4.2a) and b), an Additional Dwelling Unit shall not be permitted within any hazardous lands as determined by the applicable Conservation Authority;
- d) The parking requirements for each Additional Dwelling Unit are satisfied;
- e) All requirements of the Ontario Building Code and Ontario Fire Code are satisfied;
- f) In AG, RR, ER, HR1, HR2, R1, R2, R3, RM1, RM2, RM3, RM4, C1 and C5 Zones, where an Additional Dwelling Unit is permitted within an Accessory Building in a Zone, the maximum allowable floor area of the Additional Dwelling Unit shall be determined by using the most restrictive of the following provisions:
  - i. Maximum lot coverage of all buildings on the lot.
  - ii. No more than 50% of the Gross Floor Area of the Dwelling, Single Detached; Dwelling, Semi-Detached; Dwelling, Townhouse or Dwelling, Linked on the same lot.
  - iii. A maximum Gross Floor Area of 150 square metres.

g) Where an Accessory Building containing an Additional Dwelling Unit is permitted, the following additional provisions shall apply:

- i. The Accessory Building shall have a maximum height of 7.0 metres, unless the permitted height for Accessory Buildings in the specific zone provisions is greater;
- ii. The Accessory Building shall have a minimum required Exterior Side Yard Setback in accordance with the specific zone provisions;
- iii. The Accessory Building shall be located a minimum of 3.0 metres from the Interior Side Lot line and a minimum of 3.0 metres from the Rear Lot line;
- iv. The Accessory Building shall not be permitted in a required Front Yard Setback; and

h) Exterior access to an additional dwelling unit must be provided via a walkway with a minimum width of 1.2 metres that connects to a driveway or a public street that is protected from fire exposure from the building. Walkways shall not be obstructed by chimneys, gas meters, air conditioning units, heat pump, garbage receptacle, or any other permanent or non-permanent structures.

- i) A Home Occupation shall be restricted to a business or administrative office which does not require the delivery or pick up of goods, does not have clients coming to the dwelling, and does not have employees that reside on a different lot;
- j) Additional Dwelling Units shall comply with Provincial Minimum Distance Separation (MDS) formulae;
- k) Additional Dwelling Units shall be located on a lot that fronts on and has access to an improved public street, maintained year round, outside of the Port Perry Urban Area; and
- l) All other applicable zoning requirements are met.

#### **4.3 AGRICULTURAL-RELATED USE**

Where this By-law permits an Agricultural-Related Use, the following provisions apply:

- a) An Agricultural-related use shall only be permitted where it is demonstrated the proposed use satisfies the following criteria:
  - i. Is a Farm-related Commercial or Industrial use;
  - ii. Is compatible with and will not hinder surrounding Agricultural operations;
  - iii. Is directly related to Farm Operations in Scugog, the Region and neighbouring municipalities;
  - iv. Will benefit from being in close proximity to Farm Operations;
  - v. Supports Agriculture; and
  - vi. Provides direct products and/or services to Farm Operations as a primary activity.
- b) The Agricultural-related Use shall not be permitted in natural heritage features or hydrological features except for expansions to existing Buildings and Structures where it is demonstrated that there is no alternative, the expansion into the feature is minimized and is directed away from the feature to the maximum extent possible and the impact is minimized and mitigated to the maximum extent possible.
- c) A vegetation protection zone is to be maintained as natural self-sustaining vegetation that is no less than thirty (30) metres for wetlands, permanent and intermittent streams, fish habitat, and significant woodlands.
- d) The following maximum area requirements shall apply to Agricultural-related uses:
  - a. Where the total lot area is 20.0 ha or greater, the maximum lot coverage for an agricultural-related use shall be 30%.
  - b. Where the total lot area is less than 20.0 ha, the minimum landscaped open space shall be 30%. For greater clarity, there shall not be a maximum lot coverage requirement.
- e) An Agricultural-related Use may not be permitted if the area it occupies would result in any On-Farm Diversified uses located on

the same lot to exceed the maximum permissible area for On-Farm Diversified uses.

- f) An Agricultural-related Use is not subject to the Province of Ontario's Minimum Distance Separation (MDS) Guidelines for compatibility between livestock facilities and sensitive land-uses.
- g) Prior to an Agricultural-related Use being established on a property, the site plan control by-law may be applicable to mitigate the impacts of items such as but not limited to traffic, parking, emissions, noise, water and wastewater usage, and consider relevant environmental approvals, landscaping, buffering, size and scale.
- h) The parking area location on a lot for an Agricultural-related use shall be according to the requirements of Agricultural uses of this By-law.
- i) At minimum, Agricultural-related Uses shall have two (2) required parking spaces, one (1) of which shall be an accessible parking space. No off-site parking shall be permitted.
- j) Accessory Outside Storage associated with an Agricultural-related Use shall not be permitted within 10 metres of a side or rear lot line. Accessory Outside Storage is not permitted within the front or exterior yard.
- k) Any Accessory Outside Storage associated with Agricultural-related use must be screened from view from a public street or a residential use on an abutting lot with a 3.0 metre high solid board fence.

#### **4.4 CANNABIS**

Where this By-law permits a Cannabis Production Facility and accessory uses, the following provisions must be complied with:

- a) A Cannabis Production Facility within an enclosed Building, Structure or Commercial Greenhouse shall be equipped with an Air Treatment Control system.
- b) Separation distances between a Cannabis Production Facility and any Residential Zone, Community Facility (CF) Zone, Recreation (RE) Zone, or Open Space (OS) Zone shall be measured from the edge of the nearest Building or crop line associated with the Cannabis Production Facility to the nearest Zone boundary of any

Residential Zone, Community Facility (CF) Zone, Recreation (RE) Zone or Open Space (OS) Zone.

- c) Separation distances between a Cannabis Production Facility and a sensitive land use not included in the above noted zones in subsection 2 shall be measured from the edge of the nearest Building or crop line associated with the Cannabis Production Facility and the nearest building line of the sensitive land use. For the purposes of this Section, a sensitive land use shall include a Residential Use or Dwelling Unit, a Day Care Centre, a Public or Private School, a Place of Worship, a Hospital, a Long Term Care Facility, a Retirement Home, a Public or Private Park and an Institutional Use. The minimum setback is not required to be met for a Dwelling Unit located on the same Lot as the Cannabis Production Facility.
- d) An indoor Cannabis Production Facility shall not be permitted within 150 metres of a Residential Zone, Community Facility (CF) Zone, Open Space (OS) Zone, Recreation (RE) Zone, and/or a sensitive land use not included in the previously noted zones. For the purposes of this policy, a greenhouse shall be considered an indoor facility.
- e) An outdoor Cannabis Production Facility shall be setback a minimum of 300 metres from a sensitive land use. For the purposes of this policy, the cultivation of Cannabis within a hoop house that has a transparent roof/covering and no floor (ie. the Cannabis is grown in the ground) shall be considered an outdoor facility.
- f) Outdoor cultivation of Cannabis shall be setback a minimum of 50 metres from all Lot Lines.
- g) A Cannabis Production Facility is not permitted within a Shipping Container.
- h) Where permitted within the Agricultural (AG) and Oak Ridges Moraine-Agricultural (ORM-AG) Zones, and notwithstanding any other provision in this By-law, an indoor Cannabis Production Facility that does more than grow Cannabis (ie. processing, storing, packaging) may

only be permitted where Cannabis is actively cultivated on the same Lot (either indoors or outdoors).

- i) An Accessory Retail Store is permitted as an Accessory Use to a Cannabis Production Facility, up to a Maximum Gross Floor Area of 500 square metres.
- j) A Building or Structure used for security purposes for a Cannabis Production Facility may be located in the required Front Yard of the Lot upon which the Cannabis Production Facility is located and shall be located a minimum of 2.0 metres from any Lot Line. Such Building or Structure shall have a maximum Floor Area of 20 square metres.
- k) A Cannabis Production Facility shall be setback a minimum of 100 metres from a municipal wellhead (ie WHPA-A).

#### **4.5**

#### **COMPLIANCE WITH OTHER LAWS**

This By-law shall not be effective to reduce or mitigate any restrictions Legally imposed by a Federal, Provincial or Regional government authority having jurisdiction to impose such restrictions.

#### **4.6**

#### **DWELLING UNITS BELOW GRADE**

No Dwelling Unit shall, in its entirety, be located in a Cellar. If any portion of a Dwelling Unit is located in a Cellar, such portion of the Dwelling Unit shall be used as a furnace room, laundry room, storage room, recreation room or for a similar Use only, but, in no instance shall such a room be used to provide sleeping accommodation, unless the Dwelling Unit can be modified to satisfy the Ontario Building Code requirements in that regard.

#### **4.7**

#### **ESTABLISHED BUILDING LINE IN RESIDENTIAL ZONES**

Notwithstanding the Yard and Setback provisions of this By-law to the contrary, where a permitted Dwelling is to be Erected on a Lot within a Residential Zone, it may be Erected closer to the Street Line or the Centreline of the Road than required by this By-law, provided that the Yard or Setback is equal to the average

Setback of adjacent Dwellings (excluding Porches and steps) on the same side of the road.

In no case shall a Garage be located closer than 6m from the Front Lot Line.

**4.8 FRONTAGE ON IMPROVED PUBLIC ROAD, UN-ASSUMED PUBLIC ROAD AND PRIVATE ROAD OR RIGHT-OF-WAY**

**a. Improved Public Road**

No Person shall Erect any Building or Structure in any Zone after the date of passing of this By-law, unless the Lot upon which such Building or Structure is to be Erected fronts upon an Improved Public Road, maintained year round by the Township and further, that such Building or Structure complies with the Yard and Setback provisions of this By-law except as otherwise permitted in this By-law.

**b. Un-assumed Public Road**

Notwithstanding the provisions of Section 4.6(a), the provisions of this By-law shall not apply to prevent the Erection of a permitted Building or Structure on a Lot in a registered plan of subdivision where a properly executed subdivision agreement has been entered into with the Township whereunder the Road or Roads will not be assumed by the Township until such time as specified in the said agreement, or where a Model Home Agreement has been completed with the Township.

Notwithstanding the provisions of Section 4.6(a), within the Shoreline Residential (SR) Zone, an Existing Dwelling shall be permitted where the Lot has frontage on an Un-assumed Public Road. The provisions of this By-law shall not apply to prevent the Use of the Lot for the enlargement, Alteration, extension, renovation or Reconstruction of an Existing Dwelling, provided the Gross Floor Area of the Existing Dwelling shall not be increased by more than 50% of the Gross Floor Area that existed as of the date of passing of this By-law.

**c. Private Road or Right-of-Way**

Notwithstanding the provisions of Section 4.6(a), where a Lot which fronts on a Private Road or Right-of-Way registered on title as of the date of passing of this By-law and provides legal ingress and egress to an Improved Public Road, the provisions of this By-law shall not apply to prevent the Use of the Lot for a new Dwelling or the enlargement, Alteration, extension, renovation or Reconstruction of an existing Dwelling, provided the Use is permissible in the Zone in which it is located and that all other applicable provisions of this By-law are complied with.

**d. Condominium Roads**

For the purposes of this By-law, lands within a vacant Lot or common elements plan of condominium that are maintained by the condominium corporation pursuant to an agreement with the Township shall be deemed to be Public Roads.

**4.9 GARDEN SUITE**

Where this By-law permits a Garden Suite Dwelling and is approved under a Temporary Use By-law, the maximum size of the Garden Suite Dwelling shall not exceed 60m<sup>2</sup>, must not exceed a maximum Height of 6m and shall maintain minimum Side Yard and Rear Yard Setbacks and parking requirements of the Zone in which the Building is located. In addition, the Garden Suite Dwelling shall be Erected on temporary foundations capable of being removed within 48 hours of the expiration of the Temporary Use By-law.

**4.10 HOME INDUSTRY**

A Home Industry shall be subject to the following provisions:

- (a) Home Industry is permitted in a Zone, where a Home Industry is a permitted use. Where a Home Industry is located on a Farm, it shall only be subject to the provisions of this By-law

regarding On-Farm Diversified Uses.

- (b) Such Home Industry shall only be located in an Accessory Building or attached Garage located on a Lot on which a Dwelling is in existence, provided the total Gross Floor Area utilized by the Home Industry or combination of home industries does not exceed 200m<sup>2</sup>.
- (c) The Home Industry shall only be on lots measuring at least 4,000m<sup>2</sup>.
- (d) Such Home Industry shall be clearly Accessory to the Main Residential Use and shall not change the Residential character of the Dwelling or the Lot nor create or become a Public nuisance.
- (e) A maximum of two Persons other than the proprietor may be engaged in the Home Industry at any time.
- (f) Only currently licensed Motor Vehicles, used in the operation of the Home Industry may be parked or stored on the Lot within an Interior Side or Rear Yard. Not more than three Commercial Vehicles shall be permitted on a Lot.
- (g) Retail sales of goods processed or produced on the Lot are permitted, but shall not exceed 25% of the Gross Floor Area of the Accessory Building or and/or attached Garage used for the Home Industry.
- (h) Outdoor display of goods or wares for sale processed or produced on the Lot are permitted, but shall not exceed 5% of the Lot Area.
- (i) Home Industry Uses shall not include the generation of or storage of Hazardous Waste, liquid Industrial Waste, or any severely toxic contaminant listed in Schedule 3 to Ontario Regulation 347 RSO, 1990.
- (j) Accessory Outside Storage of goods, materials or equipment associated with the Home Industry Use is permitted, but limited

to no more than 10% of the lot, and shall be screened from view of the street and adjacent properties by a solid board fence with a minimum height of 2.0 metres. Accessory Outside Storage associated with Home Industry does not include a Cartage or Transport Depot or Recreational Vehicles, including seasonal boats or trailers.

- (k) No Home Industry shall be located in a building which is closer than 30 metres from a dwelling on an adjacent lot.
- (l) Driveways and Parking associated with the Home Industry Use shall meet the requirements of Part 5 of this By-law, except for the number of parking spaces.
- (m) A minimum of one (1) additional parking space is required per outside employee, but no more than two (2) parking spaces for employees who do not reside in the dwelling.
- (n) Signage shall be in accordance with the Township's Sign By-law.
- (o) Where a Home Industry is adjacent to a Regional or provincial highway, all requirements of the Region of Durham or Ministry of Transportation must be complied with.

#### **4.11 HOME OCCUPATION**

A Home Occupation shall be subject to the following provisions:

- (a) A Home Occupation is permitted in a zone, where a Home Occupation is a permitted use.
- (b) Only one Home Occupation shall be permitted in a Dwelling Unit.
- (c) Not more than 25% of the Gross Floor Area of the Dwelling Unit shall be used for the purposes of the Home Occupation Use, except where the Home Occupation is a Private Home Daycare. A Private Home Daycare may be conducted within the Principal residence and within the Rear Yard and Exterior Side Yard.

- (d) Such Home Occupation shall be clearly secondary to the Main Residential Use, shall not be conducted within an Attached Garage and shall not change the Residential character of the Dwelling Unit nor create or become a Public nuisance.
- (e) A maximum of one person who is not an occupant in the Dwelling Unit may be engaged in the Home Occupation at any time.
- (f) There shall be no goods, wares or merchandise offered for sale or rent on the premises other than what is produced on the premises.
- (g) There shall be no on-site consumption of food products produced for retail sale as part of any Home Occupation.
- (h) There shall be no mechanical or other equipment used except that which is customarily employed in a Dwelling Unit for domestic or household purposes or for Use by a professional Person.
- (i) There shall be no Outside Storage of goods or materials associated with a Home Occupation Use.
- (j) Parking associated with the Home Occupation Use shall meet the requirements of Part 5 of this By-law.
- (k) Signage shall be in accordance with the Township's Sign By-law.

## **4.12 KENNELS**

Kennels shall only be permitted where specifically identified as a permitted Use in the By-law and Uses shall be in accordance with the Township's Kennel By-law.

## **4.13 LIVESTOCK**

The keeping of livestock is only permitted:

- a) In Zones where Agricultural Use is listed as a permitted use;
- b) Within a Rural Residential (RR) Zone subject to the Lot

having a minimum Lot Area of 1 ha and the number of animals kept on the Lot shall be limited to 0.25 nutrient units per hectare where a nutrient unit is defined by Regulations under the Nutrient Management Act, S.O. 2002; and,

c) On a Lot that meets all Minimum Distance Separation (MDS) calculations.

Livestock shall include, but not limited to: chickens, ducks, horses, pigs, cattle, goats, sheep.

#### **4.14**

#### **MEANDER BELT SETBACK IN ORM AREA**

Notwithstanding the Yard and Setback requirements of this By-law to the contrary, within any ORM Zone, the minimum Setback for any Building or Structure from a stream meander belt shall be 30m. The limits of the meander belt shall be established on site by the Conservation Authority having jurisdiction.

#### **4.15**

#### **MINIMUM DISTANCE SEPARATION REQUIREMENTS**

No Building shall be constructed and no lands may be used which do not conform to the MDS I and MDS II Formulas as approved by the Province of Ontario.

Setbacks for new Dwellings constructed on new Lots created following the approval of this By-law, other than the Lot containing the Barn or Barns containing livestock, shall be required in conformity with the MDS I Formula. MDS I shall not apply to vacant Lots Existing as of the date of passing of this By-law.

New Barns or expansions to Existing Barns shall require Setbacks in conformity with the MDS II Formula.

MDS I and/or MDS II shall not apply to Agricultural-related Uses or On-Farm Diversified Uses except if the On-Farm Diversified Use contains On-Farm Accommodation.

## **4.16 MOBILE HOMES**

Mobile Homes shall only be permitted as a temporary Dwelling Accessory to an Agricultural Use including a Bunk House or as a Garden Suite Dwelling, where such Uses are permitted by this By-law.

## **4.17 MODEL HOMES**

Where lands are located within a Zone that permits residential Dwellings and the lands are within a plan of subdivision that has received draft plan approval or final plan approval under the provisions of the Ontario *Planning Act*, R.S.O. 1990, Model Homes may be permitted provided that there is a completed agreement between the land owner and the Township relating to the number and Use of Model Homes on said lands.

## **4.18 MULTIPLE USES ON ONE LOT**

Where any land, Building or Structure is used for more than one purpose, the applicable provisions of this By-law which serve to regulate each such Use shall be complied with.

## **4.19 MULTIPLE ZONES ON ONE LOT**

Where a Lot is divided into more than one Zone under the provisions of this By-law, each such portion of the said Lot shall be used in accordance with the Permitted Uses in Zone Provisions of this By-law for the applicable Zones established hereunder, as if it were a separate Lot.

The boundary of an Environmental Protection Zone shall be used as a Lot Line for the purpose of determining required Yards.

## **4.20 NON-COMPLYING BUILDINGS AND STRUCTURES**

Where a Building or Structure has less than the minimum Front Yard (and/or having less than the minimum Setback) and/or Side Yard and/or Rear Yard required by this By-law, or exceeds the permitted Lot Coverage, the said Building or Structure may be enlarged, Reconstructed, repaired and/or renovated provided that:

- (a) Any Building or Structure that legally existed as of the date of passing of this By-law that encroached on any required Yard or Setback a distance of 0.1m or less or exceeds maximum Lot Coverage by 1.0% or less shall be deemed to comply with the requirements of this By-law. In all other applicable Zone Provisions of this By-law shall be complied with;
- (b) The enlargement, Reconstruction, repair and/or renovation does not further reduce the Existing Front Yard, and/or Side Yard and/or Rear Yard and/or Lot Coverage except that the enlargement of the Building up to 0.15m on any side of the Building in order to permit renovations to the exterior of the Building shall be permitted;
- (c) The enlargement, Reconstruction, repair and/or renovation does not increase the Gross Floor Area of the Building or Structure located within the applicable minimum required Yard;
- (d) The enlargement, Reconstruction, repair and/or renovation does not increase the floor area of the Basement located within the applicable minimum required Yard;
- (e) The Building or Structure is being used for a purpose permissible within the Zone in which it is located; and,
- (f) Nothing in this By-law shall apply to prevent the Reconstruction of any Legally Existing Building or Structure which is accidentally damaged or destroyed by causes beyond the control of the owner, provided that the dimensions of the original Building or Structure, or of any Yards appurtenant thereto, are not Altered in any way except in conformity with this By-law, unless these changes are necessary to provide flood proofing and provided that a Building Permit for the Reconstruction is obtained within 24 months of the damage being done.

Where a Lot having a lesser Lot Area and/or Frontage than required herein is held under distinct and separate ownership from an abutting Lot or Lots as shown by a conveyance of title properly registered prior to the date of passing of this By-law, such smaller Lot may be used and a Building or Structure may be Erected, Altered or used on such smaller Lot, provided that:

- (a) All other applicable Zone Provisions of this By-law are complied with.
- (b) Where the Lot Area of a Lot is reduced by means of an acquisition, by expropriation or otherwise, of part of the Lot by a Public agency for the purpose of providing a Public service, nothing in this By-law shall apply to prevent the continued Use of such Lot as reduced, or the Erection, Alteration or Use of a Building or Structure thereon, as if no such acquisition had taken place, provided that:
  1. No regulations pursuant to the *Environmental Protection Act*, R.S.O. 1990, as amended, are contravened;
  2. Such Lot as reduced is accessible to vehicular traffic from a Road either directly or via a Right-of-Way;
  3. No change is made to such Lot or to any Building or Structure thereon, subsequent to the date of the said acquisition, that would increase the degree of any non-conformity resulting from such acquisition or that would contravene any other provision hereof; and,
  4. This provision is not construed as mitigating or legalizing any Non-Conformity or contravention pertaining to such Lot prior to the date of such acquisition.

Where an undersized Lot as described above is increased in size following the date of passing of this By-law but is

still less than the required Lot size, the provisions of this Section shall also apply.

## **4.22 NON-CONFORMING BUILDINGS, STRUCTURES AND USES**

### **a. Continuation of Existing Uses**

The provisions of this By-law shall not apply to prevent the Use of any Existing Building or Structure for any purpose prohibited by this By-law if such Existing Building or Structure was Legally used for such purpose, prior to the effective date of this By-law and provided that the Building or Structure continues to be used for that purpose and is not Altered in any way except in conformity with this By-law. Where a Non-Conforming Trailer or Mobile Home is removed from a Lot, that Use shall be deemed to have discontinued.

### **b. Permitted Exterior Extension, Alteration and Reconstruction**

On the exterior of a Legal Existing Building or Structure, the installation of eavetroughs, siding, brick, insulation or other building materials whose sole purpose is to improve the exterior of a Building or Structure shall be permitted provided that the floor area of the Building or Structure is not expanded in any way, except in conformity with this By-law.

### **c. Permitted Interior Alteration**

The interior of any Building or Structure which was Legally used for a purpose not permissible within the Zone in which it is located prior to the effective date of this By-law, may be reconstructed or structurally Altered, in order to render the Building or Structure more convenient for the Existing purpose for which it was Legally used.

### **d. Restoration To A Safe Condition**

Nothing in this By-law shall prevent the repair, strengthening or restoration to a safe condition of any

Legally Existing Building or Structure or part thereof, or the rebuilding of such Building or Structure if it has been destroyed by means beyond the control of the owner, provided that the dimensions or Use of the original Building or Structure or of any Yards appurtenant thereto, are not Altered in any way except in conformity with this By-law unless these changes are necessary to provide for flood proofing and that a Building Permit for the Reconstruction is obtained within 24 months of the damage being done. These provisions shall not apply to Buildings or Structures destroyed by natural flooding or erosion.

**e. Building Permit Issued**

The provisions of this By-law shall not apply to prevent the Erection or Use, for a purpose prohibited by this By-law, of any Building or Structure, the plans for which have, prior to the date of passing of this By-law, been approved by the Chief Building Official, so long as the Building or Structure, when Erected, is used and continues to be used for the purpose for which it was Erected.

**4.23 OBNOXIOUS USES**

Except as may otherwise be specifically permitted under this By-law, no Use shall be permitted which, from its nature or the materials used therein, is declared by the Regional Health Department or Council of the Township to be a noxious trade, business or manufacture under the *Health Protection & Promotion Act*, R.S.O. 1990.

**4.24 ON-FARM DIVERSIFIED USES**

Where this By-law permits an On-Farm Diversified Use, the following provisions apply:

- a) An On-Farm Diversified Use shall only be permitted as Secondary Use to a Farm and located on the same lot as the Farm, and shall be compatible with, and not hinder, surrounding agricultural operations.
- b) The requirements of this By-law as applicable to an On-Farm Diversified Use shall apply separately to each Farm property.

- c) Where there is more than one On-Farm Diversified use on a single Farm property, the requirements of this By-law as applicable to an On-Farm Diversified use shall apply cumulatively for all On-Farm Diversified uses. For greater clarity, the requirements applicable to an On-Farm Diversified Use shall apply separately to each individual Farm property that may be part of a Farm Operation.
- d) On-Farm Diversified Uses shall not exceed a combined total of 2% of the total lot area of the Farm, up to a maximum of one (1) hectare.
- e) The On-Farm Diversified Use shall not be permitted in natural heritage features or hydrological features except for expansions to existing buildings and structures where it is demonstrated that there is no alternative, the expansion into the feature is minimized and is directed away from the feature to the maximum extent possible and the impact is minimized and mitigated to the maximum extent possible.
- f) A vegetation protection zone is to be maintained as natural self-sustaining vegetation that is no less than 30 metres for wetlands, permanent and intermittent streams, fish habitats, and significant woodlands.
- g) Where a Farm contains an Agricultural-related Use, the area for the Agricultural-related Use shall not be included in the area of the Farm for the purposes of calculating the maximum permitted area for On-Farm Diversified Uses. For greater clarity, the total area of an Agricultural-related Use shall not contribute to the maximum permissible area of an On-Farm Diversified Use.
- h) The combined Maximum Gross Floor Area of all Buildings and/or Structures used for On-Farm Diversified Uses shall not exceed 20% of the total area permitted to be used for an On-Farm Diversified Use.
  - i) Where an On-Farm Diversified Use occupies a Farm Building or Structure that is more than ten (10) years old at the time of application, the area for the On-Farm Diversified Use may be calculated at a discounted rate of 50%.
  - j) The total area used for new parking or a driveway access that is used solely or exclusively for the On-Farm Diversified Use shall be included in the total area calculation.

- k) Any existing driveways and parking areas shared with Agricultural Uses and/or Agricultural-related Uses shall not be included in the area calculation.
- l) The parking area location on a lot for an On-Farm Diversified Use shall be according to the requirements of Agricultural uses of this By-law.
- m) At minimum, On-Farm Diversified Uses shall have two (2) required parking spaces, one (1) of which shall be an accessible parking space. No off-site parking shall be permitted.
- n) The total Gross Floor Area used for an Agricultural Event Venue that includes a place of assembly whether located in new or existing Buildings, shall not exceed 200 square metres. The events must not detract from the principal farming operation or Agricultural Use of the property. Agricultural Event Venues that are beyond 200 square metres shall be only permitted by an amendment to the Official Plan and Zoning By-law.
- o) The maximum number of On-Farm Accommodations used for Agri-tourism on a Farm is three (3), with the maximum gross floor area of 25.0 sq. m. for a Building or Structure used as an On-Farm Accommodation.
- p) An On-Farm Diversified Use must meet all applicable requirements, including, but not limited to, the Ontario Building Code, the Ontario Fire Code, and any other approval from an authority or agency having jurisdiction, and requires an approved building permit to legally establish the use.
- q) An On-Farm Diversified Use is not subject to the Minimum Distance Separation (MDS) Formulae, except for On-Farm Accommodations.
- r) Where a Home Industry is located on a Farm, it shall be subject to the provisions of this By-law regarding On-Farm Diversified uses. Where a Home Industry is not located on a Farm, it shall be subject to the provisions of this By-law regarding Home Industries.
- s) Prior to an On-Farm Diversified Use being established on a Farm, site plan control may be applicable to mitigate the impacts of items such as but not limited to traffic, parking, emissions, noise, water and wastewater usage, and consider relevant

environmental approvals, landscaping, buffering, size and scale.

- t) Accessory Outside Storage associated with an On-Farm Diversified use shall not be permitted within 10 metres of a side or rear lot line. Accessory Outside Storage is not permitted within the front or exterior side yard.
- u) Any Accessory Outside Storage associated with an On-Farm Diversified Use must be screened from view from a public street or a residential use on an abutting lot with a 3.0 metre high solid board fence.
- v) Accessory Outside Storage associated with an On-Farm Diversified Use does not include a Cartage or Transport Depot or Recreational Vehicles, including seasonal boats and trailers.

#### **4.25 PITS AND/OR QUARRIES AND/OR PEAT EXTRACTION**

The making or establishment of Pits and/or Quarries and/or peat extraction is prohibited except in the locations and in accordance with the express provisions of this By-law, and the *Aggregate Resources Act* R.S.O. 1990 and, no Person shall use land or Erect any Building or Structure for the purpose of processing, washing, sorting, screening or crushing rock, sand or gravel except as expressly provided for in this By-law.

#### **4.26 PLANTING STRIP REGULATIONS**

##### **a. Location**

Where the Interior Side or Rear Lot Line in a Community Facility, Commercial or Industrial Zone abuts a Residential Zone or where an Urban Residential Multiple Type Four (RM4) Zone abuts a Residential Zone other than a RM4 Zone, a Planting Strip adjoining such abutting Lot Line, or portion thereof, shall be provided on the Lot within the Community Facility, Commercial, Industrial or Urban Residential Multiple Type Four (RM4) Zone with a minimum width of 3m.

##### **b. Contents**

Where in this By-law a Planting Strip is required to be provided and maintained, such Planting Strip shall consist

of a row of trees or a continuous un-pierced hedgerow of coniferous or shrubs, not less than 1.5m high at planting, immediately adjacent to the Lot Line or portion thereof along which such Planting Strip is required hereunder. The remainder of the strip shall be used for no other purpose than the planting of shrubs, flower beds, grass or a combination thereof.

**c. Interruption For Driveways Or Pedestrian Walks**

In all cases where ingress and egress Driveways or walks extend through a Planting Strip, it shall be permissible to interrupt the strip within 3m of the edge of such Driveway or within 1.5m of the edge of such walk.

**d. Maintenance**

Where a Planting Strip is required it shall be planted, nurtured and maintained in perpetuity by the owner or owners of the Lot on which the strip is located.

**e. Landscaped Open Space Supplement**

A Planting Strip referred to in this Sub-section may form a part of any Landscaped Open Space required by this By-law.

**4.27 PUBLIC USES**

**a. Public Services**

Except as provided in Paragraph (b) hereof, the provisions of this By-law shall not apply to prohibit the Use of any Lot or the Erection or Use of any Building or Structure for the purposes of Public services provided by the Township, or any Public Authority including any department of the Region of Durham or any Department or Ministry of the Government of Canada or Ontario, or any Conservation Authority established by the Government of Ontario, and,

for the purposes of this Section shall include Electrical Power Authorities, any telephone, cable television or telecommunications companies and any natural gas distribution system operated by a company distributing gas to the residents of the Township, which company possesses all the necessary powers, rights, licenses and franchises.

**b. Location Restrictions**

Notwithstanding the provisions of Section 4.23(a) hereof to the contrary, where any Zone classification or classifications specifically authorize a particular Use of land within such Zone classification or classifications, then such Use of land shall not be carried on in any other Zone classification or classifications, regardless of whether such Use is carried on by a Public Authority.

**c. Provisions**

Notwithstanding any other provisions of this By-law to the contrary, where a Public Use is not restricted to a specific Zone, no land, Building or Structure is to be used for the Public Use, unless all provisions of the Zone in which it is located are met.

**d. Roads And Utilities**

Nothing in this By-law shall prevent land to be used as a Road or prevent the installation of a watermain, Sanitary Sewer, storm sewer, gas main, pipeline or overhead or underground hydro or communication line or high voltage and extra high voltage electrical facilities owned, operated and maintained by the Township providing electricity, provided the location of such main or line has been approved by the Council of the Township of Scugog. Approval by the Council of the Township of Scugog shall not be required for any Public Use which has received prior approval pursuant to the provisions of the *Environmental Assessment Act*, R.S.O. 1990.

**4.28**

## **REAR YARD REQUIREMENTS FOR CORNER LOTS**

Notwithstanding any other regulations of this By-law to the contrary, in the case of a Corner Lot, the Rear Lot Line shall be considered as an Interior Side Lot Line for the purposes of establishing the required Yards.

**4.29**

## **REDUCTION OF REQUIREMENTS**

No Person shall change the purpose for which any Lot or Building is used or Erect any Building, or Structure, or addition to 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 or Lot to be in contravention of this By-law.

**4.30**

## **ROAD CENTRELINE SETBACK REQUIREMENTS**

Except as may otherwise be provided in this By-law, the Setback and Yard requirements shall be as specified in the respective Zone. However, where a Building or Structure is Erected, Altered or used adjacent a section of Public Road allowance specified hereunder, in addition to the Front Yard requirement of the Zone, the following additional Setback regulations shall also apply and be complied with:

**Table 4.2**

<b>Road Classification</b>	<b>Setback from the Road Centreline</b>
Local	10m
Collector	13m
Arterial, Type A	22.5m
Arterial, Type B	18m
Arterial, Type C	15m
Provincial Highways	14m from Provincial Road allowance

#### **4.31 SHIPPING CONTAINERS**

Shipping Containers may only be used as an Accessory Structure to an Industrial Use and shall meet the requirements for Accessory Buildings in the Zone.

#### **4.32 SHORELINE BUFFER AREAS**

Where there is the Shoreline of a lake or Watercourse on or appurtenant to a Lot, a Vegetative Buffer of 30m shall be maintained between all Buildings and Structures and the Shoreline or Watercourse. This buffer may be interrupted for a width of 4m to provide for a pathway to the water or to provide for the expansion of an Existing Dwelling in accordance with the following table:

**Table 4.3**

<b>Existing Dwelling Distance from Shoreline</b>	<b>Maximum Ground Floor Area Increase</b>
Less than 5m	none
$\geq 5m \text{ & } < 10m$	$23m^2$
$\geq 10m \text{ & } < 15m$	$32.5m^2$
$\geq 15m$	$46m^2$

In addition, one Accessory Building having a maximum Ground Floor Area of  $35m^2$  may be permitted within the Vegetative Buffer area adjacent to a Shoreline.

Notwithstanding the permissions above, in no case shall more than 25% of the required Shoreline buffer area be occupied with Buildings or Structures.

#### **4.33 SIGHT TRIANGLES**

On a Corner Lot, within the triangular space formed by the Street Lines and a line drawn from a point in one Street Line to a point in the other Street Line, each such point being measured along the Street Line from the point of intersection of the Street Lines, no Motor Vehicle, as defined in the *Highway Traffic Act*, R.S.O. 1990, shall be parked, no Building or Structure which would obstruct the vision of drivers of Motor Vehicles shall be Erected,

and, no land shall be used for the purposes of growing shrubs or trees in excess of 0.6m in Height. Such triangular space shall hereinafter be referred to as a "Sight Triangle". Where the two Street Lines do not intersect at a point, the point of intersection of the Street Lines shall be deemed to be the intersection of the projection of the Street Lines or the intersection of the tangents to the Street Line.

The minimum Sight Triangles required by this By-law shall be as follows:

**Table 4.4**

Road Classification	Sight Triangle Distance
Local	6m
Collector	7m
Arterial, Types A, B & C	9m
Provincial Highways	9m

#### **4.34**

#### **SIGNS**

The regulations of this By-law shall not apply to prevent the Erection, Alteration or Use of any Sign provided such Sign complies with the Township's Sign By-law.

#### **4.35**

#### **TEMPORARY CONSTRUCTION USES PERMITTED**

A tool shed, construction Trailer, scaffold or other Building or Structure incidental to construction is permitted in all Zones within the Township on the Lot where it is situated and only for so long as it is necessary for the work in progress and until the work is completed or abandoned or the Building Permit is revoked. For the purpose of this Section, "abandoned" shall mean the failure to proceed expeditiously with the construction work. The maximum size of a construction Trailer or tool shed shall not exceed 20m<sup>2</sup>.

#### **4.36**

#### **THROUGH LOTS**

Where a Lot, which is not a Corner Lot, has Lot Frontage on more than one road, the Setback and Front Yard requirements

contained herein shall apply on each road in accordance with the regulations of the Zone or Zones in which such Lot is located.

**4.37 TRAILER OR MOBILE HOME PARKS**

The establishment of Trailer Parks or Mobile Home Parks shall be prohibited within the area covered by this By-law, save and except where such parks are specifically permitted.

**4.38 TRUCK, BUS AND COACH BODIES**

No truck, bus, coach or streetcar body, or Structure of any kind, other than a Building Erected and used in accordance with this By-law, the *Building Code Act*, R.S.O. 1990 and, all other By-laws of the Township, shall be used for human habitation or storage of goods and materials within any area affected by this By-law whether or not the same is mounted on wheels.

**a. Parking And Storage**

The parking and storage of Motor Home Vehicles, Trailers, truck campers, including Tent Trailers and Travel Trailers shall be prohibited in all Zones except where such Trailer, Motor Home Vehicles, truck camper is stored on the owner's Lot, where a Dwelling is in existence on the same Lot, but only in the Rear or Interior Side Yard or in such areas where such parking and storage is expressly permitted by this By-law.

**b. Lot Coverage And Yard Requirements**

Where a Trailer, Motor Home Vehicle, truck camper, Tent Trailer and Travel Trailer is stored on a Lot in any Residential Zone, the Vehicle or Trailer shall comply with the Yard and Setback requirements for accessory Buildings in that Zone and shall be included in the maximum Lot Coverage restrictions for Accessory Buildings in the Zone.

**c. Use And Occupation**

The Use and occupation of Trailers, Motor Home Vehicles, truck campers, Tent Trailers and Travel Trailers shall be prohibited in all Zones except in areas where such Use is expressly permitted by this By-law.

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## **PART 5: DRIVEWAYS, PARKING AND LOADING**

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### **5.1 DRIVEWAY REGULATIONS**

#### **5.1.1 Driveway Widths**

- (a) A Driveway shall be at least 3m but not more than 9m in perpendicular width.
- (b) The maximum width of a Driveway located in a Residential Zone shall not exceed 45% of the Lot Frontage.
- (c) The maximum width of any shared Driveway measured along the Street Line shall be 9m.
- (d) The minimum distance between any two Driveways on one Lot or between a Driveway and an intersection of Street Lines measured along the Street Line intersected by such Driveway shall be 8m.

#### **5.1.2 Driveway Length**

The minimum Driveway length shall be 6m measured from the Front Lot Line to the nearest Building or Structure.

#### **5.1.3 Number Of Driveways**

Within a Residential Zone not more than one Driveway shall be permitted on a Lot.

Except as noted above, every Lot shall be limited to the following number of Driveways, namely:

- (a) Up to the first 18m of Lot Frontage, not more than one Driveway;
- (b) Greater than 18m of Lot Frontage but less than 30m of Lot Frontage, not more than two Driveways with a combined width not exceeding 30% of the Lot Frontage.

## **5.1.4 Setbacks For Driveways Associated With A Residential Dwelling Unit**

(a) Driveways in a Front Yard, used for the parking of Motor Vehicles and associated with a residential Dwelling Unit, shall be set back from the Side Lot Lines in accordance with the following:

1. A minimum of 1.2m from the Interior Side Lot Line; and,
2. The required Side Yard of the Zone in which the Lot is located.

For a shared Driveway, the Side Lot Line shall not apply where it extends from a common wall dividing any Attached Dwelling Units.

(b) Driveways associated with a Residential Dwelling Unit shall not cross an Exterior Side Lot Line except where there is no Driveway in the Front Yard.

(c) Where a Private Garage associated with a Residential Dwelling Unit is detached from the Dwelling Unit and is accessed by a Driveway crossing the Exterior Side Lot Line, the Driveway shall be located no closer to the Rear Lot Line than 1.2m.

## **5.2 PARKING AREA REGULATIONS**

### **a. Parking Space Requirements**

Parking Spaces and areas are required under this By-law, in accordance with the Parking Space Requirement Table, and the owner of every Building or Structure Erected or used for any of the purposes hereinafter set forth shall provide and maintain Parking Spaces and areas accordingly.

## b. Parking Space Requirement Table

Unless otherwise specified in the table below, the minimum Off-street Parking Space requirement shall be 1 space per every 40m<sup>2</sup> of Gross Floor Area.

**Table 5.1**

Type Or Nature Of Use	Minimum Off-Street Parking Requirements
Assembly Hall, Auditorium, Arena, Banquet Hall, Community Centre, Place of Entertainment, Place of Worship, Private Club	The greater of:  One Parking Space per 10m <sup>2</sup> of Gross Floor Area.
Bank or Financial Institution, Business, Professional or Administrative Office, Retail Store, Personal Service Shop, including a Home Occupation	One Parking Space for each 30m <sup>2</sup> of Gross Floor Area of the Building directly related to the specified permitted Use.
Bowling Alley	Three Parking Spaces for each bowling lane.
Curling Rink	Four Parking Spaces for each curling sheet plus such additional parking as is required for a lounge licensed in accordance with the <i>Liquor License Act of Ontario</i> .
Dry Cleaners Establishment	One Parking Space for each 10m <sup>2</sup> or fraction thereof of Gross Floor Area with a minimum requirement of four spaces.
Restaurant, Bar, other Liquor Licensed Premises	One Parking Space for each 10m <sup>2</sup> or fraction

<b>Type Or Nature Of Use</b>	<b>Minimum Off-Street Parking Requirements</b>
	thereof of Gross Floor Area.
Golf Course	Twenty-Four Parking Spaces for each nine holes of golfing facilities plus such additional parking as is required for a lounge licensed in accordance with the <i>Liquor License Act</i> of Ontario.
Golf Driving Range	One Parking Space for every two tee blocks.
Long Term Care Facility	One Parking Space for each four beds or fraction thereof.
Hotel, Motel, Motor Hotel, Cabin/Cottage Establishment, Tourist Resort Establishment	One Parking Space for each room, Cottage or Cabin plus such parking facilities as are required for an eating establishment or entertainment lounge licensed in accordance with the <i>Liquor License Act</i> of Ontario.
Marina	One Parking Space per 20m <sup>2</sup> of the total retail floor area or fraction thereof plus one Parking Space for each boat slip provided.
Medical Clinic	Five Parking Spaces per doctor, plus one Parking Space for each examination room exceeding five such rooms per office.

<b>Type Or Nature Of Use</b>	<b>Minimum Off-Street Parking Requirements</b>
Self-Storage Facility	One Parking Space per 30m <sup>2</sup> of Net Floor Area within the office; plus one Parking Space per 100m <sup>2</sup> of Net Floor Area of the storage Building.
Residential:	
(a) Apartment, Fourplex or Converted Dwelling	1.5 Parking Spaces for each Dwelling Unit.
(b) Boarding, Lodging or Rooming House	1 Parking Space for each Dwelling Unit plus 1 Parking Space per Guest Room.
(c) Residential other than specified herein	2 Parking Spaces per Dwelling Unit, one of which may be located inside a Garage.
(d) Retirement Home	0.75 Parking Spaces per Suite.
(e) Additional Dwelling Unit	1 Parking Space per Additional Dwelling Unit.
Schools:	
(a) Elementary	The greater of 1.5 Parking Spaces per classroom or 1 Parking Space per 3m <sup>2</sup> of floor area in the gymnasium, or 1 Parking Space per

<b>Type Or Nature Of Use</b>	<b>Minimum Off-Street Parking Requirements</b>
(b) Secondary	3m <sup>2</sup> of floor area in the Auditorium.
Shopping Centre	The greater of 5 Parking Spaces per classroom, or 3 Parking Spaces per 3m <sup>2</sup> of floor area in the gymnasium or 3 Parking Spaces per 3m <sup>2</sup> of floor area in the Auditorium.
Funeral Home	1 Parking Space for each 15m <sup>2</sup> of gross leasable floor area.
Indoor Cannabis Production Facility	1 Parking Space for each 5 seating spaces or fraction thereof with a minimum of 10 Parking Spaces.
	1 Parking Space per 100m <sup>2</sup> of Gross Floor Area. Parking Spaces are not required for the outdoor cultivation of Cannabis.

### **b. Parking Space Size**

The minimum size of a Parking Space is shown in Table 5.2 below:

**Table 5.2 Parking Space Size**

Space Classification	Width	Length
Standard	3m	6m
Reduced	2.7m	5.5m
Accessible <sup>(1)</sup>	4.1m	6m
Eco	2.5m	5m

## Additional Regulations

(1) When two spaces share an aisle the entire width must not be less than 6.4m.

### c. Distribution of Parking Spaces

Except as otherwise permitted in this section, all Parking Spaces shall be standard spaces as described in Table 5.2 above.

Where more than 20 Parking Spaces are required, reduced Parking Spaces may comprise 50% of the required parking provided that they are identified by signage within the Parking Lot.

Where more than 20 Parking Spaces are required Eco Parking Spaces may comprise 10% of the required spaces provided that they are identified by signage within the Parking Lot.

**Table 5.3 Accessible Parking Requirements**

Medical Facilities	Accessible Spaces
1 – 30	2
31 – 60	4
61 – 100	6
For every 30 spaces over 100	2 spaces up to 40 additional spaces

<b>All Other Facilities</b>	<b>Accessible Spaces</b>
1 – 19	1
20 – 200	2
201 – 400	5
For each additional 400 or part thereof	2 spaces up to 40 additional spaces

#### **d. Parking Area Design Requirements**

The following Parking Area design requirements shall apply to all required Parking Spaces and areas in all Non-Residential Zones and Zoned with private condominium roads, namely:

##### **One-Way Traffic**

1. That where a Parking Space has a Parking Angle of 30° or less, such Parking Space shall be at least 7m in length where the aisle width is at least 4m;
2. That where the Parking Angle is less than 50° the minimum aisle width shall be at least 4m;
3. That where the Parking Angle is equal to or greater than 50° but less than 70°, the minimum aisle width shall be at least 5.5m.

##### **Two-Way Traffic**

4. That where the Parking Angle is equal to or greater than 70° but less than or equal to 90°.
5. That where the Parking Angle is equal to or greater than 70° but less than or equal to 90° the minimum aisle width shall be at least 7m, unless the aisle width is a

condominium road, where the minimum aisle width shall be 6.5m.

### **Queuing Lanes**

5. That where a Parking Area serves as a designated lane for a Drive-Through Service Facility, the dedicated lane shall provide a queue area of a minimum of 72m from the Street Line to the pick-up window.
6. That the minimum turning radius between the aisles within a Parking Lot shall be 9.5m.

### **Snow Storage**

7. A minimum of 5% of any Parking Area having more than 10 spaces shall have abutting lands dedicated to landscaping and snow storage.
8. For all Residential Zones with a Condominium Road, a minimum of 5% of the total area of the condominium road and any paved surfaces within the development including residential driveways shall be dedicated to snow storage.

#### **e. More Than One Use On A Lot**

When a Building or Structure accommodates more than one type of Use, the Parking Space requirement for the whole Building shall be the sum of the requirements for the separate parts of the Building occupied by the separate types of Use, unless otherwise specified herein.

#### **f. Parking Area Location On A Lot**

Notwithstanding the Yard and Setback regulations of this By-law to the contrary, uncovered surface Parking Areas shall be permitted in the required Yards or in the area

between the Street Line and the required Setback in accordance with the following regulations, namely:

1. In all Zones, except Residential, no Driveway shall be permitted within 3m of the boundary of a Residential Zone;
2. Within the Environmental Protection, Agricultural, Recreational, Open Space, Community Facility and all Commercial Zones, Parking Spaces and areas shall be permitted in all Yards provided that no part of any Parking Area, other than a Driveway, is located closer than 2m to any Street Line or 1.5m of any Lot Line, or within a Sight Triangle;
3. Within all Residential Zones, except the Urban Residential Multiple Type Four (RM4) Zone, Parking Spaces and areas shall be permitted within a Front, Interior Side or Rear Yard provided that no part of any Parking Area other than a Driveway, is located closer than 2m to any Street Line, or within 1.2m of an Interior Side or Rear Lot Line, or within a Sight Triangle, and Parking Spaces shall not exceed 45% of any required Yard;
4. Within the Urban Residential Multiple Type Four (RM4) Zone, Parking Spaces and areas shall be permitted in all Yards provided that no part of any Parking Area, other than a Driveway, is located closer than 8m to any Street Line and no closer than 3m to any Side Lot Line or 1m of a Rear Lot Line;
5. Within all Industrial Zones, Parking Spaces and areas shall be located in an Interior Side or Rear Yard only, except for visitor Parking Areas which may be located within a Front or Exterior Side Yard, provided that no part of any Parking Area other than a Driveway, is located closer than 2m of any Street Line, or 1.5m to any Lot Line, or within a Sight Triangle.

6. Within the Main Central Commercial (C3) Zone, Parking Spaces and areas shall be located in the Interior Side or Rear Yard provided that no part of any Parking Area, other than a Driveway, is located closer than 2m to any Street Line or 1.5m to any Lot Line or within a Sight Triangle.

**g. Additions Or Change In Use Of Buildings**

The Parking Space requirements referred to herein shall not apply to any Building or Structure in existence at the date of passing of this By-law provided the floor area, as it existed at such date, is not increased. If an addition is made to the Building or Structure which increases the floor area, then Parking Spaces for the addition shall be provided as required by the Parking Space Requirement Table. Where a change in Use of the Building or Structure occurs, Parking Spaces shall be provided in accordance with the requirements of the Parking Space Requirement Table.

Notwithstanding the above, the Parking Space requirements referred to herein shall not apply to a change in Use to any Building or Structure located in the Main Central Commercial (C3) Zone, provided there are no additions to the Building.

**h. Use Of Parking Spaces And Areas**

Parking Spaces and areas required in accordance with this By-law shall be used for the parking of operative, currently licensed Vehicles only, and for Vehicles used in operations incidental to the permitted Uses in respect of which such Parking Spaces and areas are required or permitted.

Notwithstanding the foregoing within any Urban Residential Zone, the owner or occupant of a Dwelling Unit may Use a Parking Space for the purposes of parking or storage of one Commercial Vehicle.

In addition to the parking limits noted above, notwithstanding the foregoing regulations, within the Rural Residential (RR), Oak Ridges Moraine Rural Residential (ORM-RR), Agricultural (AG) or Oak Ridges Moraine Agricultural (ORM-AG) Zones, a maximum of one School bus which is operative and currently licensed may be parked or stored on any Lot.

**i. General Parking Regulations For Residential Dwelling Units**

1. The parking of Motor Vehicles associated with a Residential Dwelling Unit is only permitted within a parking Garage, surface Parking Area, Private Garage, Carport or on a Driveway accessing an individual Dwelling Unit, a Private Garage or a Carport.
2. Within a Front or Exterior Side Yard, Motor Vehicle parking is only permitted on a Driveway.

**5.3 LOADING SPACE REGULATIONS**

Loading Spaces shall be required within Commercial, Industrial and Community Facility Zones as follows:

**a. Loading Space Requirements**

Loading Spaces are required under this By-law, in accordance with the Loading Space Requirement Table set forth herein, and the owner of every Building or Structure Erected for any purpose which involves shipping, receiving, loading and unloading shall provide and maintain such spaces accordingly.

For the purposes of this By-law each Loading Space shall be 9m in length, 4m in width and have a vertical clearance of 5m. In addition, adequate space shall be provided for the parking of Vehicles awaiting access to the Loading Spaces.

**b. Loading Space Requirements Table**

Loading spaces shall be provided for all Commercial, Industrial and Institutional Uses in accordance with the following table:

**Table 5.4 Loading Space Requirement Table**

<b>Gross Floor Area Of Building/Unit</b>	<b>Loading Space</b>
Less than 100m <sup>2</sup>	Not required
100m <sup>2</sup> to 600m <sup>2</sup>	1 space
600m <sup>2</sup> to 1800m <sup>2</sup>	2 spaces
Greater than 1800m <sup>2</sup>	3 spaces

**c. Loading Space Access**

Access to Loading Spaces shall be by means of a Driveway contained on the Lot on which the Loading Spaces are located and leading to an Improved Public Road as defined herein.

**d. Loading Space Location**

The Loading Space or spaces required shall be located in the Interior Side or Rear Yard, unless such space or spaces are removed from the Street Line a minimum distance of 20m and within 1m from the Building requiring the Loading Space.

**e. Additions To Or Changes In Use Of Existing Buildings**

The Loading Space requirements referred to herein shall not apply to any Building in existence as of the date of passing of this By-law provided the Gross Floor Area, as it existed at such date, is not increased or the Use of the Building does not change from one Use as defined by this By-law to another defined Use. If an addition is made to

the Building or Structure which increases the Gross Floor Area by more than 50%, then additional loading spaces shall be provided as required by Paragraph (a) of this Sub-section, in accordance with the regulations of the Loading Space Requirement Table for such addition.

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## **PART 6: ZONE USES AND PROVISIONS**

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The following general notes apply to all Zone Uses and general provisions:

### **6.1 GENERAL PROHIBITION**

No Person shall, within any Zone, Use or permit the Use of any land, or Erect, Alter, enlarge, use or maintain any Building or Structure for any Use other than as permitted in the Permitted Uses Tables and in accordance with the standards contained in the Zone Standards Tables, the General Provisions contained in Part 4 and the Parking and Loading Provisions contained in Part 5 of this By-law.

### **6.2 PERMITTED USES INTERPRETATION**

The Permitted Uses Tables in each Zone category identify Uses permitted in each Zone by the symbol 'X' in the column applicable to that Zone and corresponding with the row for each specific permitted Use. A number following the symbol 'X' indicates that one or more regulations apply to the Use. Regulations are listed below each Permitted Use Table.

### **6.3 ZONE PROVISION INTERPRETATION**

The Zone Standards and Regulation Tables identify provisions for each Zone as indicated in the row applicable to each Zone and correspond with the column for each specific provision. A number following the provisions in brackets "()" indicates that one or more regulations apply to the provision. Additional regulations are listed below each Zone Provision or Regulation Table.

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## PART 7: RURAL AREA ZONES

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### 7.1 RURAL AREA ZONES

The Permitted Uses and Zone Regulations in this section of the By-law apply to lands shown on the Schedules to this By-law within the following Zones:

Agricultural	(AG)
Environmental Protection	(EP)
Recreational	(RE)
Oak Ridges Moraine - Agricultural	(ORM-AG)
Oak Ridges Moraine - Environmental Protection	(ORM-EP)
Oak Ridges Moraine – Recreational	(ORM-RE)

### 7.2 PERMITTED USES

USE	AG	EP	RE	ORM-AG	ORM-EP	ORM-RE
Agricultural Uses	X	X	X	X	X <sup>(1)</sup>	X
Agricultural-Related Use	X	X	X	X <sup>(10)</sup>	X <sup>(10)</sup>	
Athletic Field			X			
Bed and Breakfast Establishment	X				X	
Bunk House	X				X	
Cabin/Cottage Establishment			X			
Camping Establishment			X			
Cannabis Production Facility	X <sup>(6)</sup>				X <sup>(6)</sup>	
Conservation Use	X	X	X	X	X	X
Convenience Store			X <sup>(4)</sup>			
Dwelling, Converted	X	X		X	X	
Dwelling, Single Detached	X	X <sup>(5)</sup>	X <sup>(2)</sup>	X	X <sup>(3)</sup>	
Dwelling Unit	X	X	X <sup>(4)</sup>	X	X <sup>(3)</sup>	
Additional Dwelling Unit	X <sup>(7)</sup>	X <sup>(8)</sup>		X <sup>(9)</sup>		
Fairground			X			

USE	AG	EP	RE	ORM-AG	ORM-EP	ORM-RE
Flood/Erosion/Siltation Control Structure	X	X	X	X	X	X
Forestry	X	X		X	X	
Golf Course			X			
Golf Driving Range			X			
Group Home Type 1	X	X		X	X	
Home Industry	X	X		X	X	
Home Occupation	X	X	X	X	X	
Kennel, Private	X			X		
Lawn Bowling Green			X			
Marina			X			
On-Farm Diversified Use	X	X		X <sup>(10)</sup>	X <sup>(10)</sup>	
Outside Storage	X <sup>(4)</sup>		X <sup>(4)</sup>	X <sup>(1)</sup>		
Private Home Daycare	X			X		
Park, Private		X	X		X	
Park, Public	X	X	X	X	X	
Public Utility	X	X	X	X	X	X
Restaurant			X <sup>(4)</sup>			
Riding or Boarding Stable	X		X <sup>(4)</sup>	X		
Summer Camp			X			
Tourist Resort Establishment			X			
Wayside Pit or Quarry	X			X		

## Additional Regulations

- (1) Permitted where such Use Legally Existed as of the date of passing of this By-law.
- (2) Permitted where ancillary to a permitted Non-Residential Use and occupied by the owner, caretaker, watchman, or other similar Person.
- (3) Permitted where such Use Legally Existed or was permitted as of right as of November 15, 2001. Existing Dwellings may be enlarged a maximum of 93m<sup>2</sup>.
- (4) Permitted where ancillary to a permitted Non-Residential Use.
- (5) Permitted only on a Lot that Existed as of the date of passing of this By-law.

- (6) A Cannabis Production Facility shall only be permitted subject to Section 4.2
- (7) Outside of the Natural Heritage System of the Greenbelt Plan, an Additional Dwelling Unit shall only be permitted within the existing footprint of the primary residential dwelling on existing lots of record, provided they were zoned for such use and legally existed as of July 1, 2017, or within the existing footprint of accessory structures on the same lot, that legally existed as of July 1, 2017.
- (8) Outside of the Natural Heritage System of the Greenbelt Plan, a maximum of one Additional Dwelling Unit shall only be permitted within the existing footprint of a primary residential dwelling on existing lots of record, provided they were zoned for such use and legally existed as of July 1, 2017. An Additional Dwelling Unit in an accessory building or structure shall be prohibited.
- (9) A maximum of one Additional Dwelling Unit is permitted only within the Countryside Area of the Oak Ridges Moraine Conservation Plan Area and shall be contained within the existing footprint of a primary residential dwelling on existing lots of record, provided they were zoned for such use and legally existed, as of November 15, 2001. An Additional Dwelling Unit in an accessory building or structure shall be prohibited.
- (10) On-Farm Diversified Uses and Agricultural-related Uses shall only be permitted within lands zoned as Oak Ridges Moraine - Prime Agricultural Areas and subject to Oak Ridges Moraine - Landform Conservation Area Category 1 or 2 Zone (ORM-LC-1 or ORM-LC-2) criteria as shown on Schedule "D" to this By-law.

### 7.3

### MINIMUM STANDARDS FOR RURAL AREA ZONES

The following Zone regulations shall apply in the applicable Zones:

Zone	Minimum Lot Area	Minimum Lot Frontage	Minimum Required Front Yard	Minimum Required Rear Yard	Minimum Required Interior Side Yard	Minimum Required Exterior Side Yard
AG	40ha	90m	15m	15m	6m	15m
EP	no minimum	no minimum	15m	15m	6m	15m
RE	no minimum	no minimum	15m	8m	8m	8m
ORM-AG	40ha	90m	15m	15m	6m	15m
ORM-EP	no minimum	no minimum	15m	15m	6m	15m
ORM-RE	no minimum	no minimum	15m	8m	8m	8m

### 7.4

### REGULATIONS FOR ALL RURAL AREA ZONES

(a)	Maximum Lot Coverage of all Buildings	30%
(b)	Maximum Building Height <sup>(1)</sup>	12m

#### Additional Regulations

(1) There shall be no maximum Height or Maximum Gross Floor Area for Buildings used exclusively for Agricultural purposes.

### 7.5

### REGULATIONS FOR ACCESSORY BUILDINGS

(a)	Maximum Lot Coverage of all Accessory Buildings	5%
(b)	Maximum Height	12m
(c)	Maximum Gross Floor Area	200m <sup>2</sup> except in ORM Zones: 56m <sup>2</sup>

(d)	<p>Yard requirements:</p> <ol style="list-style-type: none"> <li>1. Front Yard</li> <li>2. Interior Side Yard</li> <li>3. Exterior Side Yard</li> <li>4. Rear Yard</li> </ol>	<p>as per Table 7.3 6m as per Table 7.3 6m</p>
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## 7.6 EXCEPTIONS

Notwithstanding the Permitted Uses and Zone Requirements of this section of the By-law to the contrary, within the Exception Zones listed on Tables 7.6.1, 7.6.2 and 7.6.3 the following special provisions shall apply. In all other respects the provisions of Sections 7.1 to 7.5 shall apply.

### AG and ORM-AG Exceptions

Table 7.6.1

Agricultural (AG) Exception Number	Permitted/Prohibited Uses	Zone Regulations
AG-1	Residential Uses are prohibited.	The minimum Lot Area shall be the size of Lot that existed as of the date of passing of this By-law.
AG-2	A second Single Detached Dwelling is permitted.	
AG-3	Livestock shall not be permitted in the Existing Barn.	
AG-4	The Commercial extraction of water for distribution off of the property is also permitted.	
AG-5	A Winery is also permitted.	

<b>Agricultural (AG) Exception Number</b>	<b>Permitted/Prohibited Uses</b>	<b>Zone Regulations</b>
AG-6	An Auctioneer's establishment is also permitted.	
AG-8	The only permitted Commercial Use shall be a Farm Implement and Equipment Sales and Service Establishment.	
AG-9		<p>One Single Detached Dwelling is permitted where that portion of the lot zoned within the AG-9 Zone has a minimum area of 4.5ha.</p> <p>No Building or Structure shall be erected closer than 30m to the boundary of lands zoned within the EP Zone.</p>
AG-10	The use of fertilizer or the spreading of sewage sludge or manure is prohibited. The barn shall not be used for housing livestock.	
AG-11	Residential Uses are prohibited.	Minimum Lot Area: 38.52ha
AG-12		Minimum Lot Area: 7.41ha
AG-13		Minimum Lot Area: 24.47 ha Minimum westerly Interior Side Yard: 4.6m

Agricultural (AG) Exception Number	Permitted/Prohibited Uses	Zone Regulations
AG-14	A second Single Detached Dwelling is permitted	Minimum Lot Area: 2.87 ha Minimum Rear Yard: 12.2m
AG-15	Only existing Residential Uses are permitted.	
AG-16	Only existing Residential Uses are permitted.	
AG-17	Only existing Residential Uses are permitted.	
AG-18	<p>In addition to the uses permitted in AG zone, the following uses are permitted:</p> <ul style="list-style-type: none"> <li>i. Agricultural Produce Retail Outlet;</li> <li>ii. Agricultural Produce Warehouse, which may include cold storage;</li> <li>iii. Farm Produce Retail Outlet, which may include the accessory sale of non-agricultural-related products;</li> <li>iv. Agri-tourism uses, which may include a Restaurant (Liquor Licensed Premises), a Bakery/commercial kitchen, educational</li> </ul>	<p>All uses secondary to the principal Agricultural Uses (including Home Occupations, Home Industries, agri-tourism uses, and uses that produce value-added agricultural products) and their associated parking areas, shall occupy no more than 1 hectare of the Lot and the Gross Floor Area of all associated Buildings and Structures used for such uses shall be limited to 2,000 m<sup>2</sup> and located within or in close proximity to the existing farm-building cluster to minimize the amount of land taken out of agricultural production.</p> <p>The maximum Gross Floor Area used for retail</p>

Agricultural (AG) Exception Number	Permitted/Prohibited Uses	Zone Regulations
	<p>experiences that focus on farming instruction (school tours, farm animal experiences, nutritional seminars, cooking classes); a farm-themed playground, and/or the hosting of seasonal events.</p> <p>v. Brewery/winery (non-alcoholic and alcoholic)</p>	<p>purposes shall be limited to the existing floor area as of the date of this By-law. Notwithstanding Section 5 and Table 5.1, the minimum required number of parking spaces for all secondary uses collectively is 90 spaces.</p>
AG-19	<p>i. Agricultural Uses</p> <p>ii. Conservation Use</p> <p>iii. Flood/Erosion/ Siltation Control Structure</p> <p>iv. Forestry</p> <p>v. Private Kennel</p> <p>vi. Outside storage (4)</p> <p>vii. Public Park</p> <p>viii. Public Utility</p> <p>ix. Riding or Boarding Stable</p> <p>x. Wayside Pit or Quarry</p> <p>Residential Uses are prohibited.</p>	<p>Minimum Lot Area: 37.28ha</p>
AG-20	<p>Permitted uses are limited to:</p> <p>i. Agricultural Uses</p> <p>ii. Conservation Use</p> <p>iii. Flood/Erosion/</p>	<p>Minimum Lot Area: 9.3 ha</p> <p>All uses secondary to the principal Agricultural Uses (including Home Industries,</p>

Agricultural (AG) Exception Number	Permitted/Prohibited Uses	Zone Regulations
	<ul style="list-style-type: none"> <li>Siltation Control Structure</li> <li>iv. Forestry</li> <li>v. Private Kennel</li> <li>vi. Outside storage<sup>(4)</sup></li> <li>vii. Public Park</li> <li>viii. Public Utility</li> <li>ix. Riding or Boarding Stable</li> <li>x. Wayside Pit or Quarry</li> <li>xi. Agricultural Produce Retail Outlet</li> <li>xii. Agricultural Produce Warehouse, which may include cold storage</li> <li>xiii. Farm Produce Retail Outlet, which may include the accessory sale of non-agricultural-related products;</li> <li>xiv. Agri-tourism uses, which may include a Restaurant (Liquor Licensed Premises), a Bakery/commercial kitchen, educational experiences that focus on farming instruction (school tours, farm animal experiences, nutritional seminars, cooking classes); a</li> </ul>	<p>agri-tourism uses, and uses that produce value-added agricultural products) and their associated parking areas, shall occupy no more than 1 hectare of the Lot and the Gross Floor Area of all associated Buildings and Structures used for such uses shall be limited to 2,000m<sup>2</sup> and located within or in close proximity to the existing farm building cluster to minimize the amount of land taken out of agricultural production.</p> <p>The maximum Gross Floor Area used for retail purposes shall be limited to the existing floor area as of March 23, 2020.</p> <p>Notwithstanding Section 5 and Table 5.1, the minimum required number of parking spaces for all secondary uses collectively is 90 spaces.</p> <p>No further severances shall be permitted.</p>

Agricultural (AG) Exception Number	Permitted/Prohibited Uses	Zone Regulations
	<p>farm-themed playground and/or the hosting of seasonal events.</p> <p>xv. Brewery/winery (non-alcoholic and alcoholic)</p> <p>Residential Uses are prohibited.</p>	
AG-21	<p>Permitted uses are limited to:</p> <ul style="list-style-type: none"> <li>i. Agricultural Uses</li> <li>ii. Conservation Use</li> <li>iii. Flood/Erosion/ Siltation Control Structure</li> <li>iv. Forestry</li> <li>v. Private Kennel</li> <li>vi. Outside storage <sup>(4)</sup></li> <li>vii. Public Park</li> <li>viii. Public Utility</li> <li>ix. Riding or Boarding Stable</li> <li>x. Wayside Pit or Quarry</li> </ul> <p>Residential Uses are prohibited.</p>	<p>The minimum Lot Area shall be the size of Lot that existed as of the date of passing of this By-law.</p> <p>No further severances shall be permitted.</p>
AG-22	<ul style="list-style-type: none"> <li>• In addition to the uses permitted in AG zone, the following uses are permitted: <ul style="list-style-type: none"> <li>i. Winery/cidery with an ancillary tasting room and retail.</li> </ul> </li> </ul>	<p>All uses secondary to the principal Agricultural Uses (including Home Occupations, Home Industries, and the brewery/winery/cidery) and their associated parking areas, shall occupy no more than 0.98 hectares of the Lot</p>

Agricultural (AG) Exception Number	Permitted/Prohibited Uses	Zone Regulations
		<p>and the Gross Floor Area of all associated Buildings and Structures used for such uses shall be limited to 1,960 m<sup>2</sup> and located within the existing farm-building cluster to minimize the amount of land taken out of agricultural production.</p> <p>The maximum Gross Floor Area used for accessory retail purposes shall be limited to 500 m<sup>2</sup>.</p>
AG-23	<p>In addition to the uses permitted in AG zone, the following uses are permitted:</p> <ul style="list-style-type: none"> <li>i. Brewery/ Winery/ Cidery with an accessory tasting room, which may include the accessory sale of agricultural-related products.</li> <li>ii. Agri-tourism uses, which may include a farm-themed playground.</li> </ul>	<p>All uses secondary to the principal Agricultural Uses (including Home Occupations, Home Industries, and the brewery/winery/cidery) and their associated parking areas, shall occupy no more than 0.84 hectares of the Lot and the Gross Floor Area of all associated Buildings and Structures used for such uses shall be limited to 1680 m<sup>2</sup>.</p> <p>The maximum Gross Floor Area used for accessory retail purposes shall be limited to 500 m<sup>2</sup>.</p>
AG-24	<p>In addition to the uses permitted in AG zone:</p> <ul style="list-style-type: none"> <li>i. Equestrian Event Facility</li> </ul>	<p>Equestrian events shall be limited to six (6) events annually with a maximum duration of five days per</p>

Agricultural (AG) Exception Number	Permitted/Prohibited Uses	Zone Regulations
		<p>event for a total of thirty (30) days a year for all events.</p> <p>All uses secondary to the principal Agricultural Uses (including Home Occupations, Home Industries and an equestrian event facility) and their associated parking areas if located on lands that are unavailable for agricultural production because of these uses, shall occupy no more than 0.81 hectare of the Lot.</p>
AG-25	<p>Permitted uses are limited to:</p> <ul style="list-style-type: none"> <li>i. Agricultural Uses</li> <li>ii. Conservation Use</li> <li>iii. Flood/Erosion/ Siltation Control Structure</li> <li>iv. Forestry</li> <li>v. Private Kennel</li> <li>vi. Outside storage <sup>(4)</sup></li> <li>vii. Public Park</li> <li>viii. Public Utility</li> <li>ix. Riding or Boarding Stable</li> <li>x. Wayside Pit or Quarry</li> </ul> <p>Residential Uses and the use of the two</p>	<p>The minimum Lot Area shall be the size of Lot that existed as of the date of passing of this By-law.</p> <p>Minimum Interior Side yard: 3.9m to the southerly interior side lot line adjacent to the severed parcel.</p> <p>No further severances shall be permitted.</p>

Agricultural (AG) Exception Number	Permitted/Prohibited Uses	Zone Regulations
	existing agricultural structures for livestock are prohibited.	
AG-26	Residential Uses are prohibited.	No further severances shall be permitted.
ORM-AG-1	An Auctioneer's establishment is also permitted.	
ORM-AG-2		
ORM-AG-3	Residential Uses are prohibited. Livestock shall not be permitted in the existing metal clad accessory building.	
ORM-AG-4	Residential Uses are prohibited.	
ORM-AG-5	Permitted uses are limited to: i. Agricultural Uses ii. Conservation Use iii. Flood/Erosion/ Siltation Control Structure iv. Forestry v. Private Kennel vi. Outside storage <sup>(4)</sup> vii. Public Park viii. Public Utility ix. Riding or Boarding Stable x. Wayside Pit or	The minimum Lot Area shall be the size of Lot that existed as of the date of passing of this By-law.  No further severances shall be permitted.

<b>Agricultural (AG) Exception Number</b>	<b>Permitted/Prohibited Uses</b>	<b>Zone Regulations</b>
	<p>Quarry</p> <p>Residential Uses and the use of the existing agricultural structures for livestock are prohibited.</p>	
ORM-AG-6	<p>The following uses are prohibited:</p> <ul style="list-style-type: none"> <li>• Residential uses;</li> <li>• The keeping of livestock; and,</li> <li>• Additional severances.</li> </ul>	

## EP and ORM-EP Exceptions

Table: 7.6.2

Environmental Protection (EP) Exception Number	Permitted/Prohibited Uses	Zone Regulations
EP-1	Lands shall only be used for the purpose of a Nitrate Dilution Area.	The Use of fertilizer or the spreading of sewage sludge or manure is prohibited.
EP-2	Lands may be used for those Uses permitted in the M2 Zone. A Salvage Yard is also permitted.	No hazardous substances shall be stored on the site.  The Flood Plain storage capacity shall be maintained.  Any permanent Structure shall be flood-proofed to ensure that the footprint thereof is above the Flood Plain, as well as other measures deemed necessary for the protection of the infrastructure.
EP-3	Residential Uses are prohibited.	
EP-4	The lands may only be used for a Vegetative Buffer no less than 30m from the normal high water mark of the Nonquon River, except for a pathway or access to the river not to exceed 3m in width through the required Vegetative Buffer.	For the purpose of this Zone, a “Vegetative Buffer” shall be defined as <i>Landscaled Open Space</i> , as defined in Definition No. 179 of this By-law, save and except that no surfaced walkway, patio or other structure may be permitted within the area.
EP-5	The only permitted Uses shall be a	Maximum width of the Dock shall be 25m.

Environmental Protection (EP) Exception Number	Permitted/Prohibited Uses	Zone Regulations
	Conservation Use, a Public Park, a Private Park, flood, erosion or siltation controls and a Dock.	
EP-6	<p>A ten (10) suite Country Inn, two (2) residential suites to be occupied by the owners/property manager, a dining room, commercial kitchen and a spa, within the existing buildings, together with temporary seasonal structures including tents.</p> <p>For the purpose of this By-law, a Country Inn shall be defined as "An on-farm diversified use providing guest accommodations in a rural setting and providing guest services relating to the permitted use. The on-farm diversified use shall occupy a maximum of 2% of the total farm area and shall not interfere with the agricultural use of the farm property. A Country Inn may also</p>	<p>Maximum Gross Floor Areas of all Buildings shall be that as existed as of the date of the passing of this By-law as follows:</p> <ul style="list-style-type: none"> <li>• A 2/5 Storey Principal Building with an attached 1.5 Storey Carriage House: 670m<sup>2</sup></li> <li>• A 1.5 Storey Detached Accessory Building: 228m<sup>2</sup></li> </ul> <p>Minimum Lot Area shall be the size of the Lot that existed as of the date of the passing of this By-law.</p>

<b>Environmental Protection (EP) Exception Number</b>	<b>Permitted/Prohibited Uses</b>	<b>Zone Regulations</b>
	be used for social events or gatherings, such as weddings, to a maximum capacity of 220 persons.	
EP-7	i. All uses permitted in the EP zone. ii. Single Detached Dwelling	Additional regulation (5) under Section 7.2 does not apply.
EP-8	Permitted uses are limited to: i. Agricultural Uses ii. Conservation Use iii. Flood/Erosion/ Siltation Control Structure iv. Forestry v. Private Park vi. Public Park vii. Public Utility Residential Uses are prohibited.	No further severances shall be permitted.
EP-9	Residential Uses are prohibited.	No further severances shall be permitted.
EP-10	All provisions of the EP Zone shall continue to apply as it relates to permitted uses in addition to the following: <ul style="list-style-type: none"> <li>• A small-scale short term overnight camping</li> </ul>	Each geodesic dome structure is permitted a maximum floor area of 39m <sup>2</sup> and 50m <sup>2</sup> respectively. Each geodome area is to be equipped with a kitchenette facility, pit privy, outdoor showers, and a private deck. Individual ancillary amenities such as a hot-tub or

<b>Environmental Protection (EP) Exception Number</b>	<b>Permitted/Prohibited Uses</b>	<b>Zone Regulations</b>
	<p>operation consisting of a maximum of two (2) all-season geodesic dome structures shall be permitted as a Home Industry to the principal rural residential use.</p> <ul style="list-style-type: none"> <li>• Ancillary tent-camping or the use of a recreational trailer, travel trailer, truck camper, or tent-trailer in conjunction with the Tourist Establishment are prohibited.</li> </ul>	<p>barbeque are also provided alongside each unit.</p> <p>Parking for the short term overnight camping operation shall be calculated at 1 required parking space per geodesic dome.</p>
ORM-EP-1	A Motor Vehicle Repair Shop is also permitted.	
ORM-EP-2	A Group Home Type 2 is the only permitted Use.	Restricted to a maximum of nine persons requiring treatment and rehabilitation for addiction to alcohol or drugs.
ORM-EP-3	Residential Uses are prohibited.	
ORM-EP-4		Minimum Rear Yard for existing Attached Two

<b>Environmental Protection (EP) Exception Number</b>	<b>Permitted/Prohibited Uses</b>	<b>Zone Regulations</b>
		<p>Storey Addition/Garage: 1.10m</p> <p>Maximum Gross Floor Area of Attached Two Storey Addition/Garage: 307 m<sup>2</sup></p>
ORM-EP-5	<p>Permitted uses are limited to:</p> <ul style="list-style-type: none"> <li>i. Agricultural Uses (1)</li> <li>ii. Conservation Use</li> <li>iii. Flood/Erosion/ Siltation Control Structure</li> <li>iv. Forestry</li> <li>v. Private Park</li> <li>vi. Public Park</li> <li>vii. Public Utility</li> </ul> <p>Residential Uses are prohibited.</p>	<p>No further severances shall be permitted.</p>
ORM-EP-6	<p>The following are prohibited uses:</p> <ul style="list-style-type: none"> <li>• Residential uses;</li> <li>• The keeping of livestock; and,</li> <li>• Additional severances.</li> </ul>	

## RE and ORM-RE Exceptions

Table 7.6.3

Recreation (RE) Exception Number	Permitted/Prohibited Uses	Zone Regulations
RE-1	Lands shall only be used for temporary overnight camping using a Tent, Trailer or other form of temporary accommodation.	
ORM-RE	The only permitted Use is an Existing Golf Course and Accessory Uses.	

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## PART 8: RURAL RESIDENTIAL ZONES

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### 8.1 RURAL RESIDENTIAL ZONES

The Permitted Uses and Zone Regulations in this section of the By-law apply to lands shown on the Schedules to this By-law within the following Zones:

Rural Residential	(RR)
Estate Residential	(ER)
Hamlet Residential – Private Service	(HR1)
Hamlet Residential – Partial Service	(HR2)
Shoreline Residential	(SR)
Oak Ridges Moraine Shoreline Residential	(ORM-SR)
Oak Ridges Moraine Rural Residential	(ORM-RR)

### 8.2 PERMITTED USES

USE	RR	ER	HR1	HR2	SR	ORM-SR	ORM-RR	ORM-ER
Bed and Breakfast Establishment	X	X	X	X	X	X	X	X
Dwelling, Single Detached	X	X	X	X	X	X	X	X
Additional Dwelling Unit	X <sup>(2)</sup>	X	X	X	X <sup>(3)(5)</sup>		X <sup>(4)</sup>	X <sup>(4)</sup>
Emergency Service Facilities			X	X				
Group Home Type 1	X	X	X	X	X	X	X	X
Home Industry	X <sup>(1)</sup>		X <sup>(1)</sup>	X <sup>(1)</sup>			X <sup>(1)</sup>	
Home Occupation	X	X	X	X	X	X	X	X
Kennel, Private	X						X	
Private Home Daycare	X	X	X	X	X	X	X	X
Public Utility	X	X	X	X	X	X	X	X

### Additional Regulations

(1) The minimum Lot Area for a Home Industry shall be 4000m<sup>2</sup>.

(2) Outside of the Natural Heritage System of the Greenbelt Plan, an Additional Dwelling Unit shall only be permitted within the existing footprint of the primary residential dwelling on existing lots of record, provided they were zoned for such use and legally existed as of July 1, 2017, or within the existing footprint of accessory structures on the same lot, that legally existed as of July 1, 2017.

(3) A maximum of one Additional Dwelling Unit shall only be permitted within the primary residential dwelling on the same lot. An Additional Dwelling Unit in an accessory building or structure shall be prohibited.

(4) A maximum of one Additional Dwelling Unit is permitted only within the Countryside Area of the Oak Ridges Moraine Area and shall be contained within the existing footprint of a primary residential dwelling on existing lots of record, provided they were zoned for such use and legally existed, as of November 15, 2001. An Additional Dwelling Unit in an accessory building or structure shall be prohibited.

(5) The minimum lot area for an Additional Dwelling Unit shall be 3000m<sup>2</sup>.

### 8.3 MINIMUM STANDARDS FOR RURAL RESIDENTIAL ZONES

The following Zone regulations shall apply in the applicable Zones:

Zone	Minimum Lot Area	Minimum Lot Frontage	Minimum Required Front Yard	Minimum Required Rear Yard	Minimum Required Interior Side Yard	Minimum Required Exterior Side Yard
<b>RR</b>	4000m <sup>2</sup>	30m	10m	10m	3m <sup>(1)</sup>	10m
<b>ER</b>	8000m <sup>2</sup>	60m	15m	10m	6m <sup>(1)</sup>	15m
<b>HR1</b>	2800m <sup>2</sup>	30m	10m	10m	3m <sup>(1)</sup>	10m
<b>HR2</b>	2800m <sup>2</sup>	30m	10m	10m	3m <sup>(1)</sup>	10m
<b>SR</b>	3000m <sup>2</sup>	30m	7.5m	12m	3m <sup>(1)</sup>	12m
<b>ORM-RR</b>	4000m <sup>2</sup>	30m	10m	10m	3m <sup>(1)</sup>	10m
<b>ORM-ER</b>	8000m <sup>2</sup>	60m	15m	10m	6m <sup>(1)</sup>	15m
<b>ORM-SR</b>	3000m <sup>2</sup>	30m	7.5m	12m	3m <sup>(1)</sup>	12m

## **Additional Regulations**

(1) Where a Dwelling has an Attached Garage, the required Interior Side Yard abutting the Attached Garage shall be 1.2m.

## **8.4 REGULATIONS FOR ALL RURAL RESIDENTIAL ZONES**

(a)	Maximum Lot Coverage of all Buildings except in the ORM-SR Zone	30%
(b)	Maximum Building Height	12m
(c)	Maximum developable area within 30m of the Shoreline	450m <sup>2</sup> or 25% whichever is less
(d)	Maximum Lot Coverage of all Buildings in ORM-SR Zone	10%
	Maximum net developable area of the site that is disturbed	25%
	Maximum net developable area of the site with impervious surfaces	15%

## **8.5 REGULATIONS FOR ACCESSORY BUILDINGS**

(a)	Maximum Lot Coverage of all Accessory Buildings	5%
(b)	Maximum Building Height	6m
(c)	Maximum Gross Floor Area <sup>(1)</sup>	120m <sup>2</sup>
(d)	Yard requirements: 1. Front Yard 2. Interior Side Yard 3. Exterior Side Yard 4. Rear Yard	as per Table 8.3 1.2m as per Table 8.3 1.2m

## **Additional Regulations**

(1) A Boathouse is permitted as an Accessory Building in the SR Zone but shall not exceed 35m<sup>2</sup> in Gross Floor Area.

## **8.6 EXCEPTIONS**

Notwithstanding the Permitted Uses and Zone Requirements of this section of the By-law to the contrary, within the Exception

Zones listed on Tables 8.6.1, 8.6.2, 8.6.3, 8.6.4 and 8.6.5, the following Special Provisions shall apply. In all other respects the provisions of Sections 8.1 to 8.5 shall apply.

## RR and ORM-RR Exceptions

Table 8.6.1

Rural Residential (RR) Exception Number	Permitted/Prohibited Uses	Zone Regulations
RR-1		Minimum Lot Area: 1,346m <sup>2</sup> Minimum Lot Frontage: 22.35m Exterior Side Yard: 5m Rear Yard: 7.5m
RR-2		Maximum Gross Floor Area of the Existing Accessory Building shall be 325.6m <sup>2</sup> .
RR-3	The keeping of farm animals within the Accessory Buildings is prohibited.	Maximum Gross Floor Area of all Accessory Buildings: 700m <sup>2</sup> Maximum Height of Accessory Buildings: 7.1m
RR-4		No Building or Structure shall be erected closer than 30m to the boundary of lands zoned within the EP Zone.
RR-5		Maximum Gross Floor Area of all Accessory Buildings: 152m <sup>2</sup> .
RR-6		Maximum Gross Floor Area of all Accessory Buildings: 234m.

<b>Rural Residential (RR) Exception Number</b>	<b>Permitted/Prohibited Uses</b>	<b>Zone Regulations</b>
RR-7		Minimum Lot Frontage: 11.6m
RR-8		Maximum Gross Floor Area of all Accessory Buildings: 125m <sup>2</sup> .
RR-9		Maximum Gross Floor Area of all Accessory Buildings: 128m <sup>2</sup> .
RR-10		Maximum Gross Floor Area of the existing accessory structure shall be: 352m <sup>2</sup> . Maximum Height for Accessory Buildings: 8 m
RR-11		
ORM-RR-12	<p>Permitted Residential Uses are limited to:</p> <ul style="list-style-type: none"> <li>• One Single Detached Dwelling</li> </ul> <p>The following are prohibited uses:</p> <ul style="list-style-type: none"> <li>• The keeping of livestock; and,</li> <li>• Additional severances.</li> </ul>	Maximum Gross Floor Area of the existing accessory structure shall be 250m <sup>2</sup> .

## ER and ORM-ER Exceptions

Table 8.6.2

Estate Residential (ER) Exception Number	Permitted/Prohibited Uses	Zone Regulations

## HR1 Exceptions

Table 8.6.3

Hamlet Residential - Private Service (HR1) Exception Number	Permitted/Prohibited Uses	Zone Regulations
HR1-1		<p>Minimum Lot Area: 0.6ha</p> <p>Minimum Lot Frontage: 23m</p> <p>Minimum Front Yard: 4m</p> <p>Minimum Exterior Side Yard: 3m</p> <p>Minimum Setback from the centreline of Simcoe Street: 23m</p> <p>Maximum Ground Floor Area of a Single Detached Dwelling: 225m<sup>2</sup></p> <p>Minimum Setback from normal high water mark of the Nonquon River: 30m</p> <p>The limit of the Private Road shall be deemed to be the Front Lot Line.</p>

## HR2 Exceptions

Table 8.6.4

Hamlet Residential – Partial Service (HR2) Exception Number	Permitted/Prohibited Uses	Zone Regulations
HR2-1		Maximum Dwelling Unit Area: 335m <sup>2</sup> .
HR2-2	A Garden Centre shall be permitted as a Home Industry.	

## SR and ORM-SR Exceptions

Table 8.6.5

Shoreline Residential (SR) Exception Number	Permitted/Prohibited Uses	Zone Regulations
SR-1		Existing separate Lots, either abutting or separated by a Township Road or private Right-of-Way shall be deemed to be one Lot for the purposes of this By-law, however each parcel shall be developed in accordance with the Zone regulations as if they were separate Lots.

<b>Shoreline Residential (SR) Exception Number</b>	<b>Permitted/Prohibited Uses</b>	<b>Zone Regulations</b>
SR-2		<p>The lands comprising Part 1 on Reference Plan 40R-11855 shall be deemed to be an Improved Public Road, provided that this provision shall not create of Part 1, Plan 40R-11855, a Public Road as shall be required to be maintained by the Corporation of the Township of Scugog.</p> <p>Where two or more abutting Lots are held under single leasehold interest on July 10, 1989, these abutting Lots shall be treated together as constituting one Lot.</p>

Shoreline Residential (SR) Exception Number	Permitted/Prohibited Uses	Zone Regulations
SR-3	<p>Only Buildings or Structures Accessory to a Single Detached Dwelling shall be permitted on the corresponding back Lots. All other Residential Uses are prohibited.</p>	<p>For the purposes of this By-law, each lake front Lot and the corresponding back Lot shall be considered a single Lot for Zoning purposes.</p> <p>Minimum Lot Areas shall be those in existence as of the date of passing of this By-law.</p> <p>Minimum Lot Frontage along a Private Road: 27m</p> <p>Minimum Lot Frontage along a Public Road: 0m</p> <p>Minimum Front Yard from a Private Road or Front Lot Line: 2m</p> <p>Minimum Interior Side Yard: 3m</p> <p>Minimum Rear Yard: 12m Notwithstanding any other provision of the SR-3 Zone above, Lot Coverage shall be determined as if each of the lake front and back Lots were not combined.</p>

<b>Shoreline Residential (SR) Exception Number</b>	<b>Permitted/Prohibited Uses</b>	<b>Zone Regulations</b>
SR-4		<p>Maximum impervious surface area of the total developable area: 10%</p> <p>Minimum 30% of the total developable area shall be vegetation dominated by native plant species that can grow and persist without direct human management, protection or tending.</p> <p>Maximum Gross Floor Area shall be 25% of the total developable area.</p>
SR-5		<p>Minimum Lot Area: 1400m<sup>2</sup></p> <p>Minimum Lot Frontage: 22m</p>
SR-6		<p>Minimum Lot Area: 1500m<sup>2</sup></p> <p>Minimum Lot Frontage: 22m</p> <p>Minimum Interior Side Yard: 1.2m to the southerly interior lot line</p>

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## PART 9: URBAN RESIDENTIAL ZONES

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### 9.1 URBAN RESIDENTIAL ZONES

The Permitted Uses and Zone Regulations in this section of the By-law apply to lands shown on the Schedules to this By-law within the following Zones:

Urban Residential Type One	(R1)
Urban Residential Type Two	(R2)
Urban Partial Service Residential	(R3)
Urban Residential Multiple Type One	(RM1)
Urban Residential Multiple Type Two	(RM2)
Urban Residential Multiple Type Three	(RM3)
Urban Residential Multiple Type Four	(RM4)

### 9.2 PERMITTED USES

USE	R1	R2	R3	RM1	RM2	RM3	RM4
Dwelling, Apartment							X
Dwelling, Duplex				X	X	X	X
Dwelling, Fourplex					X	X	X
Dwelling, Linked				X	X	X	X
Dwelling, Semi-Detached			X	X	X	X	
Dwelling, Single Detached	X	X	X			X	
Dwelling, Townhouse				X	X	X	X
Additional Dwelling Unit	X	X	X	X	X	X	X <sup>(1)</sup>
Emergency Service Facilities	X	X	X	X	X	X	X
Group Home Type 1	X	X	X				
Home Occupation	X	X	X	X	X	X	X
Long Term Care Facility							X
Private Home Daycare	X	X	X				
Public Utility	X	X	X	X	X	X	X
Retirement Home							X
Special Needs Facility							X

## Additional Regulations

(1) An Additional Dwelling Unit shall only be permitted in a Dwelling, Linked and a Dwelling, Townhouse and/or a detached accessory building in association with those dwelling unit types.

### 9.3 MINIMUM STANDARDS FOR URBAN RESIDENTIAL ZONES

The following Zone regulations shall apply in the applicable Zones:

Zone	Minimum Lot Area	Minimum Lot Frontage	Minimum Required Front Yard	Minimum Required Rear Yard	Minimum Required Interior Side Yard	Minimum Required Exterior Side Yard
<b>R1</b>	400m <sup>2</sup>	12m	7.5m	7.5m	1.2m	7.5m
<b>R2</b>	325m <sup>2</sup>	10m	7.5m	7.5m	1.2m	7.5m
<b>R3</b> (Lot serviced by municipal water and private waste disposal)	2000m <sup>2</sup>	25m	7.5m	15m	1.2m	7.5m
<b>R3</b> (Lot serviced by private water and private waste disposal)	2800m <sup>2</sup>	30m	7.5m	15m	1.2m	7.5m
<b>R3</b> (Fully serviced Lot)	670m <sup>2</sup>	18m	7.5m	15m	1.2m	7.5m
<b>RM1</b>	325m <sup>2</sup>	10m	7.5m	10m	1.2m	7.5m
<b>RM2</b>	930m <sup>2</sup>	25m	7.5m	10m	5m	7.5m
<b>RM3</b> (Townhouse Dwelling Unit with 2 walls Attached to adjoining units)	190m <sup>2</sup>	6m	6m	7.5m	1.2m	2.5m

Zone	Minimum Lot Area	Minimum Lot Frontage	Minimum Required Front Yard	Minimum Required Rear Yard	Minimum Required Interior Side Yard	Minimum Required Exterior Side Yard
<b>RM3</b> (Townhouse Dwelling Unit with 1 wall Attached to adjoining unit and where the Lot is not a Corner Lot)	266m <sup>2</sup>	8.5m	6m	7.5m	1.2m	2.5m
<b>RM3</b> (Townhouse Dwelling Unit with 1 wall Attached to adjoining unit and where the Lot is a Corner Lot)	375m <sup>2</sup>	10m	6m	7.5m	1.2m	2.5m
<b>RM3</b> (Single Detached Dwelling)	280m <sup>2</sup>	9m	6m	7.5m	1.2m	2.5m
<b>RM3</b> (Semi-Detached or Linked Dwelling)	280m <sup>2</sup>	9m	6m	7.5m	1.2m on one side, 0.6m on the other side	2.5m
<b>RM3</b> (Duplex Dwelling)	560m <sup>2</sup>	9m	6m	7.5m	1.2m	2.5m
<b>RM4</b>	no minimum	30m	12m	12m	8m	12m

**9.4****REGULATIONS FOR ALL URBAN RESIDENTIAL ZONES**

(a)	Maximum Lot Coverage of all Buildings except in the R3, where the Lot is serviced by private water and/or private waste disposal, and RM3 Zones	45%
(b)	Maximum Lot Coverage of all Buildings in the R3 Zone where the Lot is serviced by private water and/or private waste disposal	30%
(c)	Maximum Lot Coverage of all Buildings in the RM3 Zone: 1. One Storey Dwelling 2. More than one Storey Dwelling	50% 45%
(d)	Maximum Building Height	10m

**9.5****REGULATIONS FOR ACCESSORY BUILDINGS**

(a)	Maximum Lot Coverage all of Accessory Buildings	5%
(b)	Maximum Building Height	7m
(c)	Maximum Gross Floor Area	75m <sup>2</sup>
(d)	Minimum Yard requirements: 1. Front Yard 2. Interior Side Yard 3. Exterior Side Yard 4. Rear Yard	Same as Principal Building 1.2m Same as Principal Building 1.2m

**9.6****ATTACHED PRIVATE GARAGES IN URBAN RESIDENTIAL ZONES**

- (a) The maximum width of the doors of an Attached Private Garage associated with a Residential Dwelling Unit shall be 45% of the Lot Frontage.
- (b) The Maximum Gross Floor Area devoted to an Attached Private Garage in any Residential Dwelling shall be 75% of the Ground Floor Area of the Dwelling.

- (c) No part of an Attached Private Garage associated with a Residential Dwelling Unit shall be closer to the Front Lot Line than the Main Building façade, except for the following:
  - 1. Where the Building has a covered Porch, the Private Garage may extend 3m beyond the Main Building façade; and,
  - 2. Where the Building does not have a covered Porch, the Private Garage may extend 1m beyond the Main Building façade.
- (d) Where an Attached Private Garage associated with a Residential Dwelling Unit is located in a Rear Yard, it shall be set back a minimum of 1.5m from the Rear Lot Line.
- (e) Where an Attached Private Garage associated with a Residential Dwelling Unit is accessed from a Lane, it shall be Setback a minimum of 1.5m from the Lot Line dividing the Lot from the Lane and a minimum of 1.2m from the Interior Side Lot Line.

## **9.7      EXCEPTIONS**

Notwithstanding the Permitted Uses and Zone Requirements of this section of the By-law to the contrary, within the Exception Zones listed on Tables 9.7.1, 9.7.2, 9.7.3, 9.7.4, 9.7.5, 9.7.6 and 9.7.7, the following Special Provisions shall apply. In all other respects the provisions of Sections 9.1 to 9.6 shall apply.

### **R1 Exceptions**

#### **Table 9.7.1**

<b>Urban Residential Type One (R1) Exception Number</b>	<b>Permitted/Prohibited Uses</b>	<b>Zone Regulations</b>
R1-1		Minimum Rear Yard: 6.5m
<b>Urban Residential Type One (R1) Exception Number</b>	<b>Permitted/Prohibited Uses</b>	<b>Zone Regulations</b>
R1-2		Minimum Lot Frontage: 13.5m Minimum Interior Side Yard: 1.8m Minimum Front Yard: 6m Minimum Rear Yard: 10m

R1-3	Single Detached Dwelling	<p>Minimum Lot Area: 400m<sup>2</sup></p> <p>Minimum Lot Frontage: 12m</p> <p>Minimum Front Yard: 6m</p> <p>Minimum Rear Yard: 7.5m</p> <p>Minimum Exterior Side Yard: 4.5m</p> <p>Maximum Lot Coverage: 50%</p> <p>Maximum Building Height: 10m</p> <p>The maximum width of a Driveway located in a Residential Zone shall not exceed 50% of the Lot Frontage on lots less than 15m wide.</p> <p>The maximum width of the doors of an Attached Private Garage associated with a Residential Dwelling Unit shall not exceed 50% of the Lot Frontage on lots less than 15m wide.</p>
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## R2 Exceptions

**Table 9.7.2**

<b>Urban Residential Type Two (R2) Exception Number</b>	<b>Permitted/Prohibited Uses</b>	<b>Zone Regulations</b>
R2-1	<p>A Medical Clinic not exceeding 94m<sup>2</sup> shall be permitted on the First Floor of the Dwelling.</p> <p>A Home Occupation in the Dwelling Unit shall not be permitted.</p>	
R2-2	<p>A Business, Professional or Administrative Office is also permitted.</p>	
R2-3	<p>A Day Spa is also permitted.</p>	
R2-4		<ul style="list-style-type: none"> <li>• Minimum Required Parking: 3 parking spaces per lot which includes one space in the garage</li> <li>• Maximum Driveway Width: 6 metres</li> </ul>

### R3 Exceptions

Table 9.7.3

<b>Urban Partial Service Residential Type Three (R3) Exception Number</b>	<b>Permitted/Prohibited Uses</b>	<b>Zone Regulations</b>



## RM1 Exceptions

Table 9.7.4

Urban Residential Multiple Type One (RM1) Exception Number	Permitted/Prohibited Uses	Zone Regulations

## RM2 Exceptions

Table 9.7.5

Urban Residential Multiple Type Two (RM2) Exception Number	Permitted/Prohibited Uses	Zone Regulations

## RM3 Exceptions

Table 9.7.6

Urban Residential Multiple Type Three (RM3) Exception Number	Permitted/Prohibited Uses	Zone Regulations
RM3-1	The only Residential Use shall be Townhouse Dwellings.	
RM3-2	The only permitted Use shall be Single Detached Dwellings.	
RM3-3	29 Townhouse Dwellings	Minimum lot area – 2 walls attached: 162m <sup>2</sup> Minimum lot area – 1 wall attached: 220m <sup>2</sup>

<b>Urban Residential Multiple Type Three (RM3) Exception Number</b>	<b>Permitted/Prohibited Uses</b>	<b>Zone Regulations</b>
		<p>Minimum lot frontage – 1 wall attached: 7.5m</p> <p>Maximum width of driveway and garage: 50% of the dwelling width</p> <p>Maximum lot coverage: 60%</p>
RM3-4	9 Townhouse Dwellings	<p>Minimum front yard: 6m but a balcony may project into the front yard a maximum of 5.2m and a second or third storey may project into the front yard a maximum of 2m.</p> <p>Minimum Rear Yard: 6.2m (1 unit only)</p> <p>Maximum width of driveway and garage: 100% of the dwelling width</p> <p>Maximum height: 13m</p> <p>Maximum lot coverage: 65%</p> <p>Minimum setback from Provincial Highway right of way: 9m</p>

RM3-6	<p>Permitted uses are limited to:</p> <ol style="list-style-type: none"> <li>i. Single Detached Dwelling</li> <li>ii. Additional Dwelling Unit</li> <li>iii. Home Occupation</li> <li>iv. Private Home Daycare</li> <li>v. Public Utility</li> </ol>	<p>Minimum Front Yard: 4.0m to dwelling and 6.0m to attached garage</p>
RM3-7	<p>Permitted uses are limited to:</p> <ol style="list-style-type: none"> <li>i. Single Detached Dwelling</li> <li>ii. Additional Dwelling Unit</li> <li>iii. Home Occupation</li> <li>iv. Private Home Daycare</li> <li>v. Public Utility</li> </ol>	<p>Minimum Front Yard: 4.0m to dwelling and 6.0m to attached garage</p> <p>Minimum Rear Yard: 2.0m</p>
RM3-8	<p>Permitted uses are limited to:</p> <ol style="list-style-type: none"> <li>i. Single Detached Dwelling</li> <li>ii. Additional Dwelling Unit</li> <li>iii. Home Occupation</li> <li>iv. Private Home Daycare</li> <li>v. Public Utility</li> </ol>	<p>Minimum Front Yard: 4.0m to dwelling and 6.0m to attached garage</p> <p>Minimum Exterior Side Yard: 2.4m</p>
RM3-9	<p>Permitted uses are limited to:</p> <ol style="list-style-type: none"> <li>i. Single Detached Dwelling</li> </ol>	<p>Minimum Front Yard: 4.0m to dwelling and 6.0m to attached garage</p> <p>Minimum Rear Yard: 7.0m</p>

	<ul style="list-style-type: none"> <li>ii. Additional Dwelling Unit</li> <li>iii. Home Occupation</li> <li>iv. Private Home Daycare</li> <li>v. Public Utility</li> </ul>	
RM3-10	<p>Permitted uses are limited to:</p> <ul style="list-style-type: none"> <li>i. Single Detached Dwelling</li> <li>ii. Additional Dwelling Unit</li> <li>iii. Home Occupation</li> <li>iv. Private Home Daycare</li> <li>v. Public Utility</li> </ul>	<p>Minimum Front Yard: 4.0m to dwelling and 6.0m to attached garage</p> <p>Minimum Rear Yard: 7.0m</p> <p>Minimum Exterior Side Yard: 2.4m</p>
RM3-11		<p>Notwithstanding the definition of 'Height' or 'Building Height' in Part 3 of this By-law, the definition of 'Height' or 'Building Height' for the lands zoned RM3-A shall be the vertical distance measured from the Average Finished Grade at the front of the building to the mid-point of the roof.</p> <p>Maximum width of driveway and garage of a Townhouse: 50% of the Lot Frontage</p> <p>Minimum Lot Area:</p> <p>Townhouse Dwelling Unit with 2 walls attached to adjoining units: 172m<sup>2</sup></p> <p>Townhouse Dwelling Unit with 1 wall attached to adjoining unit and where the Lot is not a Corner Lot: 225m<sup>2</sup></p> <p>Townhouse Dwelling Unit with 1 wall attached to adjoining unit and where the Lot is a Corner Lot: 285m<sup>2</sup></p>

	<p>Minimum Lot Frontage for a Townhouse Dwelling Unit with 1 wall attached to adjoining unit and where the Lot is not a Corner Lot: 7.5m</p> <p>Maximum lot coverage: 50%</p> <p>Minimum Interior Side Yard: Townhouse Dwelling Unit with 2 walls attached to adjoining units: 0m</p> <p>Townhouse Dwelling Unit with 1 wall attached to adjoining unit and where the Lot is not a Corner Lot: 1.2m on one side, 0m on the other side</p> <p>Townhouse Dwelling Unit with 1 wall attached to adjoining unit and where the Lot is a Corner Lot: 0m</p>
RM3-12	<p>Notwithstanding the definition of 'Height' or 'Building Height' in Part 3 of this By-law, the definition of 'Height' or 'Building Height' for the lands zoned RM3-B shall be the vertical distance measured from the Average Finished Grade at the front of the building to the mid-point of the roof.</p> <p>Maximum lot coverage: For up to one and a half Storey Dwelling: 50% For more than one and a half Storey Dwelling: 45%</p>
RM3-13	Notwithstanding the definition of 'Height' or

	<p>‘Building Height’ in Part 3 of this By-law, the definition of ‘Height’ or ‘Building Height’ for the lands zoned RM3-C shall be the vertical distance measured from the Average Finished Grade at the front of the building to the mid-point of the roof.</p> <p>Minimum Lot Area for a Single Detached Dwelling: 360m<sup>2</sup></p> <p>Maximum lot coverage: For up to one and a half Storey Dwelling: 50% For more than one and a half Storey Dwelling: 45%</p> <p>Minimum Required Interior Side Yard Setback to a Private Garage for a Single Detached Dwelling: 0.6 m</p>
RM3-14	<p>Notwithstanding the definition of ‘Height’ or ‘Building Height’ in Part 3 of this By-law, the definition of ‘Height’ or ‘Building Height’ for the lands zoned RM3-D shall be the vertical distance measured from the Average Finished Grade at the front of the building to the mid-point of the roof.</p>

	<p>Minimum Lot Area for a Single Detached Dwelling: 405m<sup>2</sup></p> <p>Maximum lot coverage: For up to one and a half Storey Dwelling: 50% For more than one and a half Storey Dwelling: 45%</p> <p>Minimum Required Interior Side Yard Setback to a Private Garage for a Single Detached Dwelling: 0.6m</p>
RM3-15	<p>Notwithstanding the definition of 'Dwelling, Linked' in Part 3 of this By-law, the definition for 'Dwelling, Linked' for the lands zoned RM3-E shall be semi-detached dwellings attached for any portion of the foundation wall.</p> <p>Notwithstanding the definition of 'Height' or 'Building Height' in Part 3 of this By-law, the definition of 'Height' or 'Building Height' for the lands zoned RM3-E shall be the vertical distance measured from the Average Finished Grade at the front of the building to the mid-point of the roof.</p>

		<p>Minimum Lot Area for a Semi-Detached or Linked Dwelling: 270m<sup>2</sup></p> <p>Maximum lot coverage: For up to one and a half Storey Dwelling: 50% For more than one and a half Storey Dwelling: 45%</p>
RM3-16	<p>The only permitted use shall be a Townhouse Dwelling and Additional Dwelling Units.</p> <p>Home Occupation is a prohibited use.</p>	<p>Notwithstanding the zoning provisions to the contrary, the following shall apply to the RM3-16 Zone:</p> <ul style="list-style-type: none"> <li>• Minimum Lot Area: 130 m<sup>2</sup></li> <li>• Minimum Lot Frontage (interior lots): 6.0m</li> <li>• Minimum Lot Frontage (end or corner lots): 8.0m</li> <li>• Minimum Interior Side Yard Setback for Townhouse Dwelling Unit with two walls attached to the adjoining units: 0m</li> <li>• Minimum Interior Side Yard Setback for Townhouse Dwelling Unit with one wall attached to adjoining unit: 0m on the side attached to adjoining unit, 1.2m on the other side.</li> <li>• Minimum Exterior Side Yard Setback: 2.5m</li> </ul>

	<ul style="list-style-type: none"> <li>• Maximum Width of Driveway: 50% of width of dwelling.</li> <li>• Maximum Width of Garage: 50% of width of dwelling.</li> <li>• Non-shared driveways are permitted to be set back 0m from the Interior Side Lot line.</li> <li>• On-Street Visitor Parking Spaces shall have a minimum length of 6.0m and a minimum width of 3.0m.</li> <li>• Bay, box, and bow windows with or without foundations may encroach 0.6m into any front, rear, or exterior side yard.</li> <li>• Porches with or without foundations may encroach 2.0m into any front or exterior side yard.</li> <li>• Section 4.25 (Rear Yard Requirements for Corner Lots) shall not apply.</li> <li>• Section 4.34 (Through Lots) shall not apply.</li> </ul> <p>For Block 1 (Dual Frontage 3-storey Townhouses):</p> <ul style="list-style-type: none"> <li>• The Front Yard is considered the frontage on Old</li> </ul>
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		<p>Simcoe Road.</p> <ul style="list-style-type: none"> <li>• Minimum Front Yard Setback: 3.5m</li> <li>• Minimum Setback to Daylight Triangle: 3.0m</li> <li>• The Rear Yard is considered the frontage on the condominium road.</li> <li>• Minimum Rear Yard Setback for the dwelling: 3.0m</li> <li>• Minimum Rear Yard Setback for the attached private garage: 6.0m</li> <li>• Maximum Lot Coverage: N/A</li> <li>• Maximum Building Height: 14.5m</li> </ul> <p>For Block 2 (2-storey Townhouses):</p> <ul style="list-style-type: none"> <li>• Minimum Front Yard Setback for the Dwelling: 4.0m</li> <li>• Minimum Front Yard Setback for the attached private garage: 6.0m</li> <li>• Minimum Rear Yard Setback: 6.0m</li> <li>• Maximum Building Height: 11m</li> </ul>
RM3-17	The only permitted uses shall be a Single	Notwithstanding the zoning provisions to the contrary, the following shall apply to

	Detached Dwelling, Additional Dwelling Unit, Home Occupation.	the RM3-17 Zone: <ul style="list-style-type: none"> <li>• Maximum driveway width: 50% of lot frontage</li> <li>• Interior Side Yard Setback for an attached garage: 0.9 m</li> </ul>
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## RM4 Exceptions

Table 9.7.7

Urban Residential Multiple Type Four (RM4) Exception Number	Permitted/Prohibited Uses	Zone Regulations
RM4-1	The only Residential Use permitted shall be a 40 Unit non-profit housing development.	Minimum Lot Area: 5,000m <sup>2</sup> Minimum Lot Frontage: 75m Minimum Front Yard: 11.5m Minimum Interior Side Yard: 6.7m on one side and 30m on the other side. Minimum Rear Yard: 12m Minimum Number of Parking Spaces: 40
RM4-2		Maximum Height: 15m For the purposes of this Zone a private condominium road shall be permitted for access purposes, however, all required yards and setbacks shall be established from the public roads abutting the Zone.

<b>Urban Residential Multiple Type Four (RM4) Exception Number</b>	<b>Permitted/Prohibited Uses</b>	<b>Zone Regulations</b>
RM4-3	A Fitness Centre within a Multiple Dwelling Residential Building shall also be permitted.	<p>Maximum Height: 20m          Minimum Interior Side Yard: 3m          For the purposes of this Zone a private condominium road shall be permitted for access purposes, however, all required yards and setbacks shall be established from the public roads abutting the Zone.</p>
RM4-4	Apartment Dwelling Long Term Care Facility Retirement Home	<p>Minimum Lot Area: 1.2ha          Minimum Lot Frontage: 30m  <u>Minimum Yard Requirements for Main Building:</u>          West Lot Line (Front Yard): 6m          South Lot Line (Exterior Side Yard): 6m          East Lot Line (Rear Yard): 12m          North Lot Line (Interior Side Yard): 3m          Maximum Lot Coverage of all Buildings: 45%          Maximum Building Height: 4 storeys (excluding mechanical penthouse) to be measured at the Rear Yard Setback.</p>

<b>Urban Residential Multiple Type Four (RM4) Exception Number</b>	<b>Permitted/Prohibited Uses</b>	<b>Zone Regulations</b>
		<p>Maximum lot area for parking and driveways: 25%</p> <p>Minimum Yard Requirements for Accessory Building:</p> <p>Any Lot Line: 1m<sup>(1)</sup></p> <p><b>Additional Regulations:</b></p> <p>(1) The Accessory Building may be attached to the main building.</p> <p>Notwithstanding the definition of 'Height' or 'Building Height' in Part 3 of this By-law, the definition for 'Height' or 'Building Height' for the lands zoned RM4-4 shall be the vertical distance, measured between the Average Finished Grade at the rear (east) of the Building, and the highest point of the roof surface. Accessory roof constructions, such as mechanical penthouses, chimneys, towers, steeples or television antennas, shall not be included in calculating the Height of a Building.</p>

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## PART 10: COMMERCIAL ZONES

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### 10.1 COMMERCIAL ZONES

The Permitted Uses and Zone Regulations in this section of the By-law apply to lands shown on the Schedules to this By-law within the following Zones:

Neighbourhood Commercial	(C1)
Community Commercial	(C2)
Main Central Commercial	(C3)
Highway Commercial	(C4)
Corridor Commercial	(C5)
Rural Commercial	(C6)
Tourist Commercial	(C7)
Oak Ridges Moraine Rural Commercial	(ORM-C6)

### 10.2 PERMITTED USES

USE	C1	C2	C3	C4	C5	C6	C7
Agricultural Produce							
Retail Outlet						X	
Art Gallery	X		X				
Assembly Hall			X				
Bakery	X	X	X				
Bank or Financial Institution	X	X	X		X		
Banquet Hall				X	X		X
Bar		X	X				X
Bed and Breakfast Establishment	X		X			X	
Brewery/Winery			X	X			X
Building Supply Outlet		X		X	X		
Commercial Club		X	X				X
Convenience Store	X	X	X	X	X		X
Day Care Centre	X	X	X				X

USE	C1	C2	C3	C4	C5	C6	C7
Day Spa	X	X	X				X
Dry Cleaners Distribution Establishment	X	X	X		X		
Dry Cleaners Establishment	X	X	X		X		
Dwelling, Single Detached	X				X <sup>(4)</sup>	X	
Additional Dwelling Unit	X				X		
Dwelling Units	X <sup>(1)</sup>	X <sup>(1)</sup>	X <sup>(1)</sup>	X <sup>(1)</sup>	X <sup>(4)</sup>	X <sup>(1)</sup>	X <sup>(1)</sup>
Emergency Service Facilities	X	X	X	X	X		
Equipment Sales, Service and Rental, Light				X	X	X	
Farm Implement and Equipment Sales and Service Establishment							X
Feed Mill/Store						X	
Fitness Centre	X	X	X		X		X
Funeral Home		X	X		X		
Garden Centre		X	X	X	X	X	
Grocery Store		X	X				
Hotel		X	X	X	X		X
Landscaping Operation				X		X	
Laundromat	X	X	X		X		
Marina				X			X
Medical Clinic	X	X	X		X		
Mobile Home Sales and Service Establishment				X			
Motel			X	X	X		X
Motor Vehicle Gasoline Station	X	X		X	X		X
Motor Vehicle Repair Shop	X			X			
Motor Vehicle Sales and Service Establishment		X		X	X		

USE	C1	C2	C3	C4	C5	C6	C7
Motor Vehicle Service Station	X			X			
Motor Vehicle Wash		X		X	X		
Office, Business, Professional or Administrative	X		X	X			
Parking Lot, Commercial			X		X		X
Place of Entertainment	X	X	X	X	X		X
Post Office	X	X	X		X		
Printing or Publishing Establishment			X				
Private Club		X	X				X
Public Utility	X	X	X	X	X	X	X
Recreational Vehicle Sales and Service Establishment				X	X		
Restaurant	X	X	X	X	X		X
Restaurant, Drive-Through	X	X		X	X		
Restaurant, Take-out	X	X	X	X	X		X
Retail Store	X <sup>(3)</sup>	X	X <sup>(2)</sup>	X	X <sup>(2)</sup>		X
School, Commercial	X	X	X				
School, Private		X	X				X
Self-Brew Facility	X		X		X		
Service Shop, Light	X	X	X		X		
Service Shop, Personal	X	X	X		X		
Service Shop, Trade				X	X		
Shopping Centre, Neighbourhood Commercial	X	X		X	X		
Supermarket		X	X		X		
Taxi Establishment	X	X	X				
Tourist Resort Establishment							X
Veterinary Clinic	X	X	X		X	X	
Workshop				X			

## Additional Regulations

- (1) Permitted within a portion of a Non-Residential Building permitted within the Commercial Zones.
- (2) Not exceeding 1500m<sup>2</sup> of Gross Floor Area.
- (3) Not exceeding 400m<sup>2</sup> of Gross Floor Area.
- (4) Only permitted where Legally Existing as of the date of passing of this By-law.

### 10.3 MINIMUM STANDARDS FOR COMMERCIAL ZONES

The following Zone regulations shall apply in the applicable Zones:

Zone	Min- imum Lot Area	Min- imum Lot Frontage	Min- imum Required Front Yard	Min- imum Required Rear Yard	Min- imum Required Interior Side Yard	Min- imum Required Exterior Side Yard	Min- imum Land- scaped Open Space
C1	3000m <sup>2</sup>	30m	10m	12m	4m or 10m <sup>(1)</sup>	10m	10%
C2 (Fully serviced Lots)	1000m <sup>2</sup>	15m	12m	10m	4m or 10m <sup>(1)</sup>	10m	10%
C2 (Partial or Privately serviced Lots)	2000m <sup>2</sup>	30m	12m	10m	4m or 10m <sup>(1)</sup>	10m	30%
C3	no minimum	no minimum	no minimum	no minimum 12m <sup>(1)</sup>	no minimum	no minimum	no minimum
C4 (Fully serviced Lots)	1400m <sup>2</sup>	30m	15m	12m	6m or 12m <sup>(1)</sup>	15m	10%
C4 (Partial or Privately serviced Lots)	2000m <sup>2</sup> <sup>(2)</sup> 3000m <sup>2</sup> <sup>(3)</sup>	30m	15m	12m	6m or 12m <sup>(1)</sup>	15m	10%

Zone	Min- imum Lot Area	Min- imum Lot Frontage	Min- imum Required Front Yard	Min- imum Required Rear Yard	Min- imum Required Interior Side Yard	Min- imum Required Exterior Side Yard	Min- imum Land- scaped Open Space
serviced Lots)							
<b>C5</b>	1400m <sup>2</sup>	30m	15m	12m	6m or 12m <sup>(1)</sup>	15m	10%
<b>C6</b>	8000m <sup>2</sup>	60m	15m	30m	12m	15m	10%
<b>C7</b>	8000m <sup>2</sup>	60m	15m	30m	12m	15m	10%

## Additional Regulations

- (1) Applies to Lots that abut a Residential Zone.
- (2) Applies to Lots serviced by a municipal water supply system and private waste disposal.
- (3) Applies to Lots serviced by a private water supply system and private waste disposal.

## 10.4 REGULATIONS FOR ALL COMMERCIAL ZONES

(a)	Maximum Building Height	12m
(b)	Maximum Lot Coverage of all Buildings	50% <sup>(1)</sup>

## Additional Regulations

- (1) Except C3 Zone which shall be 80%.

## 10.5 REGULATIONS FOR ACCESSORY BUILDINGS

(a)	Maximum Lot Coverage of all Accessory Buildings	5%
(b)	Maximum Building Height	7m
(c)	Maximum Gross Floor Area	75m <sup>2</sup>

## 10.6 EXCEPTIONS

Notwithstanding the Permitted Uses and Zone Requirements of this section of the By-law to the contrary, within the Exception Zones listed on Tables 10.6.1, 10.6.2, 10.6.3, 10.6.4, 10.6.5, 10.6.6 and 10.6.7, the following Special Provisions shall apply. In all other respects the provisions of Sections 10.1 to 10.5 shall apply.

### C1 Exceptions

**Table 10.6.1**

<b>Neighbourhood Commercial (C1) Exception Number</b>	<b>Permitted/Prohibited Uses</b>	<b>Zone Regulations</b>
C1-1	A Bait shop is the only Commercial Use permitted.	
C1-2	An Apartment Dwelling with a maximum of seven Dwelling Units is also permitted.	Eight Parking Spaces shall be provided for the Residential Use.
C1-3		The maximum size of a single retail unit shall be 740m <sup>2</sup> .
C1-4	A Recreational Vehicle Sales and Service Establishment is also permitted.	
C1-5	A Motor Vehicle Body Shop is the only permitted Commercial Use.	
C1-6	Business, Professional or Administrative Office	Minimum Lot Area: 1048.7m <sup>2</sup> Minimum Lot Frontage: 21.3m Minimum Front Yard: 5.8m

<b>Neighbourhood Commercial (C1) Exception Number</b>	<b>Permitted/Prohibited Uses</b>	<b>Zone Regulations</b>
		Minimum Interior Side Yard: 1m (east) and 6.5m (west)

## C2 Exceptions

Table 10.6.2

<b>Community Commercial (C2) Exception Number</b>	<b>Permitted/Prohibited Uses</b>	<b>Zone Regulations</b>
C2-1	<p>Business, Professional or Administrative Offices are also permitted.</p> <p>The following Uses are prohibited: Antique store; Gift shop; Pharmacy; and, Post Office, not including a postal outlet within a Retail Store.</p> <p>A Building Supply Outlet shall only be permitted on lands on the south side of Highway 7A, municipally identified as 1520 and 1540 Highway 7A.</p>	<p>Maximum Gross Leaseable Floor Area of all Retail Uses: 16,000m<sup>2</sup></p> <p>Maximum Gross Leaseable Floor Area of Service and Other Uses: 1,860m<sup>2</sup></p> <p>Maximum Gross Leaseable Floor Area of the Supermarket: 3,255m<sup>2</sup></p> <p>Maximum Gross Leaseable Floor Area of the Department Store shall be 11,615m<sup>2</sup> which shall be comprised of:</p> <p>Maximum Gross Leaseable Floor Area dedicated to the sale, storage and display of food products: 3,255m<sup>2</sup></p> <p>Maximum Gross Leaseable Floor Area of non-food products: 8,365m<sup>2</sup></p> <p>Maximum aggregate Gross Leaseable Floor Area devoted</p>

<b>Community Commercial (C2) Exception Number</b>	<b>Permitted/Prohibited Uses</b>	<b>Zone Regulations</b>
		<p>to the sale, storage and display of food products in a Department Store and a Supermarket: 3,255m<sup>2</sup></p> <p>Retail Uses other than a Supermarket or Department Store shall be subject to the following:</p> <p>Minimum Gross Leaseable Floor Area per Use: 233m<sup>2</sup></p> <p>Maximum aggregate Gross Leaseable Floor Area: 4,385m<sup>2</sup></p> <p>Maximum aggregate Gross Leaseable Floor Area for apparel and accessories stores: 1,760m<sup>2</sup></p> <p>Maximum Gross Leaseable Area for Building Supply Outlet: 2,325m<sup>2</sup></p> <p>Maximum number of Financial Institutions: 2</p> <p>Maximum number of Drive Throughs: 2</p> <p>Maximum number of Drive Through Restaurants: 1</p> <p>Minimum Setbacks of all Buildings and Structures:</p> <p>From an EP Zone: 15m Rear Yard: 3m</p>

<b>Community Commercial (C2) Exception Number</b>	<b>Permitted/Prohibited Uses</b>	<b>Zone Regulations</b>
		Interior Side Yard: 3m
C2-2		<p>Maximum Gross Leaseable Area: 9,700m<sup>2</sup></p> <p>Maximum Gross Leaseable Area for apparel and accessories: 746m<sup>2</sup></p> <p>Maximum Gross Leaseable Area for Business, Professional or Administrative Office: 195m<sup>2</sup></p> <p>Maximum Gross Leaseable Area for a Restaurant: 475m<sup>2</sup></p> <p>Maximum Gross Floor Area of outdoor garden and nursery display and sales: 660m<sup>2</sup></p>
C2-3	A Department Store is also a permitted Use.	<p>Maximum outside display of garden and nursery products: 1,600m<sup>2</sup></p> <p>Maximum Gross Floor Area of Building associated with Outside Display Area: 500m<sup>2</sup></p> <p>Minimum Rear Yard: 6m</p>

## C3 Exceptions

Table 10.6.3

Main Central Commercial (C3) Exception Number	Permitted/Prohibited Uses	Zone Regulations
C3-1		<p>The minimum Front Yard shall be the Front Yard as of the date of passing of this By-law.</p> <p>Not more than 40% of the Front Yard shall be used for Driveways and Parking.</p>

## C4 Exceptions

Table 10.6.4

Highway Commercial (C4) Exception Number	Permitted/Prohibited Uses	Zone Regulations
C4-1	A Bait shop is also permitted.	
C4-2	<p>The only permitted Commercial Uses shall be:</p> <p>A Building Supply Outlet excluding Outside Storage in the Front Yard;</p> <p>Equipment Sales, Service and Rental, Light;</p> <p>Garden Centre;</p> <p>Recreational Vehicles Sales and Service Establishment;</p>	<p>The Minimum Rear Yard for an Accessory Building shall be 3m.</p>

<b>Highway Commercial (C4) Exception Number</b>	<b>Permitted/Prohibited Uses</b>	<b>Zone Regulations</b>
	A Motor Vehicle Sales and Service Establishment; A Motor Vehicle Service Station; A Retail Store provided that such use is Accessory and incidental to a permitted Use on the same lot; A Service Shop, Light.	
C4-3	Motor Vehicle Wash is a prohibited use.	
C4-4	In addition to the uses permitted in the C4 zone, the following use is permitted: i. Self-storage facility (Indoor only) Motor Vehicle Wash is a prohibited use.	

## C5 Exceptions

**Table 10.6.5**

<b>Corridor Commercial (C5) Exception Number</b>	<b>Permitted/Prohibited Uses</b>	<b>Zone Regulations</b>
C5-1	The only permitted Commercial Uses shall be a Personal Service Shop and a Business,	

<b>Corridor Commercial (C5) Exception Number</b>	<b>Permitted/Prohibited Uses</b>	<b>Zone Regulations</b>
	Professional or Administrative Office.	
C5-2	<p>Only the following uses are permitted:</p> <p>Bank or Financial Institution; Banquet Hall; Bar; Commercial Club; Convenience Store; Dry Cleaners Distribution Establishment; Fitness Centre; Grocery Store; Hotel; Medical Clinic; Office, Business, Professional or Administrative; Place of Entertainment; Restaurant; Retail Store; School, Private; Service Shop; Personal; Supermarket; Veterinary Clinic.</p>	<p>In addition to the regulations for the C5 Zone the following regulations shall also apply:</p> <p>Maximum combined gross leasable area for all retail uses, including supermarkets or grocery stores: 4,000m<sup>2</sup></p> <p>Minimum gross leasable area of individual retail stores, supermarkets or grocery stores: 250m<sup>2</sup></p> <p>Maximum gross leasable area of individual retail stores: 1,500m<sup>2</sup></p> <p>Maximum gross leasable area of supermarket or grocery stores: 1,000m<sup>2</sup></p> <p>For the purposes of this Zone, a private condominium road shall be permitted for access purposes, however, all required yards and setbacks shall be established from the public roads abutting the Zone.</p> <p>Minimum Yard for an underground Parking Structure: 3m</p>

<b>Corridor Commercial (C5) Exception Number</b>	<b>Permitted/Prohibited Uses</b>	<b>Zone Regulations</b>
C5-3	<p>The permitted uses shall be those uses permitted in the C5-2 Zone.</p>	<p>The zone regulations for the C5-2 zone shall apply. Notwithstanding those provisions the following shall apply:</p> <p>Required Front Yard: Nil Required Exterior Side Yard: Nil</p> <p>For the purposes of this Zone a private condominium road shall be permitted for access purposes, however, all required yards and setbacks shall be established from the public roads abutting the Zone.</p>

## C6 and ORM-C6 Exceptions

Table 10.6.6

<b>Rural Commercial (C6) Exception Number</b>	<b>Permitted/Prohibited Uses</b>	<b>Zone Regulations</b>
C6-1	The only permitted Commercial Use shall be a Veterinary Clinic.	
C6-2	The only permitted Use shall be an Agricultural Produce Retail Outlet.	
C6-3	The only permitted Commercial Use shall be a Motel.	

<b>Rural Commercial (C6) Exception Number</b>	<b>Permitted/Prohibited Uses</b>	<b>Zone Regulations</b>
C6-4	The only permitted Commercial Uses shall be a Motor Vehicle Gasoline Station, a Convenience Store and a Restaurant.	
C6-5	The only permitted Commercial Uses shall be a Motor Vehicle Gasoline Station, a Restaurant, a Convenience Store, Self-Storage Facility and a Business, Professional or Administrative Office.	
C6-6	The only permitted Commercial Uses shall be a Trade Service Shop and a Motor Vehicle Repair Shop.	
C6-7	The only permitted Commercial Uses shall be a Motor Vehicle Repair Shop, a Motor Vehicle Body Shop and a Landscaping Operation.	
C6-8	The only permitted Commercial Uses shall be a Restaurant and a tavern.	

<b>Rural Commercial (C6) Exception Number</b>	<b>Permitted/Prohibited Uses</b>	<b>Zone Regulations</b>
C6-9	The only permitted Commercial Use shall be a Recreational Vehicle Sales and Service Establishment.	
C6-10	The only permitted Commercial Uses shall be a Convenience Store and Motor Vehicle Gasoline Station.	
C6-11	The only permitted Commercial Uses shall be a Take-out Restaurant, a Restaurant and a Personal Service Shop.	
C6-12	The only permitted Commercial Uses shall be a Motor Vehicle Sales and Service Establishment and a Motor Vehicle Gasoline Station.	A maximum of ten Motor Vehicles may be available for sale from the property at any one time.
C6-13	The only permitted Commercial Use shall be a Motor Vehicle Repair Shop.	
C6-14	The only permitted Commercial Use shall be a Farm Implement and Equipment Sales	

<b>Rural Commercial (C6) Exception Number</b>	<b>Permitted/Prohibited Uses</b>	<b>Zone Regulations</b>
	and Service Establishment.	
ORM C6-1	The only permitted Commercial Use is a Recreational Vehicle Sales and Service Establishment.	
ORM C6-2	The only permitted Commercial Use shall be a Feed Mill/Store.	

## C7 Exceptions

Table 10.6.7

<b>Tourist Commercial (C7) Exception Number</b>	<b>Permitted/Prohibited Uses</b>	<b>Zone Regulations</b>
C7-1	<p>The only permitted Commercial Use is a Tourist Resort Establishment containing not more than 230 housekeeping units, suites or guest rooms occupied on a temporary basis by the inhabitants and shall include on-site management.</p> <p>Accessory Uses shall be limited to a Restaurant, a Retail Store, a Private School, a Fitness Centre and a Banquet Hall.</p>	<p>Maximum Lot Coverage: 25%</p> <p>Minimum Landscaped Open Space: 30%</p> <p>Maximum Impervious Surface: 10%</p>

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## PART 11: INDUSTRIAL ZONES

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### 11.1 INDUSTRIAL ZONES

The Permitted Uses and Zone Regulations in this section of the By-law apply to lands shown on the Schedules to this By-law within the following Zones:

Prestige Industrial	(M1)
General Industrial	(M2)
Rural Industrial	(M3)
Extractive Industrial	(M4)
Waste Disposal Industrial	(M5)
Oak Ridges Moraine General Industrial	(ORM-M2)
Oak Ridges Moraine Rural Industrial	(ORM-M3)
Oak Ridges Moraine Extractive Industrial	(ORM-M4)

### 11.2 PERMITTED USES

USE	M1	M2	M3	M4	M5
Abattoir			X		
Aggregate Processing Plant				X	
Aggregate Processing Plant, Portable				X	
Aggregate Transfer Site		X		X	
Agricultural Produce Warehouse			X	X	
Agricultural Uses			X	X	
Agricultural-Related Uses			X	X	
Asphalt Plant		X		X	
Asphalt Plant, Portable		X			
Audio/Visual Studio	X				
Brewery/Winery	X	X			
Building Supply Outlet	X	X			

USE	M1	M2	M3	M4	M5
Bulk Fuel Sales Establishment		X			
Cannabis Production Facility	X <sup>(5)</sup>	X <sup>(5)</sup>	X <sup>(5)</sup>		
Cartage or Transport Depot		X	X		
Concrete Batching Plant		X		X	
Concrete Plant, Portable		X		X	
Contractor's Yard		X		X	
Conservation Uses				X	
Day Care Centre	X <sup>(4)</sup>				
Dry Cleaners					
Distribution Establishment	X	X			
Dwelling, Single Detached			X <sup>(1)</sup>		
Emergency Service Facilities	X	X			
Equipment Sales, Service and Rental, Heavy		X			
Equipment Sales, Service and Rental, Light	X	X			
Farm Implement and Equipment Sales and Service Establishment		X	X	X	
Feed Mill/Store		X	X	X	
Fitness Centre	X	X			
Food Processing Plant	X	X			
Fuel Depot		X			
Home Occupation			X <sup>(1)</sup>		
Maintenance Depot, Municipal, Regional, Provincial	X	X	X		

USE	M1	M2	M3	M4	M5
Manufacturing, Processing, Assembly or Fabrication Plant	X <sup>(2)</sup>	X <sup>(2)</sup>			
Motor Vehicle Body Shop		X			
Motor Vehicle Gasoline Station	X	X			
Motor Vehicle Repair Shop		X			
Motor Vehicle Sales and Service Establishment	X	X			
Motor Vehicle Service Station	X	X			
Motor Vehicle Towing Service		X			
Motor Vehicle Wash	X	X			
Office, Business, Professional or Administrative	X	X <sup>(4)</sup>	X <sup>(4)</sup>		
On-Farm Diversified Use			X	X	
Outside Storage		X <sup>(3)</sup>	X <sup>(3)</sup>	X <sup>(3)</sup>	X
Pit, Sand and Gravel				X	
Printing or Publishing Establishment	X	X			
Public Utility	X	X	X	X	X
Public Works Yard	X	X	X		
Recreational Vehicle Sales and Service Establishment	X	X			
Recycling Facility					X
Retail Store, Accessory	X <sup>(4)</sup>	X <sup>(4)</sup>	X <sup>(4)</sup>		
Salvage Yard					X
Sanitary Landfill Operation					X
Sawmill		X	X	X	
Self-Storage Facility	X	X	X		
Service Shop, Trade		X	X		
Warehouse	X	X			

USE	M1	M2	M3	M4	M5
Water Pollution Control Plant					X
Wholesale Establishment	X	X			
Workshop	X	X	X		

## Additional Regulations

- (1) Applies where a Dwelling is ancillary to a permitted Non-Residential Use and occupied by the owner, caretaker, watchman or other similar Person.
- (2) Only permitted if the Use is not considered noxious by reason of the emission of odour, dust, smoke, gas, fumes, heat, radiation or noise; and not considered to create a nuisance by reason of unsightly storage of goods, merchandise, salvage, waste or other materials; and shall not include a Use declared to be an offensive or noxious trade, business or manufacture under the *Health Protection and Promotion Act*.
- (3) Only permitted where it is Accessory and incidental to a permitted Non-Residential Use, otherwise specified herein, located behind the Principal Structure and shall not exceed 50% of the Lot Area.
- (4) Only permitted where it is Accessory and incidental to a permitted Non-Residential Use, otherwise specified herein.
- (5) A Cannabis Production Facility shall only be permitted subject to Section 4.2

### 11.3 MINIMUM STANDARDS FOR INDUSTRIAL ZONES

The following Zone regulations shall apply in the applicable Zones:

Zone	Minimum Lot Area	Minimum Lot Frontage	Minimum Required Front Yard	Minimum Required Rear Yard	Minimum Required Interior Side Yard	Minimum Required Exterior Side Yard
<b>M1</b>	3000m <sup>2</sup>	30m	15m or 20m <sup>(1)</sup>	15m or 20m <sup>(1)</sup>	One side: 3m; Other side: 6m. 20m <sup>(1)</sup>	15m or 20m <sup>(1)</sup>
<b>M2</b>	4000m <sup>2</sup>	30m	20m	20m	One side: 3m; Other side: 8m. 20m <sup>(1)</sup>	20m
<b>M3</b>	6000m <sup>2</sup>	45m	30m	15m or 30m <sup>(1)</sup>	15m or 30m <sup>(1)</sup>	30m
<b>M4</b>	no minimum	no minimum	30m	15m <sup>(2)(3)</sup>	15m <sup>(2)(3)</sup>	30m
<b>M5</b>	no minimum	no minimum	30m	30m	30m	30m

## **Additional Regulations**

- (1) Applies to any Yard abutting a Residential Zone.
- (2) No Building, Portable Aggregate Processing Plant or product stockpile shall be located within 30m of the boundary licensed under the *Aggregate Resources Act*; or within 90m of the boundary of a Residential Zone or of a Dwelling on adjacent lands held under distinct and separate ownership.
- (3) No Interior Side Yard or Rear Yard shall be required where an Interior Side Yard and/or Rear Yard of an abutting property zoned Extractive Industrial (M4) and is held under distinct and separate ownership.

## **11.4 REGULATIONS FOR ALL INDUSTRIAL ZONES**

(a)	Maximum Lot Coverage of all Buildings	50%
(b)	Maximum Building Height	12m <sup>(1)(2)</sup>
(c)	Minimum Landscaped Open Space	10%

## **Additional Regulations**

- (1) Except M4, M5 and M6 which has no maximum.
- (2) A Principal Building or Structure may exceed 12m in Height provided it is set back from the Front, Side or Rear Lot Line an additional 0.6m for each 0.6m or fraction thereof by which such Building or Structure exceeds 12m in Height.

## **11.5 REGULATIONS FOR ACCESSORY BUILDINGS**

(a)	Maximum Lot Coverage of all Accessory Buildings	5%
(b)	Maximum Building Height	12m

## **11.6 EXCEPTIONS**

Notwithstanding the Permitted Uses and Zone Requirements of this section of the By-law to the contrary, within the Exception Zones listed on Tables 11.6.1, 11.6.2, 11.6.3, 11.6.4, 11.6.5 and

11.6.6 the following Special Provisions shall apply. In all other respects the provisions of Sections 11.1 to 11.5 shall apply.

## **M1 Exceptions**

**Table 11.6.1**

<b>Prestige Industrial (M1) Exception Number</b>	<b>Permitted/Prohibited Uses</b>	<b>Zone Regulations</b>
M1-1	None of the Uses described in Section 13.2 shall be permitted.	All Buildings shall have a minimum opening elevation of 255.87 CGD
M1-2	The only permitted Commercial Use shall be a Recreational Vehicle Sales and Service Establishment.	
M1-3	The only permitted Commercial Use shall be a Marina.	
M1-4	The only permitted Commercial Uses shall be a Convenience Store and Motor Vehicle Gasoline Station.	

## **M2 and ORM-M2 Exceptions**

**Table 11.6.2**

<b>General Industrial (M2) Exception Number</b>	<b>Permitted/Prohibited Uses</b>	<b>Zone Regulations</b>
M2-1	None of the Uses described in Section 13.2 (f) shall be	All Buildings shall have a minimum opening elevation of 255.87 CGD.

<b>General Industrial (M2) Exception Number</b>	<b>Permitted/Prohibited Uses</b>	<b>Zone Regulations</b>
	permitted. An Existing Salvage Yard is also permitted.	
M2-2	The only permitted Industrial Use shall be a Motor Vehicle Body Shop.	
M2-3	None of the Uses described in Section 13.2 (f) shall be permitted. A Salvage Yard is also permitted.	All Buildings shall have a minimum opening elevation of 255.87 CGD.
ORM-M2	The only permitted Industrial Use shall be those Uses that legally existed on the date of passing of this By-law.	

### **M3 and ORM-M3 Exceptions**

**Table 11.6.3**

<b>Rural Industrial (M3) Exception Number</b>	<b>Permitted/Prohibited Uses</b>	<b>Zone Regulations</b>
M3-1	The permitted Uses shall be an Airport, aviation related Industrial Uses and accessory Retail	

<b>Rural Industrial (M3) Exception Number</b>	<b>Permitted/Prohibited Uses</b>	<b>Zone Regulations</b>
	Uses directly related to aviation.	
M3-2	The only permitted Industrial Use shall be an Abattoir.	
M3-3	The only permitted Industrial Use shall be a Contractor's Yard.	
M3-4	The only permitted Industrial Use shall be a Cartage or Transport Depot.	
M3-5	The only permitted Industrial Uses shall be a Cartage or Transport Depot and a Contractor's Yard.	
M3-6	The only permitted Uses shall be a Motor Vehicle Sales and Service Establishment, a Motor Vehicle Repair Shop, a Motor Vehicle Body Shop, a Cartage or Transport Depot, Light Equipment Sales, Service and Rental, and A Self-Storage Facility.	
ORM-M3	The only permitted Industrial Uses are	

<b>Rural Industrial (M3) Exception Number</b>	<b>Permitted/Prohibited Uses</b>	<b>Zone Regulations</b>
	those Uses that legally existed as of the date of passing of this By-law.	

## M4 and ORM-M4 Exceptions

Table 11.6.4

Extractive Industrial (M4) Exception Number	Permitted/Prohibited Uses	Zone Regulations
M4-2	A Contractor's Yard shall also be permitted.	
ORM-M4-1	The only permitted Use shall be a licensed pit.	

## M5 and ORM-M5 Exceptions

Table 11.6.5

Waste Disposal Industrial (M5) Exception Number	Permitted/Prohibited Uses	Zone Regulations
M5-1	The only permitted Industrial Use is a Salvage Yard.	

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## PART 12: COMMUNITY FACILITY AND OPEN SPACE ZONES

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### 12.1 COMMUNITY FACILITY AND OPEN SPACE ZONES

The Permitted Uses and Zone Regulations in this section of the By-law apply to lands shown on the Schedules to this By-law within the following Zones:

Community Facility	(CF)
Open Space	(OS)

### 12.2 PERMITTED USES

USE	CF	OS
Agricultural Uses		X
Agricultural-Related Use		X
Arena	X	X
Art Gallery	X	X
Assembly Hall	X	X
Athletic Field	X	X
Cemetery	X	
Conservation Uses	X	X
Community Centre	X	X
Dwelling, Single Detached	X <sup>(1)</sup>	
Emergency Service Facilities	X	
Fairground	X	X
Fitness Centre	X	
Flood/Erosion/Siltation Control Structure	X	X
Hospital	X	
Library	X	
Long Term Care Facility	X	
Municipal Administration Complex	X	
Museum	X	
On-Farm Diversified Use		X
Park, Private		X
Park, Public	X	X
Parking Lot	X	X

USE	CF	OS
Place of Worship	X	
Private Club	X	X
Public Utility	X	X
Recreation Centre	X	X
Retirement Home	X	
School, Commercial	X	
School, Private	X	
School, Public	X	

## Additional Regulations

(1) Only permitted where ancillary to a Place of Worship.

### 12.3 MINIMUM STANDARDS FOR COMMUNITY FACILITY AND OPEN SPACE ZONES

The following Zone regulations shall apply in the applicable Zones:

Zone	Min- imum Lot Area	Minimum Lot Frontage	Min- imum Required Front Yard	Min- imum Required Rear Yard	Min- imum Required Interior Side Yard	Min- imum Required Exterior Side Yard
<b>CF</b> (Fully Serviced Lots)	1000m <sup>2</sup>	30m	10m	10m	8m	10m
<b>CF</b> (Partial or Privately Serviced Lots)	3000m <sup>2</sup>	30m	10m	10m	8m	10m
<b>OS</b>	no minimum	no minimum	15m	15m	8m	8m

## **12.4 REGULATIONS FOR ALL COMMUNITY FACILITY AND OPEN SPACE ZONES**

(a)	Maximum Lot Coverage of all Buildings	30%
(b)	Maximum Building Height	12m
(c)	Minimum Landscaped Open Space	30%

## **12.5 REGULATIONS FOR ACCESSORY BUILDINGS**

(a)	Maximum Lot Coverage of all Accessory Buildings	5%
(b)	Maximum Building Height	12m
(c)	Maximum Gross Floor Area	100m <sup>2</sup>
(d)	Yard requirements Front Yard Interior Side Yard Exterior Side Yard Rear Yard	as per Table 12.3 6m as per Table 12.3 6m

## **12.6 EXCEPTIONS**

Notwithstanding the Permitted Uses and Zone Requirements of this section of the By-law to the contrary, within the Exception Zones listed on Tables 12.6.1, and 12.6.2 the following special provisions shall apply. In all other respects the provisions of Sections 12.1 to 12.5 shall apply.

### **CF Exceptions**

**Table 12.6.1**

<b>Community Facility (CF) Exception Number</b>	<b>Permitted/Prohibited Uses</b>	<b>Zone Regulations</b>
CF-1	The only permitted Use shall be a Private Club.	
CF-2	iii. All uses permitted in the CF zone. iv. Single detached	Additional regulation (1) under Section 12.2 does not apply.

<b>Community Facility (CF) Exception Number</b>	<b>Permitted/Prohibited Uses</b>	<b>Zone Regulations</b>
	<p>dwelling within the existing building as of the date of this By-law.</p> <ul style="list-style-type: none"> <li>v. Bed and breakfast establishment</li> <li>vi. Home occupation</li> <li>vii. Private Home Daycare</li> </ul>	

## OS Exceptions

**Table 12.6.2**

<b>Open Space (OS) Exception Number</b>	<b>Permitted/Prohibited Uses</b>	<b>Zone Regulations</b>

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## PART 13: OVERLAY ZONES

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### 13.1 WASTE DISPOSAL ASSESSMENT HOLDING AREAS

Lands shown within the Waste Disposal Assessment Holding Overlay on Schedule 'A' shall be subject to a Holding Provision pursuant to Section 36 of the Ontario *Planning Act*. No Development shall be permitted in a Waste Disposal Assessment Holding Zone unless it can be demonstrated to the satisfaction of the Council in consultation with the Ministry of Environment that there will be no adverse effects to Persons and property from the active or closed Waste Disposal site.

Prior to the Council passing a By-law under Section 36 of the Ontario *Planning Act* to lift the Hold on the lands, studies shall be completed in accordance with the Ministry of Environment's Guideline D4- Land Use on or Near Landfills and Dumps, as amended or replaced from time to time and potential risks to Public health and safety associated with the proposed land Use and the evaluated former Waste Disposal site(s) can be mitigated to the satisfaction of the Township, in consultation with the Ministry of Environment.

Notwithstanding the provisions of Section 13.1 above, the Holding Provision shall not apply to the following:

- (a) Interior Alterations to Existing Structures;
- (b) Exterior Alterations that do not expand the Ground Floor Area of an Existing Structure more than 56m<sup>2</sup> following approval of this By-law;
- (c) New Structures or Alterations to Existing Structures which are not habitable and where such Structures do not prevent the free movement of air into the atmosphere; and,
- (d) Any Structure that does not require a Building Permit.

## **13.2 SOURCE WATER PROTECTION AND VULNERABLE AREAS**

13.2.1 This Section applies to lands within the Wellhead Protection Area (WHPA) Overlay Zones (WHPA-A, WHPA-B, WHPA-C, WHPA-D, WHPA-E, WHPA-Q1 and WHPA-Q2). The regulations set forth in this Section shall apply to the applicable Overlay Zone and shall be in addition to those regulations set forth in the underlying zone. In the event of a conflict between the provisions of the regulations of the Overlay Zone and the provisions of the underlying zone, the provisions of the Overlay Zone shall prevail.

13.2.2 Within the WHPA-A Overlay Zone, any future non-residential use that is listed below is prohibited where they would be a significant threat to drinking water:

- (a) Storage facilities for agricultural source material.
- (b) Storage facilities for non-agricultural source material.
- (c) Commercial fertilizer storage facilities.
- (d) Pesticide storage facilities.
- (e) Road salt storage facilities.
- (f) Snow storage facilities.
- (g) Fuel storage facilities.
- (h) Storage facilities for organic solvents.
- (i) Outdoor confinement area of farm animal yard.

13.2.3 Within the WHPA-A Overlay Zone, any future residential fuel storage over 250 litres shall be prohibited.

13.2.4 Within the WHPA-A, WHPA-B and WHPA-C Overlay Zone, any non-residential use that is proposed and has the potential to use or store any dense non-aqueous phase liquids (DNAPLs), shall be prohibited where it would be a significant drinking water threat.

13.2.5 This Section applies to lands within the Wellhead Protection Area Q1 (WHPA-Q1) Overlay Zone: the taking of water more than 50,000 litres per day shall not be permitted.

13.2.6 The provisions of this Section shall apply to all lands within the Township of Scugog.

### **13.3 OAK RIDGES MORAINE – PRIME AGRICULTURAL AREAS AND LANDFORM CONSERVATION**

13.3.1 This Section applies to lands within the Oak Ridges Moraine – Prime Agricultural Areas (ORM-PAA) Overlay Zone, and Oak Ridges Moraine – Landform Conservation (ORM-LC) Overlay Zones (ORM-LC-1) and (ORM-LC-2) as shown on Schedule “D”. The regulations set forth in this Section shall apply to the applicable Overlay Zone and shall be in addition to those regulations set forth in the underlying zone. In the event of a conflict between the provisions of the regulations of the Overlay Zone and the provisions of the underlying zone, the provisions of the Overlay Zone shall prevail.

a) Within the Oak-Ridges Moraine – Landform Conservation Area 1 (ORM-LC-1) Zone:

(i) the net developable area of the site that is disturbed shall not exceed 25 per cent of the total area of the site; and,

(ii) the net developable area of the site that has impervious surfaces shall not exceed more than 15 per cent of the total area of the site.

b) Within the Oak-Ridges Moraine – Landform Conservation Area 2 (ORM-LC-2) Zone:

(i) the net developable area of the site that is disturbed shall not exceed 50 per cent of the total area of the site; and,

(ii) the net developable area of the site that has impervious surfaces shall not exceed more than 20 per cent of the total area of the site.

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## PART 14: HOLDING, FUTURE DEVELOPMENT AND TEMPORARY USES

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### 14.1 HOLDING PROVISIONS

Notwithstanding any other provision in this By-law where a Zone symbol is followed by the letter "H" and/or a number (for example R1(H1)), no Person shall Use the land to which the letter (H) applies for any other Use than the Use which existed on the date this By-law was passed, until the (H) is removed in accordance with the policies of the Official Plan and the Ontario *Planning Act*, as amended.

Council may pass a By-law pursuant to Section 36 of the Ontario *Planning Act* to remove the Holding (H) symbol, thereby placing the lands in the Zone indicated by the Zone symbol, when all of the applicable requirements have been met. Table 14.1.1 identifies those lands subject to the holding provisions.

#### 14.1.1 List of Holding Provisions

The following holding provisions apply to the properties specified:

Zone	Property Roll Number / Municipal Address	Condition for Removal	Date Enacted By-law Number
AG(H)	General Application	The Township shall be satisfied that the proposed change in Use, other than Agricultural Uses, will not have an adverse impact on the adjacent natural heritage feature. A report from a qualified professional may be required. A maximum of 56m <sup>2</sup> additional Ground	Dec.14, 2015 By-law 78-15
ORM-AG(H)			

Zone	Property Roll Number / Municipal Address	Condition for Removal	Date Enacted By-law Number
		<p>Floor Area shall be permitted following the approval of this By-law without removing the Holding (H) symbol. The Use of lands for Agriculture and the construction of Buildings Accessory to an Agricultural Use to a maximum Ground Floor Area of 500m<sup>2</sup> shall be permitted without lifting the Holding (H) symbol or requiring an environmental impact report.</p>	
EP(H)	General Application	<p>The Township shall be satisfied that any proposed buildings or structures, or expansions to existing buildings or structures, will not have an adverse impact on the adjacent natural heritage feature. An Environmental Impact Study or Natural Heritage Evaluation prepared by a qualified professional is required.</p>	May 26, 2025 By-law 23-25

Zone	Property Roll Number / Municipal Address	Condition for Removal	Date Enacted By-law Number
ORM-EP(H)	General Application	The Township shall be satisfied that any proposed buildings or structures, or expansions to existing buildings or structures, will not have an adverse impact on the adjacent natural heritage feature. An Environmental Impact Study or Natural Heritage Evaluation prepared by a qualified professional is required.	May 26, 2025 By-law 23-25
AG-1(H)	General Application	Residential Uses are prohibited.  The use of lands for agriculture and the construction of Buildings Accessory to an Agricultural Use to a maximum Ground Floor Area of 500m <sup>2</sup> shall be permitted without lifting the Holding (H) symbol or requiring an environmental impact report.	Dec.14, 2015 By-law 78-15
AG-10(H) EP(H)	Roll 030.001.129 17200 Island Road File: S-S-2013-01	Completion of a Stage 3 Archaeological Assessment and a clearance letter is received from the Ministry of Tourism, Culture & Sport.	Jan. 23, 2017 By-law 03-17

<b>Zone</b>	<b>Property Roll Number / Municipal Address</b>	<b>Condition for Removal</b>	<b>Date Enacted By-law Number</b>
EP-4(H)	Roll 010.009.212 87 River St., Seagrave File: C-S-2007-01	Completion of a Well Monitoring Program and Completion of a Development (Condominium) Agreement.	Dec. 14, 2015 By-law 78-15
RR-1(H)	Roll 040.020.205 DS Park Files: S-S-2001-01 & C-S-2005-01	Requirements of the Regional Health Department relating to private waste disposal systems and drilled wells.	Dec. 12, 2005 By-law 132-05
HR1(H)	Roll 040.050.06430 Roll 040.050.073 16701 Nestleton Rd. File 18T-90042	Hydrogeological Study, Completion of a Subdivision Agreement	Sept. 29, 2003 By-law 96-03
HR1(H)	Roll 010.002.117 16401 Marsh Hill Rd. File: S-S-2011-02	Completion of a Subdivision Agreement	July 4, 2013 By-law 52-13
HR1-1(H)	Roll 010.009.212 87 River St., Seagrave File: C-S-2007-01	Completion of a Well Monitoring Program and Completion of a Condominium Agreement.	Dec. 14, 2015 By-law 78-15
SR(H)	Roll 030.001.193 Spring Blvd. File: 18T-90009	Completion of a Subdivision Agreement	May 16, 1994 By-law 21-94
SR-4(H)	Roll 030.001.129 17200 Island Road File: S-S-2013-01	Completion of a Subdivision Agreement	May 12, 2015 By-law 43-15
R1-2(H)	Roll 010.008.236 1642 King Street File: S-S-2014-02	Completion of a Subdivision Agreement	June 29, 2015 By-law 36-15
RM3-1(H)	Roll 010.008.11002 Old Simcoe Road File: S-S-2015-01	Completion of a Site Plan Agreement	June 26, 2006 By-law 54-06

<b>Zone</b>	<b>Property Roll Number / Municipal Address</b>	<b>Condition for Removal</b>	<b>Date Enacted By-law Number</b>
RM3-2(H)	Roll 010.008.236 1642 King Street File: S-S-2014-02	Completion of a Subdivision Agreement	June 29, 2015 By-law 36-15
C2-1(H)	Roll 010.008.07250 Roll 010.008.07275 1520 & 1540 Highway 7A	Completion of a Servicing Agreement with Regional Works, Completion of a Site Plan Agreement	May 14, 2007 By-law 70-07
C3-1(H)	Main Central Area of Port Perry	Completion of a Site Plan Agreement	
C4(H)	Roll 010.004.21030 Roll 010.004.21035 14200 Highway 12	Well Monitoring Program, Completion of a Site Plan Agreement	June 27, 2005 By-law 77-05
C4(H)	Roll 010.008.07780 1550 Scugog Line 6	Completion of a Site Plan Agreement	
M1(H)	Employment Areas	Completion of a Site Plan Agreement	
M2(H)	Employment Areas	Completion of a Site Plan Agreement	
T4-M2(H)	Roll 010.004.341 16 Easy Street	Completion of a Site Plan Agreement	Sept.28, 2015 By-law 48-15
ORM-AG-3(H)	General Application	Residential Uses are prohibited. The Use of lands for Agriculture and the construction of Buildings Accessory to an Agricultural Use to a maximum Ground Floor Area of 500m <sup>2</sup> shall be permitted within lifting the Holding (H) symbol or requiring an environmental impact report.	Jan. 15, 2018 By-law 02-18
EP-6(H)	Roll 040.020.239 3440 Beacock Road	Issuance of an Environmental	

Zone	Property Roll Number / Municipal Address	Condition for Removal	Date Enacted By-law Number
	File: Z/12/2017	Compliance Approval (ECA) from the Ministry of Environment and Climate Change (MOECC) to permit a dining room greater than twenty (20) seats and a spa with a greater than one (1) treatment table.	
AG-19(H)	4031 Regional Road 57	The Township shall be satisfied that the proposed change in Use, other than Agricultural Uses, will not have an adverse impact on the adjacent natural heritage feature. A report from a qualified professional may be required. A maximum of 56m <sup>2</sup> additional Ground Floor Area shall be permitted following the approval of this By-law without removing the Holding (H) symbol. The Use of lands for Agriculture and the construction of Buildings Accessory to an Agricultural Use to a maximum Ground Floor Area of 500m <sup>2</sup> shall be	

Zone	Property Roll Number / Municipal Address	Condition for Removal	Date Enacted By-law Number
		permitted without lifting the Holding (H) symbol or requiring an environmental impact report.	
AG-26(H)	1350 Blue Mountain Road	Residential Uses are prohibited.	No further severances shall be permitted.

## 14.2 FUTURE DEVELOPMENT (FD) ZONE

Where on Schedules to this By-law Use of the Zone symbol (FD), the permitted Uses of the land shall be those Uses that Legally existed as of the date of passing of this By-law. The Lot Area and Lot Frontage and required Yards and Setbacks shall be those that legally existed as of the date of passing of this By-law. Existing or new Emergency Service Facilities are permitted within the FD Zone.

## 14.3 TEMPORARY USE PROVISIONS

Where on Schedules to this By-law, a Zone symbol is preceded by the letter "T", a number, and a dash(-) and followed by a Zone designation (for example T1-RR), one or more additional Uses are permitted on the lands noted until the permission granted by the Site Specific Temporary Use By-law expires. Table 14.3.1 identifies lands subject to the temporary Use provisions.

### 14.3.1. List of Temporary Use Zones

Zone	Property Roll Number / Municipal Address	Temporary Uses	Date Enacted / By-law Number	Expiry Date
Temporary Agricultural (T1-AG) Zone	Roll 010.003.117 20751 Marsh Hill Road	A Temporary Garden Suite with a maximum Gross Floor Area of 104m <sup>2</sup> .	May 16, 2016 By-law 28-16	May 16, 2036
Temporary Five Environmental Protection (T5-EP)	Roll 010.006.080 980 Scugog Line 14	A Temporary Garden Suite with a Maximum Gross Floor Area of 99m <sup>2</sup> .	By-law 28-18	April 29, 2038
Temporary Nine Prestige Industrial (T9-M1) Zone and Temporary Nine General Industrial Holding (T9-M2(H))	Roll 010.004.296 1401 Scugog Line 6	A Country Festival Fundraising Event to occur a maximum of once per calendar year.	By-law 44-18  Effective Dates: Sept. 22, 2018 Sept. 21, 2019 Sept. 19, 2020  By-law 41-23  Effective Dates: June 26, 2023	June 26, 2026
Temporary Six Prestige Industrial (T6-M1) Zone	Roll 010.004.296 1401 Scugog Line 6	Assembly hall with a maximum floor area of 460m <sup>2</sup> to be used for concerts, community events and educational programming in association with non-profit or charitable institutions within the building existing on the subject lands as of the date of this By-law.	May 25, 2020 By-law 33-20	May 24, 2023

Zone	Property Roll Number / Municipal Address	Temporary Uses	Date Enacted / By-law Number	Expiry Date
Temporary Seven Hamlet Residential-Private Service (T7-HR1)	Roll No. 1820 010 000 30216 11 Isabella Court	A Temporary Garden Suite with a Maximum Gross Floor Area of 97m <sup>2</sup> .	October 25, 2021 By-law 51-21	October 25, 2041
Temporary Seven Oak Ridges Moraine - Agricultural T7-ORM-AG and Temporary Eight – Oak Ridges Moraine – Agricultural Holding T8-ORM-AG(H)	Roll No. 040.010.02305 10750 Regional Rd 57	That a maximum of 6 Refreshment Vehicles and/or Food Stands shall also be a permitted use. For the purposes of this exception zone, a Refreshment Vehicle shall mean any motor vehicle or temporary structure, whether mechanically propelled or otherwise used to serve food for consumption by the public. For the purposes of this definition, a motor vehicle shall not be included as an unassisted bicycle or tricycle operated by a single rider. For the purposes of this exception zone, a Food Stand shall mean a portable structure where food is offered.	February 27 By-law 14-23.	February 27, 2026

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## PART 15: ENACTMENT

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### 15.1 FORCE AND EFFECT

This By-law shall come into force and effect on the date it is passed by the Council of the Township of Scugog subject to the applicable provisions of the Ontario *Planning Act*, R.S.O. 1990, c.P. 13 as amended.

### 15.2 READINGS BY COUNCIL

READ A FIRST, SECOND AND THIRD time and finally passed this 17<sup>th</sup> day of March, 2014.

MAYOR: (Original signed by Charles D. Mercier)

CLERK: (Original signed by Christopher Harris)

## 15.3 CERTIFICATION

I hereby certify that the foregoing is a true copy of Zoning By-law No. 14-14 as enacted by the Council of the Corporation of the Township of Scugog, on the 17<sup>th</sup> day of March, 2014.

CLERK: (Original signed by Christopher Harris)

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## MAP SCHEDULES

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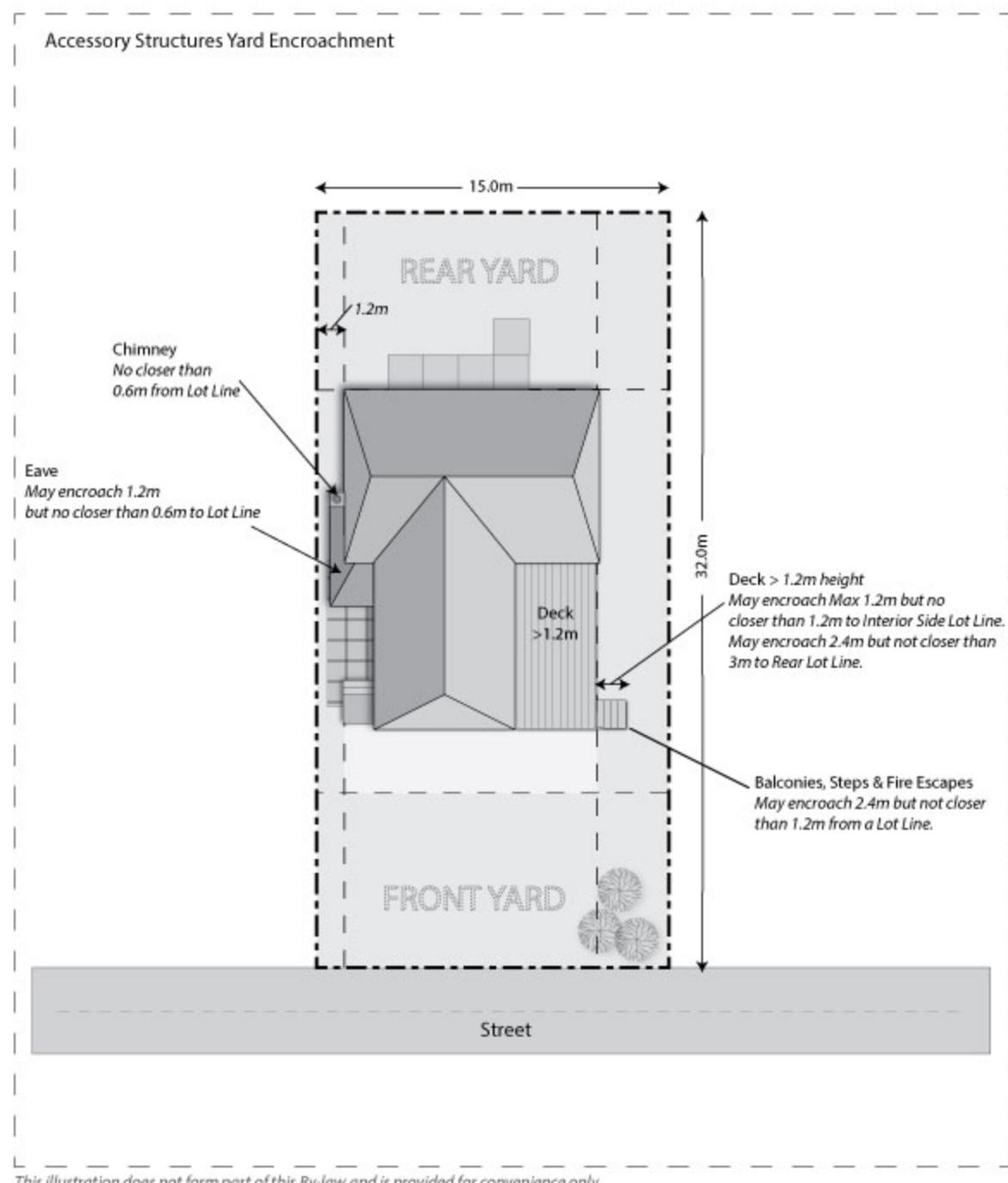
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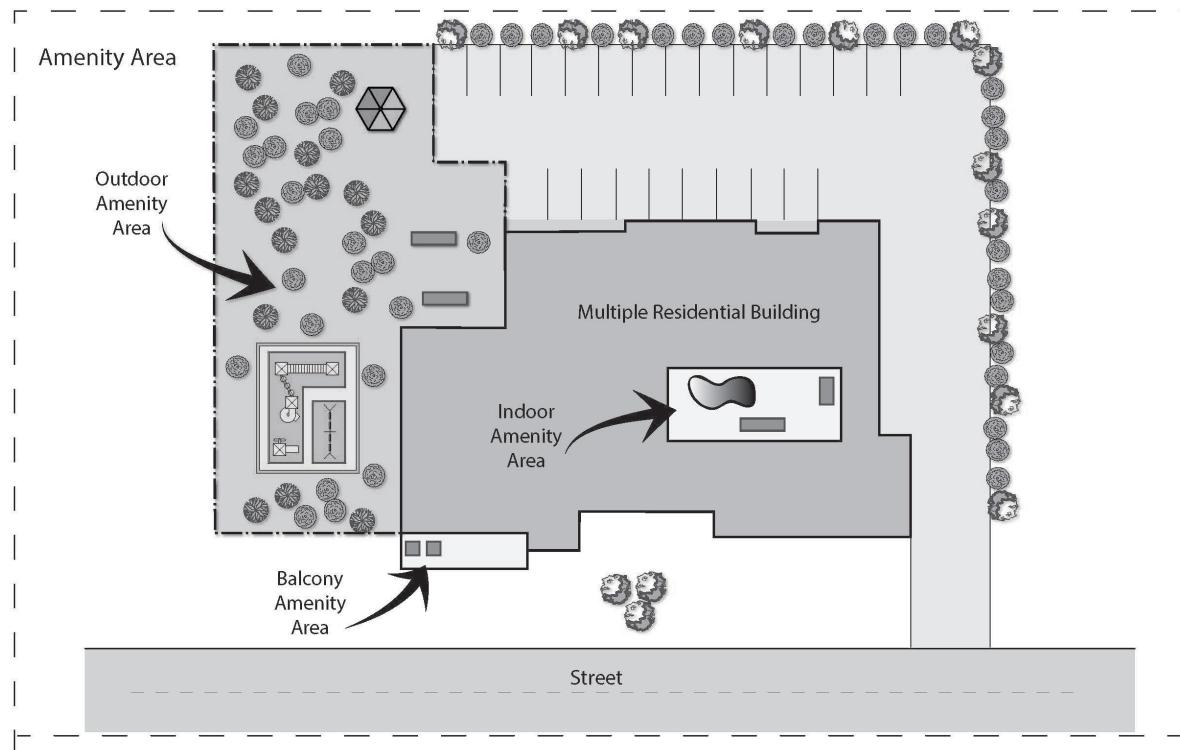
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## APPENDIX 1 - ILLUSTRATIONS

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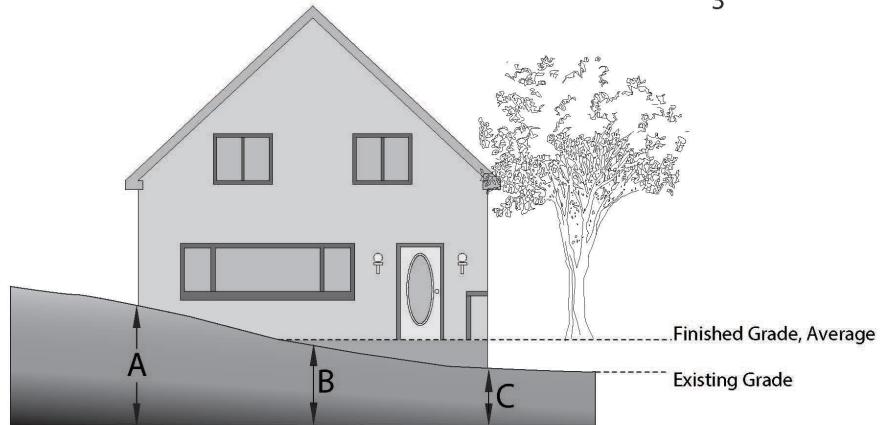




Finished Grade, Average

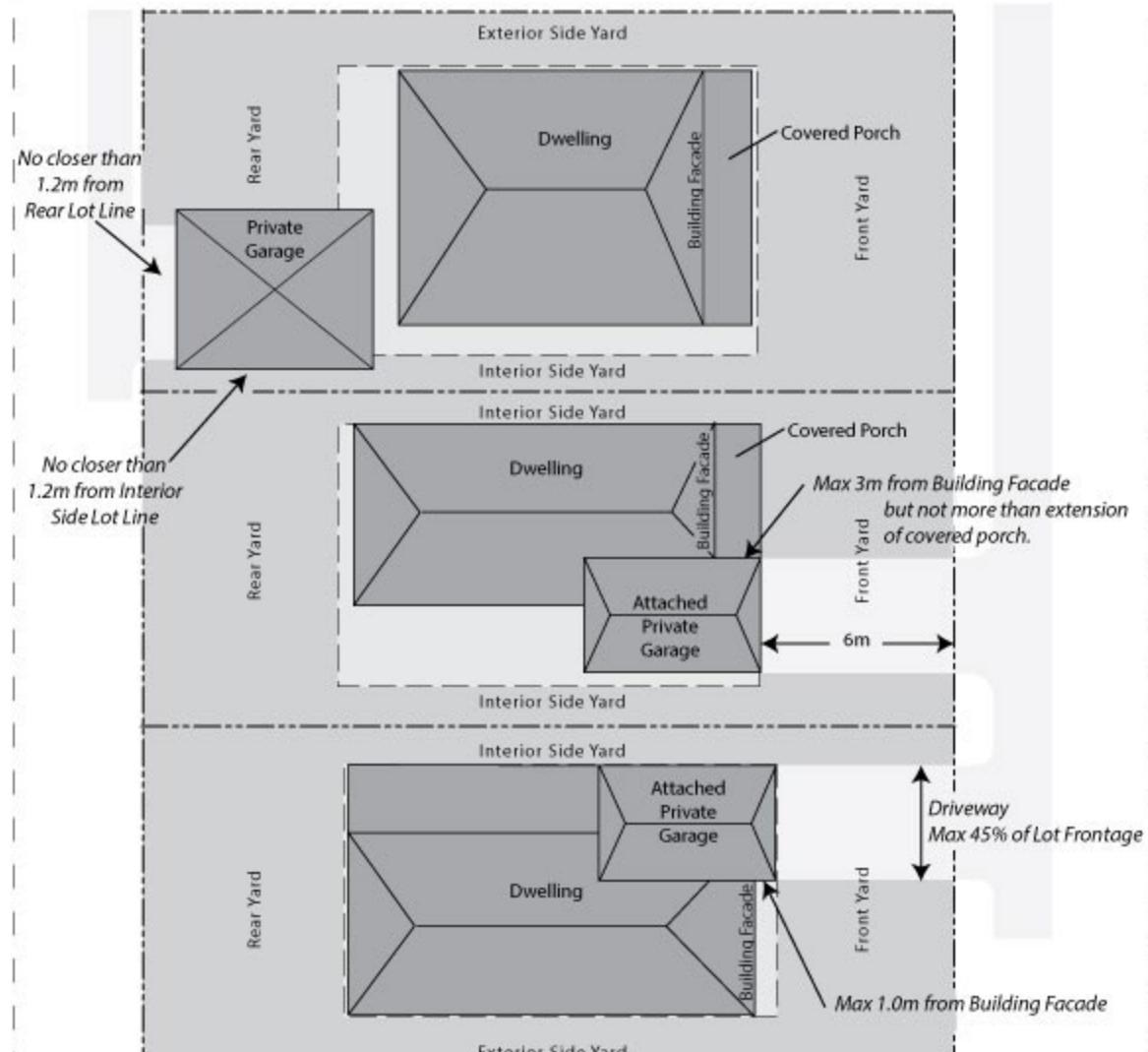
Example:

$$\frac{A+B+C}{3} = \text{Finished Grade, Average}$$



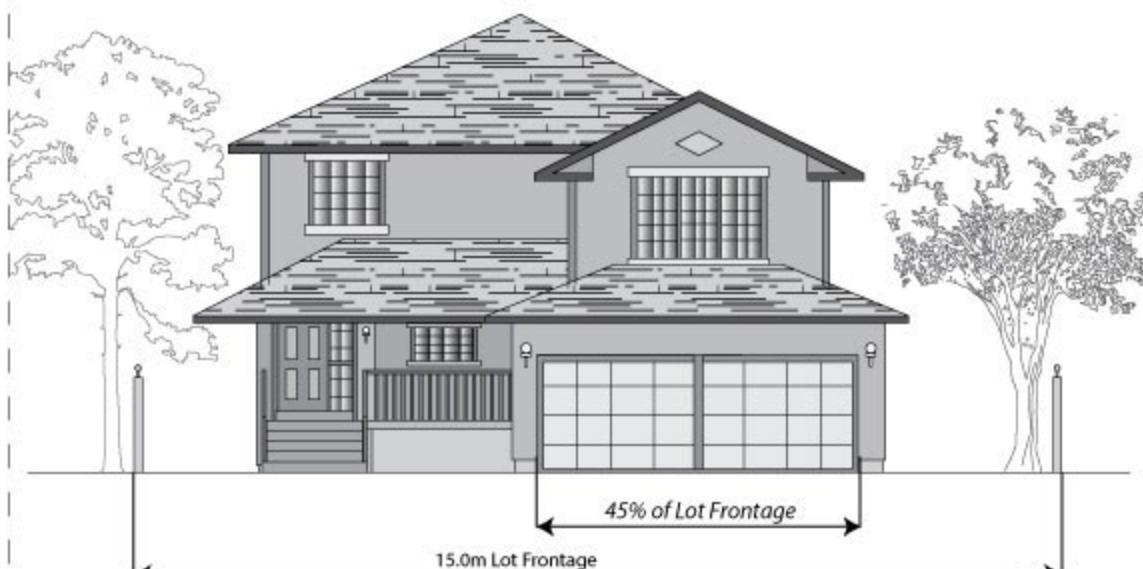
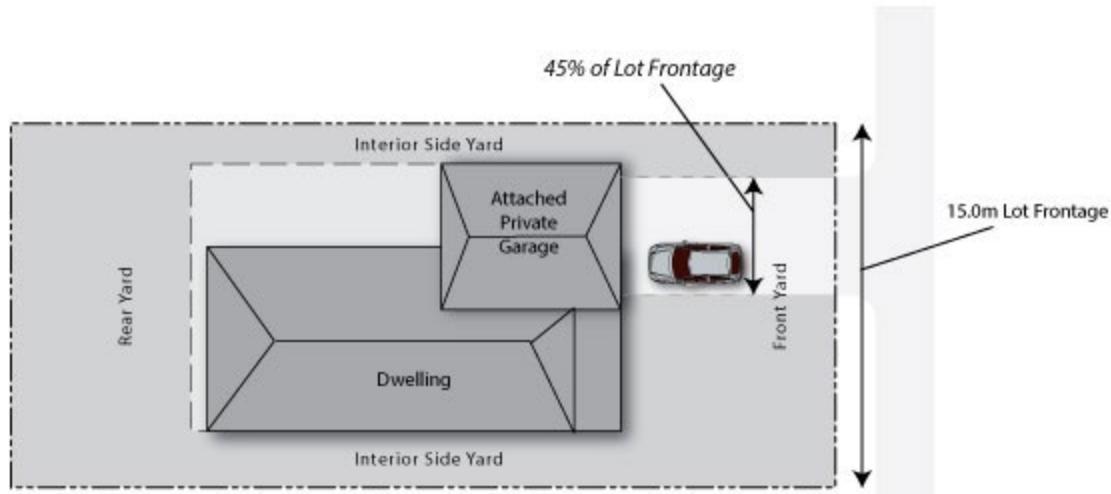
*This illustration does not form part of this By-law and is provided for convenience only.*

Private Garage Setbacks in Urban Residential Zones

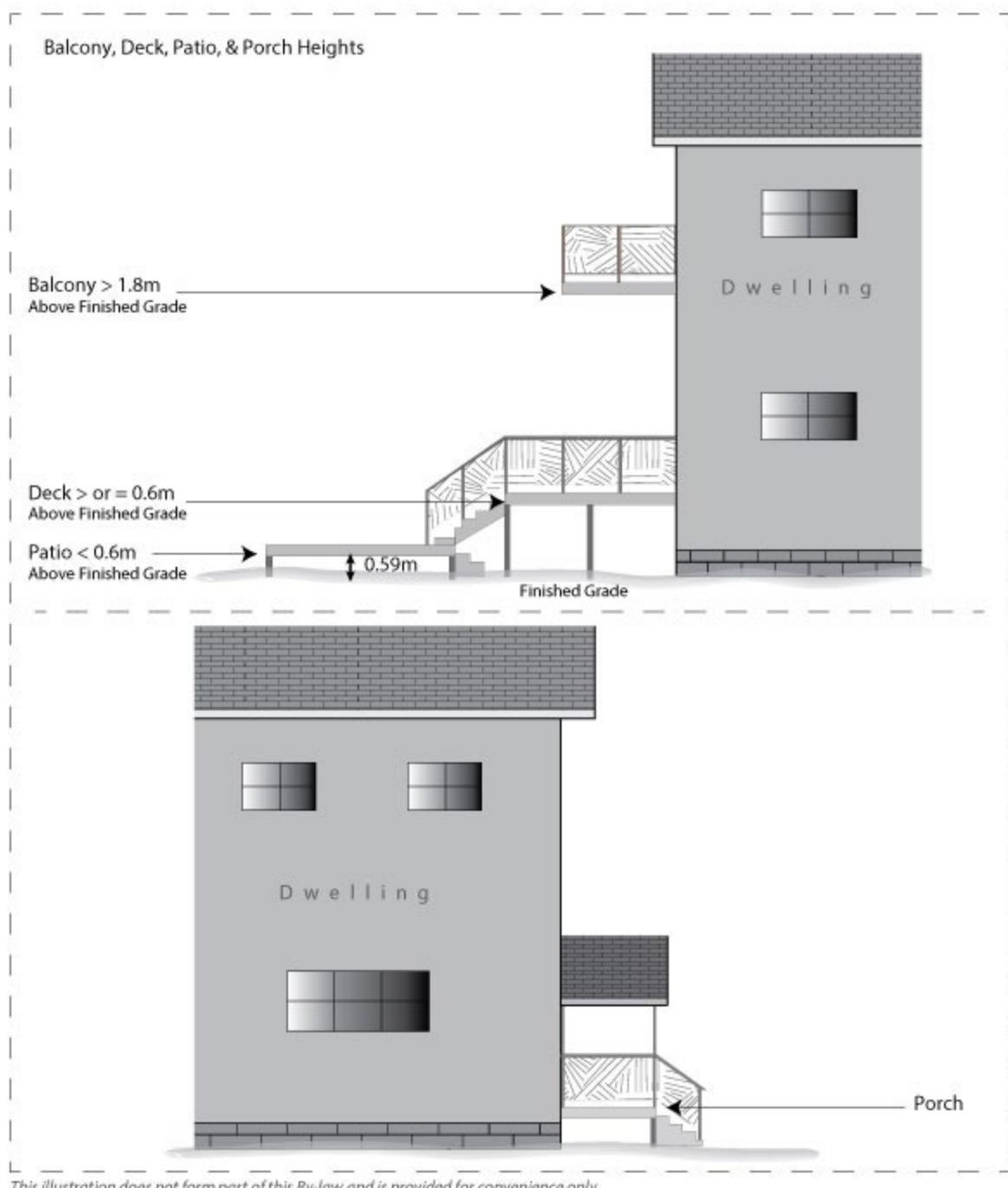


*This illustration does not form part of this By-law and is provided for convenience only.*

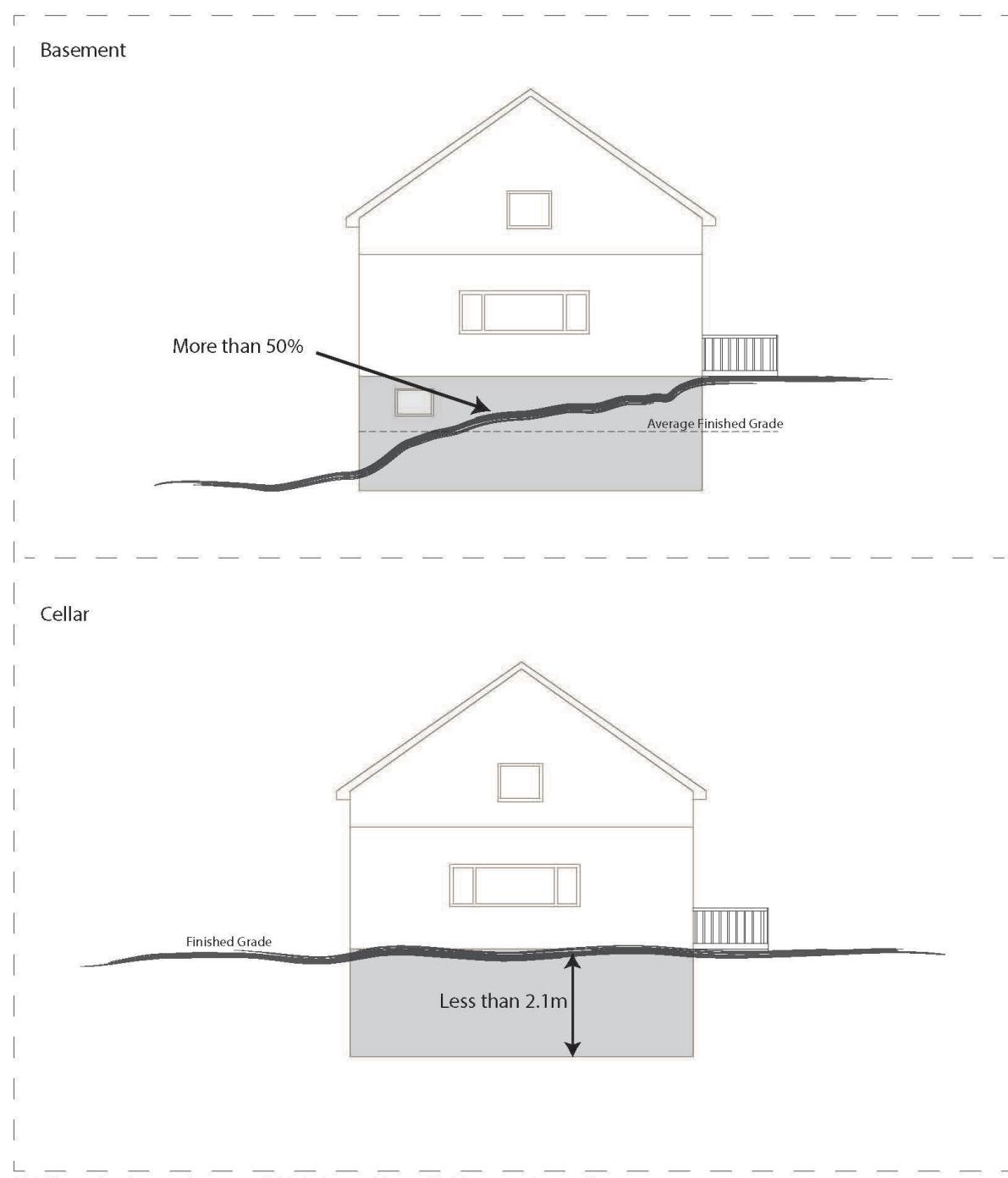
Attached Private Garage Width in Urban Residential Zones



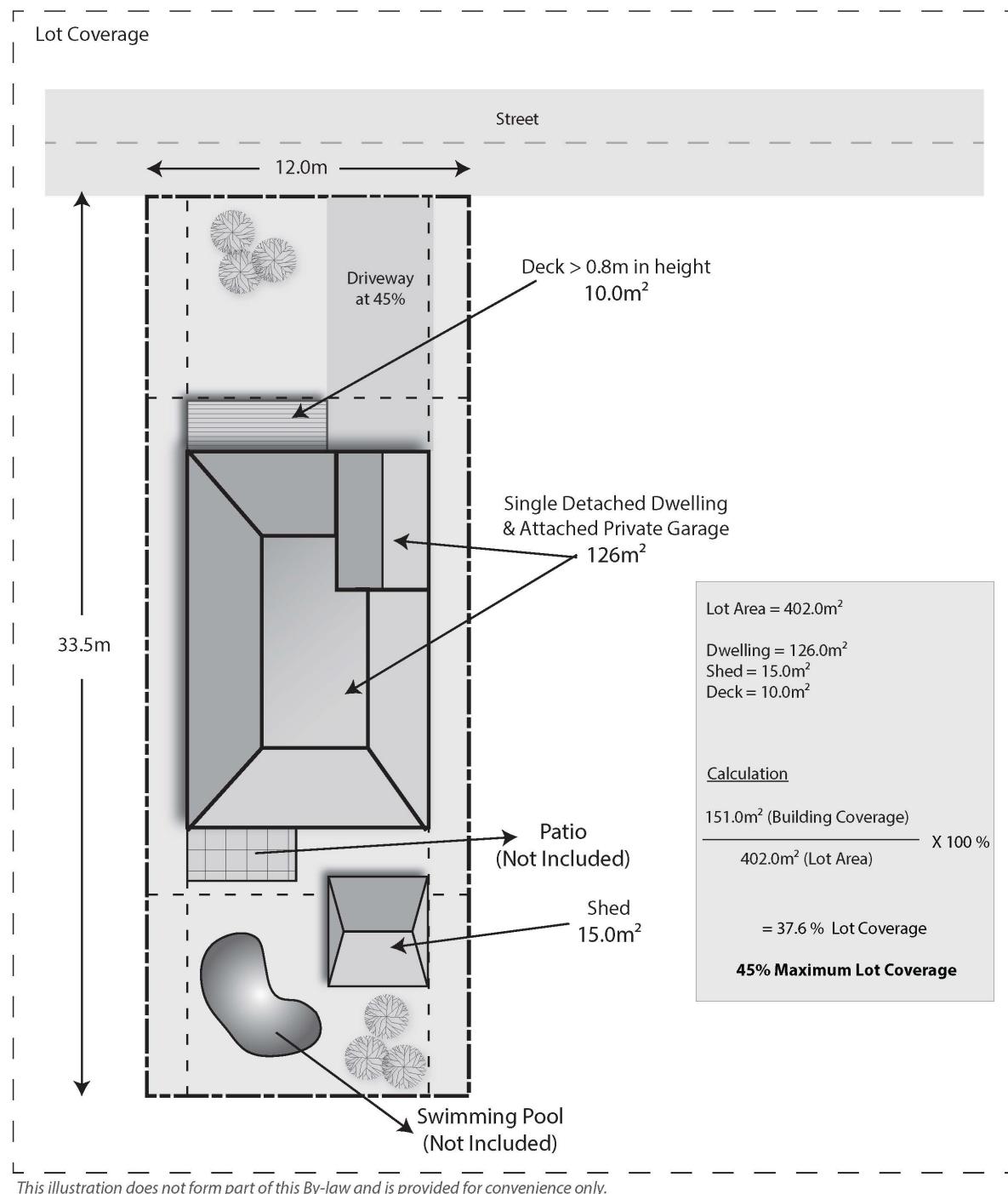
*This illustration does not form part of this By-law and is provided for convenience only.*



*This illustration does not form part of this By-law and is provided for convenience only.*



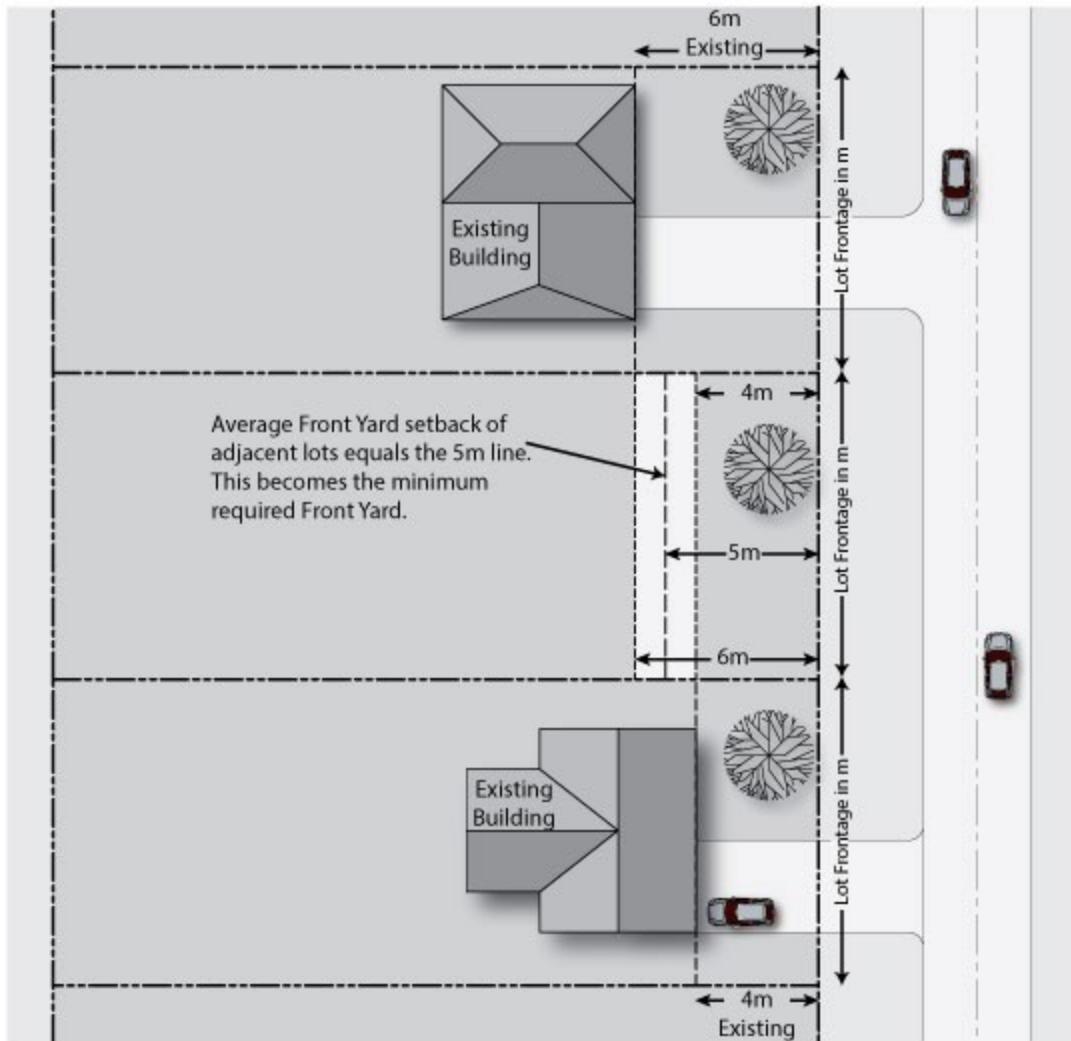
*This illustration does not form part of this By-law and is provided for convenience only.*





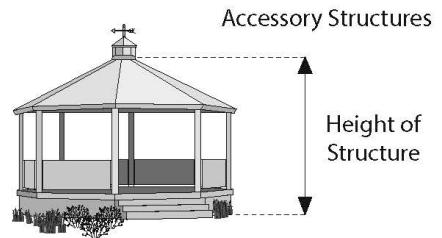
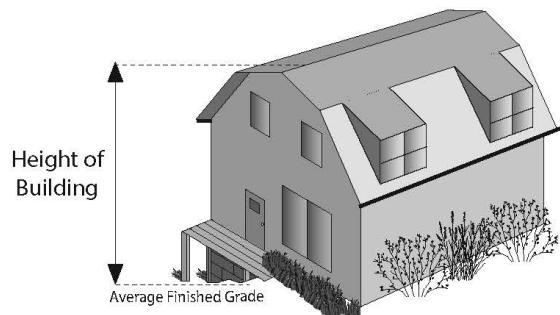
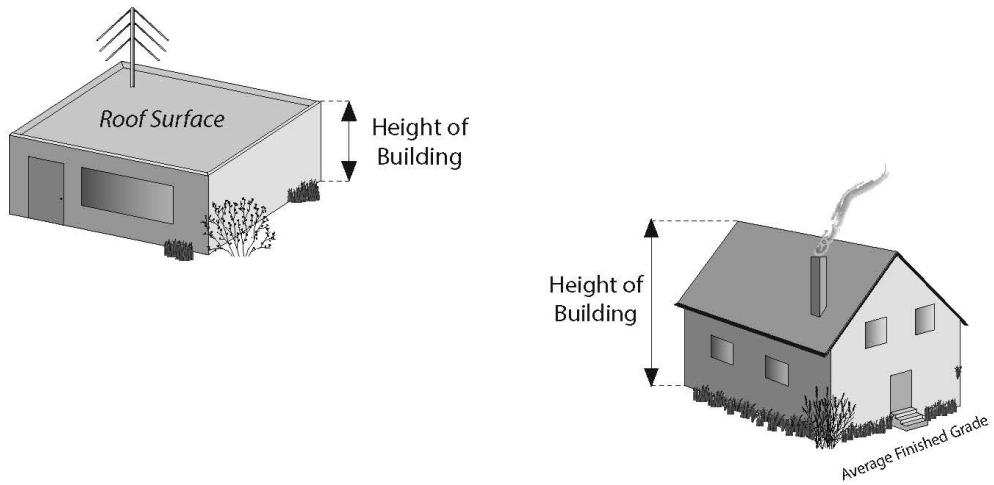
*This illustration does not form part of this By-law and is provided for convenience only.*

Established Building Line

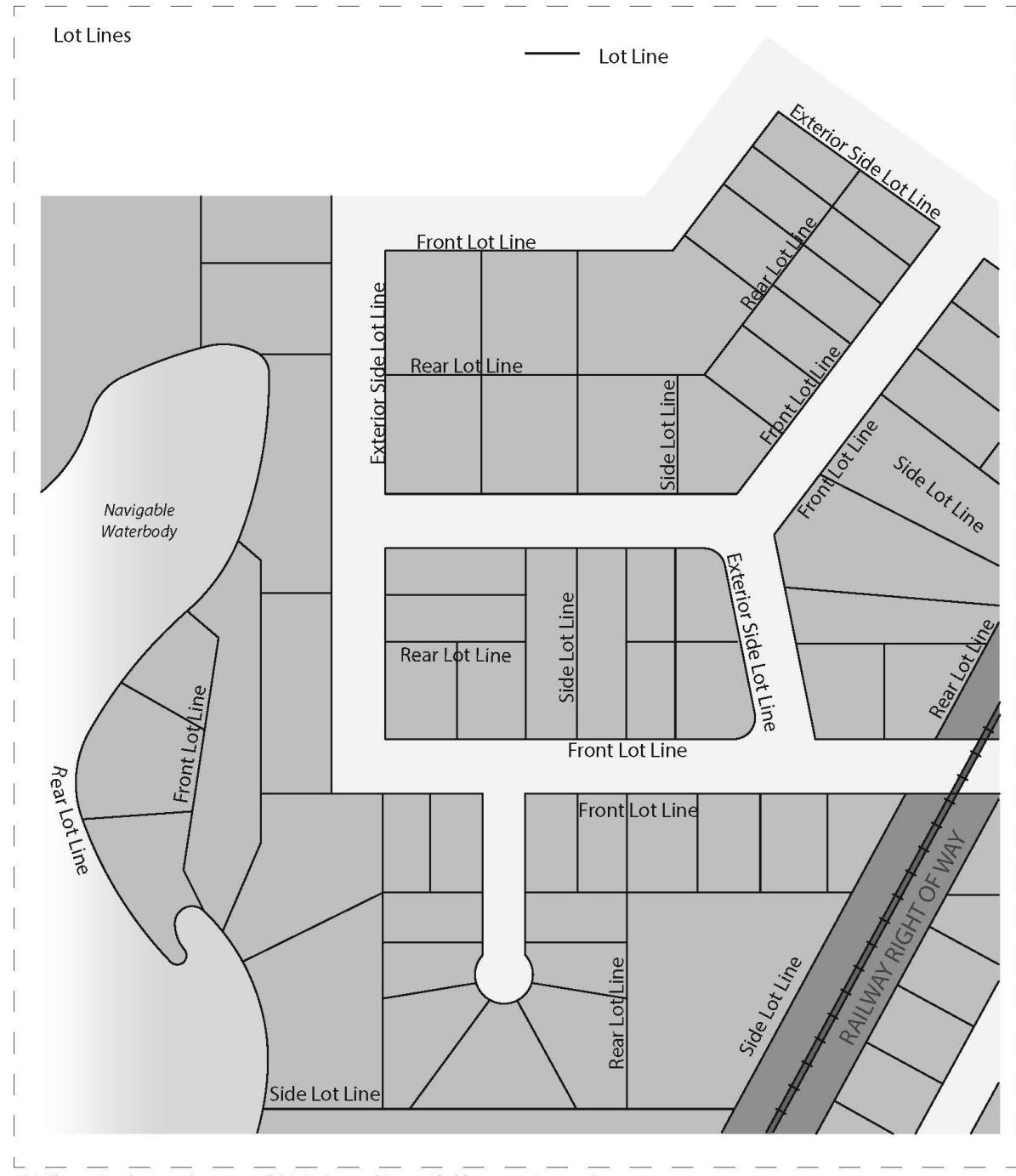


*This illustration does not form part of this By-law and is provided for convenience only.*

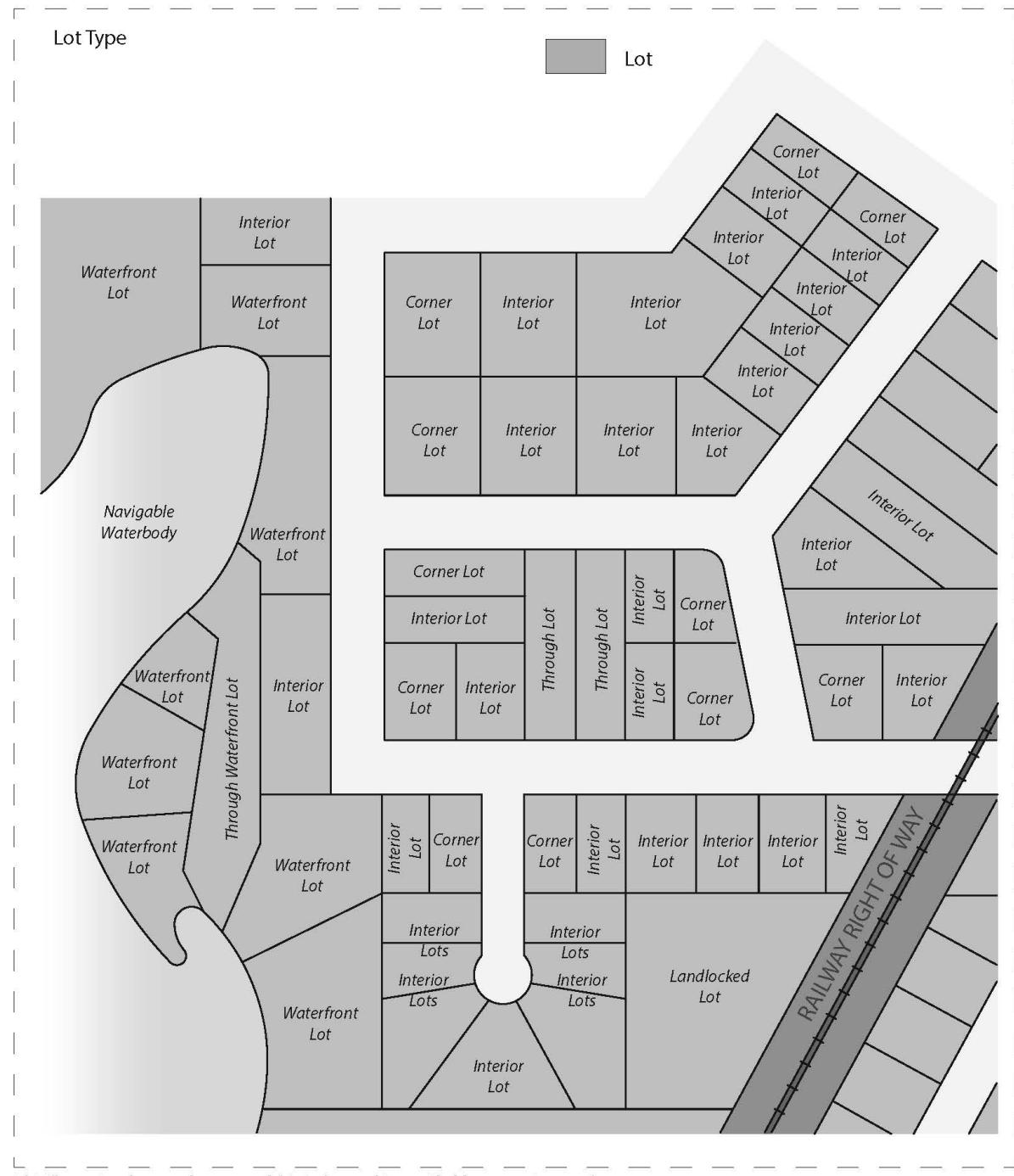
Height or Building Height



*This illustration does not form part of this By-law and is provided for convenience only.*



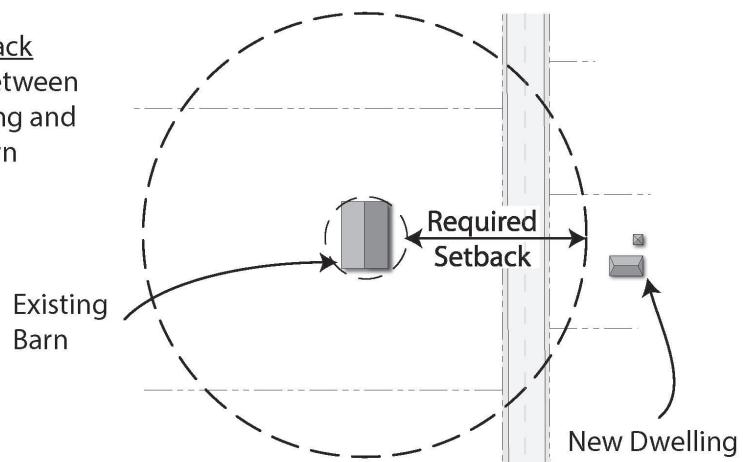
*This illustration does not form part of this By-law and is provided for convenience only.*



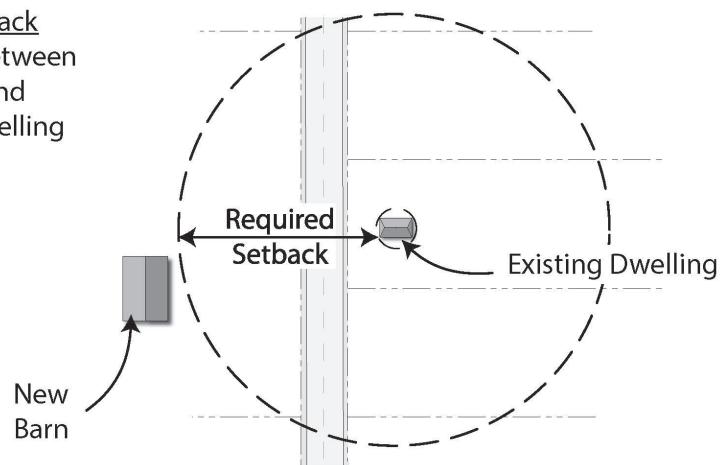
*This illustration does not form part of this By-law and is provided for convenience only.*

Minimum Distance Separation (MDS) Formulae

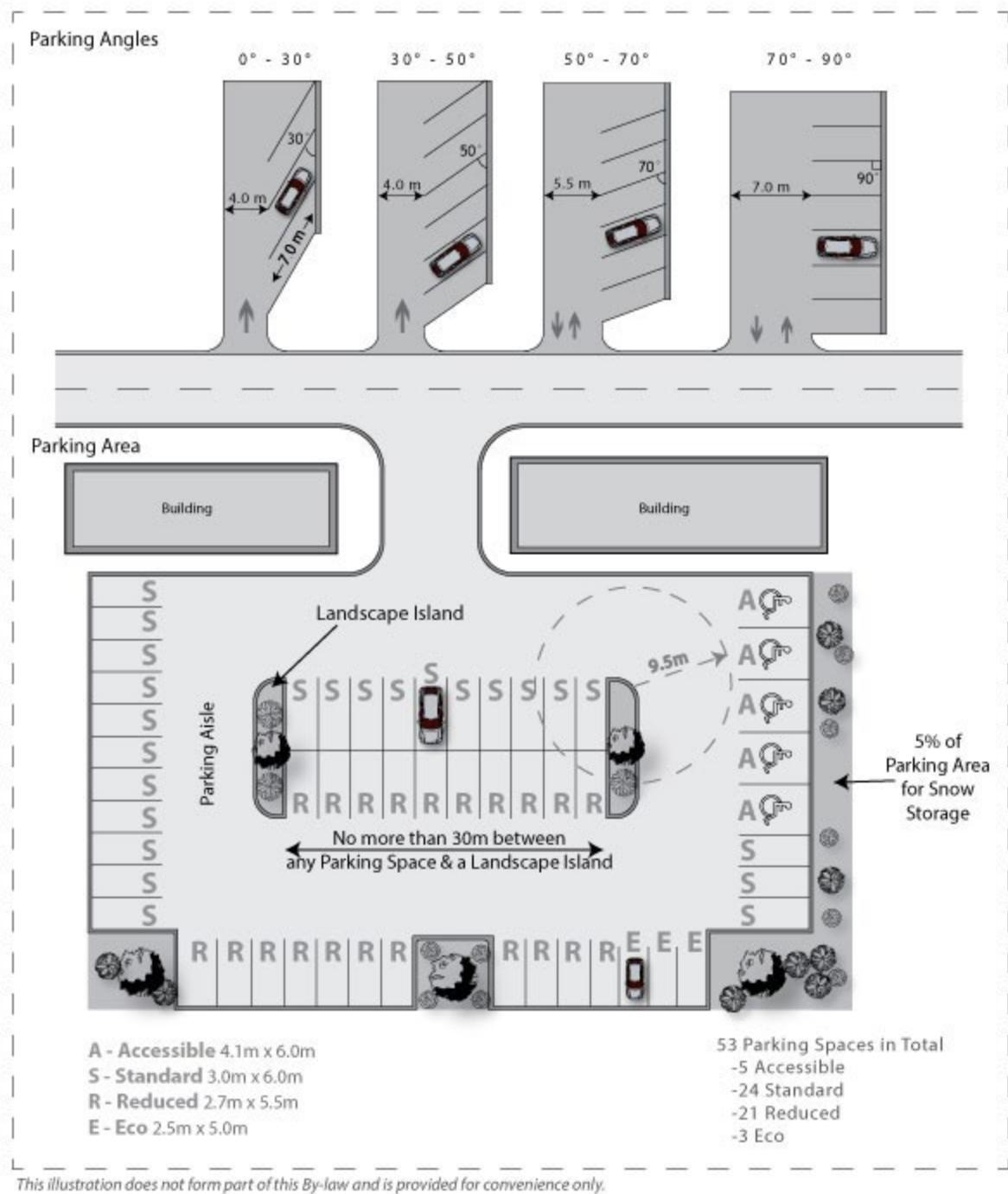
MDS I Setback  
Distance between  
new dwelling and  
existing barn

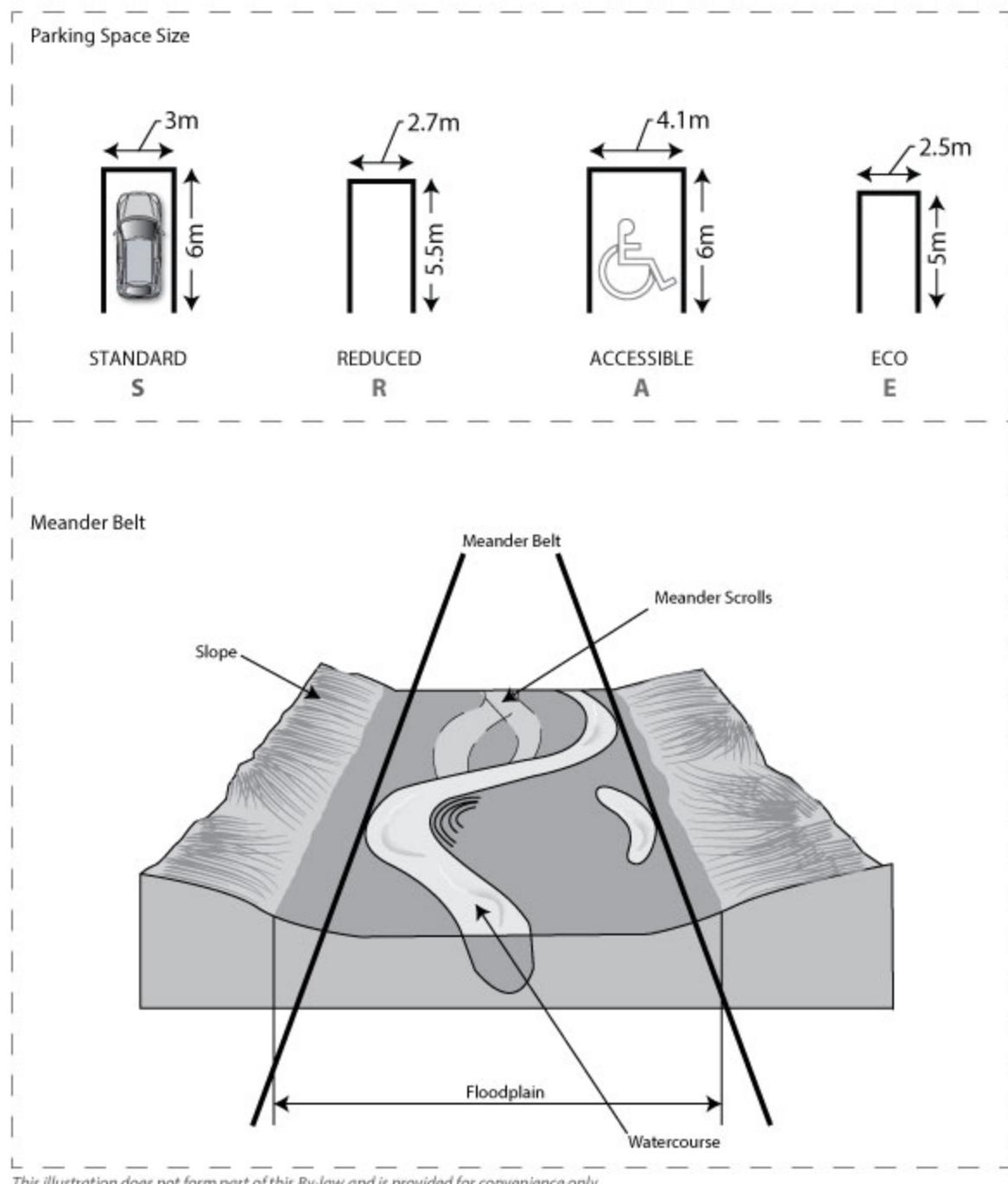


MDS II Setback  
Distance between  
new barn and  
existing dwelling

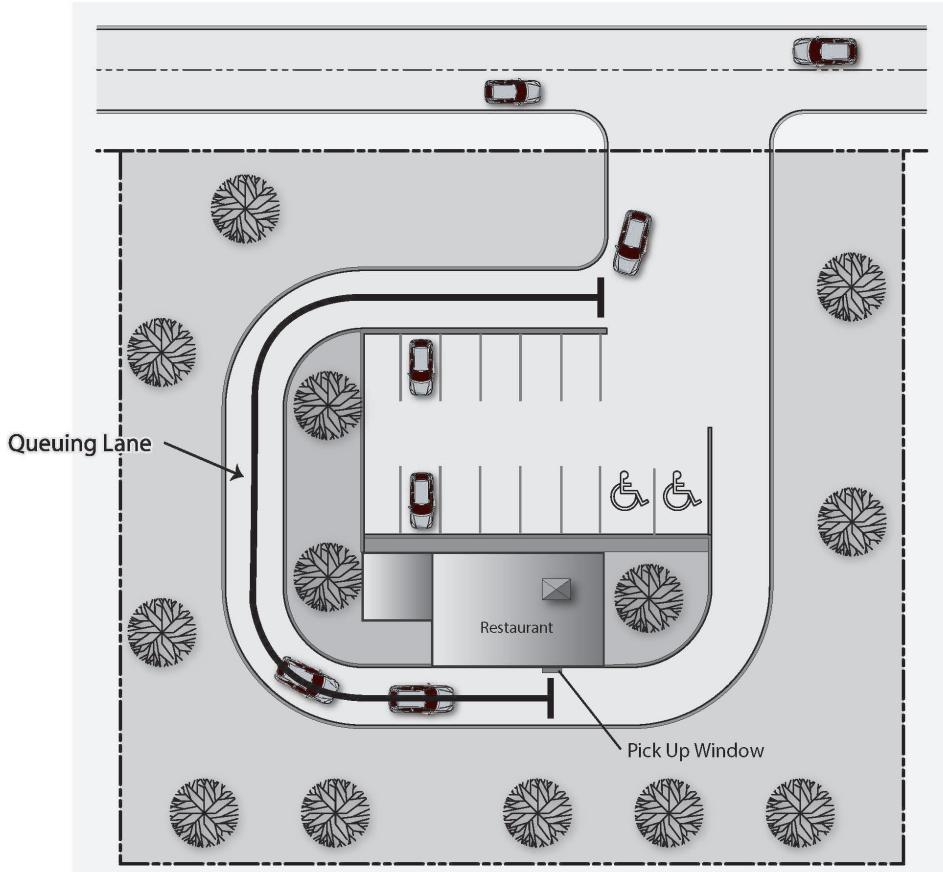


*This illustration does not form part of this By-law and is provided for convenience only.*

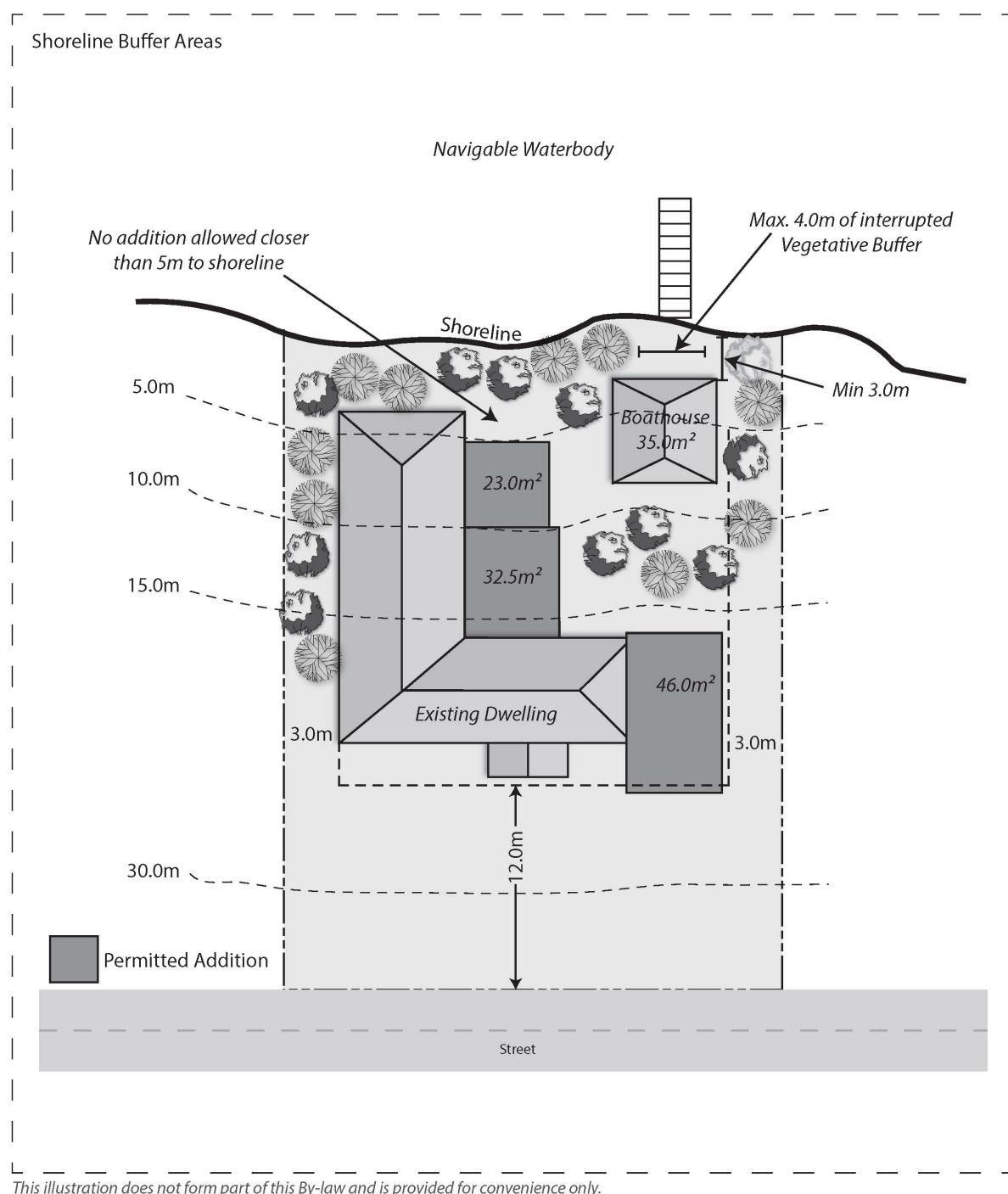




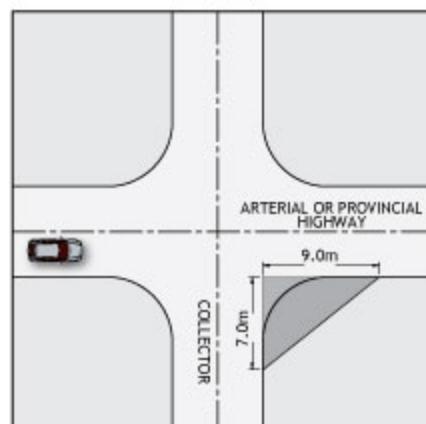
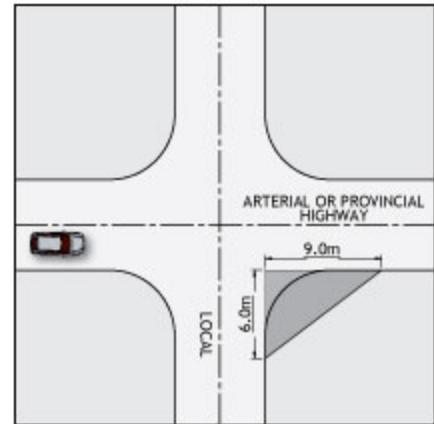
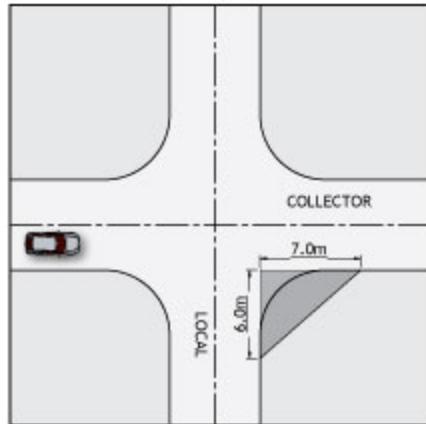
Queuing Lane for Drive-Through



*This illustration does not form part of this By-law and is provided for convenience only.*

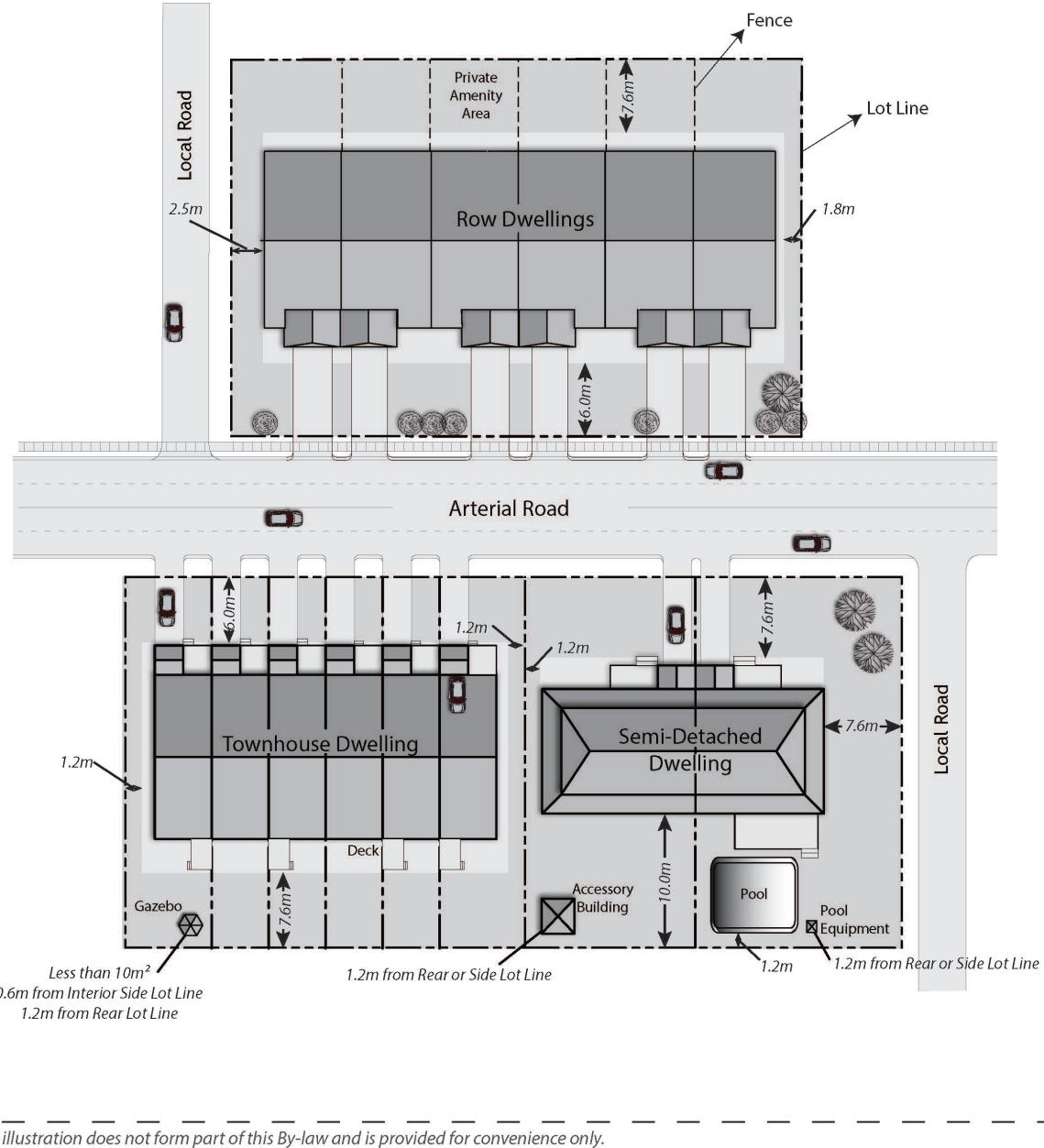


Sight Triangles



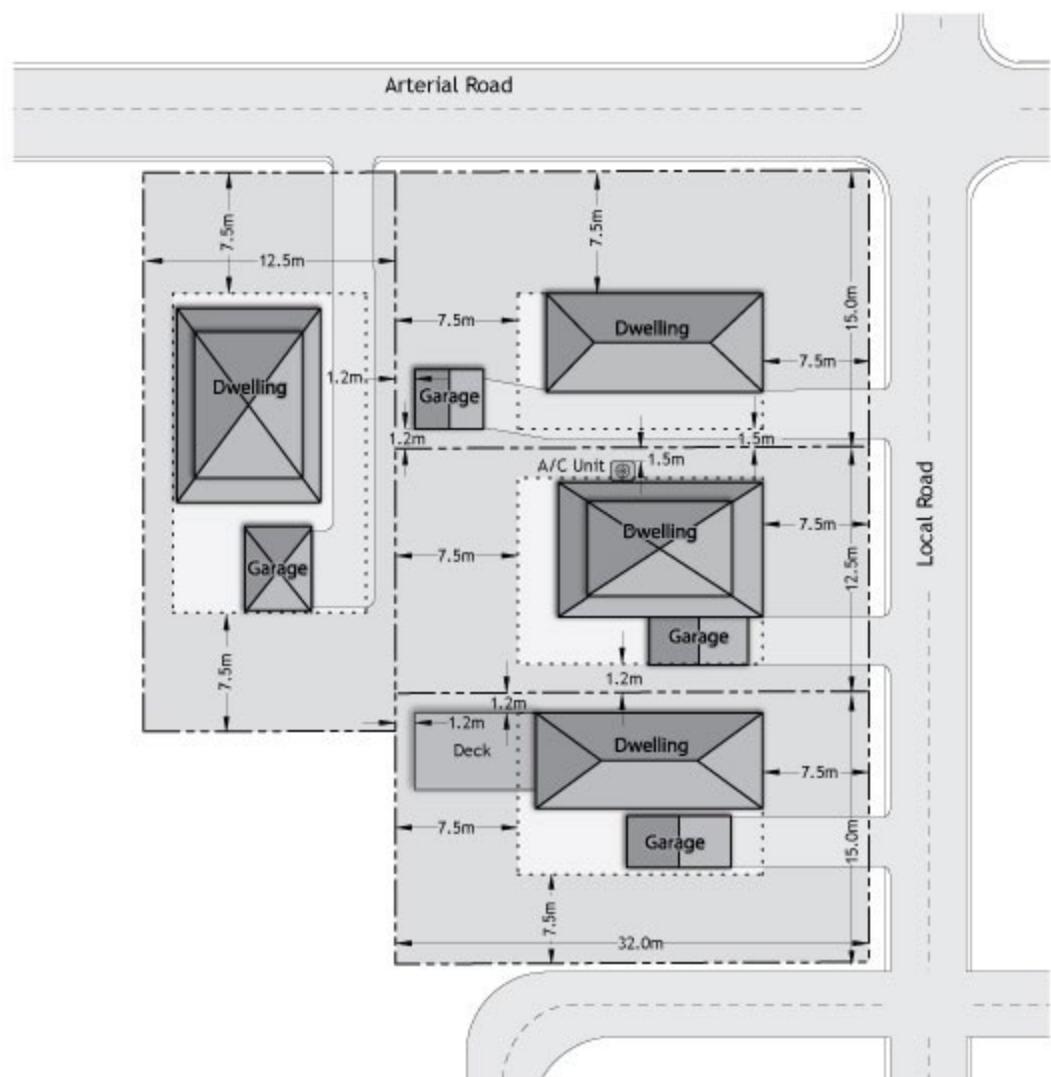
*This illustration does not form part of this By-law and is provided for convenience only.*

Townhouse, Row and Semi-Detached Dwellings



*This illustration does not form part of this By-law and is provided for convenience only.*

Urban Residential R1 Zone



*This illustration does not form part of this By-law and is provided for convenience only.*