



TOWN OF GRAVENHURST

COMPREHENSIVE ZONING BY-LAW

BY-LAW NO. 2010-04



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<http://media.photobucket.com/image/Gravenhurst%20Ontario%20Images/Napanee2009/gravenhurst-ontario-1.jpg>
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PLANSCAPE
BUILDING COMMUNITY THROUGH PLANNING

**COMPREHENSIVE ZONING BY-LAW
CORPORATION OF THE TOWN OF GRAVENHURST
BY-LAW NO. 2010-04**

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SECTION 1

GENERAL SCOPE

1.1 TITLE

- 1.1.1 This By-law shall be known as the "Comprehensive Zoning By-law" of The Corporation of the Town of Gravenhurst.

1.2 APPLICATION

- 1.2.1 The provisions of this By-law shall apply to all lands including islands within the boundaries of the Corporation of the Town of Gravenhurst.

The provisions of this By-law may not apply to Crown Land. However, this By-law reflects the established planning policies of the Town of Gravenhurst and it is intended that the Crown shall have regard for the provisions of this By-law.

1.3 VALIDITY

- 1.3.1 If any provision of this By-law including anything shown on the Zoning Grid Schedules hereunto annexed as Appendix "A", is for any reason held to be invalid, it is hereby declared to be the intention that all the remaining provisions of the said By-law shall remain in full force and effect until repealed, notwithstanding that one or more provisions thereof shall have been declared to be invalid.

1.4 EFFECTIVE DATE

- 1.4.1 This By-law shall come into force in accordance with Section 34 of the Planning Act, R.S.O. 1990, Ch.P.13, as amended.

1.5 REPEAL OF EXISTING BY-LAWS

- 1.5.1 By-law No. 94-54 and all amendments thereto, are repealed upon the coming into force of this By-law, with the exception of By-Laws 98-21 and 99-29.

1.6 INTERPRETATION

- 1.6.1 Where a situation arises that is not covered by a specific regulation, or where two or more regulations are equally applicable, all provisions must be complied with or, where it is not possible to comply with all the provisions applicable, the most restrictive provisions must be complied with.

1.7 TRANSITION PROVISIONS

1.7.1 Consent

(i) Where:

- an application is made for consent to convey land under Section 50 of the Planning Act, prior to enactment of this By-law; and,
- that consent is granted and that land is conveyed before the consent lapses; and,
- that consent results in the creation of one or more lots which do not comply with the lot frontage or lot area requirements of this By-law; then,

each such lot created is deemed to comply with the lot frontage and lot area requirements of this By-law provided the lot created complies with the lot frontage and lot area requirements of the applicable zoning prior to the date of adoption of this by-law.

(ii) Where:

- An application for consent has been approved and a long form certificate has been issued by the Town in accordance with Section 53(42) of the Planning Act; and
- The conveyance has not occurred prior to the date of adoption of this Zoning By-law;

Such lot shall be deemed to comply with the lot frontage and lot area of the zone in which the lot is located; provided such lot complied with the lot frontage and lot area requirements of the applicable zoning prior to the date of adoption of this Zoning By-law.

1.7.2 Minor Variance

- (i) Where the Committee of Adjustment of the Town of Gravenhurst or the Ontario Municipal Board has authorized a minor variance from the provisions of By-law No. 94-54, as amended, in respect of any land, building or structure and the decision of the Committee of Adjustment of the Town of Gravenhurst or the Ontario Municipal Board authorizing such minor variance has become final and binding prior to the enactment of this By-law, the provisions of this By-law, as they apply to such land, building or structure, shall be deemed to be modified to the extent necessary to give effect to such minor variance.

1.7.3 Site Plan

- (i) Where a Site Plan Agreement has been entered into prior to the effective date of this by-law, and the timeframes specified in the Agreement have not yet lapsed, the provisions of this By-law, as they apply to such land, building or structure, shall be deemed to be modified to the extent necessary to give effect to such Site Plan Agreement.

1.7.4 Building Permits

- (i) Where a Building Permit has been issued prior to the effective date of this By-law, December 19th, 2012, and where said Building Permit has not been revoked, cancelled, or denied by the Town, the provisions of this By-law, as they apply to such lands, building or structure, shall be deemed to be modified to the extent necessary to give effect to such Building Permit.

SECTION 2

ADMINISTRATION

2.1 ADMINISTRATION AND ENFORCEMENT

- 2.1.1** This By-law shall be administered and enforced by the Corporation of the Town of Gravenhurst.

2.2 VIOLATIONS AND PENALTIES

2.2.1 Person

Every person who contravenes any of the provisions of this By-law is guilty of an offence and on conviction is liable:

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

2.2.2 Corporation

Where a corporation is convicted under Section 2.2.1 of this By-law, the maximum penalty that may be imposed is:

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

2.2.3 Recovery of Penalties

Penalties imposed by this Section shall be recoverable under The Provincial Offences Act, R.S.O. 1990, Chapter P.33, as amended.

2.2.4 Licences and Permits

Unless otherwise specified in this By-law, no person is entitled to a permit, certificate, or licence for a proposed use of land or a proposed alteration, erection, enlargement, or use of any building that is in violation of any provisions of this By-law.

SECTION 3

**INTERPRETATION, CLASSIFICATION,
AND LIMITS OF ZONES**

3.1 ESTABLISHMENT OF CLASSIFICATIONS AND ZONES

3.1.1 For the purposes of this By-law, the following land use classifications are hereby established:

Residential Classification
Commercial Classification
Business Classification
Industrial Classification
Open Space Classification
Limited Classification

3.1.2 Residential Classification

| <u>Zones</u> | <u>Zone Symbol</u> |
|-------------------------------|---|
| Residential One Zone | R-1 |
| Residential Two Zone | R-2 |
| Residential Three Zone | R-3 |
| Residential Multiple One Zone | RM-1 |
| Residential Multiple Two Zone | RM-2 |
| Residential Community Zone | RC-4 |
| Residential Rural Zone | RR-5 |
| Residential Waterfront Zones | RW-6, RW-6A, RW-6B, RW-6C, RW-6D, RW-6F, RW-6F1 |
| Residential Backlot Zone | RB-7 |
| Residential Island Zones | RI-8, RI-8A, RI-8B, RI-8C, RI-8D |

3.1.3 Commercial Classification

| <u>Zones</u> | <u>Zone Symbol</u> |
|---------------------------------|--------------------|
| Commercial Core Zones | C-1, C-1A, C-1B |
| Commercial Service Zones | C-2, C-2A |
| Commercial Highway Zone | C-3 |
| Commercial Special Purpose Zone | C-4 |
| Commercial Community Zones | CC-5, CC-5A, CC-5B |
| Commercial Gateway Zone | C-6 |
| Commercial Rural Zone | CR-7 |
| Commercial Waterfront Zones | CW-8, CW-8A |
| Commercial Recreation Zone | CR-9 |

3.1.4 Business Classification

| <u>Zones</u> | <u>Zone Symbol</u> |
|-------------------|--------------------|
| Business One Zone | B-1 |

3.1.5 Industrial Classification

| <u>Zones</u> | <u>Zone Symbol</u> |
|----------------------------|--------------------|
| Extractive Industrial Zone | M-1 |
| Rural Industrial Zone | M-2 |
| General Industrial Zone | M-3 |

3.1.6 Open Space Classification

| <u>Zones</u> | <u>Zone Symbol</u> |
|-------------------------------|--------------------|
| Environmental Protection Zone | EP |
| Open Space Zone | OS |

3.1.7 Limited Classification

| <u>Zones</u> | <u>Zone Symbol</u> |
|---------------------------------|--------------------|
| Institutional Zone | I |
| Recreational Institutional Zone | RI |
| Mobile Home Zone | MH |
| Rural Zone | RU |
| Waterfront Landing Zone | WL |

3.1.8 Overlays

| | |
|--------------|----|
| Flood Plain | FP |
| Floodway | FW |
| Flood Fringe | FF |

3.2 USE OF ZONE SYMBOLS

- 3.2.1** The zone symbols as set out in Section 3.1 of this By-law may be used in text or appear on the Zoning Grid Schedules of Appendix "A", and the Property Detail Schedules of Appendix "B" to represent the zones.

3.3 INCORPORATION OF ZONING GRID SCHEDULES

- 3.3.1** The location, extent, and boundaries of all of the said zones are shown on the Zoning Grid Schedules hereto annexed as Appendix "A". Schedules include:

| | |
|----------------------|------------|
| A02 to A04, A07, A08 | G01 to G14 |
| B02 to B08 | H01 to H14 |
| C02 to C08, C12, C13 | I03 to I14 |
| D02 to D13 | J05 to J12 |
| E02 to E14 | K05 to K11 |
| F01 to F14 | L05 to L09 |

- 3.3.2** The Schedules, the Zoning Grid, the Key Map Index, and the Servicing Schedules, attached hereto, together with all notations, references, and other information shown thereon, are all hereby incorporated in and are declared to form part of this By-law.

3.4 BOUNDARIES OF ZONES

3.4.1 Street, Lane, or Railway Right-of-Way

Unless otherwise shown, a street, lane, or railway right-of-way shall be included within the zone of the adjoining lot(s) on the sides thereof, and where such street, lane, or railway right-of-way serves as a boundary between 2 or more zones, the centre line of such street, lane, or railway right-of-way shall be deemed to be the boundary between zones.

3.4.2 Navigable Waterway

Unless otherwise shown, a navigable waterway shall be included within the zone of the adjoining lot(s) on the sides thereof, and where such navigable waterway serves as a boundary between 2 or more zones, the shoreline of the navigable waterway shall be considered the zone boundary and the said zone boundary shall move with any natural change in the shoreline.

3.4.3 Lot Lines

Where any zone boundary is not shown to be a street, lane, railway right-of-way, or navigable waterway and where the boundary appears to follow the limit of a lot as existed on the date of the passing of this By-law or any relevant amending by-law, such lot limit shall be deemed to be the zone boundary.

3.4.4 Shore Road Allowance

Where a shore road allowance is identified on Schedules to this By-law, and no zone symbol is identified, the lands are deemed to be zoned in accordance with the lands immediately abutting the shore road allowance.

3.4.5 Zoning of Islands

Where an island in Appendix "A" is not labeled with a zone symbol, such island shall be deemed to be zoned Open Space (OS).

3.4.6 Scale From Zoning Grid Schedules

- (i) Where any zone boundary is left uncertain after reference to Sections 3.4.1, 3.4.2, 3.4.3 or Appendix "B" of this By-law and the distance from existing lot lines or streets is not indicated, such zone boundary shall be determined by the use of the scale of the Zoning Grid Schedules annexed within Appendix "A" of this By-law;
- (ii) Notwithstanding Section 3.4.6 (i) of this By-law, where the boundary of the Flood Hazard Overlay (FP, FF, FW) is left uncertain and the regulatory flood elevation is stated in Section 5.9 of this By-law, such identified regulatory flood elevation contour shall define the limits of the Flood Hazard (FP, FF, FW) on such lot.

3.4.7 Environmental Protection Zone

Minor adjustments to the boundary of an Environmental Protection Zone on a property may be made, without amendment to the Zoning By-law, where the Official for The Corporation of the Town of Gravenhurst is satisfied that the mapping of the Environmental Protection Zone in Appendix "A" is in obvious error.

3.5 INCORPORATION OF APPENDICES

3.5.1 Appendix "A", Appendix "B", Appendix "C", Appendix "D", Appendix "E", and Appendix "F" attached hereto are hereby incorporated in and are declared to form part of this By-law.

3.5.2 Appendix "A" - Zoning Grid Schedules

See Section 3.3.

3.5.3 Appendix "B" - Property Detail Schedules

Where a numerical reference enclosed by a square appears in Appendix "A", "Zoning Grid Schedules", reference shall be made to the "Property Detail Schedules" attached hereto as Appendix "B" which Schedules more particularly show the boundary of the zone and the lands affected by such zone boundary. The said numerical reference represents the schedule number annexed within Appendix "B".

3.5.4 Appendix "C" - Special Provisions For Specific Lands

Where an "S" followed by a numerical reference are enclosed within a balloon and appear in Appendix "A", "Zoning Grid Schedules", the special use or regulation as set out in Appendix "C" apply to all of the lands encompassed within the zone boundary denoted with the arrow indicator. The circled alpha-numerical reference represents the subsection number in Appendix "C" with the special use or regulation provision as set out thereunder.

3.5.5 Appendix "D" - Temporary Use Provisions For Specific Lands

Where a "T" followed by a numerical reference are enclosed within a balloon and appear in Appendix "A", "Zoning Grid Schedules", the temporary use provisions as set out in Appendix "D" apply to all of the lands encompassed within the zone boundary denoted with the arrow indicator. The circled alpha-numerical reference represents the subsection number in Appendix "D" with the temporary use provisions as set out thereunder.

3.5.6 Appendix "E" - Holding Provisions For Specific Lands

Where an "H" followed by a numerical reference are enclosed within a balloon and appear in Appendix "A", "Zoning Grid Schedules", the holding provisions as set out in Appendix "E" apply to all of the lands encompassed within the zone boundary denoted with the arrow indicator. The ballooned alpha-numerical reference represents the subsection number in Appendix "E" with the holding provisions as set out thereunder.

3.5.7 Appendix "F" - Sewer and Water Servicing Schedule

Schedule F identifies lands in the Town of Gravenhurst where municipal water and sewage disposal facilities are provided.

3.6 USE OF FIGURES

3.6.1 The use of Figures are for illustration purposes only. They are enclosed in the By-law to assist the reader in understanding and applying the By-law. These Figures, however, do not form part of the By-law and, as such, where there is a discrepancy between the wording of the By-law and the Figure, the By-law's wording shall take precedence.

3.7 USE OF METRIC MEASUREMENTS

All measurements in this By-law appear in metric, being one of centimetres, cubic metres, metres, square metres, hectares, litres, or tonnes. All calculations of the regulations in this By-law shall be to one decimal place and in no case shall there be rounding to such decimal place. The Imperial System shall not be used to determine any requirement of this By-law.

3.8 TECHNICAL REVISIONS TO THE ZONING BY-LAW

Revisions may be made to this By-law without the need for a zoning by-law amendment in the following cases:

- (i) correction of grammar or typographical errors or revisions to format in a manner that does not change the intent of a provision;
- (ii) adding or revising technical information on maps or schedules that does not affect the zoning of lands including, but not limited to, matters such as updating and correcting infrastructure information, keys, legends or title blocks; or
- (iii) changes to headings, indices, table of contents, illustrations, page numbering, footers and headers, which do not form a part of this By-law and are editorially inserted for convenience of reference only.

SECTION 4

BY-LAW DEFINITIONS

4.1 GENERAL

- 4.1.1** In this By-law, unless the contrary intention appears, words importing the singular number or the masculine gender only, shall include more persons, parties, or things of the same kind than one, and females as well as males, and the converse.
- 4.1.2** In this By-law, the word "shall" is to be construed as being always mandatory and not directory.

SPECIFIC

4.2 access driveway

Shall mean the area between the travelled portion of a roadway and an off-street parking or loading facility used by motor vehicles for access to and from such facilities, but does not include an aisle.

4.3 accessory building or structure

Shall mean a detached or attached building or structure that is not used for human habitation (except for a sleeping cabin) and the use of which is customarily incidental and subordinate to a principal use, building or structure and located on the same lot.

4.4 accessory use

Shall mean a use which is commonly incidental, subordinate, and exclusively devoted to the principal building or use situate on the same lot.

4.5 accommodation units

Shall mean any room or group of rooms designed to provide accommodation to the traveling or recreational public including a room in a hotel, motel, resort or tourist establishment, a rental cottage or cabin.

4.6 adult entertainment parlour

Shall mean any land, building or structure or part thereof in which is provided, in pursuance of a trade, calling, business or occupation, services appealing to or designed to appeal to erotic or sexual appetites or inclinations.

4.7 agricultural use

Shall mean any agricultural use or uses, structures or buildings accessory thereto, including field crops, animal husbandry, tree nurseries and any other use customarily carried on in the field of general agriculture, including the sale on the premises, of produce grown or raised on the premises except specialized agricultural uses as defined herein.

4.8 airport

Shall mean the use of land, or building, or structure for facilitating the landing and handling of aircraft and their passengers and freight and without limiting the generality of the foregoing, accessory uses may include ticket offices, restaurants, taverns, confections, luggage checking facilities, parcel shipping facilities, hangers and other necessary buildings, structures and open spaces.

4.9 aisle

Shall mean the area used by motor vehicles for access to and from all off-street parking or loading facilities, but does not include an access driveway.

4.10 alter

Shall mean:

- (i) When used in reference to a building, structure or part thereof:
 - a) to change any one or more of the external dimensions of such building or structure; or
 - b) to change the type of construction of the exterior walls or roof of such building or structure; or
 - c) to change the use of such building or structure; or
 - d) to change the number of uses or dwelling units contained therein.
- (ii) When used in reference to a lot:
 - a) to change the boundary of such lot with respect to a street or lane; or
 - b) to change any dimension or area, relating to such lot, which is covered herein by a zone provision; or
 - c) to change the use of such lot; or
 - d) to change the number of uses located thereon.

“Altered” and “alteration” shall have corresponding meanings.

4.11 amusement arcade

Shall mean a building, or part thereof, wherein 6 or more coin or token operated machines, devices, contrivances, or games are provided for public amusement, but does not include any machine that provides exclusively musical entertainment, rides, food, or drink.

4.12 attic

Shall mean the portion of a building between the roof and the ceiling of the top storey or between a dwarf wall and a sloping roof, and which is not a one-half storey as defined herein.

4.13 balcony

Shall mean a partially enclosed platform projecting from the main wall of a building which is not supported by vertical uprights other than the wall itself and which is only accessible from within the building.

4.14 basement

Shall mean that portion of a building located below the first storey which has its floor below grade but 50.0 percent or more of its height, from floor to ceiling, located above finished grade level.

4.15 bed and breakfast establishment

Shall mean a dwelling, or part thereof, in which not more than 4 bedrooms are used or maintained for the accommodation of the travelling or vacationing public, in which the owner supplies lodgings with or without meals for the persons so accommodated, but does not include a boarding house, group home, or tourist establishment.

4.16 boarding house

Shall mean a residential establishment, or part thereof, in which the proprietor supplies for a fee, sleeping accommodation with board for at least 3 persons and not more than 10 persons exclusive of the proprietor and employees of the establishment. The residents may share common areas of such establishment and do not appear to function as a household.

4.17 boathouse

Shall mean a detached accessory building, used for the berthing or sheltering of watercraft or watercraft related equipment, built or anchored near the shoreline of a navigable waterway or on land. For the purposes of this definition, a boathouse shall not include living quarters for human habitation.

4.18 boat port

Shall mean a detached accessory structure used for the berthing, sheltering or storing of watercraft and watercraft related equipment, that is roofed, but not enclosed by more than one wall and is built or anchored near the shoreline of a navigable waterway or on land.

4.19 boat slip

Shall mean the space adjacent to a dock designed for the parking of one boat.

4.20 building

Shall mean a structure consisting of a wall, roof, or floor, or any one or more of these which is used or intended to be used for the shelter, accommodation, or enclosure of persons, animals, goods, or materials, but shall not include a lawful boundary wall or fence. For the purposes of this By-law:

- (i) a deck or a dock shall be included within the meaning of the term 'building'; and
- (ii) the word 'structure' shall mean the same as building.

4.21 building, principal

Shall mean the building in which the principal use is conducted, (i.e. - in a Residential Zone, the dwelling is the principal building). For the purposes of this By-law, any deck or any other like or similar structure attached to the principal building, shall be considered as part of such building and shall be subject to the regulations applicable to the principal building.

4.22 building supplies outlet

Shall mean a building, or part thereof, and land adjacent thereto, in which building or construction and home improvement materials are offered or kept for sale at retail and may include the fabrication of certain materials related to home improvements.

4.23 business, professional or administrative office

Shall mean a building, or part thereof, in which one or more persons are employed in the management, direction or conducting of a business or where professionally qualified persons and their staff service clients who seek advice, consultation or professional services, but does not include Health Services.

4.24 bulk storage tank

Shall mean a tank for the bulk storage of petroleum, gasoline, diesel, or other fuels, oil, gas, or flammable liquid or fluid.

4.25 canopy, weather

Shall mean a permanent unenclosed roof structure erected for the purpose of sheltering motor vehicle fuel pumps and dispenser islands from the weather.

4.26 cargo or shipping container

Shall mean a rectangular metal container customarily used for the transport of freight or for storage, with or without wheels.

4.27 carport

Shall mean a building attached to a dwelling house which is a roofed enclosure designed for the storage or parking of a motor vehicle with at least 40 percent of the total perimeter, which shall include the main wall of the dwelling house to which such carport is attached, open and unobstructed.

4.28 carwash

Shall mean a building, or part thereof, which is used or designed to be used for the washing of motor vehicles by mechanical means or by hand labour methods.

4.29 cellar

Shall mean that portion of a building which has less than 50.0 percent of its height, from floor to ceiling, located above finished grade level.

4.30 cemetery

Shall mean land that is reserved or used for interring the dead or placing or burying the remains or ashes of human bodies, but does not include a funeral home.

4.31 commercial accommodation unit

Shall mean a rental unit within a tourist establishment to be rented out for the purposes of catering to the needs of the travelling public by furnishing sleeping accommodation with or without food. Such rental shall be in the form of normal daily rental, or interval ownership which shall include forms of rental such as time-sharing or interval ownership.

4.32 commercial entertainment

Shall mean the use of a building, or part thereof, for a fee for the provision of entertainment or amusement without the necessity of active participation by the user and includes without limiting the generality of the foregoing, such uses as movie theatres, drive-in theatres, playhouses, bingo and other assembly halls, and shall also include public dance halls and music halls.

4.33 commercial parking facility

Shall mean an area of land, other than a street or a lane, used for the parking of motor vehicles and available for public or private use in which there may be compensation for such use, and for the purposes of this By-law, a commercial parking facility shall constitute the only use of a lot.

4.34 commercial recreation

Shall mean the use of a building, or part thereof, for a fee, for the provision of athletic and amusement facilities involving the active participation of the user-public in a sports-related activity and includes without limiting the generality of the foregoing, such facilities as racquet courts, fitness clubs, billiard parlours, bowling alleys, golf courses, arenas, riding stables, water sports, or amusement parks, but shall not include an amusement arcade.

4.35 community centre

Shall mean any tract of land, or building or buildings or any part of any building used for community activities, whether used for commercial purposes or not, the control of which is vested in the Township, a local board or agent thereof.

4.36 conservation

Shall mean the preservation and protection of the natural environment through comprehensive management and maintenance for individual or public use.

4.37 contractor's establishment

Shall mean the yard of a contractor or a construction company used as a depot for the storage and maintenance of equipment used by the contractor or company, and includes facilities for the administration or management of the business and the stockpiling or storage of supplies used in the business, but does not include the wholesale or retail sale of building supplies or home improvement supplies.

4.38 corner visibility triangle

Shall mean a triangular area formed within a corner lot by the intersecting street lines or the projections thereof and a straight line connecting them 15.0 metres from their point of intersection where provincial highways or Muskoka roads are involved. In the case where two minor streets intersect, the maximum distance of the sides of the Corner Visibility Triangle shall be 3.0 metres. For the purposes of this section, a "minor" street shall be determined by the Public Works and Operations Department. See Illustration 1.

4.39 craftsman shop

Shall mean an establishment composed of buildings and used for the creation, finishing, refinishing, or similar production of custom or hand-made commodities, together with the retailing of such commodities.

4.40 day nursery

Shall mean a building, or part thereof, which receives more than 5 children who are not of common parentage, primarily for the purpose of providing temporary care, or guidance, or both temporary care and guidance, for a continuous period not exceeding 24 hours, where the children are:

- (i) under 18 years of age in the case of a day nursery for children who are developmentally challenged; or
- (ii) under 12 years of age in all other cases.

4.41 District

Shall mean the District of Muskoka.

4.42 deck

Shall mean a structure with no roof or walls, except for railings, which is constructed on piers, a foundation or cantilevered above grade for use as an outdoor living space.

4.43 designated accessible parking

Shall mean a parking space identified with appropriate signage and markings for the exclusive use of persons in possession of valid accessible parking permits.

4.44 dock

Shall mean an accessory structure built at or anchored over water at which watercraft are berthed or secured to and which may provide a foundation for a boathouse.

4.45 dormer

Shall mean a gabled extension built out from a sloping roof to accommodate a vertical window.

4.46 dry cleaning establishment

Shall mean a building or part of a building in which the business of dry cleaning, dry dyeing, cleaning, spotting, stain removal or pressing of articles and/or goods of fabric is carried on, through the use of chemicals which emit no odours or fumes.

4.47 dwelling

Shall mean a residential building designed for the occupancy by one or more persons, containing one or more dwelling units as a principal use thereof, but shall not include a commercial accommodation in a tourist establishment, boarding house, mobile home with or without a foundation, or institutions.

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- 4.48 dwelling, duplex**
Shall mean a dwelling which is divided horizontally into 2 dwelling units. See Illustration 2.
- 4.49 dwelling, multiple**
Shall mean a dwelling containing 3 or more dwelling units, but shall not include a street townhouse dwelling. See Illustration 2.
- 4.50 dwelling, semi-detached**
Shall mean a dwelling divided vertically to provide 2 dwelling units separated by a common wall. See Illustration 2.
- 4.51 dwelling, single detached**
Shall mean a dwelling containing one dwelling unit. See Illustration 2.
- 4.52 dwelling, street townhouse**
Shall mean a dwelling divided vertically into 3 or more dwelling units with each unit designed to be located on a separate lot having frontage on a street. See Illustration 2.
- 4.53 dwelling unit**
Shall mean a suite of habitable rooms which:
- (i) is located in a building;
 - (ii) is used or intended to be used in common by the occupants as a single, independent, and separate housekeeping establishment; and
 - (iii) contains food preparation and sanitary facilities provided for the exclusive common use of the occupants thereof.
- 4.54 dwelling unit, accessory**
Shall mean a dwelling unit, accessory to the main use of the property and contained within or attached to the main building.
- 4.55 educational institution**
Shall mean the use of land, buildings or structures as a training centre, an elementary or secondary school, private school, university or community college authorized by the Province of Ontario.
- 4.56 equipment sales, service and rental establishment**
Shall mean premises in which machinery and equipment are offered or kept for sale, rent, lease or hire under agreement for compensation, and which are also serviced, but shall not include any other establishment defined or classified in this By-law.
- 4.57 equestrian facility**
Shall mean a commercial establishment where horses are housed or boarded and are available for riding, riding instruction, agility training or jumping.
- 4.58 erect**
Shall mean setting up, building, constructing, reconstructing and relocating and, without limiting the generality of the word, also includes:

- (i) altering any existing building or structure by an addition, enlargement, extension, relocation or other structural change;
- (ii) any work for the doing of which a building permit is required under the Building Code Act and Regulations passed thereunder as may be amended, replaced or re-enacted from time to time; and
- (iii) erect, erected and erection shall have a corresponding meaning.

4.59 established building line

Shall mean the average setback from the street line or Optimal Summer Water Level of existing buildings on one side of the street.

4.60 farm

Shall mean land used for the tillage of soil and the growing of vegetables, fruits, grains, and other staple crops including livestock raising, dairying, maple sugar bush or woodlots, and includes roadside facilities for the retail sale of produce grown on the farm.

4.61 farm produce storage

Shall mean the use of land, buildings or structures for the storage of farm produce.

4.62 fence

Shall mean a structure which forms a barrier for enclosing, bounding, delineating or protecting land.

4.63 financial establishment

Shall mean a building, or part thereof, which is used to provide for financial services in which money is deposited, kept, lent, or exchanged, including accessory clerical functions and shall include a bank, trust company, credit union, or other similar banking service.

4.64 finished grade

Shall mean the elevation of the finished surface of the ground adjacent to the ground level of the wall of a building or structure.

4.65 flood fringe

Shall mean the outer portion of the flood plain between the floodway and the limit of the regulatory flood. Flood depths and velocities are generally less severe in the flood fringe than those experienced in the floodway.

4.66 flood plain

Shall mean the area, usually low lands, adjoining a navigable waterway which has been, or may be, covered by flood water.

4.67 floodproofing

Shall mean a combination of building changes or adjustments incorporated into the basic design, construction, or alteration of individual buildings or properties subject to flooding so as to reduce or eliminate flood damages.

4.68 floodway

Shall mean the channel of a navigable waterway and that inner portion of the flood plain where flood depths and velocities are generally higher than those experienced in the flood fringe. The floodway represents that area required for the safe passage of flood flow or that area where flood depths or velocities are considered to be such that they pose a potential threat to life or property damage.

4.69 floor area

Shall mean the total habitable floor area within a building which is measured between the exterior faces of the exterior walls or from the centre line of a common or part wall, but excluding any private garage, breezeway, porch, verandah, balcony, sunroom, attic, cellar, and any floor area with a ceiling height less than 2 metres.

4.70 floor area, gross

Shall mean the total floor area of all storeys, as hereinafter defined, exclusive of any portion of the building or structure below finished grade which is used for heating, the storage of goods or personal effects, laundry facilities, recreational areas, the storage or parking of motor vehicles or quarters used by the caretaker, watchman or other supervisor of the building or structures; and, in the case of a dwelling house, exclusive of any private garage, carport, basement, walkout basement, porch, verandah or sunroom unless such sunroom is habitable during all seasons of the year.

4.71 floor area, gross leasable

Shall mean the gross floor area of a non-residential building excluding:

- (i) any part of such building used as a dwelling unit; and
- (ii) any part of such building used for the parking or storage of motor vehicles; and
- (iii) any part of such building used for equipment to heat such building or a portion thereof; and
- (iv) any part of such building used as a mall, if such mall serves as a common area between stores; and
- (v) the thickness of any exterior walls of such building.

4.72 floor area, ground

Shall mean the floor area of the grade level storey of a building measured to the outside walls, exclusive of any parking areas within the building and, in the case of a dwelling house, any basement or any private garage, carport, porch, verandah or sunroom, unless such sunroom is habitable at all seasons of the year.

4.73 funeral home

Shall mean a building, or part thereof, designed for the purpose of furnishing funeral supplies and services to the public and includes facilities intended for the preparation of the dead human body for interment or cremation.

4.74 garage, private

Shall mean a detached accessory building or portion of a dwelling house which is designed or used for the sheltering of a private motor vehicle(s) and storage of household equipment incidental to the residential occupancy and which is fully enclosed and roofed. For the purposes of this By-law, a private garage excludes a carport or other open shelter.

4.75 garage, attached

Shall mean a private garage accessory to a dwelling on the same lot and attached thereto by a common wall. A wall between a house and attached garage may be considered common as long as a minimum of forty percent of the length of the garage wall is common with the dwelling wall.

4.76 garden centre and nursery

Shall mean a building, or part thereof, and land adjacent thereto, for growing or displaying of flowers, fruits, vegetables, plants, shrubs, trees, or similar vegetation which is sold to the public at retail and shall also include the sale of such goods, products, and equipment as are normally associated with gardening or landscaping.

4.77 garden suite

Shall mean a one-unit detached residential building containing bathroom and kitchen facilities that is accessory to an existing residential building and that is designed to be portable.

4.78 gazebo

Shall mean a freestanding roofed accessory structure which is used for relaxation as opposed to storage or habitation, and which may include an unenclosed deck surround.

4.79 golf course

Shall mean a public or private area operated for the purpose of playing golf and includes, without limiting the generality of the foregoing, a golf course, par 3 golf course, miniature golf course, driving range, and accessory clubhouse and recreational facilities.

4.80 group home

Shall mean a residence designed for the accommodation of 3 to 6 persons, exclusive of staff, living under supervision in a dwelling unit and who, by reason of their emotional, mental, social or physical condition, or legal status, require a group living arrangement for their well-being. The group home shall be funded wholly or in part by any government, other than funding provided solely for capital purposes, or is licensed or approved under Provincial statute. For the purposes of this By-law, a group home will be classified as either closed custody or open custody.

4.81 group home, closed custody

Shall mean a group home operated primarily for persons who have been placed on probation, released on parole, or admitted for correctional purposes.

4.82 group home, open custody

Shall mean a group home operated primarily for persons who have been referred by a hospital, court, government agency, recognized social services agency, or health professional.

4.83 habitable

Shall mean an enclosed space that is improved or conditioned for human comfort or recreation, and includes areas designed for living, sleeping, eating or food preparation.

4.84 health services

Shall mean an establishment which provides health or medical services such as a chiropractor, optometrist, medical clinic, associations or organizations formed to provide medical or health services.

4.85 heavy equipment rental, sales and service

Shall mean the use of land for either the direct distribution of motorized construction equipment (e.g. bulldozers, loaders, backhoes, forklifts, etc.) or the contracting out of trucks or transports including the outside storage of this equipment.

4.86 height

Shall mean the greatest vertical distance, measured from the finished grade on the side of the building facing the front lot line or exterior side lot line, or from the side of the building facing the shoreline on a lot that abuts a watercourse, whichever results in the greater height measurement of the building, or in the case of a boathouse over water, the vertical distance between the Optimal Summer Water Level, to:

- (i) the midpoint between the eave and the ridge;
- (ii) or in the case of a flat roof building (i.e. no ridge), the highest point of the roof surface, not including a railing;
- (iii) or in the case of an A-Frame, 75.0 percent of the distance between the finished grade measured at the midpoint of the front and rear of the building and the ridge;
- (iv) for the purposes of this definition and without limiting the generality of the foregoing, antennae, chimneys, spires, cupolas, elevator penthouses, flag poles, water tanks, windmills, air conditioner ducts, barns, silos, a drive-in theatre screen or incidental equipment associated with internal building equipment, or other similar structures, shall be disregarded in calculating building height.

The ridge of an A-frame building shall have a maximum height of 10.1 metres when the permitted building height is 7.6 metres. See Illustration 3.

4.87 home industry

Shall mean a small scale light industrial use, such as a carpentry shop, metal working shop, a welding shop, an electrical shop, small engine repair or similar use, that provides services or wares to the community and which is an accessory use to a single detached dwelling. For the purposes of this By-law, the repairing of motor vehicles, mobile homes and trailers is not a home industry.

4.88 home occupation

Shall mean a gainful occupation conducted in a dwelling which is secondary to the use of the dwelling as a private residence and the nature and scope of which is compatible with the residential character of the dwelling.

4.89 hospital

Shall mean any institution, building, or other premises established for the treatment of persons afflicted with or suffering from sickness, disease, or injury, for the treatment of convalescent or chronically ill persons that is approved under the Public Hospitals Act as a public hospital.

4.90 hunt camp

Shall mean a building occupied not more than 10 days in any month and not more than 60 days in any 12-month period and used for the purpose of accommodating hunters.

4.91 inclinor

Shall mean an inclined passenger lift for homes built on sites with a steep access. For the purpose of this By-law, an inclinor shall be excluded from the calculation of lot coverage or shoreline development.

4.92 industrial, heavy

Shall mean:

- (i) the manufacture or processing of products from raw materials;
- (ii) the production or use of flammable, explosive or other hazardous materials;
- (iii) the storage of these products and materials; and,
- (iv) Class 2 or 3 Industry as defined by Ministry of the Environment Guidelines.

4.93 industrial, light

Shall mean:

- (i) warehousing or distribution of finished parts or finished products;
- (ii) the manufacture from previously prepared materials of finished parts or finished products;
- (iii) factory or assembly-line processes that involve the manufacture, processing,

- assembly or packaging of finished parts or finished products made from previously prepared materials;
 - (iv) the repair or servicing of such products;
 - (v) does not produce or use hazardous material; and,
 - (vi) Class 1 Industry as defined by Ministry of the Environment Guidelines.
- but excludes any outside manufacturing or processing operations.

4.94 kennel

Shall mean a building or structure where dogs are kept for breeding or show purposes, or where domesticated animals are being boarded.

4.95 kitchen

Shall mean a room or part of a room where food is stored or prepared or cooked, and which has cooking appliances.

4.96 landscaped area

Shall mean that part of a lot located outdoors that is available or used for the placement of any or a combination of the following elements:

- (i) **soft landscaping** consisting of vegetation such as trees, shrubs, hedges, ornamental plantings, grass and ground cover;
- (ii) **hard landscaping** consisting of non-vegetative materials such as brick, pavers, rock, stone, concrete, tile and wood, excluding monolithic concrete and asphalt and any area used for parking, and including such features as a walkway, pati, deck or in-ground pool; and
- (iii) **architectural elements** consisting of decorative fencing, walls, sculptures, gazebos, trellises, planters, benches and other similar features.

4.97 loading space

Shall mean a space or bay located on a lot which is used or intended to be used for the temporary parking of any commercial motor vehicle while loading or unloading goods, merchandise, or materials used in connection with the main use of the lot and which has an unobstructed access to a street or lane.

4.98 lot

Shall mean:

- (i) a parcel of land, the whole of which can be legally conveyed without approval pursuant to the Planning Act, and which is not described in a registered condominium description; or
- (ii) two or more parcels of land which are deemed to be one lot by this By-law or

pursuant to the Planning Act, or which are required to be transferred together by an agreement made pursuant to the Planning Act; or

- (iii) a parcel of land described as a whole registered description by the Condominium Act, except for: a vacant land condominium, in which a unit is considered to be a lot; or in the case of a resort commercial establishment that includes associated accommodation units within one or more condominium description that share central management and resort amenities on one contiguous area of land, the entire land area of the resort commercial establishment is deemed to be one lot for the purpose of this By-law.

4.99 lot area

Shall mean the total horizontal area within the lot lines of a lot located above the optimal summer water level, but does not include any lands which have been filled or otherwise altered to artificially increase the area above said level.

4.100 lot, corner

Shall mean a lot situate at the intersection of and abutting 2 streets, or parts of the same street, the adjacent sides of which street or streets (or in the case of a curved corner, the tangents of which) contain an angle of not more than 135.0 degrees. See Illustration 4.

4.101 lot coverage

Shall mean that percentage of the lot area covered by all buildings and structures, exclusive of a septic system leaching bed. For the purposes of this by-law, within the lands zoned R-2, RW-6, RW-6A, RW-6B, RW-6C, RW-6D, RW-6F, RW-6F1, RI-8, RI-8A, RI-8B, RI-8C, or RI-8D, lot coverage shall not include those buildings and uses identified in Section 5.2.4 of this By-law. For the purpose of this By-law, a roof overhang shall not be considered as lot coverage if the overhang projects 1.0 metre or less from the exterior wall of the building or structure.

4.102 lot frontage

Shall mean the horizontal distance between the side lot lines measured along the front lot line, except as follows:

- (i) where the front lot line is not a straight line, or where the side lot lines are not parallel, the lot frontage is to be measured by either a line measured back the minimum front yard from and parallel to the chord of the front lot line, or by the chord of the front lot line, whichever is greater, and for the purpose of this paragraph, the chord of the front lot line shall be measured as a straight line joining the 2 points where the side lot lines intersect the front lot line;
- (ii) where there are no side lot lines, such as on a peninsula, the greatest distance between any point on the front lot line and any point on the rear lot line;
- (iii) where there are no side lot lines and no rear lot lines, such as on an island, the greatest distance between any two points;

- (iv) where there are two front lot lines abutting the same street or shoreline, the longer of the two shall be used to measure frontage.

In the Urban Waterfront Residential Zone (R-2), Residential Waterfront Zones (RW-6, RW-6A, RW-6B, RW-6C, RW-6D, RW-6F, RW-6F1), the Residential Island Zones (RI-8, RI-8A, RI-8B, RI-8C, or RI-8D), the Commercial Waterfront Zones (CW-8 or CW-8A), or the Recreational Institutional Zone (RI), dredging, filling, or other alteration designed to artificially increase lot frontage shall not confer additional development density based upon such increase in lot frontage.

See Illustration 4.

4.103 lot, interior

Shall mean a lot that is not a corner lot or a through lot.

4.104 lot line

Shall mean the line formed by the boundary of any lot. In the case where a lot abuts a navigable waterway, the Optimal Summer Water Level of such waterway shall be deemed to be a lot line.

4.105 lot line, front

- (i) Shall mean in the case of an interior lot, the lot line abutting a street to which access is available; or
- (ii) shall mean in the case of a lot abutting a navigable waterway or an original shore road allowance, the line formed by the Optimal Summer Water Level or the inner limit of the original shore road allowance; or
- (iii) shall mean in the case of a corner lot, the shortest of the lot lines which abuts the streets; or
- (iv) shall mean in the case of a through lot:
 - a) if it abuts 2 streets, the lot line abutting the street from which access is primarily gained to the lot; or
 - b) if it abuts a street and a navigable waterway, the lot line along the navigable waterway; or
 - c) if it abuts a street and a navigable waterway in the Residential One Zone (R-1), Residential Two Zone (R-2), Residential Three Zone (R-3), Residential Multiple One Zone (RM-1), Residential Multiple Two Zone (RM-2), the lot line abutting the street; or
 - d) if it abuts a street and a navigable waterway, where a portion of the lands is flooded, the lot line along the Optimal Summer Water Level; or
 - e) if it abuts a street and an original shore road allowance not under the

ownership of the abutting property owner, the lot line abutting the original shore road allowance; or

- f) if it abuts 2 original shore road allowances not under the ownership of the abutting property owner or abuts 2 navigable waterways, the longer of the 2 lot lines abutting each; or
- g) if it abuts a navigable waterway and an original shore road allowance not under the ownership of the abutting property owner, the longer of the 2 lot lines abutting each.

4.106 lot line, rear

Shall mean the lot line furthest from and opposite to the front lot line, or in the case of a triangular lot, shall be that point formed by the intersection of the side lot lines.

4.107 lot line, side

Shall mean a lot line other than a front or rear lot line.

4.108 lot line, side, exterior

Shall mean a side lot line that abuts a street.

4.109 lot line, side, interior

Shall mean a side lot line other than a side lot line that immediately adjoins a street.

4.110 lot, through

Shall mean a lot bounded on both the front lot line and the rear lot line by streets, or in the case of a lot on a navigable waterway, by an original shore road allowance or Optimal Summer Water Level on the front lot line and by a street, or original shore road allowance or Optimal Summer Water Level on the rear lot line.

4.111 lot, waterfront

Shall mean a lot having a shoreline but no street line.

4.112 major recreational equipment

Shall mean a portable structure designed and built to be carried by a motor vehicle, or a unit designed and built to be transported on its own wheels, for purposes of providing temporary living accommodation or recreational enjoyment for travel and shall include, for example, motor homes, travel trailers, tent trailers, watercraft, watercraft trailers, A.T.V.'s, snowmobiles, golf carts, or other like or similar equipment, excluding bicycles.

4.113 manufacturing, processing, assembling or fabricating plant

Shall mean a plant in which the process of producing a product, by hand or mechanical power and machinery, is carried on systematically with division of labour.

4.114 marina

Shall mean a commercial establishment or premises, usually containing docking facilities, launching facilities or mooring facilities where watercraft or watercraft accessories (as well as ATVs, snowmobiles and other recreational machines) are berthed, stored, serviced, repaired, constructed or kept for sale or rent and where facilities for the sale of marine fuels or lubricants, accessory retail sales, a water taxi, barging service and/or waste water pumping facilities may be provided.

4.115 market place

Shall mean an area of land consisting of buildings, stalls, or an open area used primarily for the display and retailing of, and without limiting the generality of the foregoing, farm produce, meat, poultry, foodstuffs, wares, or commodities.

4.116 mobile home

Shall mean any structure built and designed to be made mobile on its own chassis and wheel system that is intended to be hauled to a permanent site for use with or without a permanent foundation, as a residence for one or more persons, but does not include a travel trailer, tent trailer, or motor home otherwise designed.

4.117 mobile home park

Shall mean a parcel of land used for the parking or storage of mobile homes and includes all accessory buildings necessary to the operation of said park.

4.118 mobile home site

Shall mean an area of land within a mobile home park which is used as the site of, and pertains to, not more than one (1) mobile home.

4.119 model home

Shall mean a single detached dwelling or a semi-detached dwelling, used only for the purposes of display and sale and may include a detached temporary washroom facility designed for staff and the public.

4.120 model home display court

Shall mean an area of land used for the display of model home(s) for future retail purposes. For the purposes of this definition, such dwelling(s) shall not include living quarters for human habitation.

4.121 motor vehicle

Shall mean any wheeled vehicle self-propelled by an engine such as a car or truck that does not run on rails and requires a licence to use a public street maintained by a public authority.

4.122 motor vehicle body shop

Shall mean 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 motor vehicle is under repairs, but shall not include any other establishment otherwise defined or classified in this By-law.

4.123 motor vehicle dealership

Shall mean a building or structure where a dealer displays motor vehicles for sale or rent and in conjunction with which there may be a motor vehicle repair garage, or a motor vehicle body shop, service station, and washing establishment, but shall not include any other establishment otherwise defined or classified in this By-law.

4.124 motor vehicle service station

Shall mean a building, or a clearly defined space on a lot, where motor vehicle fuel is sold by retail, including a gas bar, and where motor vehicle accessories, parts, and repairs may be available for purchase, but does not include premises where the sole use is one or more of a motor vehicle repair shop, transmission shop, muffler shop, or other like or similar business.

4.125 narrow waterway

Shall mean a navigable waterway where the distance from shoreline to shoreline on a lake is less than 150 metres or where the distance from shoreline to shoreline on a river is less than 30 metres.

4.126 navigable waterway

Shall mean any body of water that is capable of affording reasonable passage of watercraft of any description for the purpose of transportation, recreation, or commerce and includes any river, stream or lake considered navigable by law.

4.127 non-complying

Shall mean a permitted use, building or structure existing at the date of the passing of this By-law which does not comply with a provision or provisions of the Zone within which they are located.

4.128 non-conforming

A use of land, building or structure which does not conform to the provisions of this By-law for the Zones in which such use, building or structure is located, as of the date of the passing of this By-law.

4.129 nursing home

Shall mean a building which is maintained and operated for persons requiring nursing care or in which such care is provided to 2 or more persons and which is licensed under the Nursing Homes Act.

4.130 optimal summer water level

Shall mean the normal or controlled high water mark.

4.131 outdoor recreation, active

Shall mean a public or private area operated for the purpose of playing golf, driving ranges, miniature golf courses, tennis courts, outdoor skating rinks, recreational trails and similar uses, together with necessary and accessory buildings and structures.

4.132 outdoor recreation, passive

Shall mean the use of land which is typically unobtrusive and not disturbing to the surrounding natural landscape and may include walking trails, natural interpretive facilities, bird and wildlife observation areas and similar uses involved in the enjoyment of the natural environment but shall not include trails for motorized vehicles with the exception of snowmobile trails.

4.133 outdoor storage

Shall mean the use of land for the outside storage of equipment, goods, or materials. Outdoor storage of goods and materials used by an industry as an integral part of its manufacturing operation shall in no way be construed to be a salvage, recycling, or scrap yard.

4.134 park

Shall mean an area devoted to recreational and open spaces uses and used for:

- (i) passive forms of recreational uses which may include a picnic area, walking trail, swimming area, greenhouse, zoological gardens, botanical garden, or like or similar uses; or
- (ii) active forms of recreational uses which may include a baseball diamond, soccer pitch, docks, tennis courts, outdoor ice rink, swimming pool, fair grounds, athletic fields, field houses, bleachers, bandstands, or other like or similar uses; or
- (iii) special events which may include, without limiting the generality of the foregoing, social or cultural events, and the temporary display of goods, wares, merchandise, substances, foodstuffs, commodities or articles of a similar kind and the temporary retail sale of goods, wares, merchandise, substances, foodstuffs, commodities or articles of a similar kind to the general public;

designed to serve the residents of a neighbourhood, community, region, or Province.

4.135 parking area

Shall mean an accessory use area provided for the parking of motor vehicles and may include aisles, parking spaces, pedestrian walkways, and related ingress and egress lanes, but shall not include any part of a public street.

4.136 parking space

Shall mean an area enclosed in a principal building, in an accessory building, or unenclosed, set aside for the purpose of parking one motor vehicle having access to a street or a lane.

4.137 personal services

Shall mean a building, or part thereof, used for the provision of services involving the health, beauty, or grooming of a person or the maintenance or cleaning of their apparel. For the purposes of this definition, the maintenance or cleaning of a person's apparel shall be through a drop-off and pick-up service method only.

4.138 pit

Shall mean a place where unconsolidated gravel, stone, sand, earth, clay, fill, mineral, or other material is being or has been removed by means of an open excavation to supply material for construction, industrial, or manufacturing purposes, but does not include a wayside pit.

4.139 place of assembly

Shall mean a building, or part thereof, in which facilities are provided for such purposes as meetings for civic, theatrical, musical, political, religious, or social purposes, and shall include, without limiting the generality of the foregoing, an auditorium, banquet hall, concert hall, gymnasium, opera house, playhouse, or other similar uses.

4.140 plaza complex

Shall mean a group of commercial or industrial business establishments which are planned, developed, managed, and operated as an entity with shared on-site parking and contain 3 or more separated spaces for lease or occupancy.

4.141 porch

Shall mean a structure attached to a permitted building which is covered and may be enclosed partially or wholly on its sides by screening.

4.142 portable asphalt plant

Shall mean a facility with equipment designed to heat and dry aggregate and to mix aggregate with bituminous asphalt to produce asphalt paving material and includes stockpiling and storage of bulk materials used in the process. Such facility is not of permanent construction and is designed to be dismantled and moved to another location as required.

4.143 principal use

Shall mean the predominant purpose for which any land, building, or premises, or part thereof, is used, designed, arranged, occupied, or maintained.

4.144 printing establishment

Shall mean a building or part of a building in which the business of producing books, newspapers or periodicals, by mechanical means, and reproducing techniques, such as photocopying, is carried on, and may include the sale of newspapers, books, magazines, periodicals, or like, to the general public.

4.145 private home daycare

Shall mean the temporary care for reward or compensation of 5 children or less who are under 12 years of age where such care is provided in a private residence, other than the home of a parent or guardian of any such child, for a continuous period not exceeding 24 hours.

4.146 public authority

- (i) Shall mean the Town, the District, the Government of Ontario, the Government of Canada, or any board, school board, authority, or commission of any of them; or
- (ii) shall mean any utility company providing telephone, telegraph, electrical, or natural gas services; or
- (iii) shall mean any railway company authorized under the Railway Act of Canada; or
- (iv) shall mean any corporation providing services to the public, that has an operating budget entirely funded by one or more entities described in clause (i).

4.147 public use

Shall mean the use of a lot or a building by a public authority, for the purpose of providing its services to the public, or carrying out its public mandate, but does not include a business office.

4.148 quarry

Shall mean a place where consolidated rock has been or is being removed by means of an open excavation or is being crushed to supply material for construction, industrial, or manufacturing purposes, but does not include a wayside quarry or open pit metal mine.

4.149 reconstruction/renovation

Shall mean the repair and restoration of a building to good condition which may include its replacement.

4.150 recreation centre

Shall mean a building, or part thereof, used for social, athletic, cultural, or recreational purposes.

4.151 recreational institution

Shall mean an area of land containing sleeping accommodations and facilities used for both passive and active forms of recreation, which without limiting the generality of the foregoing, shall include, but shall not be limited to the following: children's camp, religious camp, institutional camp, or other like or similar camp or establishment, but shall not include a tourist establishment.

4.152 recreational vehicle

Shall mean a vehicle which provides sleeping and other facilities for short periods of time, while travelling or vacationing, designed to be towed behind a motor vehicle, or self-propelled, and includes such vehicles commonly known as travel trailers, truck trailers, pickup coaches, motorized campers, fifth wheels, motorized homes or other similar vehicles and shall not include a mobile home.

4.153 recreational vehicle sales and service establishment

Shall mean a premise where new or used recreational vehicles and related equipment and accessories are displayed for sale or rent in conjunction with which there may be facilities for the servicing of such vehicles.

4.154 redevelopment

Shall mean the removal of buildings from land and the construction or erection of other buildings thereon.

4.155 regulatory flood

Shall mean the approved standard(s) used in a particular watershed to define the limit of the flood plain for regulatory purposes.

4.156 religious institution

Shall mean a building, or part thereof, used by any religious organization for public worship or other ecclesiastical functions and may include a rectory or manse, a church hall, daycare facility, and educational or recreational uses associated with or accessory thereto, but shall not include a recreational institution.

4.157 repair service shop

Shall mean a building, or part thereof, for the servicing or repairing of household or domestic articles and without limiting the generality of the foregoing, shall include, but shall not be limited to the following: the repair and servicing of radio and television receivers, vacuum cleaners, appliances, shoes, cameras, toys, watches, clocks, bicycles, or other similar goods and appliances, but shall not include industrial or manufacturing uses or motor vehicle repair shops.

4.158 residential care facility

Shall mean an establishment 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 and which may include services such as medical, counseling, and personal services.

4.159 restaurant

Shall mean a commercial establishment where beverages, food, or meals are served to the public in consideration of payment, intended for consumption in such building or on an abutting terrace or patio, and may include home delivery, catering, or food pick-up/take-out services provided as an accessory use thereto.

4.160 retail convenience store

Shall mean a retail store serving the day-to-day non-comparison shopping needs of a consumer and includes in addition to the foregoing, baked goods, flowers, photo depot (no on-site processing), and video rental.

4.161 retail store

Shall mean a building, or part thereof, where goods, wares, apparel, footwear, merchandise, commodities, substances, foodstuffs, or articles of any kind are stored, kept, offered, or displayed for retail sale or rental to the general public.

4.162 road, private or right-of-way

Shall mean an area of land that is legally described in a registered deed for the provision of private access on which there is usually a lane.

4.163 road, public

Shall mean an improved public highway for vehicular traffic, which is maintained by and under the jurisdiction of a public authority.

4.164 salvage yard

Shall mean a lot or premises for the storage or handling or sale of scrap or used materials, which without limiting the generality of the foregoing, shall include waste paper, rags, wood, bottles, bicycles, vehicles, metal or other scrap material, and salvage and includes a junk yard, a scrap metal yard, and a motor vehicle wrecking yard, including an ancillary motor vehicle sales and service establishment and premises.

4.165 satellite dish

Shall mean any device used or intended to be used to send or receive signals to or from satellites. For the purposes of this By-law, a satellite dish shall be considered as an accessory structure, except where such structure is less than 65.0 centimetres in diameter or where such structure is attached to the principal building in accordance with Section 5.3 of this By-law.

4.166 sauna, shoreline

Shall mean a permitted shoreline accessory building which is used for steam or dry heat baths with a maximum size of 10.0 sq. m.

4.167 self-storage facility

Shall mean a building or group of buildings used for the indoor storage of household goods, wares, substances, or articles but shall not include a cartage depot, transportation depot, or warehouse. A shipping container, truck body, bus coach, streetcar body, railway car, or other similar body or container, whether on wheels or not, shall not be used as part of a self-storage facility.

4.168 setback

Shall mean the distance between a lot or zone boundary and a building or structure on a lot.

4.169 septic system leaching bed

Shall mean an absorption system constructed as absorption trenches or as a filter bed, located wholly in filter media that is contained between the surface to ground or raised or partly raised above ground as required by local conditions, to which effluent from a treatment unit is applied for treatment and disposal but does not include the mantle area.

For the purposes of this By-law, a septic system leaching bed shall be considered a structure.

4.170 shoreline

Shall mean that area of land abutting the Optimal Summer Water Level of a navigable waterway.

- (i) In the Residential Waterfront Zones (RW-6, RW-6A, RW-6B, RW-6C, RW-6D, RW-6F or RW-6F1), the Residential Island Zones (RI-8, RI-8A, RI-8B, RI-8C, or RI-8D), or the Recreational Institutional Zone (RI), such shoreline shall mean the horizontal distance between the side lot lines measured along the front lot line, except where the front lot line is not a straight line, or where the side lot lines are not parallel, the shoreline is to be measured by either a line measured back the minimum front yard from and parallel to the chord of the front lot line, or by the chord of the front lot line, whichever is greater, and for the purposes of this paragraph, the chord of the front lot line shall be measured as a straight line joining the 2 points where the side lot lines intersect the front lot line.
- (ii) In the Residential One Zone (R-1), the Residential Two Zone (R-2), the Residential Three Zone (R-3), the Residential Multiple One Zone (RM-1), the Residential Multiple Two Zone (RM-2) or the Residential Community Zone (RC-4), such shoreline shall mean the horizontal distance between the side lot lines measured along the rear lot line, except where the rear lot line is not a straight line, or where the side lot lines are not parallel, the shoreline is to be measured by either a line measured back the minimum rear yard from and parallel to the chord of the rear lot line, or by the chord of the rear lot line, whichever is greater, and for the purposes of this paragraph, the chord of the rear lot line shall be measured as a straight line joining the 2 points where the side lot lines intersect the rear lot line.

4.171 shoreline buffer

Shall mean a natural area, adjacent to a shoreline, maintained or re-established in its natural predevelopment state, with the exception of minimal pruning of vegetation and the removal of trees for safety reasons, for the purpose of protecting natural habitat and water quality and minimizing the visual impact of buildings or structures on a lot. Where the natural shoreline of a property is a natural beach or is a rock outcropping with little or no soil, such shall be deemed to comply.

4.172 shoreline development

Shall mean any building permitted, in accordance with the requirements of Section 5.2.4 of this By-law, located within 20 metres of the Optimal Summer Water Level in the Residential Waterfront Zones (RW-6, RW-6A, RW-6B, RW-6C, RW-6D, RW-6F or RW-6F1), Residential Island Zones (RI-8, RI-8A, RI-8B, RI-8C, or RI-8D), or the Recreational Institutional Zone (RI), the Residential One Zone (R-1), the Residential Two Zone (R-2), the Residential Three Zone (R-3), the Residential Multiple One Zone (RM-1), the Residential Multiple Two Zone (RM-2) or the Residential Community Zone (RC-4). For the purposes of this By-law, shoreline development shall also include those buildings and uses, as identified in Section 5.2.4 of this By-law, which are attached to the lands which form the bed of any navigable waterway.

4.173 shoreline storage building

Shall mean a shed, boathouse, dryland boathouse, boatport or other similar storage building used for the berthing or sheltering of watercraft, watercraft related equipment, or the safekeeping of personal items, which is built or anchored near the shoreline of a navigable waterway or on land. For the purpose of this definition, a shoreline storage building shall not include living quarters for human habitation and shall not be used for the storage of motor vehicles, other than watercrafts. A gazebo, pumphouse, or sauna shall not be considered as a shoreline storage building.

4.174 original shore road allowance

Shall mean a 20 metre wide allowance for road reserved along the shore of a navigable waterway as shown on original township surveys, but not an allowance that has become an open public street. For the purposes of this definition, a shore road allowance shall include a Crown Reserve, regardless of its width.

4.175 sign

Shall mean any sign or sign structure which is expressly designed for temporary or permanent placement or erection on a site which is constructed to support, carry, or display an area designed for the temporary placing of copy, letters, or messages.

4.176 sleeping cabin

Shall mean an accessory building not attached to the principal residential dwelling, for the accommodation of persons, but does not contain kitchen facilities.

4.177 storage area

Shall mean that part of a commercial or industrial establishment that is used for the placing of goods and materials associated with or incidental to the principal use of the establishment, and may be conducted outdoors.

4.178 storey

Shall mean that portion of a building other than an attic, basement, or cellar which lies between the surface of the floor and the surface of the next floor above it, or if there is no floor above it, then the space between such floor and the ceiling or roof next above it.

4.179 storey, one-half

Shall mean that portion of a building situated wholly or in part within the roof and having its floor level not lower than 1 metre below the line where roof and out wall meet and in which there is sufficient space to provide a height between finished floor and finished ceiling of at least 2 metres over a floor area equal to fifty percent or more of the area of the floor next below.

4.180 street

Shall mean a public road.

4.181 street line

Shall mean the line forming a boundary between a lot and the lateral limit of a street or road allowance.

4.182 structure

Shall mean anything constructed, erected or placed, the use of which requires location on the ground, or attached to something having location on the ground.

4.183 tent

Shall mean a temporary shelter made of canvas, nylon or other such material, including associated poles, pegs, and ropes, that may be disassembled and easily moved, and that is not permanently affixed to the site but shall not include a recreational vehicle or any other structure otherwise defined or classified in this By-law.

4.184 tent or trailer park

Shall mean a Tourist Establishment which specifically permits temporary tents and/or travel trailers each on an individual tent or trailer site. For the purpose of this By-law a tent or trailer park shall not mean a mobile home park.

4.185 tent or trailer site

Shall mean a unit of land within a permitted tent and/or trailer park, which is suitable for the placement of one (1) tent or trailer for short-term accommodation. For the purpose of this By-law, a site shall not be defined as a lot.

4.186 tourist establishment

Shall mean a commercial establishment designed for the travelling or vacationing public, and that has facilities for accommodation and may serve meals or provide kitchen facilities and may furnish equipment, supplies, or services to persons for recreational purposes.

4.187 Town

Shall mean The Corporation of the Town of Gravenhurst.

4.188 transportation depot

Shall mean any building or land where buses, trucks, or tractor trailers are rented, leased, kept for hire, stored, or parked for commercial purposes only.

4.189 travel trailer

Shall mean a wheeled vehicle that can be pulled by a car or truck not wider than 2.6 metres which is designed to be temporarily utilized for living, shelter, and sleeping accommodations, which may have kitchen facilities, not permanently affixed to the ground, and has running gear and towing equipment permanently attached and a current licence plate.

4.190 use

Shall mean the purpose for which any land, building, or structure is arranged, designed, or intended to be used, occupied, or maintained.

4.191 veterinary services

Shall mean the provision of services by veterinarians for purposes of consultation, diagnosis, or treatment of animals and the necessary boarding thereof, and which may also include incidentally thereto, the retailing of pets and pet supplies.

4.192 visual barrier

Shall mean the maintenance and/or planting of vegetation or the erection of a fence within an area for the purpose of obscuring or screening buildings, structures, parking or activity on a lot from adjacent properties.

4.193 warehouse

Shall mean a building, or part thereof, and may include accessory buildings, used for the storage and distribution of goods, wares, merchandise, substances, or articles and may include facilities for wholesaling, or for accessory retail sales of goods, wares, merchandise, substances or articles otherwise stored or manufactured within the building, but shall not include a cartage or transportation depot.

4.194 waste disposal area

Shall mean a place where garbage, refuse, or domestic or industrial waste is disposed of or dumped.

4.195 waste recycling depot

Shall mean a facility used for the disposal, sorting, or recycling of materials and without limiting the generality of the foregoing, may include such materials and goods such as newsprint, glass, plastic, and tin containers.

4.196 watercourse

Shall mean a natural lake, river, stream or creek.

4.197 waterfront landing

Shall mean the use of land as a docking and parking facility, which serves as a mainland access point for a commercial or residential property that are accessible by water, but which does not include vessel or vehicle sales or rental or services, or the sale of fuel.

4.198 wayside pit/wayside quarry

Shall mean a temporary pit or quarry opened and used by a public road authority solely for the purpose of a particular project or contract of road construction and not located on the street right-of-way.

4.199 wholesaling

Shall mean the sale and distribution of goods or materials for resale purposes only.

4.200 yard

Shall mean that part of a lot extending from a lot line or shoreline into the lot to the nearest building, other than accessory buildings, structures or uses which are specifically permitted by this By-law within a yard, and measured at right angles to the lot line. See Illustration 5.

4.201 yard, exterior side

Shall mean a yard extending from the front yard to the rear yard of a lot, between the side lot line immediately adjoining a public road or road allowance and the nearest part of the principal building, structure or nearest open storage on a lot. See Illustration 5.

4.202 yard, front

Shall mean a yard extending across the full width of the lot between the front lot line of the lot and the nearest part of the principal building, structure or open storage on a lot, measured at right angles to the front lot line. See Illustration 5.

4.203 yard, interior side

Shall mean a yard extending from the front yard to the rear yard of a lot, between a side lot line and the nearest part of the principal building, structure or nearest open storage on the lot. See Illustration 5.

4.204 yard, rear

Shall mean a yard extending across the full width of a lot between the rear lot line and nearest part of the principal building, structure or open storage on a lot. See Illustration 5.

4.205 yard, required

Shall mean the minimum yard required by the provisions of this By-law. See Illustration 5.

SECTION 5

GENERAL REGULATIONS

Unless specifically exempted or regulated elsewhere in this By-law, the following regulations shall apply to all lands covered by this By-law.

5.1 ACCESSORY APARTMENTS

- 5.1.1** Notwithstanding any other provisions of this By-law regarding the number of dwelling units on a single lot, one (1) accessory apartment is permitted in a Residential Zone (R-1, R-2, R-3, RM-1, or RM-2 only) subject to the accessory apartment being located within a Single Detached Dwelling or a Semi-Detached Dwelling only and maintaining the character of the Single Detached Dwelling or Semi-Detached Dwelling. A Building Permit would be required.

5.2 ACCESSORY BUILDINGS AND USES

5.2.1 Permitted Uses

Where this By-law provides that a lot may be used or a building may be erected or used for a purpose, that purpose shall include any accessory building or accessory use, but shall not include the following:

- (i) any occupation for gain or profit conducted within or accessory to a dwelling unit or on such lot associated therewith, except as is specifically permitted in accordance with this By-law; or
- (ii) any accessory building used for human habitation except as is specifically permitted in accordance with this By-law.

5.2.2 Limitation

An accessory building may be erected on any lot prior to the principal building to which it is to be accessory thereto.

5.2.3 Regulations

No accessory building or use shall be erected except in accordance with the following regulations:

| | |
|---|---|
| Location | Any accessory building or use which is not part of the principal building shall not be erected in any of the required yards, except in accordance with the applicable provisions of this By-law pertaining to accessory buildings. |
| Minimum Setback From The Optimal Summer Water Level For A Residential Island Under Single Ownership | Where an island in the Residential Island Zone (RI-8, RI-8A, RI-8B, RI-8C, or RI-8D) is held under distinct and separate ownership, the minimum setback from the Optimal Summer Water Level shall be 30.0 metres. |
| Minimum Side Yard And Minimum Rear Yard | 6.0 metres in the Residential Waterfront Zones (RW-6, RW-6A, RW-6B, RW-6C, RW-6D, RW-6F, or RW-6F1) and the Residential Island Zones (RI-8, RI-8A, RI-8B, RI-8C, or RI-8D); one-half the minimum side yard or rear yard setback, whichever is applicable, for the principal building, but not less than 1.0 metres, in all other zones. |
| Maximum Height | No accessory building shall exceed a height of 4.5 metres and for the purposes of this By-law, no accessory building shall have more than one storey; however, an attic, as defined in Section 4.12 of this By-law shall be permitted. |
| Human Habitation Prohibited | No accessory building, or part thereof, other than a sleeping cabin, shall be used for the provisions of sleeping or eating accommodations. |

5.2.4 Shoreline Development In Residential Zones or the Recreational Institutional Zone (R-INST)

Notwithstanding any other provisions of this By-law, no shoreline development shall be permitted in the Residential Waterfront Zones (RW-6, RW-6A, RW-6B, RW-6C, RW-6D, RW-6F and RW-6F1), the Residential Island Zones (RI-8, RI-8A,

RI-8B, RI-8C, or RI-8D), the Recreational Institutional Zone (RI), the Residential One Zone (R-1), Residential Two Zone (R-2), the Residential Three Zone (R-3), the Residential Multiple One Zone (RM-1) or the Residential Multiple Two Zone (RM-2), except in accordance with the following uses and regulations:

Permitted Uses

One (1) Shoreline Storage Building, Deck, Dock, Gazebo, Pumphouse, Stairs, Ramps, Sauna, Inclinator, Uncovered Deck(s) attached to a Dwelling, Single Detached Dwelling (Existing Only)

A maximum of two (2) Docks or one (1) Dock and one (1) Shoreline Storage Building (with or without an attached Dock), shall be permitted on each lot, except as otherwise prohibited in this By-law.

Maximum Shoreline Development

The maximum shoreline development permitted on a lot with 60.0 metres of shoreline or more is 232.0 square metres.

In the case of a lot which has less than 60.0 metres of shoreline, the maximum shoreline development shall be 138.0 square metres.

In the case of a lot which has less than 30.0 metres of shoreline, the maximum shoreline development shall be 69.0 square metres.

| | |
|--|--|
| Maximum Width of Shoreline Development | <p>The maximum cumulative width of shoreline development abutting a shoreline shall be limited to a straight line measurement parallel to and not exceeding 23.0 metres of the shoreline.</p> <p>In the case of a lot which has less than 60.0 metres of shoreline, the maximum cumulative width of shoreline development shall be 12.5 metres.</p> <p>In the case of a lot which has less than 30.0 metres of shoreline, the maximum cumulative width of shoreline development shall be 6.5 metres.</p> |
| Single Detached Dwelling (Existing Only) | <p>The building floor area of that portion of the Single Detached Dwelling (Existing Only) located within the Shoreline Development area shall be calculated as lot coverage and not as shoreline development.</p> |

5.2.4.1 Docking Facilities

A dock shall be permitted to be located on land or extend from the shoreline of each residential waterfront property, subject to the following:

- (i) A minimum side yard of 6.0 metres is maintained both on land and in the water when the side lot line boundaries are extended from the shore into the water.
- (ii) The maximum projection of a dock into the water shall be 15.0 metres from the optimal summer water level, with the exception of:
 - i. a lot fronting a narrow waterway, where the maximum projection shall be 6.0 metres;
 - ii. where the 15.0 metre projection of a dock ends in a water depth of less than 0.75 metres from the optimal summer water level, the dock may be extended until a water depth of 0.75 metres is achieved at the end of the dock, to a maximum projection of 30.0 metres;
- (iii) Where a lot fronts onto the Trent-Severn Waterway, the requirements of

Parks Canada for docking facilities shall be met.

5.2.4.2 Boathouses and Boatports

One boathouse or one boatport shall be permitted to be located on land or extend from the shoreline of each residential waterfront property, subject to the following:

- (i) A minimum side yard of 6.0 metres is maintained both on land and in the water when the side lot line boundaries are extended from the shore into the water.
- (ii) The maximum projection of a boathouse or boatport into the water shall be 15.0 metres from the optimal summer water level, with the exception of a lot fronting on a narrow waterway, in which case a boathouse or boatport shall not be permitted.
- (iii) No boathouse or boatport shall exceed a height of 3.9 metres and the maximum distance from the optimal summer water level to the peak of the main roof shall not exceed 4.9 metres. For the purposes of this By-law, no boathouse shall have more than one storey, however, an attic, as defined in Section 4.12 of this By-law, shall be permitted for storage purposes only.
- (iv) No boathouse, or part thereof, shall be used for the provision of sleeping or cooking accommodations, sanitary facilities, a leisure room, a recreation room, or other like or similar uses.
- (v) A maximum of 25% of the total roof area of a boathouse may be a dormer.
- (vi) Where a lot fronts onto the Trent-Severn Waterway, the requirements of Parks Canada for boathouses and boatports shall be met.

Lake Specific Boathouse Provisions

5.2.4.3 Kawshe Lake and Bass Lake (RW-6F and RW-6F1 Zones)

Except for the provisions indicated below, the regulations for a boathouse in the RW-6F and RW-6F1 Zones shall be in accordance with the requirements of Sections 5.2.4.2:

- i) Maximum boathouse width shall be 15% of the frontage of the lot or 12.5 metres, whichever is lesser;
- ii) Maximum projection of boathouse into the water shall be 10.0 metres;
- iii) Boathouses shall not exceed one storey in height and shall not include an attic;

- iv) The maximum height of a boathouse shall be 3.9 metres, measured from the optimal summer water level to the peak of the roof or the floor of an uncovered rooftop deck;
- v) The roof pitch of a boathouse shall not exceed a 4/12 pitch; and,
- vi) On lots with less than 30.0 metres of frontage, boathouses shall not be permitted to project into the water.

5.2.4.4 Muldrew Lake

Except for the provisions indicated below, the regulations for a shoreline storage building on a lot with frontage on Muldrew Lake shall be in accordance with the requirements of Section 5.2.4.2:

- i) Boathouses shall not exceed one storey in height and shall not include an attic or dormers;
- ii) The maximum height of a boathouse shall be 3.9 metres, measured from the optimal summer water level to the peak of the roof;
- iii) Boathouses shall not contain rooftop decks; and,
- iv) Boathouses shall only be permitted on lots with a minimum of 90.0 metres of lot frontage.

5.2.5 Sleeping Cabin

No sleeping cabin shall be permitted in any zone other than the Residential Community Zone (RC-4), the Residential Waterfront Zones (RW-6, RW-6A, RW-6B, RW-6C, RW-6D, RW-6F or RW-6F1), the Residential Backlot Zone (RB-7), and the Residential Island Zones (RI-8, RI-8A, RI-8B, RI-8C, or RI-8D). A maximum of one sleeping cabin shall be permitted for each property which contains a principal dwelling. The maximum habitable floor area of such cabin shall be 46.5 square metres, including covered decks.

5.2.6 Swimming Pools

5.2.6.1 Location

Privately-owned, permanent swimming pools and accessory uses thereto, shall not be erected in the required front yard in any Residential Zone or the Recreational Institutional Zone (RI) and such uses shall not be erected closer than 1.5 metres of an interior side lot line or rear lot line, or within 6.0 metres of an exterior side lot line.

5.2.6.2 Enclosures

No person shall fill a permanent pool with water or allow a permanent pool to be filled with water until an enclosure, complying with the provisions of this Section has been erected.

- (i) Where an enclosure is required by this By-law around an outdoor swimming pool, such enclosure shall mean a fence, wall, or other structure including doors and gates, completely surrounding such pool.
- (ii) Such enclosure shall extend from the ground to a height of not less than 1.5 metres. The clearance at the bottom of all fences shall not be more than 8.0 centimetres from the ground.
- (iii) A fence forming all or part of an enclosure, shall not be located closer than 1.5 metres to the water's edge of the pool.
- (iv) No rails or other horizontal or diagonal bracing or attachments shall be located on the outside of an enclosure that would facilitate climbing.
- (v) All gates shall have a self-closing mechanism and be lockable.
- (vi) Regulations (i) to (v) shall not apply to temporary inflatable swimming pools.

5.3 CONSTRUCTION USES

5.3.1 A construction trailer, scaffold, building material, or other building incidentals to the construction of a principal building are permitted in all zones, but only for as long as it is necessary for the work in progress and until the work is completed or abandoned. For the purposes of this Section, the term 'abandoned' shall mean the failure to proceed expeditiously with the construction work.

5.4 CORNER VISIBILITY TRIANGLE

5.4.1 No obstruction to visibility, whether from buildings, motor vehicles, landscaping, or other impediments shall be permitted within a corner visibility triangle. The purpose being to allow a complete view of oncoming motor vehicle and pedestrian traffic by other such traffic entering the intersection.

5.5 DWELLING UNITS BELOW GRADE

5.5.1 No dwelling unit shall, in its entirety, be located in a cellar. If any portion of a dwelling unit is located in a cellar, such portion of the dwelling unit shall be used as a furnace room, laundry room, storage room, recreation room, or for a similar use only.

5.6 ESTABLISHED BUILDING LINE

- 5.6.1** Where a permitted building or structure or addition is to be erected on a lot where there is an established building line extending on both sides of the lot, 50.0 metres in either direction, such permitted building, structure or addition may be erected closer to the front lot line than required by this By-law, provided such building or structure is not erected closer to the front lot line than the average setback from the front lot line of those existing buildings or structures. This provision does not apply to lands abutting a watercourse.

5.7 EXISTING LOTS, BUILDINGS, AND USES

5.7.1.1 Vacant Existing Undersized Lots

- (i) Where a lot having a lesser lot area or frontage than required herein is vacant and is:
- (a) held under distinct and separate ownership from an abutting lot or lots as shown by a completed conveyance of title prior to the passing of this By-law; or
 - (b) created as a result of expropriation or highway widening; or
 - (c) a lot on a Registered Plan of Subdivision
- AND
- (d) has a lot area of 3,000.0 square metres or greater; and
 - (e) has a lot frontage of 30.0 metres or greater;
- OR**
- (f) is an existing lot prior to the passage of this By-law, within the "Full Service Area" boundaries of those lands as identified on the Servicing Schedule of Appendix "F"; or
 - (g) is an existing lot prior to the passage of this By-law, within the "Water Only Area" boundaries of those lands as identified on the Servicing Schedule of Appendix "F",

such lot shall be deemed to comply with the lot area and the lot frontage requirements of this By-law and may be used for a purpose permitted in the zone in which such lot is located, provided that all other applicable provisions of this By-law are complied with.

- (ii) Notwithstanding 5.7.1.1 (i) above, the preparation of a Site Evaluation Report to the satisfaction of the Town of Gravenhurst shall be required prior to the development of a vacant existing undersized lot where the following circumstances apply:
 - a) A vacant lot possesses less than 0.4 hectares of area in the Residential Waterfront Zones (RW-6, RW-6A, RW-6B, RW-6C, RW-6D, RW-6F and RW-6F1); or
 - b) A vacant lot possesses less than 0.6 hectares of area in the Residential Island Zones (RI-8, RI-8A, RI-8C, RI-8D), or,
 - c) A vacant island possesses less than 1.0 hectare of area.

5.7.1.2 Enlargement of Existing Lots

Where a lot meets the criteria as set out in Sections 5.7.1.1 or is an existing lot, as defined in this By-Law:

AND

Lands are added to such lot,

The resulting lot shall be deemed to comply with the minimum lot area and the minimum lot frontage requirements of this By-Law and may be used for a purpose permitted in the zone in which such lot is located, provided that all other applicable provisions of this By-law are complied with.

5.7.1.3 Reduction of Zone Requirements

No person shall change the purpose for which any lot or building is used, or erect any building or addition to any existing building, or sever any lands from any existing lot, if the effect of such action is to cause the original, adjoining, remaining, or new building or lot to be in contravention of this By-law.

5.7.2 Non-Complying Buildings and Structures

5.7.2.1 Reconstruction, Enlargement and Extension

- (i) Where a legal non-complying building or structure is damaged, destroyed or demolished, the building or structure may be reconstructed within its original location provided:
 - a) The situation of non-compliance is not further increased;
 - b) All other provisions of the By-law are complied with; and,
 - c) Such reconstruction occurs within three (3) years of the building

being damaged, destroyed or demolished.

- (ii) A legal non-complying building or structure may be replaced, enlarged or extended provided:
 - a) The situation of non-compliance is not further increased;
 - b) It complies with clause (iii), below, if applicable; and
 - c) All other provisions of the By-law are complied with.

- (iii) Where an existing legal dwelling encroaches into the required setback from the Optimal Summer Water Level, the dwelling may only be replaced, enlarged or extended provided:
 - a) The situation of non-compliance with the setback from the Optimal Summer Water Level is not further increased;
 - b) The height of the dwelling located within 10.0 metres of the Optimal Summer Water Level does not exceed the maximum height of the existing dwelling that is located within 10.0 metres of the Optimal Summer Water Level;
 - c) The width of the dwelling at any point does not exceed a dimension equal to 5.0 metres + 0.7 metres multiplied by the distance of the dwelling in metres from the Optimal Summer Water Level at that point (for convenience, this formula is illustrated in graphical and tabular format as Illustration "6" to this By-law); and,
 - d) All other provisions of the By-law are complied with.

5.7.2.2 Existing Buildings on Lots Without Frontage

The location of an existing single detached dwelling on a lot in any Residential Zone or the Rural Zones (RU) which does not have frontage on a street as stated in Section 5.10 of this By-law, which existed on the date of the passing of this By-law, shall be deemed to comply with Section 5.10 and the minimum lot frontage requirements of this By-law. Where a lot does not have frontage on a street as stated in Section 5.10 of this By-law, the lot line where the principal access to the lot is provided shall be deemed to be the front lot line.

5.7.3 Non-Conforming Uses

5.7.3.1 Continuation of Existing Uses

The provisions of this By-law shall not apply to prevent the use of any existing lot or any existing building for any purpose prohibited by this By-law if such lot or building was legally used for such purpose on the date of the passing of this By-

law and provided that the lot or building continues to be used for that purpose. Where the use ceases to exist for a period of three (3) years, the use will be deemed to have been discontinued.

5.7.3.2 Restoration of Buildings to a Safe Condition

Nothing in this By-law shall prevent the strengthening or restoration to a safe condition of any building or part thereof, lawfully used on the date of the passing of this By-law, provided that such strengthening or restoration does not increase the building height, size, volume, or change the use of such building.

5.7.3.3 Reconstruction of Damaged Existing Building

Nothing in this By-law shall apply to prevent the reconstruction of any legal non-conforming building which existed on the date of the passing of this By-law, which is damaged by causes beyond the control of the owner, and such building may be reconstructed in accordance with the previously existing standards, even if such did not conform with one or more of the provisions of this By-law, provided that the building height, size, volume, or lot coverage is not increased, and reconstruction is proceeded with as expeditiously as possible.

Notwithstanding the above, for those properties abutting a navigable waterway, all reconstructed buildings, with the exception of a boathouse or a dock, on such lands shall be floodproofed in accordance with the requirements of the Ministry of Natural Resources.

5.8 FENCING

5.8.1 Where a fence is provided for or is required to be provided for by this By-law, such fence shall not exceed a height of 2.0 metres in a Residential Zone or the Rural Zones (RU); 2.5 metres in a Commercial Zone or the Recreational Institutional Zone (RI), 1.2 metres in a Waterfront Residential Zone or Island Residential Zone and such fence shall not extend into the water.

5.8.2 Notwithstanding the above, where a lot abuts Highway No. 11 or District Road No. 169 or is within a corner visibility triangle, a fence shall not exceed a height of 1.0 metres within 15.0 metres of the front lot line of such lot.

5.9 FLOOD PLAIN MANAGEMENT

5.9.1 Flood Hazard Overlay

Appendix "A" identifies flood hazard areas along a portion of the Severn River where specific flood risk assessments have been undertaken. These areas are

identified as either Flood Fringe (FF) or Floodway (FW) and development is restricted in these areas in an effort to minimize the threat of injury or loss of life and prohibit land uses where flooding may compromise the ability to deliver essential services, or where flooding may cause unacceptable risk of property damage. The following provisions take precedence over the provisions of the underlying zone. Any development permitted by the provisions herein shall be subject to the corresponding site regulations for setbacks, height and lot coverage contained within the underlying zone.

5.9.1.1 Flood Plain (FP) and Floodway (FW) Lands:

- a) Despite the provisions of the underlying zone or other zoning provisions herein, development is prohibited within any area identified as “Floodplain (FP)” or “Floodway (FW)” within Appendix “A”.
- b) Notwithstanding (a) above, where permitted in the underlying zone, the following development may be permitted in an area identified as “FP” or “FW”:
 - i) Conservation
 - ii) Flood Control Facility
 - iii) Public Uses excluding essential emergency services such as:
 - Police Department
 - Fire Department
 - Ambulance Service
 - iv) Outdoor Recreational Use, Passive
 - v) Minor alterations and repairs to buildings which existed on the date of the passing of this By-law, not exceeding 10.0 percent of the building floor area of the existing building, exclusive of decking and open-sided carport, shall be permitted without floodproofing.
 - vi) Alterations, replacement, or reconstruction of existing buildings may be permitted:
 - Provided that the building is flood proofed to protect it from the identified regulatory flood;
 - Flood proofing greater than 1.0 metres shall be designed and approved by a qualified professional engineer;
 - Reconstruction shall also include the relocation of an existing building.
 - vii) New accessory buildings, other than a boathouse and a dock, shall not be permitted.

5.9.1.2 Flood Fringe (FF) Lands:

- a) Despite the provisions of the underlying zone or other zoning provisions herein, development is restricted within any area identified as “Flood Fringe (FF)” in Appendix “A” as follows:
- i) Development of an existing vacant lot is subject to applicable flood proofing of buildings and motor vehicle access.
 - ii) Minor alterations and repairs to buildings which existed on the date of the passing of this By-law, not exceeding 10.0 percent of the building floor area of the existing building, exclusive of decking, shall be permitted without flood proofing.
 - iii) Alterations, expansions or reconstruction of existing buildings in excess of that permitted in ii) above, or the construction of new buildings shall be permitted provided such building is flood proofed above the identified regulatory flood level.
 - iv) New accessory buildings shall be permitted provided such buildings, other than a boathouse and a dock, are flood proofed above the identified regulatory flood level.

5.9.2 Lake Flood Elevations

5.9.2.1 Doe Lake

All new structural development, except a boathouse and a dock, shall be floodproofed to the 258.5 metre contour elevation.

5.9.2.2 Kahshe Lake

The stillwater regulatory flood elevation for Kahshe Lake is 243.80 metres. All lands below this elevation are situated within the stillwater regulatory flood zone. All new structural development, except a boathouse and a dock, shall be situated on lands above the 242.80 metre contour elevation and floodproofed to the 244.10 metre contour elevation.

5.9.2.3 Lake Muskoka (including Muskoka Bay)

All new structural development except a boathouse and a dock, shall be situated on lands above the 226.9 metre contour elevation.

5.9.2.4 Severn River (Sparrow Lake to Swift Rapids)

The stillwater regulatory flood elevation for those lands abutting the Severn River, between Sparrow Lake and Swift Rapids, are identified by Schedules as follows:

| | | |
|-----|---|----------|
| H01 | → | 211.87 m |
| H02 | → | 212.94 m |
| H03 | → | 213.58 m |
| H04 | → | 214.12 m |
| I03 | → | 213.58 m |
| I04 | → | 214.12 m |

All new structural development, except a boathouse and a dock, shall be situated on lands above the identified regulatory flood elevation. In the case where a property is located on 2 or more of the identified schedules, the more restrictive of the regulatory flood elevations shall apply.

5.9.2.5 Sparrow Lake

All lands fronting onto Sparrow Lake and below the 215.0 metre contour elevation are situated within the regulatory flood zone. All new structural development except a boathouse and a dock, shall be situated on lands above the 215.0 metre contour elevation.

5.10 FRONTAGE ON A STREET OR WATER ACCESS LOTS

5.10.1 No person shall erect any building in any zone unless:

- (i) the lot upon which such building is to be erected fronts upon a street maintained year-round by a public authority; or
- (ii) is an existing lot in the Residential Community Zones (RC-4 or RC-4A); or
- (iii) if a lot is located in the Residential Waterfront Zones (RW-6, RW-6A, RW-6B, RW-6C, RW-6D, RW-6F or RW-6F1) or the Residential Island Zones (RI-8, RI-8A, RI-8B, RI-8C, or RI-8D) and if such lot has no street access, then such lot shall be exempt from the provisions of Section 5.10.1 (i) of this By-law provided such lot has water access; or
- (iv) if a lot is part of a Registered Plan of Subdivision, Section 5.10.1 (i) of this By-law shall not apply to restrict the erection of any building on such lot where a subdivision agreement has been entered into, but the street or streets will not be assumed by the Corporation until such time as specified in the agreement; or
- (v) where the property is developed by condominium description, the lot frontage and access may be on a private road for individual units within the condominium description; or
- (vi) is the construction of a Hunt Camp in the Rural (RU) Zone.

5.10.2 Muskoka Roads

Despite the Minimum Lot Frontage provisions of this By-law to the contrary, the following Minimum Lot Frontage requirements shall apply to lots fronting on a Muskoka Road:

- | | | |
|------|------------------------|--------------|
| (i) | Class "A" Muskoka Road | 150.0 metres |
| (ii) | Class "B" Muskoka Road | 135.0 metres |

5.11 GARBAGE AND REFUSE STORAGE

5.11.1 Location

No garbage or refuse shall be stored on any lot in any zone except within the following:

- (i) the principal building or accessory building; or
- (ii) a commercial garbage bin provided it is setback a minimum of 20.0 metres from a watercourse; or
- (iii) a roadside garbage container in the Residential Community Zones (RC-4 or RC-4A), Residential Rural Zone (RR-5), Residential Waterfront Zones (RW-6, RW-6A, RW-6B, RW-6C, RW-6D, RW-6F or RW-6F1), Residential Backlot Zone (RB-7) or the Rural Zones (RU).

A roadside garbage container shall have a maximum height of 1.5 metres and shall be set back a maximum of 1.5 metres from the lot line abutting the street.

5.12 GROUP HOMES

5.12.1 Where a Group Home is a permitted use, the following provisions shall apply:

- (i) A group home may only be permitted within a single detached dwelling; and,
- (ii) All the provisions of the respective zone in which a group home is located shall be complied with.

5.13 HOME INDUSTRY

5.13.1 A home industry as defined in this By-law shall be a permitted use in the Residential Community (RC-4) Zone, Residential Rural (RR-5) Zone and Rural (RU) Zone, provided that such use is maintained in accordance with the following provisions:

- (i) The lot on which the home industry is located shall have a minimum lot area of 1.0 hectares;
- (ii) The home industry shall clearly be secondary to the main residential use of the property and shall not change the residential character of the dwelling;
- (iii) There shall be no emission of noise, vibration, odour or dust that is not normally attributable to the use of the land for other uses permitted in the Zone;
- (iv) Such home industry shall not be a nuisance to, nor interfere with, television or radio reception of others in neighbouring buildings or structures;
- (v) There shall be no display to indicate that any part of the property is being used for other than residential or rural uses except for an unlit sign of not more than 0.8 metres square;
- (vi) The home industry shall meet the same yard provisions as required for the principal residential use for the Zone in which it is located, with the exception of the interior side yard, which shall be a minimum of 10.0 metres;
- (vii) The use shall not occupy more than 50% of the gross floor area of a dwelling, or where located in an accessory building, shall not occupy more than 100.0 square metres of gross floor area;
- (viii) A maximum of two (2) employees who do not reside in the dwelling, may be employed on site in the home industry and additional employees may be employed off-site;
- (ix) Any permitted open storage shall be screened from view;
- (x) A landscaped buffer shall be provided on the lot in accordance with the provisions of this By-law;
- (xi) There shall be no goods, wares or merchandise offered for sale or rent from the property which are not manufactured or processed on the lot; and,
- (xii) The home industry shall be subject to site plan control to regulate storage and accessory buildings.

5.14 HOME OCCUPATION

5.14.1 A home occupation as defined in this By-law shall be a permitted use in any Residential Zone or Rural (RU) Zone, provided that such use is maintained in accordance with the following provisions:

- (i) such use is conducted by a person or persons residing in such dwelling unit, and not more than one person not residing in the dwelling shall be employed;
- (ii) there is no visible display from outside of the premises, other than a fascia sign not larger than 0.2 square metres;

- (iii) there is no external storage of goods or materials associated with the home occupation use;
- (iv) such home occupation is clearly secondary to the principal residential use and does not change the residential character of the dwelling or dwelling unit nor create or become a public nuisance, in particular, in regard to traffic, parking, noise, noxious odours, or emission of smoke;
- (v) such home occupation does not interfere with the television or radio reception of other persons in adjacent buildings; and
- (vi) not more than 25 % of the building floor area of the dwelling or dwelling unit is used for the purpose of home occupation uses and such uses shall be conducted entirely within the dwelling or dwelling unit.

5.15 LIGHTING

- 5.15.1** The use of sensitive lighting practices that do not interfere with the view of the night sky or spill into surrounding properties is required for all land uses. Lighting fixtures shall be directed downward (not exceed 2% above horizontal).

5.16 MULTIPLE ZONES ON ONE LOT

- 5.16.1** Where a lot is divided into more than one zone under the provisions of this By-law, each portion of such lot shall be used in accordance with the zone provisions of this By-law for the applicable zones established hereunder. In the case of a lot which is partially zoned Environmental Protection (EP), Flood Plain (FP), or Open Space (OS), the yard requirements of such lot shall be the minimum yard required or the inner limit of the Environmental Protection Zone (EP), Flood Plain Zone (FP), or the Open Space Zone (OS) boundary, whichever provides the greater setback.

5.17 NUMBER OF SINGLE DETACHED DWELLINGS ON ONE LOT

- 5.17.1** Unless otherwise stated in this By-law, only one single detached dwelling shall be permitted on a lot in any Residential Zone, provided that all other applicable provisions of this By-law are complied with.

5.18 OPENSTORAGE

- 5.18.1** No open storage shall be permitted in any front yard in any zone.

5.19 PHASED CONDOMINIUMS

- 5.19.1** Where a comprehensive Condominium Description has received Draft Plan Approval and where registration of the Plan is intended to occur in phases, the comprehensive Condominium Description shall be deemed to be one lot for purposes of applying zoning provisions. Zoning regulations shall apply only to the external limits of the Plan, not to interior boundaries resulting from the registration of each phase.

5.20 PITS OR QUARRIES

- 5.20.1** The making or establishment of pits or quarries is prohibited except in the locations and in accordance with the express provisions of this By-law, and, no person shall use land or erect any building for the purpose of processing, washing, sorting, screening, or crushing rock, sand, or gravel except as expressly provided for in this By-law.

5.21 PROHIBITED USES

- 5.21.1** Except as otherwise specifically permitted in this By-law, the following uses are prohibited in any zone:
- i) The use of any motor vehicle for human habitation;
 - ii) The use of school portables for human habitation;
 - iii) The use of any accessory building or structure for human habitation, unless specifically permitted by this By-law;
 - iv) The use of any cargo or shipping container, truck, truck trailer, bus, or coach body for storage, sales, or human habitation;
 - v) The parking or storage of trailers or commercial and non-commercial motor vehicles on a vacant lot;
 - vi) Tracks, or other areas developed for the racing or running of motorcycles, all terrain vehicles, snowmobiles, or other motorized recreational vehicles unless specifically permitted by this By-law. This is not intended to interfere with any lawful use of a public road or highway, or enjoyment of private property by the owners or tenants of such property or the use of an organized trail approved by the Township;
 - vii) The manufacturing, refining, rendering, bulk storage or distillation of fertilizers, oil, glue from organic sources, acids, ammonia, chlorine, coal, creosote, explosives, petroleum, tar, fireworks, ammunition, glue, petroleum, tar, or other hazardous materials unless specifically permitted as a use in this By-law or stored for sale in direct association with a

permitted use in the Zone and on the property on which the permitted use occurs;

- viii) The bulk storage of industrial chemicals and the storage of radioactive, hazardous waste, hazardous biological waste, or liquid industrial waste unless specifically permitted by this By-law or stored for sale in direct association with a permitted use in the Zone and on the property on which the permitted use occurs;
- ix) The manufacturing or bulk storage of combustible, explosive, inflammable, or dangerous liquids, gases, or materials unless specifically permitted as a use in this By-law or stored for sale in direct association with a permitted use in the Zone and on the property on which the permitted use occurs; and,
- x) Rendering of fats or animal products, a tannery, or an abattoir unless specifically permitted.

5.22 PUBLIC USES

5.22.1 Notwithstanding any other provisions of this By-law, the Town, the District, any public authority, or any Department or Ministry of the Government of Canada or Ontario, and, for the purposes of this Section shall include any school board, Ontario Hydro, any telephone, cable television or telegraph company, and any natural gas distribution company, may, for the purposes of the public service, use any land or erect or use any building in any zone subject to the use or building being in compliance with the regulations prescribed for such zone or use and subject to there being no outdoor storage of goods, materials, or equipment in any required yard abutting a Residential Zone. Any buildings erected or used in a Residential Zone under the provisions of this Section shall be designed so as not to intrude into the residential character of the area. This exemption for use in any zone, however, shall not apply to any land or building used by said companies for executive or administrative offices, or retail purposes.

5.23 SHORELINE BUFFER

5.23.1 A minimum 75.0% of the area of land 20.0 metres wide abutting and running parallel to the Optimal Summer Water Level shall contain a Shoreline Buffer.

5.24 SIGNS

5.24.1 Sign By-law

The provisions of this By-law shall not apply to prevent the erection, alteration, or use of any sign, provided such sign complies with the By-laws regulating signs within the Municipality.

5.24.2 Setbacks

No person shall install, erect or display a billboard or pillar sign except in accordance with the following regulations:

- (i) a minimum of 5.0 metres from the intersection of 2 street lines or to the intersection of a driveway with any street line; or
- (ii) a minimum of 3.0 metres from any street line or any other property line.

5.25 SPECIAL SETBACK REQUIREMENTS

5.25.1 Minimum Separation for Farms

Despite any yard provisions of this By-law to the contrary, no buildings or structures shall be erected or expanded unless they comply with the Provincial Minimum Distance Separation I and II formulae.

5.25.2 Environmental Protection Zones

5.25.2.1 Urban Area

No building or structure shall be erected within 3.0 metres of an Environmental Protection (EP) Zone within the Urban Area.

5.25.2.2 Other Areas

No building or structure shall be erected within 10.0 metres of an Environmental Protection (EP) Zone outside of the Urban Area.

5.25.3 Railway Right-of-Way

Where a building to be used for residential or institutional purposes is located on lands adjacent to a railway line, a minimum 30.0 metre yard requirement shall be provided from the boundary of the railway lands, except that expansion or redevelopment of an existing building at the density previously existing in the building shall be permitted at less than the 30.0 metre yard requirement, provided any expansion or redevelopment is setback from the boundary of the railway lands at a distance equal to the setback of the previously existing building, and provided such building or structure satisfies applicable requirements for noise and vibration mitigation.

5.25.4 Sewage and Waste Disposal Facilities

No new dwelling unit or other sensitive land use shall be permitted within:

- (i) 200.0 metres of a municipal sanitary sewage disposal site for residential uses; 150.0 metres for non-residential uses;
- (ii) 400.0 metres of a municipal hauled sewage lagoon or waste stabilization pond; and
- (iii) 500.0 metres of a municipal waste disposal site.

5.25.5 TransCanada Pipeline

No building or structure shall be located within 7.0 metres of a TransCanada Pipeline right-of-way.

5.25.6 Watercourses

Buildings and structures, unless specifically permitted in this By-law, shall be setback a minimum of 30.0 metres from any watercourse unless an Environmental Protection Zone (EP) has been identified on the property adjacent to the watercourse, in which case, the greater setback shall prevail.

5.26 SPECIAL VEHICLES

5.26.1 Commercial Vehicles

No commercial motor vehicles having a gross weight in excess of 5.0 tonnes shall be permitted to park in a Residential One Zone (R-1), Residential Two Zone (R-2), Residential Three Zone (R-3), Residential Multiple One Zone (RM-1), Residential Multiple Two Zone (RM-2), Residential Waterfront Zones (RW-6, RW-6A, RW-6B, RW-6C, RW-6D, RW-6F or RW-6F1), or a Residential Backlot Zone (RB-7), except that one such vehicle may be parked inside a private garage in one of the aforementioned zones.

5.26.2 Major Recreational Equipment

5.26.2.1 The parking or storage of major recreational equipment shall not be permitted in any yard except a maximum of three (3) recreational equipment shall be permitted in an interior side yard, a rear yard, carport or other building and such storage shall not be permitted closer than 1.5 metres of an interior side lot line or rear lot line in a Residential or Rural Zone provided such use does not form an integral part of a commercial use on the property.

5.26.2.2 No storage or parking of major recreational equipment shall be permitted on any vacant lot in a Residential or Rural Zone except a maximum of three (3) of such equipment shall be permitted to be located on the rear half of the lot where the owner of the adjacent lot owns the lot. Such equipment shall be stored for personal use only and shall not be stored for a fee.

5.26.3 **Mobile Home**

No mobile home shall be permitted in any zone other than the Mobile Home Zone (MH).

5.26.4 **Trailer or Mobile Home Parks**

The establishment of trailer parks or mobile home parks shall be prohibited within the area covered by this By-law, save and except where such parks are specifically permitted.

5.26.5 **Travel Trailers**

No travel trailer shall be located and used as a dwelling unit on a parcel of land in any zone other than a zone which specifically lists such travel trailer as being a permitted use.

5.27 **VISUAL BARRIER**

5.27.1 **Composition**

Where in any zone a visual barrier is required to be provided and maintained, such barrier shall act as a screen between uses and be constructed to a minimum height in accordance with the requirements of Section 5.27.2 of this By-law and shall consist of the following:

- (i) a wall, fence; or
- (ii) a continuous unpierced planting of suitable trees or shrubs, together with a reserved width of planting area appropriate for healthy plant growth; or
- (iii) an earth berm; or
- (iv) any combination of the above.

5.27.2 **Height**

Any planting or buffer strip required by Section 5.27.1 of this By-law shall have a minimum height of 1.5 metres, but shall not be permitted to exceed a height of 1.0 metres within a sight triangle.

5.27.3 Driveways And Walkways

Where a driveway or walkway extends through a planting or buffer strip, it shall be permissible to interrupt such strip within 3.0 metres of the edge of such driveway or within 1.5 metres of the edge of such walkway.

5.27.4 Maintenance

Where a planting or buffer strip is required, it shall be planted, nurtured, and maintained by the owner or owners of the lot on which such strip is located.

5.28 WATER SUPPLY AND SEWAGE DISPOSAL SYSTEMS

5.28.1 Municipal Sewer And Water Services

5.28.1.1 Within the “full service area” as shown on the Servicing Schedule of Appendix “F”, no person shall use any land or erect or use any building or structure, or part thereof, on a lot, unless municipal water and sanitary sewer services are available to service such land, building or structure as the case may be.

5.28.2 Single Detached Dwellings on Existing Lots not on Full Municipal Services

5.28.2.1 Notwithstanding Section 5.28.1.1, for lands within the “full service area” or “water only area” as shown on the Servicing Schedule of Appendix “F”, where municipal sanitary sewer service is not available, one single detached dwelling may be erected on an existing lot provided:

- (a) municipal water service is available to service such lands, or single detached dwelling; and
- (b) a single detached dwelling is a permitted use within the applicable zone and all the other relevant requirements of the By-law are met.

5.28.3 Non Residential Uses on Existing Lots not on Full Municipal Services

5.28.3.1 Notwithstanding Section 5.28.1.1, for lands within the “full service area” or “water only area” as shown on the Servicing Schedule of Appendix “F” and zoned in a Commercial, Business or Industrial Classification, where municipal sanitary sewage service is not available, a building or structure may be used or erected on an existing lot provided:

- (a) municipal water service is available to service such lands; and
- (b) the proposed building or structure is a permitted use within the applicable zone and all the other relevant requirements of the By-law are met.

5.28.4 Existing Lots not Presently Serviced

5.28.4.1 For lands within the “future service area” as shown on the Servicing Schedule of Appendix “F”, where the District of Muskoka advises that municipal water and sewer services are not available and are not envisioned within the near future, a building or structure may be used or erected on an existing lot on private services provided the lot is suitable for the installation of the private water supply and sewage disposal system and provided such building or structure is designed to be connected to services when they become available.

5.28.5 Availability of Services

5.28.5.1 For the purposes of Sections 5.28.1.1 to 5.28.4.1, a service is not available unless the District of Muskoka confirms that the service is available to service the lot in question.

5.28.6 Private Services on Same Lot

5.28.6.1 Where a building or structure is to be serviced by a private sewage disposal system or private well, the building or structure and the private sewage disposal system and/or well shall be located on the same lot.

5.29 YARD ENCROACHMENTS PERMITTED

5.29.1 Every part of any required yard by this By-law shall be open and unobstructed by any structure from the ground to the sky provided however, that fences and hedges in accordance with the provisions of this By-law shall be permitted and that those structures listed as follows shall be permitted to project into the minimum required yards by this By-law for the distances specified.

5.29.2 Ornamental Structures

Sills, belt courses, chimneys, cornices, eaves, gutters, parapets, pilasters, or other similar ornamental structures may project into any required yard a maximum distance of 0.6 metres.

5.29.3 Stairs or Ramps

Stairs or ramps which are attached to the principal building, shall be permitted to project into the required front or rear yards of all zones, subject to the following regulations:

| | |
|----------------------------------|--|
| Maximum Linear Projection | 2.0 metres; except in the case where such stairs or ramps are located in the required front yard of the RW-6, RW-6A, RW-6B, RW-6C, RW-6D, RW-6F, RI-8, RI-8A, RI-8B, RI-8C, RI-8D, and R-INST Zones, or in the required rear yard of the R-1, R-2, R-3, RM-1 and RM-2 Zones. In this case, there shall be no maximum linear projection, and such stairs or ramps shall not be considered to be part of the principal building. |
| Maximum Width of Stairs or Ramps | 1.5 metres in the required front yard of the RW-6, RW-6A, RW-6B, RW-6C, RW-6D, RW-6F, RW-6F1, RI-8, RI-8A, RI-8B, RI-8C, RI-8D, and RI Zones, or in the required rear yard of the R-1, R-2, R-3, RM-1 and RM-2 Zones. |

5.29.4 Window Bays

Window bays with a maximum width of 3.0 metres may project into a required front, rear, or side yard a maximum distance of 1.0 metres.

SECTION 6

OFF-STREET PARKING

AND

OFF-STREET LOADING

6.1 OFF-STREET PARKING

No lands shall be used and no building shall be used or erected in any zone unless there are provided and maintained facilities for off-street parking in accordance with the following regulations and Parking Schedule, or as otherwise specifically provided in this By-law.

6.1.1 Location

- (i) Off-street parking facilities shall be located on the same lot as the use requiring the parking;
- (ii) notwithstanding Subsection (i) above, where the provision of off-street parking on the same lot as the use requiring such off-street parking is not possible, or not practical, such off-street parking facilities may be located on another lot within 152.0 metres of the lot containing the use requiring the parking;
- (iii) in the case where a lot has water access only, the provisions of Subsections (i) and (ii) above shall not apply;
- (iv) where the required off-street parking is provided in accordance with Subsection (ii) above, the owner of both lots shall enter into an agreement with the Corporation to be registered against the title of both the lot upon which parking is to be provided and the lot containing the use for which the parking is required. The agreement required by this Section shall guarantee that the land required for parking by this By-law shall continue to be so used only for such purpose until the owner provides alternate parking space in conformity with the regulations of this By-law;
- (v) parking spaces and aisles giving direct access to abutting parking spaces shall not be located within 3.0 metres of a street line;
- (vi) no part of any parking area shall be located within 20 metres of the optimal summer water level.

6.1.2 Design Standards

- (i) Where a parking area is situate on a lot which abuts a Residential Zone, landscaping and fencing in accordance with the regulations prescribed in Sections 5.8 and 5.27 of this By-law shall be provided and maintained along such abutting lot line;
- (ii) In all Commercial, Industrial, Institutional or Residential Multiple Two Zones, a 1.5 metre landscaped buffer shall be provided along the full outer perimeter of any parking lot containing more than 10 parking spaces. A driveway may cross the landscaped buffer.
- (iii) Interior landscaping within parking lots containing 20 or more parking spaces shall be provided in the form of landscaped islands, landscaped medians, or pedestrian pathways.
- (iv) Parking spaces, areas, and driveways connecting the parking space or area with a street shall be maintained with a stable surface which is treated so as to prevent the raising of dust. Such parking spaces or areas shall, before being used, be constructed of crushed stone, gravel, asphalt, concrete, or similar material and shall include provisions for drainage facilities.
- (v) Notwithstanding Subsection (iv) above, the surface of every parking or loading space or access aisle/driveway in the Commercial Core Zones (C-1, C-1A and C-1B), Commercial Service Zones (C-2 or C-2A), Commercial Special Purpose Zones (C-4), Commercial Gateway Zone (C-6), Institutional Zones (I or I-A), Business One Zone (B-1), and for multiple dwellings in the Residential Multiple One Zone (RM-1) and Residential Multiple Two Zone (RM-2) shall be graded and drained, and paved with asphalt or Portland cement concrete, so as to provide a permanent, durable and dustless surface. Permeable and semi-permeable surfaces are permitted, which include porous paving, turf block, honeycomb block, cobblestone and pavers (as shown on the illustration below).

| ILLUSTRATION OF SOME ALTERNATIVES TO STANDARD CONCRETE AND ASPHALT PAVING | | | | |
|---|---|---|--|---|
|  |  |  |  |  |
| Porous Paving | Turf Block | Honeycomb Block | Cobblestone | Pavers |

- (vi) All off-street parking facilities containing 4 or more parking spaces shall be provided with adequate means of ingress and egress to and from a street, in a forward motion only, and shall be arranged so as not to interfere with the normal public use of a street.
- (vii) In case of angle parking and parallel parking:
 - (a) each parking space shall have a minimum width of 2.5 metres and a minimum length of 5.5 metres; and
 - (b) the access driveway and the aisle giving access to such parking spaces shall have a minimum width of 6.0 metres.
- (viii) Notwithstanding Subsection (vi) above, where a waterfront landing is located exclusively on lands owned by the Town, parking spaces may be accessed directly from the street.

6.1.3 Off-Street Parking Schedule

- (i) Parking spaces shall be provided in the minimum quantity specified in Column 2 hereunder for each use listed in Column 1, subject to Subsection (ii) and Section 6.5 hereof. Any use not specifically listed in Section 6.4 hereof, shall have a minimum of one parking space for each 20.0 square metres of the gross floor area which accommodates the use.

| <u>COLUMN 1</u> | <u>COLUMN 2</u> |
|---|--|
| Accessory Apartment | 1 space per apartment |
| Amusement Arcade | 1 space for every 3 coin-activated machines |
| Bed and Breakfast Establishment | 1 space for the dwelling; plus 1 space for each guest room |
| Boarding House; Closed Custody or Open Custody Group Home | 2 spaces; plus 1 space for every 5 residents |

| | |
|--|--|
| Building Supplies Outlet; Craftsman Shop; Garden Centre and Nursery; Personal Services; Repair Service Shop; Sale, Rental, or Service of Business Machines and Office Supplies; Sale or Rental of Furniture and Electric or Electronic Appliances or Electric or Electronic Equipment; Sale, Rental, Service, or Storage of Tools and Industrial or Farm Equipment; Contractor's Establishment | 1 space for each 40.0 square metres of the gross leasable floor area which accommodates such use |
| Carwash | 2 spaces for each washing bay |
| Commercial Entertainment | 1 space for each 5 fixed seats or 1 space for each 23.0 square metres of gross leasable floor area which accommodates such use, whichever results in a greater requirement |
| Commercial Recreation | 1 space for each 23.0 square metres of the gross leasable floor area which accommodates such use except in the case of: (i) a golf course which shall require 3 spaces for each hole, and (ii) a golf driving range or miniature golf course which shall require 3 spaces for each 2 tees or holes |
| Day Nursery | 1 space for each 25.0 square metres of gross floor area. |
| Educational Establishment: | |
| (i) Elementary School | 1 space for each classroom |
| (ii) Secondary School | 1 space for each classroom; plus 25 additional spaces for student parking |

| | |
|--|---|
| Financial Establishment; Business Office; Veterinary Services; Computer, Electric, or Data Processing Business; Surveying, Planning, Engineering, or Design Business | 1 space for each 28.0 square metres of the gross leasable floor area which accommodates such use |
| Funeral Home; Religious Institution | 1 space for each 5 fixed seats or 1 space for each 23.0 square metres of the gross floor area which accommodates such use, whichever results in a greater requirement |
| Manufacturing | 1 space for each 37.0 square metres of gross floor area |
| Health Services | 1 space per 25.0 square metres of gross floor area |
| Motor Vehicle Service Station | 1 space for each fuel pump island |
| Multiple Dwelling | 1 space per dwelling unit; plus 1 space for each 4 dwelling units for visitors only |
| Place of Assembly | 1 space for each 23.0 square metres of the gross floor area which accommodates such use |
| Recreational Institution | 1 space for each 92.5 square metres of gross floor area which accommodates such use |
| Residential Care Facility; Nursing Home | 1 space for each dwelling unit or rooming unit PLUS 1 space per 100.0 square metres of gross floor area used for medical or personal services. |
| Restaurant | 1 space for each 9.0 square metres of the gross leasable floor area which accommodates such use |
| Retail Convenience; Beverage Brewing; Beverage Distillation | 1 space for each 20.0 square metres of the gross leasable floor area which accommodates such use |

| | |
|---|---|
| Retail Store | 1 space for each 27.0 square metres of the gross leasable floor area which accommodates such use |
| Sale or Rental of Motor Vehicles, Major Recreational Equipment and Parts and Accessories for Motor Vehicles or Major Recreational Equipment | 1 space for each 32.0 square metres of the gross floor area which accommodates such use |
| Security or Janitorial Service; Laboratory; Sale, Rental, Storage, or Service of Catering Equipment | 1 space for each 40.0 square metres of the gross floor area which accommodates such use |
| Self-Storage Facility | 2 spaces for the office plus 1 space for each 500.0 square metres of the gross floor area which accommodates such use |
| Service, Storage, or Repair of Motor Vehicles & Major Recreational Equipment | 2 spaces for each service bay |
| Single Detached Dwelling; Semi-Detached Dwelling; Duplex Dwelling; Street Townhouse Dwelling | 2 spaces per dwelling unit |
| Sleeping Cabin | 1 space per cabin |
| Storage Facility | 1 space for each 92.5 square metres of the gross floor area which accommodates such use. |
| Tourist Establishment | 1 space for each guest room and 1 space for the dwelling; plus 1 space for each 20.0 square metres of the gross floor area which accommodates accessory uses open to the public |
| Transportation Depot; Sale and Storage of Heating Fuel; Warehouse; Wholesaling | 1 space for each 500.0 square metres of the gross floor area which accommodates such use |

- (ii) (a) If the calculation of the required parking spaces results in a fraction greater than one-half, the required parking spaces shall be the next higher whole number.
- (b) Where any land or building accommodates more than one use, the total parking space requirement for such land or building shall be the aggregate sum of the requirements for each individual use.
- (c) Any parking spaces required to be provided by this By-law shall be exclusive of the parking spaces used or intended to be used for the storage or parking of motor vehicles or major recreational equipment for sale or rental.
- (d) Where a specific type of retail use is specified in Subsection (i) above as having a different parking requirement than the generic 'retail' requirement, the parking requirement for the specific type of retail use shall apply.
- (e) Where a parking space is required to be provided by Section 6.1.3 of this By-law, such space shall be directly accessible from either an aisle or a street or in the case of a lot in the Residential Waterfront Zones (RW-6, RW-6A, RW-6B, RW-6C, RW-6D, RW-6F or RW-6F1) such space may be accessible from a private street or a private right-of-way.
- (f) Where seating is provided in the form of fixed benches or pews, then 0.5 metres of each such bench or pew shall be considered as equalling one seat.
- (g) Where off-street parking spaces are required by Section 6.1.3 of this By-law to be provided for the use of visitors to a multiple dwelling, such parking spaces shall be clearly defined and identified as being reserved for the exclusive use of such visitors.

6.1.4 Off-Street Parking In The Commercial Core Zone

Off-street parking in the Commercial Core Zone (C-1) of this By-law shall comply with the prescribed regulations:

- (i) On the date of the passing of this By-law, the use of any building in whole or in part, or the use of any land in whole or in part, in the Commercial Core Zone (C-1) shall comply with the parking regulations as stated in Section 6.1.3 herein.
- (ii) Where an existing building in the Commercial Core Zone (C-1) is replaced by the construction of a new building on the same parcel of land, such existing building shall be allocated one Parking Space Credit for each 27.5 square metres of building floor area of such building (this figure shall be referred to as the Parking Space Credit). The calculated value of Parking Space Credits for the new building shall comply with the parking regulations as

- stated in Section 6.1.3 herein.
- (iii) Where a building is demolished, destroyed by causes beyond the control of the owner or the use on the property ceases to exist for a period of more than 2 years, there shall be no allocation of Parking Space Credits for such building.
 - (iv) Where the calculated value of parking spaces of a new building in the Commercial Core Zone (C-1) using the requirements as stated in Section 6.1.3 is less than the Parking Space Credit on the same parcel of land prior to the construction of such new building, no new parking spaces shall be required for such new building.
 - (v) Where the calculated value of parking spaces of a new building in the Commercial Core Zone (C-1) using the requirements as stated in Section 6.1.3 is greater than the Parking Space Credit on the same parcel of land prior to the construction of such new building, new parking spaces shall be provided for such new building. The number of parking spaces to be provided for the new building shall be 50 percent of the difference between the value calculated using Section 6.1.3 of this By-law for the new building and the Parking Space Credit as stated in Subsection (ii) above.
 - (vi) Where any building or land accommodates more than one use, the total parking space requirement for such building or land shall be the aggregate sum of the requirements for each individual use of such building.
 - (vii) If the calculation of the required parking spaces results in a fraction greater than one-half, the required parking spaces shall be the next higher whole number.
 - (viii) Where the construction of an addition or a new building results in the loss of existing parking spaces, such new building shall,
 - (a) provide for new parking spaces in accordance with the parking requirements of Section 6.1.3 of this By-law; or
 - (b) pay the Corporation cash-in-lieu of parking requirements at the rate in effect for the Corporation at the time of application.
 - (ix) Any parking spaces required to be provided by this By-law shall be exclusive of the parking spaces used or intended to be used for the storage or parking of motor vehicles or major recreational equipment for sale or rental.

6.2 BARRIER-FREE PARKING

6.2.1 Number of Barrier-Free Parking Spaces Required

The minimum designated barrier-free parking spaces requirements for new development shall be as follows:

| Total Number of Parking Spaces Required | Minimum Barrier-Free Spaces Required |
|--|--|
| 1 - 25 | 1 |
| 26 – 50 | 2 |
| 51 – 75 | 3 |
| 76 – 100 | 4 |
| 101 and beyond | 5 spaces plus 1 additional space for each 50 spaces beyond 150 spaces |

6.2.2 Barrier-Free Parking Space

A designated barrier-free parking space for motor vehicles shall have:

- (i) A minimum width of 4.5 metres;
- (ii) A minimum length of 6.0 metres;
- (iii) An adjacent 1.5 metre wide aisle that is hatch marked on the parking lot, which may be shared by two adjacent designated barrier-free spaces;
- (iv) A firm, level surface; and
- (v) Shall be located as near as possible to the main entrance, within 30 metres of the entrance.

6.3 OFF-STREET LOADING

No commercial or industrial building to which, or from which, regular deliveries are made shall be used or erected unless off-street spaces for the standing, loading, or unloading of motor vehicles are provided in conformity with the following regulations:

6.3.1 Minimum Size Of Loading Space

Each off-street loading space in a Commercial Zone shall have minimum dimensions of 3.0 metres by 10.5 metres. In an Industrial Zone, the minimum

dimensions for an off-street loading space shall be 4.5 metres by 15.0 metres.

6.3.2 Number Of Off-Street Loading Spaces

One off-street loading space with the dimensions identified in Section 6.3.1, shall be required for each 1,500 square metres of the gross floor area which accommodates such use in a Commercial Zone or an Industrial Zone.

SECTION 7

RESIDENTIAL ONE ZONE (R-1)

No person shall erect, nor use any building in whole or in part, nor use any land in whole or in part, within an R-1 Zone for any purpose other than one or more of the following uses, or uses accessory thereto. Such erection or use shall also comply with the prescribed regulations:

7.1 PERMITTED USES

Bed and Breakfast Establishment

Dwelling, Single Detached

Group Home, Open Custody

7.2 REGULATIONS

| | |
|--|---|
| Minimum Lot Area | 350.0 square metres for lots served by public water and sanitary sewers; or 0.4 hectares for lots served by public water only. |
| Minimum Lot Frontage | 11.0 metres for lots served by public water and sanitary sewers; or 30.0 metres for lots served by public water only. |
| Minimum Front Yard And Minimum Exterior Side Yard | 6.0 metres |
| Minimum Side Yard | 1.3 metres |
| Minimum Rear Yard | 7.5 metres; 1.0 metre for a detached garage. |
| Minimum Setback from Optimal Summer Water Level | 30.0 metres |
| Maximum Lot Coverage Of Principal Building and Accessory Buildings | 45.0 percent |

| | |
|--------------------------------------|---|
| Maximum Height Of Principal Building | 9.0 metres; except in the case of an A-frame dwelling. In this case, the ridge of such dwelling shall have a maximum height of 10.5 metres. |
| Boathouse And Dock Facilities | In accordance with the requirements of Sections 5.2.3 to 5.2.4.4 of this By-law. |
| Maximum Shoreline Development | In accordance with the requirements of Section 5.2.4 of this By-law. |
| Shoreline Buffer | In accordance with the requirements of Section 5.23 of this By-law. |

SECTION 8

RESIDENTIAL TWO ZONE (R-2)

No person shall erect, nor use any building in whole or in part, nor use any land in whole or in part, within an R-2 Zone for any purpose other than one or more of the following uses, or uses accessory thereto. Such erection or use shall also comply with the prescribed regulations:

8.1 PERMITTED USES

Bed and Breakfast Establishment

Dwelling, Single Detached

Group Home, Open Custody

8.2 REGULATIONS

| | |
|--|---|
| Minimum Lot Area | As existing on date of passage of this By-law |
| Minimum Lot Frontage | As existing on date of passage of this By-law |
| Minimum Front Yard And Minimum Exterior Side Yard | 6.0 metres |
| Minimum Side Yard | 1.3 metres |
| Minimum Rear Yard | 7.5 metres |
| Minimum Setback from Optimal Summer Water Level | 30.0 metres |
| Maximum Lot Coverage Of Principal Building and Accessory Buildings | 30 percent |
| Maximum Height Of Principal Building | 9.0 metres; except in the case of an A-frame dwelling. In this case, the ridge of such dwelling shall have a maximum height of 10.5 metres. |
| Boathouse And Dock Facilities | In accordance with the requirements of Sections 5.2.3 to 5.2.4.4 of this By-law. |

Maximum Shoreline Development

In accordance with the requirements of Section 5.2.4 of this By-law.

Shoreline Buffer

In accordance with the requirements of Section 5.23 of this By-law.

SECTION 9

RESIDENTIAL THREE ZONE (R-3)

No person shall erect, nor use any building in whole or in part, nor use any land in whole or in part, within an R-3 Zone for any purpose other than one or more of the following uses, or uses accessory thereto. Such erection or use shall also comply with the prescribed regulations:

9.1 PERMITTED USES

Bed and Breakfast Establishment

Dwelling, Single Detached

Group Home, Open Custody

9.2 REGULATIONS

| | |
|--|---|
| Minimum Lot Area | 1,200.0 square metres for lots served by public water and sanitary sewers; or 0.4 hectares for lots served by public water only. |
| Minimum Lot Frontage | 20.0 metres for lots served by public water and sanitary sewers; or 60.0 metres for lots served by public water only. |
| Minimum Front Yard And Minimum Exterior Side Yard | 10.0 metres |
| Minimum Side Yard | 3.0 metres |
| Minimum Rear Yard | 7.5 metres; 1 metre for a detached garage. |
| Minimum Setback from Optimal Summer Water Level | 30.0 metres |
| Maximum Lot Coverage Of Principal Building and Accessory Buildings | 30.0 percent |

| | |
|--------------------------------------|---|
| Maximum Height Of Principal Building | 7.5 metres; except in the case of an A-frame dwelling. In this case, the ridge of such dwelling shall have a maximum height of 10.5 metres. |
| Boathouse And Dock Facilities | In accordance with the requirements of Sections 5.2.3 to 5.2.4.4 of this By-law. |
| Maximum Shoreline Development | In accordance with the requirements of Section 5.2.4 of this By-law. |
| Shoreline Buffer | In accordance with the requirements of Section 5.23 of this By-law. |

| | |
|--|---|
| Minimum Lot Frontage | 11.0 metres for lots served by public water and sanitary sewers; or 30.0 metres for lots served by public water only. As existing at the date of passage of this By-law for lots abutting a navigable waterway. |
| Minimum Front Yard And Minimum Exterior Side Yard | 6.0 metres |
| Minimum Side Yard | 1.3 metres |
| Minimum Rear Yard | 7.5 metres; 1 metre for a detached garage. |
| Minimum Setback from Optimal Summer Water Level | 30.0 metres |
| Maximum Lot Coverage Of Principal Building and Accessory Buildings | 45.0 percent |
| Maximum Height Of Principal Building | 9.0 metres; except in the case of an A-frame dwelling. In this case, the ridge of such dwelling shall have a maximum height of 10.5 metres. |
| Boathouse And Dock Facilities | In accordance with the requirements of Sections 5.2.3 to 5.2.4.4 of this By-law. |
| Maximum Shoreline Development | In accordance with the requirements of Section 5.2.4 of this By-law. |
| Shoreline Buffer | In accordance with the requirements of Section 5.23 of this By-law. |

10.3 REGULATIONS FOR A DUPLEX AND A SEMI-DETACHED DWELLING

| | |
|--|---|
| Municipal Services | Development for a duplex or a semi-detached dwelling shall be required to have full municipal services (water and sewer). |
| Minimum Lot Area | 240.0 square metres for each dwelling unit |
| Minimum Lot Frontage | 6.0 metres for each dwelling unit |
| Minimum Front Yard And Minimum Exterior Side Yard | 6.0 metres for each dwelling unit |
| Minimum Side Yard | 1.3 metres; except in the case of a semi-detached dwelling having a common interior side. In this case, where the interior side yard is a common wall for such dwelling, an interior side yard of 0.0 metres shall be required. |
| Minimum Rear Yard | 7.5 metres for each dwelling unit; 1 metre for a detached garage. |
| Minimum Setback from Optimal Summer Water Level | 30.0 metres |
| Maximum Lot Coverage Of Each Lot Of A Semi-Detached Dwelling And Of The Entire Lot For A Duplex For The Principal Building and Accessory Buildings | 50.0 percent |
| Maximum Height Of Principal Building | 9.0 metres |
| Boathouse And Dock Facilities | In accordance with the requirements of Sections 5.2.3 to 5.2.4.4 of this By-law. |
| Maximum Shoreline Development | In accordance with the requirements of Section 5.2.4 of this By-law. |
| Shoreline Buffer | In accordance with the requirements of Section 5.23 of this By-law. |

10.4 REGULATIONS FOR A MULTIPLE DWELLING

| | |
|--|--|
| Municipal Services | Development for a multiple dwelling shall be required to have full municipal services (water and sewer). |
| Minimum Lot Area | 150.0 square metres for each dwelling unit |
| Minimum Lot Frontage | 19.5 metres |
| Minimum Front Yard And Minimum Exterior Side Yard | 6.0 metres |
| Minimum Side Yard | 6.0 metres |
| Minimum Rear Yard | 7.5 metres. |
| Minimum Setback from Optimal Summer Water Level | 30.0 metres |
| Maximum Lot Coverage Of Principal Building and Accessory Buildings | 45.0 percent |
| Maximum Height Of Principal Building | 10.0 metres |
| Maximum Number Of Units In A Multiple Dwelling | 6 units |
| Boathouse And Dock Facilities | In accordance with the requirements of Sections 5.2.3 to 5.2.4.4 of this By-law. |
| Maximum Shoreline Development | In accordance with the requirements of Section 5.2.4 of this By-law. |
| Shoreline Buffer | In accordance with the requirements of Section 5.23 of this By-law. |
| Visual Barrier | Where a lot line forms part of a boundary between a Residential Multiple One Zone (RM-1) and a Residential Zone, a visual barrier shall be provided and maintained along such abutting lot line in accordance with the requirements of Sections 5.27 of this By-law. |

10.5 REGULATIONS FOR A STREET TOWNHOUSE DWELLING

| | |
|---|---|
| Municipal Services | Development for a street townhouse dwelling shall be required to have full municipal services (water and sewer). |
| Minimum Lot Area | 190.0 square metres for each dwelling unit |
| Minimum Lot Frontage | 4.5 metres; except in the case of an exterior dwelling unit with an interior side yard. In this case, the minimum lot frontage shall be 8.0 metres. And in the case of an exterior dwelling unit with an exterior side yard, the minimum lot frontage shall be 11.5 metres. |
| Minimum Front Yard | 6.0 metres; except in the case of a dwelling unit not having a garage. In this case, the minimum front yard shall be 12.0 metres. |
| Minimum Exterior Side Yard | 6.0 metres |
| Minimum Interior Side Yard | 1.3 metres; except in the case of a street townhouse dwelling having a common interior side. In this case, where the interior side yard is a common wall for such dwelling, an interior side yard of 0.0 metres shall be required. |
| Minimum Rear Yard | 7.5 metres. |
| Minimum Setback from Optimal Summer Water Level | 30.0 metres |
| Maximum Lot Coverage Of Each Lot For The Principal Building and Accessory Buildings | 60.0 percent |
| Maximum Height Of Principal Building | 9.0 metres |

| | |
|--|---|
| Maximum Number Of Dwelling Units On Site | 8 units |
| Boathouse And Dock Facilities | In accordance with the requirements of Sections 5.2.3 of this By-law. |
| Maximum Shoreline Development | In accordance with the requirements of Section 5.2.4 of this By-law. |
| Shoreline Buffer | In accordance with the requirements of Section 5.23 of this By-law. |

SECTION 11

RESIDENTIAL MULTIPLE TWO ZONE (RM-2)

No person shall erect, nor use any building in whole or in part, nor use any land in whole or in part, within an RM-2 Zone for any purpose other than one or more of the following uses, or uses accessory thereto. Such erection or use shall also comply with the prescribed regulations:

11.1 PERMITTED USES

Bed and Breakfast Establishment

Boarding House

Day Nursery

Dwelling, Duplex

Dwelling, Multiple

Dwelling, Semi-Detached

Dwelling, Single Detached (Existing Only)

Dwelling, Street Townhouse

Group Home, Open Custody

Residential Care Facility

11.2 REGULATIONS

Development in the RM-2 Zone shall only be on those lots which have full municipal services (water and sewer).

11.3 REGULATIONS FOR A DAY NURSERY AND A SINGLE DETACHED DWELLING

| | |
|---|---------------------|
| Minimum Lot Area | 350.0 square metres |
| Minimum Lot Frontage | 11.0 metres |
| Minimum Front Yard And Minimum Exterior Side Yard | 6.0 metres |
| Minimum Side Yard | 1.3 metres |

| | |
|--|--|
| Minimum Rear Yard | 7.5 metres; |
| Minimum Setback from Optimal Summer Water Level | 30.0 metres |
| Maximum Lot Coverage Of Principal Building and Accessory Buildings | 45.0 percent |
| Maximum Height Of Principal Building | 9.0 metres |
| Boathouse And Dock Facilities | In accordance with the requirements of Sections 5.2.3 to 5.2.4.4 of this By-law. |
| Maximum Shoreline Development | In accordance with the requirements of Section 5.2.4 of this By-law. |
| Shoreline Buffer | In accordance with the requirements of Section 5.23 of this By-law. |

11.4 REGULATIONS FOR A DUPLEX AND A SEMI-DETACHED DWELLING

| | |
|---|---|
| Minimum Lot Area | 240.0 square metres for each dwelling unit |
| Minimum Lot Frontage | 6.0 metres for each dwelling unit |
| Minimum Front Yard And Minimum Exterior Side Yard | 6.0 metres |
| Minimum Side Yard | 1.3 metres; except in the case of a semi-detached dwelling having a common interior side. In this case, where the interior side yard is a common wall for such dwelling, an interior side yard of 0.0 metres shall be required. |
| Minimum Rear Yard | 7.5 metres for each dwelling unit; 1 metre for a detached garage. |
| Minimum Setback from Optimal Summer Water Level | 30.0 metres |
| Maximum Height Of Principal Building | 9.0 metres |

| | |
|-------------------------------|--|
| Boathouse And Dock Facilities | In accordance with the requirements of Sections 5.2.3 to 5.2.4.4 of this By-law. |
| Maximum Shoreline Development | In accordance with the requirements of Section 5.2.4 of this By-law. |
| Shoreline Buffer | In accordance with the requirements of Section 5.23 of this By-law. |

11.5 REGULATIONS FOR A MULTIPLE DWELLING

| | |
|--|--|
| Minimum Lot Area | 150.0 square metres for each dwelling unit |
| Minimum Lot Frontage | 19.5 metres |
| Minimum Front Yard And Minimum Exterior Side Yard | 6.0 metres |
| Minimum Side Yard | One-half the building height or 6.0 metres, whichever is greater |
| Minimum Rear Yard | 7.5 metres |
| Minimum Setback from Optimal Summer Water Level | 30.0 metres |
| Maximum Lot Coverage Of Principal Building and Accessory Buildings | 45.0 percent |
| Maximum Height Of Principal Building | 16.5 metres |
| Boathouse And Dock Facilities | In accordance with the requirements of Sections 5.2.3 to 5.2.4.4 of this By-law. |
| Maximum Shoreline Development | In accordance with the requirements of Section 5.2.4 of this By-law. |
| Shoreline Buffer | In accordance with the requirements of Section 5.23 of this By-law. |

Visual Barrier

Where a lot line forms part of a boundary between a Residential Multiple Two Zone (RM-2) and a Residential Zone, a visual barrier shall be provided and maintained along such abutting lot line in accordance with the requirements of Section 5.27 of this By-law.

11.6 REGULATIONS FOR A STREET TOWNHOUSE DWELLING

Minimum Lot Area

190.0 square metres for each dwelling unit

Minimum Lot Frontage

4.5 metres; except in the case of an exterior dwelling unit with an interior side yard. In this case, the minimum lot frontage shall be 8.0 metres. And in the case of an exterior dwelling unit with an exterior side yard, the minimum lot frontage shall be 11.5 metres.

Minimum Front Yard

6.0 metres; except in the case of a dwelling unit not having a garage. In this case, the minimum front yard shall be 12.0 metres.

Minimum Exterior Side Yard

6.0 metres

Minimum Interior Side Yard

1.3 metres; except in the case of a street townhouse dwelling having a common interior side. In this case, where the interior side yard is a common wall for such dwelling, an interior side yard of 0.0 metres shall be required.

Minimum Rear Yard

7.5 metres

Minimum Setback from Optimal Summer Water Level

30.0 metres

Maximum Lot Coverage Of Principal Building and Accessory Buildings

60.0 percent

| | |
|--------------------------------------|--|
| Maximum Height Of Principal Building | 9.0 metres |
| Boathouse And Dock Facilities | In accordance with the requirements of Sections 5.2.3 to 5.2.4.4 of this By-law. |
| Maximum Shoreline Development | In accordance with the requirements of Section 5.2.4 of this By-law. |
| Shoreline Buffer | In accordance with the requirements of Section 5.23 of this By-law. |

11.7 REGULATIONS FOR A RESIDENTIAL CARE FACILITY

| | |
|--|--|
| Minimum Lot Area | 1400.0 square metres |
| Minimum Lot Frontage | 30.0 metres |
| Minimum Front Yard And Minimum Exterior Side Yard | 6.0 metres |
| Minimum Side Yard | 1.3 metres |
| Minimum Rear Yard | 7.5 metres |
| Minimum Setback from Optimal Summer Water Level | 30.0 metres |
| Maximum Lot Coverage Of Principal Building and Accessory Buildings | 35.0 percent |
| Maximum Height Of Principal Building | 10.0 metres |
| Boathouse And Dock Facilities | In accordance with the requirements of Sections 5.2.3 to 5.2.4.4 of this By-law. |
| Maximum Shoreline Development | In accordance with the requirements of Section 5.2.4 of this By-law. |
| Shoreline Buffer | In accordance with the requirements of Section 5.23 of this By-law. |

SECTION 12

RESIDENTIAL COMMUNITY ZONE (RC-4)

No person shall erect, nor use any building in whole or in part, nor use any land in whole or in part, within an RC-4 Zone for any purpose other than one or more of the following uses, or uses accessory thereto. Such erection or use shall also comply with the prescribed regulations:

12.1 PERMITTED USES

Bed and Breakfast Establishment

Dwelling, Single Detached

Group Home, Open Custody

Religious Institution

12.2 REGULATIONS

| | |
|--|--|
| Minimum Lot Area | 1.0 hectares |
| Minimum Lot Frontage | 46.0 metres; in the case of a through lot, the lot lines abutting a street and a navigable waterway shall each have a minimum frontage of 46.0 metres. |
| Minimum Front Yard And Minimum Exterior Side Yard | 12.0 metres |
| Minimum Side Yard | 3.0 metres |
| Minimum Rear Yard | 12.0 metres |
| Minimum Setback from Optimal Summer Water Level | 30.0 metres |
| Maximum Lot Coverage Of Principal Building and Accessory Buildings | 20.0 percent |
| Maximum Height Of Principal Building | 7.5 metres; except in the case of an A-Frame dwelling. In this case, the ridge of such dwelling shall have a maximum height of 10.5 metres. |

Boathouse and Dock
Facilities

In accordance with the requirements
of Sections 5.2.3 to 5.2.4.4 of this By-
law.

Maximum Shoreline
Development

In accordance with the requirements
of Section 5.2.4 of this By-law.

Shoreline Buffer

In accordance with the requirements
of Section 5.23 of this By-law.

SECTION 13

RESIDENTIAL RURAL ZONE (RR-5)

No person shall erect, nor use any building in whole or in part, nor use any land in whole or in part, within an RR-5 Zone for any purpose other than one or more of the following uses, or uses accessory thereto. Such erection or use shall also comply with the prescribed regulations:

13.1 PERMITTED USES

- Bed and Breakfast Establishment
- Dwelling, Single Detached
- Group Home, Open Custody
- Religious Institution

13.2 REGULATIONS

| | |
|--|---|
| Minimum Lot Area | 1.0 hectares |
| Minimum Lot Frontage | 60.0 metres |
| Minimum Front Yard And Minimum Side Yard Abutting A Street | 18.0 metres |
| Minimum Side Yard | 6.0 metres |
| Minimum Rear Yard | 30.0 metres |
| Maximum Lot Coverage Of Principal Building and Accessory Buildings | 10.0 percent |
| Maximum Height Of Principal Building | 7.5 metres; except in the case of an A-frame dwelling. In this case, the ridge of such dwelling shall have a maximum height of 10.5 metres. |

SECTION 14

**RESIDENTIAL WATERFRONT ZONES (RW-6, RW-6A, RW-6B,
RW-6C, RW-6D, RW-6F, RW-6F1)**

No person shall erect, nor use any building in whole or in part, nor use any land in whole or in part, within an RW-6, RW-6A, RW-6B, RW-6C, RW-6D, RW-6F or a RW-6F1 Zone for any purpose other than one or more of the following uses, or uses accessory thereto. Such erection or use shall also comply with the prescribed regulations:

14.1 PERMITTED USES

Bed and Breakfast Establishment

Dwelling, Single Detached

14.2 REGULATIONS FOR RW-6

Minimum Lot Area 0.8 hectares

Minimum Lot Frontage 60.0 metres

Minimum Setback From The Optimal Summer Water Level 30.0 metres

Minimum Side Yard 6.0 metres

Minimum Rear Yard 15.0 metres

Maximum Lot Coverage Of Principal Building And Accessory Buildings Where buildings or structures are located wholly or partially within 60 metres of the shoreline, 13.0 percent of the lot area within 60 metres of the shoreline.

Where buildings or structures are located more than 60.0 metres from the shoreline, 13.0 percent of the total lot area.

Maximum Height Of Principal Building 7.5 metres; except in the case of an A-frame dwelling. In this case, the ridge of such dwelling shall have a maximum height of 10.5 metres.

| | |
|--|--|
| Boathouse and Dock Facilities | In accordance with the requirements of Sections 5.2.3 to 5.2.4.4 of this By-law. |
| Maximum Shoreline Development | In accordance with the requirements of Section 5.2.4 of this By-law. |
| Shoreline Buffer | In accordance with the requirements of Section 5.23 of this By-law. |
| Maximum Number And Size For A Sleeping Cabin | One for each residential waterfront property which contains a principal dwelling. The maximum building floor area of such cabin shall be 46.5 square metres, all of which shall be situated at the ground floor level. |
| Minimum Setback for Septic System Leaching Bed | 30.0 metres from the Optimal Summer Water Level |

14.3 REGULATIONS FOR RW-6A

Except for the provision indicated below, the regulations for a RW-6A Zone shall be in accordance with the requirements of Section 14.2 of this By-law:

| | |
|----------------------|-------------|
| Minimum Lot Frontage | 90.0 metres |
|----------------------|-------------|

14.4 REGULATIONS FOR RW-6B

Except for the provision indicated below, the regulations for a RW-6B Zone shall be in accordance with the requirements of Section 14.2 of this By-law:

| | |
|----------------------|--------------|
| Minimum Lot Frontage | 120.0 metres |
|----------------------|--------------|

14.5 REGULATIONS FOR RW-6C

Except for the provision indicated below, the regulations for a RW-6C Zone shall be in accordance with the requirements of Section 14.2 of this By-law:

| | |
|----------------------|--------------|
| Minimum Lot Frontage | 150.0 metres |
|----------------------|--------------|

14.6 REGULATIONS FOR RW-6D

Except for the provision indicated below, the regulations for a RW-6D Zone shall be in accordance with the requirements of Section 14.2 of this By-law:

| | |
|----------------------|---|
| Minimum Lot Area | As existed on the date of the passing of this By-law, provided the lot and buildings are in accordance with the requirements of Section 5.7.1.1 of this By-law. |
| Minimum Lot Frontage | As existed on the date of the passing of this By-law, provided the lot and buildings are in accordance with the requirements of Section 5.7.1.1 of this By-law. |

14.7 REGULATIONS FOR RW-6F (Kahshe Lake)

Except for the provision indicated below, the regulations for an RW-6F Zone shall be in accordance with the requirements of Section 14.2 of this By-law:

| | |
|-----------------------|--------------------------------------|
| Minimum Lot Area | 1.0 hectares |
| Minimum Lot Frontage | 90.0 metres |
| Maximum Dwelling Size | 375.0 square metres gross floor area |

14.8 REGULATIONS FOR RW-6F1 (Kahshe Lake)

Except for the provision indicated below, the regulations for an RW-6F1 Zone shall be in accordance with the requirements of Section 14.2 of this By-law:

| | |
|-----------------------|--------------------------------------|
| Minimum Lot Area | 1.0 hectares |
| Minimum Lot Frontage | 120.0 metres |
| Maximum Dwelling Size | 375.0 square metres gross floor area |

SECTION 15

RESIDENTIAL BACKLOT ZONE (RB-7)

No person shall erect, nor use any building in whole or in part, nor use any land in whole or in part, within an RB-7 Zone for any purpose other than one or more of the following uses, or uses accessory thereto. Such erection or use shall also comply with the prescribed regulations:

15.1 PERMITTED USES

Bed and Breakfast Establishment

Dwelling, Single Detached

15.2 REGULATIONS

| | |
|--|---|
| Minimum Lot Area | 1.0 hectares |
| Minimum Lot Frontage | 150.0 metres |
| Minimum Front Yard And Minimum Side Yard Abutting A Street | 18.0 metres |
| Minimum Side Yard | 6.0 metres |
| Minimum Rear Yard | 30.0 metres |
| Maximum Lot Coverage Of Principal Building and Accessory Buildings | 5.0 percent |
| Maximum Height Of Principal Building | 7.5 metres; except in the case of an A-frame dwelling. In this case, the ridge of such dwelling shall have a maximum height of 10.5 metres. |

SECTION 16

RESIDENTIAL ISLAND ZONES (RI-8, RI-8A, RI-8B, RI-8C, RI-8D)

No person shall erect, nor use any building in whole or in part, nor use any land in whole or in part, within an RI-8, RI-8A, RI-8B, RI-8C, or an RI-8D Zone for any purpose other than one or more of the following uses, or uses accessory thereto. Such erection or use shall also comply with the prescribed regulations:

16.1 PERMITTED USES

Bed and Breakfast Establishment

Dwelling, Single Detached

16.2 REGULATIONS FOR RI-8

| | |
|--|---|
| Minimum Lot Area | 1.0 hectares |
| Minimum Lot Frontage | 60.0 metres |
| Minimum Setback From The Optimal Summer Water Level | 30.0 metres |
| Minimum Side Yard | 6.0 metres |
| Minimum Rear Yard | 10.5 metres |
| Maximum Lot Coverage Of Principal Building And Accessory Buildings | Where buildings or structures are located wholly or partially within 60 metres of the shoreline, 13.0 percent of the lot area within 60.0 metres of the shoreline. Where buildings or structures are located more than 60.0 metres from the shoreline, 13.0 percent of the total lot area. |
| Maximum Height Of Principal Building | 7.5 metres; except in the case of an A-frame dwelling. In this case, the ridge of such dwelling shall have a maximum height of 10.5 metres. |

| | |
|--|--|
| Boathouse and Dock Facilities | In accordance with the requirements of Sections 5.2.3 to 5.2.4.4 of this By-law. |
| Maximum Shoreline Development | In accordance with the requirements of Section 5.2.4 of this By-law. |
| Shoreline Buffer | In accordance with the requirements of Section 5.23 of this By-law. |
| Maximum Number And Size For A Sleeping Cabin | One for each residential island property which contains a principal dwelling. The maximum building floor area of such cabin shall be 46.5 square metres, all of which shall be situated at the ground floor level. |
| Minimum Setback for Septic System Leaching Bed | 30.0 metres from the Optimal Summer Water Level |

16.3 REGULATIONS FOR RI-8A

Except for the provisions indicated below, the regulations for an RI-8A Zone shall be in accordance with the requirements of Section 16.2 of this By-law:

| | |
|----------------------|-------------|
| Minimum Lot Frontage | 90.0 metres |
|----------------------|-------------|

16.4 REGULATIONS FOR RI-8B

Except for the provisions indicated below, the regulations for an RI-8B Zone shall be in accordance with the requirements of Section 16.2 of this By-law:

| | |
|----------------------|--------------|
| Minimum Lot Frontage | 120.0 metres |
|----------------------|--------------|

16.5 REGULATIONS FOR RI-8C

Except for the provisions indicated below, the regulations for an RI-8C Zone shall be in accordance with the requirements of Section 16.2 of this By-law:

| | |
|----------------------|--------------|
| Minimum Lot Frontage | 150.0 metres |
|----------------------|--------------|

16.6 REGULATIONS FOR RI-8D

Except for the provisions indicated below, the regulations for an RI-8D Zone shall be in accordance with the requirements of Section 16.2 of this By-law.

Minimum Lot Area

As existed on the date of the passing of this By-law, provided the lot and buildings are in accordance with the requirements of Section 5.7.1.1 of this By-law.

Minimum Lot Frontage

As existed on the date of the passing of this By-law, provided the lot and buildings are in accordance with the requirements of Section 5.7.1.1 of this By-law.

SECTION 17

COMMERCIAL CORE ZONES (C-1, C-1A, C-1B)

No person shall erect, nor use any building in whole or in part, nor use any land in whole or in part, within a C-1, C-1A or C-1B Zone for any purpose other than one or more of the following uses, or uses accessory thereto. Such erection or use shall also comply with the prescribed regulations:

17.1 PERMITTED USES FOR C-1

- Amusement Arcade
- Bed and Breakfast Establishment
- Business, Professional or Administrative Office
- Commercial Entertainment
- Commercial Parking Facility
- Commercial Recreation
- Craftsman Shop
- Dwelling, Single Detached (Existing Only)
- Dwelling Unit (Accessory Use Only)
- Educational Institution
- Financial Establishment
- Funeral Home
- Health Services
- Personal Services
- Place of Assembly
- Religious Institution
- Repair Service Shop
- Residential Care Facility
- Restaurant
- Retail Convenience Store
- Retail Store
- Tourist Establishment
- Veterinary Services

17.2 PERMITTED USES FOR C-1A

In addition to the uses permitted in the C-1 Zone as set out in Section 17.1, the following uses shall also be permitted in the C-1A Zone.

Multiple Dwelling

Street Townhouse Dwelling

17.3 PERMITTED USES FOR C-1B

Bed and Breakfast Establishment

Business, Professional or Administrative Office

Craftsman Shop

Dwelling, Single Detached (Existing Only)

Dwelling Unit

Educational Institution

Financial Establishment

Funeral Home

Health Services

Multiple Dwelling

Personal Services

Place of Assembly

Religious Institution

Repair Service Shop

Residential Care Facility

Restaurant

Retail Convenience Store

Retail Store

Street Townhouse Dwelling

Tourist Establishment

17.4 REGULATIONS FOR C-1

| | |
|---|---|
| Maximum Front Yard And Maximum Exterior Side Yard | 3.0 metres |
| Minimum Side Yard For Principal Building And Outdoor Terrace Or Patio | Where a side lot line forms part of a boundary between a Commercial Core Zone (C-1) and a Residential Zone, a minimum side yard of 3.0 metres shall be provided. |
| Minimum Rear Yard For Principal Building And Outdoor Terrace Or Patio | Where a rear lot line forms part of a boundary between a Commercial Core Zone (C-1) and a Residential Zone, a minimum rear yard of 3.0 metres shall be provided. |
| Maximum Height Of Principal Building | 16.5 metres |
| Visual Barrier | Where a lot line forms part of a boundary between a Commercial Core Zone (C-1) and a Residential Zone, a visual barrier shall be provided and maintained along such abutting lot line in accordance with the requirements of Section 5.27 of this By-law. |
| Outdoor Storage | (i) No outdoor storage of goods, materials, or equipment shall be permitted in any front yard or within 3.0 metres of a side lot line abutting a street. This shall not, however, prevent the display of goods or materials for retail purposes. (ii) No outdoor storage shall be permitted within 3.0 metres of that part of a side lot line or rear lot line which forms a boundary between a Commercial Core Zone (C-1) and a Residential Zone. |
| Location of Dwelling Units | Dwelling units shall form an integral part of the principal commercial building and be located above or to the rear of such commercial use. |

17.5 REGULATIONS FOR C-1A

| | |
|---|---|
| Minimum Front Yard And Minimum Exterior Side Yard | 6.0 metres |
| Minimum Side Yard For Principal Building And Outdoor Terrace Or Patio | 3.0 metres |
| Minimum Rear Yard For Principal Building And Outdoor Terrace Or Patio | 3.0 metres |
| Maximum Height Of Principal Building | 16.5 metres |
| Visual Barrier | Where a lot line forms part of a boundary between a Commercial Core Zone (C-1A) and a Residential Zone, a visual barrier shall be provided and maintained along such abutting lot line in accordance with the requirements of Section 5.27 of this By-law. |
| Outdoor Storage | <p>(i) No outdoor storage of goods, materials, or equipment shall be permitted in any front yard or within 3.0 metres of a side lot line abutting a street. This shall not, however, prevent the display of goods or materials for retail purposes.</p> <p>(ii) No outdoor storage shall be permitted within 3.0 metres of that part of a side lot line or rear lot line which forms a boundary between a Commercial Core Zone (C-1A) and a Residential Zone.</p> |

17.6 REGULATIONS FOR C-1B

| | |
|---|---|
| Minimum Front Yard And Minimum Exterior Side Yard | 6.0 metres |
| Minimum Side Yard For Principal Building And Outdoor Terrace Or Patio | 3.0 metres |
| Minimum Rear Yard For Principal Building And Outdoor Terrace Or Patio | 3.0 metres |
| Maximum Height Of Principal Building | 9.0 metres |
| Visual Barrier | Where a lot line forms part of a boundary between a Commercial Core Zone (C-1B) and a Residential Zone, a visual barrier shall be provided and maintained along such abutting lot line in accordance with the requirements of Section 5.27 of this By-law. |
| Outdoor Storage | <p>(i) No outdoor storage of goods, materials, or equipment shall be permitted in any front yard or within 3.0 metres of a side lot line abutting a street. This shall not, however, prevent the display of goods or materials for retail purposes.</p> <p>(ii) No outdoor storage shall be permitted within 3.0 metres of that part of a side lot line or rear lot line which forms a boundary between a Commercial Core Zone (C-1B) and a Residential Zone.</p> |

17.7 REGULATIONS FOR A RESIDENTIAL CARE FACILITY

| | |
|--|----------------------|
| Minimum Lot Area | 1400.0 square metres |
| Minimum Lot Frontage | 30.0 metres |
| Minimum Front Yard And Minimum Exterior Side Yard | 6.0 metres |
| Minimum Side Yard | 1.0 metres |
| Minimum Rear Yard | 7.5 metres |
| Maximum Lot Coverage Of Principal Building and Accessory Buildings | 35.0 percent |
| Maximum Height Of Principal Building | 10.0 metres |

17.8 REGULATIONS FOR EXISTING SINGLE DETACHED DWELLING

| | |
|--|---|
| Minimum Lot Area | 350.0 square metres |
| Minimum Lot Frontage | 11.0 metres |
| Minimum Front Yard And Minimum Exterior Side Yard | 6.0 metres |
| Minimum Side Yard | 1.0 metre |
| Minimum Rear Yard | 7.5 metres |
| Maximum Lot Coverage Of Principal Building and Accessory Buildings | 45.0 percent |
| Maximum Height Of Principal Building | 9.0 metres; except in the case of an A-frame dwelling. In this case, the ridge of such dwelling shall have a maximum height of 10.5 metres. |

17.9 REGULATIONS FOR A MULTIPLE DWELLING

| | |
|--|---|
| Minimum Lot Area | 150.0 square metres for each dwelling unit |
| Minimum Lot Frontage | 19.5 metres |
| Minimum Front Yard And Minimum Exterior Side Yard | 6.0 metres |
| Minimum Side Yard | 6.0 metres |
| Minimum Rear Yard | 7.5 metres |
| Maximum Lot Coverage Of Principal Building and Accessory Buildings | 45.0 percent |
| Maximum Height Of Principal Building | 10.0 metres |
| Visual Barrier | Where a lot line forms part of a boundary between a Residential Multiple Two Zone (RM-2) and a Residential Zone, a visual barrier shall be provided and maintained along such abutting lot line in accordance with the requirements of Section 5.27 of this By-law. |

17.10 REGULATIONS FOR A STREET TOWNHOUSE DWELLING

| | |
|--|---|
| Minimum Lot Area | 190.0 square metres for each dwelling unit |
| Minimum Lot Frontage | 4.5 metres; except in the case of an exterior dwelling unit with an interior side yard. In this case, the minimum lot frontage shall be 8.0 metres. And in the case of an exterior dwelling unit with an exterior side yard, the minimum lot frontage shall be 11.5 metres. |
| Minimum Front Yard | 6.0 metres; except in the case of a dwelling unit not having a garage. In this case, the minimum front yard shall be 12.0 metres. |
| Minimum Exterior Side Yard | 6.0 metres |
| Minimum Interior Side Yard | 1.3 metres; except in the case of a street townhouse dwelling having a common interior side. In this case, where the interior side yard is a common wall for such dwelling, an interior side yard of 0.0 metres shall be required. |
| Minimum Rear Yard | 7.5 metres |
| Maximum Lot Coverage Of Principal Building and Accessory Buildings | 60.0 percent |
| Maximum Height Of Principal Building | 9.0 metres |

SECTION 18

COMMERCIAL SERVICE ZONES (C-2, C-2A)

No person shall erect, nor use any building in whole or in part, nor use any land in whole or in part, within a C-2 or a C-2A Zone for any purpose other than one or more of the following uses, or uses accessory thereto. Such erection or use shall also comply with the prescribed regulations:

18.1 PERMITTED USES FOR C-2

- Bed and Breakfast Establishment
- Building Supplies Outlet
- Business, Professional or Administrative Office
- Commercial Entertainment
- Commercial Parking Facility
- Commercial Recreation
- Dwelling, Single Detached (Existing Only)
- Dwelling Unit (Accessory Use Only)
- Financial Establishment
- Funeral Home
- Garden Centre and Nursery
- Health Services
- Manufacturing, Processing, Assembling or Fabricating Plant (accessory retail sales not occupying more than 50.0 percent of the building floor area)
- Motor Vehicle Body Shop
- Motor Vehicle Dealership
- Motor Vehicle Service Station
- Nursing Home
- Personal Services
- Place of Assembly
- Publishing Establishment
- Religious Institution
- Repair Service Shop
- Restaurant
- Retail Convenience Store

Retail Store
Sale, Rental, or Service of Business Machines and Office Supplies
Sale, Rental, Service, Storage, or Repair of Motor Vehicles, Major Recreational Equipment and Parts and Accessories for Motor Vehicles or Major Recreational Equipment
Sale, Rental, Service, or Storage of Tools and Industrial Equipment
Tourist Establishment
Veterinary Services
Wholesaling

18.2 REGULATIONS FOR C-2

| | |
|---|--|
| Minimum Lot Area | 600.0 square metres |
| Minimum Lot Frontage | 18.0 metres |
| Minimum Front Yard And Minimum Exterior Side Yard | 10.5 metres |
| Minimum Side Yard For Principal Building And Outdoor Terrace Or Patio | 3.0 metres; except where the side lot line forms part of a boundary between a Commercial Service Zone (C-2) and a Residential Zone, in which case a minimum side yard of 4.5 metres shall be required. |
| Minimum Rear Yard For Principal Building And Outdoor Terrace Or Patio | 7.5 metres |
| Maximum Lot Coverage Of Principal Building and Accessory Buildings | 35.0 percent |
| Minimum Landscaped Area | 20.0 percent |
| Maximum Gross Floor Area Of A Retail Convenience Store | No single retail convenience store shall exceed 200.0 square metres. |
| Maximum Number Of Retail Convenience Establishments On One Lot | 3 establishments |
| Maximum Height Of Principal Building | 10.5 metres; except in the case of an existing single detached dwelling which shall be 9.0 metres. |

| | |
|----------------------------|--|
| Location Of Dwelling Units | Dwelling units shall form an integral part of the principal commercial building and shall be located above or to the rear of such commercial use. |
| Off-Street Loading | In accordance with the requirements of Sections 6.8 to 6.10 of this By-law. |
| Minimum Landscaped Area | 20.0 percent |
| Visual Barrier | Where a lot line forms part of a boundary between a Commercial Service Zone (C-2 or C-2A) and a Residential Zone, a visual barrier shall be provided and maintained along such abutting lot line in accordance with the requirements of Section 5.27 of this By-law. |
| Outdoor Storage | <p>(i) No outdoor storage of goods, materials, or equipment shall be permitted in any front yard or within 3.0 metres of a side lot line abutting a street. This shall not, however, prevent the display of goods or materials for retail purposes</p> <p>(ii) No outdoor storage shall be permitted within 3.0 metres of that part of a side lot line or rear lot line which forms a boundary between a Commercial Service Zone (C-2 or C-2A) and a Residential Zone.</p> |

18.3 REGULATIONS FOR A MOTOR VEHICLE SERVICE STATION

| | |
|---|--|
| Minimum Lot Area | 1400.0 square metres; except in the case of a corner lot. In this case, where the motor vehicle service station is located on a corner lot, a minimum lot area of 2250.0 square metres shall be required. |
| Minimum Lot Frontage | 30.0 metres; except in the case of a corner lot. In this case, where the motor vehicle service station is located on a corner lot, a minimum lot frontage of 60.0 metres shall be required. |
| Minimum Front Yard And Minimum Exterior Side Yard | 6.0 metres |
| Minimum Side Yard | 3.0 metres; except where the side lot line forms part of a boundary between a Commercial Service Zone (C-2 or C-2A) and a Residential Zone, in which case a minimum side yard of 6.0 metres shall be required. |
| Minimum Rear Yard | 3.0 metres; except where the rear lot line forms part of a boundary between a Commercial Service Zone (C-2 or C-2A) and a Residential Zone, in which case a minimum rear yard of 6.0 metres shall be required. |
| Maximum Height Of Principal Building | 12.0 metres |
| Dwelling Unit Not Permitted | No dwelling unit shall be permitted on the same lot as a motor vehicle service station. |
| Use Of Yards Abutting Residential Zones | A side yard or rear yard abutting a Residential Zone shall be maintained free of driveways, parking and loading spaces, and storage of equipment and materials. |
| Minimum Landscaped Area | 20.0 percent |

| | |
|--|--|
| Visual Barrier | Where a lot line forms part of a boundary between a lot containing a motor vehicle service station and a Residential Zone, a visual barrier shall be provided and maintained along such abutting lot line in accordance with the requirements of Section 5.27 of this By-law. |
| Outdoor Storage | (i) No outdoor storage of goods, materials, or equipment shall be permitted in any front yard or within 3.0 metres of a side lot line abutting a street. This shall not, however, prevent the display of goods or materials for retail purposes. (ii) No outdoor storage shall be permitted within 3.0 metres of that part of a side lot line or rear lot line which forms a boundary between a Commercial Service Zone (C-2 or C-2A) and a Residential Zone. |
| Setback of Fuel Pump Island | 6.0 metres; except that a weather canopy above a pump island shall be permitted to within 3.0 metres of a street line. |
| Location Of Fuel Storage Tank | No underground or above-ground fuel storage tank shall be located within 3.0 metres of a street line. |
| Provision Of Motor Vehicle Waiting Spaces: | |
| Full Serve Or Self-Serve Motor Vehicle Service Station | A minimum of 4 motor vehicle waiting spaces in sequence on the lot for each fuel pump island, plus a designated area accommodating a minimum of 3 additional waiting spaces for each pump island. |

| | |
|--|---|
| Size Of Motor Vehicle Waiting Space | Each motor vehicle waiting space shall have a minimum width of 2.5 metres and a minimum length of 5.5 metres. |
| Location Of Motor Vehicle Waiting Spaces | All required motor vehicle waiting spaces shall be located a minimum distance of 3.0 metres from a street line and shall not be located in a manner which may obstruct traffic flow on internal driveways which provide shared access to other uses on a lot. |

18.4 PERMITTED USES FOR C-2A

In addition to the uses permitted in the C-2 Zone, the following uses shall also be permitted in the C-2A Zone.

- Warehouse
- Wholesaling

18.5 REGULATIONS FOR C-2A

Except for the provisions indicated below, the regulations for a C-2A Zone shall be in accordance with the requirements of Section 18.2 of this By-law:

| | |
|---|---|
| Minimum Lot Area | 0.4 hectares |
| Minimum Lot Frontage | 152.0 metres |
| Minimum Front Yard And Minimum Exterior Side Yard | 18.0 metres |
| Minimum Side Yard For Principal Building And Outdoor Terrace Or Patio | 4.5 metres; except where the side lot line forms part of a boundary between a Commercial Service Zone (C-2A) and a Residential Zone, in which case a minimum side yard of 7.5 metres shall be required. |
| Sewage Effluent Flow | The maximum sewage effluent flow from any subsurface septic system for a lot, or part thereof, shall be 10,000 litres per day. |

SECTION 19

COMMERCIAL HIGHWAY ZONE (C-3)

No person shall erect, nor use any building in whole or in part, nor use any land in whole or in part, within a C-3 Zone for any purpose other than one or more of the following uses, or uses accessory thereto. Such erection or use shall also comply with the prescribed regulations:

19.1 PERMITTED USES

Contractor's Establishment

Commercial Recreation

Dwelling, Single Detached (Existing Only)

Dwelling Unit (Accessory Use Only)

Garden Centre and Nursery

Market Place

Model Home Display Court and Sales Office

Motor Vehicle Service Station

Recreational Vehicle Sales and Service Establishment

Restaurant

Retail Store

Sale, Rental, Service, Storage, or Repair of Motor Vehicles, Major Recreational Equipment and Parts and Accessories for Motor Vehicles or Major Recreational Equipment

Tourist Establishment

Transportation Depot

Warehouse

Wholesaling

19.2 REGULATIONS

| | |
|---|--|
| Minimum Lot Area | 0.4 hectares |
| Minimum Lot Frontage | 60.0 metres |
| Minimum Front Yard And Minimum Exterior Side Yard | 18.0 metres |
| Minimum Side Yard For Principal Building And Outdoor Terrace Or Patio | 4.5 metres; except where the side lot line forms part of a boundary between a Commercial Highway Zone (C-3) and a Residential Zone, in which case a minimum side yard of 7.5 metres shall be required. |
| Minimum Rear Yard For Principal Building And Outdoor Terrace Or Patio | 7.5 metres |
| Maximum Lot Coverage Of Principal Building and Accessory Buildings | 35.0 percent |
| Minimum Landscaped Area | 20.0 percent |
| Maximum Height Of Principal Building | 10.5 metres; except in the case of an existing single detached dwelling which shall be 9.0 metres. |
| Maximum Number, Use, And Location Of Dwelling Units | A maximum of one dwelling unit shall be permitted on a lot for the exclusive use of the owner of such lot or a caretaker or security guard whose presence is necessary for the protection and maintenance of the property. Such dwelling unit shall form an integral part of the principal commercial building and shall be located above or to the rear of such building. |

Visual Barrier

Where a lot line forms part of a boundary between a Commercial Highway Zone (C-3) and a Residential Zone, a visual barrier shall be provided and maintained along such abutting lot line in accordance with the requirements of Section 5.26 of this By-law.

Outdoor Storage

(i) No outdoor storage of goods, materials, or equipment shall be permitted in any front yard or within 3.0 metres of a side lot line abutting a street. This shall not, however, prevent the display of goods or materials for retail purposes.

(ii) No outdoor storage shall be permitted within 3.0 metres of that part of a side lot line or rear lot line which forms a boundary between a Commercial Highway Zone (C-3) and a Residential Zone.

Motor Vehicle Service Station

Notwithstanding the regulations of this Section, the use of any Commercial Highway Zone (C-3) land for a motor vehicle service station shall be in accordance with the requirements of Section 18.3 of this By-law.

Sewage Effluent Flow

The maximum sewage effluent flow from any subsurface septic system for a lot, or part thereof, shall be 10,000 litres per day.

SECTION 20

COMMERCIAL SPECIAL PURPOSE ZONE (C-4)

No person shall erect, nor use any building in whole or in part, nor use any land in whole or in part, within a C-4 Zone for any purpose other than one or more of the following uses, or uses accessory thereto. Such erection or use shall also comply with the prescribed regulations:

20.1 PERMITTED USES FOR C-4

- Business, Professional or Administrative Office
- Commercial Entertainment
- Craftsman Shop
- Dwelling, Multiple
- Dwelling, Single Detached (Existing Only)
- Dwelling, Street Townhouse
- Educational Institution
- Financial Establishment
- Health Services
- Marina
- Nursing Home
- Personal Services
- Residential Care Facility
- Restaurant
- Retail Store
- Tourist Establishment

20.2 REGULATIONS FOR C-4

| | |
|---|--|
| Minimum Lot Area | 325.0 square metres |
| Minimum Lot Frontage | 20.0 metres |
| Minimum Front Yard And Minimum Exterior Side Yard | 6.0 metres |
| Minimum Side Yard For Principal Building And Outdoor Terrace Or Patio | 1.5 metres |
| Minimum Rear Yard For Principal Building And Outdoor Terrace Or Patio | 4.5 metres |
| Maximum Lot Coverage Of Principal Building and Accessory Buildings | 50.0 percent |
| Minimum Landscaped Area | 20.0 percent |
| Maximum Height Of Principal Building | 10.5 metres; except in the case of an existing single detached dwelling which shall be 9.0 metres. |
| Boathouse and Dock Facilities | In accordance with the requirements of Sections 5.2.3 to 5.2.4.4 of this By-law. |
| Maximum Shoreline Development | In accordance with the requirements of Section 5.2.4 of this By-law. |
| Shoreline Buffer | In accordance with the requirements of Section 5.23 of this By-law. |
| Visual Barrier | Where a lot line forms part of a boundary between a Commercial Special Purpose Zone (C-4) and a Residential Zone, a visual barrier shall be provided and maintained along such abutting lot line in accordance with the requirements of Section 5.27 of this By-law. |

Outdoor Storage

(i) No outdoor storage of goods, materials, or equipment shall be permitted in any front yard or within 3.0 metres of a side lot line abutting a street. This shall not, however, prevent the display of goods or materials for retail purposes.

(ii) No outdoor storage shall be permitted within 3.0 metres of that part of a side lot line which forms a boundary between a Commercial Special Purpose Zone (C-4) and a Residential Zone.

Multiple Dwelling

Notwithstanding the regulations of this Section, the use of a Commercial Special Purpose Zone (C-4) land for a multiple dwelling shall be in accordance with the requirements of Section 11.5 of this By-law.

Street Townhouse

Notwithstanding the regulations of this Section, the use of any Commercial Special Purpose Zone (C-4) land for a street townhouse dwelling shall be in accordance with the requirements of Section 11.6 of this By-law.

SECTION 21

COMMERCIAL COMMUNITY ZONES (CC-5, CC-5A, CC-5B)

No person shall erect, nor use any building in whole or in part, nor use any land in whole or in part, within a CC-5, CC-5A or a CC-5B Zone for any purpose other than one or more of the following uses, or uses accessory thereto. Such erection or use shall also comply with the prescribed regulations:

21.1 PERMITTED USES FOR CC-5

- Bed and Breakfast Establishment
- Business Office
- Commercial Entertainment
- Dwelling, Single Detached (Existing Only)
- Dwelling Unit (Accessory Use Only)
- Health Services
- Marina
- Motor Vehicle Body Shop
- Motor Vehicle Dealership
- Motor Vehicle Service Station
- Personal Services
- Religious Institution
- Restaurant
- Retail Store
- Tourist Establishment
- Veterinary Services

21.2 PERMITTED USES FOR CC-5A

- Dwelling, Single Detached (Existing Only)
- Dwelling Unit
- Marina

21.3 PERMITTED USES FOR CC-5B

Bed and Breakfast Establishment
Dwelling, Single Detached (Existing Only)
Dwelling Unit (Accessory Use Only)
Restaurant
Tourist Establishment

21.4 REGULATIONS WITH THE EXCEPTION OF A TOURIST ESTABLISHMENT

| | |
|---|--|
| Minimum Lot Area | 0.4 hectares |
| Minimum Lot Frontage | 60.0 metres |
| Minimum Front Yard And Minimum Exterior Side Yard | 18.0 metres |
| Minimum Side Yard For Principal Building And Outdoor Terrace Or Patio | 6.0 metres |
| Minimum Rear Yard For Principal Building And Outdoor Terrace Or Patio | 15.0 metres |
| Setback from Optimal Summer Water Level | 30.0 metres |
| Maximum Lot Coverage Of Principal Building And Accessory Buildings | 20.0 percent |
| Minimum Landscaped Area | 20.0 percent |
| Maximum Gross Floor Area Of A Retail Convenience Store | No single retail convenience store shall exceed 200.0 square metres. |
| Maximum Height Of Principal Building | 10.5 metres; except in the case of an existing single detached dwelling which shall be 9.0 metres. |

Maximum Number, Use, And
Location Of Dwelling Units

A maximum of one dwelling unit shall be permitted on a lot for the exclusive use of the owner of such lot or a caretaker or security guard whose presence is necessary for the protection and maintenance of the property. Such dwelling unit shall form an integral part of the principal commercial building and shall be located above or to the rear of such building.

Docking Facilities

Docking facilities shall not accommodate more than 14 watercraft.

Visual Barrier

Where a lot line forms part of a boundary between a Commercial Community Zone (CC-5, CC-5A or CC-5B) and a Residential Zone, a visual barrier shall be provided and maintained along such abutting lot line in accordance with the requirements of Section 5.27 of this By-law.

Outdoor Storage

(i) No outdoor storage of goods, materials, or equipment shall be permitted in any front yard or within 3.0 metres of a side lot line abutting a street. This shall not, however, prevent the display of goods or materials for retail purposes.

(ii) No outdoor storage shall be permitted within 3.0 metres of that part of a side lot line or rear lot line which forms a boundary between Commercial Community Zone (CC-5, CC-5A or CC-5B) Zone and a Residential Zone.

21.5 REGULATIONS FOR A TOURIST ESTABLISHMENT

| | |
|---|--|
| Minimum Lot Area | 0.4 hectares |
| Minimum Lot Frontage | 75.0 metres; except in the case of a tourist establishment abutting a navigable waterway. In this case, the minimum lot frontage shall be 150.0 metres. |
| Minimum Front Yard And Minimum Exterior Side Yard | 18.0 metres |
| Minimum Side Yard For Principal Building And Outdoor Terrace Or Patio | 6.0 metres |
| Minimum Rear Yard For Principal Building And Outdoor Terrace Or Patio | 15.0 metres |
| Setback from Optimal Summer Water Level | 30.0 metres |
| Maximum Lot Coverage Of Principal Building And Accessory Buildings | 15.0 percent |
| Minimum Landscaped Area | 20.0 percent |
| Maximum Height Of Principal Building | 10.5 metres |
| Maximum Number, Use, And Location Of Dwelling Units | A maximum of one dwelling unit shall be permitted on a lot for the exclusive use of the owner of such lot or a caretaker or security guard whose presence is necessary for the protection and maintenance of the property. Such dwelling unit shall form an integral part of the principal commercial building and shall be located above or to the rear of such building. |
| Off-Street Loading | In accordance with the requirements of Sections 6.8 to 6.10 of this By-law. |

| | |
|---------------------------------|---|
| Docking Facilities | Docking facilities shall not accommodate more than 14 watercraft. |
| Open Space And Recreational Use | A minimum of 50.0 percent of the developable area shall be used exclusively for open space and recreational purposes. |
| Visual Barrier | Where a lot line forms part of a boundary between a Tourist Establishment and a Residential Zone, a visual barrier shall be provided and maintained along such abutting lot line in accordance with the requirements of Section 5.27 of this By-law. |
| Outdoor Storage | <p>(i) No outdoor storage of goods, materials, or equipment shall be permitted in any front yard or within 3.0 metres of a side lot line abutting a street. This shall not, however, prevent the display of goods or materials for retail purposes.</p> <p>(ii) No outdoor storage shall be permitted within 3.0 metres of that part of a side lot line which forms a boundary between a Commercial Community Zone (CC-5, CC-5A or CC-5B) and a Residential Zone.</p> |

SECTION 22

COMMERCIAL GATEWAY ZONE (C-6)

No person shall erect, nor use any building in whole or in part, nor use any land in whole or in part, within a C-6 Zone for any purpose other than one or more of the following uses, or uses accessory thereto. Such erection or use shall also comply with the prescribed regulations:

22.1 PERMITTED USES

- Beverage Brewing/Distillation as an accessory use to a restaurant
- Building Supply Outlet
- Business, Professional or Administrative Office above ground floor retail use
- Car Wash as an accessory use to a Motor Vehicle Service Station
- Commercial Entertainment
- Commercial Recreation
- Dwelling, Single Detached (Existing Only)
- Financial Establishment
- Garden Centre
- Health Services
- Motor Vehicle Service Station
- Personal Services
- Printing Establishment
- Repair Service Shop
- Restaurant
- Retail Store
- Sale of Crafts
- Service of Business Machines and Office Supplies
- Service or Repair of Motor Vehicles, Major Recreational Equipment and Parts and Accessories for Motor Vehicles or Major Recreational Equipment
- Tourist Establishment

22.2 REGULATIONS

| | |
|---|--|
| Minimum Lot Area | 0.4 hectares |
| Minimum Lot Frontage | 30.0 metres |
| Minimum Front Yard And Minimum Exterior Side Yard | 18.0 metres |
| Minimum Side Yard For Principal Building And Outdoor Terrace Or Patio | 4.5 metres; except where the side lot line forms part of a boundary between a Commercial Highway Zone; in which case a minimum side yard of 7.5 metres shall be required. |
| Minimum Rear Yard For Principal Building And Outdoor Terrace Or Patio | 7.5 metres |
| Maximum Lot Coverage Of Principal Building And Accessory Buildings | 35.0 percent |
| Maximum Height Of Principal Building | 15.5 metres |
| Minimum Landscaped Area | 20.0 percent |
| Visual Barrier | Where a lot line forms part of a boundary between a Commercial Gateway Zone (C-6) and a Residential Zone, a visual barrier shall be provided and maintained along such abutting lot line in accordance with the requirements of Section 5.27 of this By-law. |
| Outdoor Storage | (i) No outdoor storage of goods, materials, or equipment shall be permitted in any front yard or within 3.0 metres of a side lot line abutting a street. This shall not, however, prevent the display of goods or materials for retail purposes. |

(ii) No outdoor storage shall be permitted within 3.0 metres of that part of a side lot line or rear lot line which forms a boundary between a Commercial Gateway Zone (C-6) and any Residential Zone.

Municipal Services

Development within the Commercial Gateway Zone shall only be permitted on full municipal services.

22.3 REGULATIONS FOR SINGLE DETACHED DWELLINGS

| | |
|---|---|
| Minimum Front Yard And Minimum Exterior Side Yard Abutting A Street | 6.0 metres |
| Minimum Side Yard | 1.3 metres |
| Minimum Rear Yard | 7.5 metres; 1.0 metre for a detached garage. |
| Maximum Lot Coverage Of Principal Building and Accessory Buildings | 45.0 percent |
| Maximum Height Of Principal Building | 9.0 metres; except in the case of an A-frame dwelling. In this case, the ridge of such dwelling shall have a maximum height of 10.5 metres. |

SECTION 23

COMMERCIAL RURAL ZONE (CR-7)

No person shall erect, nor use any building in whole or in part, nor use any land in whole or in part, within a CR-7 Zone for any purpose other than one or more of the following uses, or uses accessory thereto. Such erection or use shall also comply with the prescribed regulations:

23.1 PERMITTED USES

Contractor's Yard
Craftsman Shop
Dwelling, Single Detached (Existing Only)
Dwelling Unit (Accessory Use Only)
Personal Services
Retail Convenience Store
Veterinary Services

23.2 REGULATIONS

| | |
|--|--|
| Minimum Lot Area | 0.4 hectares |
| Minimum Lot Frontage | 60.0 metres |
| Minimum Front Yard And Minimum Exterior Side Yard | 18.0 metres |
| Minimum Side Yard | 6.0 metres |
| Minimum Rear Yard | 15.0 metres |
| Maximum Lot Coverage Of Principal Building and Accessory Buildings | 20.0 percent |
| Minimum Landscaped Area | 20.0 percent |
| Maximum Height Of Principal Building | 10.5 metres; except in the case of an existing single detached dwelling which shall be 9.0 metres. |

Maximum Number, Use, And
Location Of Dwelling Units

A maximum of one dwelling unit shall be permitted on a lot for the exclusive use of the owner of such lot or a caretaker or security guard whose presence is necessary for the protection and maintenance of the property. Such dwelling unit shall form an integral part of the principal commercial building and shall be located above or to the rear of such building.

Visual Barrier

Where a lot line forms part of a boundary between a Commercial Rural Zone (CR-7) and a Residential Zone, a visual barrier shall be provided and maintained along such abutting lot line in accordance with the requirements of Section 5.27 of this By-law.

Outdoor Storage

(i) No outdoor storage of goods, materials, or equipment shall be permitted in any front yard or within 3.0 metres of a side lot line abutting a street. This shall not, however, prevent the display of goods or materials for retail purposes.

(ii) No outdoor storage shall be permitted within 3.0 metres of that part of a side lot line which forms a boundary between a Commercial Rural Zone (CR-7) and a Residential Zone.

SECTION 24

COMMERCIAL WATERFRONT ZONES (CW-8, CW-8A)

No person shall erect, nor use any building in whole or in part, nor use any land in whole or in part, within a CW-8 or a CW-8A Zone for any purpose other than one or more of the following uses, or uses accessory thereto. Such erection or use shall also comply with the prescribed regulations:

24.1 PERMITTED USES FOR CW-8

Bed and Breakfast Establishment
Dwelling, Single Detached (Accessory Use Only – Maximum one (1) permitted)
Dwelling Unit
Marina
Restaurant (Accessory Use Only)
Retail Store (Accessory Use Only)
Tourist Establishment

24.2 PERMITTED USES FOR CW-8A

Dwelling, Single Detached (Existing Only)
Dwelling Unit (Accessory Use Only)
Marina
Restaurant (Accessory Use Only)
Retail Store (Accessory Use Only)

24.3 REGULATIONS

| | |
|---|---|
| Minimum Lot Area | 0.8 hectares |
| Minimum Lot Frontage | 60.0 metres |
| Minimum Setback From The Optimal Summer Water Level | 30.0 metres |
| Minimum Side Yard For Principal Building And Outdoor Terrace Or Patio | 6.0 metres; except in the case where a side yard abuts a Residential or Open Space Zone (OS). In this case, the minimum side yard shall be 12.0 metres. |

| | |
|---|--|
| Minimum Rear Yard For Principal Building And Outdoor Terrace Or Patio | 7.5 metres |
| Maximum Lot Coverage Of Principal Building And Accessory Buildings | Refer to Special Provision Numbers 301 to 308 as detailed in Appendix "C". |
| Minimum Landscaped Area | 20.0 percent |
| Maximum Gross Floor Area Of A Retail Convenience Store | No single retail convenience store shall exceed 200.0 square metres. |
| Maximum Height Of Buildings | 10.5 metres; except in the case of an existing single detached dwelling which shall be 9.0 metres. |
| Maximum Number of Tourist Resort Units | The lesser of one tourist resort unit per 6.0 metres of frontage or 10 resort units per hectare, |
| Maximum Number, Use, And Location Of Dwelling Units | A maximum of one dwelling unit shall be permitted on a lot for the exclusive use of the owner of such lot or a caretaker or security guard whose presence is necessary for the protection and maintenance of the property. Such dwelling unit shall form an integral part of the principal commercial building and shall be located above or to the rear of such building. |
| Docking Facilities | Docking facilities shall not accommodate more than 14 watercraft. |
| Visual Barrier | Where a lot line forms part of a boundary between a Commercial Waterfront Zone (CW-8 or CW-8A) and a Residential Zone, a visual barrier shall be provided and maintained along such abutting lot line in accordance with the requirements of Section 5.27 of this By-law. |

Outdoor Storage

(i) No outdoor storage of goods, materials, or equipment shall be permitted in any front yard or within 3.0 metres of a side lot line abutting a street. This shall not, however, prevent the display of goods or materials for retail purposes.

(ii) No outdoor storage shall be permitted within 3.0 metres of that part of a side lot line or rear lot line which forms a boundary between a Commercial Waterfront Zone (CW-8 or CW-8A) and a Residential Zone.

SECTION 25

COMMERCIAL RECREATION ZONE (CR-9)

No person shall erect, nor use any building in whole or in part, nor use any land in whole or in part, within a CR-9 Zone for any purpose other than one or more of the following uses, or uses accessory thereto. Such erection or use shall also comply with the prescribed regulations:

25.1 PERMITTED USES

- Commercial Recreation
- Commercial Campground
- Conservation
- Park
- Restaurant (Accessory Use Only)
- Retail Convenience Store (Accessory Use Only)

25.2 REGULATIONS

| | |
|--|--------------|
| Minimum Lot Area | 2.0 hectares |
| Minimum Lot Frontage | 60.0 metres |
| Minimum Setback From The Optimal Summer Water Level | 30.0 metres |
| Minimum Front Yard and Exterior Side Yard | 15.0 metres |
| Minimum Side Yard | 15.0 metres; |
| Minimum Rear Yard | 15.0 metres |
| Maximum Lot Coverage Of Principal Building And Accessory Buildings | 10 percent |

| | |
|-----------------------------|--|
| Minimum Landscaped Area | 20.0 percent |
| Maximum Height Of Buildings | 12.0 metres |
| Outdoor Storage | <p>(i) No outdoor storage of goods, materials, or equipment shall be permitted in any front yard or within 3.0 metres of a side lot line abutting a street. This shall not, however, prevent the display of goods or materials for retail purposes.</p> <p>(ii) No outdoor storage shall be permitted within 3.0 metres of that part of a side lot line or rear lot line which forms a boundary between a Commercial Waterfront Zone (CW-8 or CW-8A) and a Residential Zone.</p> |

SECTION 26

BUSINESS ONE ZONE (B-1)

No person shall erect, nor use any building in whole or in part, nor use any land in whole or in part, within a B-1 Zone for any purpose other than one or more of the following uses, or uses accessory thereto. Such erection or use shall also comply with the prescribed regulations:

26.1 PERMITTED USES

- Building Supplies Outlet
- Business, Professional or Administrative Office
- Contractor's Establishment
- Commercial Entertainment
- Commercial Recreation
- Craftsman Shop
- Dwelling, Single Detached (Existing Only)
- Garden Centre and Nursery
- Laboratory
- Light Industrial
- Motor Vehicle Body Shop
- Motor Vehicle Service Station
- Place of Assembly
- Repair Service Shop
- Research and Development Establishment
- Restaurant
- Retail Store
- Sale and Storage of Heating Fuel
- Sale, Rental, Service, or Repair of Motor Vehicles
- Sale, Rental, Service, or Storage of Tools and Industrial, Farm, or Catering Equipment
- Self-Storage Facility
- Storage Facility
- Transportation Depot

Truck Transport Terminal
Veterinary Services
Wholesaling

26.2 Where both municipal water and sewer services are available to the subject property, the following uses shall be permitted in addition to those identified in Section 26.1:

Beverage Brewing
Beverage Distillation
Printing Establishment
Publishing Establishment

26.3 REGULATIONS

| | |
|---|---|
| Minimum Lot Area | 600.0 square metres for lots served by public water and sanitary sewers; or 0.4 hectares for lots served by public water only. |
| Minimum Lot Frontage | 18.0 metres for lots served by public water and sanitary sewers; or 40.0 metres for lots served by public water only. |
| Minimum Front Yard And Minimum Exterior Side Yard | 12.0 metres |
| Minimum Side Yard | 6.0 metres; except in the case where the side lot line forms part of a boundary between a Business One Zone (B-1) and an Open Space Zone (OS) or a Residential Zone, in which case a minimum side yard of 12.0 metres shall be required. |
| Minimum Rear Yard | 10.0 metres; except in the case where the rear lot line forms part of a boundary between a Business One Zone (B-1) and an Open Space Zone (OS) or a Residential Zone, in which case a minimum rear yard of 15.0 metres shall be required. |

| | |
|--|--|
| Maximum Lot Coverage Of Principal Building and Accessory Buildings | 65.0 percent |
| Minimum Gross Leasable Floor Area Of A Retail Store | 400.0 square metres |
| Maximum Gross Leasable Floor Area Of A Retail Store | 2000.0 square metres |
| Maximum Height Of Principal Buildings | 12.0 metres; except in the case of an existing single detached dwelling which shall be 9.0 metres. |
| Maximum Height of Accessory Buildings | 7.5 metres |
| Minimum Landscaped Area | 20.0 percent |
| Visual Barrier | Where a lot line forms part of a boundary between a B-1 Zone and a Residential Zone, a visual barrier shall be provided and maintained along such abutting lot line in accordance with the requirements of Section 5.27 of this By-law. |
| Outdoor Storage | <p>(i) No outdoor storage of goods, materials, or equipment shall be permitted in any front yard or within 12.0 metres of a side lot line abutting a street. This shall not, however, prevent the display of goods or materials for retail purposes.</p> <p>(ii) No outdoor storage shall be permitted within 12.0 metres of that part of a side lot line or rear lot line which forms a boundary between a B-1 Zone and a Residential Zone.</p> <p>(iii) Outdoor storage of goods and materials that are an integral part of the principal use in a B-1 Zone shall be screened from public view in accordance with the requirements of Section 5.27 of this By-law.</p> |

SECTION 27

EXTRACTIVE INDUSTRIAL ZONE (M-1)

No person shall erect, nor use any building in whole or in part, nor use any land in whole or in part, within an M-1 Zone for any purpose other than one or more of the following uses or uses accessory thereto. Such erection or use shall also comply with the prescribed regulations:

27.1 PERMITTED USES

Dwelling, Single Detached (Existing Only)
Pit
Portable Asphalt Plant
Quarry
Sand, Gravel, or Rock Quarrying Extraction Operation
Wayside Pit/Wayside Quarry

27.2 REGULATIONS

| | |
|--|--|
| Minimum Lot Area | 4.0 hectares |
| Minimum Lot Frontage | 152.0 metres |
| Minimum Front Yard And Minimum Side Yard Abutting A Street | 15.0 metres |
| Minimum Side Yard And Minimum Rear Yard | 15.0 metres |
| Maximum Height Of Principal Building | 12.0 metres; except for an existing single detached dwelling which shall be 9.0 metres. |
| Visual Barrier | Where a lot line abuts a street or forms part of a boundary between an Extractive Industrial Zone (M-1) and a Residential Zone, a visual barrier with a minimum height of 2.0 metres shall be provided and maintained along such abutting lot line in accordance with the requirements of Section 5.27 of this by-law. |

Outdoor Storage

No outdoor storage shall be permitted within 15.0 metres of any lot line in an Extractive Industrial Zone (M-1).

Sewage Effluent Flow

The maximum sewage effluent flow from any subsurface septic system for a lot, or part thereof, shall be 10,000 litres per day.

SECTION 28

RURAL INDUSTRIAL ZONE (M-2)

No person shall erect, nor use any building in whole or in part, nor use any land in whole or in part, within an M-2 Zone for any purpose other than one or more of the following uses or uses accessory thereto. Such erection or use shall also comply with the prescribed regulations:

28.1 PERMITTED USES

Contractor's Establishment
Craftsman Shop
Dwelling, Single Detached (Existing Only)
Dwelling Unit (Accessory Use Only)
Garden Centre and Nursery
Light Industrial
Sale and Storage of Bulk Fuels
Sale, Rental, Storage, or Service of Tools and Industrial or Farm Equipment
Self-Storage Facility
Storage Facility
Transportation Depot

28.2 REGULATIONS

| | |
|--|---|
| Minimum Lot Area | 0.4 hectares |
| Minimum Lot Frontage | 60.0 metres |
| Minimum Front Yard And Minimum Side Yard Abutting A Street | 15.0 metres; except in the case where the front lot line or the side lot line abutting a street forms part of a boundary between a Rural Industrial Zone (M-2) and any other zone, in which case a minimum front yard and a minimum side yard abutting a street of 60.0 metres shall be required. |

| | |
|--|--|
| Minimum Side Yard And Minimum Rear Yard | 15.0 metres; except in the case where the side lot line or the rear lot line forms part of a boundary between a Rural Industrial Zone (M-2) and any other zone, in which case a minimum side yard and a minimum rear yard of 60.0 metres shall be required. |
| Maximum Lot Coverage of Principal Building And Accessory Buildings | 35.0 percent |
| Maximum Height Of Principal Building | 12.0 metres; except for an existing single detached dwelling which shall be 9.0 metres. |
| Maximum Number, Use, And Location Of Dwelling Units | A maximum of one dwelling unit shall be permitted on a lot for the exclusive use of the owner of such lot or a caretaker or security guard whose presence is necessary for the protection and maintenance of the property. Such dwelling unit shall form an integral part of the principal industrial building and shall be located above or to the rear of such building. |
| Off-Street Loading | No loading space shall be permitted to locate within 15.0 metres of that part of a side lot line or rear lot line which forms a boundary between a Rural Industrial Zone (M-2) and a Residential Zone. |
| Visual Barrier | Where a lot line forms part of a boundary between a Rural Industrial Zone (M-2) and a Residential Zone, a visual barrier shall be provided and maintained along such abutting lot line in accordance with the requirements of Section 5.27 of this By-law. |

Outdoor Storage

(i) No outdoor storage of goods, materials, or equipment shall be permitted in any front yard or within 15.0 metres of a side lot line abutting a street. This shall not, however, prevent the display of goods or materials for retail purposes.

(ii) No outdoor storage shall be permitted within 15.0 metres of that part of a side lot line or rear lot line which forms a boundary between a Rural Industrial Zone (M-2) and a Residential Zone.

Sewage Effluent Flow

The maximum sewage effluent flow from any subsurface septic system for a lot, or part thereof, shall be 10,000 litres per day.

SECTION 29

GENERAL INDUSTRIAL ZONE (M-3)

No person shall erect, nor use any building in whole or in part, nor use any land in whole or in part, within an M-3 Zone for any purpose other than one or more of the following uses or uses accessory thereto. Such erection or use shall also comply with the prescribed regulations:

29.1 PERMITTED USES

- Building Supplies Outlet
- Contractor's Establishment
- Craftsman Shop
- Dwelling, Single Detached (Existing Only)
- Heavy Industrial
- Light Industrial
- Motor Vehicle Body Shop
- Recreational Vehicle Sales and Service Establishment
- Repair Service Shop
- Sale and Storage of Heating Fuel
- Service or Storage of Tools and Industrial, Farm, or Catering Equipment
- Self-Storage Facility
- Storage Facility
- Transportation Depot
- Wholesaling

29.2 Where both municipal water and sewer services are available to the subject property, the following uses shall be permitted in addition to those identified in Section 29.1:

- Beverage Brewing
- Beverage Distillation
- Printing Establishment
- Publishing Establishment

29.3 **REGULATIONS**

| | |
|--|---|
| Minimum Lot Area | 600.0 square metres for lots served by public water and sanitary sewers; or 0.4 hectares for lots served by public water only. |
| Minimum Lot Frontage | 30.0 metres for lots served by public water and sanitary sewers; or 40.0 metres for lots served by public water only. |
| Minimum Front Yard And Minimum Side Yard Abutting A Street | 12.0 metres |
| Minimum Side Yard | 6.0 metres; except in the case where the side lot line forms part of a boundary between a General Industrial Zone (M-3) and an Open Space Zone (OS) or a Residential Zone, in which case a minimum side yard of 12.0 metres shall be required. |
| Minimum Rear Yard | 10.0 metres; except in the case where the rear lot line forms part of a boundary between a General Industrial Zone (M-3) and an Open Space Zone (OS) or a Residential Zone, in which case a minimum rear yard of 15.0 metres shall be required. |
| Maximum Lot Coverage Of Principal Building and Accessory Buildings | 65.0 percent |
| Minimum Landscaped Area | 20.0 percent |
| Maximum Height Of Principal Buildings | 12.0 metres; except for an existing single detached dwelling which shall be 9.0 metres. |
| Maximum Height Of Accessory Buildings | 7.5 metres |

| | |
|--|--|
| Maximum Building Floor Area For Accessory Showroom Retail, Wholesale, and Office | 20.0 percent of the building floor area of the industrial building |
| Off-Street Loading | No loading space shall be located within 12.0 metres of that part of a side lot line or a rear lot line which forms a boundary between a General Industrial Zone (M-3) and a Residential Zone. |
| Visual Barrier | Where a lot line forms part of a boundary between a General Industrial Zone (M-3) and a Residential Zone, a visual barrier shall be provided and maintained along such abutting lot line in accordance with the requirements of Section 5.27 of this By-law. |
| Outdoor Storage | <p>(i) No outdoor storage of goods, materials, or equipment shall be permitted in any front yard or within 12.0 metres of a side lot line abutting a street. This shall not, however, prevent the display of goods or materials for retail purposes.</p> <p>(ii) No outdoor storage shall be permitted within 12.0 metres of that part of a side lot line or rear lot line which forms a boundary between a General Industrial Zone (M-3) and a Residential Zone.</p> <p>(iii) Outdoor storage of goods and materials that are an integral part of the principal use in the General Industrial Zone (M-3) shall be screened from public view in accordance with the requirements of Section 5.27 of this By-law.</p> |

SECTION 30

ENVIRONMENTAL PROTECTION ZONE (EP)

No person shall erect, nor use any building in whole or in part, nor use any land in whole or in part, within an EP Zone for any purpose other than one or more of the following uses or uses accessory thereto. Such erection or use shall also comply with the prescribed regulations:

30.1 PERMITTED USES

Bird Sanctuaries

Conservation

Passive Outdoor Recreation

Wildlife Reserves or other similar uses as provided for the preservation of the natural environment

Works and Facilities in connection with the prevention of erosion, flood control, and pedestrian access

30.2 REGULATIONS

No buildings shall be permitted in the Environmental Protection Zone (EP) except in accordance with the requirements of Section 5.22 of this By-law.

In the case where there is an existing single detached dwelling in the Environmental Protection Zone (EP), additions, alterations, or the reconstruction of the dwelling on the same building footprint shall be permitted, provided that the dwelling complies with the regulations for the appropriate residential zone.

There are no site and building regulations applicable to a permitted use listed in Section 30.1 of this By-law.

SECTION 31

INSTITUTIONAL ZONE (I)

No person shall erect, nor use any building in whole or in part, nor use any land in whole or in part, within an I Zone for any purpose other than one or more of the following uses or uses accessory thereto. Such erection or use shall also comply with the prescribed regulations:

31.1 PERMITTED USES

Dwelling, Multiple (Accessory to an Educational Establishment Use Only)
Dwelling, Single Detached (Existing Only)
Dwelling Unit
Educational Establishment
Hospital
Library
Medical Clinic
Nursing Home
Place of Assembly
Recreation Centre
Religious Institution
Residential Care Facility

31.2 REGULATIONS

| | |
|----------------------|---|
| Minimum Lot Area | 1400.0 square metres for lots served by public water and sanitary sewers; or 0.4 hectares for lots served by public water only; or 1.0 hectares for lots served by private services |
| Minimum Lot Frontage | 30.0 metres for lots served by public water and sanitary sewers; or 60.0 metres for lots served by public water only or private services. |

| | |
|--|---|
| Minimum Front Yard And Minimum Exterior Side Yard | 10.5 metres |
| Minimum Side Yard | 6.0 metres; except where the side lot line forms part of a boundary between an Institutional Zone (I) and a Residential Zone, in which case a minimum side yard of 7.5 metres shall be required. |
| Minimum Rear Yard | 10.5 metres; except where the rear lot line forms part of a boundary between an Institutional Zone (I) and a Residential Zone, in which case a minimum rear yard of 15.0 metres shall be required. |
| Maximum Lot Coverage Of Principal Building and Accessory Buildings | 20.0 percent |
| Minimum Landscaped Area | 20.0 percent |
| Maximum Height Of Principal Building | 10.5 metres |
| Maximum Number, Use And Location Of Dwelling Units | A maximum of one dwelling unit shall be permitted on a lot for the exclusive use of the owner of such lot or a caretaker or security guard whose presence is necessary for the protection and maintenance of the property. Such dwelling unit shall form an integral part of the principal institutional building and shall be located above or to the rear of such building. |
| Visual Barrier | Where a lot line forms part of a boundary between an Institutional Zone (I) and a Residential Zone, a visual barrier shall be provided and maintained along such abutting lot line in accordance with the requirements of Section 5.27 of this By-law. |

SECTION 32

RECREATIONAL INSTITUTIONAL ZONE (RI)

No person shall erect, nor use any building in whole or in part, nor use any land in whole or in part, within a RI Zone for any purpose other than one or more of the following uses or uses accessory thereto. Such erection or use shall also comply with the prescribed regulations:

32.1 PERMITTED USES

Dwelling, Single Detached

Recreational Institution

Religious Institution

32.2 REGULATIONS

| | |
|--|--|
| Minimum Lot Area | 12.0 hectares |
| Minimum Lot Frontage | 152.0 metres |
| Minimum Front Yard And Minimum Exterior Side Yard | 30.0 metres |
| Minimum Setback From The Optimal Summer Water Level | 30.0 metres |
| Minimum Side Yard | 30.0 metres |
| Minimum Rear Yard | 30.0 metres |
| Maximum Lot Coverage Of Principal Building And Accessory Buildings | 5.0 percent |
| Maximum Height Of Principal Building | 10.5 metres |
| Maximum Shoreline Development | In accordance with the requirements of Section 5.2.4 of this By-law. |

| | |
|---|---|
| Maximum Number, Use, And Location Of Single Detached Dwelling | A maximum of one single detached dwelling shall be permitted on a lot for the exclusive use of the owner of such lot or a caretaker or security guard whose presence is necessary for the protection and maintenance of the property. |
| Boathouse and Dock Facilities | In accordance with the requirements of Sections 5.2.3 to 5.2.4.4 of this By-law. |
| Maximum Shoreline Development | In accordance with the requirements of Section 5.2.4 of this By-law. |
| Shoreline Buffer | In accordance with the requirements of Section 5.23 of this By-law. |
| Visual Barrier | Where a lot line forms part of a boundary between a Recreational Institutional Zone (RI) and a Residential Zone, a visual barrier shall be provided and maintained along such abutting lot line in accordance with the requirements of Section 5.27 of this By-law. |

SECTION 33

MOBILE HOME ZONE (MH)

No person shall erect, nor use any building in whole or in part, nor use any land in whole or in part, within an MH Zone for any purpose other than one or more of the following uses or uses accessory thereto. Such erection or use shall also comply with the prescribed regulations:

33.1 PERMITTED USES

Dwelling, Single Detached (**Existing Only**)
Dwelling Unit
Mobile Home Park
Park
Personal Services
Retail Convenience Store

33.2 REGULATIONS FOR A MOBILE HOME PARK

| | |
|---|---|
| Minimum Lot Area | 4.0 hectares |
| Minimum Lot Frontage | 120.0 metres |
| Minimum Front Yard And Minimum Exterior Side Yard | 15.0 metres |
| Minimum Side Yard | 15.0 metres; except where the side lot line forms part of a boundary between a Mobile Home Zone (MH) and another Mobile Home Zone (MH), in which case a minimum side yard of 18.0 metres shall be required. |
| Minimum Rear Yard | 15.0 metres; except where the rear lot line forms part of a boundary between a Mobile Home Zone (MH) and another Mobile Home Zone (MH), in which case a minimum rear yard of 18.0 metres shall be required. |

| | |
|---|--|
| Maximum Height Of Principal Building | 7.5 metres |
| Maximum Number, Use, And Location Of Dwelling Units | A maximum of one dwelling unit shall be permitted in a mobile home park for the exclusive use of the owner of such park or a caretaker or security guard whose presence is necessary for the protection and maintenance of the property. |
| Maximum Number Of Accessory Structures | A maximum of one (1) deck (attached or detached) and one (1) storage building with a maximum size of 10.0 sq. metres shall be permitted on each mobile home site. |
| Minimum Width Of An Internal Road | 9.0 metres |
| Visual Barrier | Where a lot line forms part of a boundary between a Mobile Home Zone (MH) and a Residential Zone, a visual barrier shall be provided and maintained along such abutting lot line in accordance with the requirements of Section 5.27 of this By-law. |
| Outdoor Storage | No outdoor storage shall be permitted in any yard within a mobile home park. |

33.3 REGULATIONS FOR A MOBILE HOME SITE

| | |
|---|---------------------|
| Minimum Site Area | 700.0 square metres |
| Minimum Site Frontage Along An Internal Road | 23.0 metres |
| Minimum Front Yard | 7.0 metres |
| Minimum Side Yard And Minimum Rear Yard | 2.5 metres |
| Maximum Site Coverage Of Principal Building and Accessory Buildings | 20.0 percent |

| | |
|--|-------------------|
| Maximum Size Of An Accessory Building | 9.5 square metres |
| Minimum Side Yard and Minimum Rear Yard For An Accessory Building From A Mobile Home Site Boundary | 1.0 metres |

SECTION 34

OPEN SPACE ZONE (OS)

No person shall erect, nor use any building in whole or in part, nor use any land in whole or in part, within an OS or an OS-A Zone for any purpose other than one or more of the following uses or uses accessory thereto. Such erection or use shall also comply with the prescribed regulations:

34.1 PERMITTED USES FOR OS ZONE

Conservation
Park
Cemetery

34.2 REGULATIONS FOR OS ZONE

| | |
|--|--|
| Minimum Lot Area | n/a |
| Minimum Lot Frontage | n/a |
| Minimum Front Yard And Minimum Exterior Side Yard | 30.0 metres |
| Minimum Setback From The Optimal Summer Water Level | 30.0 metres |
| Minimum Side Yard | 15.0 metres |
| Minimum Rear Yard | 30.0 metres |
| Maximum Lot Coverage Of Principal Building and Accessory Buildings | 5.0 percent |
| Maximum Height Of Principal Building | 7.5 metres |
| Visual Barrier | Where a lot zoned Open Space (OS) containing a park used for uses other than passive forms of recreational uses as defined in Section 4.132 abuts a Residential Zone, a visual barrier shall be provided and maintained along such abutting lot line in accordance with the requirements of Section 5.27 of this By-law. |

SECTION 35

RURAL ZONE (RU)

No person shall erect, nor use any building in whole or in part, nor use any land in whole or in part, within a RU Zone for any purpose other than one or more of the following uses or uses accessory thereto. Such erection or use shall also comply with the prescribed regulations:

35.1 PERMITTED USES

- Bed and Breakfast Establishment
- Dwelling, Single Detached
- Dwelling Unit
- Farm
- Farm Produce Storage Facility
- Garden Centre and Nursery
- Hunt Camp

35.2 REGULATIONS

| | |
|--|--------------|
| Minimum Lot Area | 4.0 hectares |
| Minimum Lot Frontage | 152.0 metres |
| Minimum Front Yard And Minimum Side Yard Abutting A Street | 18.0 metres |
| Minimum Side Yard | 6.0 metres |
| Minimum Rear Yard | 30.0 metres |
| Maximum Lot Coverage of Principal Building and Accessory Buildings | 5.0 percent |
| Maximum Height Of Principal Building | 7.5 metres |

Maximum Number, Use, And
Location Of Dwelling Units

A Maximum of One additional Dwelling Unit located within an Existing Single Detached Dwelling or a Maximum of One additional Dwelling Unit located in a separate building shall be permitted where the Lot Area is greater than 1.0 hectare. Such dwelling unit shall have the same yard requirements as the principal building on such lot.

Outdoor Storage

No outdoor storage shall be permitted in a front yard or within 18.0 metres of a side lot line abutting a street. This shall not, however, prevent the display of goods or materials for retail purposes.

35.3 REGULATIONS FOR HUNT CAMPS

Except for the provisions indicated below, the regulations for a Hunt Camp shall be in accordance with the requirements of Section 35.2 of this By-law:

| | |
|---|------------------|
| Minimum Lot Area | 10.0 hectares |
| Setback from Lot Lines | 50.0 metres |
| Maximum Gross Floor Area Of Principal Building | 70 square metres |
| Maximum Number of Principal Buildings | 1 |

APPENDIX “A”

ZONING GRID SCHEDULES

(REFER TO SECTION 3.3 OF THIS BY-LAW)

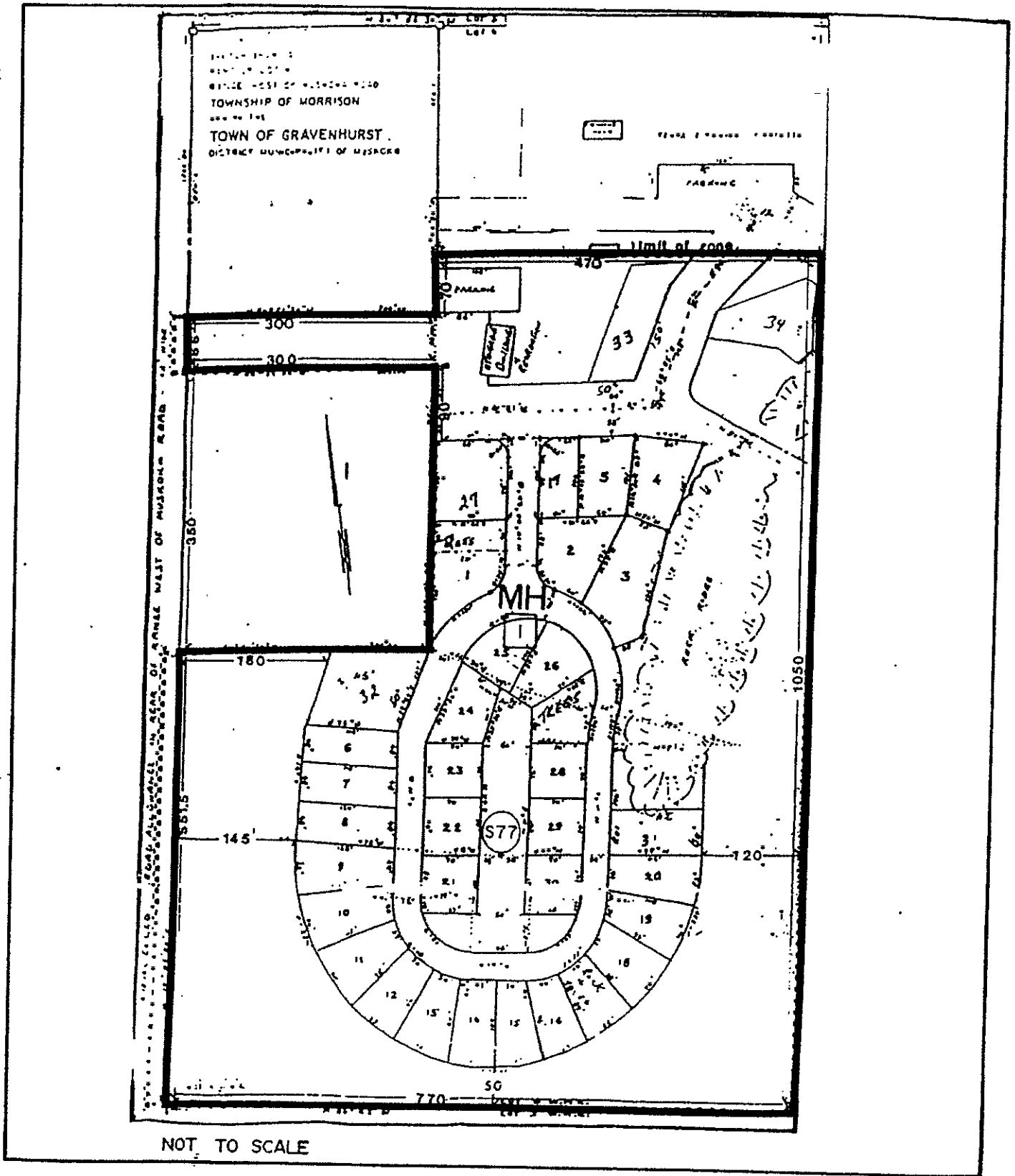
(For easy reference, Appendix “A” is bound under separate cover)

APPENDIX "B"

PROPERTY DETAIL SCHEDULES

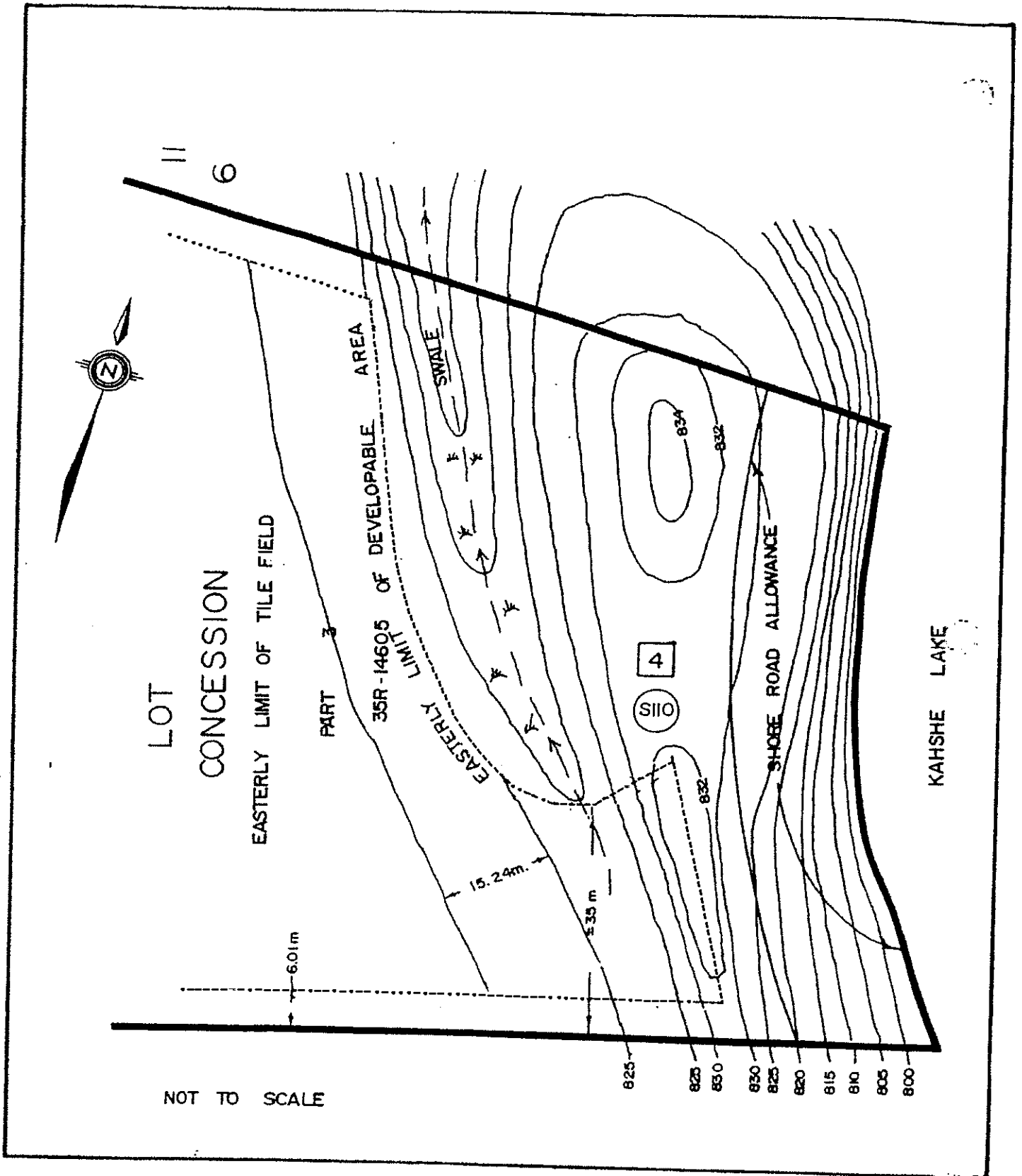
(REFER TO SECTION 3.5.3 OF THIS BY-LAW)

PROPERTY DETAIL SCHEDULE No. 1



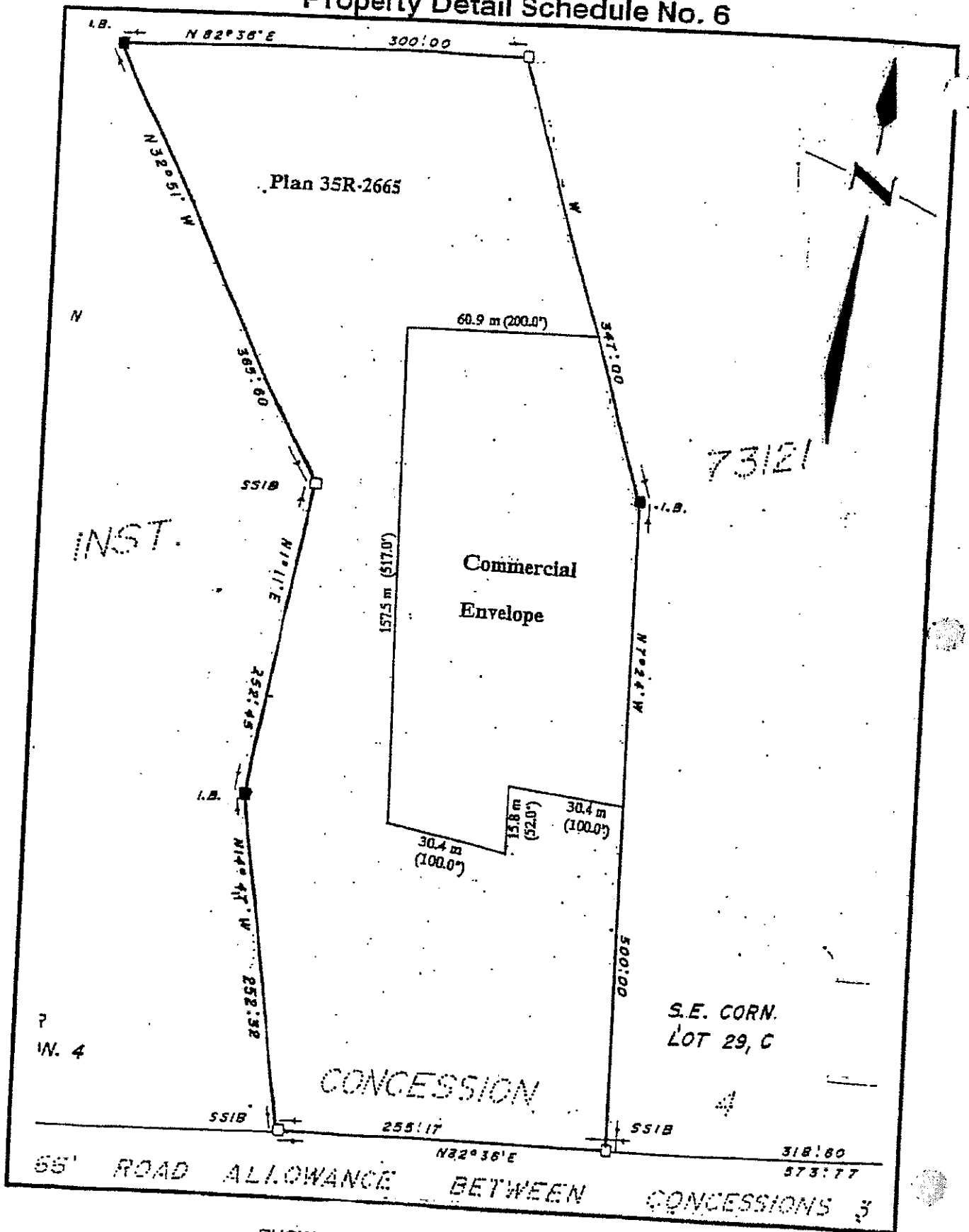
SHOWING PART OF LOT 4, RANGE WEST MUSKOKA ROAD
SPECIAL PROVISION 77 - APPENDIX "C"

PROPERTY DETAIL SCHEDULE No. 4



SHOWING PART OF LOT 11, CONCESSION 6
SPECIAL PROVISION 110 - APPENDIX "C"

Property Detail Schedule No. 6



INST.

73121

Commercial Envelope

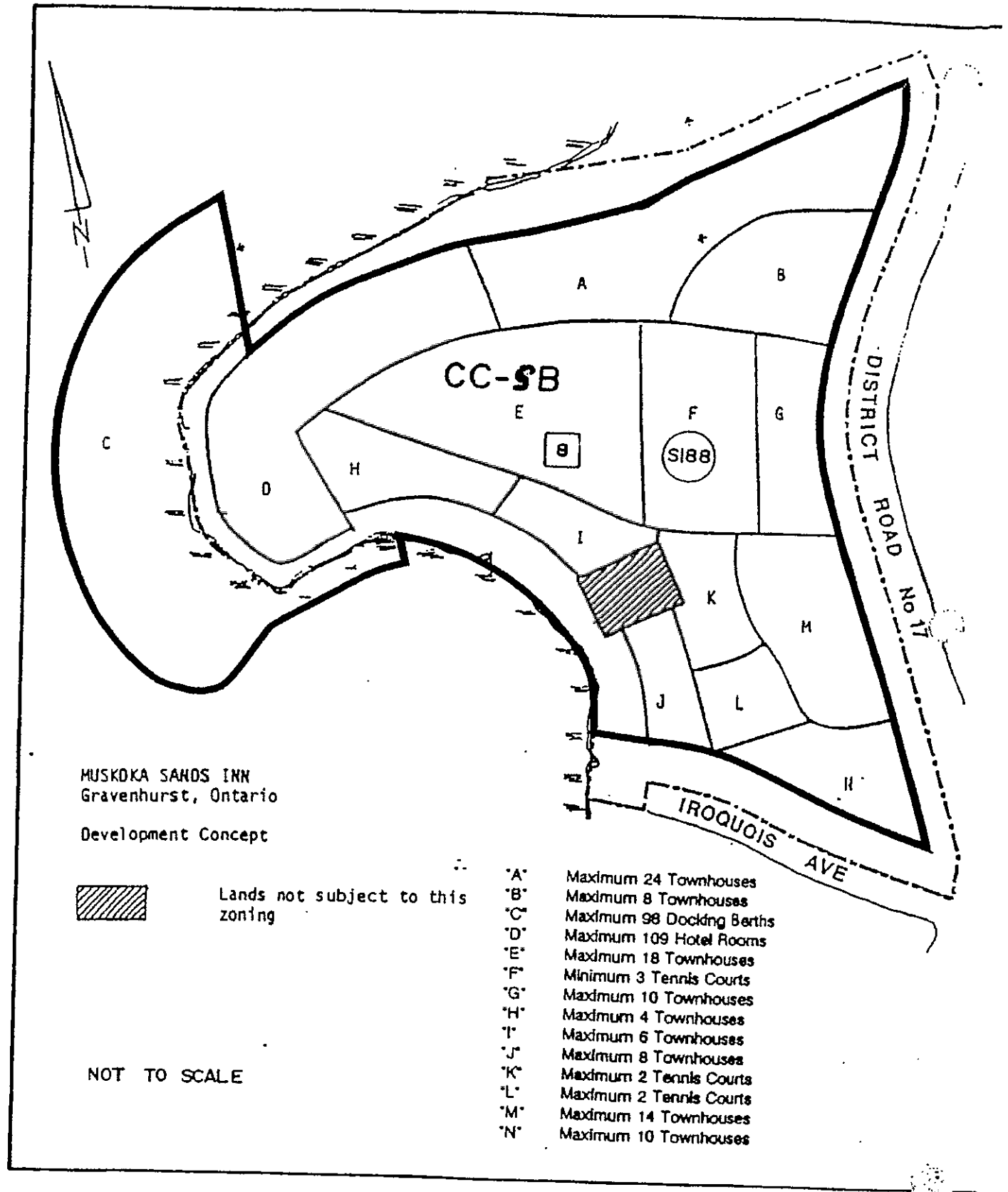
CONCESSION

S.E. CORN. LOT 29, C

65' ROAD ALLOWANCE BETWEEN CONCESSIONS

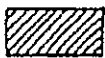
SHOWING PART OF LOT 29, CONCESSION 4
SPECIAL PROVISION 493 - APPENDIX "C"
(BY-LAW 2002-43)

PROPERTY DETAIL SCHEDULE No. 8



MUSKOKA SANDS INN
Gravenhurst, Ontario

Development Concept



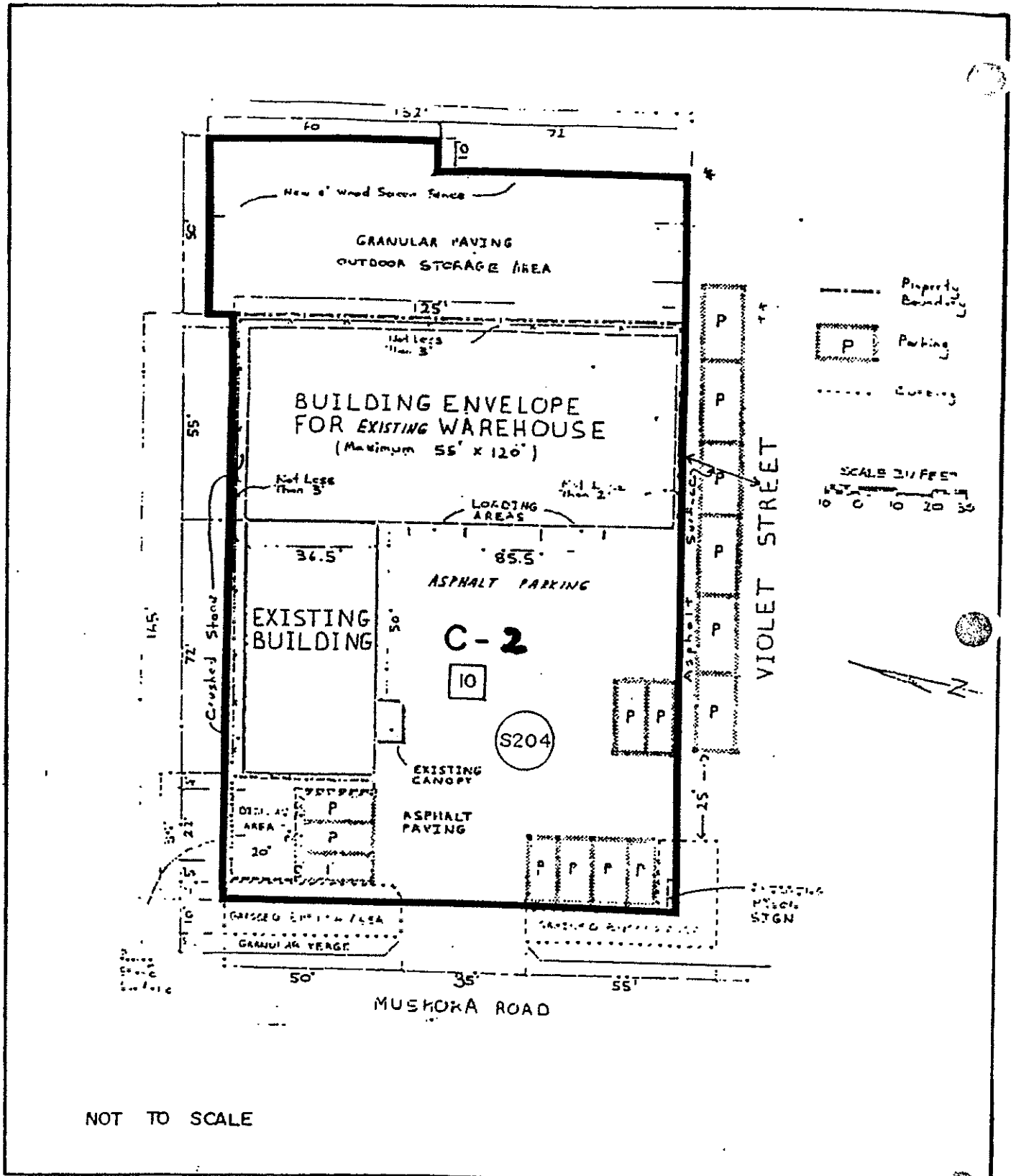
Lands not subject to this zoning

NOT TO SCALE

- *A* Maximum 24 Townhouses
- *B* Maximum 8 Townhouses
- *C* Maximum 98 Docking Berths
- *D* Maximum 109 Hotel Rooms
- *E* Maximum 18 Townhouses
- *F* Minimum 3 Tennis Courts
- *G* Maximum 10 Townhouses
- *H* Maximum 4 Townhouses
- *I* Maximum 6 Townhouses
- *J* Maximum 8 Townhouses
- *K* Maximum 2 Tennis Courts
- *L* Maximum 2 Tennis Courts
- *M* Maximum 14 Townhouses
- *N* Maximum 10 Townhouses

SHOWING PART OF LOT 16, CONCESSION 8
SPECIAL PROVISION 188 - APPENDIX "C"

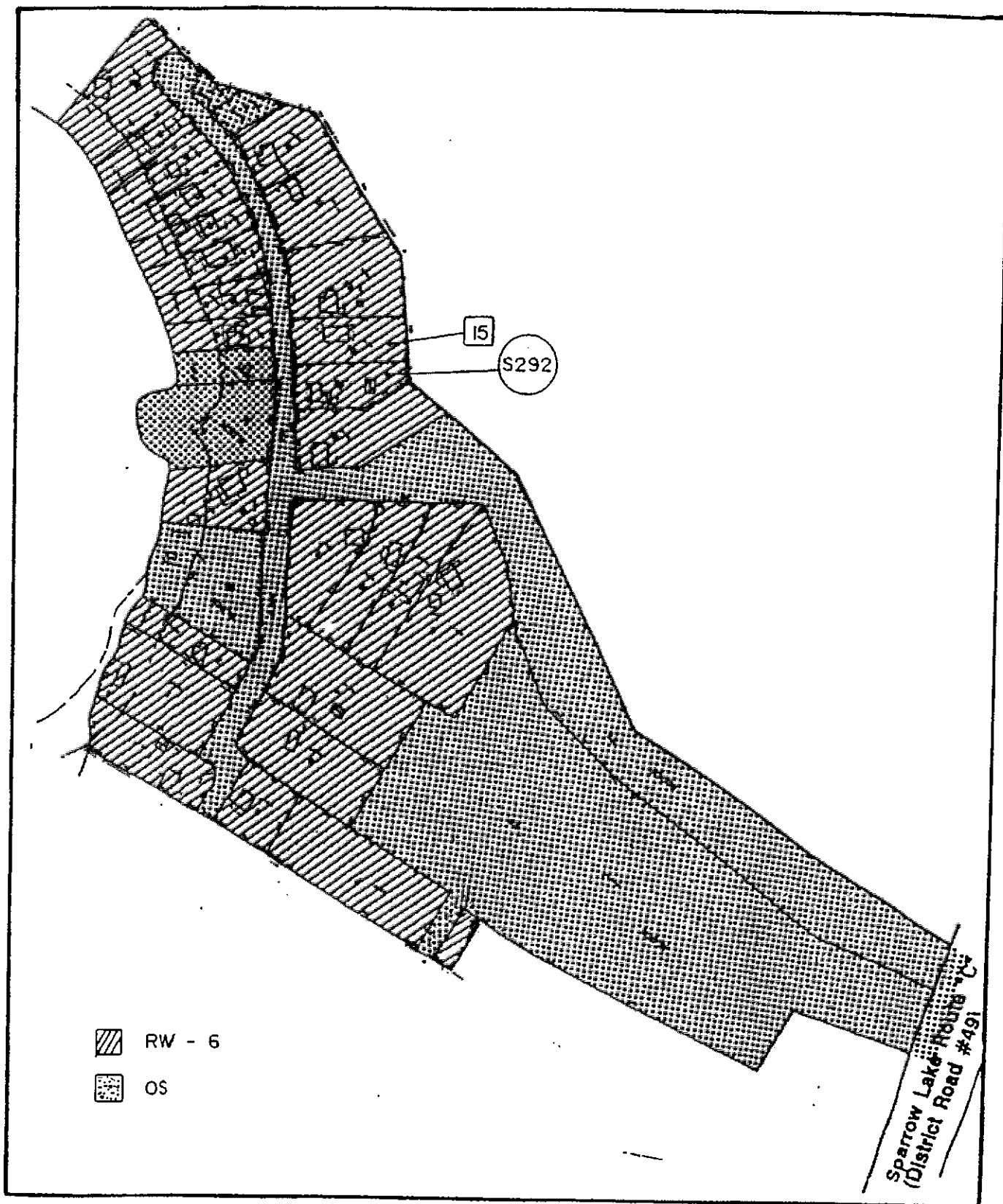
PROPERTY DETAIL SCHEDULE No. 10



NOT TO SCALE

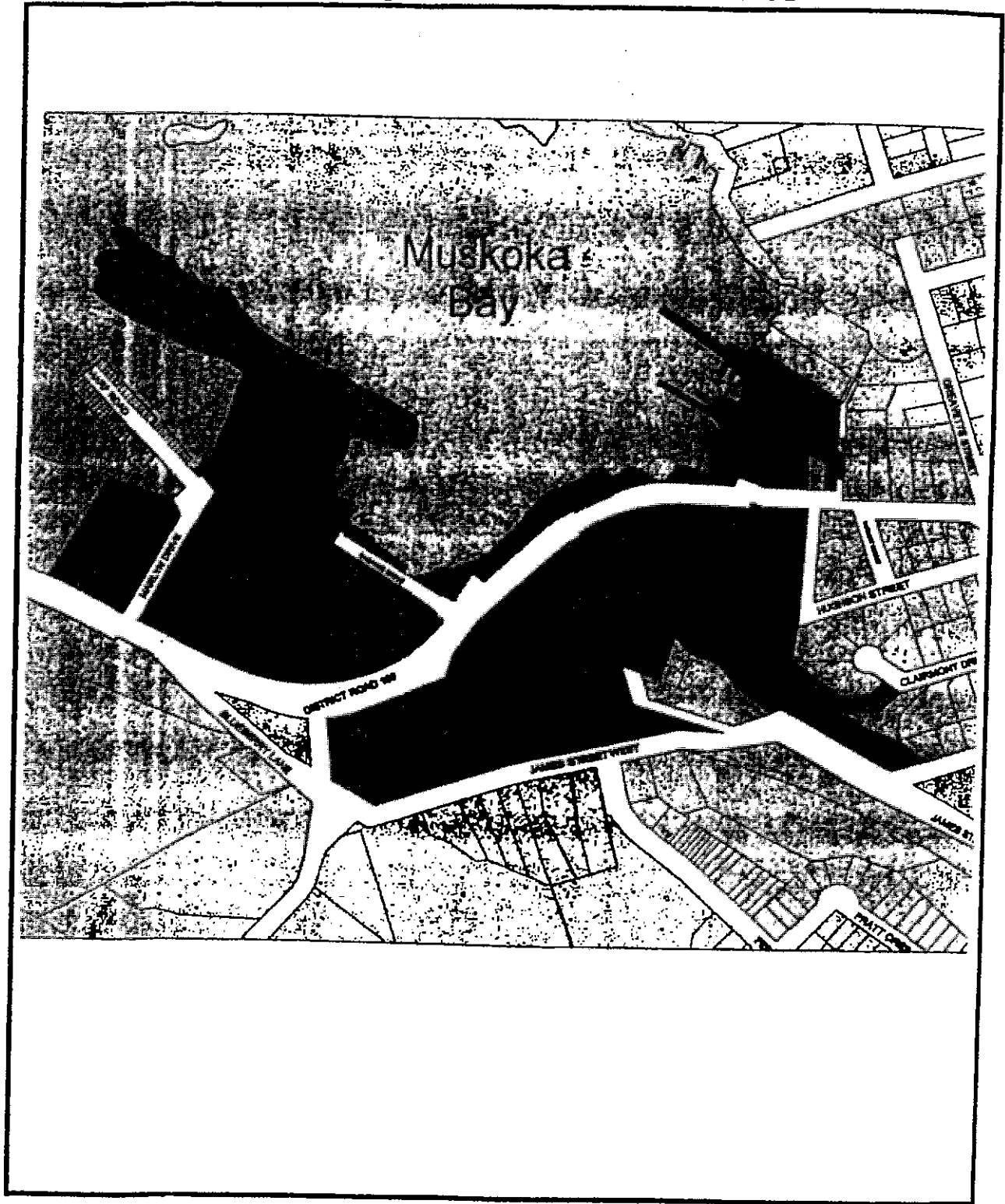
SHOWING PART OF LOTS 9 & 10, EAST OF MUSKOKA ROAD & PART OF LOTS 9 & 10, WEST OF FIRST STREET, REGISTERED PLAN 5
SPECIAL PROVISION 204 - APPENDIX "C"

PROPERTY DETAIL SCHEDULE No. 15



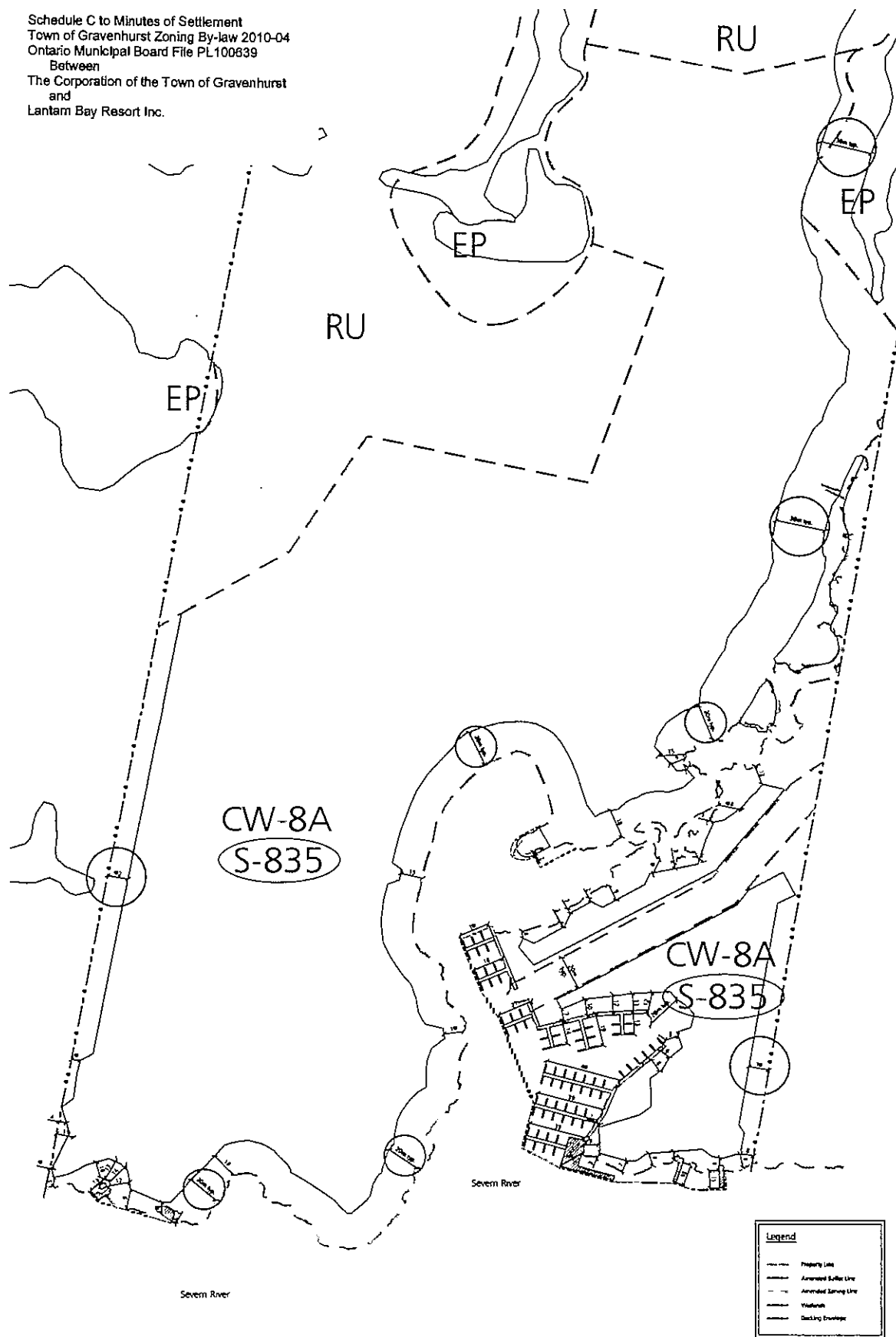
SHOWING PART OF LOT 32, CONCESSION 4
SPECIAL PROVISION 292 - APPENDIX "C"

Property Detail Schedule No. 18



SHOWING PART OF LOT 23 & 24, CONCESSION 4, AND
PART OF LOTS 8 & 9, RANGE WEST OF MUSKOKA ROAD
SPECIAL PROVISIONS 72, 191, 250, 331 - APPENDIX "C"
(BY-LAW 2004-65)

Schedule C to Minutes of Settlement
 Town of Gravenhurst Zoning By-law 2010-04
 Ontario Municipal Board File PL100839
 Between
 The Corporation of the Town of Gravenhurst
 and
 Lantern Bay Resort Inc.



| Legend | |
|--------|----------------------|
| | Property Line |
| | Assessed Survey Line |
| | Amended Survey Line |
| | Waterfront |
| | Existing Structure |

Lantern Bay Resort

200 King Street West, Gravenhurst, Ontario L4V 1V2

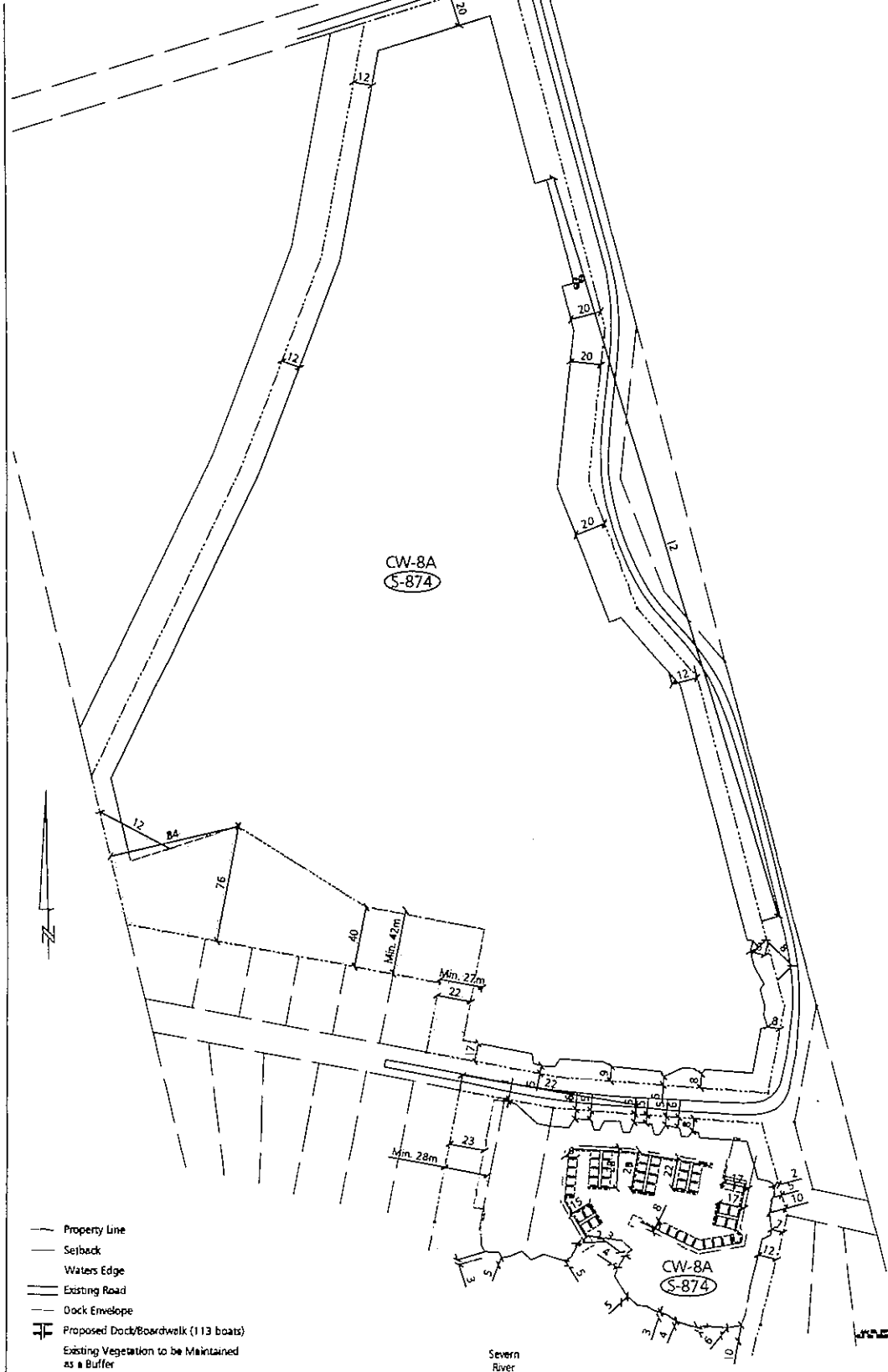


Map Year: © 2010 (Map Data: Esri, DeLorme, GeoEye, IGN, AeroGRID, IGN, Esri, Swire) | Plan: Planning Ltd. | Exam: Esri, Esri Engineering | Site: McNamee, Condon, Brown, Condon | Available: McNamee, Condon

60

Schedule C to Minutes of Settlement
 Town of Gravenhurst Zoning By-law 2010-04
 Ontario Municipal Board File PL100639
 Between
 The Corporation of the Town of Gravenhurst
 and
 Shamrock

| Calculations | m ² | ft ² | Acres | Hectares | CW-8A(15-) |
|---------------------|---------------------------|------------------------------|-----------|-----------|------------|
| 1. Trailer Coverage | 10,002.15 m ² | 107,662.25 ft ² | 2.47 ac. | 1.00 ha. | 5.07 % |
| 2. Deck Coverage | 5,353.25 m ² | 57,622.23 ft ² | 1.32 ac. | 0.54 ha. | 2.71 % |
| 3. Other Buildings | 2,092.81 m ² | 22,526.82 ft ² | 0.52 ac. | 0.21 ha. | 1.06 % |
| 4. Dock Envelope | 2,844.73 m ² | 31,696.81 ft ² | 0.73 ac. | 0.29 ha. | 1.49 % |
| 1. CW-8A (S-) | 197,243.57 m ² | 2,123,122.12 ft ² | 48.73 ac. | 19.72 ha. | |



- Property Line
- Setback
- Waters Edge
- Existing Road
- Dock Envelope
- ⊥ Proposed Dock/Boardwalk (113 boats)
- Existing Vegetation to be Maintained as a Buffer



**Gravenhurst Zoning By-law
Special Provisions – Appendix C**

Notwithstanding any provisions to the contrary in By-law No. 2010-04, the following provisions apply to the properties identified in the specific exception noted in Table C.

In all other respects, the provisions of By-law No. 2010-04 continue to apply.

Table C – Special Provisions

| Zone Symbol | Exception No. | By-law No. | Location | Schedule No. | Provisions |
|-------------|---------------|------------|--|--------------|---|
| MH | 1 | | Part of Lot 32, Range East of Muskoka Road, Morrison | F-07 G-07 | <p>(i) Mobile Home Park Regulations:</p> <ul style="list-style-type: none"> (a) the minimum internal road width shall be 7.6 metres; (b) the maximum number of mobile home sites shall be 155; and (c) mobile home units located on sites that pre-exist the passing of this By-law, may be repaired, reconstructed, or replaced and shall be deemed to meet Section 33.3 of this By-law. <p>(ii) Mobile Home Site Regulations:</p> <ul style="list-style-type: none"> (a) the minimum lot frontage of a mobile home site on an internal road shall be 15.2 metres; (b) the minimum lot area of a mobile home site shall be 464.5 square metres; (c) the maximum lot coverage of all buildings, including accessory buildings and decks shall be 26.0 percent; (d) the minimum setback of a mobile home from an internal road shall be 7.6 metres; (e) the maximum size of an addition to a mobile home shall be 75.0 percent of the building floor area of the mobile home; (f) mobile homes shall generally be placed in a uniform manner on each site, so as to maximize the spatial separation between each unit; (g) accessory structures shall be placed between the rear face of the mobile home and the rear line of the mobile home site, provided that such structure is placed within the area bounded by the linear projection of the side walls of the mobile home; and (h) only accessory structures existing on Sites 1 through 105 as shown in Appendix 1 of Official Plan Amendment 1-92 shall be recognized. |
| RW-6F | 2 | | Pt of Lot 6, Con 9, Morrison; Pt 1, 35R-16654 | I-09 | <p>The following Special Provisions shall apply:</p> <ul style="list-style-type: none"> • The minimum setback from the Optimal Summer Water Level shall be 20 metres. |
| C-3 | 3 | | Part of Lot 28, Range West of Muskoka Road, Morrison; more particularly described as Part 1, Plan 35R-9285 | G-07 | <p>(i) Permitted Uses:</p> <ul style="list-style-type: none"> • Business Office • Manufacturing with accessory retail occupying less than 50.0 percent of the ground floor area of the building |

| Zone Symbol | Exception No. | By-law No. | Location | Schedule No. | Provisions |
|-------------|---------------|------------|--|--------------|--|
| | | | | | <ul style="list-style-type: none"> • Publishing Establishment • Repair Service Shop <p>(ii) Regulations:</p> <p>(a) the minimum front yard shall be 20.0 metres; and</p> <p>(b) the minimum side yard shall be 10.0 metres.</p> |
| OS | 4 | | Part of Lot 28, Range West of Muskoka Road Morrison | | A park shall not be a permitted use. |
| C4 | 5 | | Lots 1 to 57, and Part of Block C Plan 28, Gravenhurst and including Parts 1 to 3, 35R-16650 | E-05 | <p>The following Special Provisions shall apply:</p> <p>i. Permitted uses: The permitted uses shall be limited to the following:</p> <ul style="list-style-type: none"> • Boathouse or boatport; • Dock <p>ii. Regulations: The following regulations apply</p> <ul style="list-style-type: none"> • Minimum lot area: as exists on the date of passing of this By-law • Minimum lot frontage: as exists on the date of passing of this By-law • Minimum front yard: 3 metres or as existing on the date of passing of this By-law; • Minimum rear or side yard: 0 metres • Maximum projection of a dock or boathouse into the water: 10 metres • Maximum lot coverage: 60% • No boathouse or boatport shall exceed a height of 3.9 metres and the maximum distance from the optimal summer water level to the peak of the main roof shall not exceed 4.9 metres. • No boathouse shall have more than one storey, however, an attic, as defined in Section 4.12 of this By-law, shall be permitted for storage purposes only. • No boathouse, or part thereof, shall be used for the provision of sleeping or cooking accommodations, a leisure room, a recreation room or other like or similar uses. • A maximum of 25 % of the total roof area of a boathouse may be a dormer. <p>iii. Definitions: for the purposes of this section,</p> <ul style="list-style-type: none"> • Boathouse means a detached or attached building used for the berthing or sheltering of watercraft or watercraft related equipment, built or anchored near the shoreline of a navigable waterway or on land; • Lot Area means the total horizontal area within the lot lines; • Lot Line means the line formed by the boundary of any lot; • Lot Line, Front, means the lot line abutting the street or land access to the lot. |

| Zone Symbol | Exception No. | By-law No. | Location | Schedule No. | Provisions |
|-------------|---------------|---------------------------|---|--------------|---|
| C-3 | 6 | 97-01 2001-79 97-52 | Part of Lot 26, Range West of Muskoka Road, Morrison, more particularly described as Parts 1 and 2, Plan 35R-7853 | | (i) Permitted Uses: <ul style="list-style-type: none"> • Building Supplies Outlet • Repair Service Shop • Sale and Storage of Bulk Fuels (i) Regulations: <ul style="list-style-type: none"> a) The minimum side yard shall be 6.0 metres. |
| M-2 | 7 | 2003-47 | Part of Lot 26, Range West of Muskoka Road, Morrison, more particularly described as Part 1, Plan 35R-4685 | H-07 | Only those uses which do not require water as part of their manufacturing process shall be permitted; <ul style="list-style-type: none"> (i) The outdoor storage of goods, materials, or equipment shall be permitted; (ii) A motor vehicle repair shop shall be a permitted use; (iii) A maximum of five (5) motor vehicles shall be permitted to be stored outside. |
| RR-5 | 8 | | Part of Lot 11, Concession 5, Muskoka, more particularly described as Part 2, Plan RD-898 | D-07 | Not more than 40.0 percent of the building floor area of the dwelling shall be used for the purpose of home occupation uses. |
| CR-9 | 10 | | Part of Lot 7, Concessions 6 and 7, Muskoka, more particularly described as Parts 1 to 3, Plan 35R-13786 | B-07 C-07 | The following uses shall be permitted: <ul style="list-style-type: none"> • Tent and Trailer Park (Maximum of 175 sites) • Accessory uses to the tent and trailer park shall include a recreation hall and a swimming pool • Trailer Storage • Accessory equipment storage and repair |
| RR-5 | 11 | | Part of Lot 11, Concession 6, Muskoka, more particularly described as Parts 1 to 6, Plan 35R-11111 | C-07 | The minimum rear yard shall be 75.0 metres. |
| RR-5 | 12 | | Part of Lot 11, Concession 6, Muskoka, more particularly described as Part 7, Plan 35R-11111 | C-07 | The minimum rear yard shall be 42.0 metres. |
| M-2 | 14 | 97-21 | Part of Lot 11, Concession 6, Muskoka, more particularly described as Parts 1 to 3, Plan 35R-12067 | C-07 | The following special provisions shall apply: <ul style="list-style-type: none"> (i) all permanent buildings shall be set back a minimum of 10.0 metres from the TransCanada Pipelines right-of-way; (ii) no driveway shall be permitted to access from Jones Road or within 45.0 metres of the intersection of the service road and Jones Road; (iii) no building or parking area shall be permitted within 45.0 metres of Jones Road; (iv) a minimum 45.0 metre wide landscaped area shall be maintained between Jones Road and any building or parking area; and (v) a storage facility shall be a permitted use. |

| Zone Symbol | Exception No. | By-law No. | Location | Schedule No. | Provisions |
|-------------|---------------|------------|--|--------------|---|
| M-2 | 15 | 2000-147 | Part of Lot 7, Concession 8, Muskoka, more particularly described as Part 1, Plan 35R-5610 | B-07 | A dwelling, single detached (existing only) and a wooden platform or pallet manufacturing plant and accessory uses thereto shall be the only permitted uses. |
| CR-7 | 16 | 99-180 | Part of Lot 12, Concession 5, Muskoka, District Municipality of Muskoka; being Part 1, Plan 35R-6219 | D-07 | The following special provisions shall apply: (i) Permitted Uses: <ul style="list-style-type: none"> • Sale, Rental, Service, Storage, or Repair of Watercraft, Watercraft Trailers and Parts and Accessories for Watercraft and Watercraft Trailers, which shall include the accessory sale of fuel. |
| RW-6F | 19 | | Part of Lot 29, Concession 8, Ryde, more particularly described as Part 9, Plan 35R-5880 | G-10 | The location, number, and size of those buildings which existed on the date of the passing of this By-law shall be recognized, provided the lot is in accordance with the requirements of Section 5.7.1 of this By-law. Such buildings may be repaired, reconstructed, enlarged, or replaced, provided that any deficient setbacks are not further reduced and new deficient setbacks are not created in any of the other required yards of the lot upon which the buildings are located. For the purposes of this By-law, the number of dwellings which existed on the date of the passing of this By-law shall not be exceeded. |
| RW-6 | 23 | | Part of Lot 15, Concession 1 Muskoka, more particularly described as Parts 1 to 10, Plan 35R-4412 | E-07 | The following special provisions shall apply: i) a motor vehicle garage and a watercraft storage building shall be permitted uses; and ii) the minimum side yard and rear yard for accessory buildings shall be 1.5 metres |
| C-2A | 24 | | Part of Lot 14, Concession 5, Muskoka, more particularly described as Parts 1 and 5, Plan 35R-14836 | D-06 D-07 | The following special provisions shall apply: i) Craftsman Shop ii) Market Place iii) Regulations: a) The minimum lot frontage shall be 150.0 metres; b) Parking areas shall have a minimum front yard of 7.6 metres and a minimum side yard and rear yard of 3.0 metres; c) All ingress and egress shall be from District Road No. 41; and d) Outdoor storage shall have a visual barrier of a screening fence with a minimum height of 2.4 metres for those property lines abutting District Road No. 41 All other provisions of this By-law as applicable to a Commercial Service Zone (C-2A) shall apply. |
| CR-7 | 25 | | Part of Lot 11, Concession 5, Muskoka, | D-07 | A drive-in theatre and accessory uses thereto shall be permitted uses. |
| C-3 | 27 | | Part of Lot 33, Range East of Muskoka Road, Morrison, more particularly described as Parts 1 to 7, Plan 35R-7728 | G-06 | The following special provisions shall apply: (i) Permitted Uses: <ul style="list-style-type: none"> • Business Office • Commercial Entertainment (ii) Regulations: (a) the minimum rear yard shall be 6.0 metres. |

| Zone Symbol | Exception No. | By-law No. | Location | Schedule No. | Provisions |
|-------------|---------------|------------|---|--------------|--|
| C-3 | 28 | | Part of Lot 35, Range East of Muskoka Road, Morrison | F-06 | The following special provisions shall apply: (i) Permitted Uses: <ul style="list-style-type: none"> • Business Office (accessory to a Retail Store) (ii) Regulations: <ul style="list-style-type: none"> (a) the minimum front yard shall be 15.0 metres; and (b) the minimum side yard shall be 18.0 metres. |
| C-3 | 29 | 99-16 | Part of Lot 35, Range East of Muskoka Road, Morrison, being Part 1, Plan RD-924 | F-06 | The following special provisions shall apply: (i) Permitted Uses: <ul style="list-style-type: none"> • Business Office • Commercial Entertainment • Single Detached Dwelling |
| C-3 | 31 | | Part of Lot 34, Range East of Muskoka Road, Morrison, more particularly described as Parts 2 to 4, Plan 35R-7669 | F-06 | A business office shall be a permitted use. |
| C-3 | 32 | | Part of Lot 34, Range East of Muskoka Road and part of the Original Road Allowance between Lot 34, Range East of Muskoka Road and Lot 34, Range West of Muskoka Road, Morrison, more particularly described as Parts 1 and 2, Plan 35R-2370 | F-06 | A kitchen sales office and showroom shall be permitted uses. |
| C-3 | 34 | | Part of Lot 34, Range East of Muskoka Road, Morrison | F-06 | A trailer park shall be a permitted use. |
| C-3 | 35 | | Part of Lot 33, Range West of Muskoka Road, Morrison, more particularly described as Parts 1 to 3, Plan 35R-7208 | G-06 | The following special provisions shall apply: (i) Permitted Uses: <ul style="list-style-type: none"> • Building Supplies Outlet • Repair Service Shop (ii) Regulations: <ul style="list-style-type: none"> (a) the minimum front yard shall be 14.0 metres; (b) the minimum side yard shall be 6.0 metres; and (c) a chain link fence shall be placed along the rear property line a minimum height of 1.8 metres. |
| C-3 | 38 | | Part of Lot 32, Range West of Muskoka Road, Morrison. | G-07 | The following uses shall be permitted: <ul style="list-style-type: none"> • Personal Services • Printing Establishment • Repair Service Shop |

| Zone Symbol | Exception No. | By-law No. | Location | Schedule No. | Provisions |
|-------------|---------------|------------|---|--------------------------------------|--|
| C-3 | 42 | | Part of Lot 13, Range East of Muskoka Road, Morrison | J-07 | The following special provisions shall apply: <ul style="list-style-type: none"> (i) Permitted Uses: <ul style="list-style-type: none"> • Building Supplies Outlet • Business Office • Repair Service Shop (ii) Regulations: <ul style="list-style-type: none"> (a) the minimum front yard shall be 15.0 metres; (b) the minimum side yard shall be 7.6 metres; (c) the minimum rear yard shall be 7.6 metres; and (d) the maximum lot coverage shall be 25.0 percent. |
| CC-5 | 46 | | Part of Lot 22, Range East of Muskoka Road, Morrison. | H-07 | A model home display court and sales office shall be permitted uses. |
| RU | 47 | | Part of Lot 12, Range West of Muskoka Road, Morrison | J-07 | A contractor's establishment shall be a permitted use. |
| M-2 | 50 | | Lots 3 & 4, Part of Lots 2 & 5, Concession 7; Lot 3 and Part of Lot 4, Concession 8 | A-07 A-08 B-07 B-08 C-08 | An airport shall be a permitted use. |
| CC-5 | 52 | | Part of Lot 21, Range East of Muskoka Road, Morrison, more particularly described as Block A, Plan M-529 | H-07 | A building supplies outlet shall be a permitted use. |
| RW-6E1 | 53 | 2000-22 | Part of Lots 32 and 33, Concession 3, Muskoka, | F-04 | The following special provisions shall apply: <ul style="list-style-type: none"> (i) Permitted Uses: <ul style="list-style-type: none"> • A Dwelling, Single Detached shall be a permitted use within the Shoreline Development Area. (ii) Regulations: <ul style="list-style-type: none"> (a) the minimum front yard setback shall be 12.0 metres. |
| RR-5 | 54 | | Part of Lot 21, Range West of Muskoka Road, Morrison, more particularly described as Part 1, Plan 35R-13152 | H-07 | The following special provisions shall apply: <ul style="list-style-type: none"> (i) Permitted Uses: <ul style="list-style-type: none"> • Business Office • Manufacturing with accessory retail occupying less than 50.0 percent of the ground floor area of the building • Publishing Establishment • Repair Service Shop (ii) Regulations: <ul style="list-style-type: none"> (a) the minimum front yard shall be 20.0 metres; and (b) the minimum side yard shall be 10.0 metres. |

| Zone Symbol | Exception No. | By-law No. | Location | Schedule No. | Provisions |
|-------------|---------------|------------|--|--------------|---|
| M-2 | 57 | | Part of Lot 4, Concession 9, Muskoka, more particularly described as Parts 1 to 3, Plan 35R-10023 | A-07 B-07 | The outdoor storage of sand and gravel shall be permitted. |
| RW-6 | 58 | 97-26 | Part of Lots 31 and 32, Concession 4, Morrison, more particularly described as part of Parts 1 and 2, Plan 35R-5806 and Part 1, Plan 35R-14037 | K-05 | The following special provisions shall apply: (i) Permitted Uses: <ul style="list-style-type: none"> • Dwelling, Single Detached (maximum of 21, one of which is to be used for the exclusive use of the caretaker of the subject property) • Garden Shed, Accessory (maximum of 20) • Guest Cabin, Accessory (maximum of 10 and which shall not contain kitchen facilities) • Utility Shed, Accessory (one for the exclusive use of the caretaker of the subject property) (ii) Regulations: <ul style="list-style-type: none"> (a) the minimum setback from the Optimal Summer Water Level for new dwellings shall be 30.0 metres; (b) existing dwellings shall maintain the minimum setback from the Optimal Summer Water Level existing as of June 22, 1993; (c) the minimum exterior side yard shall be 6.0 metres; (d) with the exception of the distance between existing buildings, the minimum distance between a dwelling and an accessory building shall be 4.0 metres; (e) the maximum building height for a dwelling shall be 9.0 metres; (f) the maximum building height for an accessory building shall be 6.0 metres; (g) the maximum building floor area, which includes decks, for a dwelling shall be 288.0 square metres; (h) the maximum building floor area, which includes decks, for an accessory guest cabin shall be 92.9 square metres; and (i) a maximum of 14 watercraft shall be accommodated by watercraft mooring facilities. |
| RC-4 | 59 | | Part of Lot 20, Range West of Muskoka Road, Morrison. | H-07 | The following special provisions shall apply: (i) a garden centre and nursery shall be permitted uses; and (ii) a visual barrier shall be provided along the east side lot line. |
| MH | 60 | | Part of Lot 18, Range West of Muskoka Road Morrison, more particularly described as Parts 1 to 3, Plan 35R-11127 | I-07 | A maximum of 50 mobile home sites shall be permitted. All other provisions of this By-law as applicable to a Mobile Home Zone (MH) shall apply. |
| MH | 61 | 2000-147 | Part of Lot 18, Range West of Muskoka Road, Morrison, more particularly described as Parts 1 to 3, Plan 35R-10714 | I-07 | A maximum number of 90 mobile home sites shall be permitted, and mobile home units located on sites that existed prior to the passing of the Zoning By-law may be repaired, reconstructed, or replaced and will be deemed to meet the requirements of Section 33 of this By-law. |
| CC-5 | 63 | | Part of Lot 20, Range West of Muskoka Road, Morrison, more particularly described as Blocks | H-07 | The following shall be the only permitted uses: <ul style="list-style-type: none"> • Business Office • Financial Establishment |

| Zone Symbol | Exception No. | By-law No. | Location | Schedule No. | Provisions |
|----------------|---------------|------------|--|--------------|--|
| | | | 58 and 59, Plan M-566 | | <ul style="list-style-type: none"> • Medical Clinic • Model Home Display Court and Sales Office • Motor Vehicle Service Station • Repair Service Shop • Retail Store |
| OS | 64 | | Part of Lots 14 and 15, Range West of Muskoka Road, Morrison. | J-07 | <p>the following special provisions shall apply:</p> <ul style="list-style-type: none"> (i) a dock and a storage shed shall be permitted accessory uses; and (ii) the minimum setback from the Optimal Summer Water Level shall be 30.0 metres |
| RW-6A RW-6F | 65 | | Part of Lots 14 and 15, Concession 6, Morrison, more particularly described as Parts 1, 2, and 3, Plan 35R-12975 and Parts 1 and 2, Plan 35R-13322 (formerly described as Parts 1 to 4, Plan BR-729) | I-08 | <p>The following special provisions shall apply:</p> <ul style="list-style-type: none"> (i) all new structural development, except a boathouse and a dock, shall be situated on lands above the 247.4 metre contour elevation; (ii) the existing buildings on the 2 properties described as Part 1, Plan BR-729 and Part 1, Plan 35R-12975, and Part 2, Plan BR-729 and Part 2, Plan 35R-12975, may be enlarged provided that such enlargement is contained within the building envelope identified on Schedule Number 12 of Appendix "B"; (iii) the minimum lot area shall be 1450.0 square metres and the minimum lot frontage shall be 51.0 metres, for the property described as Part 1, Plan BR-729 and Part 1, Plan 35R-12975; (iv) the minimum lot area shall be 1350.0 square metres, the minimum lot frontage shall be 32.0 metres, and the minimum rear yard shall be 7.6 metres, for the property described as Part 2, Plan BR-729 and Part 2, Plan 35R-12975; and (vi) the minimum lot frontage shall be 32.0 metres for the property described as Parts 3 and 4, Plan BR-729 and Part 3, Plan 35R-12975. |
| C-3 | 66 | | Part of Lot 13, Range East of Muskoka Road, Morrison, more particularly described as Parts 7 and 8, Plan 35R-13449 | J-07 | The outdoor storage of goods, materials, or equipment shall be located in the rear yard and shall be screened by a wooden privacy fence a minimum height of 1.8 metres. |
| C-3 | 67 | 2000-32 | Part of Lot 13, E.M.R., Morrison, being Part 2 and part of Part 3, Plan 35R-15488 | J-07 | <p>The following special provisions shall apply:</p> <ul style="list-style-type: none"> (i) Permitted Uses: <ul style="list-style-type: none"> • Business Office • Personal Services (ii) Regulations: <ul style="list-style-type: none"> (a) the maximum lot coverage shall be 25.0 percent. |
| C-3 | 71 | | Part of Lot 8, Range West of Muskoka Road, Morrison, more particularly described as Part 2, Plan 35R-6948 | J-07 | An antique motor vehicle restoration establishment shall be a permitted use. |
| OS | 72 | 2004-65 | Part of Lot 9, Range West of Muskoka Road, in the Town of Gravenhurst. | E-05 | <p>The following special provisions shall apply:</p> <ul style="list-style-type: none"> (i) Definitions: <p>Lot</p> <p>For the purposes of determining gross density and lot coverage, a lot shall mean the parcel of</p> |

| Zone Symbol | Exception No. | By-law No. | Location | Schedule No. | Provisions |
|-------------|---------------|------------|----------|--------------|---|
| | | | | | <p>land within the boundaries of the Muskoka Wharf Project as outlined on Property Detail Schedule No. 18 including those portions of Marlyn Drive, Sagamo Drive and District Road 169 within the project boundaries. For all other purposes a lot shall be as defined in Section 4.98.</p> <p>(ii) Permitted Uses:</p> <ul style="list-style-type: none"> • Art Gallery • Beverage Brewing • Business Office • Commercial Entertainment • Commercial Recreation • Craftsman Shop • Day Nursery • Market Place • Personal Services • Place of Assembly • Restaurant • Retail Store • Watercraft Launching Facilities • Watercraft Mooring Facilities <p>(iii) Regulations:</p> <p>(a) the minimum lot area shall be 0.0 square metres;</p> <p>(b) the minimum lot frontage shall be 0.0 metres;</p> <p>(c) the minimum front yard for principal building and outdoor terrace or patio shall be 0.0 metres;</p> <p>(d) the minimum side yard abutting a street for principal building and outdoor terrace or patio shall be 3.0 metres;</p> <p>(e) the minimum side yard setback for principal building and outdoor terrace or patio shall be 0.0 metres;</p> <p>(f) the minimum rear yard setback for principal building and outdoor terrace or patio shall be 0.0 metres;</p> <p>(g) no dock shall be permitted to extend from the shoreline unless the Corporation of the Town of Gravenhurst owns such dock;</p> <p>(h) the minimum side yard setback for a dock shall be 0.0 metres;</p> <p>(i) the principal building shall be permitted to extend from the shoreline;</p> <p>(j) the provisions of Sections 5.10, 6.3, 6.3.1, and 6.3.2 shall not apply;</p> <p>(k) all new structural development, except a boathouse and dock shall be flood proofed to a minimum flood elevation of 226.49 metres;</p> <p>(l) asphalt shall be used for parking spaces, areas, and driveways connecting the parking space or area with a street.</p> |

| Zone Symbol | Exception No. | By-law No. | Location | Schedule No. | Provisions |
|-------------|---------------|------------|---|--------------|---|
| RR-5 | 73 | | Part of Lot 7, Range West of Muskoka Road, Morrison, more particularly described as Part 1, Plan 35R-7007 | K-07 | The following special provisions shall apply: (i) a home occupation shall include a transportation depot with a maximum of 4 trucks operating from such depot; and (ii) the maximum number of employees, exclusive of the family shall be 5. |
| M-2 | 76 | 2000-147 | Part of Lot 5, Concession 9, Muskoka. | B-07 | The following shall be the only permitted uses: <ul style="list-style-type: none"> • Craftsman Shop • Sale, Service, or Repair of Watercraft and Accessories for Watercraft. |
| MH | 77 | | Part of Lot 4, Range West of Muskoka Road, Morrison. | K-07 | A mobile home park as detailed on Schedule Number 1 of Appendix "B" shall be a permitted use. |
| C-3 | 78 | | Part of Lot 4, Range West of Muskoka Road, Morrison, more particularly described as Part 1, Plan 35R-8967 | K-07 | The following special provisions shall apply: (i) Permitted Uses: <ul style="list-style-type: none"> • Building Supplies Outlet • Manufacturing with accessory retail occupying less than 50.0 percent of the ground floor area of the building • Publishing Establishment (ii) Regulations: (a) the minimum front yard shall be 18.0 metres; (b) the minimum side yard shall be 6.0 metres; and (c) the maximum lot coverage shall be 15.0 percent. |
| M-2 | 79 | | Part of Lot 3, Range West of Muskoka Road, in the former Township of Morrison, now in the Town of Gravenhurst | K-07 | The following special provisions shall apply: (i) an accessory retail furniture sales outlet shall be a permitted use; and (ii) the outdoor storage of goods, materials, or equipment shall be located in the rear yard. |
| CC-5A | 84 | 2004-12 | Part of Lot 1, Range East of Muskoka Road Morrison, | L-07 | the following special provisions shall apply: (i) Permitted Uses: <ul style="list-style-type: none"> • Business Office (ii) Regulations: (a) the minimum front yard shall be 18.2 metres; (b) the minimum interior side yard for a dock shall be 0.0 metres; (c) the minimum exterior side yard for a dock shall be 10.9 metres; (d) the maximum number of dwelling units shall be four (4), of which two (2) shall be permitted on the ground floor; (e) the minimum exterior side yard for a parking area shall be 0.0 metres; (f) the maximum number of parking spaces shall be 10; and (g) the storage of watercraft shall be permitted in the front yard and the exterior side yard. |
| CC-5 | 85 | | Part of Lot 1, Range East of Muskoka Road, Morrison, more particularly described as Part 1, Plan 35R-2793 | L-07 | The following uses shall be permitted: <ul style="list-style-type: none"> • Dwelling, Single Detached • Parking Area accessory to the commercial use of the tourist establishment except that such parking area shall not be located within the shaded area as shown on Schedule Number 3 of Appendix "B" • Tennis Court |

| Zone Symbol | Exception No. | By-law No. | Location | Schedule No. | Provisions |
|-------------|---------------|------------|---|--------------|---|
| RW-6 | 97 | 95-158 | Part of Lots 28 and 29, Concessions 4 and 5, Morrison, more particularly described as part of Parts 3 to 5, Plan 35R-10906 | J-06 | The following special provisions shall apply: (i) the minimum side yard (north side) shall be 4.5 metres; (ii) the minimum side yard (south side) shall be 3.0 metres; (iii) a boathouse shall not be permitted; and (iv) the minimum lot frontage shall be 23.0 metres. |
| CW-8 | 98 | | Part of Lot 27, Concession 6, Morrison | I-06 J-06 | The following special provisions shall apply: (i) Permitted Uses: <ul style="list-style-type: none"> • Commercial Recreation • Dwelling, Single Detached (maximum 25) • Tourist Establishment (maximum of 35 accommodation units) (ii) Regulations: (a) Maximum Lot Coverage in accordance with Exception No. 307. |
| RR-5 | 100 | | Part of Lot 21, Concession 8, in the former Township of Morrison, now in the Town of Gravenhurst | I-06 | The following special provisions shall apply: (i) an antique store shall be a permitted use; (ii) the minimum side yard for an accessory building shall be 3.6 metres; (iii) the minimum rear yard shall be 21.0 metres; (iv) the maximum lot coverage shall be 8.8 percent; (v) the outdoor storage of goods, materials, or equipment shall be located in the side yard or rear yard and shall have a visual barrier in accordance with the requirements of Section 5.27 of this By-law; and (vi) no outdoor storage of goods, materials, or equipment shall be permitted within 10.0 metres of any lot line or within 3.0 metres of any building. |
| RW-6 | 101 | | Part of Lot 29, Concession 8, Morrison, more particularly described as Part 6, Plan 35R-13639 | I-05 | 2 single detached dwellings shall be permitted. |
| CW-8 | 102 | 2005-77 | Part of Lot 30, Concession 7, Morrison | I-05 | The following special provisions shall apply: (i) Regulations: (a) The minimum setback from the Optimal Summer Water Level for three (3) single detached dwellings only shall be 20.0 metres; (b) Additional development or redevelopment on this property shall require a further zoning amendment. |
| OS | 103 | | Part of Lot 31, Concession 8, Morrison | I-05 | The following special provisions shall apply: (i) the minimum side yard shall be 6.0 metres; and (ii) the maximum linear projection into the water shall be 2.5 metres. |
| CW-8A | 106 | | Part of Lots 30 and 31, Concession 9, Morrison, more particularly described as Part 1, Plan 35R-4509 and Parts 1 and 2, Plan 35R-5803 | H-05 | A watercraft storage building shall be the only permitted use. The following special provisions shall apply: (i) Exception No. 301 shall also apply |

Subject to Appeal – Not in force; Kauffman

| Zone Symbol | Exception No. | By-law No. | Location | Schedule No. | Provisions |
|-------------|---------------|------------|--|--------------|---|
| RW-6 | 108 | | Part of Lot N, Concession 20, Wood, more particularly described as Parts 1 to 4, Plan 35R-9034 | H-04 I-04 | A boathouse shall not be permitted. |
| RW-6F | 110 | | Part of Lot 11, Concession 6, Morrison, more particularly described as Part 1, Plan 35R-5404 and Part 3, Plan 35R-14605 | I-08 | the following special provisions shall apply: (i) the minimum setback from the Optimal Summer Water Level shall be 30.0 metres; and (ii) all building development shall be contained within the boundaries of the shaded area, as shown on Schedule Number 4 of Appendix "B". |
| RW-6 | 115 | | Part of Lot 24, Concession 4, Ryde, more particularly described as Parts 10, 11, 14, and 16 to 18, Plan 35R-5734 | H-11 | A maximum of 6 single detached dwellings shall be permitted. |
| RW-6 | 117 | | Part of Lot 21, Concession 4, Ryde | I-11 | The following special provisions shall apply: (i) the minimum setback from the Optimal Summer Water Level shall be 40.0 metres; (ii) the minimum side yard for a boathouse or a dock shall be 30.0 metres; and (iii) the maximum linear projection into the water shall be 6.0 metres. |
| RW-6 | 118 | | Part of Lot 24, Concession 4 Ryde, more particularly described as Lots 16 and 17, Plan M-423 | I-11 | The following special provisions shall apply: (i) the minimum setback from the Optimal Summer Water Level shall be 28.0 metres; (ii) the maximum linear projection into the water shall be 2.0 metres; and (iii) a boathouse shall not be permitted. |
| RW-6 | 119 | | Part of Lot 24, Concession 4, Ryde, more particularly described as Lots 18 and 19, Plan M-423 | I-11 | The following special provisions shall apply: (i) the minimum setback from the Optimal Summer Water Level shall be 27.0 metres; (ii) the maximum linear projection into the water shall be 2.0 metres; and (iii) a boathouse shall not be permitted. |
| RW-6B | 122 | | Part of Lot 23, Concession 4, Ryde, more particularly described as Lot 8, Plan M-423 | I-11 | The following special provisions shall apply: (i) the minimum setback from the Optimal Summer Water Level shall be 29.0 metres; (ii) the maximum linear projection into the water shall be 2.0 metres; and (iii) a boathouse shall not be permitted. |
| OS | 126 | | Part of Lot 30, Concession 1 Muskoka, more particularly described as Part 1, Plan 35R-11765, Parts 1, 5 to 12, and 21, Plan 35R-14873, and Part of Parcel 6025, excluding Parts 3, 4, and 22 to 25, Plan 35R-14873 | F-05 | the following special provisions shall apply: (i) a boathouse shall not be permitted; (ii) the maximum building height shall be 5.0 metres; and (iii) the maximum building floor area of the accessory building shall be 40.0 square metres. |
| CR-9 | 128 | 2000-129 | Part of Lots 28 and 29, Concession 2, Muskoka | F-05 | The following special provisions shall apply: (i) Definitions: boat storage building shall mean a building used for the storage of watercraft and recreational equipment. |

| Zone Symbol | Exception No. | By-law No. | Location | Schedule No. | Provisions |
|-------------|---------------|------------|--|--------------|--|
| | | | | | <ul style="list-style-type: none"> (ii) Permitted Uses: <ul style="list-style-type: none"> • Tent and Trailer Park • Storage Building (iii) Regulations: <ul style="list-style-type: none"> (a) the maximum number of tent and trailer sites shall be 50; (b) a maximum of one boat storage building shall be permitted; (c) the minimum lot area shall be deemed to comply with the regulations of the Commercial Waterfront Zone (CW-8); (d) the minimum lot frontage shall be deemed to comply with the regulations of the Commercial Waterfront Zone (CW-8); (e) the maximum gross floor area of a boat storage building shall not exceed 300.0 square metres; (f) the maximum building height for a boat storage building shall be 7.5 metres. (g) Exception No. 301 shall also apply. |
| RU | 131 | | Part of Lot 8, Concession 10, Ryde | E-12 | The minimum setback from the centreline of Gartersnake Creek shall be 50.0 metres. |
| OS | 132 | | Part of Lot 4, Concession 12, Ryde | D-13 | A hunt camp shall be a permitted use |
| RU | 133 | | Part of Lot 9, Concession 11, Ryde | E-12 | The minimum setback from the Optimal Summer Water Level for the northwest portion of the lot shall be 40.0 metres. |
| RU | 134 | | Part of Lot 18, Concession 9, Ryde | F-11 | <p>The following special provisions shall apply:</p> <ul style="list-style-type: none"> (i) only those uses existing as of the date of the passing of this By-law shall be permitted; and (ii) the minimum lot frontage on a street shall be deemed to comply with Section 5.10 of this By-law. |
| CR-7 | 137 | | Part of Lot 15, Concession 10, Ryde, more particularly described as Parts 1 and 2, Plan 35R-4986 | E-11 | A retail store and a motor vehicle service station shall be the only permitted uses. |
| RW-6 | 138 | | Part of Lot 12, Concession 10, Ryde, more particularly described as Parts 3 and 4, Plan 35R-7075 | E-12 | <p>the following special provisions shall apply:</p> <ul style="list-style-type: none"> (i) the minimum setback from the Optimal Summer Water Level shall be 36.6 metres; and (ii) all new structural development, except a boathouse and a dock, shall be situated on lands above the 260.0 metre contour elevation. |
| CR-9 | 145 | | Part of Lot 16, Range West of Muskoka Road, Morrison | I-07 | A tent and trailer park shall be a permitted use. |
| RM-1 | 146 | | Lots 1 and 2, Plan 35M-603, in the Town of Gravenhurst | E-05 | <p>The following special provisions shall apply:</p> <ul style="list-style-type: none"> (i) the minimum lot area for each dwelling unit shall be 180.0 square metres; |

| Zone Symbol | Exception No. | By-law No. | Location | Schedule No. | Provisions |
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| | | | | | <ul style="list-style-type: none"> (ii) the minimum lot frontage for an exterior lot shall be 7.0 metres; (iii) the minimum lot frontage for an interior lot shall be 5.2 metres; (iv) the minimum interior side yard shall be 1.8 metres; (v) the maximum number of dwelling units on site shall be 7; (vi) the minimum side yard or rear yard for an accessory building shall be 1.0 metres; (vii) the maximum building floor area of an accessory building shall be 10.0 square metres; and (viii) the maximum height of an accessory building shall be 3.0 metres. |
| RU OS | 147 | | Part of Lot 3, Range West of Muskoka Road, Muskoka | F-05 | The minimum lot frontage on a street shall be deemed to comply with Section 5.10 of this By-law. |
| RR-5 | 148 | | Part of Lot 16, Concession A, Morrison | K-08 | The minimum lot frontage on a street shall be deemed to comply with Section 5.10 of this By-law. |
| RU | 149 | | Lot 2, Concession A, Morrison, now in the Town of Gravenhurst | K-10 | The minimum lot frontage on a street shall be deemed to comply with Section 5.10 of this By-law. |
| OS | 154 | | Part of Lots H and I, Concession 18, Wood, more particularly described as Block 15, Plan M-620 | G-04 | <p>The following special provisions shall apply:</p> <ul style="list-style-type: none"> (i) a boathouse and a watercraft storage building shall not be permitted; (ii) the minimum setback from the Optimal Summer Water Level shall be 20.0 metres; (iii) the minimum interior side yard shall be 10.0 metres; (iv) the minimum rear yard shall be 6.0 metres; (v) the maximum lot coverage shall be 1.0 percent; (vi) the maximum building height shall be 5.0 metres; and (vii) the maximum linear projection into the water shall be 90.0 metres. |
| RW-6 | 155 | 97-01 | Part of Lot H, Concession 20, Wood, more particularly described as Parts 1 and 2, Plan 35R-10845 | H-03 | <p>The following special provisions shall apply:</p> <ul style="list-style-type: none"> (i) the minimum lot frontage shall be 17.6 metres; (ii) no accessory building with the exception of a dock shall be permitted; (iii) the minimum side yard shall be 3.0 metres on one side and 1.5 metres on the opposite side; (iv) the minimum rear yard shall be 10.0 metres; and (v) the existing lot area shall be deemed to comply with the regulations of this By-law. |
| OS | 157 | 97-01 | Part of Lot H, Concession 20, Wood, more particularly described as Parts 6 and 7, Plan 35R-9804 | H-04 | <p>The following special provisions shall apply:</p> <ul style="list-style-type: none"> (i) a maximum of 2 docks shall be the only permitted buildings; (ii) the maximum linear projection into the water shall be 10.0 metres; and (i) the existing lot area and lot frontage shall be deemed to comply with the regulations of this By-law. |
| RW-6D | 159 | 97-01 | Part of Lot C, Concession 17 Wood, more particularly described as Part 2, Plan 35R- | F-03 | <p>The following special provisions shall apply:</p> <ul style="list-style-type: none"> (i) Permitted Uses: <ul style="list-style-type: none"> • Parking Area |

| Zone Symbol | Exception No. | By-law No. | Location | Schedule No. | Provisions |
|-------------|---------------|------------|---|--------------|---|
| | | | 9323 | | <ul style="list-style-type: none"> • Watercraft Docking Facilities • Watercraft Launching Facilities <p>(ii) Regulations:</p> <p>(a) the minimum setback from the Optimal Summer Water Level for an accessory building or parking area shall be 3.0 metres;</p> <p>(b) the minimum side yard and rear yard for an accessory building or parking area shall be 1.5 metres;</p> <p>(c) the maximum building floor area of an accessory building shall be 14.0 square metres;</p> <p>(d) the maximum height of an accessory building shall be 4.5 metres;</p> <p>(e) the maximum linear projection into the water shall be 10.0 metres; and</p> <p>(f) the existing lot area and lot frontage shall be deemed to comply with the regulations of this By-law.</p> |
| RW-6 | 160 | | Part of Lots H and I, Concession 18, Wood, more particularly described as Parts 1 to 9, Plan M-619 and Lots 5 to 13, Plan M-620 | G-04 | <p>The following special provisions shall apply:</p> <p>(i) a boathouse and a dock shall not be permitted on Lots 5 to 9, Plan M-619;</p> <p>(ii) the maximum lot coverage for Lots 1 to 9, Plan M-619 and Lots 12 and 13, Plan M-620, shall be 5.0 percent; and</p> <p>(iii) the maximum lot coverage for Lots 5 to 11, Plan M-620, shall be 10.0 percent.</p> |
| RU | 161 | | Part of Lot I, Concession 18, Wood, more particularly described as Part of Lots 10 to 12, Plan M-619 and Lot 14, Plan M-620 | G-04 | The maximum lot coverage for Lots 10 to 12, Plan M-619 and Lot 14, Plan M-620, shall be 2.0 percent. |
| RW-6B | 162 | | Part of Lot 35, Concession 1, Muskoka | G-04 | <p>The following special provisions shall apply:</p> <p>(i) the minimum front yard shall be taken from the inner limit of the Flood Plain Zone (FP); and</p> <p>(ii) the minimum lot frontage on a street shall be deemed to comply with Section 5.10 of this By-law.</p> |
| OS | 163 | | Part of Lot 35, Concession 1, Muskoka | G-04 | A boathouse and a dock shall be permitted. |
| OS | 166 | | Part of Lot 34, Concession 8 Muskoka, more particularly described as Lots 32 to 34 and Block B, Plan 24 | D-03 | A dock incidental to the uses on Lots 35 to 37, Plan 24, shall be permitted. |
| RW-6B | 173 | | Part of Island F (Taylor Island), Muskoka, more particularly described as Parts 2 to 4, Plan 35R-9036 | A-03 | <p>The following special provisions shall apply:</p> <p>(i) the front lot line shall be deemed to be the south lot line abutting the navigable waterway; and</p> <p>(ii) the minimum rear yard shall be 20.0 metres.</p> |
| CR-7 | 176 | | Part of Lot 31, Concession 11, Muskoka, more particularly described as Part 2, Plan 35R- | B-03 | <p>The following uses shall be permitted:</p> <ul style="list-style-type: none"> • Commercial Fishing Outfit and Service Establishment • Furniture Manufacturing and Refinishing |

| Zone Symbol | Exception No. | By-law No. | Location | Schedule No. | Provisions |
|-------------|---------------|------------|--|--------------|--|
| | | | 11043 | | <ul style="list-style-type: none"> • Parking Area • Retail Convenience Store (maximum building floor area of 200.0 square metres) • Sail Maker • Sale, Rental, Service, Storage, or Repair of Watercraft, Watercraft Trailers, and Parts and Accessories for Watercraft and Watercraft Trailers, Which Shall Include the Accessory Sale of Fuel |
| CW-8 | 177 | | Part of Lot 28, Concession 10 Muskoka, more particularly described as Lot 1, 1A, 2 to 4, Blocks F and G, Plan M-265, and Part 1, Plan 35R-5587 | C-04 | <p>The following special provisions shall apply:</p> <ul style="list-style-type: none"> (i) a maximum of 20 rental units shall be permitted; (ii) one rental unit shall be permitted between the Optimal Summer Water Level and the street; (iii) the maximum lot coverage shall be 5.0 percent; and (iv) Exception No. 302 shall also apply. |
| RW-6B | 179 | 95-36 | Part of Lots 29 and 30, Concession 8, Muskoka, more particularly described as part of Part 1 and Part 2, Plan 35R-4158 | D-04 | <p>The following special provisions shall apply:</p> <ul style="list-style-type: none"> (i) 2 single detached dwellings shall be permitted; (ii) one of the 2 single detached dwellings shall have a maximum building floor area of 100.0 square metres; and (iii) a sleeping cabin shall not be permitted. |
| OS | 183 | | Part of Lot 26, Concession 8 Muskoka, more particularly described as Part 2, Plan 35R-7294 | C-04 | A boathouse and a dock shall be the only permitted uses. |
| RW-6D | 185 | 96-127 | Part of Lot 26, Concession 7, Muskoka, more particularly described as Parts 3 to 6, Plan 35R-6356 | D-05 | <p>The following special provisions shall apply:</p> <ul style="list-style-type: none"> (i) the minimum setback from the Optimal Summer Water Level shall be 30.0 metres; (iii) all new structural development, except a boathouse and a dock, shall be situated on lands above the 227.84 metre contour elevation; and (iii) all structural development, with the exception of a dock or boathouse, shall be restricted to that area lying west of the 234.0 metre G.S.C. Datum contour elevation, and the lot boundary between Lots 3 and 4, 35M-656. |
| RW-6A | 187 | | Part of Lots 22 and 23, Concession 7, Muskoka, more particularly described as Parts 3, 5, and 10 to 15, Plan 35R-11768 | C-05 | <p>The following special provisions shall apply:</p> <ul style="list-style-type: none"> (i) the maximum linear projection into the water shall be 10.0 metres; and (ii) the location of a boathouse or a dock shall be contained within the area identified as a "boathouse envelope" on Schedule Number 7 of Appendix "B". |
| CC-5B | 188 | 96-153 | Part of Lot 16, Concession 8, Muskoka, more particularly described as Parts 1 to 8, Plan 35R-13483 | C-06 | <p>The following special provisions shall apply:</p> <ul style="list-style-type: none"> (i) Permitted Uses: <ul style="list-style-type: none"> • Condominium • Park • Townhouse (ii) Regulations: <ul style="list-style-type: none"> (a) the minimum setback from the Optimal Summer Water Level shall be 24.0 metres for townhouse buildings; |

| Zone Symbol | Exception No. | By-law No. | Location | Schedule No. | Provisions |
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| | | | | | <ul style="list-style-type: none"> (b) the minimum setback from the Optimal Summer Water Level shall be 10.0 metres for a tourist establishment and accessory buildings thereto; (c) the minimum rear yard shall be 14.0 metres; (d) the minimum rear yard for parking areas shall be 9.0 metres; (e) the minimum side yard (north side) shall be 15.0 metres; (f) the minimum side yard (south side) shall be 21.0 metres; (g) the maximum number of rooms in a tourist establishment shall be 109 and shall be located in Block "D" as shown on Schedule Number 8 of Appendix "B"; (h) the maximum number of townhouses shall be 102 and shall be located in Blocks "A", "B", "E", "G" to "J", "M", and "N" as shown on Schedule Number 8 of Appendix "B"; (i) the minimum distance between townhouses shall be 4.5 metres; (j) a maximum of 98 watercraft shall be accommodated by watercraft mooring facilities and shall be located in Block "C" as shown on Schedule Number 8 of Appendix "B"; (k) the maximum lot coverage shall be 20.0 percent; (l) open space shall be a minimum of 50.0 percent of the lot area; (m) the maximum density shall be 30 units per gross hectare; (n) the maximum height of buildings shall be 11.0 metres; (o) parking requirements shall be as follows: <ul style="list-style-type: none"> (A) 1.5 spaces per townhouse; (B) 1 space per guest room; (C) 20 spaces for employees; and (D) 1 space for each 37.0 square metres of a restaurant open to the public; (p) landscaping shall be provided along the south lot line and shall be comprised of species offering year-round screening and consist of shrubs a minimum height of 0.6 metres; (q) no boathouse shall be permitted to extend from the shoreline of a lot or be located on a shoreline of a lot unless a minimum side yard of 120.0 metres is maintained between the boathouse and the north side lot line, and 45.0 metres between the boathouse and the south side lot line, and in the water when the lot boundaries are extended perpendicular to the shore; (r) a boathouse shall not exceed a height of 7.9 metres, and shall not have more than two storeys; (s) for the purposes of this By-law, the provisions of Section 5.2.5.2(iv) shall not apply; (t) the maximum building floor area for a boathouse, inclusive of decking, shall be 915.0 square metres. |
| C-6 | 190 | 2003-48 | Part of Lot 5, Range East of Muskoka Road, in the Town of Gravenhurst, more particularly | E-06 | <p>The following special provisions shall apply:</p> <ul style="list-style-type: none"> (i) the minimum front yard shall be 7.5 metres; (ii) the minimum exterior side yard shall be 7.5 metres; |

| Zone Symbol | Exception No. | By-law No. | Location | Schedule No. | Provisions |
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| | | | described as Parts 1 to 18, Plan 35R-7584 | | <ul style="list-style-type: none"> (iii) parking areas shall not be permitted within 3.0 metres of any lot line; (iv) outdoor storage areas shall be screened by a fence a minimum height of 1.8 metres and a maximum height of 2.4 metres; (v) outdoor storage of goods, materials, or equipment shall be permitted in the interior side yard between the minimum side yard and the closest wall of the principal building; and (vi) development shall only be permitted where full municipal services (water and sewer) are available. <p>The following special provision shall also apply to Parts 2, 4 and 6, Plan 35R-18581:</p> <ul style="list-style-type: none"> (vii) Permitted Use: <ul style="list-style-type: none"> • Car Wash |
| OS | 191 | 2004-65 | Part of Lots 23 and 24, Concession 4 and Part of Lots 8 and 9, Range West of Muskoka Road; Muskoka and in the Town of Gravenhurst, | E-05 | <p>The following special provisions shall apply:</p> <p>(i) Definitions:</p> <p>Lot For the purposes of determining gross density and lot coverage, a lot shall mean the parcel of land within the boundaries of the Muskoka Wharf Project as outlined on Property Detail Schedule No. 18 including those portions of Marlyn Drive, Sagamo Drive, and District Road 169 within the project boundaries. For all other purposes a lot shall be as defined in Section 4.98.</p> <p>Maintenance and Storage Facility Shall include buildings and structures associated with the common care and maintenance of the Muskoka Wharf and shall include without limiting, the generality of the foregoing, fuel storage facilities, equipment storage facilities, aggregate bins, landscape supply storage facilities, temporary storage of garbage and refuse, accessory staff facilities and parking or similar like facilities, but no buildings and/or structures shall be used for the purposes of human habitation.</p> <p>(ii) Permitted Uses:</p> <ul style="list-style-type: none"> • Commercial Parking Facility • Maintenance and Storage Facility • Recreation Centre <p>(i) Regulations:</p> <ul style="list-style-type: none"> (a) the minimum front yard and minimum side yard abutting a street shall be 7.5 metres; (b) the minimum rear yard shall be 7.5 metres; asphalt shall be used for parking spaces, areas, and driveways connecting the parking space or area with a street. |
| C-2 | 193 | | Part of Lot 18, Concession 3 and Part of Lot 6, Range East of Muskoka Road, Muskoka, more | E-06 | A single detached dwelling shall be a permitted use. |

| Zone Symbol | Exception No. | By-law No. | Location | Schedule No. | Provisions |
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| | | | particularly described as Lot 1 and Block 10, Plan 4 | | |
| R-1 | 194 | | Lot 234, Plan 3, in the Town of Gravenhurst, more particularly described as 520 Sixth Street | E-06 | An additional dwelling unit shall be a permitted use. |
| I | 195 | 96-3 | Lots 130 to 139, and Lots 146 to 155, Plan 26, Gravenhurst, now in the Town of Gravenhurst | E-06 | The following special provisions shall apply: (i) Regulations: (a) the minimum front yard shall be 0.0 metres; (b) the minimum rear yard shall be 6.0 metres; (c) the maximum lot coverage shall be 43.0 percent; and (c) the minimum number of off-street loading spaces shall be 1. |
| RM-1 | 196 | | Lot 112, Plan 26, in the Town of Gravenhurst | E-06 | The following special provisions shall apply for a semi-detached dwelling: (i) the minimum lot area for each dwelling unit shall be 325.0 square metres; (ii) the minimum lot frontage shall be 9.0 metres; (iii) the minimum front yard shall be 5.0 metres; (ii) the minimum side yard (one side only) shall be 1.2 metres; (iii) the minimum rear yard shall be 9.0 metres; (iv) the maximum lot coverage shall be 40.0 percent; (v) the minimum side yard or rear yard for an accessory building shall be 1.0 metres; (vi) the maximum building floor area of an accessory building shall be 9.0 square metres; and (vii) the maximum height of an accessory building shall be 3.0 metres. |
| C-6 | 197 | 2001-53, 2007-30 | Part of Lot 5, Range East of Muskoka Road, Muskoka, District Municipality of Muskoka, being parts 1, 3 and 4, Plan 35R-10059 | E-06 | the following special provisions shall apply: (i) Additional Permitted Use: <ul style="list-style-type: none"> • A Retirement Home (ii) the minimum front yard shall be 5.0 metres; (iii) the minimum interior side yard shall be 7.5 metres; (iv) the minimum rear yard shall be 6.0 metres; (v) the maximum building height shall be 17.0 metres; (vi) the minimum number of parking spaces for a tourist establishment shall be 1.1 for each guest room; (vii) a parking space shall have a minimum width of 2.7 metres and a minimum length of 5.6 metres; and (viii) the maximum width of a parking area entrance driveway shall be 9.1 metres. |
| C-2 | 198 | | Lot 16, Plan 5, in the Town of Gravenhurst | E-06 | The following special provisions shall apply: (i) 5 dwelling units shall be permitted in the existing building; and (ii) the minimum lot frontage shall be 20.0 metres. |
| C-6 | 200 | 95-75 | Lots 45 and 46, Plan 7, in the Town of Gravenhurst | E-06 | The following special provisions shall apply: (i) Permitted Uses: <ul style="list-style-type: none"> • Beer and Liquor Store |

| Zone Symbol | Exception No. | By-law No. | Location | Schedule No. | Provisions |
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| | | | | | <ul style="list-style-type: none"> • Drug Store • Gift Store for Arts and Crafts <p>(ii) Regulations:</p> <p>(a) the minimum front yard shall be 0.0 metres;</p> <p>(b) the minimum exterior side yard shall be 0.0 metres;</p> <p>(c) the minimum interior side yard shall be 1.5 metres;</p> <p>(d) the minimum rear yard shall be 1.5 metres; and</p> <p>(e) a visual barrier a minimum height of 1.5 metres shall be provided where a side or rear lot line abuts a Residential Zone.</p> |
| C-2 | 202 | | Lot 30, Plan 6, in the Town of Gravenhurst | E-06 | <p>The following special provisions shall apply:</p> <p>(i) the minimum lot frontage shall be 20.0 metres;</p> <p>(ii) the minimum front yard shall be 15.0 metres;</p> <p>(iii) the minimum interior side yard (south side) shall be 3.0 metres; and</p> <p>(iv) a product display area with a maximum building floor area of 40.0 square metres, may be located in the front yard provided it maintains a 6.0 metre front yard and 3.0 metre side yard.</p> |
| C-2 | 203 | | Part of Lots 7 and 8, East of Muskoka Road, Plan 5, in the Town of Gravenhurst, more particularly described as Parts 1 to 3, Plan 35R-9628 | E-06 | <p>The following special provisions shall apply:</p> <p>(i) Parts 1 and 2, Plan 35R-9628:</p> <p>(a) a dwelling unit may be detached from any commercial building;</p> <p>(b) the minimum lot frontage shall be 21.9 metres;</p> <p>(c) the minimum front yard for a dwelling unit shall be 11.2 metres; and</p> <p>(d) the minimum side yard for a dwelling unit shall be 0.6 metres.</p> <p>(ii) Part 3, Plan 35R-9628:</p> <p>(a) the minimum lot frontage shall be 18.0 metres;</p> <p>(b) the minimum side yard shall be 1.0 metres; and</p> <p>(c) the minimum rear yard shall be 1.0 metres.</p> |
| C-2 | 206 | | Lot 162, Plan 26, in the Town of Gravenhurst | E-06 | A truck transportation depot shall be a permitted use. |
| C-2 | 207 | | Lots 66 to 68, Plan 3, in the Town of Gravenhurst | E-06 | A beer store shall be a permitted use. |
| C-6 | 210 | 97-14 | Lot 5, Range West of Muskoka Road, Muskoka, more particularly described as Part 1, Plan 35R-4276 | E-06 | <p>The following special provisions shall apply:</p> <p>(i) a chimney test tower shall be a permitted use;</p> <p>(ii) a chimney test tower shall be the only permitted use in the front yard; and</p> <p>(iii) the minimum front yard for the chimney test tower shall be 1.5 metres.</p> |
| RM-1 | 211 | | Part of Lots 6 and 7, Range West of Muskoka Road, Muskoka, more particularly described as Parts 1 to 3, 7, 8, and 10, Plan 35R-14431 | E-06 | <p>The following special provisions shall apply:</p> <p>(i) the minimum lot area shall be 2.2 hectares;</p> <p>(ii) the minimum lot frontage shall be deemed to comply with Section 4.97 of this By-law;</p> <p>(iii) the minimum setback from all lot lines shall be 6.0 metres;</p> <p>(iv) a landscaped area 1.5 metres in width shall be provided and maintained adjacent to all interior lot lines;</p> <p>(v) a privacy fence 1.8 metres in height shall be provided along the lot lines abutting Lots 71 and 76 to 80, Plan 3; and</p> |

| Zone Symbol | Exception No. | By-law No. | Location | Schedule No. | Provisions |
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| | | | | | (v) the maximum number of dwelling units on site shall be 35. |
| C-1 | 216 | | Parts 1 and 2, Plan 35R-8517, Parts 1 and 2, Plan 35R-10405, and Part 1, Plan 35R-13430 | E-06 | The following special provisions shall apply: (i) dwelling units shall be permitted on the ground floor provided that such dwelling units are located to the rear of the principal building; and (ii) parking spaces may be angled at 45.0 degrees or less. |
| C-1B | 219 | | Lots 8 to 10, south side of Bay Street and the north halves of Lots 8 to 10, north side of Hotchkiss Street, Plan 8, in the Town of Gravenhurst | E-06 | The following special provisions shall apply: (i) a boarding house shall be a permitted use; (ii) the minimum lot area shall be 3640.0 square metres; (iii) the minimum lot frontage shall be 60.0 metres; (iv) the minimum front yard shall be 13.0 metres; (v) the minimum exterior side yard shall be 15.0 metres; (vi) the minimum interior side yard shall be 7.6 metres; (vii) the minimum rear yard shall be 14.0 metres; (viii) the maximum lot coverage shall be 25.0 percent; (ix) the maximum height of the principal building shall be 10.0 metres; (x) a privacy fence with a minimum height of 1.5 metres and a maximum height of 1.8 metres shall be located along the west side yard between the north half of Lot 10 and Lot 11, north side of Hotchkiss Street, Plan 8; and (xi) the rear yard shall only be used as a landscaped area. |
| C-2 | 220 | | Part 25, Registrar's Compiled Plan 524, in the Town of Gravenhurst | E-06 | (i) Permitted Uses: <ul style="list-style-type: none"> • Motor Vehicle Washing Establishment • Retail Store • Warehousing (ii) Regulations: (a) the minimum front yard shall be 15.0 metres; (b) the minimum exterior side yard shall be 7.5 metres; and (c) the minimum interior side yard shall be 0.0 metres. |
| C-1B | 221 | | Lots 3 and 4 and Part of Lot 5, north side of Bay Street, Plan 8, and Lots 3 and 4 and Part of Lot 5, south side of Hughson Street, Plan 8, in the Town of Gravenhurst | E-06 | Warehousing and beverage bottling shall be permitted uses. |
| RM-2 | 222 | | Part of Lot 58, Plan 17, in the former Township of Muskoka, now in the Town of Gravenhurst, more particularly described as Part 1, Plan 35R-9570 | D-06 | The following special provisions shall apply: (i) the minimum setback from District Road No. 17 and Lofty Pines Drive shall be 13.0 metres; (ii) the minimum yard requirements shall be as shown on Schedule Number 9 of Appendix "B"; (iii) the maximum lot coverage shall be as shown on Schedule Number 9 of Appendix "B"; (iv) the maximum number of dwelling units on site shall be 60; (v) parking areas, roadways, driveways, walkways, and landscaped areas shall be as shown on Schedule Number 9 of Appendix "B"; and |

| Zone Symbol | Exception No. | By-law No. | Location | Schedule No. | Provisions |
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| | | | | | (iii) the minimum number of parking spaces shall be 45 calculated as follows: 1 space for each family dwelling unit and 0.5 spaces for each senior citizen dwelling unit. |
| R-1 | 223 | | Part of Lot 10, Range East of Muskoka Road, Muskoka, more particularly described as Part 1, Plan 35R-6409 | D-06 | The following special provisions shall apply: (i) 2 dwelling units shall be permitted in a single detached dwelling; and (ii) the minimum rear yard for an accessory building shall be 0.3 metres. |
| C-1B | 224 | 96-40 | Lot 7, Plan 8, Gravenhurst, in the Town of Gravenhurst, being 290 Bay Street | E-06 | The following special provisions shall apply: (i) Permitted Uses: <ul style="list-style-type: none"> • Denture Clinic • Dwelling Units (maximum of four (4)) in a Single Detached Dwelling • Medical Office (ii) Regulations: (a) The total number of units to be used for the uses identified in (i) above or a combination thereof shall be four (4). |
| C-1 | 225 | | Lot 138, Plan 4, in the Town of Gravenhurst | E-06 | An upholstery establishment shall be the only permitted use. |
| C-1 | 227 | | Part of Lot 6, west side of Muskoka Road, Plan 8, in the Town of Gravenhurst, more particularly described as Part 2, Plan RD-585 | E-06 | The parking regulations shall be deemed to comply with Section 6.1.3 of this By-law. |
| C-1A | 228 | | Lot 7, Registrar's Compiled Plan 524, in the Town of Gravenhurst | E-06 | Following special provisions shall apply: (i) a garden centre shall be a permitted use; (ii) a multiple dwelling shall be a permitted use; (iii) a dwelling unit shall be permitted on the ground floor of the principal building; (iv) the maximum number of dwelling units in a commercial/residential building shall be 6; (v) the minimum front yard shall be 3.0 metres; (vi) the minimum side yard shall be 6.0 metres; (vii) the minimum rear yard shall be 6.0 metres; (viii) the parking area shall maintain a 1.5 metre landscaped area between the edge of the parking lot and any lot line; (ix) each parking space shall be 3.0 metres in width and 5.4 metres in length; (x) the minimum aisle width shall be 6.0 metres; (xi) pedestrian access to the residential portion of the principal building shall be provided with an asphalt or concrete walkway at the side of such building and shall be separate from the access to the commercial portion of the building; and (xii) an outdoor display area shall be permitted on the north side of the building and shall maintain a 1.5 metre landscaped area from the north lot line. |
| C-2 | 232 | | Part of Lot 10, Range East of | D-06 | The following special provisions shall apply: |

| Zone Symbol | Exception No. | By-law No. | Location | Schedule No. | Provisions |
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| | | | Muskoka Road, Muskoka, more particularly described as Lots 9 and 10, Registrar's Compiled Plan 529 | | <ul style="list-style-type: none"> (i) a motor vehicle washing establishment shall be a permitted use; and (ii) the minimum rear yard shall be 4.5 metres. |
| M-1 | 234 | | Part of Lot 18, Concession 5, Muskoka | D-06 | An inert landfill area shall be a permitted use. An inert landfill area shall mean the disposal of earth or rock fill that contains no putrescible materials or soluble or decomposable chemical substances by deposit on land. |
| C-2 | 236 | 99-114 | Part of Lot 16, Concession 6, Muskoka, being Parts 3, 4, 6-8, and part of Parts 2 & 5, Plan 35R-10815, and Part 3, Plan 35R-7848 | D-06 | <p>The following special provision shall apply:</p> <ul style="list-style-type: none"> (i) Permitted Uses: <ul style="list-style-type: none"> • A storage facility shall be a permitted use. |
| B-1 | 237 | | Part of Lot 16, Concession 5, Muskoka More particularly described as Part 1, Plan 35R-11015 | D-06 | A rifle and revolver club shall be a permitted use. |
| R-1 | 240 | | Part of Lot 19, Concession 5, Muskoka, more particularly described as Lots 80 to 84, Draft Plan 44T-90012 | D-06 | <p>The following special provisions shall apply:</p> <ul style="list-style-type: none"> (i) the front lot line shall be Muskoka Beach Road; (ii) the minimum lot frontage shall be 22.5 metres; (iii) the minimum front yard shall be 10.0 metres; (iv) the minimum rear yard shall be 7.5 metres; (v) driveway access shall be from the rear yard only; and (iv) development shall only be permitted where full municipal services (water and sewer) are available. |
| RM-1 | 241 | 2004-09 | Part of Lot 19, Concession 5 Muskoka, more particularly described as Lots 39 to 44, Draft Plan 44T-90014 | D-06 | <p>The following special provisions shall apply for semi-detached dwellings only:</p> <ul style="list-style-type: none"> (i) the minimum lot area for each dwelling shall be 279.0 square metres; (ii) the minimum lot frontage for each dwelling shall be 9.5 metres; (iii) the minimum front yard shall be 7.6 metres; (iv) the minimum exterior side yard shall be 4.5 metres; (v) the minimum interior side yard shall be 1.5 metres; (vi) the minimum rear yard shall be 7.5 metres; (vii) development shall only be permitted where full municipal services (water and sewer) are available; (viii) the minimum side yard or rear yard for an accessory building shall be 1.0 metres; (ix) the maximum building floor area for an accessory building shall be 10.0 square metres; and (x) the maximum height of an accessory building shall be 3.0 metres. <p>Regulations applicable for a street townhouse dwelling only:</p> <ul style="list-style-type: none"> (i) the minimum lot area for each dwelling unit shall be 180.0 square metres; (ii) the minimum lot frontage for an exterior lot shall be 7.0 metres; (iii) the minimum lot frontage for an interior lot shall be 6.0 metres; |

| Zone Symbol | Exception No. | By-law No. | Location | Schedule No. | Provisions |
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| | | | | | <ul style="list-style-type: none"> (iv) the minimum interior side yard shall be 2.0 metres; (v) the minimum rear yard shall be 8.0 metres; (vi) the maximum number of dwellings on a site shall be 6; (vii) the minimum side yard or rear yard for an accessory building shall be 1.0 metres; (viii) the maximum building floor area for an accessory building shall be 10.0 square metres; and (ix) the maximum height of an accessory building shall be 3.0 metres. |
| RM-1 | 242 | | Part of Lot 19, Concession 5 Muskoka, more particularly described as Blocks 77 to 79, Draft Plan 44T-90012 | D-06 | <p>The following special provisions shall apply for a street townhouse dwelling only:</p> <ul style="list-style-type: none"> (i) the minimum lot area for each dwelling unit shall be 180.0 square metres; (ii) the minimum lot frontage for an exterior lot shall be 7.0 metres; (iii) the minimum lot frontage for an interior lot shall be 6.0 metres; (iv) the minimum interior side yard shall be 2.0 metres; (v) the minimum rear yard shall be 8.0 metres; (vi) the maximum number of dwelling units on site shall be 6; (vii) the minimum side yard or rear yard for an accessory building shall be 1.0 metres; (v) the maximum building floor area for an accessory building shall be 10.0 square metres; and (vi) the maximum height of an accessory building shall be 3.0 metres. |
| R-1 | 244 | | Part of Lot 21, Concession 5, Muskoka, more particularly described as Part 2, Plan 35R-7808 | D-05 | <p>The following special provisions shall apply:</p> <ul style="list-style-type: none"> (i) a maximum of 2 single detached dwellings shall be permitted uses; (ii) the minimum side yard (east side) shall be 23.4 metres. |
| RR-5 | 246 | 2009-157 | Part of Lot 18, Concession 6, Muskoka; being Parts 5 – 7 and part of Part 8, Plan 35R-7153 and Part 2, Plan 35R-7181 | C-06 | The minimum lot frontage shall be 7.3 metres |
| R-3 | 247 | | Part of Lot 17, Concession 7, Muskoka, more particularly described as Lots 1 to 24, Plan 35M-617 and Part 1, Plan 35R-14967 | C-06 | <p>The following special provisions shall apply:</p> <ul style="list-style-type: none"> (i) Regulations for Lots 1 to 24, Plan 35M-617: <ul style="list-style-type: none"> (a) the minimum lot area shall be 2000.0 square metres; (b) the minimum lot frontage for Lots 1 to 10 and Lots 13 to 24, Plan 35M-617 shall be 30.0 metres; (c) the minimum lot frontage for Lots 11 and 12, Plan 35M-617 shall be 25.0 metres; (d) the minimum exterior side yard shall be 10.0 metres; (e) the minimum interior side yard shall be 4.0 metres; and (f) development shall only be permitted where municipal water service is available. (ii) Regulations for Part 1, Plan 35R-14967: <ul style="list-style-type: none"> (a) the minimum lot area shall be 2000.0 square metres; |

| Zone Symbol | Exception No. | By-law No. | Location | Schedule No. | Provisions |
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| | | | | | (b) the minimum lot frontage shall be 30.0 metres; and (c) the minimum interior side yard shall be 4.0 metres. |
| OS | 250 | 2004-65 | Part of Lots 23 and 24, Concession 4, and Part of the Water Lot in front of Lot 9, Range West of Muskoka Road | E-05 | The following special provisions shall apply: (i) Definitions: Lot For the purposes of determining gross density and lot coverage, a lot shall mean the parcel of land within the boundaries of the Muskoka Wharf Project as outlined on Property Detail Schedule No. 18 including those portions of Marlyn Drive, Sagamo Drive, and District Road 169 within the project boundaries. For all other purposes a lot shall be as defined in Section 4.98. (ii) Permitted Uses: <ul style="list-style-type: none"> • Watercraft Launching Facilities • Watercraft Mooring Facilities |
| R-1 R-2 | 252 | 2002-135 | Part of Lot 26, Concession 4, Muskoka, being Part 1, Plan 35R-11516 | E-05 | The following special provisions shall apply: (i) Regulations: <ul style="list-style-type: none"> (a) the minimum setback from the bank of the stream or the inlet into which it flows shall be 5.0 metres; (b) notwithstanding the provisions of Section 5.28 of this By-law, connection to piped municipal services shall not be required for the western portion of Part 1, Plan 35R-11516. |
| C-2 R-2 | 256 | | Part of Lot 14, Plan 14, in the Town of Gravenhurst, more particularly described as Part 1, Plan 35R-2605 and Part 1, Plan 35R-5475 | D-05 | The following special provisions shall apply: (i) the dwelling unit may be detached from the commercial building and located in the side yard; and (ii) the minimum side yard abutting a Residential Zone shall be 7.0 metres. |
| RM-2 | 258 | | Lots 92, 93, 99, and 100, Plan 23 and Lots 101 to 104, 113, Part of Lots 105 to 108, and Part of Lot 114, Plan 23, in the Town of Gravenhurst | E-05 | A boarding house shall not be a permitted use. |
| C-2A | 259 | | Part of Lot 16, Concession 4, Muskoka | D-06 | The following special provisions shall apply: (i) the minimum side yard shall be 18.0 metres; (ii) outdoor storage areas shall be screened on all sides visible from District Road No. 41 by a screening fence a minimum height of 2.4 metres; (iii) parking areas shall have a minimum front yard of 3.0 metres; (iv) the front yards and side yards shall have landscaped areas; (v) no building shall have more than one storey; and (vi) no overhead door shall be located where it is visible from District Road No. 41. |
| R-1 | 263 | | Part of Lot 19, Concession 5, in the Town of Gravenhurst, more particularly described as Part 1, Plan 35R-9064 | D-06 | A religious institution shall be a permitted use. |

| Zone Symbol | Exception No. | By-law No. | Location | Schedule No. | Provisions |
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| I R-2 | 264 | 2000-36 | Pt. Lots 21, 22, & 26, Conc. 5, Pt. Lots 18, 19, 20, & 27, Conc. 7, and Pt. Lot 26, Conc. 8, more particularly described as the properties north of Brydon Bay Road and west of the private road identified as Part 6, Plan 35R-10704 and known as Birchpoint Road, as far north as the northerly limit of 35R-8808, as far west as the westerly limit of Plan RD-2106, excluding the property identified on Plan 35R-10704 as Instrument #103125, Pt 1, Plan 35R-10704, and Pt 1, Plan 35R-14855 | D-05 E-05 | All new structural development, except a boathouse and a dock, shall be situated on lands above the 226.49 metre contour elevation. |
| M-2 | 265 | | Part of Lot 4, Concession 8, Muskoka, more particularly described as Part 1, Plan 35R-8444 | B-07 | The following special provisions shall apply: (i) Permitted Uses: <ul style="list-style-type: none"> • Repair Service Shop • Sale, Rental, Service, Storage, or Repair of Motor Vehicles, Major Recreational Equipment and Parts and Accessories for Motor Vehicles or Major Recreational Equipment • Storage Building • Warehousing • Wholesale and Retail Outlets accessory to and incidental to any of the permitted uses • Notwithstanding manufacturing, a repair service shop, a storage building, a transportation depot, and warehousing, permitted uses shall be further limited to those uses which require water for domestic purposes only and not as part of a processing procedure. (ii) Regulations: <ul style="list-style-type: none"> (a) the minimum lot area shall be 0.6 hectares; (b) the maximum building height shall be 12.0 metres; (c) the maximum height of an airplane hangar shall be 25.0 metres; (d) the maximum lot coverage shall be 50.0 percent for those lots which abut the Muskoka Airport lands; (e) the parking requirement for the airplane hangar component of a building shall be one space for each 464.5 square metres of the building floor area which accommodates such use; and (f) the outdoor storage of goods, materials, or equipment shall be permitted within 10.0 metres of any lot line or within 3.0 metres of any building. |
| R-3 | 272 | | Pt. Lots 16 & 17, Conc. 7 and Pt. Lot 16, Conc. 8, Muskoka, more | C-06 | The following special provisions shall apply: (i) development shall only be permitted where |

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| | | | particularly described as the other existing vacant lots which cannot be realigned or amalgamated on Plan 8 | | (ii) municipal water service is available; and the street is upgraded and developed to the satisfaction of the Corporation. |
| M-2 | 273 | | Part of Lots 26 and 27, Range West of Muskoka Road, Morrison | G-07 | A waste disposal area shall be the only permitted use. |
| M-2 | 274 | | Part of Lot 8, Range West of Muskoka Road, Morrison | J-07 | A waste disposal area shall be the only permitted use. |
| RM-2 | 276 | | Lot 25, Plan 3, in the Town of Gravenhurst | E-06 | The following special provisions shall apply: (i) Permitted Uses: <ul style="list-style-type: none"> • Dwelling; Multiple (containing not more than 5 dwelling units) (ii) Regulations: (a) the minimum lot area shall be 808.0 square metres; (b) the minimum lot frontage shall be 20.0 metres; (c) the minimum exterior side yard shall be 0.3 metres; (d) the minimum interior side yard shall be 1.1 metres; (e) the minimum rear yard shall be 1.2 metres; (f) the maximum lot coverage of all buildings including accessory buildings and decks shall be 36.0 percent; (g) the minimum landscaped area in the east side yard shall be 0.3 metres; (h) the minimum landscaped area in the west side yard shall be 1.1 metres; and (i) the minimum landscaped area in the rear yard shall be 1.2 metres. |
| M-2 | 277 | | Part of Lot 18, Concession 10, Morrison, more particularly described as Part 1, Plan 35R-3352 | H-07 | The following special provisions shall apply: (i) Permitted Uses: <ul style="list-style-type: none"> • Dwelling, Single Detached • Repair and Storage of Major Recreational Equipment (ii) Regulations: (a) the minimum front yard for the building used to repair major recreational equipment shall be 60.0 metres. |
| RU | 281 | | Part of Lot 1, Concession 7, Muskoka, more particularly described in part as Part 2, Plan 35R-15421 | | The minimum lot frontage shall be 5.4 metres. |
| RW-6F1 | 282 | | Part of Lots 25 and 26, Concession 8, | G-10 | The following special provisions shall apply: (i) the minimum lot frontage shall be 13.7 metres; (ii) the minimum exterior side yard shall be 1.5 metres; (iii) the minimum interior side yard shall be 4.5 metres; and (iv) the minimum building floor area for a single detached dwelling shall be 48.7 square metres. |
| RW-6D | 283 | | Part of Lot 6, Concession 1, Morrison, more particularly described as Part 5, Plan BR-262 | J-09 | The following special provisions shall apply: (i) the minimum lot area shall be 0.05 hectares; (ii) the minimum lot frontage shall be 16.7 metres; |

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| | | | | | (iii) the maximum lot coverage of all buildings shall be 28.0 percent; and (iv) the minimum setback from the Optimal Summer Water Level shall be 5.7 metres. |
| RW-6 | 284 | | Pt. Lot 26, Conc. 5 Morrison, more particularly described as Part 3, Plan 35R-3184 and Part 4, Plan 35R-3087 | J-06 | The following special provisions shall apply: (i) all new structural development, except a boathouse and a dock, shall be situated on lands above the 215.05 metre contour elevation; and (ii) all new structural development, except those buildings that existed on November 15, 1993, shall have a minimum setback of 20.0 metres from the Optimal Summer Water Level. |
| RR-5 | 285 | | Part of Lot 29, Concession 11, Morrison | G-05 | The following special provisions shall apply: (i) one mobile home shall be a permitted use in addition to a single detached dwelling; and (ii) the minimum building floor area of the mobile home shall be 66.0 square metres. |
| RW-6F RW-6F1 | 287 | | Part of Boyd Island, Kahshe Lake, Morrison, more particularly described as Parts 1-5, Plan 35R-15827 | H-09 | The following special provisions shall apply: (i) the maximum building floor area for a single detached dwelling shall be 200.0 square metres; (ii) the minimum setback from the Optimal Summer Water Level along the western shoreline of Part 2, Plan 35R-15827 shall be 15.0 metres; and (iii) the western shoreline of Parts 3 to 5, Plan 35R-15827 shall be deemed to be the front lot line. |
| RW-6A | 288 | | Part of Lot 32, Concession 12, Muskoka | B-03 | The following special provisions shall apply: (i) all new structural development, except a boathouse and a dock, shall be situated on lands above the 226.49 metre contour elevation; and (ii) the minimum setback from the Optimal Summer Water Level for buildings within the building envelope identified on Schedule Number 13 of Appendix "B" shall be 13.7 metres. |
| RW-6F | 291 | | Part of Lot 4, Concession 7, Morrison, more particularly described as Parts 1 to 3, Plan 35R-15742 | H-09 | No structural development, which shall include a boathouse and a dock, shall be permitted abutting the shoreline at the southeast end of Part 2, Plan 35R-15742 (being approximately 49.0 metres north in a straightline distance along the eastern shoreline from the dividing line between Parts 2 and 3, Plan 35R-15742) and abutting the shoreline at the northeast end of Part 3, Plan 35R-15742 (being the shoreline directly opposite the aforementioned area described in Part 2, Plan 35R-15742). |
| RW-6 OS | 292 | 98-17 | Part of Lot 32, Concession 4, Morrison, more particularly described as Parts 1 to 7, Plan 35R-12290, save and except Parts 16 to 19, Plan 35R-15269; Part 1, Plan 35R-14974; and Parts 1 to 15, Plan 35R-15269, | K-05 | The following special provisions shall apply: (i) Definitions: (a) flood fringe Shall mean that part of the flood plain of Sparrow Lake on the subject property which is less than 1.0 metres below the regulatory flood elevation of 214.90 metres. (b) floodway Shall mean that part of the flood plain of Sparrow Lake on the subject property which is greater than 1.0 metres below the regulatory flood elevation of 214.90 metres. (c) lot line, front |

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| | | | | | <p>Shall mean the line that divides the lot from the private road.</p> <p>(d) yard, side, exterior Shall mean the side yard located between the private road and the nearest main wall of the building.</p> <p>(ii) Floodproofing Requirements:</p> <p>(a) Lands located in the Flood Fringe Minor alteration and repairs to buildings which existed on the date of the passing of this By-law, not exceeding 10 percent of the building floor area of the existing buildings, exclusive of decking, shall be permitted without floodproofing.</p> <p>Alterations, expansions, or reconstruction of existing buildings in excess of that permitted above or the construction of new buildings shall be permitted, provided such building is floodproofed 0.5 metres above the identified regulatory flood elevation of 214.90 metres.</p> <p>No structural development, with the exception of Footings and foundations, shall be permitted to extend more than 1.0 metres below the identified regulatory flood elevation, unless designed and approved by a qualified professional engineer.</p> <p>(b) Lands located in the Floodway Minor alterations and repairs to buildings which existed on the date of the passing of this By-law, shall be permitted without floodproofing. Alterations, replacement, or reconstruction of existing buildings may be permitted provided that the structure is floodproofed to protect it from the identified regulatory flood. All such works shall be designed and approved by a qualified professional engineer. Reconstruction shall also include relocation of an existing building.</p> <p>New accessory buildings (e.g. garage, sleeping cabin, shed, etc.) other than a boathouse or a dock, shall not be permitted in the area identified as a floodway on the subject property.</p> <p>(iii) Regulations:</p> <p>(a) all lots shown on Schedule Number 15 of Appendix "B" shall be deemed to conform to the minimum lot area and frontage requirements of this By-law;</p> <p>(b) the minimum exterior side yard shall be 3.0 metres;</p> <p>(c) the minimum interior side yard shall be 2.0 metres;</p> <p>(d) the minimum rear yard shall be 10.0 metres;</p> <p>(e) the minimum front yard shall be 10.0 metres;</p> <p>(f) the maximum lot coverage shall be 10.0 percent;</p> |

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| | | | | | <p>(g) notwithstanding (f) above, a dwelling may be enlarged or reconstructed on Lots 3, 6, 13 to 19, and 26 to a maximum building floor area of 110.0 square metres;</p> <p>(h) buildings which existed on the date of the passing of this By-law that do not meet the minimum yard requirements of this By-law, may be enlarged in accordance with the provisions of Special Provision 292 (ii), provided that any deficient yard is not further reduced;</p> <p>(i) the following parcels of land shall be deemed to be 3 separate lots: - Lot 19 and Block 33 - Lot 18 and Block 32 - Lot 23 and Block 27</p> <p>(j) with the exception of those boathouses identified on Schedule Number 15 of Appendix "B", boathouses shall be prohibited; and</p> <p>(k) docks are permitted provided the necessary approvals have been obtained from the appropriate authority.</p> <p>Within the area zoned Open Space, shall be subject to the following provisions:</p> <p>(i) Permitted Uses: (a) Blocks 27, 30, and 31 All structural development shall be prohibited with the exception of docks approved by the appropriate authority. (b) Part of Block 28 All structural development and filling shall be prohibited. (c) Blocks 32 and 33 One accessory building on each of Blocks 32 and 33 respectively, not exceeding 15.0 square metres in building floor area may be permitted. Such building shall be accessory to the principal use on Lot 18 or Lot 19. (d) With the exception of those boathouses identified on Schedule Number 15 of Appendix "B", boathouses shall be prohibited. (e) Docks are permitted provided the necessary approvals have been obtained from the appropriate authority.</p> <p>(ii) Regulations (Blocks 27, 30 to 32, and 33): (a) all Blocks shall be deemed to conform to the minimum lot area and frontage requirements of this By-law; (b) the minimum front yard and rear yard shall be 5.0 metres; and (c) the minimum side yard shall be 2.0 metres.</p> |
| OS C-4 | 294 | 95-22 | Part of Lot D (original shore road allowance), Lot 2, Plan 25; Part of Lots B, E, and F, Plan 8; Part of Lots 8 and 9, Range West of Muskoka Road and Part of Lots 23 and 24, Concession 4; and Part of Lots 8 and 19 and all of Lot 18, Plan 25; Muskoka | E-05 | All new structural development, except a boathouse and a dock, shall be floodproofed on lands above the 226.49 metre contour elevation. |
| I | 298 | | Part of Lots 18 & 19, Conc. 7, Muskoka, more particularly | C-06 | A sewage and water treatment plant, which shall mean any works by a public authority for the collection, transmission, storage, treatment, and disposal of sewage and water, shall be a |

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| | | | described as Parts 1 to 3 and 13 to 15, Plan 35R-10704 | | permitted use. |
| RU | 299 | | Part of Lots 26 & 27, Range West of Muskoka Road, Morrison, more particularly described in part as Part 1, Plan RD-734 | G-07 | A bed and breakfast establishment, a single detached dwelling, a dwelling unit, and a farm shall not be permitted uses. Only those uses and buildings which existed on the date of the passing of this By-law shall be permitted. |
| I | 300 | | Part of Lot 10, Concession 12, Ryde, more particularly described as Part 1, Plan 35R-4464 | D-12 D-12 | A sanitary sewage lagoon system, which shall mean a system for the treatment and disposal of sanitary effluent and shall include accessory uses necessary thereto, shall be a permitted use. |
| | 301 | | | | Only those uses and buildings existing on the date of the passing of this By-law shall be permitted. |
| | 302 | | | | The construction of additional buildings shall be permitted, provided that the total building floor area of these additional buildings does not exceed 93.0 square metres for each 0.4 hectares in lot area of the subject lands. |
| | 303 | | | | The construction of additional buildings shall be permitted, provided that the total building floor area does not exceed 186.0 square metres for each 0.4 hectares in lot area of the subject lands. |
| | 304 | | | | The construction of additional buildings shall be permitted, provided that the total building floor area does not exceed 279.0 square metres for each 0.4 hectares in lot area of the subject lands. |
| | 305 | | | | The construction of additional buildings shall be permitted, provided that the total building floor area does not exceed 372.0 square metres for each 0.4 hectares in lot area of the subject lands. |
| CW-8 | 306 | 99-97 | Part of Lot 30, Conc. 4, Morrison; being part of Parts 1 & 4, Parts 5 & 6, Plan 35R-6538 | K-06 | The following special provisions shall apply: (i) Prohibited Uses: Crib dock and crib boathouse are not permitted. (ii) Regulations: (a) the minimum rear yard setback shall be 3.5 metres; (b) the minimum rear yard setback for a sleeping cabin shall be 3.0 metres. |
| | 307 | | | | The maximum lot coverage of the principal building and accessory buildings thereto shall be 5.0 percent. |
| | 308 | | | | The maximum lot coverage of the principal building and accessory buildings thereto shall be 10.5 percent. |
| CR-7 | 310 | | Part of Lot 18, Conc. 6, Muskoka, now in the Town of Gravenhurst more particularly described as Part 3, Plan 35R-14722 | D-06 | A restaurant shall be a permitted use. |
| RU | 313 | | Part of Lot 13, Conc. 4, Muskoka, now in the Town of | D-07 | The following special provisions shall apply: (i) Permitted Uses: |

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| | | | Gravenhurst more particularly described as Part 1, Plan 35R-15591 | | <p>A Natural Gas Metering Station shall be the only permitted use.</p> <p>(ii) Regulations:</p> <ul style="list-style-type: none"> (a) the minimum lot area shall be 0.09 hectares; (b) the minimum lot frontage shall be 15.0 metres; and (c) the Natural Gas Metering Station shall not have to comply with the minimum yard requirements or the maximum lot coverage requirement of the Rural Zone (RU). |
| RM-2 | 318 | 2010-90 | Part of Lots 24 & 25, Concession 2 & 3, in the former Township of Muskoka, now in the Town of Gravenhurst, District Municipality of Muskoka. | E05-04 | <p>The following Special Provisions shall apply:</p> <p>Regulations for Street Townhouses and Multiple Dwellings only:</p> <ul style="list-style-type: none"> • The maximum number of units in a multiple dwelling or street townhouse shall be 8 units; • The minimum lot area shall be 190.0 square metres; • The minimum lot frontage shall be 4.5 metres; • The minimum side yard abutting a street shall be 6.0 metres; • The minimum interior side yard shall be defined in Section 11.6; • The minimum rear yard shall be 4.5 metres; • The maximum lot coverage (excluding decks and porches) shall be 25.0 percent; • The maximum building height shall be 21.1 metres; and • Multiple dwellings only shall be exempt from the Minimum Lot Area, Minimum Lot Frontage, Minimum Rear Yard, and Maximum Lot Coverage provisions of this section. <p>Definition of a Private Road:</p> <ul style="list-style-type: none"> • Shall mean a right-of-way, with or without a sidewalk, for vehicular and pedestrian access over common elements that are privately maintained by a common element condominium corporation to be created pursuant to the Condominium Act, as amended, and is not a highway as defined in the Municipal Act, as amended. <p>Definition of a Common Element:</p> <ul style="list-style-type: none"> • Shall mean an area, forming parts of a common element condominium corporation, that may include private roads, walkways, sidewalks, parking, and common amenity areas. <p>Definition of a Common Amenity Area:</p> <ul style="list-style-type: none"> • Shall mean an area, forming parts of the common elements of a common element condominium corporation, comprised of lands primarily used for active and passive recreation uses, landscaping, and approved works. <p>Definition of a Lot:</p> <ul style="list-style-type: none"> • In addition to the provisions of section 4.98, lot shall mean a Parcel of Tied Land (POTL) as defined in the Condominium Act, as amended, which can be legally conveyed. |

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| | | | | | <p>Definition of a Lot Line, Front:</p> <ul style="list-style-type: none"> • In addition to the provisions of Section 4.105, a “street” shall include a “private road”. |
| RR-5 | 319 | 95-157 | Part of Lot 26, Concession 2, Morrison | K-06 | The minimum rear yard shall be 95.0 metres. |
| CW-8A | 323 | | | H-11 I-11 | <p>The following special provisions shall apply:</p> <ul style="list-style-type: none"> (i) the minimum lot area shall be as existed on the date of the passing of this By-law, provided the lot is in accordance with the requirements of Section 5.7.1 of this By-law; and (ii) the minimum lot frontage shall be as existed on the date of the passing of this By-law, provided the lot is in accordance with the requirements of Section 5.7.1 of this By-law. |
| RW-6D | 324 | 2005-81 2006-80 | Part of Lot 26, Concession 6, Muskoka | D-05 | <p>The following special provision shall apply:</p> <ul style="list-style-type: none"> (i) Permitted Uses: One single detached dwelling with a maximum gross floor area of 464.5 square metres. In addition, for the purpose of this By-law, gross floor area is defined as “the total area of all floors in a building, excepting a cellar, measured from the outside face of the exterior walls.” (ii) Regulations: <ul style="list-style-type: none"> (a) the front lot line shall be defined as the shortest lot line abutting Part 1, Plan 35R-21096. (b) Part 2, Plan 35R-21096 shall be deemed to comply with the provisions of Section 5.10 and the Residential Waterfront Zone (RW-6). (c) Parts 3 & 4, Plan 35R-21096 shall be deemed to comply with the provisions of Section 5.10 and the Residential Waterfront Zone (RW-6). (d) Parts 6 & 7, Plan 35R-21096 shall be deemed to comply with the provisions of Section 5.10 and the Residential Waterfront Zone (RW-6). (e) Parts 10 & 11, Plan 35R-21096 shall be deemed to comply with the provisions of Section 5.10 and the Residential Waterfront Zone (RW-6). (f) Part 12, Plan 35R20719 shall be deemed to comply with the provisions of Section 5.10 and the Residential Waterfront Zone (RW-6). (g) Parts 13, 14, & 15, Plan 35R-21096 shall be deemed to comply with the provisions of Section 5.10 and the Residential Waterfront Zone (RW-6). (h) Parts 16, 17, & 18, Plan 35R-21096 shall be deemed to comply with the provisions of Section 5.10 and the Residential Waterfront Zone (RW-6). (i) Parts 19, 20, 21, 22, 23 & 24, Plan 35R-21096 shall be deemed to comply with the provisions of Section 5.10 and the Residential Waterfront Zone (RW-6). (j) Parts 25, 26, & 27, Plan 35R-21096 shall be deemed to comply with the provisions of Section 5.10 and the Residential Waterfront Zone (RW-6). |

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| | | | | | <ul style="list-style-type: none"> (k) Part 28, Plan 35R-21096 shall be deemed to comply with the provisions of Section 5.10 and the Residential Waterfront Zone (RW-6). (l) Part 2, Plan 35R-21096 shall be deemed to comply with the minimum lot area requirements of the Residential Waterfront Zone (RW-6). (m) Parts 3 & 4, Plan 35R-21096 shall be deemed to comply with the minimum lot area requirements of the Residential Waterfront Zone (RW-6). (n) Parts 6 & 7, Plan 35R-21096 shall be deemed to comply with the minimum lot area requirements of the Residential Waterfront Zone (RW-6). (o) Parts 10 & 11, Plan 35R-21096 shall be deemed to comply with the minimum lot area requirements of the Residential Waterfront Zone (RW-6). (p) Part 12, Plan 35R20719 shall be deemed to comply with the minimum lot area requirements of the Residential Waterfront Zone (RW-6). (q) Parts 13, 14, & 15, Plan 35R-21096 shall be deemed to comply with the minimum lot area requirements of the Residential Waterfront Zone (RW-6). (r) Parts 16, 17, & 18, Plan 35R-21096 shall be deemed to comply with the minimum lot area requirements of the Residential Waterfront Zone (RW-6). (s) Parts 19, 20, 21, 22, 23 & 24, Plan 35R-21096 shall be deemed to comply with the minimum lot area requirements of the Residential Waterfront Zone (RW-6). (t) Parts 25, 26, & 27, Plan 35R-21096 shall be deemed to comply with the minimum lot area requirements of the Residential Waterfront Zone (RW-6). (u) Part 28, Plan 35R-21096 shall be deemed to comply with the minimum lot area requirements of the Residential Waterfront Zone (RW-6). (v) The minimum front yard shall be 15.0 metres. (w) The minimum side yard shall be 2.0 metres. (x) The minimum rear yard shall be 5.0 metres. (y) The maximum height lot coverage of principal and accessory buildings shall be 15.0 percent. (z) The maximum height of a principal building shall be 7.5 metres. (aa) The maximum height of an accessory building shall be 4.0 metres. (bb) A sleeping cabin shall not be permitted on a lot. (cc) Buildings which existed on the date of passing of this By-law may be enlarged, extended or reconstructed along the established building line in the yard in which the enlargement, extension, or reconstruction is to be constructed provided that any new deficient setbacks are not created, and the existing lot coverage and the maximum lot coverage, whichever is the greater, is not exceeded, and the principal use of such building does not change. For the purpose of this By-law, the established building shall not include stairs or any other like or similar structure, which extends from such building or part thereof. |

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| R1-8D | 326 | | Silver Island, Muskoka. | F-04 | <p>The following special provisions shall apply:</p> <ul style="list-style-type: none"> (i) the maximum number of single detached dwellings shall be 4; (ii) the maximum number of guest cabins shall be 2; and (iii) buildings may be repaired, reconstructed, enlarged, or replaced, provided that any deficient setbacks are not further reduced and new deficient setbacks are not created in any of the other required yards of the lot upon which the buildings are located. |
| R-1 | 327 | 94-118 2001-131 96-139 | Part of Lots 4, 5 and 6, Range East of Muskoka Road, part of the Original Shore Allowance between Lots 5 and 6, E.M.R., and Part of Lots 17 and 18, Concession 2, Muskoka. | E-06 | <p>the following special provisions shall apply:</p> <ul style="list-style-type: none"> (i) Definitions: Recreation centre Shall mean a building or part thereof, and facilities, used for social, athletic, cultural, and recreational purposes, and may include a medical office. (ii) Permitted Uses: In addition to those uses listed in Section 7.1 of this By-law, a recreation centre, and a maximum of three model homes shall be permitted uses. (iii) Regulations: <ul style="list-style-type: none"> (a) the minimum lot area shall be 580.0 square metres; (b) the minimum lot area for a lot which abuts an Open Space Zone (OS) shall be 464.0 square metres; (c) the minimum lot frontage shall be 15.0 metres; (d) the maximum lot coverage (excluding decks and porches) shall be 35.0 percent; (e) the maximum lot coverage for a lot which abuts an Open Space Zone (OS) (excluding decks and porches) shall be 40.0 percent; (f) the maximum lot coverage for all accessory buildings (including decks and porches) shall be 5.0 percent; (g) the minimum front yard shall be 4.6 metres; (h) the minimum exterior side yard shall be 3.0 metres; (i) the minimum interior side yard shall be 1.0 metres; (j) the minimum rear yard shall be 10.5 metres; (k) the minimum rear yard for a lot which abuts an Open Space Zone (OS) shall be 7.6 metres; and (l) the maximum height of the principal building shall be 7.5 metres; except in the case of an A-frame building. In such case, the ridge of such dwelling shall have a maximum height of 10.5 metres. (iv) Regulations for Recreation Centre: <ul style="list-style-type: none"> (a) the minimum lot area shall be 580.0 square metres (b) the minimum lot frontage shall be 15.0 metres (c) the maximum lot coverage (excluding decks and porches) shall be 40.0 percent (d) the maximum lot coverage for all accessory buildings (including decks |

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| | | | | | <p>and porches) shall be 5.0 percent</p> <p>(e) the minimum front yard shall be 6.0 metres</p> <p>(f) the minimum side yard (principal use) shall be 1.0 metres</p> <p>(g) the minimum side yard (west side only) (accessory use) shall be 0.0 metres</p> <p>(h) the minimum rear yard shall be 2.0 metres</p> <p>(i) the maximum building height shall be 10.0 metres</p> <p>(j) the off-street parking shall be 1 space for each 50.0 square metres of building floor area which accommodates such use.</p> |
| OS | 328 | 94-118 | Part of Lots 4 and 5, Range East of Muskoka Road, Muskoka. | E-06 | <p>The following special provisions shall apply:</p> <p>(i) Definitions: Recreation centre Shall mean a building or part thereof, and facilities, used for social, athletic, cultural, and recreational purposes and may include a medical office.</p> <p>(ii) Permitted uses: In addition to those uses permitted in Section 34.1 of this By-law, a recreation centre shall be permitted.</p> |
| C-4 | 331 | 2004-65 | Part of Lots 23 and 24, Concession 4, and Part of Lots 8 and 9, Range West of Muskoka Road, Muskoka, and in the Town of Gravenhurst | E-05 | <p>the following special provisions shall apply:</p> <p>(i) Definitions: Lot For the purposes of determining gross density and lot coverage, a lot shall mean the parcel of land within the boundaries of the Muskoka Wharf Project as outlined on Property Detail Schedule No. 18 including those portions of Marlyn Drive, Sagamo Drive and District Road 169 within the project boundaries. For all other purposes a lot shall be as defined in Section 4.98.</p> <p>Maintenance and Storage Facility Shall include buildings and structures associated with the common care and maintenance of the Muskoka Wharf and shall include without limiting, the generality of the foregoing, fuel storage facilities, equipment storage facilities, aggregate bins, landscape supply storage facilities, temporary storage of garbage and refuse, accessory staff facilities and parking or similar like facilities, but no buildings and/or structures shall be used for the purposes of human habitation.</p> <p>(ii) Permitted Uses:</p> <ul style="list-style-type: none"> • Art Gallery • Beverage Brewing • Commercial Recreation |

| Zone Symbol | Exception No. | By-law No. | Location | Schedule No. | Provisions |
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| | | | | | <ul style="list-style-type: none"> • Conservation • Museum • Maintenance and Storage Facility • Market Place • Park • Plaza Complex • Place of Assembly • Recreation Centre • Restaurant <p>(iii) Regulations:</p> <ul style="list-style-type: none"> (a) the minimum lot area shall be 0.0 square metres; (b) the minimum lot frontage shall be 0.0 metres; (c) the minimum front yard for principal building and outdoor terrace or patio shall be 0.0 metres; (d) the minimum side yard abutting a street for principal building and outdoor terrace or patio shall be 3.0 metres; (e) the minimum side yard setback for principal building and outdoor terrace or patio shall be 0.0 metres; (f) the minimum rear yard setback for principal building and outdoor terrace or patio shall be 0.0 metres; (g) the maximum height of a boathouse shall be 10.5 metres; (h) no dock shall be permitted to extend from the shoreline unless the Corporation of the Town of Gravenhurst owns such dock; (i) the minimum side yard setback for a dock shall be 0.0 metres; (j) the minimum setback of a Maintenance and Storage Facility from the Optimal Summer Water Level shall be 20.0 metres; (k) the maximum height of a Museum, an Educational Establishment, Place of Assembly, or a Tourist Establishment shall be 20.0 metres; (l) the principal building shall be permitted to extend from the shoreline; (m) the provisions of Sections 5.10, 6.3, 6.3.1, and 6.3.2 shall not apply; (n) all new structural development, except a boathouse and dock shall be flood proofed to a minimum flood elevation of 226.49 metres. <p>(ii) Regulations for Multiple Dwelling:</p> <ul style="list-style-type: none"> (a) the minimum side yard abutting a street shall be 3.0 metres; (b) the minimum side yard shall be 3.0 metres; (c) the minimum rear yard shall be 3.0 metres, except in the case where the rear yard is abutting a navigable waterway. In this case, the minimum rear yard shall be 20.0 metres from the Optimal Summer Water Level; (d) the maximum height of principal building shall be 20.0 metres. |
| RW-6B | 332 | 2005-83 | Part of Lot A, Plan 12, Muskoka, now in the Town of Gravenhurst | A-03 | <p>The following special provisions shall apply:</p> <p>(i) Regulations:</p> |

| Zone Symbol | Exception No. | By-law No. | Location | Schedule No. | Provisions |
|-------------|---------------|-------------------|--|--------------|---|
| | | | | | <p>(a) the minimum setback from the Optimal Summer Water Level shall be 30.0 metres.</p> <p>(ii) Permitted Use within the Shoreline Development Area:</p> <p>(a) A maximum of one dock shall be the only permitted use.</p> |
| RC-4 | 336 | 95-09 | Part of Lot 20, Range East of Muskoka Road, Morrison, more particularly described as part of Part 1, Plan 35R-11013, Parts 3 and 5, Plan 35R-7587, and part of Part 1, Plan 35R-9340 | H-07 | <p>The following special provisions shall apply:</p> <p>(i) Definitions: (Southerly Lot, Part of Lot 20, Range East of Muskoka Road, in the former Township of Morrison, being Parts 3 & 5, Plan 35R-7587, and part of Part 1, Plan 35R-11013)</p> <p>(a) the lot line abutting South Kahshe Lake Road shall be deemed to be the front lot line.</p> <p>(ii) Regulations:</p> <p>(a) the minimum rear yard for the existing dwelling shall be 5.0 metres;</p> <p>(b) the location of the existing dwelling shall be deemed to comply with the regulations of the By-law. Enlargements, extensions, or the reconstruction of the said building shall be permitted to extend along the established building line in the yard in which the enlargement or extension is to be constructed, provided that any deficient setbacks are not further reduced, and new deficient setbacks are not created.</p> <p>(iii) Regulations: (Northerly Lot, Part of Lot 20, Range East of Muskoka Road, in the former Township of Morrison, being part of Part 1, Plan 35R-9340, and part of Part 1, Plan 35R-11013)</p> <p>(a) the minimum rear yard for the existing metal storage shed shall be 0.6 metres.</p> |
| CR-7 | 337 | 96-22 2003-145 | Part of Lot 35, Concession 14, Muskoka | | <p>The following special provisions shall apply:</p> <p>(i) Permitted Uses:</p> <ul style="list-style-type: none"> • Watercraft Storage Building • Storage Facility • Service or repair of snowmobiles, watercraft, snowmobile and watercraft trailers and parts and accessories for snowmobiles, watercraft, snowmobile and watercraft trailers <p>(ii) Regulations:</p> <p>(a) the minimum front yard shall be 6.9 metres;</p> <p>(b) the minimum side yard (south side only) shall be 3.6 metres.</p> |
| RC-4 | 338 | 95-26 | Lot 11, Concession 9, Morrison, more particularly described as Parts 1 and 2, Plan RD-1871 | H-08 | <p>The following special provisions shall apply:</p> <p>(a) the minimum lot area shall be 0.17 hectares;</p> <p>(b) the minimum lot frontage shall be 17.3 metres; and</p> <p>(c) the location of the existing dwelling and garage shall be deemed to comply with the regulations of this By-law. Enlargements, extensions, or the reconstruction of the said buildings shall be permitted to extend along the established building line in the yard in which the</p> |

| Zone Symbol | Exception No. | By-law No. | Location | Schedule No. | Provisions |
|-------------|---------------|------------|---|--------------|---|
| | | | | | enlargement, extensions, or reconstruction is to be constructed, provided that any deficient setbacks are not further reduced and new deficient setbacks are not created. |
| C-4 | 339 | 95-22 | Part of Lot 24, Conc. 4, Muskoka, more particularly described as part of part 1, Plan 35R-2495, being Lot 91 on the Draft Plan of Subdivision (File No. 44T-94003) dated January 9, 1995 | E-05 | <p>The following special provisions shall apply:</p> <p>(i) Permitted Uses: The following shall be the only permitted uses:</p> <ul style="list-style-type: none"> • Business Office • Craftsman Shop • Day Nursery • Financial Establishment • Medical Clinic • Medical Office • Personal Services • Restaurant • Retail Convenience Store <p>(ii) Regulations: (a) the minimum lot area shall be 0.2 hectares; (b) the minimum lot frontage shall be 35.0 metres; (c) the minimum front yard shall be 17.0 metres. (d) Exception No. 294 shall also apply.</p> |
| RM-1 | 340 | 95-22 | Part of Lot 24, Conc. 4, Muskoka, more particularly described as part of Parts 1, 2, and 3, Plan 35R-2495, being Lots 1 to 90, inclusive, on the Draft Plan of Subdivision (File No. 44T-94003) dated January 9, 1995 | E-05 | <p>The following special provisions shall apply:</p> <p>(i) Definitions: lot line, front: (a) shall mean in the case of Lots 9 through 17, inclusive, on the Draft Plan of Subdivision (File No. 44T-94003) dated January 9, 1995, that lot line which abuts Block A thereon; (b) shall mean in the case of Lots 26 through 28, inclusive, on the Draft Plan of Subdivision (File No. 44T-94003) dated January 9, 1995, that lot line which abuts Block B thereon.</p> <p>(ii) Regulations: (a) the minimum lot area shall be 157.0 square metres; (b) the lot frontage of Lots 9 to 17, inclusive, and Lots 26 to 28, inclusive, and Lots 59 and 73 on the Draft Plan of Subdivision (File No. 44T-94003) dated January 9, 1995 shall be deemed to be met; (c) the maximum lot coverage shall be 46.0 percent; (d) the minimum interior side yard setback for adjoining street townhouse dwelling units shall be 0.0 metres; (e) the minimum building setback from Highway No. 169 shall be 11.0 metres; (f) decks which are attached to the principal building, shall be permitted to project into the required rear yard up to a maximum of 2.4 metres;</p> |

| Zone Symbol | Exception No. | By-law No. | Location | Schedule No. | Provisions |
|-------------|---------------|------------|---|--------------|---|
| | | | | | <p>(g) the minimum rear yard for Lots 1 through 40, exclusive of Lots 26, 27, and 28 on the Draft Plan of Subdivision (File No. 44T-94003) dated January 9, 1995 shall be 15.0 metres from the Optimal Summer Water Level;</p> <p>(h) the minimum rear yard for Lots 26, 27, and 28 on the Draft Plan of Subdivision (File No. 44T-94003) dated January 9, 1995 shall be 0.0 metres from the Optimal Summer Water Level;</p> <p>(i) the maximum height of principal building shall be 9.2 metres;</p> <p>(j) the height regulations of this By-law shall not apply to ornamental structures;</p> <p>(k) watercraft mooring facilities, including, but not limited to boathouses, boatports and docks, shall be prohibited, with the exception of boatports and docks, which shall only be permitted within the limits of Block M, on the Draft Plan of Subdivision (File No. 44T-94003) dated January 9, 1995;</p> <p>(l) the location of boatports and docks within Block M, on the Draft Plan of Subdivision (File No. 44T-94003) dated January 9, 1995, are deemed to comply with the provisions of Sections 5.2.5.1 and 5.2.5.2.</p> <p>(m) Exception No. 294 shall also apply.</p> |
| C-4 | 341 | 95-22 | Part of Lot 24, Conc. 4, Muskoka, more particularly described as part of Parts 1 and 2, Plan 35R-2495, being Blocks C,D,E,F,G,H and L, incl., on the Draft Plan of Subdivision (File No. 44T-94003) dated January 9, 1995 | E-05 | <p>The following special provisions shall apply:</p> <p>(i) Regulations:</p> <p>(a) the minimum setback for all stormwater management facilities on Blocks D, E, and F on the Draft Plan of Subdivision (File No. 44T-94003) dated January 9, 1995 shall be 17.0 metres from Highway No. 169.</p> <p>(b) Exception No. 294 shall also apply.</p> |
| RW-6F | 344 | 96-123 | Part of Lot 14, Concession 7, Morrison | I-08 | <p>(i) Permitted Uses: Notwithstanding those uses stated in Section 14.1 of this By-law, the permitted uses shall be limited to the following:</p> <ul style="list-style-type: none"> • Boathouse • Dock • Garage • Storage Building <p>(ii) Regulations:</p> <p>(a) the minimum lot area shall be 0.06 hectares;</p> <p>(b) the minimum lot frontage shall be 22.0 metres;</p> <p>(c) the minimum front yard shall be 9.1 metres.</p> |
| RW-6 | 348 | 95-91 | Part of Lot 29, Concession 4, Morrison | J-06 K-06 | <p>The following special provisions shall apply:</p> <p>(i) Permitted Uses:</p> <p>(a) a maximum of five (5) single detached dwellings; and</p> |

| Zone Symbol | Exception No. | By-law No. | Location | Schedule No. | Provisions |
|-------------|---------------|----------------------|---|--------------|--|
| | | | | | (b) a maximum of five (5) accessory sleeping cabins. (ii) Regulations: (a) the maximum lot coverage shall be 1.0 percent. |
| RW-6B | 351 | 95-98 2001- 53 | Part of Island F (Taylor Island), Lake Muskoka, Muskoka, more particularly described as Block M, Plan 29, Muskoka | A-03 | The following special provision shall apply: (i) Regulation: (a) a dock or a boathouse abutting the Optimal Summer Water Level shall be limited to the first 30.0 metres west of the lot line between Lot 18 and Block M, Plan 29, Muskoka, within the shoreline block shown in heavy outline on Property Detail Schedule No. 17. |
| RC-4 | 353 | 95-111 | Part of Lot 16, Conc. 11, in the former Township of Ryde, now in the Town of Gravenhurst | E-11 | The following special provision shall apply: (i) Permitted Uses: In addition to those uses permitted in Section 35.1 of this By-law, one mobile home shall be permitted. |
| RW-6D | 355 | 95-120 | Part of Lot 26, Concession 6, Muskoka | D-05 | The following special provisions shall apply: (i) Regulations: (a) the minimum lot frontage shall be 15.0 metres; (b) the minimum lot area shall be 0.08 hectares; (c) the maximum lot coverage shall be 15.0 percent; (d) those buildings and structures existing on the date of the passing of this By-law, shall be deemed to comply with the requirements of this By-law; and (e) the existing buildings and structures may be repaired, reconstructed, enlarged, or replaced, provided that any deficient setbacks are not further reduced, and new deficient setbacks are not created in any of the other required yards of the lot upon which the buildings and structures are located. |
| RC-4 | 356 | 95-133 | Part of Lot 26, Concession 2, Morrison, more particularly described as Parts 1 to 3, Plan 35R-14645 | K-06 | The following special provisions shall apply: (i) Regulations: (a) the minimum exterior side yard shall be 40.0 metres for Lot 23; (b) the minimum rear yard shall be 20.0 metres for Lots 37 to 39, inclusive; and (c) the minimum rear yard shall be 40.0 metres for Lots 24 to 27, inclusive. |
| RC-4 | 359 | 95-128 | Part of Lot 10, Concession 9, Morrison, more particularly described as Parts 1, 2, & 3, Plan 35R-8052 | H-08 | The following special provisions shall apply: (i) Regulations: (a) the frontage on a street shall be deemed to have been met; (b) the lot line abutting the road allowance between Lots 10 and 11, Concession 9, in the former Township of Morrison, now in the Town of Gravenhurst, District Municipality of Muskoka, shall be deemed to be the front lot line; (c) the minimum lot area shall be 0.06 hectares; (d) the minimum lot frontage shall be 45.7 metres; |

| Zone Symbol | Exception No. | By-law No. | Location | Schedule No. | Provisions |
|-------------|---------------|------------|--|--------------|---|
| | | | | | (e) the minimum front yard shall be 3.0 metres; and (f) the minimum rear yard shall be 3.6 metres. |
| RW-6 | 362 | 95-140 | Part of Lot 27, Concession 1, Morrison, more particularly described as Parts 11 and 12, Plan 35R-6831, | L-06 | The following special provisions shall apply: (i) Permitted Uses: • Dwelling, Single Detached (ii) Regulations: (a) Accessory buildings which are commonly incidental, subordinate, and exclusively devoted to the principal building shall be permitted, provided that such buildings are constructed in accordance with the provisions of Section 5.9 of this By-law. |
| RW-6 | 365 | 96-42 | Part of Lot G, Concession 20, Township of Wood, being Lot 4, Plan M-252 | H-03 | The following special provisions shall apply: (i) Regulations: (a) the minimum setback from the inner limit of the original shore road allowance shall be 3.0 metres; and (b) the maximum building floor area for a sleeping cabin (no kitchen facilities) shall be 63.0 square metres. |
| RC-4 | 366 | 95-162 | Part of Lot 2, Range East of Muskoka Road, Morrison, more particularly described as Block B, Plan 12, Morrison | L-07 | The following special provisions shall apply: (i) Permitted Uses: • Dwelling, Single Detached (ii) Regulations: (a) the minimum rear yard shall be 10.9 metres; (b) accessory buildings which are commonly incidental, subordinate, and exclusively devoted to the principal building shall be permitted, provided that such buildings are constructed in accordance with the provisions of Section 5.9 of this By-law. |
| RM-2 | 367 | 2007-53 | Part of Lot 18, Concession 5, Muskoka, more particularly described as Parts 5 & 6, Plan 35R-7354 and Part 1, Plan RD-453 | D-06 | The following special provisions shall apply: (i) Permitted Uses: • Dwelling, Multiple with a maximum of 45 units • Business Office, Personal Services and a Retail Convenience Store shall be permitted on the Ground Floor of a Multiple Dwelling only. • Business Office (maximum floor area shall be limited to the ground floor area as existed on the date of passage of this By-law) (ii) Regulations: (a) the minimum rear yard shall be 25 metres (b) the minimum north side yard shall be 15 metres (c) no parking area or driveway is permitted within either 1.5 metres or 7.0 metres of the north lot line, as shown on Property Detail Schedule No. 22 (d) a minimum 1 metre high berm shall be provided in the area shown on Property Detail Schedule No. 22. |
| C-3 | 371 | 96-90 | Part of Lot 36, Range East of Muskoka Road, Morrison; being Parts 1, 2, and 3, Plan 35R- | F-06 | The following special provision shall apply: (i) Permitted Uses: • A maximum of three (3) single detached dwellings and two (2) semi- |

| Zone Symbol | Exception No. | By-law No. | Location | Schedule No. | Provisions |
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| | | | 11208 | | detached dwellings. |
| MH | 372 | 96-76 | Part of Lot 4, Range West of Muskoka Road, Morrison | K-07 | The following special provisions shall apply: (i) Permitted Uses: <ul style="list-style-type: none"> • Mobile home park with a maximum of five (5) mobile home sites; and • Campground (ii) Definitions: campground Shall mean an area of land, for the travelling or vacationing public, which is designed to be temporarily utilized for tent accommodations and travel trailers |
| RW-6D | 376 | 96-106 | Part of Lot 6, Concession 1, Morrison, being Part 7, Plan BR-262, | J-09 | The following special provisions shall apply: (i) the minimum lot area shall be 0.06 hectares; (ii) the minimum lot frontage shall be 13.5 metres; (iii) the maximum lot coverage shall be 22.0 percent; (iv) the minimum setback from the Optimal Summer Water Level shall be 13.7 metres; (v) the minimum interior side yard setback from the north side lot line shall be 2.1 metres; and (vi) the minimum interior side yard setback from the south side lot line shall be 1.2 metres. |
| WL | 379 | | Part of Lot 15, Concession 1, Muskoka | | The maximum number of watercraft mooring facilities shall be as existed on October 28 th , 1996. |
| RW-6 RW-6A RW-6D RW-6F R-1 R-2 RC-4 | 380 | 97-01 | Part of Lot 31, Concession 1, Morrison, being Lots 13, 14, 15, 26, 46, 55, 62, 63, and 64, Plan 11, Morrison. Part of Lot H, Concession 20, Wood, being Lot 4, Plan M-246. Part of Lot 9, Range West of Muskoka Road, Morrison Part of Lot 26, Concession 8, Muskoka; being Lot 33, Plan 9 Part of Lot 26, Concession 8, Muskoka Part of Lot 19, Range East of Muskoka Road Part of Lot 17, Conc. A, | D-05 D-06 G-10 H-03 H-08 I-08 J-07 J-09 L-05 L-06 L-08 | Within the lands zoned R-1, RC-4, RR-5, RW-6, RW-6A, or RW-6B, respectively, in Appendix “A”, the existing lot area and lot frontage shall be deemed to comply with the regulations of this By-law. All other provisions of this By-law as applicable to the Residential One Zone (R-1), Residential Community Zone (RC-4), Residential Rural Zone (RR-5), Residential Waterfront Zones (RW-6, RW-6A or RW-6B), or Flood Plain Zone (FP) shall apply. |

| Zone Symbol | Exception No. | By-law No. | Location | Schedule No. | Provisions |
|-------------|---------------|------------|---|--------------|------------|
| | | | <p>Morrison; being Lot 23, Plan 8, Morrison.</p> <p>Part of Lot 20, Concession 5, Muskoka; being Lots 1, 9, 10, and 12, Plan 15</p> <p>Part of Lot 22, Conc. 6, Muskoka</p> <p>Part of Lot 23, Range East of Muskoka Road, Morrison; being Part 5, Plan BR 1095.</p> <p>Part of Lot 32, Concession 13, Muskoka; being Lots 6, 7, and 9, Plan M-138.</p> <p>Part of Lot 30, Conc. 8, Muskoka; being Part 1, Plan 35R-12066.</p> <p>Part of Lot 6, Conc. 1, Morrison; being Parts 2, 3 and 4, Plan BR-262.</p> <p>Part of Lot 28, Conc. 8, Ryde; being Part 16, Plan 35R 5725.</p> <p>Part of Lot 27, Conc. 9, Muskoka; being Parts 3 and 4, Plan BR-1382.</p> <p>Part of Lot 34, Conc. 8 Muskoka; being Parts 1, 2, and 3, Plan 35R-10106 and Lot 40, Plan 24</p> <p>Part of Lot 26, Conc. 6, Muskoka; being Part of Block "B" and all of Lot 21, Plan 20</p> <p>Part of Lot 19, Conc. 7, Muskoka; being Parts 1, 2, 3, and 4, Plan 35R-11999.</p> | | |

| Zone Symbol | Exception No. | By-law No. | Location | Schedule No. | Provisions |
|-------------|---------------|------------|---|--------------|--|
| | | | <p>Part of Lot 26, Conc. 6, Muskoka; being Parts 1, 2, and 3, Plan 35R-12082.</p> <p>Part of Lot 34, Concessions 13 and 14, Muskoka; being Lots 11, 11A, and Block “K”, Plan M-211.</p> <p>Part of Lots 18 and 19, Concession 7, Muskoka; being Part 2, Plan 35R-14426.</p> <p>Part of Lot 11, Conc. 8, Morrison; being Lots 582, 583, and 584, Plan M-27, Morrison and Part 1, Plan 35R-14201.</p> <p>Part of Lot 7, Conc. 1, Morrison; being Lot 40, Plan M-397.</p> <p>Part of Lot H, Conc. 20, Wood; being Part 3, Plan 35R-14296.</p> <p>Part of Lots 12 and 13, Concession 6, Morrison; being Parts 1 and 2, Plan 35R-14896. Part of Lot 18, Conc. 7, Muskoka; being Lot 14, Plan 11.</p> | | |
| RM-1 | 381 | 97-05 | Part of Lot 6, Range East of Muskoka Road, Muskoka. | E-06 | <p>The following special provisions shall apply:</p> <p>(i) Permitted Uses:</p> <ul style="list-style-type: none"> • A maximum of one single detached dwelling and one duplex dwelling shall be permitted. |
| R-2 | 382 | 97-20 | Part of Lot 6, Range East of Muskoka Road, Muskoka; being Parts 1, 4, and 5, Plan 35R-11095 | E-06 | <p>The following special provisions shall apply:</p> <p>(i) Permitted Uses:</p> <ul style="list-style-type: none"> • Dwellings, Single Detached (two (2) existing only) <p>(ii) Regulations:</p> <p>(a) the minimum lot frontage shall be deemed to comply with the regulations of this By-law and for the purposes of this By-law, the lot line which abuts Sixth Street shall be deemed to be the front lot line.</p> |
| RW-6 | 383 | 97-62 | Part of Lot 31, Concession 1, | L-05 | The following special provisions shall apply: |

| Zone Symbol | Exception No. | By-law No. | Location | Schedule No. | Provisions |
|-------------|---------------|------------|---|--------------|--|
| | | | Morrison; being Lot 6, Plan 11, Morrison and Part 10, Plan 35R-8183 | | <p>(i) Permitted Uses:</p> <ul style="list-style-type: none"> • Dwelling, Single Detached • Garage, Detached <p>(ii) Regulations:</p> <p>(a) the minimum side yard (detached garage - east side only) shall be 1.7 metres.</p> |
| RW-6F | 385 | 97-105 | Part of Lot 6, Concession 8, Morrison; being Parts 3 and 4, Plan 35R-17018 | H-09 | <p>The following special provisions shall apply:</p> <p>(i) Definitions: lot line, front Shall mean that lot line running along the shoreline of Kahshe Lake, between the easternmost point of Part 2, Plan BR-1104 and the unopened road allowance running between Lots 5 and 6, Concession 8, in the former Township of Morrison, now in the Town of Gravenhurst, District Municipality of Muskoka</p> <p>(ii) Regulations: For the purposes of conveyance and development, Parts 3 and 4, Plan 35R-17018 shall be treated as one property.</p> |
| RW-6F EP | 386 | 97-105 | Part of Lot 5, Conc. 8, Morrison; being Parts 6 and 8, Plan 35R-17018 | H-09 | <p>The following special provisions shall apply:</p> <p>(i) Definitions: lot line, front Shall mean that lot line running along the shoreline of Kahshe Lake, between the easternmost point of the unopened road allowance running between Lots 5 and 6, Concession 8, in the former Township of Morrison, now in the Town of Gravenhurst, District Municipality of Muskoka and the westernmost point of Lot 3, Plan M-440.</p> <p>(ii) Regulations: (a) For the purposes of conveyance and development, Parts 6 and 8, Plan 35R-17018 shall be treated as one property; (b) the minimum lot frontage shall be 21.3 metres.</p> |
| RW-6 | 387 | 97-104 | Part of Lots 15 and 16, Concession 8, Muskoka; being Parts 1, 2, 3, 7, 18, and 24, Plan 35R-15024 | C-06 | <p>The following special provision shall apply:</p> <p>(i) Permitted Uses:</p> <ul style="list-style-type: none"> • Bed and Breakfast Establishment (maximum of one (1)) • Dwelling, Single Detached (maximum of two (2) - one of which shall have a maximum building floor area of 74.5 square metres) • Dock (maximum of two (2)) • Private Home Daycare (maximum of one (1)) |
| RW-6 | 388 | 97-107 | Part of Heydon Island, Lake Muskoka, Muskoka | | <p>The following special provision shall apply:</p> <p>(i) Regulations: Shoreline development, without limiting the generality of the foregoing, a boathouse, a dock, or other similar structures, shall be prohibited abutting part of the northeastern shoreline.</p> |
| RR-5 | 390 | 97- | Part of Lot 1, Conc. 8, Muskoka; | B-08 | The following special provisions shall apply: |

| Zone Symbol | Exception No. | By-law No. | Location | Schedule No. | Provisions |
|-------------|---------------|------------|--|--------------|---|
| | | 109 | being Part 1, Plan 35R-4880 | | (i) Permitted Uses: <ul style="list-style-type: none"> Garden Centre and Nursery |
| RW-6 | 391 | 97-115 | Part of Lot 24, Conc. 3, Ryde; being Parts 1, 2, 3, 4, 15, and 16, Plan 35R-9669, and Part 1, Plan 35R-10201 | I-11 | The following special provisions shall apply: <ul style="list-style-type: none"> (i) Regulations: <ul style="list-style-type: none"> (a) a sleeping cabin shall have a maximum of two (2) storeys; (b) a sleeping cabin, excluding a deck, shall have a maximum building floor area of 51.0 square metres, which building floor area may be located on each of the two (2) storeys; and (c) a deck, attached to a sleeping cabin and which shall only be located on one (1) storey, shall have a maximum building floor area of 24.0 square metres. |
| B-1 | 392 | 97-123 | Part of Lot 17, Concession 5, Muskoka; being Part 1, Plan 35R-14009 | D-06 | The following special provisions shall apply: <ul style="list-style-type: none"> (i) Permitted Uses: <ul style="list-style-type: none"> Service or Repair of Motor Vehicles and Industrial Equipment (ii) Regulations: <p>A visual barrier, a minimum height of 2.5 metres, shall be provided and maintained, between the northwest side of the existing building and the lot line abutting Jones Road, and abutting the west lot line, commencing southerly at a distance of 13.5 metres from the property boundary abutting Jones Road to a maximum distance of 27.5 metres from the property boundary abutting Jones Road, in accordance with the requirements of Sections 5.27 of this By-law.</p> |
| OS | 393 | 98-21 | Part of Lots 14, 15 & 16, Concession 7 and Part of Lots 13 and 14, Concession 8, Muskoka | B-06 C-06 | The following special provision shall apply: <ul style="list-style-type: none"> (i) Permitted Use: <ul style="list-style-type: none"> Golf Course |
| C-2 | 399 | 98-40 | Lots 36 & 37, Plan 14, Gravenhurst; municipally known as 120 Bakery Lane | E-05 | The following special provisions shall apply: <ul style="list-style-type: none"> (i) Regulations: <ul style="list-style-type: none"> (a) landscaping and fencing requirements as prescribed in Sections 5.8, 5.27 shall not be applicable; (b) the use of asphalt for parking spaces, parking areas, and driveways connecting the parking space or parking area with a street shall not be applicable. |
| RB-7 | 400 | 98-53 | Part of Lot 33, Conc. 13, Muskoka; being Lot 2A, Plan M-268 | A-03 | The following special provisions shall apply: <ul style="list-style-type: none"> (i) Permitted Uses: <ul style="list-style-type: none"> Garage (ii) Regulations: <ul style="list-style-type: none"> (a) the minimum lot area shall be 0.03 hectares; (b) the minimum lot frontage shall be 18.0 metres; (c) the maximum lot coverage shall be 18.0 percent (d) the minimum front yard abutting a street shall be 7.5 metres; and (e) The minimum rear yard shall be 3.0 metres. |
| RW-6 | 401 | 98-54 | Part of Lot 31, Conc. 1, | L-05 | The following special provisions shall apply: |

| Zone Symbol | Exception No. | By-law No. | Location | Schedule No. | Provisions |
|-------------|---------------|------------|---|--------------|--|
| | | | Morrison; being Lot 18, Plan 11, Morrison and Parts 1 and 2, Plan 35R-10159 | | <ul style="list-style-type: none"> (i) Permitted Uses: <ul style="list-style-type: none"> • Accessory building (detached garage) (ii) Regulations: <ul style="list-style-type: none"> (a) the minimum lot area shall be 0.1 hectares; (b) the minimum lot frontage shall be 21.3 metres; (c) the maximum shoreline development shall be 81.0 square metres; (d) the maximum shoreline development factor shall be 3.8; (e) the maximum width of shoreline development shall be 7.6 metres; (f) the minimum side yard (west side only) for a detached garage shall be 3.5 metres; and (g) the minimum side yard (west side only) shall be 4.5 metres. |
| RW-6 | 404 | 98-85 | Part of Island "H" (Miller Island), Muskoka; being Lot 18, Plan M-548 | A-03 | The following special provision shall apply: <ul style="list-style-type: none"> (i) Permitted Uses: <ul style="list-style-type: none"> • Two (2) docks shall be permitted |
| RR-5 | 405 | 98-87 | Part of Lot 13, Concession 6, Muskoka; being Part 1, Plan 35R-6086 | D-06 | The following special provisions shall apply: <ul style="list-style-type: none"> (i) Permitted Uses: <ul style="list-style-type: none"> • Commercial Recreation • Day Nursery • Place of Assembly |
| C-6 | 406 | 98-110 | Lot 34, Plan 7, Gravenhurst, save and except part 6, Plan P-2626-85 | E-06 | The following special provision shall apply: <ul style="list-style-type: none"> (i) Permitted Uses: <ul style="list-style-type: none"> • Dwelling, multiple, containing a maximum of five (5) dwelling units. |
| RW-6 | 407 | 98-92 | Part of Lot 17, Concession 2, Muskoka; being Part of Lot 4, Plan 3, Muskoka | E-06 | The following special provisions shall apply: <ul style="list-style-type: none"> (i) Regulations: <ul style="list-style-type: none"> (a) the minimum lot area shall be 0.10 hectares; (b) the minimum lot frontage shall be 15.0 metres; (c) the maximum shoreline development factor shall be 3.4; (d) the maximum shoreline development shall be 50.8 square metres; (e) the minimum front yard shall be 9.5 metres; (f) the minimum south side yard shall be 2.0 metres; (g) the minimum accessory building setback from the north side yard shall be 1.2 metres. |
| CC-5 | 408 | 98-104 | Part of Lot 16, Concession 8, Muskoka; being Lot 140, Plan 8, Muskoka | C-06 | The following special provisions shall apply: <ul style="list-style-type: none"> (i) Regulations: <ul style="list-style-type: none"> (a) municipal sewer service shall not be required; (b) the minimum lot area shall be 0.04 hectares; (c) the minimum lot frontage shall be 13.5 metres; (d) the maximum lot coverage shall be 22.0 percent; (e) the minimum side yard shall be 2.5 metres; and (f) the minimum rear yard shall be 6.0 metres. |

| Zone Symbol | Exception No. | By-law No. | Location | Schedule No. | Provisions |
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| C-2A | 409 | 98-102 | Part of Lot 18, Conc. 4, Muskoka; being Parts 1 and 2, Plan 35R-14010. | D-06 | The following special provisions shall apply: (i) Permitted Uses (only the following uses shall be permitted): <ul style="list-style-type: none"> • Building Supplies Outlet • Garden Centre and Nursery • Sale, Rental, Service, or Storage of Tools and Industrial Equipment • Warehouse • Wholesaling (ii) Regulations: (a) Section 6.1.2(iv) of this By-law shall not apply; (b) municipal water and sewer services shall not be required; and (c) the minimum front yard shall be 9.0 metres. |
| RW-6F | 411 | 98-136 | Part of Lot 8, Conc. 7, Morrison; being described in part as Part 1, Plan 35R-9361 | H-08 | The following special provisions shall apply: (i) Permitted Uses: <ul style="list-style-type: none"> • A Sleeping Cabin shall be permitted within the Shoreline Development (ii) Regulations: (a) the minimum setback from the Optimal Summer Water Level for a Sleeping Cabin shall be 9.7 metres. |
| RC-4 | 417 | 99-28 | Part of Lot 23, Range East of Muskoka Road, Morrison; described in part as Part 5, Plan BR-1095 | H-08 | The following special provisions shall apply: (i) Permitted Uses: <ul style="list-style-type: none"> • Single Detached Dwelling (ii) Regulations: (a) the minimum front yard shall be 150.0 metres; (b) the minimum interior side yard setback shall be 25.0 metres; (c) the minimum side yard abutting a street shall be 10.0 metres; (d) all structural development shall be floodproofed to the 244.10 metre contour elevation. |
| R-2 | 419 | 99-27 | Part of Lot 27, Conc. 6, and Part of Mill Lot 4, Registered Plan 14, Muskoka.; being Part of Part 1, Plan 35R-8635 and Part of Part 2, Plan 35R-2972 | D-05 | The following special provisions shall apply: (i) Definitions: building floor area, gross Shall mean the total area of all storeys or half storey above grade contained within the exterior faces of the exterior walls of the building but excluding any garage, breezeway, porch, verandah, deck, or sunroom (unless such area is habitable at all seasons). (ii) Regulations: (a) the maximum gross building floor area for a single detached dwelling shall not exceed 200 square metres; (b) the minimum lot frontage shall be 21.0 metres; (c) the minimum lot area shall be 0.1 hectares. |
| C-2 | 423 | 99-22 | Part of Lot 10, Range East of | E-06 | The following special provisions shall apply: |

| Zone Symbol | Exception No. | By-law No. | Location | Schedule No. | Provisions |
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| | | | Muskoka Road, Muskoka. | | <p>(i) Permitted Uses: Commercial Parking Facility, ancillary to the abutting property described as Part of Lot 10, Range East of Muskoka Road, being Parts 2 & 3, Plan 35R-2945 (Kentucky Fried Chicken) shall be the only permitted use.</p> <p>(ii) Prohibited Uses:</p> <ul style="list-style-type: none"> • Commercial Garbage Bin <p>(iii) Regulations:</p> <p>(a) the minimum lot frontage shall be 10.0 metres;</p> <p>(b) the minimum lot area shall be 500.00 square metres.</p> |
| RW-6E1 | 426 | 99-49 | Part of Lot F, Conc. 15, in the former Township of Wood, now in the Town of Gravenhurst, District Municipality of Muskoka; being Lot 2, Plan M-352 & Part 2, Plan 35R-12389 | F-03 | <p>The following special provisions shall apply:</p> <p>(i) Permitted Uses:</p> <ul style="list-style-type: none"> • A Sleeping Cabin shall be permitted within Shoreline Development. <p>(ii) Regulations:</p> <p>(a) the minimum setback from the Optimal Summer Water Level for a Sleeping Cabin shall be 9.1 metres.</p> |
| M-2 | 427 | 99-48 & 2000-36 | Part of Lot 21, Concession 6, Morrison | I-07 | <p>The following special provisions shall apply:</p> <p>(i) Permitted Uses:</p> <ul style="list-style-type: none"> • Salvage Yard <p>(ii) Regulations:</p> <p>(a) the minimum side yard setback from the abutting lands owned by the Canadian National Railway Company shall be 33.0 metres;</p> <p>(b) the minimum side yard setback from the abutting lands described as Part 1, 35R-17535 shall be 15.0 metres;</p> <p>(c) the minimum rear yard setback measured from the centre line of the Kawshe River shall be 60.0 metres.</p> |
| C-2A | 429 | 2009-145 | Part Lot 17, Concession 5, Muskoka; being Part 1, Plan 17800 and Part 1, Plan 35R-17802 | D-06 | <p>(i) Permitted Uses shall be limited to:</p> <ul style="list-style-type: none"> • Contractor's Establishment • Garden Centre and Nursery • Personal Services • Publishing Establishment • Repair Service Shop • Wholesaling <p>(ii) Regulations:</p> <ul style="list-style-type: none"> • The property shall be exempt from Section 6.1.2(iv) • The property shall be exempt from requiring municipal water and sewer services. |

| Zone Symbol | Exception No. | By-law No. | Location | Schedule No. | Provisions |
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| | | | | | <ul style="list-style-type: none"> • Exception No. 296 shall also apply. |
| OS | 430 | 99-58 | Part of Lots 15 and 16, Concession 7, Muskoka; being part of Part 1, Plan 35R-6152 | C-06 | <p>The following special provision shall apply:</p> <ul style="list-style-type: none"> (i) Prohibited Uses: All structural development shall be prohibited. (ii) Exception N. 393 shall also apply |
| RW-6 | 432 | 99-94 | Part of Heydon Island, Lake Muskoka, Muskoka; being Part 1, Plan 35R-17050 | B-04 | <p>The following special provisions shall apply:</p> <ul style="list-style-type: none"> (i) Permitted Uses: <ul style="list-style-type: none"> • Dwelling, Single Detached (maximum of two (2)) • Boathouse (maximum of three (3)) (ii) Regulations: <ul style="list-style-type: none"> (a) the maximum shoreline development shall be 545.0 square metres; (b) the maximum width of shoreline development shall be 60.0 metres; (c) a minimum building separation of 60.0 metres shall be maintained between the two (2) single detached dwellings. (d) Exception No. 388 shall also apply. |
| CC-5 | 433 | 2000-39 | Part of Lots 14, 15 & 16, Concession 8; Part of the Original Road Allowance between Lots 15 & 16, Concession 8; Muskoka; being more particularly described in part as Parts 1,2,4 to 12, and 15 to 19, Plan 35R-6976 and Parts 2,3,4,5 & 6, Plan 35R-7769 | C-06 | <p>The following special provisions shall apply:</p> <ul style="list-style-type: none"> (i) Definitions: <ul style="list-style-type: none"> equivalent residential unit Shall mean that one Resort Unit used as a dwelling unit as defined in this By-law, is equivalent to 1.0 Equivalent Residential Unit, and that one Resort Unit when used as a rental unit in the form of a hotel room, unit or suite or other similar description of a commercial character, or as part of a Tourist Establishment, as defined in this By-law, is equivalent to 0.75 Equivalent Residential Units. gross floor area Shall mean the aggregate of the areas of each floor above grade, except in the case of a tourist establishment where part of a basement is used for habitable purposes in which case such area shall constitute part of the gross floor area, measured between the exterior faces of exterior walls of the building at the level of each floor, including any part of the building above grade used for the storage or parking of motor vehicles, locker storage and laundry facilities, but excluding any part of the building used for retail commercial purposes open to the public and any areas used for recreational or mechanical purposes. gross floor area ratio Shall mean the number established to be used when multiplied by the area of a lot to calculate the maximum gross floor area permitted within any 1 unit of measurement of lot area. For the purposes of this By-law, the product of such calculation shall be expressed in square metres. model resort unit Shall mean an unoccupied, finished resort unit, for which a certificate |

| Zone Symbol | Exception No. | By-law No. | Location | Schedule No. | Provisions |
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| | | | | | <p>of occupancy could be obtained but is utilized as an example of a product offered for sale to purchasers.</p> <p>outdoor recreation centre Shall mean a building or part of a building, designed and equipped to house information and educational facilities for the study of the natural environment, and may include the storage and rental of equipment relevant to the use of outdoor recreational trails.</p> <p>resort unit Shall mean a rental unit in the form of a hotel room, unit or suite or other similar description of a commercial character, and which include such rental units located in a Tourist Establishment, that can be individually locked out and rented for the purposes of catering to the needs of the travelling public by furnishing sleeping accommodation with or without cooking facilities; or a dwelling unit contained within a Dwelling, Multiple or a Dwelling, Street Townhouse, which may be rented out which furnishes sleeping accommodation, with or without cooking facilities.</p> <p>tourist establishment Shall mean a commercial establishment designed for the travelling or vacationing public, and that has one or more Resort Units, and may serve meals or provide kitchen facilities and may furnish equipment, supplies or services to persons for recreational purposes including meeting facilities, restaurants, and personal service facilities.</p> <p>(i) Permitted Uses shall be limited to the following:</p> <ul style="list-style-type: none"> • Accessory Clubhouse to a Golf Course • Commercial Recreation • Resort Units • Tourist Establishment • Golf Course Accessory Uses • Outdoor Recreation Centre • Model Resort Units <p>(ii) Regulations - Height: Maximum Height of Principal Building(s): 11.0 metres and 12.5 metres respectively, as shown in the specific areas on Schedule “B-1” attached to By-law 2000-39.</p> <p>(iii) Regulations – Maximum Gross Floor Area Ratio 0.3, as shown in the specific areas on Schedule “B-1” attached to By-law 2000-39</p> <p>(iv) Regulations – Maximum Lot Coverage The maximum lot coverage of principal buildings and accessory</p> |

| Zone Symbol | Exception No. | By-law No. | Location | Schedule No. | Provisions |
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| | | | | | <p>buildings shall be 20%.</p> <p>(v) Regulations – Maximum Number of Resort Units and Model Resort Units On lands affected by Special Provision 433, a maximum of 250 Resort Units including a maximum of 10 model Resort Units is permitted.</p> <p>Notwithstanding the maximum number of Resort Units permitted by Special Provision 433, in total the maximum number of Resort Units in the lands affected by Special Provisions 433 and 434 is 726.</p> <p>(vi) Regulations – Minimum Building Setbacks: 14 metres from the property limit at Muskoka Beach Road 6 metres from the boundaries shown on Schedule “B-1” as *1 to By-law 2000-39 2 metres from the boundaries shown on Schedule “B-1” as *2 to By-law 2000-39</p> <p>(vii) Regulations- Phasing of Recreational Amenities: On lands affected by Special Provision 433, building permits shall not be issued for more than 50 Resort Units until one swimming pool and two tennis courts or similar recreation facilities are completed.</p> <p>On lands affected by Special Provision 433 and 434, building permits shall not be issued for more than 150 Resort Units until a Recreation Master Plan, for all outdoor recreational facilities, trails, and an outdoor recreation centre has been submitted in a form satisfactory to the Town.</p> <p>Notwithstanding the foregoing, permitted Model Resort Units shall not be counted in the total unit count for the purposes of the provisions of recreational amenities.</p> <p>(viii) Regulations – Phasing of Golf Course: a) If all 18 holes of the golf course are constructed at once, the following provisions shall apply:</p> <p>On lands affected by Special Provision 433 and 434, building permits shall not be issued for more than 75 Resort Units before construction begins on the golf course in the adjacent Open Space Zone.</p> <p>On lands affected by Special Provision 433 and 434, building permits shall not be issued for more than 100 Resort Units until grading and seeding has commenced on an 18-hole golf course in the adjacent Open Space Zone.</p> <p>On lands affected by Special Provision 433 and 434, building permits</p> |

| Zone Symbol | Exception No. | By-law No. | Location | Schedule No. | Provisions |
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| | | | | | <p>shall not be issued for more than 150 Resort Units until an 18-hole golf course is fully constructed and ready for play in the adjacent Open Space zone.</p> <p>Notwithstanding the foregoing, permitted Model Resort Units shall not be counted in the total unit count for the purposes of the provisions of recreational amenities.</p> <p>b) If the construction of the golf course occurs in two phases with 9 holes being constructed in each phase, the following provisions shall apply:</p> <p>On lands affected by Special Provision 433 and 434, building permits shall not be issued for more than 75 Resort Units before construction of the first 9 holes of the golf course begins in the adjacent Open Space Zone.</p> <p>On lands affected by Special Provision 433 and 434, building permits shall not be issued for more than 100 Resort Units until grading and seeding has commenced on a 9-hole golf course in the adjacent Open Space Zone.</p> <p>On lands affected by Special Provision 433 and 434, building permits shall not be issued for more than 125 Resort Units until the first 9 holes of the golf course are completed and ready for play and construction is initiated on the remaining 9 golf holes in the adjacent Open Space Zone.</p> <p>On lands affected by Special Provision 433 and 434, building permits shall not be issued for more than 150 Resort Units until an 18-hole golf course is fully constructed and ready for play in the adjacent Open Space Zone.</p> <p>Notwithstanding the foregoing, permitted Model Resort Units shall not be counted in the total unit count for the purposes of the provisions of recreational amenities.</p> <p>(ix) Regulations – Other Requirements: All other provisions of this By-law as applicable to the Community Commercial (CC-6) Zone shall apply, with the exception of height and yard requirements.</p> |
| CC-5 OS | 434 | 2000-39 | Part of Lots 16 and 17, Concession 7; Muskoka | C-06 | <p>The following special provisions shall apply:</p> <p>(i) Definitions:</p> <p>equivalent residential unit Shall mean that one Resort Unit used as a dwelling unit as defined in this By-law, is equivalent to 1.0 Equivalent Residential Unit, and that</p> |

| Zone Symbol | Exception No. | By-law No. | Location | Schedule No. | Provisions |
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| | | | | | <p>one Resort Unit when used as a rental unit in the form of a hotel room, unit or suite or other similar description of a commercial character, or as part of a Tourist Establishment, as defined in this By-law, is equivalent to 0.75 Equivalent Residential Units.</p> <p>gross floor area Shall mean the aggregate of the areas of each floor above grade, except in the case of a tourist establishment where part of a basement is used for habitable purposes in which case such area shall constitute part of the gross floor area, measured between the exterior faces of exterior walls of the building at the level of each floor, including any part of the building above grade used for the storage or parking of motor vehicles, locker storage and laundry facilities, but excluding any part of the building used for retail commercial purposes open to the public and any areas used for recreational or mechanical purposes.</p> <p>gross floor area ratio Shall mean the number established to be used when multiplied by the area of a lot to calculate the maximum gross floor area permitted within any 1 unit of measurement of lot area. For the purposes of this By-law, the product of such calculation shall be expressed in square metres.</p> <p>model resort unit Shall mean an unoccupied, finished resort unit, for which a certificate of occupancy could be obtained but is utilized as an example of a product offered for sale to purchasers.</p> <p>outdoor recreation centre Shall mean a building or part of a building, designed and equipped to house information and educational facilities for the study of the natural environment, and may include the storage and rental of equipment relevant to the use of outdoor recreational trails.</p> <p>Recreation centre Shall mean a building or part of a building, designed and equipped to accommodate sports and leisure time activities, with a swimming pool and other customary and usual recreation activities such as fitness facilities, squash courts, whirlpool and spa facilities.</p> <p>resort unit Shall mean a rental unit in the form of a hotel room, unit or suite or other similar description of a commercial character, and which include such rental units located in a Tourist Establishment, that can be individually locked out and rented for the purposes of catering to the needs of the travelling public by furnishing sleeping accommodation with or without cooking facilities; or a dwelling unit contained within a Dwelling, Multiple or a Dwelling, Street Townhouse, which may be</p> |

| Zone Symbol | Exception No. | By-law No. | Location | Schedule No. | Provisions |
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| | | | | | <p>rented out which furnishes sleeping accommodation, with or without cooking facilities.</p> <p>tourist establishment Shall mean a commercial establishment designed for the travelling or vacationing public, and that has one or more Resort Units, and may serve meals or provide kitchen facilities and may furnish equipment, supplies or services to persons for recreational purposes including meeting facilities, restaurants, and personal service facilities.</p> <p>(i) Permitted Uses shall be limited to the following:</p> <ul style="list-style-type: none"> • Accessory Clubhouse to a Golf Course • Commercial Recreation • Resort Units • Tourist Establishment • Golf Courses • Outdoor Recreation Centre • Recreation Centre • Model resort Units <p>(ii) Prohibited Uses: Additional shoreline structures adjacent to the Hoc Roc River including docks and boathouses.</p> <p>(iii) Regulations - Height: Maximum Height of Principal Building(s): 11.0 metres, 12.5 metres and 15.0 metres respectively, as shown in the specific areas on Schedule "B-2" attached to By-law 2000-39.</p> <p>(iv) Regulations – Maximum Gross Floor Area Ratio 0.3, as shown in the specific areas on Schedule "B-1" attached to By-law 2000-39.</p> <p>(v) Regulations – Maximum Lot Coverage The maximum lot coverage of principal buildings and accessory buildings shall be 20%.</p> <p>(vi) Regulations – Maximum Number of Resort Units and Model Resort Units</p> <p>On lands affected by Special Provision 434, a maximum of 600 Resort Units is permitted. On lands affected by Special Provision 434, a maximum of 10 Model Resort Units per phase is permitted inclusive of those Resort Units permitted therein.</p> <p>Notwithstanding the maximum number of Resort Units and Model</p> |

| Zone Symbol | Exception No. | By-law No. | Location | Schedule No. | Provisions |
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| | | | | | <p>Resort units permitted by Special Provision 434, in total the maximum number of Resort Units and Model Resort Units permitted on the lands affected by Special Provisions 433 and 434 is 726.</p> <p>(vii) Regulations – Minimum Building Setbacks: 60 metres from the property limit at Muskoka Beach Road 6 metres from the boundaries shown on Schedule “B-2” as *1 to By-law 2000-39 2 metres from the boundaries shown on Schedule “B-2” as *2 to By-law 2000-39 20 metres from the boundary of Plan 35M-617</p> <p>Building setbacks adjacent to the Hoc Roc River shall be 20.0 metres from the optimum summer water level in areas of warm water fisheries and 30.0 metres from the optimum summer water level in areas of cold water fisheries in accordance with Schedule “B-2” to By-law 200-39.</p> <p>The building setback from the property limit at Muskoka Beach Road shall include a 15 metre landscaped buffer.</p> <p>(viii) Regulations - Phasing of Recreational Amenities: On lands affected by Special Provision 434, building permits shall not be issued for more than 50 Resort Units until one swimming pool and two tennis courts or similar recreation facilities are completed provided that if the first 80 units are constructed as one building complex with one common foundation, building permits shall not be issued for more than 80 Resort units until one swimming pool and two tennis courts or similar recreation facilities are completed.</p> <p>On lands affected by Special Provision 433 and 434, building permits shall not be issued for more than 150 Resort Units until a Recreation Master Plan, for all outdoor recreational facilities, trails, and an outdoor recreation centre is submitted in a form satisfactory to the Town.</p> <p>On lands affected by Special Provision 434, building permits shall not be issued for a total of more than 200 Resort Units until a second outdoor swimming pool and an aggregate total of four tennis courts or similar recreational facilities are completed.</p> <p>On lands affected by Special Provision 434, building permits shall not be issued for a total of more than 300 Resort Units until a recreation centre containing a minimum of 15,000 square feet of recreation facilities, of which 2,500 square feet may be used for restaurant purposes, is constructed within the area regulated by a 15 metre height limit as shown on Schedule “B-2” to By-law 2000-39.</p> |

| Zone Symbol | Exception No. | By-law No. | Location | Schedule No. | Provisions |
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| | | | | | <p>On lands affected by Special Provision 434, building permits shall not be issued for a total of more than 400 Resort Units until an aggregate total of three outdoor swimming pools and six tennis courts or similar recreational facilities are completed.</p> <p>Notwithstanding the foregoing, permitted Model Resort Units shall not be counted in the total unit count for the purposes of the provisions of recreational amenities.</p> <p>(ix) Regulations – Phasing of Golf Course:</p> <p>a) If all 18 holes of the golf course are constructed at once, the following provisions shall apply:</p> <p>On lands affected by Special Provision 433 and 434, building permits shall not be issued for more than 75 Resort Units before construction begins on the golf course in the adjacent Open Space Zone.</p> <p>On lands affected by Special Provision 433 and 434, building permits shall not be issued for more than 100 Resort Units until grading and seeding has commenced on an 18-hole golf course in the adjacent Open Space Zone.</p> <p>On lands affected by Special Provision 433 and 434, building permits shall not be issued for more than 150 Resort Units until an 18-hole golf course is fully constructed and ready for play in the adjacent Open Space Zone.</p> <p>Notwithstanding the foregoing, permitted Model Resort Units shall not be counted in the total unit count for the purposes of the provisions of recreational amenities.</p> <p>b) If the construction of the golf course occurs in two phases with 9 holes being constructed in each phase, the following provisions shall apply:</p> <p>On lands affected by Special Provision 433 and 434, building permits shall not be issued for more than 75 Resort Units before construction of the first 9 holes of the golf course begins in the adjacent Open Space Zone.</p> <p>On lands affected by Special Provision 433 and 434, building permits shall not be issued for more than 100 Resort Units until grading and seeding has commenced on a 9-hole golf course in the adjacent Open Space Zone.</p> <p>On lands affected by Special Provision 433 and 434, building permits shall not be issued for more than 125 Resort Units until the first 9 holes</p> |

| Zone Symbol | Exception No. | By-law No. | Location | Schedule No. | Provisions |
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| | | | | | <p>of the golf course are completed and ready for play and construction is initiated on the remaining 9 golf holes in the adjacent Open Space Zone.</p> <p>On lands affected by Special Provision 433 and 434, building permits shall not be issued for more than 150 Resort Units until an 18-hole golf course is fully completed and ready for play in the adjacent Open Space Zone.</p> <p>Notwithstanding the foregoing, permitted Model Resort Units shall not be counted in the total unit count for the purposes of the provisions of recreational amenities.</p> <p>(x) Regulations – Other Requirements: All other provisions of this By-law as applicable to the Community Commercial (CC-6) Zone shall apply, with the exception of height and yard requirements.</p> |
| EP | 438 | 99-146 | Part of Lot 21, Range EMR, Morrison; being part of Part 1, Plan 35R-11570 | H-08 | <p>The following special provisions shall apply:</p> <p>(i) Permitted Uses: Dwelling, Single Detached and Accessory Structures</p> <p>(ii) Regulations:</p> <p>(a) All new structural development, except a boathouse and a dock, shall be situated on lands above the 242.8 metre contour elevation and floodproofed to the 244.1 metre contour elevation.</p> <p>(b) The minimum setback from the Optimal Summer Water Level shall be 20.0 metres; except in the case where the original shore road allowance is not under the ownership of the abutting property owner. In this case, the setback shall be 3.0 metres from the front lot line or 20.0 metres from the Optimal Summer Water Level, whichever is greater.</p> |
| RU | 441 | 99-141 | Part of Lot 3, Range W.M.R., Morrison; being Part 2, Plan 35R-13134 | K-07 | <p>The following special provision shall apply:</p> <p>(i) Permitted Uses:</p> <ul style="list-style-type: none"> • Storage Facility |
| C-2 | 442 | 99-154 | Part of Lot 10, Range E.M.R., Muskoka; being Lot 6, Plan 19. | D-06 | <p>The following special provision shall apply:</p> <p>(i) Permitted Uses:</p> <ul style="list-style-type: none"> • Storage Facility |
| RW-6 | 443 | 99-170 | Part of Lot 35, Conc. 10, Morrison; being described in part as Part 10, Plan 35R-17757 | I-04 | <p>The following special provision shall apply:</p> <p>(i) Permitted Uses:</p> <ul style="list-style-type: none"> • Sleeping Cabin |
| EP | 451 | 2000-54 | Part of Lots 8-10, Concession 5, and Part of Lots 7-10, Concession 6, Muskoka. | D-07 | <p>The following special provision shall apply:</p> <p>(i) Definitions:</p> <p>Peat Extraction Operation Shall mean the removal or harvesting of sphagnum peat moss from a</p> |

| Zone Symbol | Exception No. | By-law No. | Location | Schedule No. | Provisions |
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| | | | | | <p>wetland area, which involves the removal of the surface layers of peat being; stockpiling of peat on the site for drying; the dewatering of individual areas (cells); and the shipping of dried peat by truck to market.</p> <p>(ii) Permitted Uses:</p> <ul style="list-style-type: none"> • Peat Extraction Operation <p>(iii) Regulations:</p> <p>(a) the minimum setback for the peat extraction operation site from the lot line abutting the Gravenhurst Parkway shall be 250.0 metres;</p> <p>(b) the minimum side and rear yard setback for a peat extraction operation site shall be 300.0 metres;</p> <p>(c) the maximum size of a peat extraction operation site shall be 16.0 hectares;</p> <p>(d) a berm shall be constructed on the easterly boundary of the peat extraction operation site and shall be a minimum of 0.6 metres in height.</p> |
| RW-6F | 452 | 2000-66 | Townsley Island, Kahshe Lake, Morrison. | H-08 | <p>The following special provisions shall apply:</p> <p>(i) Permitted Uses:</p> <ul style="list-style-type: none"> • Dwelling, Single Detached (maximum of two (2)) • Dock (maximum of three (3)) <p>(ii) Regulations:</p> <p>(a) the minimum front yard setback for the northerly single detached dwelling shall be 0.0 metres with an attached dock projecting over the water.</p> |
| C-1 | 453 | 2000-71 | Lots 5, 6, & 34 and Part of Lots 7, 8, 29 & 33, Plan 3, in the Town of Gravenhurst. | E-06 | <p>The following special provisions shall apply:</p> <p>(i) Definitions:</p> <p>Dry Cleaning Establishment Shall mean premises where dry cleaning, dry dyeing, cleaning or pressing of articles or fabric is carried on by means of dry cleaning machines or units and incidental equipment in which only non-flammable solvents are or can be used and which emit no odour or fumes, noise or vibration causing nuisance or inconvenience within or without the premises.</p> <p>(ii) Permitted Uses:</p> <ul style="list-style-type: none"> • Dry Cleaning Establishment • Laundromat <p>(iii) Regulations:</p> <p>(a) the maximum building floor area devoted to a dry cleaning establishment shall not exceed 186.0 square metres.</p> |
| RU | 456 | 2005-59 | Part of Lot 7, Range East of Muskoka Road, Morrison. | K-07 | <p>The following special provisions shall apply:</p> <p>(i) Definitions:</p> |

| Zone Symbol | Exception No. | By-law No. | Location | Schedule No. | Provisions |
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| | | | | | <p>Wildlife Centre Shall mean land, buildings, or structures used for keeping, raising, and providing care for animals for the purpose of public education, conservation, or recreation. A Wildlife Centre may include accessory facilities for the visiting public such as washrooms, shelters, restaurant, first aid, lecture rooms, trails, parking areas, displays, retail store accessory to the Wildlife Centre, and administration buildings. Animals kept, raised or cared for by the Wildlife Centre shall be confined at all times to either an animal enclosure or a temporary holding space.</p> <p>(ii) Permitted Uses: • Wildlife Centre • One Retail Store</p> <p>(iii) Regulations: (a) the minimum front yard for a retail store shall be 14.5 metres.</p> |
| RR-5 | 458 | 2000-81 | Part of Lot 9, Range West of Muskoka Road, Morrison. | J-07 | The following special provision shall apply: (i) Permitted Uses: • Service, Storage or Repair of Motor Vehicles and Parts and Accessories for Motor Vehicles (ii) Exception No. 380 shall also apply |
| C-1A | 463 | 2000-120 | Lots 20, 21, & 22, RCP Plan 524, and Block C, Lots 7, 8, 9, & 10, Plan 19 Gravenhurst, in the Town of Gravenhurst. | E-06 | The following special provisions shall apply: (i) Permitted Uses: • Sale, rental, service, storage or repair of motor vehicles |
| RC-4 | 464 | 2000-121 | Part of Lot 21, Range East of Muskoka Road, Morrison; being Parts 3 and 4, Plan 35R-18026 | H-08 | The following special provisions shall apply: (i) Permitted Uses shall be limited to: • Bed and Breakfast Establishment • Dwelling, Single Detached • Private Home Daycare |
| C-3 | 465 | 2000-130 2004-110 | Part of Lot 3, Conc. 9, Muskoka; being Part of Part 5, Plan 35R-18790 | A-07 | The following special provisions shall apply: (i) Permitted Uses: • Storage Facility |
| RW-6 | 468 | 2000-148 | Part of Island H (Miller Island), Lake Muskoka, Muskoka; being Lot 15, Plan M-548 | A-03 | The following special provisions shall apply: (i) Permitted Uses: • Two (2) Boathouses (ii) Regulations: (a) the maximum Shoreline Development shall be 295.0 square metres; (b) the maximum Width of Shoreline Development shall be 28.0 metres. |
| RM-1 | 470 | 2001-132 | Part of Lots 2, 3, 11, & 12, Plan 27 (Gravenhurst), now in the Town of Gravenhurst. | E-06 | The following special provisions shall apply: (i) Permitted Uses: • Medical Office • Personal Services |

| Zone Symbol | Exception No. | By-law No. | Location | Schedule No. | Provisions |
|-------------|---------------|--------------------|---|--------------|---|
| | | | | | (ii) Regulations: (a) a maximum of one medical office shall be permitted on a lot, which office shall not exceed a building floor area of 140.0 square metres. |
| OS | 473 | 2001-52 | Part of Lot 13, Concession 8, in the former Township of Muskoka, now in the Town of Gravenhurst, District Municipality of Muskoka | B-06 C-06 | The following special provisions shall apply: (i) Definition: maintenance and storage facility Shall include buildings and structures associated with the care and maintenance of a golf course and shall include without limiting, the generality of the foregoing, fuel storage facilities, aggregate bins, landscape and turf management supply storage facilities, equipment storage facilities, maintenance building, accessory administrative offices, accessory staff facilities and parking or similar or like facilities, but does not include tourist and/or residential facilities, or units and no buildings and/or structures shall be used for the purposes of human habitation. (ii) Permitted Uses: • Maintenance and Storage Facility (iii) Regulations: (a) Municipal water and sewer services shall not be required for a maintenance and storage facility. (b) Exception No. 393 shall also apply. |
| RW-6 | 474 | 2001-33 | Part of Lot 17, Concession 2, Muskoka; being part of Lots 5 & 6, Plan 3 (Muskoka). | E-06 | The following special provisions shall apply: (i) Permitted Uses: Storage Container Shall mean a container (specifically an 'Ocean Container') used for the storage of goods and materials. For the purposes of this By-law, the container shall be subject to the regulations applicable to a building. (ii) Regulations: (a) the minimum south side yard setback for a storage container shall be 0.9 metres. |
| RW-6E | 475 | 2001-114 | Part of Lot 34, Concession 3 Muskoka; being Lot 17, Plan M-410 | F-04 | The following special provisions shall also apply: (i) Permitted Uses within the Shoreline Development Area: • Single Detached Dwelling (ii) Regulations: (a) the minimum front yard setback shall be 5.4 metres. |
| M-2 | 477 | 2001-54 2001-93 | Part of Lots 5, 6, & 7, Concession 7, in the former Township of Muskoka, now in the Town of Gravenhurst, District Municipality of Muskoka | B-07 C-07 | The following special provisions shall apply: (i) Definitions: Street Shall mean a public or private thoroughfare for vehicular and |

| Zone Symbol | Exception No. | By-law No. | Location | Schedule No. | Provisions |
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| | | | | | <p>pedestrian traffic which is assumed and maintained by/and under the jurisdiction of the District of Muskoka, the Town of Gravenhurst, or the Province of Ontario or is maintained by a private condominium corporation.</p> <p>(ii) Permitted Uses:</p> <ul style="list-style-type: none"> Commercial Parking Facility Business Office <p>(iii) Prohibited Uses:</p> <ul style="list-style-type: none"> Land uses which emit significant amounts of smoke, dust, or steam Land uses which require outdoor storage of significant amounts of food garbage <p>(iv) Regulations:</p> <p>(a) the minimum lot frontage shall be 150.0 metres for any properties having frontage on a road maintained by the District Municipality of Muskoka;</p> <p>(b) except as provided herein, the minimum lot frontage shall be 60.0 metres for all properties fronting on a street as defined herein;</p> <p>(c) the maximum height of any building or structure including chimneys, antennae, air conditioner ducts, or incidental equipment associated with internal building equipment, or other similar structures shall be 12.0 metres.</p> |
| I | 483 | 2001-92 | Part of Lot 5, Range East of Muskoka Road, Muskoka; more particularly described as part of Part 1 and Parts 2, 4-6, Plan 35R-14569, Parts 2, 3, & 4, Plan 35R-10981, part of Part 6, Plan 35R-7059. | E-06 | <p>The following special provisions shall apply:</p> <p>(i) Permitted Uses:</p> <ul style="list-style-type: none"> Medical Clinic Business Office Executive or Administrative Offices as part of a Public Use <p>(ii) Regulations:</p> <p>(a) the maximum building floor area of a single business office and a single personal services establishment shall not exceed 200.0 square metres.</p> |
| RU | 484 | 2001-102 | Lots 21, 22, and Part of Lot 23, Concession 6, Ryde. | H-11 | <p>The following special provisions shall apply:</p> <p>(i) Permitted Uses shall be limited to:</p> <ul style="list-style-type: none"> Hunt Camp <p>(ii) Regulations:</p> <p>(a) the minimum lot frontage shall be deemed to comply with the regulations of the Rural Zone (RU);</p> <p>(b) the front lot line shall be deemed to be the north lot line abutting the road allowance to which access is available.</p> |
| RW-6F1 | 485 | 2001-115 | Part of Lot 1, Conc. 8, Morrison, being Parts 2 to 4, Plan 35R-2139, Parts 1 & 3, Plan 35R-5134, & Parts 1 & 2, Plan 35R- | G-09 | <p>The following special provisions shall apply:</p> <p>(i) Regulations:</p> <p>(a) the minimum lot area shall be 0.3 hectares;</p> <p>(b) the minimum lot frontage shall be 78.0 metres;</p> |

| Zone Symbol | Exception No. | By-law No. | Location | Schedule No. | Provisions |
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| | | | 13490 | | <p>(c) the minimum rear yard setback shall be 6.0 metres for the severed (easterly) lot of Consent Application B/28/2001/GR and as shown on Property Detail Schedule No. 14;</p> <p>(d) the minimum (east) side yard setback shall be 0.3 metres for the retained (westerly) lot of Consent Application B/28/2001/GR and as shown on Property Detail Schedule No. 14.</p> |
| RW-6 | 490 | 2002-50 2005-106 | Part of Lot 29, Concession 4, Morrison; being Parts 1 & 2, Plan 35R-3812. | J-06 | <p>The following special provisions shall also apply:</p> <p>(i) Permitted Uses within the Shoreline Development Area:</p> <ul style="list-style-type: none"> • Deck attached to an existing Detached Dwelling <p>(ii) Regulations:</p> <p>(a) the minimum (north) side yard setback for an accessory building (detached garage) shall be 3.0 metres;</p> <p>(b) a visual barrier, in accordance with Section 5.27, be maintained along the north and east property lines, with the exception of the driveway location;</p> <p>(c) the minimum setback (south) from the Optimal Summer Water Level for an open deck attached to an existing single detached dwelling only shall be 6.4 metres.</p> |
| C-2A | 491 | 2002-25 | Part of Lot 18, Concession 4, Muskoka; being Part 1, Plan 35R-10323. | D-06 | <p>The following special provisions shall apply:</p> <p>(i) Prohibited Uses:</p> <ul style="list-style-type: none"> • Manufacturing • Medical Clinic • Nursing Home • Restaurant <p>(ii) Regulations:</p> <p>(a) Municipal water and sewer services shall not be required.</p> |
| CR-7 | 493 | 2002-43 | Part of Lot 29, Concession 4, Morrison; being Part 1, Plan 35R-2665. | K-06 | <p>The following special provisions shall apply:</p> <p>(i) Prohibited Uses:</p> <ul style="list-style-type: none"> • Personal Services • Retail Convenience Store • Veterinary Services <p>(ii) Permitted Uses Within the Commercial Envelope as shown on Property Detail Schedule No. 6 of Appendix “B”:</p> <ul style="list-style-type: none"> • Sale of Watercraft Parts, Products and Accessories, Rental of Small Watercraft (watercraft not to exceed 6.0 metres in length), Rental of Watercraft and Snowmobile Trailers, Service of Watercraft and Snowmobiles, and Storage of Watercraft, Snowmobiles, All Terrain Vehicles (ATV’s), Watercraft Trailers and Snowmobile Trailers. |
| C-3 | 502 | 2002-134 | Part of Lot 33, Range W.M.R. Morrison; being Parts 1 to 12, Plan 35R-12640. | F-06 G-06 G-07 | <p>The following special provisions shall apply:</p> <p>(i) Regulations:</p> <p>(a) the minimum setback from a street line for a weather canopy shall be</p> |

| Zone Symbol | Exception No. | By-law No. | Location | Schedule No. | Provisions |
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| | | | | | 0.6 metres; (b) the minimum front yard setback shall be 14.0 metres; (c) the maximum sewage effluent flow from a subsurface septic system regulation shall not apply. |
| RC-4 | 503 | 2003-32 | Part of Lot 11, Concession 8, Morrison; being Lots 579 to 581, Plan M-27 and Part 1, Plan 35R-13610 | H-08 | The following special provisions shall apply: (i) Prohibited Uses Within the Shoreline Development Area: • Storage Shed / Sleeping Cabin (ii) Regulations: a) the maximum shoreline development shall be 188.2 square metres; b) the maximum shoreline development factor shall be 3.4. |
| RB-7 | 510 | 2003-28 | Part of Lot 31, Concession 1, Morrison; being Part 9 in part, Plan 35R-8183. | L-06 | The following special provisions shall apply: (i) Permitted Uses: • Accessory Structure (Detached Garage) (ii) Regulations: a) the minimum lot frontage shall be 172.5 metres; b) the minimum rear yard setback for an Accessory Structure shall be 6.0 metres; c) the maximum lot coverage shall be 3.0%. |
| RB-7 RU | 512 | 2003-27 | Part of Lot 10, Concession 7 (Kahshe Lake), Morrison; being Part of Parcel 27143 (South of West Bank Drive). | H-08 | The following special provisions shall apply: (i) Regulations: (a) A building permit shall not be available until such time as the abutting roads are owned by the Town of Gravenhurst and maintained on a year-round basis by the Town of Gravenhurst. |
| RR-5 | 513 | 2003-40 | Part of Lot 14, Concession 5, in the former Township of Muskoka, now in the Town of Gravenhurst, District Municipality of Muskoka; being Part 4, Plan 35R-14836 | D-06 | the following special provisions shall apply: (i) Permitted Uses: Semi-detached dwelling unit (ii) Regulations: (a) the minimum rear yard setback shall be 15.0 metres. |
| RR-5 | 519 | 2003-66 | Part of Lot 31, Conc. 3, Morrison; being Part 2, Plan 35R-6009. | K-05 K-06 | The following special provisions shall apply: (i) Permitted Uses: • The service, repair, or storage of watercraft, watercraft trailers, and major recreational equipment and parts and accessories for watercraft, watercraft trailers, and major recreational equipment. |
| C-2A | 525 | 2003-100 & 101 | Part of Lot 16, Conc. 4, Muskoka; being Parts 1 & 3, Plan 35R-3302. | D-06 | The following special provision shall apply: (i) Additional Permitted Use: • Storage Facility |
| R-3 | 530 | 2003-134 | Part of Lot 17, Conc. 7, Muskoka; being Part 1, Plan 35R-3652, municipally known as 1127 Muskoka Beach Road. | C-06 | The following special provisions shall apply: (i) Permitted Uses: • One Sleeping Cabin (ii) Permitted Use in the Shoreline Development Area: |

| Zone Symbol | Exception No. | By-law No. | Location | Schedule No. | Provisions |
|-------------|---------------|------------|--|--------------|--|
| | | | | | <ul style="list-style-type: none"> • Storage Building <p>(iii) Regulations:</p> <ul style="list-style-type: none"> (a) a second storey shall be permitted in an accessory structure (south sleeping cabin only); (b) the maximum floor area of one sleeping cabin shall be 58.5 square metres (south sleeping cabin only); (c) the maximum shoreline development permitted shall be 149.8 square metres; (d) the maximum shoreline development factor shall be 3.8. |
| RW-6 | 531 | 2003-133 | Part of Lots 27 and 28, Concession 5, Morrison; known as 1108 Clipsham Road | J-06 | <p>The following special provision shall apply:</p> <p>(i) Permitted Uses:</p> <ul style="list-style-type: none"> • Two (2) Single Detached Dwellings. |
| RW-6 | 532 | 2003-148 | Part of Lot 30, Concession 7, Morrison; being Part of Part 2, Plan BR-1251. | I-05 | <p>The following special provisions shall apply:</p> <p>(i) Permitted Uses:</p> <ul style="list-style-type: none"> • An existing accessory building may contain a dwelling unit on the second floor. |
| C-6 | 536 | 2003-144 | Lots 27 to 29, Lots 36 and 37 on Plan 7, (Gravenhurst), in the Town of Gravenhurst; municipally known as 205 Margaret Street | E-06 | <p>The following special provisions shall apply:</p> <p>(i) Permitted Uses:</p> <ul style="list-style-type: none"> • The sale of motor vehicles shall also be a permitted use. |
| RB-7 | 544 | 2003-168 | Part of Lots 16 and 17, Concession A, Morrison; being Parts 1 and 2, Plan 35R-9767 | L-08 | <p>The following special provisions shall apply:</p> <p>(i) Permitted Use:</p> <ul style="list-style-type: none"> • Warehouse <p>(ii) Regulations:</p> <ul style="list-style-type: none"> (a) the minimum lot frontage shall be 55.1 metres. |
| RW-6 | 547 | 2004-16 | Part of Lot 34, Concessions 13 & 14, Muskoka; being Lot 13, Plan M-211 | A-03 | <p>The following special provisions shall apply:</p> <p>(i) Regulations:</p> <ul style="list-style-type: none"> (a) the minimum lot frontage shall be 34.4 metres. (b) the minimum lot area shall be 0.3 hectares. (c) The minimum side yard (east) for an existing dwelling shall be 5.4 metres. <p>(ii) The building having a floor area of approximately 192 square feet and situated on or immediately abutting the boundary between Lots 12 and 13, Plan M-211 on the date of passage of By-law 2004-16 shall be relocated to a position on said Lot 13 northwest of the power line serving the dwelling on Lot 13, and in compliance with the side yard requirement, and shall be used only as a sleeping cabin or bunkie.</p> <p>(iii) Despite any provisions to the contrary in this By-law, no boathouse may be erected in front of said Lot 13 except in conformity with the following:</p> |

| Zone Symbol | Exception No. | By-law No. | Location | Schedule No. | Provisions |
|-------------|---------------|------------|---|--------------|---|
| | | | | | <ul style="list-style-type: none"> (d) the maximum size is 20 feet by 30 feet (e) the boathouse is one storey, one slip, with flat roof (f) the structure does not extend more than 30 feet from the shoreline (g) the structure is no closer than 65 feet from the boundary between said Lot 13 and the adjacent Lot 14, Plan M211 (h) every dock in front of said Lot 13 is incorporated into the structure (i) the side yard requirements shall be met |
| CW-8A | 553 | 2004-148 | Part of Lot 35, Conc. 14, Muskoka; being Lots 21 and 21A, Part of Lot 20, Blocks B & C, Plan 35M-143. | A-03 | <p>The following special provisions shall apply:</p> <ul style="list-style-type: none"> (i) Permitted Uses: <ul style="list-style-type: none"> • A Tourist Establishment with a maximum of four guest bedrooms located on the upper floor of a restaurant • Three two-storey single detached dwellings • Docking for a maximum of 110 watercraft • A maximum 463.6 square metre (footprint only) show room and repair building • A maximum 288.0 square metre (footprint only) boat storage building and a maximum 336.7 square metre (footprint only) boat storage building • A maximum 90.0 square metre (footprint only) office building with one dwelling unit on the upper floor • A maximum 365.5 square metre restaurant (footprint only), including decks. (ii) Regulations: <ul style="list-style-type: none"> (i) the minimum setback from the Optimal Summer Water Level for a restaurant deck shall be 4.0 metres; (ii) the minimum side yard for a principal building shall be 2.9 metres (south); (iii) the minimum side yard for a principal building shall be 2.4 metres (north); (iv) the minimum setback from a street for parking shall be 1.5 metres; (v) parking shall be permitted in the front yard; (vi) a minimum 249 parking spaces are required to be provided; (vii) the maximum number of boatslips in a watercraft mooring facility shall be 110. |
| R-1 | 558 | 2004-90 | Part of Lot 23, Concessions 3 and 4, Muskoka; being Parts 1 and 2, Plan 35R-19802. | E-05 | <p>The following special provisions shall apply:</p> <ul style="list-style-type: none"> (i) Permitted Uses: <ul style="list-style-type: none"> • A craftsman shop as an accessory use to a permitted residential use • Dwelling, Semi-Detached • Dwelling, Duplex (ii) Regulations: <ul style="list-style-type: none"> (a) the maximum building floor area of a craftsman shop shall be 92.9 square metres, all of which shall be situated on the ground floor level. |

| Zone Symbol | Exception No. | By-law No. | Location | Schedule No. | Provisions |
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| C-1 | 565 | 2009-115 | Lot 23, Plan 2, including Part 8, RP RD-1795, Gravenhurst | E-06 | The following special provisions shall apply: (i) Permitted Uses: <ul style="list-style-type: none"> • Dwelling, multiple, containing a maximum of nine (9) dwelling units in the same building, six (6) of which shall be located on the ground floor. |
| RC-4 | 567 | 2005-21 | Part of Lot 11, Concession 9, Morrison; being Part of Lot 22, Plan 2 and Part 1, Plan 35R-13418. | H-08 | The following special provisions shall apply: (i) Permitted Use: <ul style="list-style-type: none"> • Limited to a Detached Garage (ii) Regulations: <ul style="list-style-type: none"> (a) the minimum lot area shall be 46.4 square metres; (b) the minimum lot frontage shall be 3.8 metres; (c) the minimum front yard shall be 1.0 metre; (d) the minimum rear yard shall be 0.3 metres; (e) the minimum side yard shall be 0.3 metres; and (f) the maximum lot coverage shall be 50.0 percent. |
| RW-6B | 570 | 2004-124 | Part of Lot 32, Concession 7 Muskoka | D-04 | The following special provisions shall also apply: (i) Permitted Uses within the Shoreline Development Area: <ul style="list-style-type: none"> • Single Detached Dwelling (ii) Regulations: <ul style="list-style-type: none"> (a) the minimum front yard setback shall be 10.6 metres. |
| B-1 | 571 | 2004-125 2005-214 | Part of Lots 16 & 17, Concession 5, Muskoka; being Parts 1 and 2, Plan 35R-12658. | D-06 | The following special provisions shall apply: (i) Permitted Uses: <ul style="list-style-type: none"> • Rental, service, storage and sale of major recreational equipment • Goods, materials, and equipment storage in the front yard (ii) Regulations: <ul style="list-style-type: none"> (a) the minimum side yard for a cold storage building only shall be 3.0 metres; (b) the minimum rear yard for a cold storage building only shall be 3.0 metres; (c) the property shall be exempt from the provisions of Sections 6.3 (ii). |
| RR-5 | 573 | 2004-132 | Part of Lot 10, Concession 1, Muskoka. | E-07 | The following special provisions shall apply: (i) Permitted Uses: <ul style="list-style-type: none"> • An existing duplex dwelling |
| RW-6B | 574 (formerly 774) | 2009-116 | Lot 18, Plan 29, Muskoka | A-03 | The following special Provisions shall apply: (i) Permitted Uses within the Shoreline Development Area: <ul style="list-style-type: none"> • a Sleeping Cabin (ii) Regulations: <ul style="list-style-type: none"> (a) A minimum Setback from the Optimal Summer Water Level for a |

| Zone Symbol | Exception No. | By-law No. | Location | Schedule No. | Provisions |
|------------------------|---------------|------------|--|--------------|--|
| | | | | | Sleeping Cabin shall be 12.4 metres. |
| RW-6A RW-6F RB-7 | 576 | 2004-130 | Part of Lot 30, Concessions 8 and 9, Ryde; being Part 1, Plan 35R-5614, in part, and Part 2, Plan 35R-4403. | G-09 G-10 | In part, the following special provisions shall apply: (i) Permitted Uses: <ul style="list-style-type: none"> • An accessory structure (detached garage) (ii) Regulations: <ul style="list-style-type: none"> (a) the minimum lot frontage shall be 10.0 metres; (b) the minimum lot area shall be 1.2 acres; (c) the minimum front yard for a garage only shall be 2.0 metres; (d) the minimum side yard for a garage only shall be 2.0 metres; (e) the minimum rear yard for a garage only shall be 2.0 metres. |
| R-2 | 579 | 2004-154 | Part of Lot 26, Concession 5, in the Town of Gravenhurst; being Parts 3, 6, 7, & 10, Plan 35R-5460 | D-05 | The following special provisions shall apply: (i) Permitted Uses: <ul style="list-style-type: none"> • A sleeping cabin shall also be permitted (ii) Regulations: <ul style="list-style-type: none"> (a) the minimum setback from the Optimal Summer Water Level shall be 11.2 metres for stairs and 14.0 metres for a deck; (b) the maximum floor area of a sleeping cabin shall be 116.0 square metres; (c) the minimum side yard setback for an existing sleeping cabin only shall be 2.4 metres (north) and 0.0 metres (west). |
| RW-6E1 | 586 | 2005-57 | Island 2MM, Morrison. | G-05 | The following special provisions shall apply: (i) Regulations: <ul style="list-style-type: none"> (a) a maximum of two boathouses shall be permitted on the property. |
| RM-1 | 587 | 2005-46 | Part of Lot 46, Plan 3, in the Town of Gravenhurst; being Parts 1, 2, and 3, Plan 35R-18190 | E-06 | The following special provisions shall apply: (i) Additional Permitted Use: <ul style="list-style-type: none"> • A maximum of five dwelling units in a multiple dwelling (ii) Regulations: <ul style="list-style-type: none"> (a) the minimum rear yard shall be 5.5 metres; (b) the minimum front yard shall be 5.0 metres; (c) the maximum building height shall be 10.0 metres. |
| RW-6 | 588 | 2005-10 | Part of Lot 17, Conc. 3, Muskoka; being Lot 17 and Part of Lot 18, Plan M-36 and Parts 4 and 5, Plan 35R-6632. | E-06 | The following special provisions shall apply: (i) Permitted Use Within the Shoreline Development Area: <ul style="list-style-type: none"> • A 25.3 square metre Muskoka Room (ii) Regulations: <ul style="list-style-type: none"> (a) the minimum setback from the Optimal Summer Water Level shall be 13.4 metres. |
| C-2A | 589 | 2005-28 | Part of Lot 18, Concession 4, Muskoka; being Part 1, Plan | D-06 | The following special provisions shall apply: (i) Permitted Uses (only the following uses shall be permitted): |

| Zone Symbol | Exception No. | By-law No. | Location | Schedule No. | Provisions |
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| | | | 35R-12494. | | <ul style="list-style-type: none"> • Building Supplies Outlet • Business Office • One Dwelling Unit • Garden Centre & Nursery • Repair Service Shop • Retail Convenience Store • Retail Store • Sale, Rental, Service, or Storage of Tools & Industrial Equipment • Warehouse • Wholesaling <p>(ii) Regulations:</p> <p>(a) Section 6.1.2(iv) shall not apply;</p> <p>(b) the maximum sewage effluent flow regulation of Section 18.5 shall not apply;</p> <p>(c) piped municipal water and sewer services shall not be required.</p> |
| RW-6 | 594 | 2005-41 | Part of Lot 28, Conc. 5, Morrison; being Parts 7 to 9, Plan 35R-19024. | J-06 | <p>The following special provisions shall apply:</p> <p>(i) Regulations:</p> <p>(a) the minimum interior side yard setback shall be 10.5 metres from the east side lot line;</p> <p>(b) the minimum interior side yard setback shall be 19.5 metres from the west side lot line;</p> <p>(c) the minimum rear yard setback shall be 12.0 metres; and</p> <p>(a) the maximum lot coverage shall be 10%.</p> |
| RW-6 | 595 | 2005-61 | Lots 7 and 8, Plan M-563 and Part 1, Plan 35R-7410; in the Town of Gravenhurst. | D-06 | <p>The following special provisions shall apply:</p> <p>(i) Permitted Use:</p> <ul style="list-style-type: none"> • A single detached dwelling shall be the only permitted use <p>(ii) Regulations:</p> <p>(a) the minimum setback from the Optimal Summer Water Level, which shall be deemed the Front Yard, for a principal building shall be 20.0 metres;</p> <p>(b) the minimum Rear Yard shall be 10.5 metres;</p> <p>(c) the minimum Side Yard shall be 6.0 metres;</p> <p>(d) the property shall be deemed to comply with the provisions of Section 5.10 if and only if registered vehicular access is obtained/granted over the abutting private road (Campfire Point Road);</p> <p>(e) the minimum lot area shall be as existed on the date of passing of this by-law;</p> <p>(f) the minimum lot frontage shall be as existed on the date of passing of this by-law.</p> |
| C-4 | 599 | 2005-80 | Part of Lots 23 and 24, Concession 4 and part of Lots 8 and 9, Range West of Muskoka Road, Muskoka and in the Town | E-05 | <p>The following special provisions shall apply:</p> <p>(i) Definitions:</p> <p>Tourist Establishment</p> |

| Zone Symbol | Exception No. | By-law No. | Location | Schedule No. | Provisions |
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| | | | of Gravenhurst. | | <p>Shall mean a commercial establishment, under one management, providing guest rooms or suites that are designed, used and made available to the traveling or vacationing public through a rental pool, and which may serve meals or provide kitchen facilities and may furnish equipment, supplies or services to persons for recreational purposes.</p> <p>Rental Pool Shall mean the assemblage and collective offering of guest rooms or suites to the traveling or vacationing public for short duration, non-residential use, through a central reservation management system.</p> <p>(iii) Permitted Uses shall be limited to: Business Office Commercial Entertainment Educational Establishment Personal Services Place of Assembly Recreation Centre Restaurant Retail Store Tourist Establishment</p> <p>(iv) Regulations: (a) the minimum lot area shall be 0.0 square metres; (b) the minimum lot frontage shall be 0.0 metres; (c) the minimum front yard for principal building and outdoor terrace or patio shall be 0.0 metres; (d) the minimum side yard abutting a street for principal building and outdoor terrace or patio shall be 3.0 metres; (e) the minimum side yard setback for principal building and outdoor terrace or patio shall be 0.0 metres; (f) the minimum rear yard setback for principal building and outdoor terrace or patio shall be 0.0 metres; (g) the maximum lot coverage shall be 100.0%; (h) the maximum height of an Educational Establishment, Place of Assembly, or a Tourist Establishment shall be 20.0 metres; (i) the principal building shall be permitted to extend from the shoreline; (j) the provisions of Sections 5.10, 6.3, 6.3.1 and 6.3.2 shall not apply; and (k) all new structural development shall be floodproofed to a minimum flood elevation of 226.49 metres.</p> |
| RW-6F | 605 | 2005-122 | Part of Burnt Island, Morrison. | H-08 | <p>The following special provisions shall apply:</p> <p>(i) Permitted Use within the Shoreline Development Area:</p> <ul style="list-style-type: none"> • Detached dwelling <p>(ii) Regulations:</p> |

| Zone Symbol | Exception No. | By-law No. | Location | Schedule No. | Provisions |
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| | | | | | (a) the minimum setback from the Optimal Summer Water Level on the north side only shall be 5.4 metres. |
| C-3 | 610 | 2005-155 | Part of Lot 22, Range EMR, Morrison. | H-08 | The following special provisions shall apply: (i) Permitted Uses: <ul style="list-style-type: none"> • A maximum of two single detached dwellings, one of which shall be contained within the second storey only of an existing warehouse building • Self-storage facility (ii) Regulations: <ul style="list-style-type: none"> (a) the maximum building floor area of the existing detached dwelling located within the warehouse building shall be 105.0 square metres. |
| RU | 612 | 2005-157 | Part of Lot 34, Concession 12, Morrison. | G-04 | The following special provisions shall apply: (i) Permitted Uses: <ul style="list-style-type: none"> • A single detached dwelling shall be the only permitted uses. (ii) Regulations: <ul style="list-style-type: none"> (a) the requirements for frontage on a street maintained by a public authority shall not apply to this property. |
| CR-9 | 613 | 2005-154 | Part of Lot 27, Concession 7, Morrison; being Parts 1 to 4, Plan 35R-10174. | I-06 | The following special provisions shall apply: (i) Permitted Uses: <ul style="list-style-type: none"> • A business office/retail store shall be a permitted use • A storage building shall be a permitted use (ii) Regulations: <ul style="list-style-type: none"> (a) the maximum building floor area of the business office/retail store building shall be 62.0 square metres; (b) the maximum building floor area of the storage building shall be 84.0 square metres; (c) the maximum building floor area of the single detached dwelling shall be 107.0 square metres; (d) the maximum lot coverage shall be 12.0 percent; (e) any other new buildings or new uses shall require the passage of a further zoning by-law amendment by Town Council. |
| RU | 616 | 2005-174 | Lot 35 and Part of Lot 34, Conc. 13, Muskoka. | B-02 B-03 | The following special provisions shall apply: (i) Permitted Uses: <ul style="list-style-type: none"> • A single detached dwelling may contain a maximum of two (2) dwelling units |
| R1-8A | 617 | 2005-192 | Part of Island I, (Mary Island), Muskoka. | A-03 | The following special provisions shall apply: (i) Permitted Use within the Shoreline Development Area: <ul style="list-style-type: none"> • Existing Single Detached Dwelling • Existing Sleeping Cabin • Existing Shed |

| Zone Symbol | Exception No. | By-law No. | Location | Schedule No. | Provisions |
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| | | | | | <p>(ii) Regulations:</p> <ul style="list-style-type: none"> (a) the setback (west) from the Optimal Summer Water Level of Lake Muskoka for an existing single detached dwelling shall be 8.8 metres; (b) the setback (east) from the Optimal Summer Water Level of Lake Muskoka for an existing single detached dwelling shall be 11.0 metres; (c) the setback from the Optimal Summer Water Level of Lake Muskoka for an existing sleeping cabin shall be 0.0 metres; (d) the setback from the Optimal Summer Water Level of Lake Muskoka for an existing shed shall be 9.0 metres; (e) the setback (north) for an existing sleeping cabin shall be 1.6 metres. |
| RW-6 | 618 | 2005-193 | Part of Lot 24, Concession 4, Ryde; being Lot 29, Plan M-423. | I-11 | <p>The following special provisions shall apply:</p> <ul style="list-style-type: none"> (i) Permitted Use within an Existing Accessory Structure (detached garage): <ul style="list-style-type: none"> • Artist's Studio (ii) Regulations: <ul style="list-style-type: none"> (b) The maximum floor area of the artist's studio shall be 13.0 square metres; (c) An artist's studio shall only be located in the upper storey of an existing detached garage. |
| RM-2 | 626 | 2006-24 | Part of Lots 118, 119, & 120 and Part of Gull Street, Plan 2, Gravenhurst, being Parts 1, 2, & 3, Plan 35R-8061 | E-06 | <p>The following special provisions shall apply:</p> <ul style="list-style-type: none"> (i) The permitted uses shall be limited to the following: <ul style="list-style-type: none"> • Dwelling, Duplex • Dwelling, Multiple • Dwelling, Street Townhouse • Watercraft Launching Facilities and, • Watercraft Mooring Facilities (ii) General Regulations: <ul style="list-style-type: none"> • The maximum Shoreline Development Factor Shall be 5.1 • The maximum Shoreline Development Width shall be 53.0 metres • The maximum Shoreline Development shall be 343.8 square metres • The minimum setback for a dock shall be 5.0 metres from the north side lot line, and 4.2 metres from the south side lot line • The minimum setback for the parking spaces shall be 1.0 metre from the street line of Muskoka Road No. 41 (Bethune Drive) (iii) Regulations (Applicable to a Multiple Dwelling) <ul style="list-style-type: none"> • The minimum Rear Yard shall be 4.8 metres • The minimum Side Yard Abutting a Street shall be 0.0 metres • The maximum number of units in a Multiple Dwelling shall be 16. |

| Zone Symbol | Exception No. | By-law No. | Location | Schedule No. | Provisions |
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| RM-1 | 627 | 2006-123 | Lots 32-34, in the Town of Gravenhurst, District Municipality of Muskoka. | E-05 | The following special provisions shall apply: (i) Permitted Uses: <ul style="list-style-type: none"> The minimum rear yard shall be 7.0 metres The maximum number of dwelling units on the site shall be 10. |
| C-1A | 628 | 2006-53 | Lots 10-13, Plan RCP 52480 and Part 4, Plan 35R-6744, in the Town of Gravenhurst. | E-06 | The following special provisions shall apply: (i) Permitted Uses: <ul style="list-style-type: none"> A multiple dwelling with a maximum of 72 residential units shall be permitted. Retirement Home |
| CW-8 | 629 | 2006-54 | Part of Lot 9, Concession 9, Morrison. | G-08 | The following special provisions shall apply: (i) Regulations within the Waterfront Commercial Zone (CW-8): <ul style="list-style-type: none"> (a) a Watercraft Mooring Facility shall be permitted to accommodate a maximum of 170 watercraft. (b) Exception Nos. 305 and 320 shall also apply. |
| RW-6 | 633 | 2006-166 | Part of Island F (Taylor Island), Lake Muskoka, Muskoka; Municipally known as 27 Island 26LM. | B-03 | The following special provisions shall apply: (i) Definition of a Dwelling Unit : Shall mean a suite of habitable rooms attached by covered walkways used for the provisions of sleeping with only one room in the dwelling devoted to cooking accommodations. (ii) Permitted Use within the Shoreline Development Area: <ul style="list-style-type: none"> Single Detached Dwelling with 6 buildings attached by an open hallway with a total Maximum Floor Area of 451.7 square metres and an outdoor terrace/patio with a Maximum Area of 104.6 square metres. (iii) Regulations: <ul style="list-style-type: none"> (a) A Minimum Setback from the Optimal Summer Water Level of 12.0 metres (dwelling); (b) A Minimum Rear Yard of 5.2 metres for the proposed dwelling; (c) A Minimum Side Yard of 2.2 metres for the proposed dwelling; and (d) A Maximum Shoreline Development Area of 322.8 square metres. (e) |
| CW-8A | 636 | 2007-07 | Part of Lot 11, Conc. 8, Morrison; being Lots 109 to 113, Plan M-27, part of the shore road allowance in front of Lots 109 to 113, Plan M-27, and part of the Water Lot (parcel 10372). | H-08 | The following uses shall be permitted: (i) Permitted Uses and Regulations: Only those uses and buildings existing on the date of the passing of By-law 2007-07, and as shown on Schedule 19 of Appendix "B", are permitted, subject to the following: <ul style="list-style-type: none"> (a) The maximum floor area for the retail store shall not exceed 51 square metres; (b) The maximum number of boat slips in a watercraft mooring facility shall not exceed 42, and shall only be in the location shown on Schedule 19; no watercraft mooring is permitted elsewhere on the west part of the Water lot (parcel 10372) |

| Zone Symbol | Exception No. | By-law No. | Location | Schedule No. | Provisions |
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| | | | | | <p>(c) The area shown hatched on Schedule 19 shall be used for no other purpose than a visual barrier, such barrier to consist of a treed buffer that is maintained in a natural state except for the removal of dead and decaying vegetation;</p> <p>(d) No outdoor storage or loading facilities are permitted within the visual barrier.</p> <p>(e) All parking required for the uses shall be provided off site.</p> |
| RU | 638 | 2006-125 | Part of Lot 30, Range WMR, Morrison. | G-07 | <p>The following special provisions shall apply:</p> <p>(i) Definition of “Industrial Equipment/Machinery Refurbishing Business”: Shall mean a building and lot used for storage, servicing and repairing of industrial motor vehicles and equipment, but shall not include any other defined automotive use.</p> <p>(ii) Regulations: (a) service, repair and storage of industrial equipment.</p> |
| C-2A | 641 | 2007-54 | Part of Lot 14, Concession 5, Muskoka; being Part 1, Plan 35R-21568 | D-06 | <p>The following special provisions shall apply:</p> <p>(i) Until full municipal services are available, the permitted uses on the subject lands are limited to the following:</p> <ul style="list-style-type: none"> • Bed and Breakfast Establishment • Building Supplies Outlet • Business Office • Craftsman Shop • Dwelling, Single Detached (Existing Only) • Dwelling Unit • Financial Establishment • Funeral Home • Garden Centre and Nursery • Manufacturing (accessory retail sales not occupying more than 50.0 percent of the building floor area) • Medical Clinic • Nursing Home • Personal Services • Place of Assembly • Publishing Establishment • Religious Institution • Restaurant • Retail Convenience Store • Sale, Rental, or Service of Business Machines and Office Supplies • Tourist Establishment • Wholesaling |

| Zone Symbol | Exception No. | By-law No. | Location | Schedule No. | Provisions |
|-------------|---------------|------------|---|--------------|---|
| | | | | | <p>(ii) Once full municipal services are available, the permitted uses of the C-2A shall be permitted, in addition to the following:</p> <ul style="list-style-type: none"> • Commercial Entertainment • Commercial Parking Facility • Commercial Recreation • Motor Vehicle Service Station • Repair Service Shop • Sale, Rental, Service, or Repair of Motor Vehicles, Major Recreational Equipment and Parts and Accessories for Motor Vehicles or Major Recreational Equipment • Sale, Rental, Service, or Storage of Tools and Industrial Equipment. |
| C-3 | 644 | 2006-136 | Part of Lot 11, Range WMR, Morrison; municipally known as 1411 Highway 11 South | J-07 | <p>Only the following uses shall be permitted:</p> <p>(i) Permitted Uses:</p> <ul style="list-style-type: none"> • Bed and Breakfast Establishment • Contractor's Establishment • Single Detached Dwelling (Existing Only) • Dwelling Unit • Garden Centre and Nursery • Retail Store • Sale, Rental, Service, Storage, or Repair of Motor Vehicles, Major Recreational Equipment and Parts and Accessories for Motor Vehicles or Major Recreational Equipment. • Dog Kennel and Breeding Facility with a maximum accommodation of 15 canines. • Dog Grooming Facility |
| RB-7 | 645 | 2006-150 | Part of Lot 24, Conc. 4 (Riley Lake), Ryde; being Part 5, Plan 35R-5734 & Part 8, Plan 35R-7618, municipally known as 1020 FR6C | H-11 | <p>The following special provisions shall apply:</p> <p>(i) Regulations:</p> <ul style="list-style-type: none"> (a) a maximum of three (3) rental dwellings (b) additional development, exclusive of accessory structures, beyond the three (3) rental dwellings shall require a further zoning amendment. |
| RW-6 | 648 | 2009-82 | Part of Lot 24, Concession 4, Ryde; being Parts 1 and 2, Plan 35R-6830 | H-11 | <p>The following special provisions shall apply:</p> <p>(i) Permitted Uses Within the Shoreline Development Area: An existing Single Detached Dwelling.</p> <p>(ii) Regulations:</p> <ul style="list-style-type: none"> • A Maximum Shoreline Development Area of 150.7 square metres. • A Maximum Shoreline Development Factor of 4.6. • A Maximum Lot Coverage of 13.3 percent. • The Minimum Setback from the Optimal Summer Water Level shall be 12.1 metres for an existing dwelling only. • The Minimum Setback from the Optimal Summer Water Level shall |

| Zone Symbol | Exception No. | By-law No. | Location | Schedule No. | Provisions |
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| | | | | | be 7.0 metres for an existing attached deck only. |
| RU | 649 | 2006-137 | Part of Lot 15, Range EMR, Morrison; being part of Parts 1 & 2, Plan 35R-8148, and municipally known as 1602 Highway 11 North. | I-07 | The following special provisions shall apply: (i) Definitions: “Ontario Masonry School” ; Shall mean a masonry-training centre for both apprentices and pre-apprentices with a maximum of six fulltime students. “Training Building” ; Shall mean a building that may be constructed and demolished for the purposes of providing practical masonry skills training to students of the Ontario School of Masonry. (ii) Additional Permitted Uses: <ul style="list-style-type: none"> • Ontario School of Masonry • A maximum of four training buildings with a total combined maximum building floor area of 600.0 square metres. • A bunkhouse trailer with a maximum building floor area of 39.0 square metres. (iii) Regulations (a) a minimum 10.0 metre wide vegetative buffer shall be maintained along the Highway 11 North (west) property boundary. |
| RR-5 | 652 | 2006-151 | Part of Lot 22, Conc. 5, Morrison; being Part of Parts 3 and 4, Plan 35R-9845. | J-07 | The following special provision shall apply: (i) Permitted Use: <ul style="list-style-type: none"> • Garden Centre and Nursery |
| C-2 | 655 | 2006-169 | Part of Lot 10, East of Muskoka Road (EMR), Muskoka; being Parts 3 and 4, Plan 35R-6675. | D-06 | The following special provisions shall apply: (i) Additional Permitted Use: <ul style="list-style-type: none"> • Amusement Arcade |
| EP | 656 | 2008-60 | Part of Lot G, Concession 20, Wood. | H-03 | The following special provisions shall apply: (i) Permitted Uses: <ul style="list-style-type: none"> • One dock |
| RR-5 | 658 | 2006-196 | Part of Lot 24, Concession 8, Morrison; municipally known as 1490 Kilworthy Road. | I-06 | The following special provisions shall apply: (i) Permitted Uses: <ul style="list-style-type: none"> • Single Detached Dwelling • Farm • Farm Produce Storage Facility • Garden Centre and Nursery |
| RU | 659 | 2006-194 | Part of Lots 23 and 24, Range EMR, Morrison; being Part of Parts 9, 10 and 11, Plan 35R-7870. | H-07 | The following special provisions shall apply: (i) Regulations: (a) The Minimum Front Yard shall be 30.0 metres. (b) A Minimum 20.0 metre wide vegetative buffer shall be maintained along Highway 11 North. |
| C-3 | 662 | 2008-23 | Part of Lot 11, Range West of Muskoka Road (WMR) Morrison; being Part 2, Plan 35R-13294, | J-07 | The following special provisions shall apply: (i) Prohibited Uses: <ul style="list-style-type: none"> • Contractors Establishment |

| Zone Symbol | Exception No. | By-law No. | Location | Schedule No. | Provisions |
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| | | | municipally known as 1020 Rainbow Circle. | | <ul style="list-style-type: none"> • Manufacturing • Motor Vehicle Service Station • Transportation Depot (ii) Regulations: <ul style="list-style-type: none"> • The Minimum Front Yard shall be 14.0 metres for a model home display only. • The Minimum Side Yard Abutting a street shall be 14.0 metres for a model home display only. |
| RW-6A | 669 | 2007-31 | Part of Lot 11, Concession 12 (Silver Lake), Morrison; being Parts 1 and 2, Plan 35R-6742 | F-07 | The following special provisions shall apply: <ul style="list-style-type: none"> (i) Regulations: <ul style="list-style-type: none"> • The minimum Rear Yard shall be 7.6 metres. |
| RW-6 | 673 | 2007-38 | Part of Lot 31, Concession 1, Morrison; being Lot 11, Plan 11, and Part 5, RP 35R-14331. | L-05 | The following special provisions shall apply: <ul style="list-style-type: none"> (i) Permitted Uses within the Flood Way Zone (FPW): <ul style="list-style-type: none"> • Dwelling, Single Detached (Existing) • Garage, Detached (ii) Regulations: <ul style="list-style-type: none"> • The Minimum Side Yard for an Accessory Structure (garage only) shall be 1.5 metres. • The maximum building floor area of a detached garage shall be 71.0 square metres. |
| RW-6E1 | 677 | 2007-73 | Part of Lot E, Conc. 14 (North Muldrew Lake), Wood; being Lot 5, Plan M-411 | E-03 | The following special provisions shall apply: <ul style="list-style-type: none"> (i) Permitted Uses within the Shoreline Development Area: <ul style="list-style-type: none"> • Existing Single Detached Dwelling (ii) Regulations: <ul style="list-style-type: none"> (a) The Minimum Setback from the Optimal Summer Water Level to the existing covered deck shall be 10.0 metres. (b) A Minimum Side Yard (east) of 1.5 metres. |
| RB-7 | 678 | 2007-56 | Part of Lot 27, Concession 8, Morrison; being Lot 5, Plan 13. | I-06 | The following special provisions shall apply: <ul style="list-style-type: none"> (i) Definition: <p>For the purpose of this By-law, the front lot line shall be deemed to be that lot line which abuts Sewell Road, as shown on Plan 13, Wood.</p> (ii) Regulations: <ul style="list-style-type: none"> (a) The Minimum Side Yard (east) shall be 2.9 metres. (b) The Minimum Rear Yard shall be 20.0 metres. (c) The Maximum Lot Coverage shall be 15.0%. (d) The subject lands shall be exempt from Section 5.10. |
| CW-8 | 679 | 2007-60 | Part of the Original Shore Road Allowance in front of Lot 27, Concession 7 (Sparrow Lake), Morrison; being Part 1, Plan | I-06 | The following special provisions shall apply: <ul style="list-style-type: none"> (i) Permitted Uses shall be limited to: <ul style="list-style-type: none"> • Existing Docks only |

| Zone Symbol | Exception No. | By-law No. | Location | Schedule No. | Provisions |
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| | | | 35R-21259. | | (ii) Regulations: (a) The Minimum Lot Area shall be 508.7 square metres. (b) The Maximum Docking Area permitted shall be 142.1 square metres. |
| RM-1 | 682 | 2008-71 | Part of Lot 21, Concession 6, Muskoka. | D-05 | The following special provisions shall apply: (i) Regulations for Single Detached Dwelling (a) The minimum lot area shall be 380.0 square metres. (b) The minimum lot frontage shall be 12.0 metres. (c) The minimum side yard abutting a street shall be 4.5 metres. (d) The minimum rear yard shall be 7.5 metres. (e) The maximum lot coverage shall be 45.0 percent. (f) The maximum height shall be 9.0 metres. (ii) Regulations for Duplex Dwelling & Semi-Detached Dwelling (a) The minimum lot area shall be 240.0 square metres. (b) The minimum side yard abutting a street shall be 4.5 metres. (c) The minimum rear yard shall be 7.5 metres. (d) The maximum lot coverage shall be 50.0 percent. (e) The maximum height shall be 9.0 metres. (iii) Regulations for Street Townhouse Dwelling (a) The minimum lot frontage for an end unit shall be 7.5 metres. (b) The minimum lot frontage for a corner unit shall be 9.5 metres. (c) The minimum exterior side yard shall be 4.0 metres. (d) The minimum rear yard shall be 7.5 metres. (e) The maximum lot coverage shall be 50.0 percent. (f) The maximum height shall be 9.0 metres. (iv) Regulations for Multiple Dwelling (a) The minimum rear yard shall be 7.5 metres. (b) The maximum lot coverage shall be 45.0 percent. |
| RU | 686 | 2007-95 | Part of Lot 10, Concession 4, Muskoka; being Part 1, Plan 35R-2551. | D-07 | The following special provisions shall apply: (i) Permitted Uses: • A Maximum of Two Single Detached Dwellings. (ii) Regulations: (a) The Maximum Lot Coverage shall be 6.0 percent. (b) The Minimum Rear Yard for the easternmost Single Detached Dwelling only shall be 12.0 metres. |
| RW-6A | 690 | 2007-121 | Part of Lot 32, Concession 13, Muskoka; being Part 1, Plan 35R-4047. | B-03 | The following special provisions shall apply: (i) Permitted Uses within the Shoreline Development Area: |

| Zone Symbol | Exception No. | By-law No. | Location | Schedule No. | Provisions |
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| | | | | | <ul style="list-style-type: none"> • An existing Sauna with a Maximum Floor Area of 9.0 square metres. <p>(ii) Regulations:</p> <ul style="list-style-type: none"> (a) The Maximum Shoreline Development Factor shall be 5.2. (b) The Maximum Shoreline Development Area shall be 304.5 square metres. (c) The Minimum Setback from the Optimal Summer Water Level of Lake Muskoka for a Sauna only shall be 14.0 metres. |
| M-2 | 691 | 2009-15 | Part Lot 33, Concession 7, Muskoka; being Part 1, Plan 35R-11811 | C-07 | <p>(i) Definition of a Sheet Metal Fabrication Establishment Shall mean a building or part thereof, whereby sheet metal is fabricated for use in heating and ventilation applications. Notwithstanding the foregoing, such use will be non-toxic, low effluent producing and can be serviced with individual water and sewer services.</p> <p>(ii) Only the following Uses shall be Permitted:</p> <ul style="list-style-type: none"> • Sheet Metal Fabrication Establishment • Contractor's Establishment • Craftsman Shop • Dwelling Unit • Single Detached Dwelling (existing only) <p>(iii) Regulations</p> <ul style="list-style-type: none"> • The Minimum Front Yard shall be 28.0 metres • The Minimum Rear Yard shall be 28.0 metres |
| R-2 | 693 | 2007-135 | Part of Lot 20, Concession 7, Muskoka; being Part 3, Plan 35R-7151. | C-05 | <p>The following special provisions shall apply:</p> <p>(i) Permitted Use in the Shoreline Development Area:</p> <ul style="list-style-type: none"> • An existing Single Detached Dwelling <p>(ii) Regulations:</p> <ul style="list-style-type: none"> (a) The Minimum Lot Frontage shall be 14.3 metres. (b) The Minimum Lot Area shall be 0.1 hectares. (c) The Maximum Lot Coverage shall be 26.8 percent. (d) The Minimum Setback from the Optimal Summer Water Level of Lake Muskoka for an existing dwelling only shall be 8.9 metres. (e) The Minimum Side Yard (west) for an existing dwelling only shall be 1.3 metres. (f) The Minimum Side Yard (east) for an existing dwelling only shall be 4.7 metres. (g) The Minimum Side Yard (west) for a dock only shall be 3.0 metres. (h) The Minimum Side Yard (east) for an onshore deck only shall be 0.6 metres. (i) The Minimum Side Yard (east) for an existing shed only shall be 3.0 metres. |

| Zone Symbol | Exception No. | By-law No. | Location | Schedule No. | Provisions |
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| R-2 | 694 | 2007-146 | Part 1, Plan 35R-8264 | D-05 | The following special provisions shall apply: (i) Regulation: (a) Piped municipal water service shall not be required. |
| RW-6 | 696 | 2007-138 | Part of Lot 32, Concession 4, Morrison; being Lot 6, Plan M-652. | K-05 | The following special provisions shall apply: (i) Permitted Use within the Floodway Zone: <ul style="list-style-type: none"> • A Detached Garage with a Maximum Floor Area of 30.0 square metres. (ii) Regulations: (a) The Minimum Front Yard shall be 8.6 metres. (b) The Minimum Side Yard (south) shall be 2.6 metres. (c) Exception No. 292 shall also apply. |
| RW-6 | 697 | 2007-139 | Part of Lot 26, Concession 9, Muskoka, being Lot 32, Plan M-39. | C-04 | The following special provisions shall apply: (i) Regulations: (a) The Maximum Shoreline Development shall be 187.8 square metres. (b) The Maximum Width of Shoreline Development shall be 13.1 metres. (c) The Maximum Shoreline Development Factor shall be 3.4. (d) The Minimum Setback from the Optimal Summer Water Level for an existing dwelling only shall be 4.1 metres. (e) An existing single detached dwelling may be connected to an existing boathouse only with habitable space. |
| RW-6A | 700 | 2007-156 | Part of Lot 26, Concession 8, Muskoka | C-05 | The following special provisions shall apply: (i) Prohibited Use on the property: <ul style="list-style-type: none"> • A Sleeping Cabin (ii) Regulations: (a) The Maximum Shoreline Development shall be 211.0 square metres. (b) The Maximum Shoreline Development Factor shall be 3.5. (c) The Minimum Setback from the Optimal Summer Water Level shall be 10.7 metres. |
| RW-6F | 702 | 2007-157 | Part of Lot 30, Concession 6, Ryde; being Parts 10 and 11, Plan 35R-5362 | H-10 | The following special provisions shall apply: (i) Permitted Use Within the Shoreline Development Area: <ul style="list-style-type: none"> • One dryland boathouse & one in-water boathouse (ii) Regulations: (a) The Minimum Side Yard (north) for an existing in-water boathouse only shall be 4.0 metres. |
| RR-5 | 703 | 2007-158 | Part of Lot 19, Range WMR, Morrison; being Parts 2 & 3, Plan 35R-14190 | I-07 | The following special provisions shall apply: (i) Additional Permitted Use: <ul style="list-style-type: none"> • Dog Kennel |
| RU | 704 | 2007-159 | Parts of Lots 10 & 11, Concession 10, Ryde; being Parts 5 & 8 to 13, Plan 35R-20842 and Part of the Road Allowance | E-12 | The following special provisions shall apply: (i) Permitted Uses: <ul style="list-style-type: none"> • A Semi-Detached or Duplex Dwelling shall also be permitted |

| Zone Symbol | Exception No. | By-law No. | Location | Schedule No. | Provisions |
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| RM-2 | 708 | 2010-45 | Pt. of Lot 19, Con 7, Muskoka, being Pt Lot 37, Plan 548 and Pts 6 & 7, Plan 35R-17911 | D06-3 | The Following Special Provisions shall apply: (j) Regulations: <ul style="list-style-type: none"> The Rear Yard for an existing Multiple Residential Building only shall be 2.9 metres The Maximum Height of Buildings shall be 11.0 metres. |
| C-6 | 709 | 2010-18 | Part of Lots 4 & 5, WMR; being Lots 1 & 2, 35R-5107, Part 1, 35R-5250, Part 5, 35R-7122, Parts 2 & 3, 35R-8136, part of Part 1, 35R-16288, Part 1, 35R-3798, Part 1, RD477 | E-06 | (i) Permitted Uses: <ul style="list-style-type: none"> A Business Office shall be permitted on the ground floor and above ground floor retail area (ii) Regulations: <ul style="list-style-type: none"> The subject property shall be exempt from Section 5.10 The existing eight (8) lots of the retail centre shall be regarded as one (1) lot for the purpose of meeting zoning regulations The Minimum Side Yard shall be 0.0 metres The Minimum Front Yard shall be 6.0 metres The Minimum Rear Yard shall be 6.0 metres The Minimum Side Yard Abutting a Street shall be 6.0 metres |
| RB-7 | 711 | 2008-08 | Part Lots 26 & 27, Concession 8, Muskoka; being Part or Parts 3, 7 & 8, Plan 35R-7939 | C-04 | The following special provisions shall apply: (i) Regulations: (a) The Minimum Lot Frontage shall be 160.0 metres |
| RR-5 | 712 | 2008-22 2008-79 | Part of Lot 5, Concession 9, Muskoka; being Part 1, Plan 35R-4714. | B-07 | The following special provisions shall apply: (i) Permitted Uses: <ul style="list-style-type: none"> Craftsman Shop |
| RR-5 | 713 | 2008-25 | Part of Lot 25, Concession 7, Ryde | G-10 | The following special provisions shall apply: (i) Regulations (a) The Minimum Front Yard shall be 9.0 metres. |
| RW-6F1 | 714 | 2008-25 | Part of Lot 25, Concession 7, Ryde. | G-10 | The following special provisions shall apply: (i) Regulations: (b) The Minimum setback for all habitable structures shall be 3.0 metres from the top of bank (c) The Maximum linear projection of a dock into the river shall be 2.0 metres (d) A boathouse and boat port shall be prohibited |
| M-2 | 715 | 2008-36 | Part of Lot 5, Concession 9, Muskoka, being Part of Part 2 & 4, Plan 35R-3011 | B-07 | The following special provisions shall apply: (i) Additional Prohibited Use: <ul style="list-style-type: none"> Manufacturing |
| RR-5 | 716 | 2008-37 | Part of Lot 7, Range WMR, Morrison, being Part of Part 2, Plan 35R-7007. | K-07 | The following special provisions shall apply: (i) Additional Permitted Use: <ul style="list-style-type: none"> Contractor's Establishment |

| Zone Symbol | Exception No. | By-law No. | Location | Schedule No. | Provisions |
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| | | | | | <p>(ii) Regulations:</p> <p>(a) The Outdoor Storage of good, materials, or equipment shall not be permitted as part of the Contractor's Establishment; and,</p> <p>(b) The Maximum Number of Employees shall be 6, inclusive of the family.</p> |
| RI-8 | 720 | 2008-72 | Penn Island (Ernest Island), Sparrow Lake, Morrison | J-06 | <p>The following special provisions shall apply:</p> <p>(i) Regulations:</p> <ul style="list-style-type: none"> • A Maximum of two (2) existing Single Detached Dwellings shall be permitted. • The maximum building floor area of the westerly dwelling shall be 68.4 square metres. • The maximum building floor area of the easterly dwelling shall be 69.7 square metres. |
| M-2 | 723 | 2008-141 | Part of Lot 11, Concession 6, Muskoka; being Part 4, Plan 35R-11111. | C-07 | <p>The following special provision shall apply:</p> <p>(i) Prohibited Additional Uses:</p> <ul style="list-style-type: none"> • Building Supplies Outlet • Manufacturing • Sale and Storage of Bulk Fuels • Transportation Depot <p>(ii) Regulations:</p> <p>(a) The minimum Front Yard for the existing Single Detached Dwelling shall be 18.8 metres;</p> <p>(b) The Minimum Side Yard for the existing Single Detached Dwelling shall be 20. Metres;</p> <p>(c) The Minimum Rear Yard for an existing accessory building shall be 52.0 metres;</p> <p>(d) The Minimum Side Yard (south only) for an existing accessory building shall be 15.2 metres;</p> <p>(e) The Minimum Side Yard (north only) for an existing accessory building shall be 8.4 metres;</p> <p>(f) The Minimum Side Yard for the existing 30 square metre trailer only shall be 2.7 metres;</p> <p>(g) The existing 9.5 square metre shed and existing 30 square metres trailer only shall be permitted within the required Front Yard; and,</p> <p>(h) No outdoor storage of goods, materials, or equipment shall be permitted within 12.0 metres of the north and south property boundaries, except where stated otherwise in this By-law for existing buildings only.</p> |
| RW-6F | 726 | 2008-73 | Part of Lot 29, Concession 8, Ryde; being Parts 2 & 9, Plan 35R-10198. | G-10 | <p>The following special provision shall apply:</p> <p>(i) Regulations:</p> <p>(a) The Minimum Rear Yard for the existing westernmost dwelling only shall be 9.4 metres; and,</p> <p>(b) A Maximum of two (2) Single Detached Dwellings shall be permitted.</p> |

| Zone Symbol | Exception No. | By-law No. | Location | Schedule No. | Provisions |
|-------------|---------------|------------|---|--------------|--|
| RW-6 | 727 | 2008-188 | Part of Lot 24, Concession 4, Ryde; described in part as Part 6, Plan 35R-7618 | I-11 | The following special provision shall apply: (i) Regulations: (a) The Minimum Setback from the Optimal Summer Water Level for a detached dwelling only shall be 14.1 metres; (b) The Minimum Setback from the Optimal Summer Water Level for an open deck only shall be 10.4 metres; (c) The Minimum Side Yard (east only) for a detached dwelling only shall be 5.3 metres; (d) The Minimum Side Yard (west only) for a detached dwelling only shall be 2.2 metres; and, (e) The Minimum Rear Yard for a detached dwelling only shall be 14.4 metres. |
| RU | 735 | 2009-44 | Part of Lots 23 & 24, Concession 4, Morrison; being Parts 6 & 7 and part of Part 8, Plan 35R-7905 | J-07 | The Following special provisions shall apply: (i) Regulations: (a) The Minimum Lot Area shall be 2.0 hectares. (b) The Minimum Lot Frontage shall be 151.8 metres; (c) The Minimum Front Yard shall be 25.0 metres; (d) The Minimum Side Yard (north) shall be 75.0 metres; and, (e) The Maximum Lot Coverage shall be 2.0 percent. |
| RW-6B | 736 | 2008-156 | Part of Block A, Rankin Island Muskoka; being Part of Part 1 and 2, Plan 35R-8714. | B-04 | The following special provisions shall apply: (i) Regulations (a) The Buildings and Uses existing as of the date of passing of this By-law shall be deemed to comply to the Regulations existing at the date of passing of this By-law. |
| RR-5 | 741 | 2008-160 | Part of Lot 25, Concession 4, Morrison; being Part 1, Plan 35R-6621. | J-06 | The following special provision shall apply: (i) Additional Permitted Use: • Contractor's Establishment |
| RW-6 | 742 | 2008-171 | Part of Lot 30, Concession 8, Morrison. | I-05 | The following special provisions shall apply: (i) Regulations: (a) The Minimum Lot Frontage shall be 57.5 metres; (b) The Minimum Setback from the Optimal Summer Water Level for an existing dwelling only shall be 15.2 metres. (c) The Minimum Side Yard (west only) for an existing deck only shall be 0.0 metres. (d) The Minimum Side Yard (west only) for existing stairs only shall be 0.0 metres. |
| RR-5 | 744 | 2008-172 | Part of Lot 24, Concession 3, Morrison. | K-06 | The following special provision shall apply: (i) Regulations: (a) The Minimum Front Yard shall be 71.0 metres. |
| RW-6 | 746 | 2009-08 | Part of Lot 26, Concession 4, Ryde; described in part as Part 1, Plan 35R-13637. | I-11 | The following special provision shall apply: (i) Regulations: (a) The Minimum Setback from the Optimal Summer Water Level for the northeast corner of an existing Single Detached Dwelling shall be 5.6 |

| Zone Symbol | Exception No. | By-law No. | Location | Schedule No. | Provisions |
|-------------|---------------|------------|--|--------------|---|
| | | | | | metres; (b) The Minimum Setback from the Optimal Summer Water Level for the southwest corner of an existing Single Detached Dwelling shall be 6.7 metres; and, The Maximum Footprint of the existing Single Detached Dwelling shall be 108.0 square metres. |
| RB-7 | 748 | 2008-189 | Part of Lot 12, Concession 8, Morrison; being part of Lot 46, Plan M-93. | H-08 | The following special provision shall apply: (i) Regulation: The Minimum Lot Area shall be 0.8 hectares. |
| RB-7 | 749 | 2008-189 | Part of Lot 12, Concession 8, Morrison; being part of Lot 46, Plan M-93. | H-08 | The following special provision shall apply: (i) Permitted Use: • One Accessory Structure shall be the only permitted use. (ii) Regulations: (a) The property shall be exempt from Section 5.10; (b) The Minimum Lot Area shall be 0.6 hectares; (c) The Minimum Lot Frontage shall be 110.3 metres; (d) The Minimum Front Yard shall be 3.0 metres for a detached garage only; and, (e) The Maximum Floor Area for a detached garage only shall be 45.0 square metres. |
| RB-7 | 750 | 2009-25 | Part of Lot 26, Concession 7 (Lake Muskoka), Muskoka; being part of Part 1, Plan 35R-7222. | D-05 | The following special provisions shall apply: (i) Regulations: (a) The Minimum Front Yard shall be 10.0 metres; and, (b) The Minimum setback from the edge of the Environmental Protection zone shall be 5.0 metres for all structures; and (c) Shoreline structures shall be prohibited. |
| RC-4A | 751 | 2009-24 | Part of Lot 18, Concession 7 Muskoka; being part of Parts 1 & 2, Plan 35R-6296 | C-06 | The following special provisions shall apply: (i) Regulations: (a) The Minimum Lot Area shall be 0.1 hectare; (b) The property shall be exempt from Section 5.10 and, for the purposes of this By-law, the southern lot line which abuts Water Treatment Road shall be deemed to be the front lot line. |
| R-3 | 752 | 2009-24 | Part of Lot 18, Concession 7, Muskoka; being part of Parts 1 & 2, Plan 35R-6296. | C-06 | The following special provisions shall apply: (i) Regulations: (a) The Minimum Lot Area shall be 0.1 hectare. (b) The Minimum Rear Yard for an Accessory Structure only shall be 3.0 metres. |
| RW-6F | 753 | 2009-21 | Part of Lot 27, Concession 7, Ryde; being Parts 3, 4 & 5, Plan 35R-14620. | H-10 | The following special provisions shall apply: (i) Permitted Uses: • A Maximum of two (2) existing Single Detached Dwellings. (ii) Regulations: (a) The Minimum Setback from the Optimal Summer Water Level for an existing (east) Single Detached Dwelling shall be 20.0 metres. |

| Zone Symbol | Exception No. | By-law No. | Location | Schedule No. | Provisions | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
|---|-----------------------------|---|---|--------------------------------|--|--|--------------------------|--|-------------------|---------------------------|------------------|-----------------------------|--------------------------------|--------------------------------|--------------------------------|----------------------|-----------|-----------------------|-------------|-------------------------|---|----------------------|----------------------|----------|----------------------|---|----------------------|----------------------|----------|----------------------|-------------------|----------|---|-----------------------|-------------|
| R-2 | 754 | 2009-23 | Part of Lot 22, Concession 6, Muskoka; being Lot 1, Plan M-565. | D-05 | <p>The following special provisions shall apply:</p> <p>(i) Permitted Uses:</p> <ul style="list-style-type: none"> • Sleeping Cabin with a Maximum Floor Area of 46.5 square metres. <p>(ii) Regulations:</p> <p>(a) The Minimum Setback from the Optimal Summer Water Level for an Attached Screen Porch shall be 17.9 metres;</p> <p>(b) The Maximum Shoreline Development Factor shall be 3.4; and,</p> <p>(c) The Maximum Shoreline Development Area shall be 215.5 square metres.</p> <p>(d) A second storey shall be permitted within a detached garage.</p> <p>A Sleeping Cabin shall only be permitted within the second storey of an existing detached garage.</p> | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| RM-2 | 755 | 2009-33 | Part of Lot 25, Concession 4, Muskoka; | E-05 | <p>A single detached dwelling is a permitted use.</p> <p>In addition to the permitted accessory uses, a garden suite or an accessory apartment is permitted as an accessory use to a single detached residential use.</p> <p>Regulations: Notwithstanding any provisions to the contrary of this By-law, the following provisions apply:</p> <table border="1" data-bbox="968 732 1934 1425"> <thead> <tr> <th></th> <th>Single Detached Dwelling</th> <th>Duplex Dwelling/ Semi-Detached Dwelling</th> <th>Multiple Dwelling</th> <th>Street Townhouse Dwelling</th> </tr> </thead> <tbody> <tr> <td>Minimum Lot Area</td> <td>250 sq. metres per dwelling</td> <td>240 square metres per dwelling</td> <td>150 square metres per dwelling</td> <td>190 square metres per dwelling</td> </tr> <tr> <td>Minimum Lot Frontage</td> <td>11 metres</td> <td>6 metres per dwelling</td> <td>19.5 metres</td> <td>4.5 metres per dwelling</td> </tr> <tr> <td>Minimum Front Yard – Front face of garage -All other portions of dwelling</td> <td>6 metres 4 metres</td> <td>6 metres 4 metres</td> <td>6 metres</td> <td>6 metres 4 metres</td> </tr> <tr> <td>Minimum Side Yard Abutting a street -Front face of garage -All other portions of dwelling</td> <td>6 metres 4 metres</td> <td>6 metres 4 metres</td> <td>6 metres</td> <td>6 metres 4 metres</td> </tr> <tr> <td>Minimum Side Yard</td> <td>1 metres</td> <td>1 metre (1); 3.5 metres on the side with a driveway</td> <td>½ the building height</td> <td>1 metre (1)</td> </tr> </tbody> </table> | | Single Detached Dwelling | Duplex Dwelling/ Semi-Detached Dwelling | Multiple Dwelling | Street Townhouse Dwelling | Minimum Lot Area | 250 sq. metres per dwelling | 240 square metres per dwelling | 150 square metres per dwelling | 190 square metres per dwelling | Minimum Lot Frontage | 11 metres | 6 metres per dwelling | 19.5 metres | 4.5 metres per dwelling | Minimum Front Yard – Front face of garage -All other portions of dwelling | 6 metres 4 metres | 6 metres 4 metres | 6 metres | 6 metres 4 metres | Minimum Side Yard Abutting a street -Front face of garage -All other portions of dwelling | 6 metres 4 metres | 6 metres 4 metres | 6 metres | 6 metres 4 metres | Minimum Side Yard | 1 metres | 1 metre (1); 3.5 metres on the side with a driveway | ½ the building height | 1 metre (1) |
| | Single Detached Dwelling | Duplex Dwelling/ Semi-Detached Dwelling | Multiple Dwelling | Street Townhouse Dwelling | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Minimum Lot Area | 250 sq. metres per dwelling | 240 square metres per dwelling | 150 square metres per dwelling | 190 square metres per dwelling | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Minimum Lot Frontage | 11 metres | 6 metres per dwelling | 19.5 metres | 4.5 metres per dwelling | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Minimum Front Yard – Front face of garage -All other portions of dwelling | 6 metres 4 metres | 6 metres 4 metres | 6 metres | 6 metres 4 metres | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Minimum Side Yard Abutting a street -Front face of garage -All other portions of dwelling | 6 metres 4 metres | 6 metres 4 metres | 6 metres | 6 metres 4 metres | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Minimum Side Yard | 1 metres | 1 metre (1); 3.5 metres on the side with a driveway | ½ the building height | 1 metre (1) | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |

| Zone Symbol | Exception No. | By-law No. | Location | Schedule No. | Provisions | | | | | | | | | | | | | | | | | | | | | | | | | |
|--|---|---|---|---|--|-------------------|---|---|------------|---|--|------------|------------|------------|------------|----------------------------|----------|----------|-------------|----------|----------------|--|--|--------------------|--|-------|-----|--|--|--|
| | | | | | <table border="1" data-bbox="970 228 1940 597"> <tr> <td data-bbox="970 228 1129 350">Minimum Rear Yard</td> <td data-bbox="1129 228 1314 350">7.5 metres; 1 metre for a detached garage</td> <td data-bbox="1314 228 1514 350">7.5 metres; 1 metre for a detached garage</td> <td data-bbox="1514 228 1713 350">7.5 metres</td> <td data-bbox="1713 228 1940 350">7.5 metres; 1 metre for a townhouse dwelling on an exterior lot with an attached garage</td> </tr> <tr> <td data-bbox="970 350 1129 448">Maximum lot Coverage of Principal Building</td> <td data-bbox="1129 350 1314 448">45 percent</td> <td data-bbox="1314 350 1514 448">50 percent</td> <td data-bbox="1514 350 1713 448">45 percent</td> <td data-bbox="1713 350 1940 448">60 percent</td> </tr> <tr> <td data-bbox="970 448 1129 521">Maximum Height of Building</td> <td data-bbox="1129 448 1314 521">9 metres</td> <td data-bbox="1314 448 1514 521">9 metres</td> <td data-bbox="1514 448 1713 521">16.5 metres</td> <td data-bbox="1713 448 1940 521">9 metres</td> </tr> <tr> <td data-bbox="970 521 1129 570">Visual Barrier</td> <td data-bbox="1129 521 1314 570"></td> <td data-bbox="1314 521 1514 570"></td> <td data-bbox="1514 521 1713 570">As per section 9.5</td> <td data-bbox="1713 521 1940 570"></td> </tr> <tr> <td data-bbox="970 570 1129 597">Other</td> <td data-bbox="1129 570 1314 597">(2)</td> <td data-bbox="1314 570 1514 597"></td> <td data-bbox="1514 570 1713 597"></td> <td data-bbox="1713 570 1940 597"></td> </tr> </table> <p data-bbox="970 597 1940 727"> Notes: (1) Where the side yard is a common wall for a dwelling or a garage, the side yard shall be zero (0). (2) The minimum number of parking spaces for a garden suite or accessory apartment shall be one (1). </p> <p data-bbox="970 781 1971 976"> Definitions: (i) Private Road: Shall mean a right-of-way, with or without a sidewalk, for vehicular and pedestrian access over common elements that are privately maintained by a common element condominium corporation to be created pursuant to the Condominium Act, as amended, and is not a highway as defined by the Municipal Act, as amended; </p> <p data-bbox="970 1000 1971 1032"> (iii) Lot Line, Front: </p> <p data-bbox="970 1057 1971 1081"> In addition to the provisions of Section 4.179, a “street” shall include a “private road” </p> | Minimum Rear Yard | 7.5 metres; 1 metre for a detached garage | 7.5 metres; 1 metre for a detached garage | 7.5 metres | 7.5 metres; 1 metre for a townhouse dwelling on an exterior lot with an attached garage | Maximum lot Coverage of Principal Building | 45 percent | 50 percent | 45 percent | 60 percent | Maximum Height of Building | 9 metres | 9 metres | 16.5 metres | 9 metres | Visual Barrier | | | As per section 9.5 | | Other | (2) | | | |
| Minimum Rear Yard | 7.5 metres; 1 metre for a detached garage | 7.5 metres; 1 metre for a detached garage | 7.5 metres | 7.5 metres; 1 metre for a townhouse dwelling on an exterior lot with an attached garage | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Maximum lot Coverage of Principal Building | 45 percent | 50 percent | 45 percent | 60 percent | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Maximum Height of Building | 9 metres | 9 metres | 16.5 metres | 9 metres | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Visual Barrier | | | As per section 9.5 | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Other | (2) | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| RW-6 | 757 | 2009-34 | Part 1 on Plan 35R-4759, Parts 1 & 2 on Plan 35R-4540 and Part 1 on Plan 35R-13773. | H-11 | The following special provision shall apply: (i) Regulations: (a) The Minimum Setback from the Optimal Summer Water Level for an existing single detached dwelling shall be 9.0 metres; and, (b) The Minimum Setback from the Optimal Summer Water Level for existing open decking shall be 8.3 metres. | | | | | | | | | | | | | | | | | | | | | | | | | |
| C-3 | 758 | | Part of lot 27, Concession 5, Wood | D-04 | The following additional uses shall be permitted: <ul style="list-style-type: none"> • Craftsman shop • Motor vehicle body shop • Repair service shop • Self storage facility • Storage facility | | | | | | | | | | | | | | | | | | | | | | | | | |

| Zone Symbol | Exception No. | By-law No. | Location | Schedule No. | Provisions |
|-------------|---------------|------------|--|--------------|--|
| | | | | | <ul style="list-style-type: none"> • Truck transport terminal |
| RR-5 | 760 | 2009-45 | Part of Lot 14, Conc. 4, and Part of Lot 14, Concession 5, Muskoka; being part of Parts 7 and 8, Plan 35R-2825 | D-07 | (i) Regulations: <ul style="list-style-type: none"> (a) The Minimum Lot Area shall be 0.5 hectares; and. (b) For the purposes of this By-law, the front lot line shall be deemed as Simpson Road. |
| RW-6 | 762 | 2009-112 | Part of Lot I (eye), Concession 20, Wood; being Parts 1 and 3 to 7, Plan 35R-22488. | I-04 | The following special provisions shall apply: <ul style="list-style-type: none"> (i) Prohibited Sue in the Shoreline Development Area: <ul style="list-style-type: none"> • Boathouse • Dock |
| RR-5 | 763 | 2009-63 | Part of Lot 24, Concession 2, Morrison; being Part of Parts 1 & 2, Plan 35R-13698 | K-06 | The following special provision shall apply: <ul style="list-style-type: none"> (i) Regulations: <ul style="list-style-type: none"> (a) The Minimum Rear Yard for the Principal Building and Accessory Buildings shall be 235.0 metres. (b) The maximum Lot Coverage of the Principal Building and Accessory Buildings shall be 2.0 percent. (c) Tree and vegetation removal shall be prohibited in the required Rear and Side Yards. |
| RW-6 | 764 | 2009-85 | Part of Lot 26, Concession 9, Muskoka; being Lot 9, Plan M-39 | C-04 | The following special provision shall apply: <ul style="list-style-type: none"> (i) Permitted Uses within the Shoreline Development Area: <ul style="list-style-type: none"> • Existing Single Detached Dwelling (ii) Regulations: <ul style="list-style-type: none"> (a) The Minimum Setback from the Optimal Summer Water Level for an existing Single Detached Dwelling only shall be 20.0 metres. |
| RW-6A | 767 | 2009-99 | Part of Lot 27, Concession 7, Ryde; being Part 2, Plan 35R-18140 | G-10 | The following special provisions shall apply: <ul style="list-style-type: none"> (i) Permitted Uses within the Shoreline Development Area: <ul style="list-style-type: none"> • Existing Single Detached Dwelling (ii) Regulations: <ul style="list-style-type: none"> (a) The minimum Setback from the Optimal Summer Water Level for an Existing Single Detached Dwelling only shall be 18.6 metres. |
| RW-6D | 769 | 2009-95 | Part of Lot 31, Concession 3, Muskoka; being part 2, BR-304 | F-04 | (i) Permitted Uses within the Shoreline Development Area: <ul style="list-style-type: none"> • Existing Sleeping Cabin (ii) Regulations: <ul style="list-style-type: none"> (a) The Maximum Number of Sleeping Cabins shall be Two. The Minimum Setback from the Optimal Summer Water Level (north only) for the eastern Sleeping Cabin only shall be 19.7 metres. |
| RW-6F | 771 | 2009-118 | Part of Lot 2, Concession 7, Morrison | H-09 | (i) Permitted Uses Within the Shoreline Development Area: <ul style="list-style-type: none"> • Existing Single Detached Dwelling • Existing Sleeping Cabin |

| Zone Symbol | Exception No. | By-law No. | Location | Schedule No. | Provisions |
|-------------|---------------|------------|--|--------------|---|
| | | | | | <p>(ii) Regulations:</p> <p>(a) The Minimum Setback from the Optimal Summer Water Level (north only) for an Existing Single Detached Dwelling shall be 1.8 metres.</p> <p>(b) The Minimum Setback from the Optimal Summer Water Level (north only) for an existing Attached Open Deck shall be 0.0 metres.</p> <p>(c) The Minimum Setback from the Optimal Summer Water Level for an Existing Sleeping Cabin shall be 113.7 metres.</p> <p>(d) The Minimum Setback from the Optimal Summer Water Level (east only) for an Existing Single Detached Dwelling shall be 4.5 metres.</p> <p>(e) The Minimum Setback from the Optimal Summer Water Level (east only) for an Existing Attached Open Deck shall be 3.0 metres.</p> |
| RW-6F | 772 | 2009-118 | Part of Lot 2, Concession 6, Morrison | H-09 | <p>(i) Permitted Uses Within the Shoreline Development Area:</p> <ul style="list-style-type: none"> • Existing Single Detached Dwelling • Existing Shed <p>(ii) Regulations:</p> <ul style="list-style-type: none"> • The Minimum Setback from the Optimal Summer Water Level (west only) for an Existing Single Detached Dwelling shall be 6.0 metres. • The Minimum Setback from the Optimal Summer Water Level (north only) for an Existing Single Detached Dwelling shall be 15.8 metres. • The Minimum Setback from the Optimal Summer Water Level for an Existing Shed shall be 15.2 metres. • The Minimum Setback from the Optimal Summer Water Level for an Existing Attached Open Deck shall be 13.1 metres. |
| RR-5 | 773 | 2009-120 | Part of Lots 8 to 10, Concession 5 and Part of Lots 7 to 11, Conc. 6, Muskoka; being Part 5, Plan 35R-13786 and Parts 2 to 5 Plan 35R-19680, including Plan C392 | C-07 | <p>The following special provisions shall apply:</p> <p>(i) Permitted Uses: Four (4) Existing Storage Structures</p> <p>(ii) Regulations:</p> <p>(a) The Minimum Front Yard for an Existing Storage Shed shall be 15.8 metres.</p> |
| RW-6D | 775 | 2009-130 | Part of Lot 33, Concession 6, Wood; being Part 16, Plan BR-191 | E-04 | <p>(i) Permitted Uses Within the Shoreline Development Area: Single Detached Dwelling (Existing Only)</p> <p>(ii) Regulations:</p> <p>(a) The Maximum Shoreline Development Area shall be 104.4 square metres.</p> <p>(b) The Maximum Shoreline Development Factor shall be 3.5.</p> <p>(c) The Minimum Setback from the Optimal Summer Water Level for an Existing Single Detached Dwelling shall be 17.7 metres.</p> <p>(d) The Minimum Setback from the Optimal Summer Water Level for an Existing Attached Open Deck shall be 16.8 metres.</p> |

| Zone Symbol | Exception No. | By-law No. | Location | Schedule No. | Provisions |
|-------------|---------------|------------|--|--------------|---|
| | | | | | (e) The Minimum Side Yard (east only) for an existing Detached Garage shall be 1.0 metre. |
| RW-6B | 776 | 2009-132 | Part of Lot 33, Concession 1, Muskoka; being Part 1, Plan 35R-13312 | G-04 | The following special provisions shall apply: (i) Permitted Uses Within the Shoreline Development Area: Single Detached Dwelling (existing only). (ii) Regulations: (a) The Minimum Setback from the Optimal Summer Water Level for an existing Single Detached Dwelling only shall be 20.0 metres. |
| RW-6 | 777 | 2009-133 | Part of Lot 11, Concession 12, Morrison; being Part 5, Plan 35R-18454 | F-07 | (i) Permitted Uses Within the Shoreline Development Area: <ul style="list-style-type: none"> • Single Detached Dwelling (existing only) • Bunkie (existing only) • Covered Porch (Existing only) (ii) Regulations: (a) The Minimum Setback from the Optimal Summer Water Level shall be 20.1 metres for an Existing Single Detached Dwelling only. (b) The Minimum Setback from the Optimal Summer Water Level shall be 20.0 metres for an Existing Bunkie only. (c) The Minimum Setback from the Optimal Summer Water Level shall be 25.6 metres for an Existing Covered Porch only. |
| RW-6B | 778 | 2009-134 | Part of Lot 9, Concession 2, Muskoka; being Part of Lot 9, Plan M-369 and Part 1, Plan 35R-20490 | E-07 | The following special provision shall apply: (i) Permitted Uses Within the Shoreline Development Area: <ul style="list-style-type: none"> • Single Detached Dwelling (existing only) • Two (2) Sheds (existing only) • Covered Porch (existing only) (ii) Regulations: (a) The minimum Lot Area shall be 1240.4 square metres. (b) The Minimum Lots Frontage shall be 29.8 metres. (c) The Maximum Shoreline Development Area shall be 114.5 square metres. (d) The Maximum Shoreline Development Factor shall be 3.9. (e) The Minimum Setback from the Optimal Summer Water Level for an Attached Open Deck (existing only) shall be 13.5 metres. (f) The Minimum Setback from the Optimal Summer Water Level for a Single Detached Dwelling (existing only) shall be 20.0 metres. (g) The Minimum Setback from the Optimal Summer Water Level for the northern Shed (existing only) shall be 20.0 metres. (h) The minimum Setback from the Optimal Summer Water Level for the southern Shed (existing only) shall be 25.0 metres. (i) The Minimum Side Yard (west only) for a Single Detached Dwelling (existing only) shall be 3.5 metres. (j) The Minimum Side Yard (east only) for the northern shed (existing only) shall be 0.8 metres. |

| Zone Symbol | Exception No. | By-law No. | Location | Schedule No. | Provisions |
|-------------|---------------|------------|---|--------------|---|
| | | | | | <p>(k) The Minimum Side Yard (east only) for the northern shed (existing only) shall be 1.3 metres.</p> <p>(l) The Minimum Rear Yard for a Single Detached Dwelling (existing only) shall be 10.0 metres.</p> |
| RW-6F | 779 | 2009-144 | Part of Burnt Island, Kahshe Lake | H-08 | <p>(i) Permitted Uses within the Shoreline Development Area</p> <ul style="list-style-type: none"> • Single Detached Dwelling (existing only) <p>(ii) Regulations:</p> <p>(a) The Minimum Setback from the Optimal Summer Water Level for an existing attached Open Deck shall be 21.4 metres</p> <p>(b) The Minimum Setback from the Optimal Summer Water Level for an existing Single Detached Dwelling shall be 24.2 metres</p> <p>(c) All new structural development, except a boathouse and a dock, shall be situated on lands above the 242.8 metre contour elevation.</p> |
| RW-6D | 780 | 2009-155 | Part of Lot 26, Concession 7, Muskoka; being Parts 3 – 5, 35R-19533 | D-05 | <p>(i) Regulations:</p> <p>(a) A second storey shall be permitted in the south western Detached Garage (existing only)</p> <p>(b) A 46.5 square metre Sleeping Cabin shall be permitted in the second storey of the south western Detached Garage (existing only)</p> <p>(c) An additional Sleeping Cabin shall be prohibited on this property</p> |
| RB-7 | 781 | 2010-35 | Part of Lot 28, Concession 8, Morrison | I-05 | <p>(i) Regulations:</p> <p>(a) The Minimum Side Yard (west only) for a Single Detached Dwelling and Open Deck shall be 1.4 metres</p> <p>(b) The Minimum Side Yard (east only) for a Single Detached Dwelling shall be 4.4 metres</p> <p>(c) The Minimum Side Yard (east only) for an Open Deck shall be 1.4 metres</p> <p>(d) The Minimum Front Yard for a Single Detached Dwelling shall be 15.2 metres</p> <p>(e) The Minimum Front Yard for an Open Deck shall be 12.3 metres</p> <p>(f) The Minimum Rear Yard for a Single Detached Dwelling shall be 14.0 metres</p> <p>(g) The Minimum Rear Yard for an Open Deck shall be 18.0 metres</p> <p>(h) The Minimum Rear Yard for a Shed shall be 8.6 metres</p> <p>(i) The Maximum Lot Coverage shall be 21.0 percent</p> <p>(j) The property shall be exempt from Section 5.10</p> <p>(k) The southernmost lot line shall be deemed to be the Front Lot Line</p> |
| RW-6D | 782 | 2009-158 | Part of Lot 11, Concession 12, Morrison; being Part 4, Plan 35R-18454 | F-07 | <p>(i) Permitted Uses with the Shoreline Development Area:</p> <ul style="list-style-type: none"> • Single Detached Dwelling (existing only) <p>(ii) Regulations:</p> <p>(a) The Minimum Setback from the Optimal Summer Water Level for a Single Detached Dwelling (existing only) shall be 20.0 metres</p> |
| C-2A | 783 | 2009-159 | Part of Lot 30, EMR Morrison; being Part of Part 1 | G-07 | <p>(i) Additional Permitted Use:</p> <ul style="list-style-type: none"> • Contractor's Establishment |

| Zone Symbol | Exception No. | By-law No. | Location | Schedule No. | Provisions |
|-------------|---------------|------------|---|--------------|--|
| | | | and Parts 2 & 3, Plan 35R-3253 and Part 13, 35R-9278 | | (ii) Regulations: (a) The eastern portion of Sedore Road shall be deemed the Front Lot Line (b) The Minimum Rear Yard shall be 100.0 metres (c) The lot shall be deemed to satisfy the Minimum Lot Frontage requirement |
| RW-6E RU | 784 | 2009-162 | Part of Lots 28 & 29, Concession 2, Muskoka | F-05 | (i) Additional Permitted Use with the Shoreline Development Area: <ul style="list-style-type: none"> • Single Detached Dwelling (existing only) (ii) Regulations: (a) The Minimum Setback from the Optimal Summer Water Level for an Existing Single Detached Dwelling shall be 23.7 metres (b) The Minimum Setback from the Optimal Summer Water Level for an Existing 31.4 square metre Attached Open Deck shall be 21.1 metres (c) The Minimum Setback from the Optimal Summer Water Level for an Existing 15.2 square metre Attached Open Deck shall be 21.8 metres (d) The Maximum Shoreline Development Area shall be 276.3 square metres (e) The Maximum Width of the Existing Stairs (Front Yard Only) shall be 4.6 metres |
| RW-6F | 785 | 2009-160 | Part of Lot 5, Concession 8 Morrison; being Lot 6, Plan M-440 | H-09 | (i) Permitted Uses : <ul style="list-style-type: none"> • Single Detached Dwelling (existing only) (ii) Regulations: <ul style="list-style-type: none"> • The Minimum Setback from the Optimal Summer Water Level for an Existing Attached Open Deck shall be 12.9 metres. • The Minimum Setback from the Optimal Summer Water Level for an existing stairwell shall be 15.3 metres • The Minimum Setback from the Optimal Summer Water Level for Habitable Space (Covered Deck) shall be 16.7 metres • The Minimum Side Yard (west only) shall be 5.9 metres • The Maximum Width of Front Yard Stairs (existing only) shall be 2.3 metres • The Maximum Shoreline Development Area shall be 95.0 square metres • The Maximum Shoreline Development Factor shall be 3.4 • The Minimum Lot Area shall be 1942.5 square metres • The Minimum Lot Frontage shall be 28.0 metres |
| RW-6E1 | 787 | 2010-14 | Part of Lot F, Concession 15 Wood; being Lot 79, Plan M-411 | F-04 | (j) Permitted Uses : <ul style="list-style-type: none"> • Single Detached Dwelling (existing only) (ii) Regulations: <ul style="list-style-type: none"> • The Minimum Setback from the Optimal Summer Water Level for a |

| Zone Symbol | Exception No. | By-law No. | Location | Schedule No. | Provisions |
|-------------|---------------|------------|--|--------------|--|
| | | | | | <p>Single Detached Dwelling (existing only) shall be 21.4 metres.</p> <ul style="list-style-type: none"> • The Minimum Setback from the Optimal Summer Water Level for an Open Deck (existing only) shall be 18.5 metres • The Minimum Side Yard (southeast only) for a Single Detached Dwelling (existing only) shall be 5.7 metres • The Maximum Shoreline Development Area shall be 120.0 square metres • The Maximum Shoreline Development Factor shall be 2.6 |
| RW-6 | 791 | 2010-15 | Part of Lot 27, Concession 10 Muskoka; being Part 3, Plan BR-184 | C-04 | <p>(i) Permitted Uses with the Shoreline Development Area:</p> <ul style="list-style-type: none"> • Single Detached Dwelling (existing only) <p>(ii) Regulations:</p> <ul style="list-style-type: none"> (a) The Minimum Setback from the Optimal Summer Water Level shall be 10.4 metres (b) The Minimum Lot Frontage shall be 24.1 metres (c) The Minimum Lot Area shall be 1011.7 square metres |
| RW-6B | 792 | 2010-16 | Part of Lot 34, Concession 8 Muskoka; being Lot 13, Plan 24 | D-03 | <p>(i) Permitted Uses with the Shoreline Development Area:</p> <ul style="list-style-type: none"> • Single Detached Dwelling (existing only) <p>(ii) Regulations:</p> <ul style="list-style-type: none"> (a) The Minimum Setback from the Optimal Summer Water Level shall be 19.0 metres |
| RW-6 | 793 | 2010-33 | Part of Lot 34, Concession2 Morrison; being Parts 7 & 8, 35R-12489 | L-05 | <p>(i) Regulations:</p> <ul style="list-style-type: none"> (a) The Minimum Lot Area shall be 3,290.0 square metres (b) The Minimum Lot Frontage shall be 46.8 metres (c) The Minimum Side Yard (west only) shall be 3.6 metres for a shed (existing only) (d) The Minimum Rear Yard shall be 0.6 metres for a shed (existing only) |
| RW-6 | 794 | 2010-33 | Part of Lot 34, Concession2 Morrison; being Parts 6, 9, 10 & 12, 35R-12489 | L-05 | <p>(i) Regulations:</p> <ul style="list-style-type: none"> (a) The Minimum Side Yard (east only) shall be 0.1 metres for a dock (existing only) |
| RW-6 | 797 | 2010-35 | Part of Lot 28, Concession 8 Morrison | I-05 | <p>(i) Permitted Uses Within the Shoreline Development Area:</p> <ul style="list-style-type: none"> • Single Detached Dwelling (existing only) <p>(ii) Regulations:</p> <ul style="list-style-type: none"> (ii) The Minimum Setback from the Optimal Summer Water Level for an Single Detached Dwelling (existing only) shall be 29.0 metres (iii) The Minimum Setback from the Optimal Summer Water Level for an attached open deck (existing only) shall be 27.0 metres (iv) The Minimum Side Yard (west only) for a Single Detached Dwelling (existing only) with an attached open deck shall be 0.0 metres (v) The Minimum Rear Yard for a Single Detached Dwelling (existing only) shall |

| Zone Symbol | Exception No. | By-law No. | Location | Schedule No. | Provisions |
|-------------|---------------|------------|--|--------------|---|
| | | | | | <p>be 3.9 metres</p> <p>(vi) The Maximum Lot Coverage shall be 41.0 percent</p> <p>(vii) The Maximum Width of Stairs (existing only) in the Front Yard shall be 2.5 metres</p> <p>(viii) The Minimum Lot Frontage shall be 16.4 metres</p> <p>(ix) The Minimum Lot Area shall be 285.7 square metres</p> |
| RW-6E | 798 | 2010-36 | Part of Lot 32, Concession 2 Muskoka; being Lot 6, Plan M418 | F-04 | <p>(i) Permitted Uses Within the Shoreline Development Area:</p> <ul style="list-style-type: none"> • Single Detached Dwelling (existing only) <p>(ii) Regulations:</p> <p>(a) The Minimum Setback from the Optimal Summer Water Level shall be 19.6 metres</p> |
| | 799 | | Part of Lot 5, Range EMR, Gravenhurst, being Parts 1 to 3, Plan 35R-22242 | E-06-3 | <p>Permitted Uses</p> <ul style="list-style-type: none"> • Business Office <p>Regulations:</p> <ul style="list-style-type: none"> • The Minimum Front Yard for the northwest building shall be 7.0 metres; • The Minimum Front Yard for the southern building shall be 5.0 metres; • The Minimum Side Yard for the northwest building shall be 2.0 metres; • The Minimum Side Yard for the southern building shall be 4.1 metres; • The Minimum Side Yard for the northeast building shall be 4.4 metres. • A loading space shall not be required. |
| | 806 | | Pt. Lot 31, Con 5, Muskoka, being Lot 1, Plan M389 and Part of Part 18, Plan BR-54 | | <p>Permitted Use within the Shoreline Development Area</p> <ul style="list-style-type: none"> • Single Detached Dwelling (existing only) <p>Regulations</p> <ul style="list-style-type: none"> • The Minimum Setback from the Optimal Summer Water Level for a Single Detached Dwelling (existing only) shall be 8.5 metres. • The Minimum Setback from the Optimal Summer Water Level for an attached open deck (existing only) shall be 6.5 metres. • The Minimum Lot Frontage shall be 64.8 metres. • The Minimum Lot Area shall be 3,833.4 square metres. |
| | 807 | | Part of Lot 31, Con 5, Muskoka being Part of Parts 17 & 18, Plan BR-54 | | <p>Regulations</p> <ul style="list-style-type: none"> • The Minimum Lot Area shall be 4,075.0 square metres. • The Minimum Lot Frontage shall be 47.6 metres |
| CW-8A | 835 | | Pt of Lot G, Con 20, Morrison | H-03 | <p>The following Special Provisions shall apply:</p> <p>General</p> <ul style="list-style-type: none"> • For the purposes of this section, all of the lands zoned CW-8A and subject to the provisions of this Section, being Exception No. S835, shall be considered one lot for |

| Zone Symbol | Exception No. | By-law No. | Location | Schedule No. | Provisions |
|-------------|---------------|------------|-------------------------------|--------------|---|
| | | | | | <p>the purposes of the zoning by-law.</p> <ul style="list-style-type: none"> • The lands subject to the provisions of this Section, being Exception No. S835, are also subject to Property Detail Schedule # 33. • For the purposes of this section, all zone regulations are measured from the zone boundaries. <p>Permitted uses: In addition to the permitted uses in Section 24.2, the following uses are permitted:</p> <ul style="list-style-type: none"> • tourist establishment in the form of a trailer camp; • office and recreation centre accessory to a trailer camp; <p>Regulations: The following regulations apply</p> <ul style="list-style-type: none"> • Minimum lot area: as exists on the date of passing of the zoning by-law; • Minimum lot frontage: as exists on the date of passing of the zoning by-law; • Minimum setback from the Optimal Summer Water Level: 30 metres, except where a lesser setback is identified on Property Detail Schedule # 33; • Minimum rear yard: 7.5 metres • Minimum side yard: 12 metres except where a lesser setback is identified on Property Detail Schedule # 33; • Maximum lot coverage: 5% • Maximum number of trailer sites: 173 • Maximum number of boat slips: 127 • Location of boat slips: as shown on Property Detail Schedule # 33. <p>Definitions: Notwithstanding any definition to the contrary in By-law 2010-04, for the purposes of this section,</p> <ul style="list-style-type: none"> • Trailer Camp means a tourist establishment on which trailers are kept and occupied on a seasonal basis ; • Trailer means any vehicle constructed to be attached and propelled by a motor vehicle and that is capable of being used as a seasonal recreational building by persons for living, sleeping or eating, even if the vehicle is jacked-up or its running gear is removed. For the purposes of this section, a trailer includes a park model trailer that conforms to CSA Z-240 or CSA Z-241 Standard for Recreational Vehicles • Seasonal means premises used periodically throughout the year, and excluding the period from Dec 1 of one year to March 31 of the immediately following year. |
| CW-8A | 874 | | Pt of Lot 28, Con 1, Morrison | L-06 | <p>The following Special Provisions shall apply:</p> <p>(1) General</p> <ul style="list-style-type: none"> • For the purposes of this section, all of the lands zoned CW-8A and subject to the |

| Zone Symbol | Exception No. | By-law No. | Location | Schedule No. | Provisions |
|-------------|---------------|------------|----------|--------------|---|
| | | | | | <p>provisions of this Section, being Exception No. S874 shall be considered one lot for the purposes of the zoning by-law.</p> <ul style="list-style-type: none"> • The lands subject to the provisions of this Section, being Exception No. S874, are also subject to Property Detail Schedule #34. • For the purposes of this section, all zone regulations are measured from the property boundaries. <p>(2) Permitted uses: In addition to the permitted uses in Section 24.2, the following uses are permitted:</p> <ul style="list-style-type: none"> • tourist establishment in the form of a trailer camp; • office and recreation centre accessory to a trailer camp; <p>(3) Regulations: The following regulations apply</p> <ul style="list-style-type: none"> • Minimum lot area: as exists on the date of passing of the zoning bylaw; • Minimum lot frontage: as exists on the date of passing of the zoning bylaw; • Minimum setback from the Optimal Summer Water Level: 30 metres, or as shown on Property Detail Schedule # 34; • Minimum yards from all streets: as shown on Property Detail Schedule # 34; • Minimum side yard: as shown on Property Detail Schedule # 34; • Maximum lot coverage: 5%; • Maximum number of trailer sites: 286, of which a maximum 48 sites may be located on lands south of Shamrock Marina Road; • Maximum number of boat slips: 113 slips; • The location of boat slips shall be as shown on Property Detail Schedule # 34; • All structures, except those existing on the date of the passing of this By-law, shall be set back a minimum of 10.0 metres from the outer limits of the TransCanada Pipelines Right-of- Way; • The Minimum elevation at the base of a trailer located in the Floodway (FW) or Floodfringe (FF) shall be not less than the regulatory flood elevation (215.12 metres). <p>(4) Definitions: Notwithstanding any definition to the contrary in By-law 2010-04, for the purposes of this section,</p> <ul style="list-style-type: none"> • Trailer Camp means a tourist establishment on which trailers are kept and occupied on a seasonal basis; • Trailer means any vehicle constructed to be attached and propelled by a motor vehicle and that is capable of being used as a seasonal recreational building by persons for living, sleeping or eating, even if the vehicle is jacked up or its running gear is removed. For the purposes of this section, a trailer includes a park model trailer that conforms to CSA Z-240 or CSA Z-241 Standard for Recreational Vehicles; • Seasonal means premises used periodically throughout the year, and excluding the period from December 1 of one year to March 31 of the immediately following year. |

| Zone Symbol | Exception No. | By-law No. | Location | Schedule No. | Provisions |
|-------------|---------------|------------|----------|--------------|------------|
| | | | | | |
| | | | | | |

APPENDIX "D"

**TEMPORARY USE PROVISIONS FOR SPECIFIC
LANDS**

(REFER TO SECTION 3.5.5 OF THIS BY-LAW)

**Gravenhurst Zoning By-law
Temporary Use Provisions**

Notwithstanding any provisions to the contrary in By-law No. 2010-04, the following provisions apply to the properties identified in the specific exception noted in Table D.

In all other respects, the provisions of By-law No. 2010-04 continue to apply.

Table D – Temporary Use Provisions

| Zone Symbol | Exception No. | By-law No. | Location | Schedule No. | Provisions |
|-------------|---------------|------------|--|--------------|---|
| RR-5 | 5 | 2004-200 | Part of Lots 9 and 10, Concession 4, Muskoka; being Part 1, Plan 35R-5456. | D-07 | <p>The following temporary use provision shall apply:</p> <ul style="list-style-type: none"> (i) Definitions: Garden Suite Shall be defined as a one-unit detached residential structure containing bathroom and kitchen facilities that is ancillary to an existing residential structure and that is designed to be portable and is for the accommodation of family members of those persons residing in the single detached dwelling. (ii) Permitted Temporary Use: One Garden Suite shall be permitted for a period not exceeding ten (10) years from the date of passing of By-law 2004-200, being December 22, 2004, following which time, the Garden Suite shall be removed. |

**Gravenhurst Zoning By-law
Holding Provisions for Specific Lands**

Notwithstanding any provisions to the contrary in By-law No. 2010-04, the following provisions apply to the properties identified with a holding symbol (H) noted in Table E.

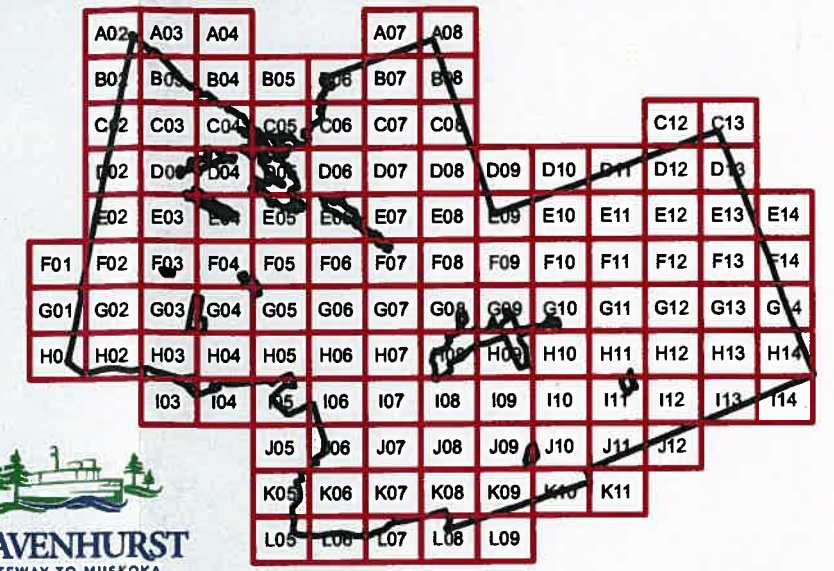
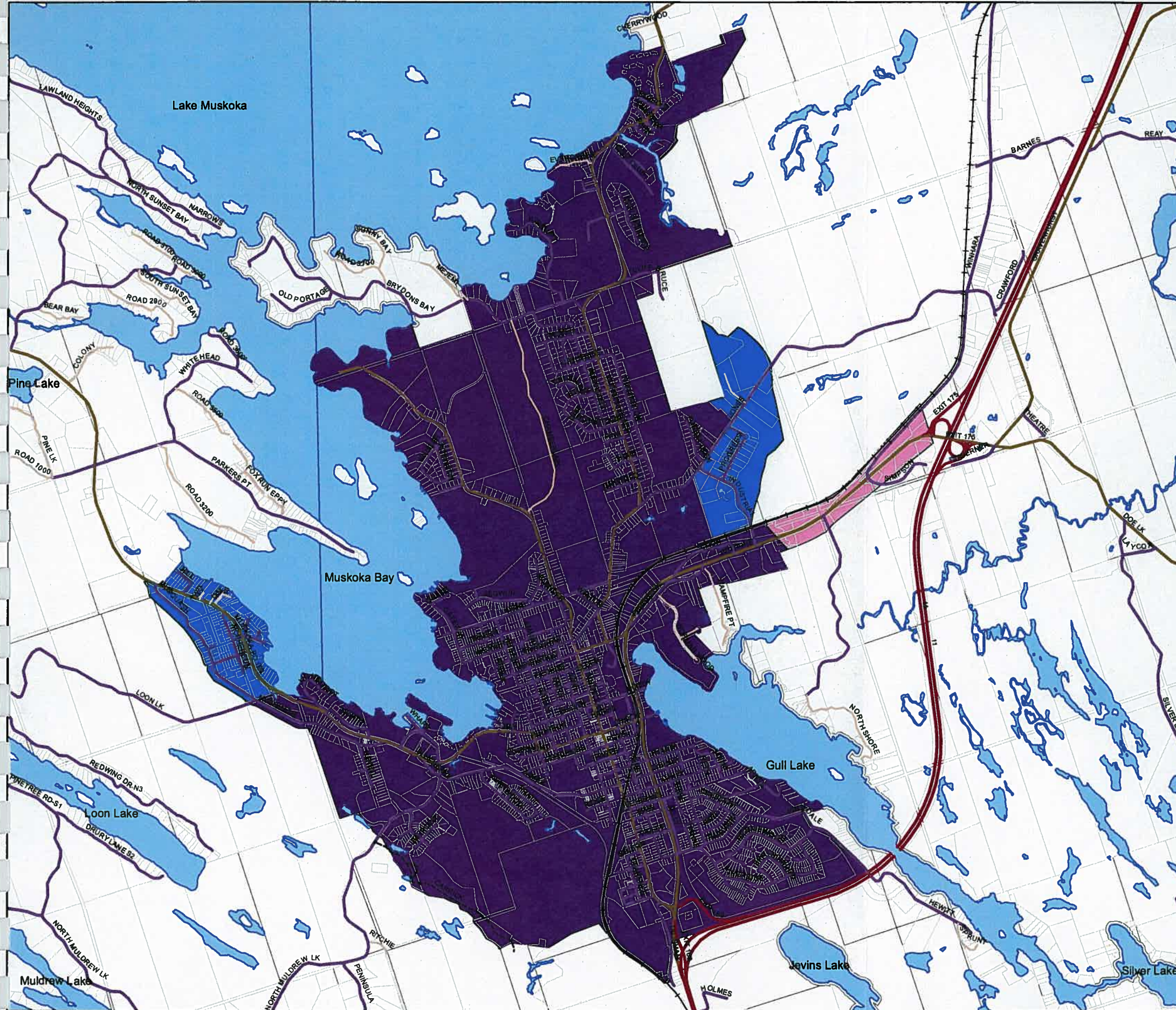
In all other respects, the provisions of By-law No. 2010-04 continue to apply.

Table E – Holding Provisions

| Holding No. | By-law No. | Location | Schedule No. | Provisions |
|--------------------|-------------------|---|---------------------|---|
| 1 | | Within the lands zoned R-1 | | All lands and buildings shall be limited to: existing uses; existing buildings which may be altered in accordance with the regulations of the R-1 Zone and Section 5.7.2; and the existing frontage and area, all that existed on the date of the passing of this By-law. The holding symbol shall be removed by by-law only after municipal water services are provided to the lands as set out in the Gravenhurst Official Plan. |
| 2 | 2005-80 | Within the lands zoned R-1 and R-2 | | All lands and buildings shall be limited to: existing uses; existing buildings which may be altered in accordance with the regulations of the R-1 and R-2 Zones and Section 5.7.2; and the existing frontage and area, all that existed on the date of the passing of this By-law. The holding symbol shall be removed by by-law only after municipal water and sewer services are provided to the lands as set out in the Gravenhurst Official Plan. |
| 6 | | Lots 1 to 48, 50 to 57, Plan 28, Gravenhurst | E-05 | A boathouse and dock are permitted on Lots 1 to 48, 50 to 57, Plan 28, Gravenhurst without municipal services in accordance with Special Provisions No. 5 (S5) without the removal of the Holding (“H”) symbol. The Holding Symbol shall be removed by By-law only after the Town has been notified by the District Engineer or a delegate that an agreement has been entered into between the District and the owner or owners or that a Local Improvement Plan has been approved to ensure that adequate municipal water and sewer services are provided to the lands, and that servicing capacity is available to the lands. |
| 7 | 97-34 | Part of Lots 24 and 25, Concession 3, Muskoka | E-05 | Only those uses which existed prior to April 15, 1997 shall be permitted until such time as the conditions for removal as set out in Section 5.6.4.5 (j) of the Gravenhurst Official Plan, as amended by Official Plan Amendment No. 6 (for those lands within Part of Lot 24, Concession 3), and until such time as the Corporation of the Town of Gravenhurst has been notified in writing by the District Engineer or a delegate, that adequate municipally piped water and sanitary sewer services are provided to those lands within the Residential One |

| Holding No. | By-law No. | Location | Schedule No. | Provisions |
|--------------------|-------------------|--|---------------------|---|
| | | | | and Residential Three Zones (R-1 and R-3) in Part of Lot 25, Concession 3. |
| 8 | 94-119 99-50 | Part of Lots 4,5, and 6, and part of the Original Road Allowance between Lots 5 and 6, Range East of Muskoka Road and part of Lots 17 and 18, Concession 2, Muskoka | E-05 | Only the following uses shall be permitted until the holding symbol is removed: a) Uses, buildings, and structures existing on November 22, 1994; b) A maximum of three model homes which are connected to municipal water and sewer services; c) Open space uses, not including buildings; and d) Public Uses |
| 9 | 99-58 2000-147 | Part of Lots 14 and 15, Concession 7 and 8, Muskoka; being Part 1, Plan 35R-6996 and Part 1 and part of Part 2, Plan 35R-7769 | C-06 | The following use shall not be permitted until the holding symbol is removed: a) An accessory clubhouse to a golf course. The holding symbol shall be removed by By-law, only upon the Town being notified in writing by the District Engineer or a delegate that municipal water and sewer services, adequate to serve the proposed golf clubhouse, are available to serve the subject lands. Further, a Site Plan Agreement be entered into pursuant to the provisions of the Planning Act, R.S.O. 1990, Chapter P.13, Section 41. |
| 10 | 2000-39 | Part of Lots 16 and 17, Concession 7, on Part of Lots 14, 15, and 16, Concession 8 and part of the Original Road Allowance between Lots 15 and 16, Concession 8; Muskoka; being more particularly described in part as Part 1,2,4 to 12, and 15 to 19, Plan 35R-6976 and Parts 2,3,4,5, & 6, Plan 35R-7769 | C-06 | Only those uses which existed prior to the passage of By-law 2000-39 shall be permitted until such time as the following criteria are complied with, insofar as they affect all or part of the lands noted above and the holding symbol (H) has been removed as it affects all or part of the lands noted: a) Confirmation has been provided to the Town of Gravenhurst from the District Engineer or such designate, that a servicing agreement regarding the provision of municipal water and sewer services, for a maximum of 200 Equivalent Residential Units (E.R.U.'s) has been entered into and that adequate servicing capacity is available to service the lands; b) After the release of sewer and water services for a maximum of 200 Equivalent Resident Units, no further sewer and water services shall be allocated or provided to the lands until the construction of at least 75% of the units for which sewer and water services were previously released has been completed, and occupancy permits have been issued; c) A site plan agreement and/or condominium agreement (as appropriate) in entered into with the Town of Gravenhurst which requires and ensures the implementation of the construction of the required recreations facilities, the preparation and implementation of a detailed storm water management plan, a construction mitigation plan, and where appropriate, a golf course management plan satisfactory to the Town of Gravenhurst; and, d) Confirmation has been provided to the Town of Gravenhurst from the District Engineer or his delegate, that all requirements respecting access from Muskoka Road No. 17 have been addressed to the |

| Holding No. | By-law No. | Location | Schedule No. | Provisions |
|-------------|------------|---|--------------|--|
| | | | | satisfaction of the District Engineer. |
| 11 | | | D-06 | Deleted by By-law 2010-51 |
| 12 | | Vacant Lots adjacent to "Over Threshold" and "High Sensitivity" Lakes | | The uses of the land shall be limited to those existing on the date of passage of this by-law until such time as the holding symbol (H) is lifted. Prior to the lifting of the holding symbol (H), a Phase II Water Quality Impact Assessment shall be completed to the satisfaction of the District of Muskoka. |
| 13 | | Part of Lots 23 & 24, Concession 3 Part Lot 7, WMR | E-05 | <p>The uses of the land shall be limited to those existing on the date of passage of this by-law until such time as the holding symbol (H) is lifted. Prior to the lifting of the holding symbol (H), the following shall be completed in accordance with Section C1.7.8.3 of the Official Plan to the satisfaction of the Town of Gravenhurst:</p> <ul style="list-style-type: none"> a) A concept plan for the entire area to which the Holding (H) applies; b) A visual impact analysis of the development proposed thereon; c) A phasing plan; d) An environmental impact study for the entire area to which the Holding (H) applies; e) A storm water impact study for the development within the area to which the Holding (H) applies; and, f) A traffic impact analysis for the development. |
| 15 | | Pt of Lot 28, Con 1, Morrison | L06 | <p>A marina and a maximum of 117 trailer sites may be permitted on the lands subject to Special Provisions S874 until such time as the Holding Symbol (H) is lifted.</p> <p>Prior to the lifting of the Holding Symbol (H), the following shall be completed to the satisfaction of the Town of Gravenhurst:</p> <ul style="list-style-type: none"> • an Environmental Impact Study (EIS) for the entire area to which the Holding (H) applies; • A site plan agreement is entered into between the owners and the Town; • A storm water impact study; • Certificates of Approval from the Ministry of the Environment for sewage disposal facilities and water supply for the number of units for which the Holding (H) is proposed to be removed. |



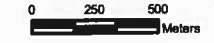
Legend - Servicing

- | | |
|------------------------|-----------------------|
| Servicing Areas | Transportation |
| Water Only Area | Provincial |
| Full Service Area | District |
| Future Service Area | Town |
| | Private |
| | Proposed |
| | Trail |
| | Railway |

April 20, 2010



Scale 1:30,000

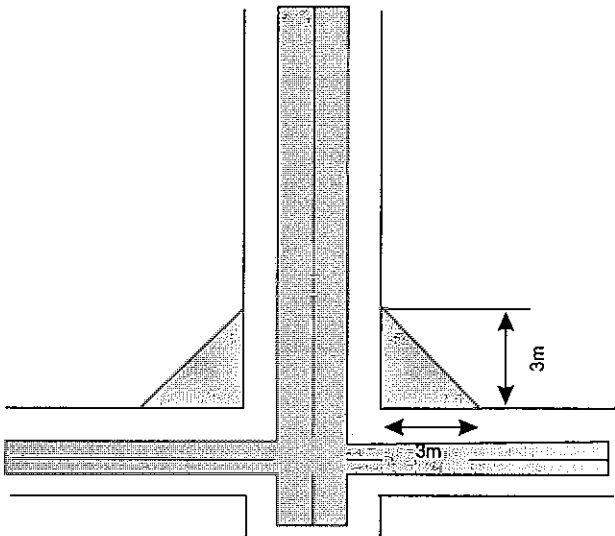


Note: This map is for illustration purposes only. For boundary interpretations, please contact the Town of Gravenhurst. Base Mapping Source: MPAC, District of Muskoka.

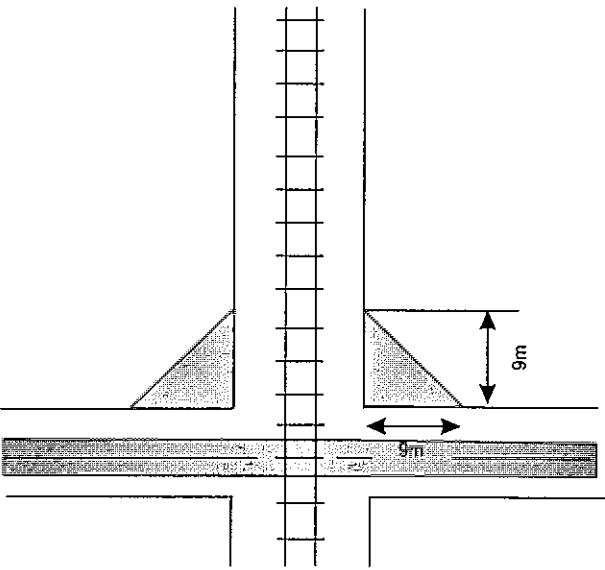


ILLUSTRATIONS

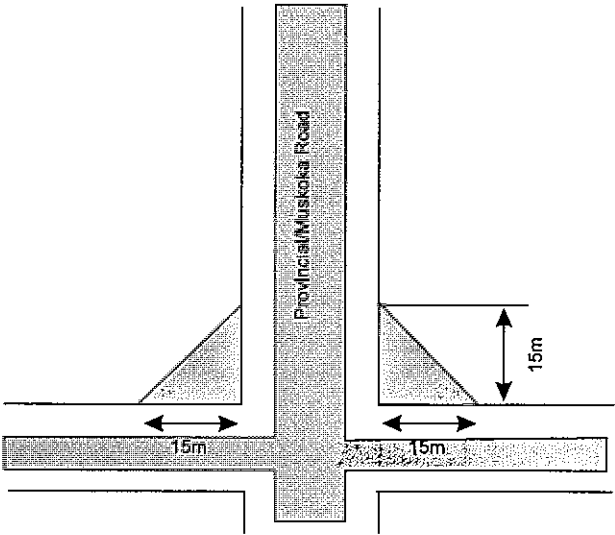
ILLUSTRATION 1 - Corner Visibility Triangle



Minor Street

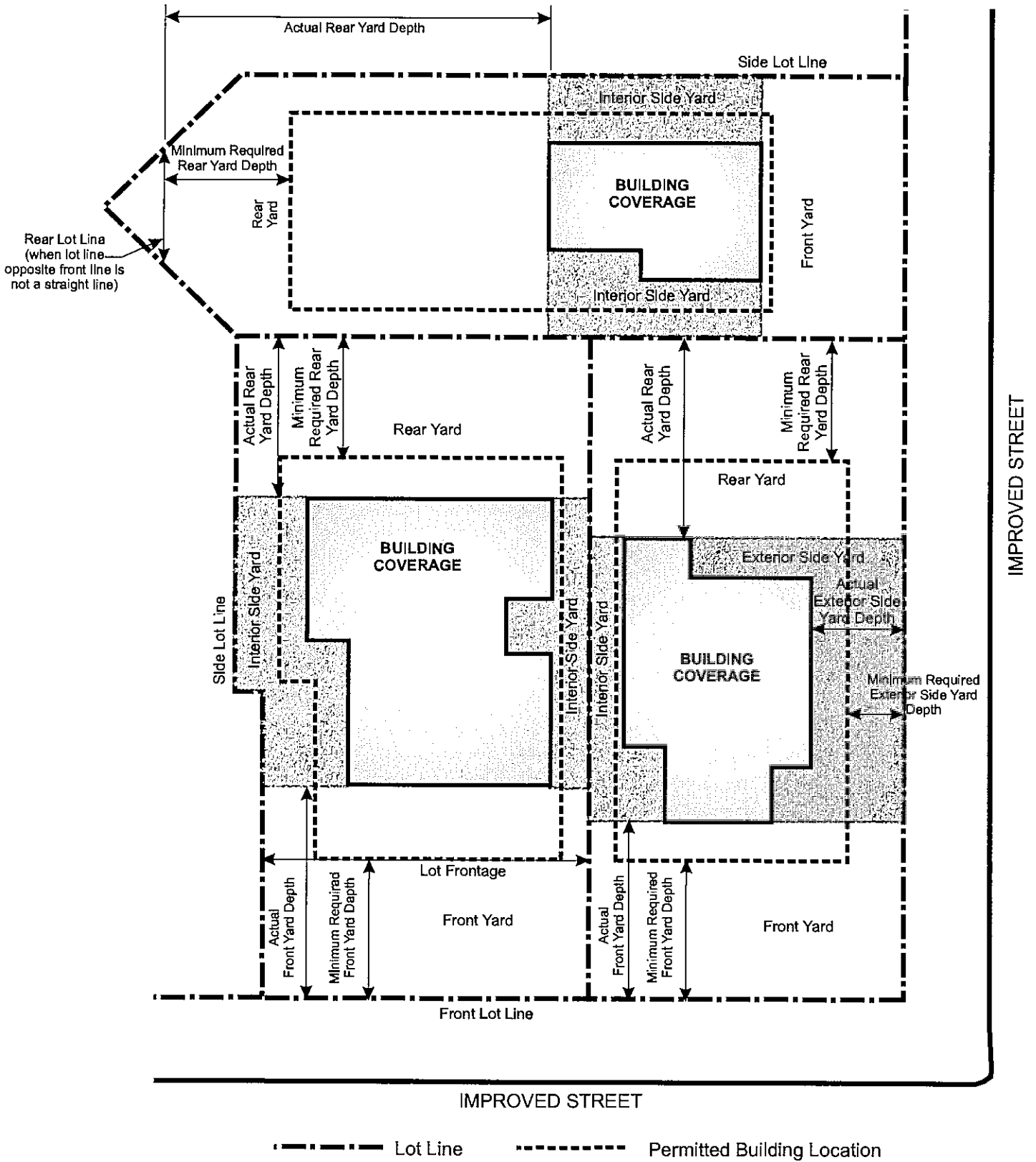


Railway



Provincial/Muskoka Road

ILLUSTRATION 5 - Yard Definitions



Note: The above illustrations are for clarification and convenience only and do not form part of the By-Law.

ILLUSTRATION 6

Maximum Width of dwelling based on the distance from the Optimal Summer Water Level

| <u>Setback from the Optimal Summer Water Level</u> | <u>Maximum dwelling width (in metres)</u> | | | |
|--|---|--|-----------|----------------------|
| <u>0</u> | <u>5.0</u> | | <u>16</u> | <u>16.2</u> |
| <u>1</u> | <u>5.7</u> | | <u>17</u> | <u>16.9</u> |
| <u>2</u> | <u>6.4</u> | | <u>18</u> | <u>17.6</u> |
| <u>3</u> | <u>7.1</u> | | <u>19</u> | <u>18.3</u> |
| <u>4</u> | <u>7.8</u> | | <u>20</u> | <u>19.0</u> |
| <u>5</u> | <u>8.5</u> | | <u>21</u> | <u>19.7</u> |
| <u>6</u> | <u>9.2</u> | | <u>22</u> | <u>20.4</u> |
| <u>7</u> | <u>9.9</u> | | <u>23</u> | <u>21.1</u> |
| <u>8</u> | <u>10.6</u> | | <u>24</u> | <u>21.8</u> |
| <u>9</u> | <u>11.3</u> | | <u>25</u> | <u>22.5</u> |
| <u>10</u> | <u>12.0</u> | | <u>26</u> | <u>23.2</u> |
| <u>11</u> | <u>12.7</u> | | <u>27</u> | <u>23.9</u> |
| <u>12</u> | <u>13.4</u> | | <u>28</u> | <u>24.6</u> |
| <u>13</u> | <u>14.1</u> | | <u>29</u> | <u>25.3</u> |
| <u>14</u> | <u>14.8</u> | | <u>30</u> | <u>(no maximums)</u> |
| <u>15</u> | <u>15.5</u> | | | |

Maximum building width based on the distance from the Optimal Summer Water Level

