



Township of Ignace

Final Draft Zoning By-law

October 2020



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IMAGE SOURCES:

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**PREPARED FOR:
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BY-LAW TO BE INSERTED AFTER COUNCIL ADOPTION

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1. GENERAL ADMINISTRATION

1.1 REPEAL OF EXISTING ZONING BY-LAWS

All other By-laws that have been passed under Section 34 of the Planning Act or its predecessors, prior to the date of passing of this By-law, and in particular By-law Number 41/2005 and amendments thereto are herein repealed.

1.2 FORCE AND EFFECT

This By-law shall come into force and take effect on the date of final passing.

1.3 TITLE

This By-law shall be known as the "Township of Ignace Zoning By-law".

1.4 SCOPE

This By-law and all of the provisions that are contained herein shall apply to all lands that are within the municipal boundary of the Township of Ignace, as now and hereafter are legally constituted.

1.5 CONFLICT

The provisions, requirements and permitted uses contained in this By-law are in addition to all other lawful requirements of the Corporation of the Township of Ignace. In the event of a conflict between this By-law and another by-law of the Township, the more restrictive by-law shall apply.

Nothing herein shall be construed or represented as replacing any otherwise relevant and lawful municipal or senior government requirement.

1.6 APPLICATION AND CONFORMITY

No lands shall be used and no buildings or structures shall be erected, altered, enlarged, or moved onto lands, in whole or in part, except in conformity with the requirements, provisions, and permitted uses of this By-law.

No person or corporation shall change the purpose for which any land, building, or structure is used or erect any new building, or sever any lands from any existing lot, except in conformity with this By-law.

No building or structure may be moved within the municipality or from outside the municipality except in conformity with this By-law.

No municipal permit, certificate, or licence shall be issued for a proposed use of land or proposed erection, alteration, enlargement, or use of any building or structure that is in contravention of this By-law.

1.7 IMPLEMENTATION

This By-law shall be administered by such person(s) and/or position(s) as Council may from time to time designate for such purpose.

Final interpretation or other determination of the meaning of any clause or text; or of the intent of any portion of this By-law shall be made by Council in the form of a resolution.

1.8 INTERPRETATION

Where reference is made in this By-law to a ministry or other body, it shall be interpreted that it is the ministry or body as it is known at the time of reading, that is being referenced.

Where reference is made in this By-law to the jurisdiction of a public agency, and where the name or responsibilities of such public agency are changed hereafter, the said reference shall be deemed to include any and all successors to such public agency having jurisdiction over the matters to which the said reference applies.

Any provision of this By-law that is followed by the words “metres, square metres, or hectares” shall be deemed to have a tolerance of plus or minus 3 centimetres, in the case of a linear measurement, and 0.1 square metres in the case of an area expressed in square metres and 0.1 hectare in the case of an area expressed in hectares, unless specified otherwise in this By-law.

1.9 CERTIFICATE OF USE AND/OR OCCUPANCY OR CERTIFICATE OF CONVERSION

No occupancy shall occur or change in the use of a building or structure shall be made, without a “Certificate of use and/or Occupancy”, or in the case of a conversion of a dwelling from seasonal to permanent residential use, a “Certificate of Conversion” being issued by the Township.

Such Certificate of Occupancy and/or Use, or Certificate of Conversion may be withheld pending compliance with all of the provisions of any relevant conversion policy set out in the Official Plan, as well as compliance with all applicable By-laws of the Township.

1.10 VIOLATIONS AND PENALTIES

Any person, corporation, or other legal entity who contravenes any of the permitted use provision, or any other regulation or provision of this By-law; and who is an occupant of and/or an owner of land, buildings, or structures erected, altered, or used in contradiction with the permitted uses provisions or any other regulation or provision of this By-law, is guilty of an offence and is liable, upon summary conviction to a fine as set out and provided for in the Planning Act, as may be amended from time to time, and such fine shall be recoverable under the Provincial Offences Act; all of the provisions of which apply hereto. In particular, the fines currently defined in the Planning Act are as follows:

1. For a person:
 - i) upon first conviction to a fine not more than \$ 25,000.00, and;
 - ii) upon subsequent conviction to a fine not more than \$ 10,000.00 per day that the contravention continues.
2. For a firm or a corporation:
 - i) upon first conviction to a fine not more than \$ 50,000.00, and;
 - ii) upon subsequent conviction to a fine not more than \$ 25,000.00 per day that the contravention continues.
3. Where a conviction has been entered, in addition to any other remedy or any other penalty provided, the Court in which the conviction has been entered, and any Court of competent jurisdiction thereafter, may make an order prohibiting the continuation or repetition of the offence by the person convicted.

1.11 VALIDITY

Should any section, clause, or provision of this By-law be held by a Court of competent jurisdiction to be invalid, the validity of the remainder of this By-law shall not be affected.

1.12 CROWN LAND

The provisions of this By-law may not apply to Crown land. However, it is intended that the Crown will have regard for the provisions of this By-law.

1.13 OFFICIAL PLAN

This By-law is in accordance with the Township of Ignace Official Plan, as enacted by By-law #XX/2020.

1.14 USE OF SCHEDULES

The location and the boundaries of all of the zones established by this By-law are shown on the zoning Schedules that are included in and that form a part of this By-law.

1.15 USE OF SYMBOLS

Where a zone referred to in the list of zones in the Zones Section of this By-law includes a symbol, or where the zone Schedule utilizes a symbol, such symbol shall refer to and identify the zone.

1.16 LANDS MISSED BY ZONING SCHEDULES

Should any lands not be shown on the zoning Schedules, or where the Township might annex or otherwise add to the limits of the Township, such lands that are not otherwise zoned shall be deemed to be zoned as Rural.

1.17 DETERMINATION OF ZONE BOUNDARIES

When determining the boundary of any zone, the following shall apply:

1. Where a zone boundary is located within a road allowance, highway allowance, lane, easement, right of way, or a watercourse, the centre line of such feature shall be deemed to be the said boundary. Where such feature has been closed by Council by-law, the centre line of such closed feature shall continue to be the zone boundary.
2. Where a zone boundary is indicated as following a lot line shown on a registered plan of subdivision and/or condominium, or other defined property boundary, such lot property line shall be deemed to be the said boundary.

3. Where a zone boundary is indicated as following a shoreline of a waterbody, the boundary shall follow such shoreline, and in the event of a change in the shoreline, the boundary shall be construed as moving with the actual shoreline.
4. Where uncertainty exists as to the location of a boundary of any zone, the location of the boundary shall be determined by the Chief Building Official or such other person or position as Council has determined to administer this By-law, and where measurement is involved in such determination, such measurement shall be from the middle of the width of the zone line as it is shown on the relevant zoning Schedule.
5. Where uncertainty or disagreement continues to exist relative to the determination of such boundary line as determined in accordance with the above, Council shall make the final determination as to the location of the boundary.

1.18 HOLDING ZONE “H” PROVISIONS

Where an “H” prefix is included in any zone, the intent is to signify that such zone is further categorized as being a holding zone.

Where a holding zone applies, notwithstanding the permitted uses section of such zone, no land shall be utilized, and no building(s) and/or structure(s) shall be erected or used for any purpose other than for uses existing on the date of passing of this By-law, or for any use described in an amendment by-law implementing a holding zone, until such time as the holding designation has been removed.

Upon removal of the holding provision, all permitted uses in such zone shall once again continue to be permitted uses. A holding zone may be removed by by-law where any preconditions that have been set out in the implementing holding zone by-law have been complied with.

1.19 SPECIAL EXCEPTIONS

Lands described under the Special Exceptions provisions of a zone shall be subject to all of the provisions of the applicable zone, except as otherwise provided by the Special Exception.

1.20 SPECIAL PURPOSE ZONES

The Special Purpose – Settlement Zone (SPS) and Special Purpose – Rural Zone (SPR) set out in this By-law are intended to permit limited site-specific land uses as set out in those sections of this By-law.

1.21 USES PROHIBITED

All uses of land are prohibited unless specifically permitted in this By-law.

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2. DEFINITIONS

Accessory

A use, dwelling unit, separate building and/or structure, which is usually incidental, subordinate, and exclusively devoted to a principal use, and is located on the same lot as such principal use.

Additional Residential Unit

A self-contained dwelling unit with a private kitchen, bathroom facilities and sleeping area(s) on the same lot as a principal dwelling unit.

Aggregate

Clay, earth, sand, gravel, shale, stone, loose rock, or other such material used for construction purposes.

Agricultural use

Use of land, buildings, and/or structures for the raising of animals and/or birds; the growing of agricultural crops, including turf, grass, greenhouse crops, mushrooms and nursery stock, tree farming, and shall include value added agricultural products from the farm operation of a property.

Agriculture-related use

Farm related commercial and 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.

Airport

An area functioning as a facility for the arrival, departure, movement and servicing of aircraft, passengers and associated cargo, including associated buildings, installations, terminals, communication facilities, open space, equipment, and the short-term accommodation of passengers and crew. An airport may also include related commercial and office uses, as well as buildings or structures for aircraft storage, maintenance, and repair.

Alter

- i) When used with reference to a building or structure, or part thereof, to change any one or more of the external dimensions of the building or structure, or to change the type of construction of the exterior walls or roof.

- ii) When used with reference to a lot, to change the area, frontage, or depth thereof; to change the width, depth or area of any required yard, landscaped open space, or parking area; or to change the location of any boundary of such lot.
- iii) When used with reference to use, shall mean to discontinue and/or replace a use with another use that is distinct from the discontinued use.

Animal shelter

Lands and buildings used for the keeping of animals, birds or other livestock and may include the premises of a veterinary surgeon.

Apartment building

A separate building containing four (4) or more dwelling units sharing a common corridor, elevator, or stair well.

Assembly hall

A building, or part of a building in which facilities are provided for the purpose of meetings of all nature, but shall not include a conference centre.

Attached

A building or structure 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 structure or adjacent buildings or structures.

Balcony

A structure without a roof attached to and extending horizontally from a wall or walls of a main building and having no separate foundation on the ground and no direct access from the ground.

Basement

A portion of a building partly underground but having less than 50% of its height below the average finished grade level adjacent to the exterior walls of the building.

Bed and breakfast establishment

An owner-occupied private home where accommodation and meals are provided to the travelling public but does not include a hotel or motel.

Boarding house

A dwelling in which the proprietor supplies for a fee sleeping accommodation with board for persons exclusive of the proprietor and members of the proprietor's family, but does not include a hostel.

Boat launch

The use of land and water for the purpose of floating or launching, and recovery of small pleasure boats and other watercrafts, excluding aircraft, and related parking area for vehicles and boat trailers; and may include a dock.

Boat slip

A single parking space for a boat or other marine vessel, which forms part of a dock or boathouse.

Boathouse

A building used for the storage of boats, other watercrafts, and marine equipment, but excluding aircraft.

Buffer

An area of land the size of which is defined in a regulation or requirement in the relevant zone, and consisting of fencing, grass, shrubs, bushes, berms, trees, or other vegetation.

Building

A fully or partially enclosed structure having a roof supported by walls, columns, piers or other structural systems, and including carports:

- i) **Main building:** The building serving the principal use of the lot on which it is situated.

Building supply and lumber outlet

Use of land, building(s) and/or structure(s) for the storing and sale of lumber, building supplies, construction and home improvement materials, and construction tools are kept for sale at retail, and may include the cutting of lumber or other wood products to length.

Bulk fuel depot

Use of land, building(s), and/or structure(s) for the storage and distribution of fuels but not including retail sales except key lock operation.

Camp site

A portion of a lot that is contained within an RV/tent and trailer campground that is maintained as the location for temporary occupancy of a tent, travel trailer or recreational vehicle, but shall not include a mobile home.

Car wash

A building or structure containing facilities for the washing of motor vehicles for a fee.

Carport

A partially enclosed structure which is primarily intended and used for the storage of one or more vehicles.

Cellar

A portion of a building, used for storage purposes only, which is more than 50% below the average finished grade level adjacent to the exterior walls of the building.

Cemetery

An area of land reserved or used in interring the dead or placing or burying the remains or ashes of human corpses and which is regulated by the Funeral, Burial, and Cremation Services Act, but does not include a funeral home.

Clinic

A building or part of a building where a medical doctor, dentist or other legally qualified health care practitioner has a practice, and includes a medical or dental laboratory and an ancillary retail store.

Commercial storage facility

Premises where individual enclosed areas are made available to the public for keeping or storing goods or commodities, but does not include any hazardous material or fuel storage.

Commercial use

The use of land, building(s) and/or structure(s), not listed elsewhere in this By-law, for all legal forms of buying and selling goods and services.

Commercial vehicle

A motor vehicle exceeding 2800 kg gross vehicle weight having permanently or temporarily attached thereto a truck box or any other form of delivery body, and shall include but not be limited to tow trucks, tilt/n/load trucks, buses exceeding 10 passenger seats, tractor trailers or semi-trailers and any component thereof.

Communication facility

Any land, building or structure used for receiving and/or transmitting voice, picture or printed signals, or otherwise defined in the Radiocommunication Act.

Community centre

Any facility, place or building which is maintained and operated to provide public service for the residents of the community.

Community garden

A piece of land gardened collectively by a group of people.

Conference centre

A place designed and used to accommodate gatherings of people for events such as trade shows, banquets, and political or other conventions.

Conservation

The preservation, protection, and improvement of the natural environment, or components thereof, through a management and/or maintenance program administered by a public agency.

Construction/contractor yard

The use of lands, building(s) and/or structure(s) where vehicles, equipment and/or materials used in the undertaking of construction and similar work are stored, serviced, and/or maintained, or where a contractor performs shop or assembly work, or the maintenance of equipment owned by the contractor; and may include an accessory office. Where service and/or maintenance is involved, such activity shall be limited to the vehicles and/or equipment of the contractor.

Convenience store

A small-scale retail commercial establishment supplying groceries and items for day-to-day personal or household use.

Day nursery

A day nursery operated for pre-school age children within the meaning of the Day Nurseries Act and/or Child Care and Early Years Act.

Deck

A structure without a roof, located above ground, attached and cantilevered from a dwelling unit and/or supported by the ground or foundation, with or without direct

access to the ground, the floor or which is greater than 0.6 metres above finished grade, not include a landing or stairs.

Density

The ratio of the number of dwelling units or the number of campsites to the total lot area of a property.

Development

The creation of a new lot, a change in land use, or the construction of buildings and structures, requiring approval under the Planning Act.

Dock

A structure built or anchored near or at the shorelines, extending over the water, at which boats and other watercraft may be secured.

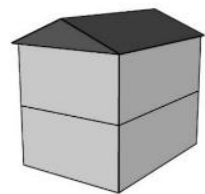
Drive-through facility

An establishment that provides or dispenses products or services, through an attendant or an automated machine, to persons remaining in vehicles that are in designated stacking spaces. A drive-through facility may be in combination with other uses, such as a bank, restaurant or gas station.

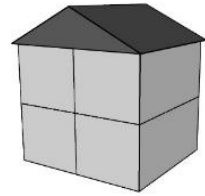
Dwelling

A building or part of a building occupied or capable of being occupied by one or more persons as an independent and separate housekeeping establishment for the purpose of residing, sleeping, eating, and containing separate cooking, sleeping and sanitary facilities for the exclusive use of such person(s), with a private entrance from outside of the building or from a common hallway or stairway inside the building; but excluding a motel, hotel, or a group home.

- i) **Converted dwelling:** a single detached seasonal recreational dwelling that has been changed or transformed to a permanent residential dwelling in accordance with the policies set out in the Official Plan, and documented by the obtaining of a certificate of conversion from the Township.
- ii) **Duplex dwelling:** a two-storey residential building divided horizontally into two separate dwelling units, each of which has an independent entrance either directly or through a common vestibule.

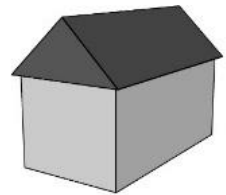


- iii) **Quadruplex dwelling:** a building divided vertically and horizontally into four dwelling units, each of which has an independent entrance to either the ground or common corridor.

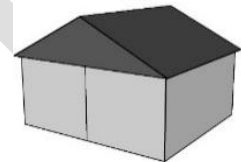


- iv) **Seasonal dwelling:** a single-detached dwelling erected and used as a secondary place of residence for seasonal vacations or recreational purposes and not as a principal residence.

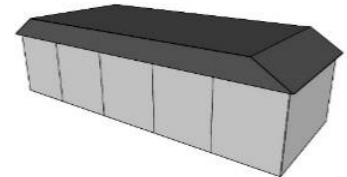
- v) **Single-detached dwelling:** a freestanding single dwelling, but does not include a mobile home.



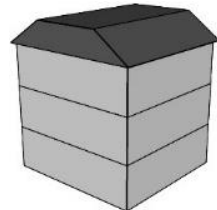
- vi) **Semi-detached dwelling:** a residential building divided vertically into two separate units.



- vii) **Townhouse dwelling:** a residential building divided vertically into more than three (3) units attached by common walls extended from the base of the foundation to the roof line, each dwelling unit having a separate entrance at grade.



- viii) **Triplex dwelling:** a residential building divided horizontally into three (3) separate units, each of which has an independent entrance either directly or through a common vestibule.



Emergency service

Includes police, fire, ambulance, search and rescue services, and may include training facilities associated with the use.

Entertainment establishment

A private cinema or other theatre, auditorium, billiard room, bowling alley, curling rink, ice or roller skating rink, music hall, video arcade, miniature golf course and all other similar places of amusement.

Erect

To build, construct, reconstruct, alter or relocate, including any preliminary physical activity such as excavating, grading, piling, cribbing, filling, draining; or structurally altering an existing building or structure by an addition, deletion, enlargement, or extension.

Established building line

The average distance from the road line to existing buildings measured not more than 100 metres on either side of the lot where the frontage has been built upon, as of the date of passing of this By-law.

Existing

Legally in existence as at the date of passing of this By-law, or where construction has not commenced, a use documented by the issuance of a building permit.

Financial establishment

A place that provides a range of financial services, which may include a bank, trust company or other financial institution, and automated bank machines as an accessory use.

Finished grade

The average elevation of the natural surface of the ground adjoining each exterior wall excluding any localized depressions for windows or other such building features.

Flying school

A school where aviation instruction is provided.

Forestry use

The harvesting, planting, and/or managing of timber resources.

Funeral home

A building or part thereof wherein human corpses are preserved or otherwise prepared for interment or cremation and may include the sale of caskets and funeral accessories.

Garage

A detached building or a part of a main building used for the parking and storage of motor vehicles and household items, equipment, or supplies incidental to the principal use.

Garden suite

A one-unit detached residential structure containing bathroom and kitchen facilities that is accessory to an existing residential structure and that is designed to be portable.

Gazebo

A freestanding roofed accessory structure 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.

Golf Course

A public or private area operated for the purpose of playing golf, and includes a par 3 golf course, clubhouse and recreational facilities, driving ranges and miniature golf courses, and similar uses.

Greenhouse or nursery, commercial

A building or structure, and lands associated therewith, for the growing of flowers, fruits, vegetables, plants, shrubs, trees or similar vegetation together with gardening tools and implements which are sold at retail from such building or lot to the general public.

Gross floor area

The total floor area, as hereinafter defined, exclusive of any portion of the building or structure below finished grade measured between the exterior faces of the exterior walls which is used for heating, the storage of goods or personal effects, laundry facilities, recreational areas, the storage or parking of motor vehicles, exclusive of any private garage, carport, basement, walkout basement, cellar, porch, veranda or sunroom unless such habitable year-round.

Group home

A single housekeeping unit in a residential dwelling in which three to ten persons (excluding staff) live together under responsible supervision consistent with the requirements of its residents and which is licensed and/or approved under Provincial statute and in compliance with municipal by-laws.

Guest house/cabin

A single storey building which is not attached to a main building, on a lot which is maintained for the accommodation of individual(s), where sanitary facilities are not provided.

Heavy equipment and vehicle sales, rental and servicing

A building or part of a building or structure in which heavy vehicles including farm vehicles or equipment, and transport trucks or trailers are offered or kept for sale or, rent, or service, but shall not include any other establishment defined or classified by this By-law.

Heavy industrial use

Uses of a heavy industrial nature including the:

- i) Manufacturing or processing products from raw materials;
- ii) Producing or using flammable, explosive or other hazardous materials; or
- iii) Storing these products and materials.

Height (of building or structure)

The vertical distance measured from the average finished grade, excluding any artificial embankments, to the highest point of the building or structure, excluding chimneys, towers, steeples, or antenna, and excluding necessary electrical, ventilation, or mechanical components of the building.

High-water mark

The normal high-water mark made by the action of water under natural conditions on the shore or bank of a watercourse or water body or as established by a survey.

Home industry

A small-scale light industrial use including a carpentry shop, a craft shop, a metal working shop, a plumbing shop and electrical shop, or a welding shop, conducted in whole or in part in an accessory building to a permitted dwelling unit.

Home occupation

A business, profession, or craft carried out as an accessory use to a residential use. Examples of home occupations could include the office of a doctor, dentist, architect, other professional, or a private home day care.

Hospital

Any institution, building, premises or place established for the maintenance, observation, medical and dental care and supervision and skilled nursing care of persons afflicted with or suffering from sickness, disease or injury or for convalescent or chronically ill persons.

Hostel

An establishment providing short-term, semi-private commercial or non-profit accommodation, which may include some limited accessory uses such as restaurants or meeting rooms.

Hotel or motel

A building or part of a building containing more than three rooms or suites that are rented to the travelling public, or for short-term accommodation, and may include an accessory restaurant and meeting rooms.

Human habitation

The occupancy and use of a room, building, structure or other space in whole or in part for one or more of living, cooking, eating or sleeping.

Hunting or fishing camp (remote)

A building having a maximum floor area of 45 square metres consisting of one or more rooms, and may include facilities for the preparation of food and overnight accommodation on a temporary basis; and located on the whole of a parcel of land distant from existing public road at the time of passing of this By-law by more than 1 kilometres.

Kennel

An establishment for the keeping, breeding and raising of more than four domesticated animals whether or not for profit or gain, but shall not apply to the keeping of animals in a veterinary establishment for the purpose of observation and or recovery necessary to veterinary treatment.

Laboratory

A building, or part thereof, used for scientific, research, development, and/or medical testing, experimentation and/or research.

Landing

A platform with or without a roof, having an area not exceeding 2.4 square metres, and extending horizontally from the wall of a building no more than 1.25 metres, adjacent to a door, and providing direct access to the ground or to a stair; or a similar platform being situated between flights of stairs.

Laundromat

A building or structure where the service or coin-operated laundry machines, using only water, detergents and additives, are made available to the public for the purpose of laundry cleaning.

Library

A library or branch library to which the provisions of the Public Libraries Act apply, as amended.

Light equipment sales and rental establishment

A building or structure 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 rent, lease, purchase, or hire under agreement for compensation, but shall not include any other establishment defined or classified in this By-law.

Light industrial use

Uses of a light industrial nature, including:

- i) Warehousing or distribution of finished parts or finished products;
- ii) Manufacturing previously prepared materials of finished parts or finished products;
- iii) Factory or assembly-line processes that involve processing, assembling or packaging finished parts or finished products made from previously prepared materials; or
- iv) Repairing or servicing of such products.

Loading space

An off-street space on the same lot as a building, or contiguous to a group of buildings, for the temporary parking of a delivery vehicle/commercial vehicle while loading or unloading merchandise, product, supplies, inventory, furniture, or other materials and which abuts a street, lane, or appropriate driveway and/or aisleways.

Lot

A parcel or tract of land described in a deed or other legal document which is legally capable of conveying title to land, and;

- i) Which is the whole of a lot within a Registered Plan of Subdivision, or a separate lot or unit within a Registered Plan of Condominium, excluding any Subdivision that has been deemed under the provisions of the Planning Act not to be a registered plan.

- ii) Which is a legally separated parcel of land in existence on the date of passing of this By-law, without the owner holding the fee or equity, or power or right to grant, assign or exercise power of appointment with respect to any abutting land.
- iii) The description of which is the same as in a deed which has received final consent to a conveyance under the Planning Act.
- iv) Which is the whole remnant retained by an owner(s) of lands after the conveyance is made with final consent under the Planning Act.

Lot area

The total horizontal area within the lot lines of a lot or if an island or waterlot, the area of land above the high water mark.

Lot coverage

The percentage of lot area that is covered by buildings and/or structures.

Lot frontage

The continuous horizontal distance between the side lot lines measured at right angles at the furthest point of the front yard touches the side yards.

Lot, interior/exterior

- i) **Interior lot:** a lot for which the side lot lines abut another lot.
- ii) **Corner lot:** a lot for which one or more of the side lot lines abuts a public street or highway.

Lot line

Any boundary of a lot. Where a lot line changes direction by less than 45 degrees, it shall be considered to be one lot line. Where a lot line changes direction by 45 degrees or more, it shall be considered to be a separate lot line.

- i) **Front lot line:** the shortest lot line that abuts a road, except in the case of a lot that abuts a waterbody or watercourse, or a shoreline road allowance abutting such feature, whereupon the front lot line shall be the lot line abutting the high-water mark of the waterbody or watercourse or shoreline allowance.
- ii) **Rear lot line:** the lot line furthest from and opposite to the front lot line, except that where a lot has less than four lot lines, there shall be no rear lot line.
- iii) **Side lot line:** means a lot line which is not a front lot line or a rear lot line.

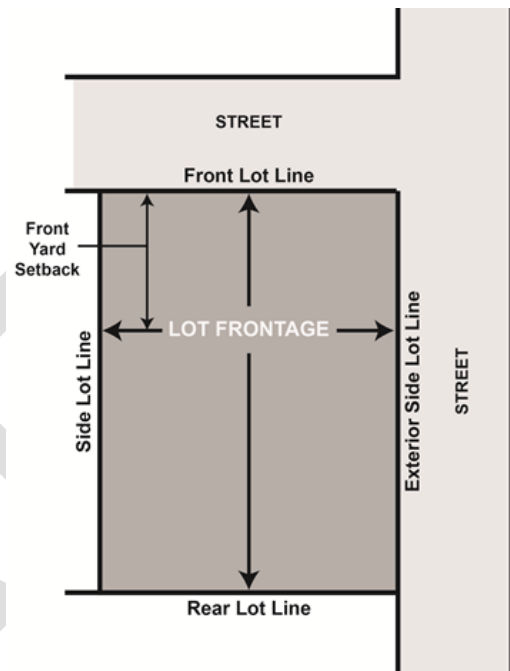


Illustration of lot lines and frontage

Marina

The use of land, building(s) and/or structure(s), including docking and mooring facilities, where boats and other watercraft are launched or recovered, berthed, stored, serviced, repaired, or kept for sale or rent, and may include the sale of marine fuels and/or lubricants.

Mineral aggregate operation

An operation that includes:

- i) Lands under license or permit, other than for wayside pits and quarries, issued in accordance with the Aggregate Resources Act.

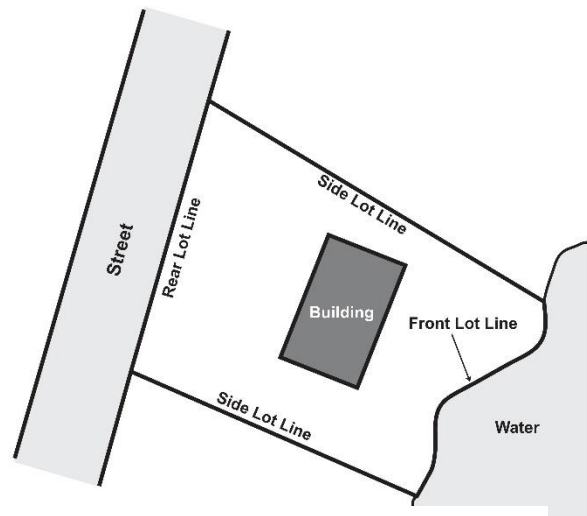


Illustration of Front Lot Line in the Case of a Waterfront Lot

- ii) For lands not designated under the Aggregate Resources Act, established pits and quarries that are not in contravention of this and other municipal By-laws and including adjacent land under agreement with or owned by the operator, to permit continuation of the operation.
- iii) Associated facilities used in extraction, transport, beneficiation, processing or recycling of mineral aggregate resources and derived products such as asphalt and concrete, or the production of secondary related products.

Mineral exploration or prospecting

The search for minerals by geological, geophysical, geochemical or other techniques including but not limited to sampling, assaying, drilling, or any surface or underground works needed to determine the type, extent, or quantity of minerals present.

Mineral mining operation

Operations, land and associated facilities, or, past producing mines with remaining mineral development potential that have not been permanently rehabilitated to another use, as regulated by the Mining Act.

Mixed use facility

A group of two or more establishments that are permitted in the zone, that are conceived, designed, developed, and managed as an interdependent and interrelated unit whether by a single owner or tenant or by a group of owners or tenants acting in collaboration, and may include units of ownership held in condominium tenure, and which in total do not exceed 1,500 square metres gross floor area.

Mobile home

Any dwelling that is designated to be transient or mobile and is constructed or manufactured to provide a permanent residence for one or more persons, in accordance with CSA standards, but not including a travel trailer, tent trailer, park model trailer or other such trailer. (By-law #48/2014)

Mobile home park

An area of land used for the parking of mobile homes to be used as dwelling units and includes all accessory buildings necessary for the operation of the park.

Modular home

Any dwelling that is designed in one or more units and is designed to be made mobile on a temporary basis for initial transit to a location where it is to be installed on a

basement and/or foundation, and that is intended to provide a permanent residence for one or more persons, but shall not include a mobile home, park model trailer, recreational trailer or recreational motor vehicle. (By-law #48/2014)

Motor vehicle

Any automobile, truck, motorcycle, and any other vehicle propelled or driven other than by muscular power, but excluding a railway train, motorized snow machine, farm equipment, road building machinery, aircraft, boats, and other watercraft.

Motor vehicle body shop

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 towing service and motor vehicle rentals for customers while the motor vehicle is under repair, but shall not include any other establishment otherwise defined or classified in this By-law.

Motor vehicle gas bar

One or more pump islands, each consisting of one or more motor vehicle fuel pumps, and a shelter, which shall include the sale of oils, antifreeze, gasoline additives, propane, natural gas and small accessories required for the operation of motor vehicles, boats and snowmobiles and shall not be used for repairs, oil changes or greasing.

Motor vehicle repair garage

A building or structure where the exclusive service performed or executed on motor vehicles for compensation shall include the installation of exhaust system, repair of the electrical system, transmission repair, brake repair, radiator repair, tire repair and installation, rust proofing, motor vehicle diagnostic centre, major and minor mechanical repairs or similar use and in conjunction with which there may be a towing service, 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 establishment otherwise defined or classified in this By-law.

Motor vehicle sales and service establishment

A building, structure, or area where motor vehicles are displayed for sale or rent and in conjunction with which there may be motor vehicle sales or rentals, a motor vehicle repair garage, a motor vehicle service station, a motor vehicle gas bar or a motor vehicle body shop, but shall not include any other establishment otherwise defined or classified in this By-law.

Motor vehicle service station

A building or structure where gasoline, propane, natural gas, oil, grease, antifreeze, tires, tubes, tire accessories, electric light bulbs, sparkplugs, batteries and automotive accessories for motor vehicles and new retail goods are stored or kept for sale to the general public, or where motor vehicles may be oiled, greased or washed, or have their ignition adjusted, tires inflated or batteries charged, and where mechanical or running repairs essential to the actual operation of motor vehicles are executed or performed. Such shall require public washrooms.

Municipal, district or provincial maintenance and storage yard

Any land, building and/or structure owned by the Township, Public Utilities Commission or the Province of Ontario and used for the storage, maintenance and/or repair of material, equipment, machinery and/or motor vehicle used in connection with civic works.

Museum

An institution that is established for the purpose of acquiring, conserving, studying, interpreting, assembling and exhibiting to the public for its instruction and enjoyment, a collection of artifacts of cultural or historical interest.

Non-complying use

A building, structure or use of land that is in compliance with the permitted uses as set out in the particular relevant zone governing the lands, but which does not comply with or meet one or more of the applicable regulations of this By-law, as set out in the particular zone; as set out in the general regulations; or as set out elsewhere in this By-law. Where more than one dwelling is located on a lot for which only one dwelling is permitted, such lot shall not be considered to be non-complying, but rather shall be deemed to be a non-conforming use.

Non-conforming use

An existing use of land, building or structure which does not conform to one or more of the permitted uses listed in the relevant zone governing the lands. Legally non-conforming shall mean such use was legally in existence upon the passing of this By-law.

Nursing home

A facility providing supervised or supportive in-house care for those who need assistance with daily living, that may also provide on-going medical or nursing care or counseling and social support services.

Office

A building or part thereof designed, intended or used for the practice of a profession, the transaction and/or management of a business, or the conduct of public services and administration, but shall not include a clinic, or a financial establishment.

On-farm diversified use

Uses that are secondary to the principal agricultural use of a property, and are limited in area. On-farm diversified uses include, but are not limited to, home occupations, home industries, and uses that produce value-added agricultural products.

Open storage

The storage of goods, merchandise, equipment, or not currently utilized vehicles outside of a building or structure on a lot or a portion of a lot, but does not include outdoor display for the purpose of sale, advertisement or rental.

Outdoor recreation

The use of lands for recreational activities that do not require buildings, structures or major alteration of the landscape, including trails, private camp sites, horseback riding, hunting and fishing.

Park model trailer

Park model trailer means a manufactured Building used or intended to be used as a seasonal recreational Building of residential occupancy designed and constructed in conformance with CAN/CSA-Z241 Series-M, "Park Model Trailers." A Park Model Trailer that has a building permit can be used as a seasonal residential dwelling. A Park Model Trailer that has no building permit cannot be used as a seasonal residential dwelling. (By-law #48/2014)

Park, private recreation

An open space or recreational area, other than a public park, operated on a commercial and/or private member basis, and which includes one or more of the following facilities or activities:

- i) Areas for walking, riding and cross-country skiing, snowmobiling, but does not include the racing of animals, motor vehicles, motorcycles or snowmobiles.
- ii) Accessory recreational or playground areas such as picnic areas, tennis courts, lawn bowling greens, outdoor skating rinks, athletic fields.
- iii) Accessory club houses or storage buildings.

- iv) Parking lots accessory to the foregoing.

Park, public

Any open space or recreational area, owned or controlled by the Corporation 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, bathing stations, curling rinks, refreshment rooms, fair grounds, arenas, or similar uses.

Parking lot

An open area within a lot that is used or intended to be used for the temporary parking of more than three motor vehicles.

Parking space

An open area within a lot that is used or intended to be used for the temporary parking of motor vehicles, and may include such space that is set out within a garage or carport.

Passenger transportation depot

Shall mean a building or premise where busses or trains and commercial motor vehicles pick up and discharge fare paying passengers. Accessory uses may include a ticket office, luggage checking facilities and similar uses.

Patio

A platform or surfaced area without a roof that is accessory to a dwelling or commercial use at grade.

Peat extraction

An operation that includes associated facilities used in extraction, processing or transport of peat resources.

Personal service business

A building or part thereof wherein a personal service is performed, including, but not necessarily restricted to, a barber shop, beauty salon, spa, tanning salon, massage therapy service, travel agency, interior decorator, print shop, shoe repair shop, a tailor or dress making shop, a dry cleaning depot, a photographic or framing studio, or the premises of

an optician, but does not include any other use defined herein or any body rub parlor or adult entertainment parlour as defined in the Municipal Act.

Pit

Land or land under water from which unconsolidated aggregate is being or has been excavated, and that has not been rehabilitated, but does not mean land or land under water excavated for a building or structure, and does not include a wayside pit.

Place of worship

Churches, chapels, temples, parish halls, mosques, and synagogues including offices for the administration of the religious institution, convents, seminaries, monasteries, rectories, parsonages and parish houses.

Planting strip

An open space free of buildings or structures which is used for the growing and maintenance of and unpierced row of shrubs, trees or other natural vegetation.

Porch

A deck with a full roof attached to and forming part of a building. An unenclosed porch shall mean a porch with screened walls, otherwise open to the elements. An enclosed porch shall mean a porch with enclosed walls that may be glass or other building materials to prevent entry of wind or rain.

Portable asphalt plant

A plant transported to and temporarily established and operated as part of the production of asphalt and surfacing material, used in conjunction with a defined and executed road construction contract, and removed upon completion of such contract.

Portable concrete plant

A small, portable facility:

- i) With equipment designed to mix and/or crush cementing materials, aggregate, water and admixtures to produce concrete, and includes stockpiling and storage of bulk materials used in the process; and
- ii) Which is not of permanent construction, but which is designed to be dismantled at the completion of the construction project.

Principal

The primary buildings, structures, or use of land listed as permitted in the relevant zone.

Private club

A non-profit, non-commercial organization, which carries on social, cultural, athletic and/or recreational activities.

Private home day care

A home-based business where temporary care and/or guidance is provided for five (5) or fewer individuals for a continuous period not to exceed 24 hours.

Private road

Any private access route that crosses private property or a forest access road over Crown lands which affords access to abutting lots and is not maintained by a public body.

Provincial highway

A public road that is under the jurisdiction of the Province of Ontario, as administered by the Ministry of Transportation.

Public agency

The Government of Canada, the Government of Ontario, the Township of Ignace, as well as any municipal corporation, any ministry, department, commission, corporation, authority, board or other agency established by the Government of Ontario, the Township of Ignace; or any public utility.

Public recreation facility

A publicly-owned facility such as an arena, swimming pool, sports field, and similar facilities.

Recreational vehicle (RV)

A motorized vehicle designed to provide temporary living accommodations, but does not include a mobile home, travel trailer, modular home, park model trailer, or other vehicle defined herein.

Recreational vehicle and/or boat sales and service establishment

A building or place where new or used recreational vehicles, trailers, snowmobiles, boats and accessories are sold, rented or repaired.

Renovate/Repair

Shall be defined as changes to an existing structure to improve the conditions within a structure.

Repair shop

Use of land, building, and/or structures for the servicing or repair of articles, goods or materials not otherwise defined, classified, or specifically established as a use in this By-law.

Resort/tourist establishment/lodge

The use of land, building(s) and/or structure(s) for the provision of accommodation throughout all or part of the year, and may include the serving of meals, and the furnishing of supplies, services and equipment to persons in connection with angling, hunting, camping or general recreational activity, and may include a liquor licensed area and assembly area.

Resource management

The preservation, protection and improvement of the natural environment through comprehensive management and maintenance for public uses, both in the present and the future. Resource management also means the management, development and cultivation of timber resources to ensure the continuous production of wood or wood products, the provision of proper environmental conditions for wildlife, the protection against floods and erosion, the protection and production of water supplies and the preservation of the recreational resource.

Restaurant

A building or part of a building where food is prepared and offered for retail sale to the public for immediate consumption either on or off the premises. Where licensed, a restaurant may also serve alcohol.

Retail store

A place where consumer goods are displayed for sale or rent, or sold directly to the public for the purchaser's own use, and includes a garden centre, pharmacy, department store and grocery store.

Riding school or stable

An area of land, which is used as an educational centre for horse training, handling, care, or for the lodging of horses.

RV/tent and trailer campground

Use of land, building(s) and/or structure(s) for the parking and temporary use for at least ten campsites, occupied by tents, trailers, or recreational vehicles, which may also include an administrative office, sanitary facilities, recreational facilities, and a convenience store.

Salvage or wrecking yard

A place where motor vehicles are wrecked or disassembled and resold; a place where second-hand goods, including waste paper, bottles, automobile tires, clothing, other scrap materials and salvage are collected to be sorted and a place where used lumber and used building materials are stored for sale or resale.

Sauna

An accessory building or structure wherein facilities for the purpose of a sauna bath, either wet or dry, and may include a change/relaxation room, storage areas and a washroom but not kitchen facilities or sleeping facilities.

Saw or planing mill

A building, structure or area where timber is cut, sawed or planed, either to finished lumber or as an intermediary step and may include facilities for the kiln drying and storage of lumber and may or may not include the distribution of such products on a wholesale or retail basis.

School

A public school, a separate school, a university, a community college or a private school authorized by the Province of Ontario.

Seaplane base

The use of lands, buildings, or structures for the purposes of docking, operating, storing seaplanes, or supplying of services accessory thereto, including the training of pilots.

Seniors residence

A residential use building containing rooming units or a combination of rooming and dwelling units, providing residence mostly to senior citizens who do not require assistance with daily living, and which may provide accessory health, personal service, and recreational services to serve the residents of the home.

Setback

- i) **When referring to a street:** the distance between the closest boundary of the street and the nearest building or structure.
- ii) **When referring to a building or a structure:** the horizontal distance between separate buildings or structures.

- iii) **When referring to a lot line:** the distance between the lot line and a building or structure.
- iv) **When referring to a zone boundary:** the distance between the zone boundary line as set out on the relevant zoning schedule and any building or structure.

Sewage treatment facility

Any works by a public agency for the collection, transmission, storage, treatment and disposal of sewage.

Shopping centre

A group of two or more establishments that are permitted in the zone, that are conceived, designed, developed, and managed as an interdependent and interrelated unit whether by a single owner or tenant or by a group of owners or tenants acting in collaboration, and may include units of ownership held in condominium tenure, and which in total exceeds 1,000 square metres gross floor area; or one large commercial establishment that exceeds 300 square metres in gross floor area.

Shoreline

The physical high water mark made by a waterbody or watercourse, and shall include beaches, exposed rock, and other features that are a part of the beach environment. Where the water's edge displays no evidence of a high water mark, the water's edge itself shall be the shoreline.

Shoreline road allowance

Means a 20 metres wide allowance along the shore of a navigable waterway and designated road allowance originally reserved by the Crown along the shore of a navigable waterway, but does not include an allowance that has become a road or has been closed and conveyed.

Stacking space

Is a space intended for motor vehicles in a queue, typically associated with a drive-through, motor vehicle fuel bar, or car wash.

Storey

A storey is that part of a building between the surface of one floor and the ceiling above. However, a cellar does not count as a storey.

Street line

The limit of the street or road allowance and is the dividing line between a lot and street or road.

Street or road

A public thoroughfare under the jurisdiction of an appropriate public roads authority, that is open, travelled, and maintained by such authority.

Street or road allowance

A street or road that has been dedicated on a plan of subdivision, or a street or road that has been surveyed and transferred to the Township whether or not such road is open, travelled and maintained on a year-round basis.

Structure

Anything that is constructed, erected, or otherwise built, either permanent or temporary, the use of which requires location on the ground or attachment to something having location on the ground, excluding subsurface sewage treatment systems, swimming pools, fences, patios, and retaining walls. Any deck that is separated by more than 0.2 metres from a building shall be considered to be a separate structure.

Swimming pool

Any publicly or privately owned body of water located above or below finished grade, contained by artificial means, in which the depth of the water at any point can exceed 0.6 metres and used or capable of being used for the purpose of swimming, diving, or bathing, and shall include hydro-massage pools and hot tubs.

Tiny home

A dwelling unit, which may be on wheeled chassis, greater than 12 square metres and less than 29 square metres, designed to be used as an all-season residence.

Tourist information centre

A building or structure or portion thereof where the main purpose and use is to provide tourism, recreation, and/or lodging information to the traveling public.

Tourist outfitters establishment

Use of land, building(s) and/or structure(s) or part of building(s) and/or structure(s) as a base for the movement of tourists, equipment, supplies, and/or tourists, by aircraft or otherwise, to recreational locations elsewhere, but shall not include a seaplane base for general commercial repair and/or berthing of aircraft not involved in the business.

Township

The Corporation of the Township of Ignace.

Transportation terminal

Use of land, building(s) and/or structure(s) where buses, trucks, or tractor-trailers are rented, leased, kept for hire, stored, or parked; or where such vehicles are loaded and/or unloaded.

Travel trailer

Any travel or tent 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.

Use

Any purpose for which land, building(s) and/or structure(s) may be designed, arranged, intended, maintained, or occupied; or any activity, occupation, or business or any occupancy. Where a use is defined in this By-law in specific terms, such use shall not be permitted to be interpreted as a part of a general term.

Utility installation

The actual building plant, works, utility line, tower, transmitter, relay, receiver, pedestal or other equipment used to make or deliver a utility product, commodity or service, and includes a storm water management facility, wind turbine, wind turbine farm, solar panels, solar farm or similar facility.

Vehicle

Any automobiles, boat, commercial motor vehicle, farm implement, motorcycle, recreational vehicle, truck, snow machine, watercraft, or trailer, but shall not include a mobile home.

Veterinary clinic

Use of land, building(s) and/or structure(s), or part thereof for the treating and healing of domestic animals, birds, or other livestock but may not include a research facility.

Warehouse

Use of land, building(s) and/or structure(s) for the storage and distribution of goods, wares, merchandise, substances, or articles, and may include facilities for a wholesale or retail commercial outlet, provided that such wholesale or retail activity does not exceed

10% of the gross floor area; but shall not include a transportation terminal or bus terminal.

Waste disposal/landfill site

Use of land, building(s) and/or structure(s) where garbage, refuse, domestic or industrial wastes, exclusive of liquid industrial wastes and sewage, are disposed of or dumped.

Waste processing and transfer facility

A facility where waste is sorted, recycled, processed or temporarily stored prior to transfer off site and may include a source separated organics and biosolids processing and storage facility.

Water works or facility

Any works by a public agency for the treatment, storage, supply, or distribution of water.

Watercourse

A stream, creek, river or other natural channel for the perennial or intermittent flow of water, but shall not include a ditch or other man-made water channel.

Wayside pit or quarry

Use of land for a temporary pit or quarry opened and used solely in association with a particular road construction contract or project, and may be utilized for other casual and/or intermittent extraction or aggregate for small scale, individual use, and may be on Crown land or on private land.

Welding shop

A building in which metals are welded.

Wholesale establishment

Use of land, building(s) and/or structure(s), or part thereof for bulk storage and bulk sale of quantities of goods, commodities, wares, merchandise, or materials intended for resale.

Workshop

A building where construction or manufacturing is performed, and may include a carpenter's shop, locksmith, gunsmith, plumbing and/or electrical shop, or a heating and/or ventilation shop or similar activity.

Yard

Any open unoccupied space appurtenant to a building measured from the closest supporting part of the building to the relevant lot line.

- i) **Front yard:** a yard crossing the full width of a lot between side lot lines, along the front lot line.
- ii) **Side yard:** any yard extending from the front yard to the rear yard. Where a lot has less than four lot lines, the yards that are not a front yard shall be deemed to be side yards.
- iii) **Exterior side yard:** a yard abutting a public street that extends from the front yard to the rear yard between a side lot line and the nearest point of the main building or structure, not including any permitted projections.
- iv) **Interior side yard:** a yard extending from the limit of the front yard to the limit of the rear yard of a lot and from the interior side lot line of such lot to the nearest part of any main building or structure on such lot.
- v) **Rear yard:** a yard crossing the full width of a lot between the side lot lines, along the rear lot line.
- vi) **Required Yard:** the minimum yard as set out and required by the provisions of the various zones within this By-law.

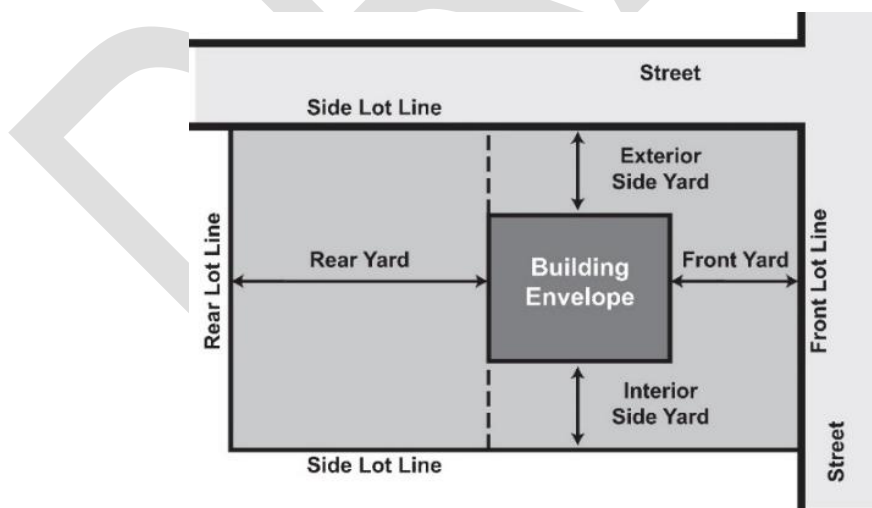


Illustration of yards

Zone

The category of land use activity permitted and regulated by this By-law, as designated on the land use maps being a part of this By-law and defined in the relevant zone sections contained in this By-law. Where the word “zone” is used in this By-law, preceded by any names or symbols, the zone shall mean and read as such area(s) delineated on the zoning schedule and as provided for in each appropriate section of the By-law specifically addressing such zone.

Zone provision/regulation/requirement

The minimum area, lot dimensions, required yards, lot coverage, open space, height, minimum setbacks, number of principal uses and/or buildings, or other such regulations that are set out in this By-law in the respective zones, excluding such regulations as are set out in the general provisions section of this By-law.

3. GENERAL PROVISIONS

3.1 APPLICATION OF THIS SECTION

The provisions and requirements set out in this Section of the By-law shall apply to all lands within the Township unless otherwise specified.

3.2 ACCESSORY BUILDINGS, STRUCTURES AND/OR USES

1. Where this By-law provides that a lot may be used, or a building or structure may be erected or used, for a use that is permitted in the zone in which it is located, such use shall include accessory uses, buildings, and/or structures that are related to, incidental to, and ancillary to the permitted use, provided that:
 - i) No use is made of such buildings or structures for use or gain, except as specifically provided for elsewhere in this By-law.
 - ii) The main building, structure or use for the lot is already established and in existence on the lot, or a building permit has been issued for such main building.
2. Within any residential zone, the total lot coverage for all accessory buildings and/or structures on a lot shall not exceed the building area of the main building.
3. Within a commercial, light industrial or institutional zone, the total lot coverage of all accessory buildings or structures shall not exceed 15% of the lot area and shall have a minimum size of 25 square metres.
4. Maximum height for any accessory building shall not exceed; one storey; the height of the main building; or 6.45 metres, whichever is lesser, except in the case of an additional residential unit in an accessory dwelling unit, where the maximum height shall be 10 metres.
5. Except as otherwise provided, in all zones, accessory buildings or structures which are detached from the main building shall be erected and maintained in compliance with the yard and setback requirements of the zone in which such buildings or structures are located.
6. A detached garage or other accessory building or structure may, notwithstanding the yard and/or setback provisions described in the specific zone, be erected and

maintained in an interior side yard or a rear yard provided that the following requirements are met;

- i) Where such building or structure is located in an interior side yard, or a rear yard, it shall not be closer than 1.5 metres to any interior side or rear lot line; and not closer than permitted by the Ontario Building Code limiting distance and construction type.
- ii) Except in the case of a deck, a gazebo or a sauna, any such building or structure shall not be closer than 2 metres from a main building. An attached garage shall be considered as being a part of a main building for the purpose of this provision.

3.3 BED AND BREAKFAST ESTABLISHMENT

1. Where a bed and breakfast establishment is permitted, the following provisions shall apply:
 - i) A bed and breakfast establishment may only be permitted in association with a permanent dwelling and shall not be permitted in association with a mobile home.
 - ii) Operation of the establishment shall be incidental and secondary to the principal use as a dwelling unit, and shall not significantly change the character or the exterior appearance of the dwelling.
 - iii) Meals may be provided to the bed and breakfast establishment guests, but such service shall not be extended to the general public.
 - iv) Not more than four bedrooms for guests shall be allowed and a minimum of one additional bedroom for the occupant of the dwelling shall be required to be provided.
 - v) In addition to the parking otherwise required, one parking space shall be provided for every two bedrooms used to provide accommodation as a bed and breakfast establishment.
 - vi) The operation of a bed and breakfast establishment shall not be permitted in conjunction with rental of accommodation of rooms.
2. A non-illuminated sign with a maximum size of 0.8 square metres shall be permitted.

3.4 BOAT LAUNCHES AND DOCKS

1. Notwithstanding the yard provisions set out elsewhere in this By-law, a dock or boat launch may be permitted as an accessory feature in the front or side yard of a lot adjacent to a waterbody, provided that such feature is located no closer than 3 metres from any side lot line.

3.5 COMMERCIAL VEHICLES

1. A maximum of one (1) currently licensed commercial vehicle may be stored on a lot in the Low Density Residential, Multiple Residential, Mobile Home Residential, and Waterfront Residential Zones. The commercial vehicle shall be stored on the said property but not on any road or other Township property.
2. In addition to one (1) stored commercial vehicle, a maximum of one (1) currently licensed commercial vehicle may be temporarily parked on a lot in the Low Density Residential, Multiple Residential, Mobile Home Residential, and Waterfront Residential Zones for a period not longer than 30 days in any calendar year.
3. Large commercial vehicles such as dump trucks, tractor trailers, etc., shall not be loaded and have a maximum weight of 25 tonnes. Any vehicle or equipment with tracks must be floated in and out of the Township.
4. An idling restriction of a maximum of 10 minutes for commercial vehicles is in place at all times.

3.6 COMMUNITY GARDENS

1. Community Gardens are permitted in all zones, unless specifically prohibited.

3.7 CONTINUING USE

1. Nothing herein shall prevent the continued use of any land, building, or structure for any purpose that is prohibited by this By-law provided that:
 - i) Such land, building, or structure was legally used for such purpose on the date of passing of this By-law, so long as it continues to be used for that purpose; or

- ii) A building permit has been issued and not revoked prior to the date of passing of this By-law, so long as the building or structure, when erected, is used and continues to be used in accordance with the purpose that was provided for in the building permit. Where such a building permit is revoked, the relief provided by this Section shall cease to apply.

Such land, building, or structure shall be considered to be a legally non-conforming use.

3.8 ENCROACHMENT INTO YARDS

1. Notwithstanding the yard and setback provisions of this By-law to the contrary, drop awnings, clothes poles, garden trellises, retaining walls less than 1.5 metres above the average finished grade, fences, and landscaping and planting of all forms may be permitted in any required interior side yard or rear yard.
2. Notwithstanding the yard and setback provisions of this By-law to the contrary, sills, chimneys, cornices, eaves, gutters, parapets, pilasters, bay windows, and other ornamental structures may project into any required side yard a maximum distance of 0.6 metres from the main building.
3. Notwithstanding the yard and setback provisions of this By-law to the contrary, unenclosed porches, balconies, decks, landings, steps and patios may project into any required front, rear, or exterior side yard a maximum distance of 2.5 metres from the main building if such feature is not covered, and 1.5 metres from the main building if such feature is covered, but may not be closer than 1.2 metres to any lot line. Where the floor of any porch or balcony is more than 1 metre above finished grade, the side yard and rear yard setback requirements for the principal use and/or main building shall apply.
4. No water circulating or pumping equipment for a swimming pool or hot tub shall be located closer than 3 metres to any side or rear yard.
5. Notwithstanding the yard and setback provisions of this By-law to the contrary, an unenclosed fire escape, balcony, and/or an access ramp for handicap access may be permitted to encroach into any required yard setback.

3.9 FLOOD PLAIN OVERLAY

1. Despite the permitted uses listed in any zone, within areas identified as being subject to the Flood Plain Overlay on the Schedules of this By-law, no new development shall be permitted, with the exception of the following:

- i) Agricultural uses
- ii) Boat launch
- iii) Boathouse
- iv) Conservation
- v) Forestry use
- vi) Golf course
- vii) Marina, excluding buildings
- viii) Park, private recreation, excluding buildings
- ix) Park, public
- x) Resource management
- xi) Sewage treatment facility
- xii) Water works or facility

2. Existing uses and building(s) as of the date of passing of this By-law may be renovated, repaired, maintained, and may be expanded up to 20% of the gross floor area that existed at the date of passing of this By-law, provided that the maximum lot coverage provisions of the applicable zone are complied with.

3.10 GARDEN SUITES

1. Garden suites shall be permitted by way of a temporary Zoning By-law Amendment in conjunction with a permitted single-detached or semi-detached dwelling, subject to the following:
 - i) One garden suite may be authorized on a lot for a renewable period of up to twenty (20) years from the date of passing the temporary by-law.
 - ii) A garden suite may not exceed 56 m² in gross floor area.

- iii) The addition of a garden suite is subject to the lot coverage provisions of the zone in which it is located.
 - iv) A garden suite shall be one (1) storey, having a height not exceeding 4.6 metres.
 - v) A garden suite shall comply with the setback requirements for accessory buildings, as set out in this By-law.
 - vi) A garden suite shall not be constructed or arranged as to constitute a travel trailer.
 - vii) One (1) parking space shall be provided for the garden suite, in addition to the parking spaces required for the main dwelling, in accordance with the relevant zoning provisions governing parking. The required parking space for a garden suite may be stacked in tandem behind the required parking space of the main dwelling unit; however, the creation of the garden suite must not eliminate a required parking space for the main dwelling unit.
2. As per the Planning Act regulations for garden suites, Council shall require the owner of the suite or any other person to enter into an agreement with the municipality dealing with such matters related to the temporary use of the garden suite as the Council considers necessary or advisable, including the:
- i) Installation, maintenance and removal of the garden suite.
 - ii) Period of occupancy of the garden suite.
 - iii) Monetary or other form of security that the council may require for actual or potential costs to the municipality related to the garden suite.
 - iv) Connection to existing services (sewer, water, hydro, septic, well).

3.11 GAS TRANSMISSION FACILITY SETBACKS (TRANSCANADA PIPELINE)

1. No permanent building or structure may be located with 7 metres of the TransCanada Pipeline right-of-way.

3.12 GAZEBOS AND SAUNAS

1. Notwithstanding the yard provisions, and the accessory buildings and structures provisions set out elsewhere in this By-law, a gazebo and/or a sauna may be permitted in a required front yard adjacent to a waterbody, provided that it:
 - i) Is no larger than 14 square metres.
 - ii) Has a setback of at least 4 metres from the high water mark of the waterbody.
 - iii) Does not exceed a maximum height of 4.5 metres.
 - iv) Does not include a hot tub.

In all other situations a gazebo and/or sauna shall not be permitted within the required front yard.

3.13 HEIGHT PROJECTIONS

1. Notwithstanding the provisions set out elsewhere in this By-law, nothing shall prevent the erection, maintenance and use of a place of worship spire, belfry, flag pole, a satellite antenna not in excess of 0.6 metres in diameter, roof mounted ventilation, electrical, or mechanical enclosures, or communication towers operated by a public utility.

3.14 HOME INDUSTRIES

1. Where a home industry is permitted, the following provisions shall apply:
 - i) Such home industry may be located in part of a dwelling or in any accessory building located on a lot on which a dwelling is in existence, provided the total gross floor area utilized by the home industry does not exceed a maximum of 100 square metres.
 - ii) There shall be no display, other than a non-illuminated sign having a maximum surface area of 1 square metre, to indicate to persons outside that any part of the dwelling or dwelling unit is being used for a purpose other than residential.
 - iii) There shall be no outside storage of goods, material, vehicles or articles used in the home industry.

- iv) Such home industry shall be clearly accessory to the principal residential use and shall not change the residential character of the dwelling or the lot.

3.15 HOME OCCUPATIONS

1. A home occupation is permitted as an accessory use to a residential use, except a seasonal dwelling unit and an apartment building. Where permitted, the following provisions shall apply:
 - i) A home occupation shall be secondary to the principal residential use, and shall not change the residential character of the dwelling.
 - ii) Only one home occupation shall be permitted in conjunction with a dwelling.
 - iii) There shall be no display, other than a non-illuminated sign having a maximum surface area of 1 square metres.
 - iv) There shall be no outside storage of goods, materials, containers, or other materials used in conjunction with the home occupation.
 - v) An additional two parking spaces shall be provided and maintained.
 - vi) The home occupation shall be carried out entirely within the dwelling or entirely within an accessory building normally associated with a dwelling.
2. Home occupations that grow to larger scale activities will be encouraged to seek out new accommodation that is more commercial or otherwise in character with the activity at a larger scale.
3. A home occupation shall not include a boarding, rooming or lodging house; any eating establishment; or a bed and breakfast establishment or similar facility offering accommodation.

3.16 LOADING SPACE

1. Loading spaces are required and shall be provided under this By-law in accordance with the standards and regulations set out herein.

2. Each required loading space shall be not less than 15 metres in length; 3.5 metres in width; and have a vertical clearance of at least 4.3 metres.
3. Loading spaces shall not include any area that is committed to the calculation and provision of require parking spaces.
4. For residential buildings containing more than 10 dwelling units, one loading space shall be provided and maintained.
5. For non-residential uses, the following spaces shall be required and maintained;

i)	Building less than 500 square metres	no spaces required
ii)	Building of 500 to 2,500 square metres	one space required
iii)	Building greater than 2,500 square metres	two spaces required
6. Access to any loading space shall be by means of a driveway of at least 3.5 metres in width contained on the lot on which the loading space is required and leading to an improved road, either directly or through aisleways and/or driveways elsewhere on the lot.
7. Any required loading space shall be located in a side yard or rear yard; or in a front yard where such space or spaces are removed from the street or highway a minimum of 15 metres.
8. Where any non-residential building in existence at the date of passing of this By-law does not provide loading space in accordance with the requirements set out herein, expansion of such building may occur, provided that such expansion does not exceed 300 square metres, without the need for such loading space to be provided. Where expansion exceeds the said 300 square metres size, loading space shall be provided for the building in accordance with the requirements set out above.
9. Where any residential building in existence at the date of passing of this By-law does not provide loading space in accordance with the requirements set out herein, expansion of the number of units may occur within the existing gross floor area of the building without the need to provide a loading space. Where expansion of the gross floor area of such a building is involved in order to facilitate new dwelling units, a loading space shall be provided.

3.17 MINIMUM REQUIRED FRONTAGE

1. No main building or structure shall be erected in any zone for any purpose unless the lot upon which such building or structure is located abuts and has practical and useable frontage of not less than 6 metres on an existing public road that is opened, travelled, and maintained by the Township or by any other appropriate public road authority, provided that this requirement shall not apply to:
 - i) Lands for which a private road has been considered and accepted as a component within an approved plan of condominium.
 - ii) A remote hunting or fishing camp accessed over private road crossing Crown lands and/or involving private lands for which legal access has been arranged.
 - iii) A remote hunting or fishing camp with frontage onto a body of water allowing for boat access.
 - iv) Lands used for forestry purposes, including the harvesting of trees and secondary processing of woodland products, and/or for mining purposes, accessed over Crown lands and/or involving private lands for which legal access has been arranged.
 - v) A lot contained in a registered plan of subdivision where a properly executed subdivision agreement has been entered into with the Township, notwithstanding that the street(s) may not be accepted by the Township until the end of any maintenance period.
 - vi) The continued use and the enlargement, extension, reconstruction, renovation, repair or maintenance of existing buildings and/or structures that are located upon a lot that utilizes private road access existing on the date of passing of this By-law.

3.18 MOBILE HOMES

1. Mobile homes shall only be permitted on lands that have been zoned as Mobile Home Park.

3.19 MORE THAN ONE ZONE ON A LOT/SPLIT ZONING

1. Where a lot has more than one zone applying to it, then the regulations of the zone where 50% or more of the use, buildings, or structures are located, or are intended to be located, shall apply, unless the dominant zone is the Flood Plain Zone in which case the requirements of the next largest zone shall apply.
2. In such situations, the total lot may be used to satisfy the applicable zone requirements (e.g. minimum lot area and frontage) for all zones in which such a lot is located.

3.20 NON-COMPLYING USE

1. Nothing in this By-law shall prevent the renovation, repair, expansion or rebuilding of a non-complying use, at the same location, provided in the case of reconstruction, that a minimum 0.6 metre setback is maintained between the building and any lot line, except a lot line where a party wall is located.
2. Nothing in this By-law shall prevent the strengthening, repair, expansion, or enlargement of any non-complying use provided such works do not further contravene any of the regulations of this By-law.
3. For the purposes of this Section, any expansion or addition that extends or continues further along the established building line of an existing non-complying situation shall be considered not to represent a further contravention of the relevant regulation or provision of this By-law. Notwithstanding, no such extension shall bring an expansion or addition to an existing building closer than 0.6 metres to a lot line, except a lot line where a party wall is located.
4. Nothing herein shall prevent a non-complying lot from being increased in size, provided that such increase in size does not in any way further contravene any of the regulations of this By-law. Where such increase in size reduces the extent of an existing contravention or discrepancy, the resulting new lesser contravention or discrepancy is deemed to be legally non-complying.

3.21 NON-CONFORMING USE

1. Should an existing legally non-conforming building, structure, or use be damaged or destroyed by accidental fire or natural disaster that is beyond the capacity of the owner/occupant to control, nothing shall prevent such building or structure from being restored, repaired, strengthened or reconstructed, provided that the

height, size and/or volume of the building are not increased; that the building is reconstructed at its prior location on the lot; and provided further that the use is not altered or changed.

2. Except in the case where lands are taken by a public body for public purposes, the size of a legally non-conforming lot shall not be reduced. Where lands are taken by a public body, the residual lot shall not lose its legally non-conforming status through such action.
3. Except as provided for in this Section, so long as any land, building, or structure remains as a legally non-conforming use, none of the relevant zone regulations apply. Use will be limited entirely to those buildings and/or structures as they existed on the date of passing of this By-law, and such alterations as are provided for hereafter in this Section.
4. Where a non-conforming use is converted into a legally permitted use, or where a non-conforming use has been abandoned or otherwise terminated; all future use of the lands, buildings, and/or structures shall be in accordance with this By-law, and any previous legally non-conforming status shall no longer exist. Where such conversion to a permitted use exists, any legally existing building or structure shall be deemed to be legally non-complying with respect to any discrepancy to any regulation or requirement that is not met at the date of such conversion.
5. Nothing herein shall prevent the maintenance, repair, or strengthening of a legally non-conforming use to a safe condition.
6. Nothing herein shall prevent the interior of any non-conforming use from being reconstructed or structurally altered for the existing purpose for which the building or structure is being legally utilized.
7. Where, in any zone a non-conforming residential use exists, nothing in this by-law shall prevent the construction of a detached accessory building to such use provided that all yard and setback requirements are complied with.
8. Where any lot, building, or structure was used at January 1st, 1980 for a use that is permitted in the zone in which it was then located, such use is deemed to have been a legally conforming use as of that date, provided that the lot, building, or structure continues to be used for that purpose.

9. Where any land, building, or structure was used at January 1st, 1980 for a purpose that was not permitted in the zone in which the lands are located, such use is deemed to be a legally non-conforming use as of that date.

3.22 OCCUPANCY RESTRICTIONS

1. Except as specifically provided, human habitation shall not be permitted in any of the following buildings, structures, or parts thereof;
 - i) A truck, bus, coach, vehicle, or streetcar body whether mounted on wheels or not.
 - ii) A recreational vehicle located outside of a campground or RV/tent and trailer campground, except that one recreational vehicle may be used for habitation on a property where a dwelling unit is in existence on the same lot for a period not exceeding 180 days in any calendar year.
 - iii) A dwelling for which the main side walls and roof have not yet been erected, and for which windows, external siding, roofing, have not yet been completed, and for which electrical, kitchen, heating and sanitary services and facilities/conveniences have not been installed and rendered useable.
 - iv) Notwithstanding iv) above which shall otherwise continue to apply, a dwelling unit in a multiple residential building may be occupied provided that all of the conditions described in iv) above are satisfied for such dwelling unit, whether or not one or more of the other dwelling units in the building have not been completed.

3.23 ONE DWELLING UNIT PER LOT

1. Unless otherwise permitted in this By-law, no more than one dwelling unit shall be permitted on any lot.
2. Notwithstanding the above, additional residential units may be permitted subject to the provisions set out in the Additional Residential Units Section of this By-law, and shall not be considered as more than one dwelling on a lot.

3.24 OUTDOOR FURNACES AND WIND TURBINE ELECTRICAL GENERATION

1. Outdoor furnaces used for the burning of wood, coal, petroleum or renewable fuels shall only be permitted outside of the settlement area on lots not less than 1 hectare in size, except by specific rezoning.

2. An outdoor furnace shall have a minimum setback of 10 metres from any lot line, and shall not be permitted in a required front yard or any front yard as established by the principle building.
3. An outdoor furnace shall be located at least 3 metres from any trees or non-habitable structure.
4. Individual wind turbine electrical power generation facilities shall not be permitted in the settlement area except by specific rezoning.

3.25 PARKING

1. Permanently maintained off street parking spaces are required and shall be provided under this By-law in accordance with the standards and regulations set out herein.
2. Parking spaces shall be provided in accordance with Table 1. Where the calculation of the number of required spaces exceeds a whole space by more than 0.25 the required spaces shall be the next whole number.

Table 1: Parking Space Requirements

Use	Minimum Number of Parking Spaces
Residential Uses	
Boarding house	1 space per dwelling plus one space for every five rooms providing accommodation
Additional residential units	1 space per dwelling unit
Seniors residence	0.5 spaces per dwelling unit
Single detached dwelling	1 space
All other residential dwellings	1 space per dwelling unit
Non-residential Uses	
Community centre	1 space per 6 square metres of gross floor area
Nursing home	1 space per four beds
Day nursery	1 space per four pupils

Use	Minimum Number of Parking Spaces
Entertainment establishment	1 space per 6 square metres
Financial institution, office, clinic, retail store	1 space per 23 square metres of gross retail floor area
Funeral home	1 space per 6 square metres of floor area
Golf course	50 spaces per 9 holes
Greenhouse or nursery, commercial	1 space per 37 square metres
Guest house/cabins	1 space per guest house/cabin
Hospital	1 space per 1.5 beds
Hotel or motel	1 space for every bedroom or guest suite + one space per five persons that can be accommodated in dining, banquet, meeting rooms, or lounges
Kennel	4 spaces
Laundromat	1 space per three washing machines
Light industrial use, heavy industrial use	1 space per 37 square metres
Mixed use facility, shopping centre with a gross floor area greater than 930 square metres	1 space per 21 square metres of gross floor area + if mezzanine area exists or if upper floors, or basement are utilized and exceed 35 % of the gross retail floor area of the establishment, then an additional one space for every 35 square metres of such mezzanine, upper floor and/or basement area being utilized.
Mixed use facility, shopping centre with a gross floor area less than 930 square metres	1 space per 17.5 square metres of gross floor area
Motor vehicle gas bar	In addition to fueling spaces provided at each fuel pump, one space for each

Use	Minimum Number of Parking Spaces
	service bay and one space for every 37 square metres of storage, office, and/or display area.
Motor vehicle repair garage, motor vehicle body shop	1 space for every service bay
Motor vehicle service station	In addition to fueling spaces provided at each fuel pump, one space for each service bay
Personal service business	1 space per 19 square metres
Place of worship, private club	1 space per six fixed seats + one space per 6 square metres of gross floor area devoted to assembly where there are no fixed seats
Restaurant	1 space per 6.25 square metres
Transportation terminal	Minimum of 10 spaces
Warehouse	1 space per 372 square metres
All other uses not specifically listed above	1 space per 23 square metres of gross floor area

3. In addition to the parking requirements in Table 1, apartment buildings and triplex dwellings shall provide visitor parking on the same lot. The minimum visitor parking requirement shall be 0.2 spaces per dwelling unit.
4. Every lot fronting on a street shall have one or more unobstructed driveways in accordance with the following:
 - i) Driveways shall not exceed 9 metres in width.
 - ii) No lot shall have more than two driveways for the first 30 metres of street line and one more driveway for each additional 30 metres of street line.

5. The width of a driveway leading to any parking area shall be a minimum of 3 metres for one-way traffic and a minimum of 6 metres for two-way traffic, except in the case of a duplex dwelling in which case the width of a driveway for one- or two-way traffic shall be not less than 3 metres.
6. Where more than three parking spaces are provided at one location, such parking spaces shall have direct and unobstructed access to an aisleway, which aisleway may also be a part of the driveway. The size of such aisleway shall be as follows;

i)	Up to and including 45 degrees	4.6 metres
ii)	Over 45 and up to 70 degrees	5.4 metres
iii)	Over 70 degrees	6.7 metres
7. Each required parking space shall have rectangular dimensions of not less than 3 metres by 6 metres, except:
 - i) Where the parking space abuts an obstruction, the width shall be increased to 3.5 metres.
 - ii) Where principal access is provided along the longest dimension of the parking space, then the minimum space shall be 2.4 metres by 6.7 metres.
8. Where an existing building or structure has insufficient parking spaces on the effective date of this By-law, this By-law shall not be interpreted to require that the deficiency be made up prior to the construction of any addition or a change of use, provided that any additional parking spaces required for such addition shall be provided in accordance with all regulations herein respecting parking spaces.
9. Parking spaces may be provided on the same lot as the principal use, or on additional owned lands within 40 metres of the closest boundary of the lot containing the principal use.
10. Where there is more than one use on the lot, the parking space calculation for the whole building may be either of:
 - i) The sum of the parking space requirements for each separate use, applied to that specific portion of the building containing or to contain such use, or

- ii) The parking requirement set out for a mixed use facility applied to the whole of the building.

11. Parking spaces shall be permitted in all yards.

12. Parking spaces shall be utilized for the parking of operative, currently licensed vehicles only, except that the owner or occupant of dwelling may store not more than one camper trailer upon such parking space when such vehicle is not currently licensed.

3.25.1 Barrier-free Parking Spaces

1. Barrier-free parking spaces shall be provided at the rate specified in . Each Barrier-free parking space shall:

- i) Meet all specifications of the Ontario Building Code regarding Barrier-Free Parking Design;
- ii) Be located on level ground within close proximity and access to the building entrance; and
- iii) Be clearly marked and reserved for the exclusive use of physically disabled persons.

2. The dimensions of Barrier-Free Parking Spaces shall be as follows:

- i) The minimum width shall be 3.5 metres and a minimum length shall be 6 metres.
- ii) If two adjacent spaces are designated for the disabled, then the total width of both spaces together shall be 6.4 metres if a 1.5 metres wide access aisle separates the two spaces.

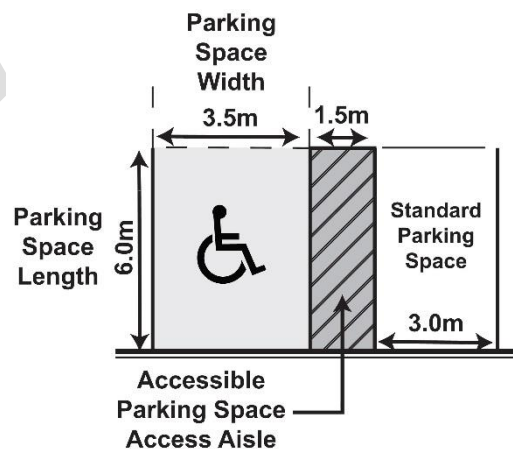


Illustration of Barrier-free Parking

- iii) If no access aisle separates the spaces, the total width of the two (2) spaces shall be 7.4 metres.

Table 2: Barrier-Free Parking Space Requirements

Parking Area Capacity (Parking Spaces)	Minimum Number of Barrier-Free Parking Spaces
1-10	0
11-25	1
26-50	2
51-75	3
76-100	4
More than 100	3% of total to a maximum of 10 spaces

3.26 PROVINCIAL HIGHWAY

1. Where any development is adjacent to any Provincial Highway, access approval and or building permit controls may be applicable. Compliance with such controls will be required to be demonstrated prior to the issue of a building permit by the Township.

3.27 PUBLIC USE

1. Except as provided hereafter, the Provisions of this By-law shall not apply to prohibit the use of any lot or the erection of any building or structure for the purposes of a public use by any Federal, Provincial, District, or Municipal agencies, and includes any public department, ministry, commission, corporation, authority, board, utility, or other agency established from time to time by such agencies, for the purposes of carrying out their mandate. Nothing herein shall prevent the use of land as a public road, lane or sidewalk, or prevent the installation of water, sewer, or storm sewer main, or of underground or overhead hydro, telephone, or communication lines; or of any natural gas distribution system operated by a company that has obtained and possesses all necessary rights, licenses and franchises.
2. Where a public use is specifically mentioned as a permitted use within a specific zone, then such public uses shall only be permitted in that zone, and the above shall not apply.

3.28 RECREATIONAL VEHICLE, TRAILER PARKING AND STORAGE

1. The following applies to the parking and/or storage of recreational vehicles, travel trailers and park model trailers in the Settlement Area where a dwelling is located on the same lot:

- i) A maximum of two (2) recreational vehicles or trailers may be stored in any zone, in accordance with Table 3.

Table 3: Recreational Vehicle and Trailer Storage Locations and Limits

Location (yard)	Number of Recreational Vehicles or Trailers Permitted to be Stored in Location
General	
Front Yard	0
Rear Yard	2
Interior Side Yard	2
Exterior Side Yard	0
If a Rear Yard or Interior Side Yard is Inaccessible Due to Building Configuration or Natural Features	
Front Yard	1
Exterior Side Yard	1

- ii) Where a recreational vehicle or trailer is stored on a lot in accordance with Table 3, such vehicle or trailer may be used for human habitation for a maximum of 180 days in any calendar year.
 - iii) In addition to any permitted stored recreational vehicle or trailer, one (1) additional recreational vehicle or trailer may be temporarily parked anywhere on a lot and used for human habitation for a maximum of 30 days in any calendar year.
 - iv) Where a recreational vehicle or trailer is parked or stored in the front yard or exterior side yard, a minimum setback of 2 metres shall be maintained between the closest part of the recreational vehicle or trailer and the front yard lot line or exterior side yard lot line.
2. The following applies to the parking of recreational vehicles, travel trailers, and park model trailers within the Settlement Area on vacant residential lots:
 - i) One (1) such recreational vehicle or trailer may be temporarily parked anywhere on a vacant residential lot for a maximum of 30 days in any calendar year.
 - ii) Where a dwelling is being constructed or reconstructed and a Building Permit has been issued by the Township for the subject lands, a recreational vehicle or trailer may be parked anywhere on the same lot and be used for

human habitation during the period which the dwelling is being constructed or reconstructed.

3. The provisions of this section shall not be interpreted as applying to an RV/tent and trailer campground.

3.29 REMOVAL OF LAND BY A PUBLIC AGENCY

1. Where the acquisition of land by a public agency or authority results in the creation of a deficiency with respect to one or more of the regulations that are set out in the general or in any specific portion of this By-law, such resulting condition shall be deemed to be legally non-complying.

3.30 SEASONAL RESIDENTIAL LAND USE

1. A seasonal residential use (besides permanent) is permitted along West Beach Drive and Fox Point Road. A seasonal residential use is permitted along other shorelines of Agimak Lake provided that it was in existence prior to November 9, 2005. Private services are expected for a seasonal residential use. (By-Law #48/2014)

3.31 ADDITIONAL RESIDENTIAL UNITS

1. A maximum of one (1) additional residential unit shall be permitted in a single-detached dwelling, semi-detached dwelling, or townhouse dwelling, where such a dwelling is permitted by this By-law.
2. A maximum of one (1) additional residential unit shall be permitted in a building or structure ancillary to a single-detached dwelling, semi-detached dwelling, or townhouse dwelling, where such a dwelling is permitted by this By-law.
3. The following provisions shall apply to an additional residential unit whether in a dwelling or in a building or structure ancillary to a dwelling:
 - i) A building permit is required prior to the establishment of an additional residential unit and must follow the requirements of the Ontario Building Code.
 - ii) Parking for additional residential units shall be provided in accordance with the parking provisions in this By-law.

- iii) Notwithstanding any other provision in this By-law, required parking spaces for additional residential units may be stacked behind any required spaces for the principal dwelling unit.
- iv) The creation of the additional residential units must not eliminate a required parking space for the principal dwelling unit.

3.32 SPECIAL SETBACKS

- 1. Where a lot abuts a road allowance that is less than 20 metres in width, the minimum setback from the street line shall be 10 metres from the centre line of the travelled street, plus the required front yard or exterior side yard as set out within the relevant zone.
- 2. No dwelling shall be located closer than 500 metres of the approved limit of a landfill site.
- 3. Unless otherwise permitted by this By-law, no building or structure, and no leaching bed for a sewage system shall be located within 30 metres of the high water mark of any watercourse or lake.
 - i) Vacant lots of record, existing on the day that this By-law was passed, shall attempt to have structures and septic systems set back a minimum of 30 metres from the high water mark. Where it is not possible to achieve the 30 metre setback, then new buildings and structures shall be set back as far as possible from the high water mark, to the satisfaction of the Chief Building Official of the approval authority.

3.33 TEMPORARY USES

- 1. Notwithstanding any other provision of this By-law to the contrary, where a dwelling or building is being constructed or reconstructed, and a building permit has been issued for the same lands, the occupants of the dwelling or building may occupy a temporary trailer during the period within which the dwelling is being constructed.
- 2. A vinyl, temporary vehicle shelter or other similar portable building may be erected on any residential lot to provide shelter to a private vehicle, provided that all of the requirements of the particular zone for yards are complied with.

3.34 UNDERSIZED LOTS

1. Where a vacant lot exists in separate ownership as of the date of passing of this By-law, and has a lesser lot width/frontage and/or a lesser minimum lot area than is required by this By-law, such deficiency shall not prevent the use of the lot for the erection, alteration, or use of buildings, structures consistent with all other regulations and requirements of the zone in which the land is located, provided that:
 - i) A minimum of 6 metres of lot boundary is abutting a public road; and
 - ii) Such lot is capable of being connected to existing municipal sewer and water services, or supporting private water and septic sewage systems.

For such undersized lots:

- i) The required side yards may be reduced to not less than 10% of the lot width/frontage.
- ii) Any such undersized lot may be increased in size and where the resulting new lot continues to be undersized, the relief, status, and rights bestowed by this Subsection shall continue to apply.
- iii) In no instance shall an extension to a building on an undersized lot be closer than 0.6 metres to a lot line, unless a party wall is present on such a lot line.

4. ZONES AND BOUNDARIES

4.1 ZONES

For the purposes of this By-law, all lands within the limits of the Township are divided into the following zones, which are identified on the zoning Schedules referred to hereafter.

Settlement Area Zones

Zone	Symbol
Low Density Residential Zone	LDR
Multiple Residential Zone	MR
Mobile Home Park Residential Zone	MH
Waterfront Residential Zone	WR
General Commercial Zone	GC
Local Commercial Zone	LC
Tourist Commercial Zone	TC
Institutional Zone	INS
Industrial Zone	IND
Open Space Zone	OS
Flood Plain Zone	FP
Special Purpose – Settlement Zone	SPS

Non-Settlement Area Zones

Zone	Symbol
Rural Zone	RU
Rural Commercial Zone	RC
Recreational Cottage Zone	REC
Extractive Uses Zone	EX
Waste Disposal/Utilities Zone	WDU
Airport Zone	AIR
Rural Industrial Zone	IND-R
Rural Residential Zone	RR
Special Purpose – Rural Zone	SPR

5. LOW DENSITY RESIDENTIAL ZONE (LDR)

5.1 PERMITTED USES

- Bed and breakfast establishment
- Day nursery
- Duplex dwelling
- Group home
- Park, public
- Place of worship
- School
- Semi-detached
- Single-detached dwelling
- Tiny home

5.2 ZONE REQUIREMENTS

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

a) Minimum Lot Frontage	Single-detached dwelling	12.5 metres
	Semi-detached dwelling	9 metres for each unit
	Other permitted uses	15 metres
b) Minimum Lot Area	Single-detached dwelling	375 square metres (0.0375 hectares)
	Semi-detached dwelling	180 square metres for each unit (0.018 hectares)
	Duplex dwelling	180 square metres (0.018 hectares)
	Other permitted uses	540 square metres (0.054 hectares)
c) Maximum Lot Coverage	All permitted uses	35%
d) Combined Minimum Front and Rear Yard	All permitted uses	14 metres, provided that a minimum front yard of 6 metres is provided Where a lot has no rear yard, the minimum front yard is 6 metres

e) Minimum Required Side Yard	Single-detached dwelling with an attached carport or garage along one side of the dwelling	1.5 metres on each side
	Single-detached dwelling without an attached carport or garage	1.5 metres on one side and 3 metres on the other -
	Semi-detached dwelling	3 metres on each exterior side of the building
	Other permitted uses	3 metres on each side
f) Maximum Height	All permitted uses	10 metres
g) Maximum Number of Principal Uses	All permitted uses	One (1)
h) Maximum Number of Permitted Main Buildings	All permitted uses	One (1)

5.3 SPECIAL EXCEPTIONS

Reserved for future use.

6. MULTIPLE RESIDENTIAL ZONE (MR)

6.1 PERMITTED USES

- Apartment building
- Bed and breakfast establishment
- Boarding house
- Day nursery
- Existing single-detached, semi-detached or duplex dwelling
- Group home
- Park, public
- Place of worship
- Quadruplex dwelling
- School
- Seniors residence
- Townhouse dwelling
- Triplex dwelling

6.2 ZONE REQUIREMENTS

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

a) Minimum Lot Frontage	Existing single-detached dwelling	12.5 metres
	Existing semi-detached	9 metres for each unit
	Townhouse dwelling	7.5 metres for each exterior unit and 6 metres for each interior unit
	Apartment	20 metres
	Other permitted uses	20 metres
b) Minimum Lot Area	Existing single-detached dwelling	375 square metres (0.0375 hectares)
	Existing semi-detached dwelling	180 square metres (0.018 hectares) for each unit
	Existing duplex dwelling	360 square metres (0.036 hectares)
	Townhouse dwelling	180 square metres (0.018 hectares) for

		each interior unit and 225 square metres (0.0225 hectares) for each exterior unit
	Apartment	650 square metres (0.065 hectares) for the first four units and 90 square metres (0.009 hectares) for every additional unit
	Other permitted uses	540 square metres (0.054 hectares)
c) Maximum Lot Coverage	All permitted uses	35%
d) Combined Minimum Front Yard and Rear Yard	Existing single-detached, semi-detached, duplex and townhouse dwellings	14 metres, provided that a minimum front yard of 6 metres is provided Where a lot has no rear yard, the minimum front yard is 6 metres
	Other permitted uses	7.5 metres
e) Minimum Required Side Yard	Single-detached dwelling with an attached carport or garage along one side of the dwelling	1.5 metres on each side
	Single-detached dwelling without an attached carport or garage	1.5 metres on one side and 3 metres on the other
	Semi-detached dwelling, townhouse dwelling	3 metres on each exterior side of the building
	Other permitted uses	3 metres
f) Maximum Height	All permitted uses	13 metres
g) Maximum Number of Principal Uses	All permitted uses	One (1) use only
h) Maximum Number of Permitted Main Buildings	All permitted uses	One (1)

6.3 SPECIAL EXCEPTIONS

Reserved for future use.

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7. MOBILE HOME PARK RESIDENTIAL ZONE (MH)

7.1 PERMITTED USES

- Existing single-detached dwelling
- Mobile home
- Mobile home park
- Modular home
- Park, public
- Tiny home

7.2 ZONE REQUIREMENTS

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

a) Minimum Lot/Site Frontage	All permitted uses	15 metres
b) Minimum Lot/Site Area	All permitted uses	450 square metres
c) Maximum Lot/Site Coverage	All permitted uses	35%
d) Required Front Yard	All permitted uses	7.5 metres, except 10 metres where the lot does not have a rear lot line
e) Required Rear Yard	All permitted uses	7.5 metres
f) Minimum Required Side Yards	Any dwelling with an attached carport or garage along one side of the dwelling	1.5 metres on one side and 3 metres on the other
	Any dwelling without an attached carport or garage	3 metres on each side
	Other permitted uses	5 metres on each side
g) Maximum Height	All permitted uses	10 metres
h) Maximum Number of Principal Uses	All permitted uses	One (1)
i) Maximum Number of Permitted Main Buildings	All permitted uses	One (1)

7.3 SPECIAL EXCEPTIONS

Reserved for future use.

8. WATERFRONT RESIDENTIAL ZONE (WR)

8.1 PERMITTED USES

- Converted dwelling
- Existing single-detached dwelling
- Park, public
- Seasonal dwelling
- Tiny home

8.2 ZONE REQUIREMENTS

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

a) Minimum Lot Frontage	Registered plans	Existing registered plan frontages
	Other permitted uses	30 metres
b) Minimum Lot Area	Registered plans	Existing registered plan lot areas
	Other permitted uses	0.4 hectares
c) Maximum Lot Coverage	All permitted uses	30%
d) Required Front Yard	Required front yard for Registered Plan lots located between, and including Fox Point Road and West Beach	6 metres
	Required front yard for other permitted uses	30 metres
e) Required Rear Yard	All permitted uses	5 metres
f) Minimum Required Side Yards	All dwellings with an attached carport or garage	1.2 metres on each side
	All dwellings without an attached carport or garage	1.2 metres on one side and 3 metres on the other
	Other permitted uses	3 metres on each side
g) Maximum Height	All permitted uses	10 metres
h) Maximum Number of Principal Uses	All permitted uses	One (1)
i) Maximum Number of Permitted Main Buildings	All permitted uses	One (1)

8.2.1 Front lot line abuts water

Notwithstanding any other provision to the contrary, where a lot has frontage on a waterbody, watercourse, or a shoreline road allowance that abuts a waterbody or a watercourse, the lot line abutting such feature shall be deemed to be the front lot line, and the yard immediately abutting shall be deemed to be the front yard.

8.2.2 Seasonal residential use

A seasonal residential use (besides permanent) is permitted along West Beach Drive and or Fox Point Road. A seasonal residential use is permitted along other shorelines of Agimak Lake provided that it was in existence prior to November 9, 2005. Private services are expected for a seasonal residential use. (By-law #48/2014)

8.3 SPECIAL EXCEPTIONS

8.3.1 Lands being Parts 1, 2, 3, 6, 7, and 8 of 23R 10754

For the lands being Parts 1, 2, 3, 6, 7, and 8 of 23R 10754 the standards that are set out above for lot area relating to lands located within the area from Fox Point Road to West Beach shall apply. The Minimum Lot Frontage for such lands shall be 15 metres, and the Minimum Lot Size shall be 450 square metres.

9. GENERAL COMMERCIAL ZONE (GC)

9.1 PERMITTED USES

- Accessory dwelling to a permitted use
- All uses permitted in the institutional zone (INS)
- Animal shelter
- Apartment building
- Building supply and lumber outlet
- Car wash
- Commercial use
- Conference centre
- Convenience store
- Drive-through facility
- Entertainment establishment
- Financial establishment
- Funeral Home
- Greenhouse or nursery, commercial
- Hostel
- Hotel or motel
- Kennel
- Laundromat
- Light equipment sales and rental establishment
- Light industrial use that is totally contained within the main or accessory building(s)
- Mixed use facility
- Motor vehicle gas bar
- Motor vehicle repair garage
- Motor vehicle sales and service establishment
- Municipal, district or provincial maintenance and storage yard
- Office
- Park, private recreation
- Park, public
- Parking lot
- Passenger transportation depot
- Personal service business
- Private club
- Recreational vehicle and/or boat sales and service establishment
- Repair shop
- Restaurant
- Retail store
- Shopping centre
- Tourist information centre
- Veterinary clinic

9.2 ZONE REQUIREMENTS

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

a) Minimum Lot Frontage	Mixed use facility	20 metres
	Motor vehicle gas bar and/or service station	30 metres
	Other permitted uses	15 metres
b) Minimum Lot Area	All permitted uses, relating to the whole of the lot (i.e. not to individual units within condominium tenure)	450 square metres (0.045 hectares)
c) Maximum Lot Coverage	All permitted uses	40%
d) Required Front Yard	All uses located along Highway 17 and/or Highway 599	15 metres
	All uses at other locations within the Township	7.5 metres
e) Required Rear Yard	All permitted uses	7.5 metres
f) Minimum Required Side Yard	All permitted uses	5 metres, except that where a main building is attached to an adjacent main building with a party wall there shall be no required interior side yard
g) Maximum Height	All permitted uses	14 metres
h) Maximum Number of Principal Uses	All permitted uses	No maximum
i) Maximum Number of Permitted Main Buildings	All permitted uses	No maximum, provided that each main building or uses has a separation distance of at least 6 metres

9.2.1 Planting strip or privacy fence

A privacy fence or a planting strip with a minimum height of 1.8 metres shall be provided and maintained along each lot line that is not a street line, abutting a residential zone.

9.2.2 Fuel pump locations

Nothing in this By-law shall prevent the location of a fuel pump island, exclusive of any above ground fuel storage, in any part of a required front or side yard provided that the minimum distance between any portion of a fuel pump island and any street line shall be 6 metres, further provided that a canopy may project a maximum of 3 metres into any required setback.

9.2.3 Stacking spaces for car wash

Every car wash shall provide a minimum of three (3) vehicular stacking spaces for each washing bay. Such spaces shall comply with the Parking Section of this By-law.

9.2.4 Motor vehicle gas bar and/or motor vehicle service station

No ingress/egress driveway shall be closer than 9 metres from the intersection of two streets, or to another ingress/egress driveway.

9.3 SPECIAL EXCEPTIONS

9.3.1 Additional Use

For the lands described as, Parts of Location W211A, being Parcels 15269, 19177, 29525, and 29535, DKF; and Location SN 180, Township of Ignace; in addition to the uses permitted above, the additional land use shall also be permitted, namely

- i) A RV/tent and trailer campground containing not more than fifteen (15) individual spaces or sites, each being not less than ten (10) metres in width and 300 square metres in area; and including administrative and sanitary servicing space/facilities. A 1.2 metre privacy fence shall be required along any lot line abutting a residential zone, along the length of the lands that are utilized for an RV/tent and trailer campground, and a minimum 3 metre access route shall be provided to the camp site spaces/sites.

10. LOCAL COMMERCIAL ZONE (LC)

10.1 PERMITTED USES

- Accessory dwelling units, to a maximum of four (4) units, in association with a commercial use
- Convenience store
- Laundromat
- Park, public
- Personal service business
- Retail store

10.2 ZONE REQUIREMENTS

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

a) Minimum Lot Frontage	All permitted uses	15 metres
b) Minimum Lot Area	Commercial with dwelling units	450 square metres (0.045 hectares) plus 90 square metres (0.009 hectares) per dwelling unit
c) Maximum Lot Coverage	All permitted uses	35%
d) Required Front Yard	All permitted uses	7.5 metres
e) Required Rear Yard	All permitted uses	7.5 metres
f) Minimum Required Side Yard	Each side	3 metres
g) Maximum Height	All permitted uses	10 metres
h) Maximum Number of Principal Uses	All permitted uses	One (1)
i) Maximum Number of Permitted Main Buildings	All permitted uses	One (1)

10.3 SPECIAL EXCEPTIONS

Reserved for future use.

11. TOURIST COMMERCIAL ZONE (TC)

11.1 PERMITTED USES

- Accessory dwelling associated with a permitted use
- Guest house/cabin
- Hostel
- Hotel or motel
- Marina
- Park, private recreation
- Park, public
- Recreational vehicle and/or boat sales and service establishment
- Resort/tourist establishment/lodge
- Retail store
- RV/tent and trailer campground
- Tourist information centre
- Tourist outfitters establishment

11.2 ZONE REQUIREMENTS

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

a) Minimum Lot Frontage	RV/tent and trailer campground	45 metres
	All other permitted uses	20 metres, except in the case of a live bait shop operating as a freestanding use, where 7.5 metres shall be required
b) Minimum Lot Area	All permitted uses not connected to municipal sewer and water servicing, except a RV/tent and trailer campground	4000 square metres (0.4 hectares)

	RV/tent and trailer campground not connected to or serviced by municipal sewer and water	2 hectares
	All permitted uses where connected to Municipal sewer and water servicing, except A RV/tent and trailer campground	450 metres
	RV/tent and trailer campground connected to municipal sewer and water services	0.5 hectares
	RV/tent and trailer campground connected to municipal sewer and water services	35%
c) Maximum Lot Coverage	All permitted uses	35%
d) Required Front Yard	All permitted uses	10 metres
e) Required Rear Yard	All permitted uses	10 metres
f) Minimum Required Side Yard	All permitted uses	7.5 metres on each side
g) Maximum Height	All permitted uses	11 metres
h) Maximum Number of Principal Uses	All permitted uses	No maximum
i) Maximum Number of Permitted Main Buildings	All permitted uses	No maximum

11.2.1 Planting strip or privacy fence

A privacy fence or a planting strip with a minimum height of 1.8 metres shall be provided and maintained along each lot line that is not a street line, abutting a residential zone.

11.2.2 RV/tent and trailer campground

A minimum of 10 camp sites shall be provided, and:

- i) Each camp site shall be not less than 300 square metres in size;
- ii) The overall density of the site shall not exceed 20 camp sites per hectare;
and
- iii) A minimum 3 metre access route shall be provided to each campsite.

11.3 SPECIAL EXCEPTIONS

11.3.1 Agimak Lakeview Resort

Notwithstanding any other provision of this By-law, for the lands known as the Agimak Lakeview Resort, and being Lots HK 262 and HK 262A PCL 26993; Pt M119, Pt Lot 141 PCL 18430; and Pts 1-4 23R6458 PCL 36564 and 23R2616 Pts 1,2 PCL 38614, not more than two mobile home units may utilized for seasonal tourist accommodation, and not for permanent residential use, provided that a planting strip is provided and maintained along the sides of such units facing Agimak Lake and Highway 17.

12. INSTITUTIONAL ZONE (INS)

12.1 PERMITTED USES

- Assembly hall
- Cemetery
- Clinic
- Day nursery
- Emergency service
- Hospital
- Library
- Museum
- Nursing home
- Office
- Other cultural facilities
- Park, public
- Place of worship, which may include an associated dwelling unit or manse
- Public recreation facility
- School
- Seniors residence

12.2 ZONE REQUIREMENTS

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

a) Minimum Lot Frontage	All permitted uses	20 metres
b) Minimum Lot Area	All permitted uses	600 square metres (0.006 hectares)
c) Maximum Lot Coverage	All permitted uses	35%
d) Required Front Yard	All permitted uses	7.5 metres
e) Required Rear Yard	All permitted uses	7.5 metres
f) Minimum Required Side Yard	All permitted uses	5 metres
g) Maximum Height	All permitted uses	11 metres
h) Maximum Number of Principal Uses	All permitted uses	No Maximum
i) Maximum Number of Permitted Main Buildings	All permitted uses	One (1)

12.3 SPECIAL EXCEPTIONS

12.3.1 Institutional Special Exception Zone 1 (S1) - 300 Pine Street

Notwithstanding any other provisions of this By-law, for the lands known as 300 Pine Street, and being Lot 15 PCL 19997, Plan M396, the following zone requirements shall apply:

c) Maximum Lot Coverage	95%
d) Required Front Yard	7.5 metres
e) Required Rear Yard	0 metres
f) Minimum Required Side Yard	5 metres

12.3.2 Institutional Special Exception Zone 2 (S2) - 300 East Street

Notwithstanding any other provisions of this By-law, for the lands known as 300 East Street, and being Lot [REDACTED], Plan [REDACTED], a senior's residence with containing up to 10 units is a permitted use, and the following zone requirements shall apply:

c) Maximum Lot Coverage	95%
d) Required Front Yard	7.5 metres
e) Required Rear Yard	0 metres
f) Minimum Required Side Yard	5 metres

12.3.1 Institutional Special Exception Zone 3 - (S3) 302 Pine Street

Notwithstanding any other provisions of this By-law, for the lands known as 302 Pine Street, and being Lot [REDACTED], Plan [REDACTED], the following zone requirements shall apply:

c) Maximum Lot Coverage	95%
d) Required Front Yard	7.5 metres
e) Required Rear Yard	0 metres
f) Minimum Required Side Yard	5 metres

13. INDUSTRIAL ZONE (IND)

13.1 PERMITTED USES

- Building supply and lumber outlet
- Construction/contractor yard
- Existing dwellings at the date of passing of this by-law so long as they continue to be occupied as a residence
- Greenhouse or nursery, commercial
- Heavy equipment and vehicle sales, rental and servicing
- Heavy industrial use
- Kennel
- Laboratory
- Light equipment sales and rental establishment
- Light industrial use
- Motor vehicle body shop
- Motor vehicle repair garage
- Motor vehicle sales and service establishment
- Motor vehicle service station
- Municipal, district or provincial maintenance and storage yard
- Office associated with a mine
- Open storage
- Park, private recreation
- Recreational vehicle and/or boat sales and service establishment
- Repair shop
- Salvage or wrecking yard
-
- Transportation terminal
- Welding shop
- Wholesale establishment
- Workshop

13.2 ZONE REQUIREMENTS

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

a) Minimum Lot Frontage	Fully serviced land	30 metres
	Unserviced/partially serviced land	45 metres
b) Minimum Lot Area	Fully serviced land	930 square metres (0.093 hectares)
	Unserviced/partially serviced land	4000 square metres (0.4 hectares)
c) Maximum Lot Coverage	All permitted uses	35%
d) Required Front Yard	All permitted uses	10 metres
e) Required Rear Yard	All permitted uses	10 metres
f) Minimum Required Side Yard	All permitted uses	5 metres on each side
g) Maximum Height	All permitted uses	15 metres
h) Maximum Number of Principal Uses	All permitted uses	No maximum
i) Maximum Number of Permitted Main Buildings	All permitted uses	No maximum

13.2.1 Abutting a dwelling unit

No industrial use shall be located closer than 10 metres from any dwelling unit.

13.2.2 Planting strip or privacy fence

A privacy fence or a planting strip with a minimum height of 1.6 metres shall be provided and maintained along each lot line that is not a street line, abutting a residential zone.

13.3 SPECIAL EXCEPTIONS

Reserved for future use.

14. OPEN SPACE ZONE (OS)

14.1 PERMITTED USES

- Boat launch
- Cemetery
- Community centre
- Conservation
- Golf course
- Marina
- Outdoor recreation
- Park, private recreation
- Park, public
- Utility installation

14.2 ZONE REQUIREMENTS

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

a) Minimum Lot Frontage	All permitted uses	15 metres
b) Minimum Lot Area	All permitted uses	450 square metres (0.045 hectares)
c) Maximum Lot Coverage	All permitted uses	15%
d) Required Front Yard	All permitted uses	7.5 metres
e) Required Rear Yard	All permitted uses	7.5 metres
f) Minimum Required Side Yard	All permitted uses	5 metres on each side
g) Maximum Height	All permitted uses	14 metres
h) Maximum Number of Principal Uses	All permitted uses	One (1)
i) Maximum Number of Permitted Main Buildings	All permitted uses	One (1)

14.3 SPECIAL EXCEPTIONS

Reserved for future use.

15. FLOOD PLAIN ZONE (FP)

15.1 PERMITTED USES

- Agricultural use
- Boathouse
- Boat launch
- Conservation
- Existing uses and building(s) as of the date of passing of this By-law, which building(s) may be renovated, repaired, maintained, and may be expanded up to 20% of the gross floor area that existed at the date of passing of this By-law, provided the maximum lot coverage provisions of this zone are complied with.
- Forestry use
- Golf course
- Marina, excluding buildings
- Park, private recreation, excluding buildings
- Park, public
- Resource management
- Sewage treatment facility
- Water works or facility

15.2 ZONE REQUIREMENTS

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

a) Minimum Lot Frontage	Registered Plan lots located between, and including Fox Point Road and West Beach	Existing registered plan frontages
	Other permitted uses	30 metres
b) Minimum Lot Area	Registered Plan lots located between, and including Fox Point Road and West Beach	Existing registered plan lot areas
	Other permitted uses	0.4 hectares
c) Maximum Lot Coverage	All permitted uses	30%
d) Required Front Yard	For Registered Plan lots located between, and including Fox	6 metres

	Point Road and West Beach	
	For other permitted uses	7.5 metres, except 10 metres where the lot does not have a rear lot line
e) Required Rear Yard	All permitted uses	5 metres
f) Minimum Required Side Yard	All dwellings with an attached carport or garage	1.2 metres on each side
	All dwellings without an attached carport or garage	1.2 metres on one side and 3 metres on the other
	Other permitted uses	3 metres for each side
g) Maximum Height	All permitted uses	10 metres
h) Maximum Number of Principal Uses	All permitted uses	One (1)
i) Maximum Number of Permitted Main Buildings	All permitted uses	One (1)

15.3 SPECIAL EXCEPTIONS

Reserved for future use.

16. SPECIAL PURPOSE - SETTLEMENT ZONE (SPS)

16.1 PERMITTED USES

- Conservation
- Park, public

16.2 ZONE REQUIREMENTS

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

a) Minimum Lot Frontage	All permitted uses	10 metres
b) Minimum Lot Area	All permitted uses	450 square metres (0.045 hectares)
c) Maximum Lot Coverage	All permitted uses	35%
d) Required Front Yard	All permitted uses	7.5 metres
e) Required Rear Yard	All permitted uses	7.5 metres
f) Minimum Required Side Yard	All permitted uses	5 metres on each side
g) Maximum Height	All permitted uses	10 metres

16.3 PROVISIONS

16.3.1 SPS - 1

For the lands known as PT FL LK18, DES PT 4 on KR 157, PCL 23217, use as a water works or facility or sewage treatment facility shall be permitted.

16.3.2 SPS - 2

For the lands known as Pt Location W305, Pt 1 KR 1531, Pt of PCL 4125, use as a water works or facility or sewage treatment facility shall be permitted.

16.3.3 SPS - 3

For the lands known as 165 Lakeshore Drive and being;

M 249, Lots 32 and 33, Parcel 17005 - 17004

M 326 Lot 1, PCL 21277

23R6582, Parts 1 & 2, PCL 37692

23R7417 Parts 1 & 2, PCL 38782

a seaplane base and/or tourist outfitters establishment shall be permitted uses.

16.3.4 SPS - 4

For the lands known as PT 2, 23R2696 des as Pt 1, Pt 3,4,5 on 23R4644 PCL 28505, use as a municipal, district or provincial maintenance and storage yard shall be permitted.

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17. RURAL ZONE (RU)

17.1 PERMITTED USES

- Agricultural use
- Agriculture-related use
- Animal shelter
- Cemetery
- Communication facility
- Forestry use, including a permanent work camp
- Golf course
- Greenhouse or nursery, commercial
- Home industry
- Kennel
- Mineral aggregate operation, on Crown lands only
- Mineral exploration or prospecting
- Municipal, district or provincial maintenance and storage yard
- On-farm diversified use
- Outdoor recreation, which may include related building(s) and/or structure(s)
- Portable asphalt plant
- Portable concrete plant
- Resource management
- Riding school or stable
- Saw or planing mill
- Utility installation
- Wayside pit or quarry

17.2 ZONE REQUIREMENTS

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

a) Minimum Lot Frontage	Utility installation, communication tower, bait fishing or wayside pit or quarry	No minimum
	Other permitted uses	45 metres

b) Minimum Lot Area	Utility installation, communication tower, bait fishing or wayside pit or quarry	No minimum
	Other permitted uses	4 hectares
c) Maximum Lot Coverage	All permitted uses	n/a
d) Required Front Yard	Utility installation, communication tower, bait fishing or wayside pit or quarry	No minimum
	Other permitted uses	15 metres
e) Required Rear Yard	Utility installation, communication tower, bait fishing or wayside pit or quarry	No minimum
	Other permitted uses	15 metres
f) Minimum Required Side Yard	Utility installation, communication tower, bait fishing or wayside pit or quarry	No minimum
	Other permitted uses	15 metres on each side
g) Maximum Height	All permitted uses	n/a
h) Maximum Number of Principal Uses	All permitted uses	No maximum
i) Maximum Number of Permitted Main Buildings	All permitted uses	No maximum

17.2.1 Setback for wayside pits and quarries

Notwithstanding any other provision of this By-law, no wayside pit or quarry shall be established or operated within 90 metres of a dwelling and no dwelling shall be established within 90 metres of an established wayside pit or quarry.

17.2.2 Setback for portable asphalt plants and portable concrete plants

Notwithstanding any other provision of this By-law, a portable asphalt plant or portable concrete plant shall not be located closer than 500 metres to any existing dwelling or commercial building.

17.2.3 Setback for pits and quarries

Notwithstanding any other provision of this By-law, no pit or quarry shall be established or operated within 150 metres of a dwelling. No dwelling shall be established within 150 metres of an established pit or quarry.

17.2.4 Agricultural setbacks

All development shall comply with the Minimum Distance Separation (MDS) formulae established by the Province in order to minimize odour conflicts between livestock facilities and development, as amended from time to time.

17.3 SPECIAL EXCEPTIONS

17.3.1 Resolute Forest Products saw or planing mill

For the saw or planing mill that is partially contained on Part 2, 23R-5718, District of Kenora, Township of Ignace, the following shall apply, notwithstanding any regulation, provision, or requirement to the contrary:

- i) "Lot" shall mean Part 2, 23R-5718, and any abutting Crown Land within the Township added thereto for the operation of the saw or planing mill.
- ii) There shall be no minimum frontage and no yards.
- iii) A setback of 15 metres from a property boundary or a municipal boundary shall be required for all new freestanding buildings, provided that any building and/or structure or part thereof existing within such setback on the date of passing of this By-law shall be considered to be legal non-complying, and may be altered, including extension thereof so long as any existing discrepancy is not further contravened.
- iv) Debarking and the temporary collection of bark and/or sawmill wastes may occur on site as part of the operation of the saw or planing mill.
- v) Administration and other related accessory activities may occur on the site, and may involve a larger forestry activity than only Part 2, 23R-5718.

18. RURAL COMMERCIAL ZONE (RC)

18.1 PERMITTED USES

- Guest house/cabin
- Outdoor recreation
- Park, private recreation
- Park, public
- Portable asphalt plant
- Portable concrete plant
- Private club
- Resort/tourist establishment/lodge
- RV/tent and trailer campground
- Tourist outfitters establishment

18.2 ZONE REQUIREMENTS

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

a) Minimum Lot Frontage	All permitted uses	45 metres
b) Minimum Lot Area	All permitted uses	20,000 square metres (2 hectares)
c) Maximum Lot Coverage	All permitted uses	10%
d) Required Front Yard	All permitted uses	15 metres
e) Required Rear Yard	All permitted uses	10 metres
f) Minimum Required Side Yard	All permitted uses	5 metres on each side
g) Maximum Height	All permitted uses	10 metres
h) Maximum Number of Principal Uses	All permitted uses	One (1)
i) Maximum Number of Permitted Main Buildings	All permitted uses	One (1)

18.2.1 Setback distance for a portable asphalt plant or portable concrete plant

Notwithstanding any other provision of this By-law, a portable asphalt plant or portable concrete plant shall not be located closer than 500 metres to any existing residential or commercial building.

18.3 SPECIAL EXCEPTIONS

18.3.1 Parcel 21977 (2 Highway 17 West)

Notwithstanding any other provision of this By-law, the front 120 metres of Parcel 21977, being a part of L.K. 65, Township of Ignace, and municipally known as 21977 Highway 17 West, may be used for a motor vehicle sales and service establishment; commercial storage facility; retail auto and/or truck parts and equipment business, which may include service and/or installation bays, accessory buildings, and/or open storage, including a compounding area for the temporary storage of client motor vehicles to be serviced or repaired.

Where Parcel 21977 is used for a use described above, the following shall apply:

- i) The permitted compound area is not utilized for the storage of vehicles for the salvage of parts or for storage of abandoned vehicles, and
- ii) the permitted compound area is buffered along the frontage abutting Highway 17, with not less than two rows of staggered trees, being not less than 1.83 metres in height.

19. RECREATIONAL COTTAGE ZONE (REC)

19.1 PERMITTED USES

- Accessory guest house/cabin (one only)
- Boat launch
- Park, public
- Seasonal dwelling
- Tiny home

19.2 ZONE REQUIREMENTS

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

a) Minimum Lot Frontage	Watercraft Launching Facility	6 metres
	Other permitted uses	40 metres
b) Minimum Lot Area	All permitted uses	4000 square metres (0.4 hectares)
c) Maximum Lot Coverage	All permitted uses	20%
d) Front Yard Requirement	All permitted uses	7.5 metres
e) Rear Yard Requirement	All permitted uses	7.5 metres
f) Side Yard Requirement	All permitted uses	4.5 metres on each side
g) Maximum Height	All permitted uses	10 metres
h) Maximum Number of Principal Uses	All permitted uses	One (1)
i) Maximum Number of Permitted Main Buildings	All permitted uses	One (1)

19.2.1 Boathouses

A boathouse shall only be allowed by specific amendment to this Zoning By-law.

19.3 SPECIAL EXCEPTIONS

Reserved for future use.

20. EXTRACTIVE USES ZONE (EX)

20.1 PERMITTED USES

- Mineral aggregate operation
- Mineral exploration or prospecting
- Mineral mining operation
- Park, public
- Peat extraction
- Portable asphalt plant
- Portable concrete plant
- Wayside pit or quarry

20.2 ZONE REQUIREMENTS

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

a) Minimum Lot Frontage	All permitted uses	30 metres
b) Minimum Lot Area	All permitted uses	40,000 square metres (4 hectares)
c) Maximum Lot Coverage	All permitted uses	n/a
d) Required Front Yard	All permitted uses	15 metres
e) Required Rear Yard	All permitted uses	15 metres
f) Minimum Required Side Yard	All permitted uses	15 metres on each side
g) Maximum Height	All permitted uses	10 metres
h) Maximum Number of Principal Uses	All permitted uses	One (1)
i) Maximum Number of Permitted Main Buildings	All permitted uses	One (1)

20.2.1 Separation distance for wayside pits or quarries

Notwithstanding any other provision of this By-law, no wayside pit or quarry shall be established or carried out within 50 metres of any other zone, except the Rural or Industrial zones.

20.2.2 Separation distance for pits or quarries

1. Notwithstanding the provisions above, no extractive pit or quarry shall be established or carried out within 100 metres of any other zone, except the Industrial zone.
2. Where the abutting zoning permits residential or institutional uses, a minimum separation distance of 300 metres shall be maintained between the boundary of any pit or quarry and the boundary of any property zoned, or used for, residential or institutional uses.

20.2.3 Separation distance for portable asphalt plant and portable concrete plant

Notwithstanding any other provision of this By-law, a portable asphalt plant or portable concrete plant shall not be located closer than 500 metres to any existing residential or commercial building.

20.3 SPECIAL EXCEPTIONS

Reserved for future use.

21. WASTE DISPOSAL/UTILITIES ZONE (WDU)

21.1 PERMITTED USES

- Portable asphalt plant
- Portable concrete plant
- Sewage treatment facility
- Utility installation
- Waste disposal/landfill site
- Waste processing and transfer facility

21.2 ZONE REQUIREMENTS

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

a) Minimum Lot Frontage	All permitted uses	45 metres
b) Minimum Lot Area	All permitted uses	40,000 square metres (4 hectares)
c) Maximum Lot Coverage	All permitted uses	n/a
d) Required Front Yard	All permitted uses	30 metres
e) Required Rear Yard	All permitted uses	30 metres
f) Minimum Required Side Yard	All permitted uses	30 metres on each side
g) Maximum Height	All permitted uses	n/a
h) Maximum Number of Principal Uses	All permitted uses	One (1)
i) Maximum Number of Permitted Main Buildings	All permitted uses	One (1)

21.2.1 Setback

Notwithstanding any other provision to the contrary in this By-law, a 300 metre setback shall be maintained between any landfill activity and any dwelling or institutional building located on an abutting lot.

21.2.2 Setback for a portable asphalt plant or portable concrete plant

Notwithstanding any other provision of this By-law, a portable asphalt plant or portable concrete plant shall not be located closer than 500 metres to any existing residential or commercial building.

21.2.3 Setback between Landfill site and Agimak River

Notwithstanding any other provision of this By-law, no development shall occur east of the existing Municipal Landfill site, to Agimak River.

21.3 SPECIAL EXCEPTIONS

Reserved for future use.

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22. AIRPORT ZONE (AIR)

22.1 PERMITTED USES

- Airport
- Any industrial and/or transportation activities that rely upon or utilizes air transportation as an integral part of its activity
- Bulk fuel depot
- Flying school
- Office
- Open storage
- Portable asphalt plant
- Portable concrete plant
- Warehouse

22.2 ZONE REQUIREMENTS

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

a) Minimum Lot Frontage	All permitted uses	45 metres
b) Minimum Lot Area	Airport	4 hectares
	Other permitted uses	4000 square metres (0.4 hectares)
c) Maximum Lot Coverage	All permitted uses	n/a
d) Required Front Yard	All permitted uses	10 metres
e) Required Rear Yard	All permitted uses	10 metres
f) Minimum Required Side Yard	All permitted uses	7.5 metres on each side
g) Maximum Height	All permitted uses	17 metres
h) Maximum Number of Principal Uses	All permitted uses	One (1)
i) Maximum Number of Permitted Main Buildings	All permitted uses	No maximum

22.2.1 Setback for a portable asphalt plant or portable concrete plant

Notwithstanding any other provision of this By-law, a portable asphalt plant or portable concrete plant shall not be located closer than 500 metres to any existing residential or commercial building.

22.3 SPECIAL EXCEPTIONS

Reserved for future use.

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23. RURAL INDUSTRIAL ZONE (IND-R)

23.1 PERMITTED USES

- Commercial storage facility
- Construction/contractor yard
- Existing dwellings at the date of passing of this by-law so long as they continue to be occupied as a residence
- Greenhouse or nursery, commercial
- Heavy equipment and vehicle sales, rental and servicing
- Kennel
- Laboratory
- Light equipment sales and rental establishment
- Municipal, district or provincial maintenance and storage yard
- Office associated with a mine
- Open storage
- Park, private recreation
- Park, public
- Recreational vehicle and/or boat sales and service establishment
- Salvage or wrecking yard
- Storage of aggregates
- Transportation terminal

23.2 ZONE REQUIREMENTS

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

a) Minimum Lot Frontage	All permitted uses – unserviced/partially serviced	45 metres
b) Minimum Lot Area	All permitted uses – unserviced/partially serviced	4000 square metres (0.4 hectares)
c) Maximum Lot Coverage	All permitted uses	35%
d) Required Front Yard	All permitted uses	10 metres
e) Required Rear Yard	All permitted uses	10 metres
f) Minimum Required Side Yard	All permitted uses	5 metres on each side
g) Maximum Height	All permitted uses	15 metres

h) Maximum Number of Principal Uses	All permitted uses	No maximum
i) Maximum Number of Permitted Main Buildings	All permitted uses	No maximum

23.2.1 Abutting a dwelling unit

No industrial use shall be located closer than 30 metres from any dwelling unit.

23.3 SPECIAL EXCEPTION

Reserved for future use.

24. RURAL RESIDENTIAL ZONE (RR)

24.1 PERMITTED USES

- Bed and breakfast establishment
- Group home
- Park, public
- Seasonal dwelling
- Single-detached dwelling

24.2 ZONE REQUIREMENTS

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

a) Minimum Lot Frontage	All permitted uses	40 metres
b) Minimum Lot Area	All permitted uses	8,000 square metres (0.8 hectares)
c) Maximum Lot Coverage	All permitted uses	20%
d) Required Front Yard	All permitted uses	7.5 metres
e) Required Rear Yard	All permitted uses	7.5 metres
f) Minimum Required Side Yard	All permitted uses	4.5 metres on each side
g) Maximum Height	All permitted uses	10 metres
h) Maximum Number of Principal Uses	All permitted uses	One (1)
i) Maximum Number of Permitted Main Buildings	All permitted uses	One (1)

24.3 SPECIAL PROVISIONS

Reserved for future use.

25. SPECIAL PURPOSE - RURAL ZONE (SPR)

25.1 PERMITTED USES

- Conservation

25.2 ZONE REQUIREMENTS

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

a) Minimum Lot Frontage	All permitted uses	n/a
b) Minimum Lot Area	All permitted uses	n/a
c) Maximum Lot Coverage	All permitted uses	n/a
d) Required Front Yard	All permitted uses	n/a
e) Required Rear Yard	All permitted uses	n/a
f) Minimum Required Side Yard	All permitted uses	n/a
g) Maximum Height	All permitted uses	n/a
h) Maximum Number of Principal Uses	All permitted uses	One (1)
i) Maximum Number of Permitted Main Buildings	All permitted uses	n/a

25.3 PROVISIONS

25.3.1 SPR - 1

The lands located east of the existing municipal landfill site, extending to Agimak Creek and/or the municipal boundary shall be utilized as a landfill buffer reserve, with permitted uses being only that use that exists on the day of passing of this By-law.

Notwithstanding any other portion of this By-law, for the lands identified as SPR - 1 on the relative zoning Schedule that is a part of this By-law, the following shall apply:

- use shall be limited to that use existing at the date of passing of this By-law.
- no habitable or regularly occupied buildings shall be allowed.

25.3.2 SPR - 2

Lands surrounding Michel Lake shall be utilized as a watershed protection area, with use limited to existing use and conservation, and including any existing arrangements for the taking of water to service abutting or nearby lands.

Notwithstanding any other portion of this By-law, for the lands identified as SPR - 2 on the relative zoning Schedule that is a part of this By-law, the following shall apply:

- i) Use shall be limited to that use existing at the date of passing of this By-law.
- ii) No habitable or regularly occupied buildings shall be allowed.
- iii) No motorized watercraft and no float aircraft shall be utilized in association with any existing activity.
- iv) No aggregate extraction shall occur within the SPR -2 zoned area.
- v) Where existing activity ceases to exist, no new use shall be permitted.

25.3.3 SPR - 3

Lands identified for environmental protection, with use limited to conservation, preservation, and that use that exists on the day of passing of this By-law.

Notwithstanding any other portion of this By-law, for the lands that are identified as SPR - 3 on the relative zoning Schedule that is a part of this By-law, the following shall apply:

- i) Use shall be limited to that use existing at the date of passing of this By-law.
- ii) No habitable or regularly occupied buildings shall be allowed.
- iii) No aggregate extraction shall occur within the SPR -3 zoned area.

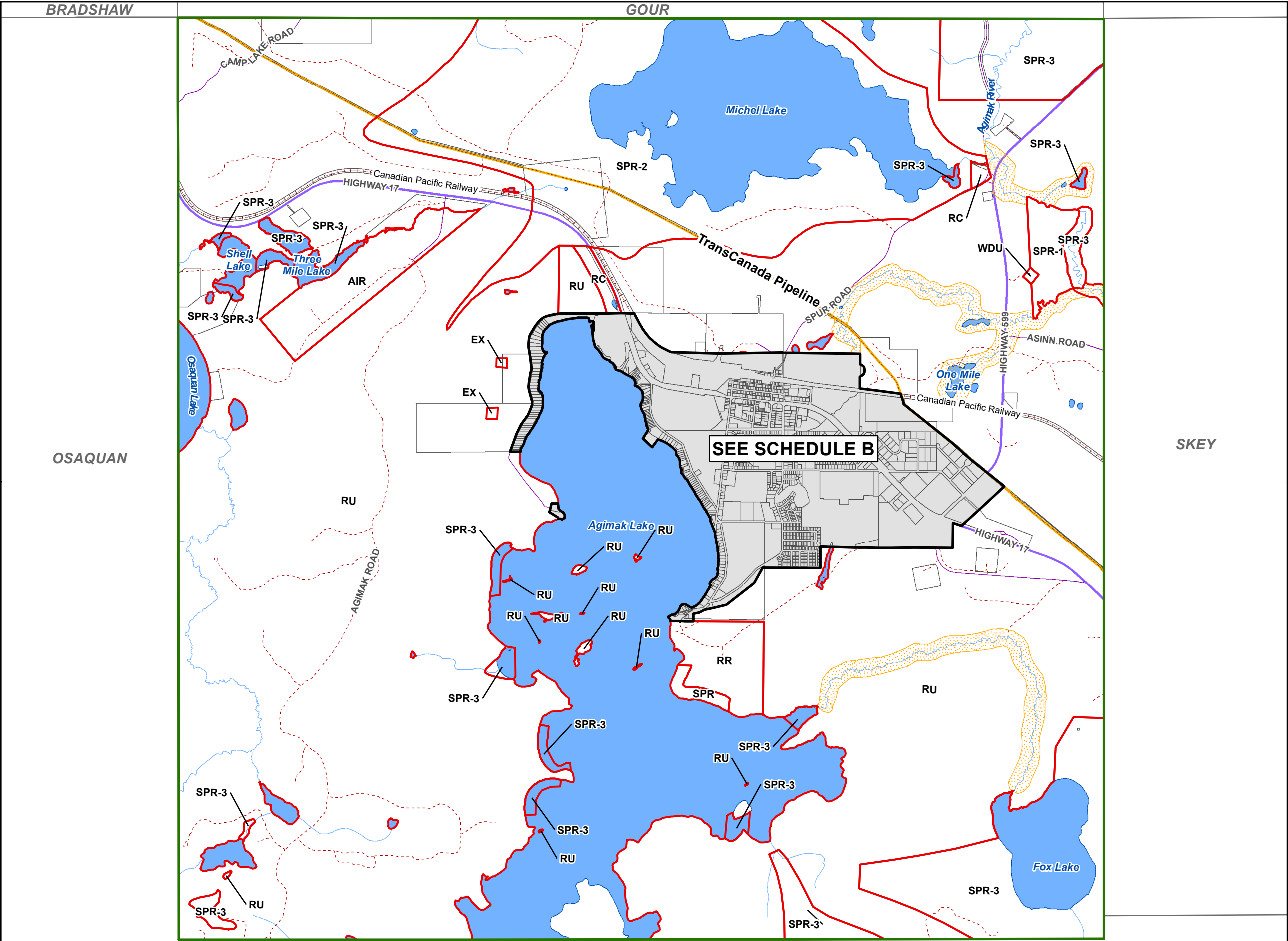
26. SCHEDULES

The Schedules to this By-law include:

- Schedule A - Rural
- Schedule B - Settlement Area
- Schedule C - Central Business District

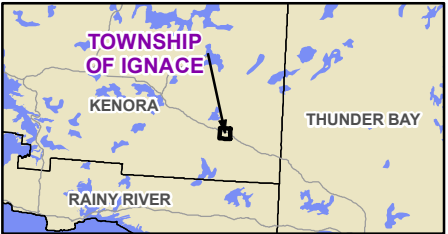
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Township of Ignace

**Final Draft Zoning By-law
Schedule A -
Rural**



LEGEND

- Municipal Boundary
- Settlement Area Boundary
- Highway
- Local Road
- Road Segments
- Railway
- Water
- Watercourse
- TransCanada Pipeline
- Flood Plain Overlay

Zone Classifications

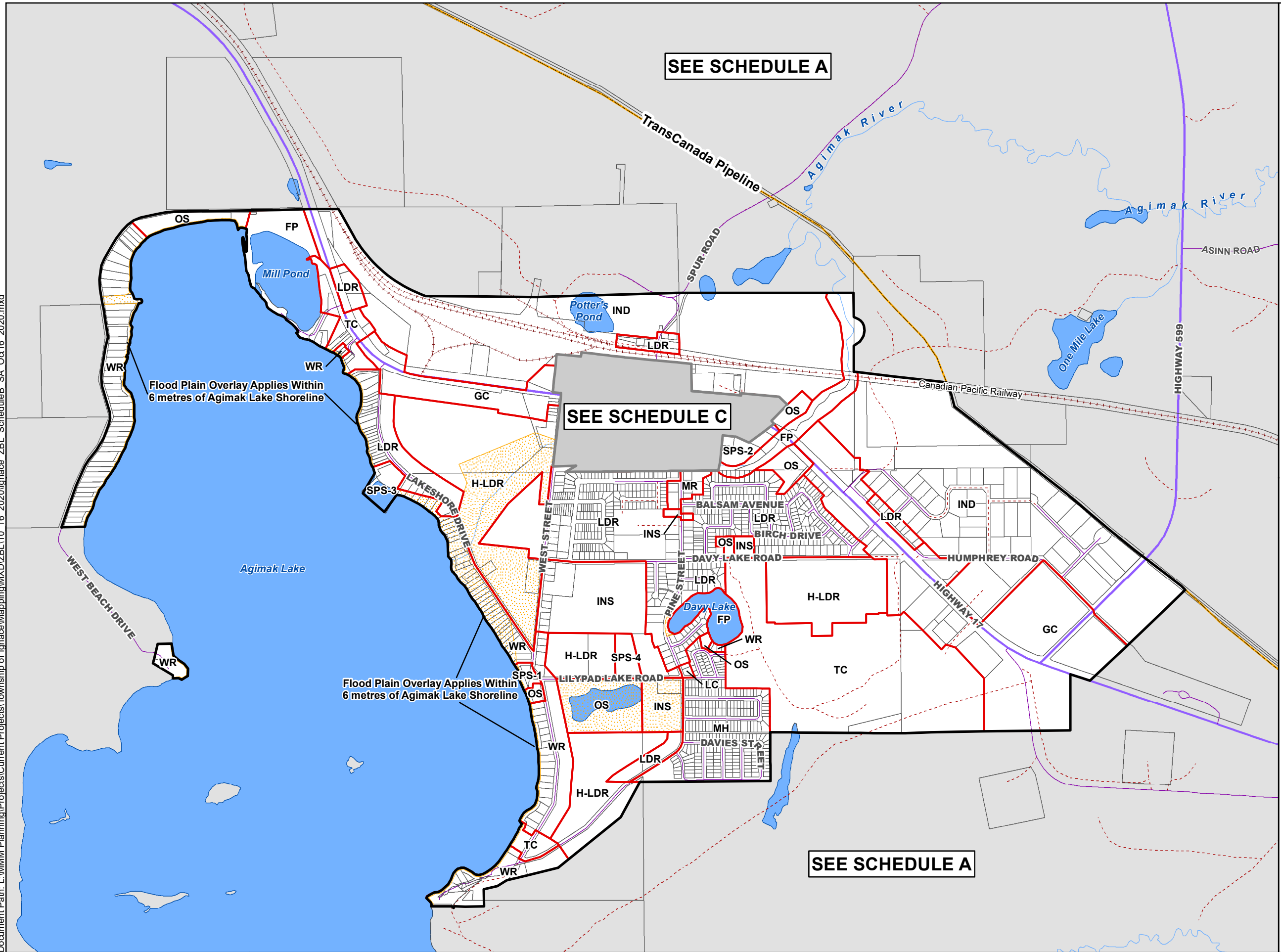
- RU Rural Zone
- RC Rural Commercial Zone
- RR Rural Residential Zone
- EX Extractive Uses Zone
- WDU Waste Disposal/Utilities Zone
- AIR Airport Zone
- SPR Special Purpose – Rural Zone



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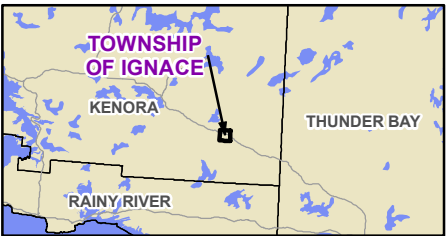
October 2020





Township of Ignace

**Final Draft Zoning By-law
Schedule B -
Settlement Area**

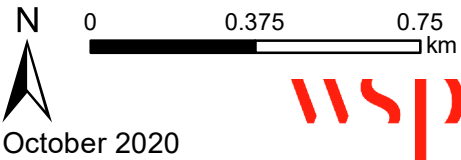


LEGEND

- Settlement Area Boundary
- Highway
- Local Road
- Road Segments
- Railway
- Water
- Watercourse
- TransCanada Pipeline
- Flood Plain Overlay

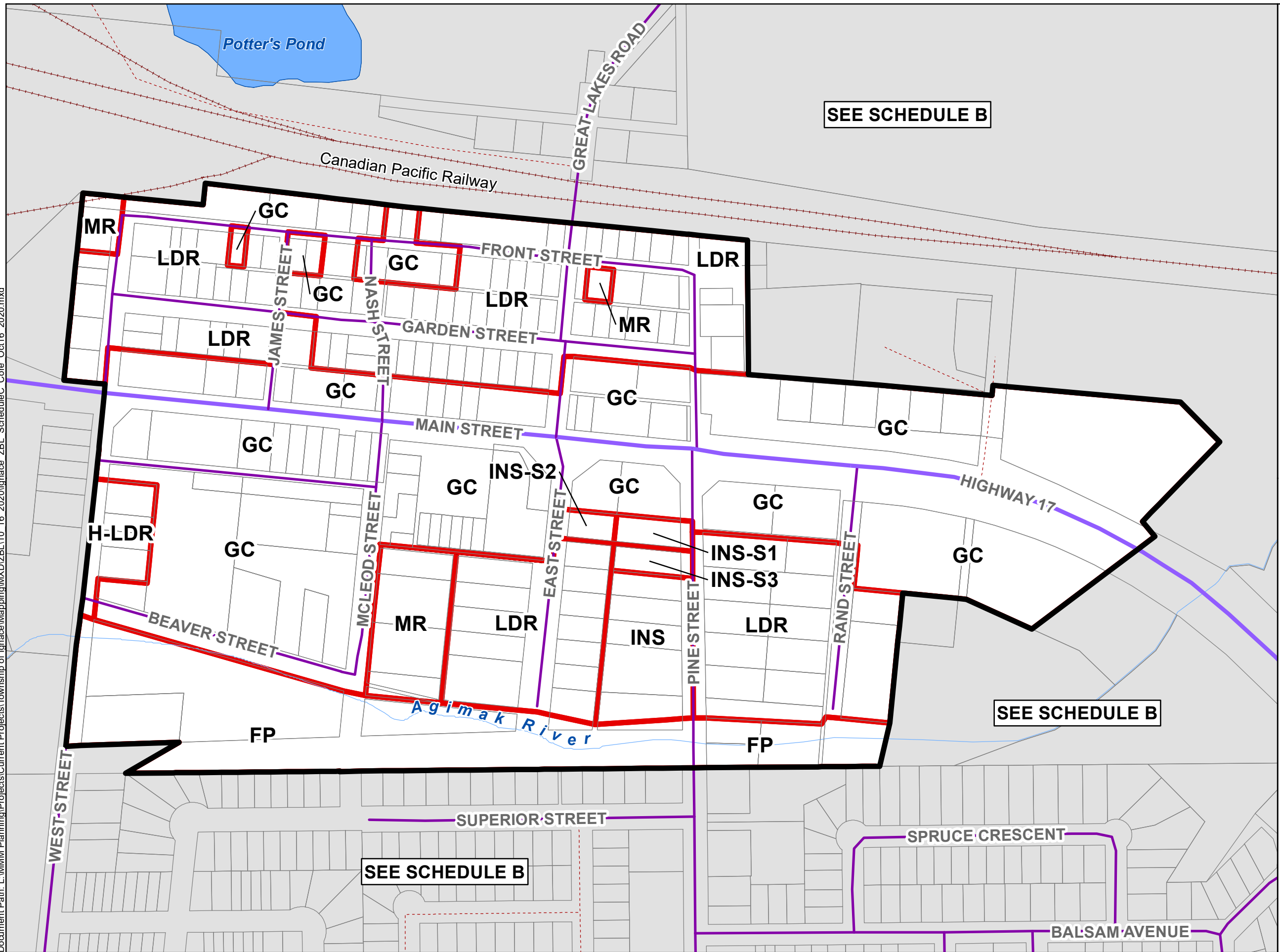
Zone Classifications

- LDR** Low Density Residential Zone
- MR** Multiple Residential Zone
- MH** Mobile Home Park Zone
- WR** Waterfront Residential Zone
- GC** General Commercial Zone
- LC** Local Commercial Zone
- TC** Tourist Commercial Zone
- INS** Institutional Zone
- IND** Industrial Zone
- OS** Open Space Zone
- FP** Flood Plain Zone
- SPS** Special Purpose - Settlement Zone
- S#** Special Exception Zone
- H** Holding



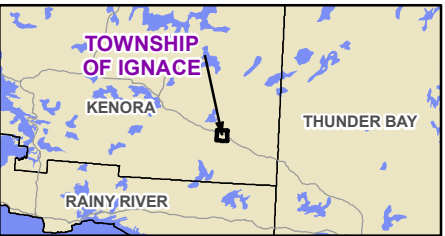
October 2020

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Township of Ignace

**Final Draft Zoning By-law
Schedule C -
Central Business District**

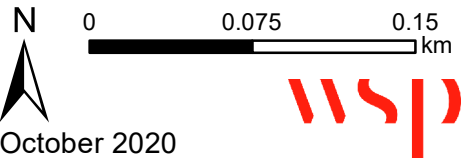


LEGEND

- Sub-Schedule Boundary
- Highway
- Local Road
- Road Segments
- Railway
- Water
- Watercourse

Zone Classifications

- LDR Low Density Residential Zone
- MR Multiple Residential Zone
- GC General Commercial Zone
- INS Institutional Zone
- FP Flood Plain Zone
- S# Special Exception Zone
- H Holding



October 2020



Explore Our Possibilities



Final Draft Zoning By-law