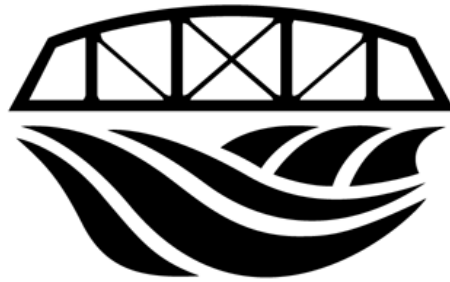


Town of Bracebridge

Comprehensive Zoning By-Law 2006-120

As approved by the Ontario Municipal
Board, May 10, 2007 and amended by
By-laws 2008-081 and 2011-071



BRACEBRIDGE
The Heart of Muskoka

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ORIGINAL BY-LAWS SHALL PREVAIL.**

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PREAMBLE

Introduction

These pages explain the purpose of this Zoning By-law and how it should be used. These pages do not form part of the Zoning By-law passed by Council and are intended only to make the Zoning By-law more understandable and easier to reference.

Purpose of This Zoning By-law

The purpose of this Zoning By-law is to implement the policies of the Town of Bracebridge Official Plan. The Official Plan contains general policies that affect the use of land throughout the municipality. These policies specify where certain land uses are permitted and, in some instances, specify what regulations should apply to the development of certain lands.

The Official Plan is a general document that is not intended to regulate every aspect of the built-form on a private lot. In the Province of Ontario, this is the role of the Zoning By-law. Once an Official Plan is in effect, any Zoning By-law passed by Council must conform to the Official Plan. For example, if the Official Plan stated that lands in the vicinity of a significant natural feature are to remain in their natural state, the Zoning By-law would prohibit the erection of buildings or structures on those lands.

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

- prohibit the use of land or buildings for any use that is not specifically permitted by the By-law;
- prohibit the erection or sitting of buildings and structures on a lot except in locations permitted by the By-law;
- regulate the type of construction and the height, bulk, location, size, floor area, spacing, and use of buildings or structures;
- regulate the minimum frontage and depth of a parcel of land;
- regulate the proportion of a lot that any building or structure may occupy;
- regulate the minimum elevation of doors, windows or other openings in buildings or structures;
- require parking and loading facilities be provided and maintained for a purpose permitted by the By-law; and,
- prohibit the use of lands and the erection of buildings or structures on land that is:

- subject to flooding;
- the site of steep slopes;
- rocky, low-lying, marshy or unstable;
- contaminated;
- a sensitive groundwater recharge area or head water area;
- the location of a sensitive aquifer;
- a significant wildlife habitat area, wetland, woodland, ravine, valley or area of natural and scientific interest;
- a significant corridor or shoreline of a lake, river or stream; or,
- the site of a significant archaeological resource.

How to Use This By-law

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

1. Locate the Property on a Map

Maps in a Zoning By-law are called ‘Schedules’. The first step to using this By-law is to refer to the zone schedules that are contained in the Zoning Schedules book to determine in which zone category your property is located. The zone category will be indicated on the schedules by a symbol or abbreviation. For example, you may see a symbol such as “R1” beside your property. This would indicate that your property is within the ‘Residential Type 1 Zone’. The zone symbols or abbreviations are explained on the first page of Section 2 of the By-law.

Section 2 also provides assistance to help you identify the zone boundaries on the Schedules. For example, if your property appears close to a zone boundary and you are not sure how to determine exactly where that boundary is located, refer to Section 2.3 of the By-law.

2. By-law Amendments

A Zoning By-law is not a static document; it is amended over time as demands and policies governing land use change. Before proceeding any further, you should verify that your property is not the subject of an earlier Zoning By-law amendment. These amendments are listed in Section 7 of this By-law. More recent amendments may not be included in the version of the By-law you are using. Staff in the Town’s Development Services Department will be able to assist you to confirm if your property has been subject to a more recent by-law amendment.

3. Permitted Uses

The next step to using this By-law is to determine what uses are permitted on your property. Section 3 of the By-law identifies the permitted uses for each zone in the municipality. The definitions in Section 6 can assist you if you are not sure of the nature of a use or how it has been defined for the purposes of this By-law. Words that are defined in Section 6 are *italicized* throughout the By-law. If a word is not italicized, it is not specifically defined. Uses, which are not identified as permitted uses within a particular zone are not permitted in that zone.

4. Zone Standards

Steps 1, 2 and 3 have now identified the zone in which your property is located and have identified what uses are permitted on your property. The next step is to determine what standards may apply to the uses on your property. Section 4 of the By-law also identifies the zone standards for each zone in the municipality including standards for minimum lot area, minimum frontage requirements, minimum yard requirements, maximum lot coverage for buildings, maximum permitted height of buildings and in some cases, the minimum required *landscaped area* on the lot.

5. General Provisions

Now that you are aware of the uses permitted on your property and the specific zone standards that apply to those uses, reference should be made to Section 4 of this By-law. Section 4 contains a more generic set of standards known as 'General Provisions' that apply to all properties in all zones throughout the municipality. For example, the general provisions contain standards that regulate the construction and location of docks, sleeping cabins and boathouses that apply to all properties regardless of where in the municipality a property is located.

6. Parking and Loading

There is one final section of the By-law that should be consulted when determining what permissions apply to your specific property. Section 5 provides the parking and loading requirements for all permitted uses in the municipality. If you are considering changing the use of your property or adding a new use to your property, you should review Section 5 to ensure that you are aware of the parking requirements for the proposed use.

7. Conversion Table

A conversion table from metric to imperial is provided in the back of this document to assist you in interpreting the Zoning By-law provisions. This conversion table is for reference purposes only and does not form part of the actual By-law

Description of By-law Components

This By-law contains eight sections, which together, provide the standards applicable to all lands within the municipality. These sections are as follows:

- Section 1 – Interpretation and Administration
- Section 2 – Establishment of Zones
- Section 3 – Zone Provisions
- Section 4 – General Provisions
- Section 5 – Parking and Loading
- Section 6 – Definitions
- Section 7 – Special Provisions
- Section 8 – Enactment

The purpose of each of these sections is described below.

Section 1.0 – Interpretation and Administration

This section of the By-law specifies:

- what lands are covered by the By-law;
- that every parcel of land in the area covered by the By-law is to conform and comply with the By-law; and,
- what penalties can be levied against a person or a corporation if they contravene any provision in the By-law.

Section 2.0 – Establishment Of Zones

This section establishes the Zones that apply to the lands covered by the By-law. This section also describes how to determine the location of the Zone boundaries on the schedules.

Section 3.0 – Zone Provisions

This section lists the uses that are permitted in each Zone. The effect of these Zones is to only permit certain uses in various parts of the municipality. The only uses permitted in a zone are those that are specified in the By-law. If a use is not specifically mentioned as a permitted use in a Zone then it is not permitted. Similarly, if a use is defined in Section 6.0 of the By-law but does not appear as a permitted use in any zone, then it is not a use permitted by the By-law.

This section also contains a number of regulations that control the placement, bulk and height of a building on a lot. This includes regulations such as minimum lot size, minimum frontage, maximum building height or the maximum coverage of a building on a lot.

The primary zone structure of this By-law includes a list of permitted uses and zone standards for each zone category. In some cases, an additional set of regulations are identified through the use of an Overlay Zone. An Overlay Zone is a second layer of zone regulations that are applied on top of the zone category requirements. An example of an Overlay Zone would be a Flood Plain Zone, therefore if a property was on the Muskoka River and was zoned Shoreline Residential Type 1 (SR1) it would also have a Floodway Phase I (FP1) Zone over part of the property. In this situation both the provisions of the SR1 Zone and FP1 Zone would have to be met. An Overlay Zone is a second level of standards that allow the Town of Bracebridge to address unique or special circumstances through the zoning process.

Section 4.0 – General Provisions

This section contains a number of regulations that apply to certain types of uses, buildings or structures regardless of where in the municipality or in what zone they are located. For example, this section contains provisions dealing with the construction of docks in any zone, or provisions to regulate the operation of home industries.

Section 5.0 – Parking and Loading

Parking and loading facilities are required for almost all uses within the municipality. This section provides the requirements for these facilities including such regulations as the number of spaces required for residential and commercial uses, minimum driveway width, minimum parking space size and the location of parking facilities on a lot.

Section 6.0 – Definitions

It is necessary to define words in a zoning By-law because it is a legal document. A By-law must be drafted so that it can be enforced in a court of law. These definitions will help provide clarity in the By-law and ensure that the By-law and its intent are applied consistently.

Section 7.0 – Special Provisions

This section contains regulations, which are specific to one property or a group of properties in the municipality. For example, the minimum front yard in a Zone may be 7.5 metres. The required front yard may be reduced to a lesser number if deemed appropriate and the mechanism to accomplish this reduction is by amending the By-law and excepting the property from the general standard. Exceptions to this By-law are provided in a consolidated list in Section 7. Exceptions are denoted on the Zone Schedules by the Zone symbol designating certain lands followed by a dash and a number, for example R1-1.

Section 8.0 – Enactment

This section contains the signatures of the Mayor and the Clerk who signed the By-law when it was passed by Council in accordance with Section 34 of the Planning Act, R.S.O. 1990.

SECTION 1 INTERPRETATION & ADMINISTRATION

<i>Title</i>	1.1	This By-law may be referred to as the “Bracebridge Zoning By-Law” and applies to all lands within the Town of Bracebridge.
<i>Interpretation</i>	1.2	The provisions of this By-law are the minimum requirements except where it is indicated that a maximum requirement applies.
<i>Conformity & Compliance with By-Law</i>	1.3	No land, <i>building</i> or <i>structure</i> may be used, erected or altered except in accordance with the provisions of this By-law.
<i>Repeal of Former By-laws</i>	1.4	By-law 73-60 and By-law 71-9 of the Town of Bracebridge and all amendments are repealed except By-Laws 2006-063, 2006-064 and 2006-090.
<i>Transition Period</i>	1.5	Despite the provisions of Sections 1.3, where a <i>use</i> , <i>building</i> or <i>structure</i> has been authorized by By-Laws 2006-063, 2006-064 and 2006-090 or a minor variance granted after September 17, 1997, the <i>use</i> , <i>building</i> or <i>structure</i> and all other specific requirements imposed by these By-laws, once in full force and effect, or the minor variance, are also permitted and imposed by this By-Law. Where there is a conflict between this By-law and the provisions of the by-laws that have not been repealed, the provisions of By-laws 2006-063, 2006-064 and 2006-090, shall prevail once the applicable by-law is in full force and effect.
<i>Change in Use</i>	1.6	If any <i>building</i> is altered or changed to a different <i>use</i> , both of which are permitted within the particular Zone, all <i>yards</i> , loading and parking spaces shall be provided as required by this By-law for the different <i>use</i> .
<i>Enforcement</i>	1.7	Any person who contravenes any provision of this By-law is guilty of an offense and upon conviction is liable to the fine(s) as provided for under the Planning Act, R.S.O. 1990, and Chapter P.13 as amended.
<i>Severability</i>	1.8	A decision of a Court that one or more of the provisions of this By-law are invalid in whole or in part does not affect the validity, effectiveness, or enforceability of the other provisions or parts of the provisions of this By-law.

SECTION 2 ESTABLISHMENT OF ZONES

Zones **2.1** The provisions of this By-law apply to all lands within the limits of the Town of Bracebridge. All lands in the Town are zoned within one or more of the following zones:

ZONE	SYMBOL
Residential Type 1 Zone	R1
Residential Type 2 Zone	R2
Residential Type 3 Zone	R3
Residential Type 4 Zone	R4
Shoreline Residential Type 1 Zone	SR1
Shoreline Residential Type 2 Zone	SR2
Shoreline Residential Type 3 Zone	SR3
Office Commercial Zone	C1
Special Purpose Commercial Zone	C2
General Commercial Zone	C3
District Commercial Zone	C4
Convenience Commercial Zone	C5
South Bracebridge Commercial Zone	C6
Tourist Commercial Zone	CT
Business Park Industrial Zone	M1
General Industrial Zone	M2
Extractive Industrial Zone	M3
Waste Disposal Industrial Zone	M4
Rural Zone	RU
Rural Residential Zone	RR
Rural Commercial Zone	RC
Rural Industrial Zone	RUI
Institutional Zone	I
Open Space One Zone	OS1
Open Space Two Zone	OS2
Open Space Three Zone	OS3
Environmental Protection One Zone	EP1
Environmental Protection Two Zone	EP2
Flood Plain One Zone	F1
Flood Plain Two Zone	F2
Flood Plain Three Zone	F3

<i>Location of Zones</i>	2.2	The Zones and Zone boundaries are shown on Schedules ‘A’ through ‘J’, which are attached to and form part of this By-law.
<i>Determining Zone Boundaries</i>	2.3	<p>Where the boundary of any Zone is uncertain and:</p> <ul style="list-style-type: none">a) the boundary is shown as following a <i>street, lane</i>, railway right-of-way or <i>watercourse</i>, the centre line of the <i>street, lane</i>, railway right-of-way, electric transmission line right-of-way or <i>watercourse</i> is the boundary;b) the boundary is shown as substantially following <i>lot lines</i> shown on a registered plan of subdivision, the <i>lot lines</i> are the boundary;c) the boundary is shown as running substantially parallel to a <i>street line</i> and the distance from the <i>street line</i> is not indicated, the boundary shall be deemed to be parallel to such <i>street line</i> and the distance from the <i>street line</i> shall be determined according to the scale shown on the Schedule; andd) where none of the above provisions apply, the Zone boundary shall be scaled from the Schedule(s).
<i>Zoning of Waterbodies</i>	2.4	All lands lying under a body of water are zoned as EP1 unless shown otherwise on the Schedules to this By-law.

SECTION 3 ZONE PROVISIONS

Zones **3.1** Permitted *uses* and zone standards for the following Zones are provided in the following Sections:

ZONE	SECTION
Residential Zones	Section 3.2
Commercial Zones	Section 3.3
Industrial Zones	Section 3.4
Institutional Zone	Section 3.5
Rural Zones	Section 3.6
Open Space Zones	Section 3.7
Environmental Zones	Section 3.8
Flood Plain Zones	Section 3.9

3.1.1 Permitted *uses* in a Zone are noted by the symbol ‘•’ in the column for that Zone corresponding with the row for a specific permitted *use*. A number(s) following the symbol ‘•’, or following the Zone heading, or following the name of a permitted *use*, indicates that one or more exceptions apply to the noted *use* or Zone. Exceptions are listed at the end of each table.

3.1.2 A number(s) following the Zone standard, Zone heading or the description of the standard, indicates an additional Zone requirement. These additional standards are listed at the end of each subsection.

Residential Zones **3.2** No person shall use any land or erect, alter or use any *building* or *structure* for any *use* in the Residential Zones except in accordance with the following:

Permitted Uses 3.2.1 The following *uses* are permitted within the Residential Zones:

PERMITTED USE	R1	R2	R3	R4	SR1	SR2	SR3
<i>Detached Dwelling</i>	•	•	•		•	•	•
<i>Seasonal Dwelling</i>					•	•	•
<i>Semi-Detached Dwelling</i>		•	•	• (*1)			
<i>Duplex Dwelling</i>		•	•	• (*1)			
<i>Row Dwelling</i>			•	•			
<i>Triplex Dwelling</i>			•	•			
<i>Fourplex Dwelling</i>				•			
<i>Apartment Dwelling</i>				•			
<i>Group Housing</i>				•			
<i>Home Occupation</i> (*2)	•	•	•	•	•	•	•
<i>Bed & Breakfast</i> (*3)	•	•			• (*4)	• (*4)	• (*4)
<i>Sleeping Cabin</i> (*5)					•	•	•
<i>Group Home</i> 'A'	•						

Notations for Permitted Uses 3.2.2 The following notations apply to Section 3.2.1 where indicated:

- (*1) Such *dwelling* is permitted in the R4 Zone provided it is in the form of *Group Housing*.
- (*2) A *Home Occupation* shall only be permitted in a *detached dwelling*, *semi-detached dwelling* or *duplex dwelling*.
- (*3) A *Bed and Breakfast* shall only be permitted in a *detached dwelling*.
- (*4) A *Bed and Breakfast* shall only be permitted on a *lot* having a minimum *lot* frontage of 60 metres and a minimum *lot* area of 0.4 hectares.
- (*5) A *sleeping cabin* is permitted as an accessory use only. Only one *sleeping cabin* not exceeding 23 m² in *gross floor area*, may be erected as an accessory use provided it is not located within the *front yard*, a required *rear yard* or a required *side yard*.

Zone Standards 3.2.3 The following zone standards apply to the Residential Zones:

3.2.3.1 Residential Zone Standards for *Detached Dwellings* and *Seasonal Dwellings*

ZONES	R1	R2, R3, R4,	SR1	SR2	SR3
	Low Density Residential	Multiple Residential	Shoreline Residential	Shoreline Over Threshold/ Lake Trout Lakes at Capacity	Shoreline Narrow Waterbody
Minimum <i>Lot Area</i> :					
Public Water & Sanitary Sewers	555 m ²	460 m ² (*2)	Not permitted	Not permitted	Not permitted
Public Water & Private Sewage	695 m ²	925 m ²	Not permitted	Not permitted	Not permitted
Private Wells & Private Sewage	1390 m ²	2040 m ²	0.4 ha	(*3)	0.8 ha
Minimum <i>Lot Frontage</i> :					
Public Water & Sanitary Sewers	18 m	15 m (*2)	60 m	(*3)	100 m
Public Water & Private Sewage	23 m	23 m	60 m	(*3)	100 m
Private Wells & Private Sewage	36 m	30 m	60 m	(*3)	100 m
Minimum <i>Yard Requirements</i> :					
<i>Front Yard</i>	7.5 m	7.5 m	20 m (*4)	30 m	30 m
<i>Exterior Side Yard</i>	7.5 m	7.5 m	7.5 m	7.5 m	7.5 m
<i>Interior Side Yard</i>	(*1)	(*1)	4.5 m	4.5 m	4.5 m
<i>Rear Yard</i>	7.5 m	7.5 m	7.5 m	7.5 m	7.5 m
Maximum <i>Lot coverage</i>	30%	30%	15%	15%	15%
Minimum Dwelling Size (GFA)	83.5 m ²	83.5 m ²	60 m ²	60 m ²	60 m ²
Maximum <i>Height</i>	9 m	9 m	9 m	9 m	9 m
Min. Setback from Centerline of <i>Road</i>					
Provincial <i>Road</i>	26 m	26 m	26 m	26 m	26 m
District <i>Road</i>	20.5 m	20.5 m	20.5 m	20.5 m	20.5 m
Other	17.5 m	17.5 m	17.5 m	17.5 m	17.5 m
Additional Zone Standards	(*5)	(*5)	(*5)	(*5)	(*5)

*Notations for
Zone Standards*

3.2.3.2 The following notations apply to Section 3.2.3.1 where indicated:

*Detached dwellings
– Interior side yard*

- (*1) Minimum width shall be 3.0 metres on one side, 1.2 metres on the other side, plus 0.6 metres on the narrow side for each additional or partial storey above the first.

Where the *lot* is a *corner lot*, the minimum width of the *interior side yard* shall be 1.2 metres plus 0.6 metres for each additional or partial storey above the first.

For a *lot* that is on a plan of subdivision that is final approved after the date of passing of this By-law, the minimum width shall be 1.8 metres on one side and 1.2 metres on the other side plus 0.3 metres on the narrow side for each additional or partial storey above the first, and if the dwelling contains an attached garage, the 1.8 metres must be located on the *interior side yard* which contains the attached garage.

*Detached dwellings
– Lot area and
Frontage*

- (*2) For a *corner lot*, the minimum *lot area* shall be 555 m² and the minimum *lot frontage* shall be 18 metres.

*Minimum Lot Area
for Lakes Over
Threshold/Lake
Trout Lakes at
Capacity*

- (*3) The minimum *lot area* and *lot frontage* requirements of a *lot* in the Shoreline Residential Two (SR2) Zone are the dimensions of that *lot* existing on the date of passage of this By-law.

*Shoreline
Residential Type 1 –
Front Yard Setback*

- (*4) The minimum *front yard setback* in the Shoreline Residential Type One (SR1) Zone shall be 7.5 metres if the *front lot line* abuts a *street*.

*Non-Residential
Uses – Interior Side
Yard*

- (*5) The minimum *interior side yard* setback shall be 4.5 metres for any Non-Residential *use*.

3.2.3.3 Residential Zone Standards for Multiple Residential *Uses*

The following standards apply to individual *dwelling units* contained within the housing forms noted in the chart below:

<i>USE</i>	<i>Semi-Detached Dwelling</i>	<i>Duplex Dwelling</i>	<i>Row Dwelling</i>	<i>Triplex Dwelling</i>	<i>Fourplex Dwelling</i>	<i>Apartment Dwelling</i>	<i>Group Housing</i>
ZONES	R2, R3, R4	R2, R3, R4	R3, R4	R3, R4	R4	R4	R4
Minimum <i>Lot Area</i> :							
Public Water & Sanitary Sewers	325 m ²	650 m ²	230 m ² (*2)	850 m ²	1205 m ²	(*5)	(*6)
Public Water & Private Sewage	Not permitted	Not permitted	Not permitted	Not permitted	Not permitted	Not permitted	Not permitted
Private Wells & Private Sewage	Not permitted	Not permitted	Not permitted	Not permitted	Not permitted	Not permitted	Not permitted
Minimum <i>Lot Frontage</i> :							
Public Water & Sanitary Sewers	10 m	20 m	6 m (*3)	25 m	30 m	36 m	36 m
Public Water & Private Sewage	Not permitted	Not permitted	Not permitted	Not permitted	Not permitted	Not permitted	Not permitted
Private Wells & Private Sewage	Not permitted	Not permitted	Not permitted	Not permitted	Not permitted	Not permitted	Not permitted
Minimum <i>Yard Requirements</i> :							
<i>Front Yard</i>	7.5 m	7.5 m	7.5 m	7.5 m	7.5 m	7.5 m	7.5 m
<i>Exterior Side Yard</i>	7.5 m	7.5 m	7.5 m	7.5 m	7.5 m	7.5 m	7.5 m
<i>Interior Side Yard</i>	(*1)	(*7)	4.5 m	4.5 m	(*4)	7.5 m	7.5 m
<i>Rear Yard</i>	7.5 m	7.5 m	10.5 m	10.5 m	10.5 m	10.5 m	10.5 m
Maximum <i>Lot coverage</i>	30%	30%	35%	35%	35%	35%	35%
Minimum <i>Landscaped Area</i>	30%	30%	30%	30%	30%	35%	40%

Section 3.2.3.3 Residential Zone Standards for Multiple Residential *Uses* continued....

<i>USE</i>	<i>Semi-Detached Dwelling</i>	<i>Duplex Dwelling</i>	<i>Row Dwelling</i>	<i>Triplex Dwelling</i>	<i>Fourplex Dwelling</i>	<i>Apartment Dwelling</i>	<i>Group Housing</i>
ZONES	R2, R3, R4	R2, R3, R4	R3, R4	R3, R4	R4	R4	R4
Maximum <i>Height</i>	9m	9m	12.5m	12.5m	12.5m	12.5 m	12.5 m
Min. <i>Dwelling Size</i> (GFA)	48 m ² per dwelling unit	48 m ² per dwelling unit	48 m ² per dwelling unit	48 m ² per dwelling unit	48 m ² per dwelling unit	(*8)	(*9)
Min. Setback from Centerline of <i>Road</i>							
<i>Provincial Road</i>	26 m	26 m	26 m	26 m	26 m	26 m	26 m
<i>District Road</i>	20.5 m	20.5 m	20.5 m	20.5 m	20.5 m	20.5 m	20.5 m
Other	17.5 m	17.5 m	17.5 m	17.5 m	17.5 m	17.5 m	17.5 m

**Notations for
Zone Standards**

3.2.3.4 The following notations apply to Section 3.2.3.3 where indicated:

<i>Semi-detached dwelling – Interior side yard</i>	(*1)	The minimum <i>interior side yard</i> width for the side that is not attached to another <i>dwelling</i> shall be 3.6 metres provided that where a garage or carport is attached to or is within the main <i>building</i> , the minimum width of the <i>interior side yard</i> shall be 1.2 metres plus 0.6 metres for each additional or partial storey above the first.
<i>Row dwelling lot area</i>	(*2)	The minimum <i>lot area</i> for an end unit <i>row dwelling</i> shall be 278 m ² .
<i>Row dwelling frontage</i>	(*3)	The minimum <i>lot frontage</i> for an end unit <i>row dwelling</i> shall be 12 metres.
<i>Fourplex interior side yard</i>	(*4)	The <i>interior side yard</i> for a <i>fourplex dwelling</i> shall be the greater of one half of the <i>height</i> of the <i>building</i> or 3 metres.
<i>Apartment dwelling lot area</i>	(*5)	The minimum <i>lot area</i> for an <i>apartment dwelling</i> is 93m ² per <i>dwelling unit</i> plus 46m ² per bedroom. For the purpose of calculating the minimum <i>lot area</i> , the term “bedroom” shall also include any room intended to be used as a den or study.
<i>Group Housing Lot area</i>	(*6)	The minimum <i>lot area</i> shall be the sum of the minimum <i>lot area</i> requirements for each type of <i>dwelling</i> located on the <i>lot</i> .
<i>Duplex interior side yard</i>	(*7)	The minimum width shall be 3.6 metres on one side and 1.8 metres on the other side, provided that where two garages or carports are attached to or within the main <i>building</i> , or the <i>lot</i> is a <i>corner lot</i> , the minimum width of the <i>interior side yard</i> shall be 1.8 metres.
<i>Minimum Dwelling unit Size – Apartments</i>	(*8)	The minimum required <i>gross floor area</i> for <i>apartment dwellings</i> shall be 18.5 m ² .
<i>Minimum Dwelling unit Size – Group housing</i>	(*9)	In the case of the minimum <i>gross floor area</i> per <i>dwelling unit</i> , the minimum requirements for each type of <i>dwelling</i> will be the minimum standards as noted by the type of <i>dwelling</i> .

Commercial Zones **3.3** No person shall use any land or erect, alter or use any *building* or *structure* for any *use* in the Commercial Zones except in accordance with the following:

Permitted Uses 3.3.1 The following *uses* are permitted within the Commercial Zones:

PERMITTED USE	C1 Office	C2 Spec. Purp.	C3 Gen.	C4 Dist.	C5 Conv.	C6 South BB	CT Tourist
<i>Accessory Dwelling Unit</i>							• (*4)
<i>Accessory Apartment Dwelling Unit</i>	•		•		• (*8)		• (*8)
<i>Convenience Store (*2)</i>		•	•	•	•	• (*13)	• (*1)
<i>Detached Dwelling</i>	•						
<i>Department Store (*10)</i>		•		•			
<i>Drug Store (*9)</i>			•	•		• (*13)	
<i>Farm Produce Retail Outlet</i>			•	•			
<i>Financial Institution</i>			•	•			
<i>Financial Services Establishment</i>		• (*6)	•	•			
<i>Funeral Home</i>			•				
<i>Home Improvement Centre</i>		• (*6)		•			
<i>Hotel</i>		•	•	•		• (*13)	•
<i>Marina</i>							•
<i>Medical Clinic</i>	• (*5)		•	•			
<i>Mobile Refreshment Stand</i>		•	•	•			
<i>Motel</i>		•	•	•		• (*13)	•
<i>Motor Vehicle Dealership</i>		•		•			
<i>Motor Vehicle Gasoline Bar</i>		•		•	•	• (*13)	
<i>Motor Vehicle Parts Establishment</i>		•		•			
<i>Motor Vehicle Service Station</i>		•		•			
<i>Office</i>	• (*5)		•	•			
<i>Open Air Farmer's Market</i>			•				•
<i>Outside Display and Sale</i>		• (*7)	• (*7)	• (*7)			• (*7)
<i>Parking Area</i>	•	•	•	•			•
<i>Place Of Entertainment</i>			•	•			•
<i>Printing And Publishing Establishment</i>		•	•	•			
<i>Recreation Facilities</i>							•
<i>Restaurant</i>		•	•	•		• (*13)	•
<i>Restaurant, Drive-Thru</i>		•	•	•		• (*13)	•
<i>Retail Store (*11)</i>		• (*6)	•	•		• (*13)	• (*3)
<i>Service And Repair Shop</i>			•	•	•	• (*13)	
<i>Shopping Centre</i>		•		•			
<i>Specialty Food Store</i>		• (*6)	•	•			
<i>Supermarket (*9)</i>		• (*6)		•		• (*13)	
<i>Tourist Camp</i>							•
<i>Tourist Commercial Store (*12)</i>		•	•	•		• (*13)	
<i>Tourist Establishment</i>						• (*13)	•
<i>Veterinary Clinic</i>				•			

*Notations for
Permitted Uses*

3.3.2 The following notations apply to Section 3.3.1 where indicated:

- (*1) Permitted as an *accessory use* only.
- (*2) A *Convenience Store* is permitted up to a maximum *gross floor area* of 350 m² and the total floor area for all Convenience Stores in all C6 Zones shall not exceed 1,000 m².
- (*3) A *Retail Store* is permitted only as *accessory uses*, provided that the *use* does not exceed 25% of the *gross floor area* of the *building* in which it is located.
- (*4) A maximum of one *Accessory Apartment Dwelling Unit* is permitted and it must be occupied by the owner, caretaker or watchman or similar person and his/her family.
- (*5) A residential component must be retained when converted from an existing residential *dwelling* or constructing a new *building* or *structure*.
- (*6) The minimum unit size shall be 400 m². Neither a liquor store nor a beer store shall be permitted in the C2 Zone
- (*7) Permitted only as an *accessory use* and in accordance with Section 4.19.
- (*8) A maximum of one *Accessory Dwelling Unit* is permitted and it must be occupied by the owner, caretaker or watchman or similar person and his/her family.
- (*9) The maximum unit size for a *Drug Store* or *Supermarket* shall be 2,800 m² in the C6 Zone and 4,000 m² in the C2 and C4 Zones.
- (*10) The maximum unit size for a *Department Store* shall be 5,000 m².
- (*11) The maximum unit size for a *Retail Store* shall be 600 m² in the C6 Zone and 10,000 m² in the C2 and C4 Zones.
- (*12) The maximum unit size for a *Tourist Commercial Store* shall be 600 m² in the C6 Zone and 10,000 m² in the C2 and C4 Zones.
- (*13) The total floor area of all Convenience Stores, Drug Stores and Supermarkets in all C6 Zones shall not exceed 5,000 m² and the total floor area of all uses in all C6 Zones shall not exceed 11,600 m².

Zone Standards 3.3.3 The following zone standards apply to Commercial Zones:

3.3.3.1 Commercial Zone Standards

ZONES	C1	C2	C3	C4	C5	C6
	Office Commercial	Special Purpose Commercial	General Commercial	District Commercial	Convenience Commercial	South Bracebridge Commercial
<i>Minimum Lot Area:</i>						
Public Water & Sanitary Sewers	500 m ²	0 m	0 m	8360 m ²	500 m ²	0 m
Public Water & Private Sewage	Not permitted	Not permitted	Not permitted	Not permitted	Not permitted	Not permitted
Private Wells & Private Sewage	Not permitted	Not permitted	Not permitted	Not permitted	Not permitted	Not permitted
<i>Minimum Lot Frontage:</i>						
Public Water & Sanitary Sewers	18 m	24 m	0 m	60 m	18 m	24 m
Public Water & Private Sewage	Not permitted	Not permitted	Not permitted	Not permitted	Not permitted	Not permitted
Private Wells & Private Sewage	Not permitted	Not permitted	Not permitted	Not permitted	Not permitted	Not permitted
<i>Minimum Yard Requirements:</i>						
<i>Front Yard</i>	7.5 m	7.5 m	0 m	12 m	7.5 m	7.5 m
<i>Exterior Side Yard</i>	7.5 m	7.5 m	0 m	12 m	7.5 m	7.5 m
<i>Interior Side Yard</i>	3 m	3 m (*1)	0 m (*1)	0 m (*1)	6 m	6 m (*1)
<i>Rear Yard</i>	7.5 m	7.5 m	0 m	7.5 m (*2)	7.5 m	7.5 m
<i>Maximum Lot Coverage</i>	33%	50%	80%	25%	33%	50%
<i>Minimum Landscaped Area</i>	10%	10%	0%	10%	10%	10%
<i>Maximum Height</i>	9 m	9 m	12 m	10.5 m	9 m	9 m
<i>Min. Setback from Centerline of Road</i>						
Provincial	26 m	26 m	18 m	30.5 m	26 m	26 m
District	20.5 m	20.5 m	13 m	25 m	20.5 m	20.5 m
Other	17.5 m	17.5 m	10 m	22 m	17.5 m	17.5 m

***Notations for
Zone Standards***

3.3.3.2 The following notations apply to Section 3.3.3.1 where indicated:

***Interior side yard
Provisions***

(*1) Where the interior *side lot line* abuts a Residential Zone, the minimum *interior side yard* shall be a minimum of 9 metres.

C4 Rear yard

(*2) Where the *rear lot line* abuts a Residential Zone, the minimum *rear yard* depth shall be 13.5 metres.

Zone Standards 3.3.3.3 Tourist Commercial Zone Standards

ZONE	TOURIST COMMERCIAL ZONE		
	<i>Tourist Establishment</i>	<i>Tourist Camp</i>	All other permitted uses
Minimum <i>Lot Area</i> :	1.2 ha (*1)	4 ha (*1)	2785 m ² (*1)
Minimum <i>Lot Frontage</i> :	45 m (*1)	100 m (*1)	53 m (*1)
Minimum <i>Yard</i> Requirements:			
<i>Front Yard</i>	12 m	15 m	7.5 m
<i>Exterior Side Yard</i>	12 m	15 m	7.5 m
<i>Interior Side Yard</i>	6 m (*2)	15 m	6 m (*2)
<i>Rear Yard</i>	7.5 m	15 m	7.5 m
Maximum <i>Lot Coverage</i>	35%	35%	35%
Minimum <i>Landscaped Area</i>	20%	10%	10%
Maximum <i>Height</i>	9 m	9 m	9 m
Min. Setback from Centerline of <i>Road</i>			
Provincial	30.5 m	33.5 m	26 m
<i>District</i>	25 m	28 m	20.5 m
Other	22 m	25 m	17.5 m
Additional Zone Standards	(*3)	(*4)	

**Notations for
Zone Standards**

3.3.3.4 The following notations apply to Section 3.3.3 where indicated:

*Over Threshold /
Lake Trout Lakes at
Capacity*

- (*1) Where the *lot* is located within 150 metres of a *waterbody* determined to be Over Threshold or a Lake Trout Lake at Capacity, the minimum *lot area* and minimum *lot frontage* requirements for the *lot* are the dimensions of that *lot* on the date of passage of this By-law.

*Interior side yard
Provisions*

- (*2) Where the *interior side lot line* abuts a Residential Zone, the minimum *interior side yard* shall be a minimum of 9 metres.

*Lodges and Tourist
Cabins*

- (*3) An additional 925 m² of *lot area*, in addition to the minimum *lot area* required, shall be provided for each Tourist Cabin in excess of 8.

*Density of Camping
Sites*

- (*4) The maximum density of camping sites is 15 sites per 0.4 hectares of land that is permitted for the siting of trailers.

Industrial Zones 3.4 No person shall use any land or erect, alter or use any *building* or *structure* for any *use* in the Industrial Zones except in accordance with the following:

Permitted Uses 3.4.1 The following *uses* are permitted within the Industrial Zones:

PERMITTED USE	M1 Business Park	M2 General	M3 Extractive	M4 Waste Dis.
<i>Assembly Hall</i>	• (*1)			
<i>Contractor's Yard</i>		•		
<i>Day Nursery</i>	•			
<i>Emergency Service Depot</i>	•			
<i>Equipment Sales And Rental</i>	•	•		
<i>Farm Implement Dealer</i>	•			
<i>Fuel Storage Tanks</i>		•		
<i>Gravel Pit</i>			•	
<i>Home Improvement Centre</i>	•			
<i>Indoor Storage Facilities</i>	•	•		
<i>Light Manufacturing</i>	• (*6)	•		
<i>Manufacturing and Processing Plant</i>		•		
<i>Motor Vehicle Body Shop</i>		•		
<i>Motor Vehicle Dealership</i>	•	•		
<i>Motor Vehicle Parts Establishment</i>	•	•		
<i>Motor Vehicle Rental Agency</i>	•	•		
<i>Motor Vehicle Repair Garage</i>	•	•		
<i>Office</i>	•			
<i>Outside Display and Sale</i>	• (*5)	• (*5)		
<i>Outside Storage (*4)</i>	• (*2)	• (*2)	• (*2)	•
<i>Passenger Transportation Depot</i>		•		
<i>Place of Entertainment</i>	• (*6)			
<i>Printing and Publishing Establishment</i>	•	•		
<i>Quarry</i>			•	
<i>Recreation Facilities</i>	• (*6)			
<i>Rental Agency</i>	•	•		
<i>Restaurant</i>	•			
<i>Restaurant, Drive-Thru</i>	•			
<i>Retail Store</i>	• (*3)	• (*3)		
<i>Service And Repair Shop</i>	•	• (*3)		
<i>Sewage Facility</i>				•
<i>Truck Or Transportation Depot</i>		•		
<i>Veterinary Clinic</i>	•			

Section 3.4.1 Industrial Permitted *Uses* continued.....

PERMITTED USE	M1	M2	M3	M4
	Business Park	General	Extractive	Waste Dis.
<i>Warehouse</i>	•	•		
<i>Waste Disposal Area</i>				•
<i>Water Treatment Plant</i>				•
<i>Wholesale Operations</i>	•	•		
<i>Workshop</i>	•	•		

*Notations for
Permitted Uses*

3.4.2 The following notations apply to Section 3.4.1 where indicated:

(*1) Only permitted if connected to full municipal services.

(*2) *Outside Storage* is permitted only as an *accessory use*.

(*3) Permitted only as an *accessory use* provided the *accessory use* does not exceed 25% of the *gross floor area*.

(*4) *Outside Storage* shall only be permitted provided:

- i) it is located in the rear yard;
- ii) a visual barrier is provided adjacent to any other *use* in accordance with the requirements of Section 4.24 of this By-law;
- iii) the *height* of the *outdoor storage* may not exceed the *height* of the lesser of 3 metres or the height of the visual barrier;
- iv) the maximum lot coverage of all building and the *outdoor storage* may not exceed fifty (50) percent of the *lot area*; and
- v) the maximum lot coverage of only the *outdoor storage* may not exceed twenty five (25) percent of the *lot area*.

(*5) Permitted only as an *accessory use* and in accordance with Section 4.19.

(*6) Only permitted if the *use* does not include or require direct consumption of water, except for auxiliary facilities such as washrooms, staff kitchen and lunchrooms

Zone Standards 3.4.3 The following zone standards apply to Industrial Zones:

3.4.3.1 Industrial Zone Standards

ZONES	M1	M2	M3	M4
	Business Park	General	Extractive	Waste Disposal
<i>Minimum Lot Area:</i>				
Public Water & Sanitary Sewers	0 m ²	0 m ²	Not Permitted	Not Permitted
Public Water & Private Sewage	2322 m ²	Not Permitted	0 m ²	0 m ²
Private Wells & Private Sewage	Not Permitted	Not Permitted	0 m ²	0 m ²
<i>Minimum Lot Frontage:</i>				
Public Water & Sanitary Sewers	30 m	30 m	Not Permitted	Not Permitted
Public Water & Private Sewage	38 m	Not Permitted	0 m	0 m
Private Wells & Private Sewage	Not Permitted	Not Permitted	0 m	0 m
<i>Minimum Yard Requirements:</i>				
<i>Front Yard</i>	15 m (*1)	21 m (*1)	30 m (*2)	60 m
<i>Exterior Side Yard</i>	15 m (*1)	21 m (*1)	30 m (*2)	60 m
<i>Interior Side Yard</i>	3 m (*1)	7.5 m (*1)	15 m (*2)	60 m
<i>Rear Yard</i>	7.5 m (*1)	15 m (*1)	15 m (*2)	60 m
<i>Maximum Lot Coverage</i>	50%	50%	Not Applicable	Not Applicable
<i>Minimum Landscaped Area</i>	5%	5%	5%	5%
<i>Min. Setback from Centerline of Road</i>				
Provincial	33.5 m (*1)	39.5 m (*1)	48.8 m (*2)	79 m
District	28 m (*1)	35 m (*1)	43.5 m (*2)	74 m
Other	25 m (*1)	31.5 m (*1)	40.5 m (*2)	71 m
<i>Additional Zone Standards</i>	(*3)	(*3)	(*3)	

**Notations for
Zone Standards**

**Abutting a
Residential Zone**

**M3 Special Yard
Provisions**

**Additional
Requirements**

3.4.4 The following notations apply to Sections 3.4.3.1 where indicated:

- (*1) Where any Industrial Zone abuts a Residential Zone, the minimum *yard* setback abutting such zone shall be increased by 9 metres.
- (*2) No *building*, plant or product stockpile shall be located within:
 - i) 30 metres of any *lot line* not abutting a Residential Zone or Rural Residential (RR) Zone;
 - ii) 90 metres of any *lot line* of any abutting Residential Zone or Rural Residential (RR) Zone.
- (*3)
 - i) **Height of Building**
If any portion of a *building* is erected above a *height* of 12 metres, such portion must be set back from the centerline of the abutting *street* or from the *front*, *side* or *rear lot line*, as the case may be, in addition to the minimum setback, *front*, *side* or *rear yard* requirements of this By-law, a further distance of 0.3 metres for each 0.3 metres by which such portion of the *building* is erected above a *height* of 12 metres. In the M1 Zone the maximum *height* shall be 12 metres.
 - ii) **Requirement for Visual Barrier**
Where the *side* or *rear lot line* abuts a Residential Zone, planting strips adjoining such abutting *lot line* or portion thereof shall be provided within the *lot* in accordance with the requirements of Section 4.24 of this By-law.
 - iii) **Property Abutting Railway**
Notwithstanding any other provisions of this By-law to the contrary, where any *lot line* or portion thereof abuts a railway right-of-way, no *interior side* or *rear yard* shall be required along that portion of the *lot line*.

Institutional Zone **3.5** No person shall use any land or erect, alter or use any *building* or *structure* for any *use* in the Institutional Zone except in accordance with the following:

Permitted Uses 3.5.1 The following *uses* are permitted in the Institutional Zone:

PERMITTED USE	I
<i>Arena</i>	•
<i>Assembly Hall</i>	•
<i>Cemetery</i>	•
<i>Day Nursery</i>	•
<i>Emergency Service Depot</i>	•
<i>Hospital</i>	•
<i>Nursing Home</i>	•
<i>Place of Worship</i>	•
<i>Public Office</i>	•
<i>Public Works Yard</i>	•
<i>School</i>	•
<i>Senior Citizens Home</i>	•

Zone Standards 3.5.2 The following zone standards apply to the Institutional Zone:

Institutional (I) Zone	
Minimum <i>Lot Area</i>	0 m
Minimum <i>Lot Frontage</i>	6 m
Minimum <i>Yard Requirements</i>	
<i>Front yard</i>	7.5 m
<i>Exterior side yard</i>	7.5 m
<i>Interior side yard</i>	7.5 m
<i>Rear yard</i>	7.5 m
Maximum <i>Lot Coverage</i>	50%
Minimum <i>Landscaped Area</i>	30%
Maximum <i>Height</i>	10.5 m
Min. Setback from Centerline of <i>Road</i>	
Provincial	26 m
District	20.5 m
Other	17.5 m

Rural Zones **3.6** No person shall use any land or erect, alter or use any *building or structure* for any *use* in the Rural Zones except in accordance with the following:

Permitted Uses 3.6.1 The following *uses* are permitted in the Rural Zone:

PERMITTED USE	RU	RR	RC	RUI
	Rural	Rural Res.	Rural Comm.	Rural Ind.
<i>Accessory Dwelling Unit</i>			• (*4)	• (*4)
<i>Agricultural Use</i> (*5)	•			
<i>Agricultural Use, Intensive</i> (*5)	•			
<i>Bed & Breakfast Establishment</i>	•	•		
<i>Boarding Kennels</i> (*5)	•			
<i>Bulk Fuel Sales</i> (*5)				•
<i>Convenience Store</i>			•	
<i>Contractor's Yard</i> (*5)				•
<i>Detached Dwelling Unit</i>	•	•		
<i>Equipment Sales and Rental</i> (*5)				•
<i>Forestry Operations</i>	•			
<i>Garden Centre & Nursery</i>			•	
<i>Group Home 'A'</i>	•	•		
<i>Hobby Farm</i> (*5)	•	• (*2)		
<i>Home Industry</i> (*5)	•	•		
<i>Home Occupation</i>	•	•		
<i>Hunt Camp</i>	• (*3)			
<i>Market Garden</i> (*5)	•		•	
<i>Motor Vehicle Service Station</i> (*5)			•	•
<i>Outside Display and Sale</i>			• (*1)	• (*1)
<i>Reforestation Activities/Tree Nursery</i>	•			
<i>Sawmill</i> (*5)				•
<i>Service and Repair Shop</i> (*5)			•	
<i>Veterinary Clinic</i> (*5)	•		•	

Notations for Permitted Uses 3.6.2 The following notations apply to Sections 3.6.1 where indicated:

- (*1) Permitted only as an *accessory use* and in accordance with Section 4.19
- (*2) A *hobby farm* is a permitted *use* provided it is clearly secondary and *accessory* to the permitted residential *use* and provided the *hobby farm* is for the *use* of the occupants of the *dwelling unit*.
- (*3) A *hunt camp* shall only be permitted provided:
 - i) it is located on a *lot* greater than 40 hectares;
 - ii) it does not exceed a *total floor area* of 100 m²
 - iii) it is occupied for not more than 16 days in any month and not more than 60 days in any 12 month period.
- (*4) Maximum one *Accessory Dwelling Unit*, which must be occupied by the owner, caretaker or watchman or similar person and his/her family. The *Accessory Dwelling Unit* is not permitted in conjunction with *Bulk Fuel Sales*.
- (*5) Not permitted within 150 metres of a *navigable waterway*.

Zone Standards 3.6.3 The following zone standards apply to the Rural Zones:

3.6.3.1 Rural Zone Standards

ZONES	RU	RR	RC	RUI
	Rural	Rural Residential	Rural Commercial	Rural Industrial
<i>Minimum Lot Area:</i>				
Public Water & Private Sewage	Not applicable	0.8 ha	Not applicable	Not applicable
Private Wells & Private Sewage	4.0 ha	0.8 ha	0.8 ha	4.0 ha
<i>Minimum Lot Frontage:</i>				
Public Water & Private Sewage	Not applicable	60 m	Not applicable	60 m
Private Wells & Private Sewage	120 m	60 m	120 m	60 m
<i>Minimum Yard Requirements:</i>				
<i>Front Yard</i>	15 m	15 m	15 m	15 m
<i>Exterior Side Yard</i>	15 m	15 m	15 m	15 m
<i>Interior Side Yard</i>	4.5 m	4.5 m	6 m	6 m
<i>Rear Yard</i>	7.5 m	7.5 m	7.5 m	10.6 m
<i>Maximum Lot Coverage</i>	10%	15%	15%	10%
<i>Minimum Dwelling Unit Size (GFA)</i>	83.5 m ²	83.5 m ²	83.5 m ²	83.5 m ²
<i>Maximum Height</i>	9 m	9 m	9 m	9 m
<i>Min. Setback from Centerline of Road</i>				
Provincial	26 m	26 m	26 m	26 m
District	20.5 m	20.5 m	20.5 m	20.5 m
Other	17.5 m	17.5 m	17.5 m	17.5 m

Open Space Zone **3.7** No person shall use any land or erect, alter or use any *building* or *structure* for any *use* in the Open Space Zones except in accordance with the following:

Permitted Uses 3.7.1 The following *uses* are permitted in the Open Space Zone:

PERMITTED USE	OS1	OS2	OS3
	Open Space One	Open Space Two	Open Space Three
<i>Assembly Hall</i>	•		
<i>Golf Course</i>		•	
<i>Private Park</i>	•	•	
<i>Public Park</i>	•	•	•
<i>Recreation Facilities</i>	•		
<i>Refreshment Pavilion Or Booth</i>	•		

Zone Standards 3.7.2 No person shall use any land or erect, alter or use any *building* or *structure* for any open space *uses* except in accordance with the following:

ZONE	OS1	OS2	OS3
Minimum <i>Lot Area</i> :	0 m ²	20 ha	0 m ²
Minimum <i>Lot Frontage</i> :	0 m	60 m	0 m
Minimum <i>Yard Requirements</i> :			
<i>Front Yard</i>	7.5 m	30 m	7.5 m
<i>Exterior Side Yard</i>	7.5 m	30 m	7.5 m
<i>Interior Side Yard</i>	7.5 m	30 m	7.5 m
<i>Rear Yard</i>	7.5 m	30 m	7.5 m
Maximum <i>Lot Coverage</i>	10%	5%	10%
Maximum <i>Height</i>	9 m	10.5 m	9 m
Min. Setback from Centerline of <i>Road</i>			
Provincial	26 m	26 m	26 m
<i>District</i>	20.5 m	20.5 m	20.5 m
Other	17.5 m	17.5 m	17.5 m

Environmental Protection Zone **3.8** No person shall *use* any land or erect, alter or *use* any *building* or *structure* for any *uses* in the Environmental Protection Zones except in accordance with the following:

Permitted Uses 3.8.1 The following *uses* are permitted in the Environmental Protection Zone:

PERMITTED USE	EP1	EP2
	Env. Protection One	Env. Protection Two
<i>Existing Buildings or Structures</i>	•	•
<i>Structures for Flood or Erosion Control</i>	•	•

Zone Standards 3.8.2 The following provisions apply to the EP Zone:

3.8.2.1 No new structural development shall be permitted in any EP1 or EP2 Zone except that Accessory Shoreline Structures may be permitted in any EP1 zone subject to the provisions of Section 4.4.

3.8.2.2 Additions, alterations, or the reconstruction of an *existing structure* may be permitted within the *building* footprint that existed at the time of passing of this By-law.

Flood Plain Zones **3.9** No person shall *use* any land or erect, alter or *use* any *building* or *structure* for any *uses* in the *Flood Plain* Zones except in accordance with the following:

Permitted Uses 3.9.1 The following *uses* are permitted in the Floodplain Zones:

PERMITTED USE	F1	F2	F3
	Floodway Phase I	Flood Fringe Phase I	Flood Plain Phase II
<i>New Structure</i>		• (*1)	• (*2)
<i>Existing Buildings or Structures</i>	•	•	•
<i>Boat Ports</i>	•	•	•
<i>Floating Docks</i>	•	•	•
<i>Structures for Flood or Erosion Control</i>	•	•	•

(*1) Structural development is permitted provided it is flood proofed to a minimum elevation of 0.5 metres above the *Regulatory Flood Elevations*.

(*2) Before a building permit is issued, a survey shall be submitted showing the *Regulatory Flood Elevation* and location of proposed structure(s) in relation to the *Regulatory Flood Elevation* and the original ground elevation. Structural development shall be permitted except where the depth of flooding would exceed 1.0 metres.

Zone Standards	<p>3.9.2 The following are the zone standards for the F1, F2 and F3 Zones:</p> <p>3.9.2.1 Other than footings, no structural development, including new buildings, additions, enlargements, septic tanks, and tile fields, may extend more than 1.0 metres below the <i>Regulatory Flood Elevation</i>.</p> <p>3.9.2.2 Building height, other than boat ports shall be measured from the original grade, as opposed to finished grade.</p> <p>3.9.2.3 <i>Docks</i> shall be restricted to floating types or those supported by piles (i.e. no cribs) and shall be constructed parallel to the shoreline, subject to a minimum setback of 5 metres from the <i>interior side lot line</i> or projection of the <i>interior side lot line</i> and shall not project more than 6 metres from the shoreline.</p> <p>3.9.2.4 <i>Boat ports</i> shall be open on all sides below the Regulatory Flood Elevation.</p> <p>3.9.2.5 Notwithstanding Section 4.8 of this By-law, <i>existing buildings</i> and <i>structures</i> which are destroyed by causes beyond the control of the owner may be reconstructed on the same foundation only where it is not possible to relocate outside of the <i>Flood Plain</i>, provided there is no increase in size or usability, and shall be <i>flood-proofed</i> to a minimum of 0.5 metres above the <i>Regulatory Flood Elevation</i>. Minor repairs, renovations and <i>building</i> maintenance shall be permitted. Major repairs and renovations shall be <i>flood-proofed</i> to a minimum of 0.5 metres above the <i>Regulatory Flood Elevation</i>.</p> <p>3.9.2.6 Before a building permit is issued, detailed <i>flood proofing</i> techniques must be approved by the Building Department. All openings unless part of <i>flood-proofing</i> techniques must be a minimum of 0.5 metres above the <i>Regulatory Flood Elevation</i>. At the time of the foundation inspection and before further construction takes place, the permit holder (owner/contractor) is required to provide a certificate from a surveyor verifying that the said openings are above the required elevation.</p>																											
Specific Locations	<p>3.9.3 Notwithstanding Sections 3.9.1 and 3.9.2 of this By-law, no new structural development including fill shall occur in the Flood Plain Zones in the following areas:</p> <p>i) for the following distances upstream of the control sections:</p> <table data-bbox="579 1442 1092 1642"> <tr> <td>High Falls</td> <td>-</td> <td>to Highway No. 11</td> </tr> <tr> <td>Duck Chutes</td> <td>-</td> <td>100 metres</td> </tr> <tr> <td>Purbrook Rapids-</td> <td></td> <td>100 metres</td> </tr> <tr> <td>Crozier Falls</td> <td>-</td> <td>125 metres</td> </tr> <tr> <td>May Chutes</td> <td>-</td> <td>100 metres</td> </tr> <tr> <td>Slater Falls -</td> <td></td> <td>130 metres</td> </tr> </table> <p>ii) for the following distances upstream and downstream of bridges:</p> <table data-bbox="579 1709 1002 1810"> <tr> <td>Black Bridge</td> <td>-</td> <td>140 metres</td> </tr> <tr> <td>Purbrook Bridge -</td> <td></td> <td>100 metres</td> </tr> <tr> <td>Fraserburg Bridge -</td> <td></td> <td>440 metres</td> </tr> </table> <p>iii) within 100 metres of the South Falls Dam</p>	High Falls	-	to Highway No. 11	Duck Chutes	-	100 metres	Purbrook Rapids-		100 metres	Crozier Falls	-	125 metres	May Chutes	-	100 metres	Slater Falls -		130 metres	Black Bridge	-	140 metres	Purbrook Bridge -		100 metres	Fraserburg Bridge -		440 metres
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SECTION 4 GENERAL PROVISIONS

<i>Application</i>	4.1	The provisions of this section of the By-law apply to all lands in the Town of Bracebridge.
<i>Uses Permitted in All Zones</i>	4.2	The <i>uses</i> identified in this subsection are permitted in all zones.
<i>Accessory Buildings, Structures and Uses</i>	4.2.1	<p><i>Accessory buildings, structures and uses</i> are permitted in all zones subject to the following provisions:</p> <ul style="list-style-type: none">i) The <i>principal building</i> or <i>structure</i> must already be established on the same <i>lot</i> with the exception of <i>docks</i>, which may be permitted on a vacant waterfront <i>lot</i>.ii) No detached <i>accessory building</i> or <i>accessory structure</i> may be used for <i>human habitation</i> or an occupation for gain, unless specifically permitted by this By-law.iii) Unless otherwise specified in Sections 4.3 or 4.4 of this By-law, detached <i>accessory buildings and structures</i> shall not be located in any <i>required yard</i>.iv) The total <i>lot coverage</i> of all <i>accessory buildings and structures</i> on an individual <i>lot</i> may not exceed 10 percent of the <i>lot area</i>.v) The <i>height</i> of any <i>accessory building</i> or <i>structure</i> may not exceed 4.5 metres and the maximum distance from the <i>finished grade</i> to the peak of the main roof may not exceed 6.7 metres. Any floor area above the first floor with a ceiling <i>height</i> of more than 2.0 metres cannot exceed a maximum floor area of 37 square metres.vi) A maximum of two (2) <i>accessory buildings or structures</i> are permitted in an R1 or R2 Zone. A maximum of three (3) <i>accessory buildings or structures</i> are permitted in a SR1, SR2 or SR3 Zone.
<i>Public Uses</i>	4.2.2	The provisions of this By-law shall not apply to prevent the <i>use</i> of any land, <i>building</i> or <i>structure</i> , or parking by any <i>public authority</i> provided that such <i>use</i> complies with all applicable regulations and parking and loading requirements for the zone in which it is located.
<i>Streets and Installation</i>	4.2.3	Nothing in this By-law shall prevent land from being used as a <i>municipal road allowance, publicly owned trail</i> or right-of-way nor prevent the installation of a watermain, sanitary sewer main, storm sewer main, gas main, pipe line or overhead or underground hydro, telephone or other utility supply or communication lines.

<i>Temporary Construction Uses</i>	4.2.4	A tool shed, construction trailer, scaffold or other <i>building or structure</i> incidental to construction may be erected on the <i>lot</i> where construction is taking place provided that a building permit has been issued and remains valid.
<i>Encroachments into Required yards</i>	4.3	The following <i>uses</i> may be permitted in a <i>required yard</i> in accordance with the following provisions:
<i>Balconies, Porches, Decks, Steps or Patios</i>	4.3.1	Balconies, porches, decks, steps or <i>patios</i> , covered or uncovered, may project into any <i>required yard</i> a maximum distance of 1.5 metres, provided they are not closer than 1.2 metres to any <i>lot line</i> , and provided that, in the case of steps or <i>patios</i> , these <i>uses</i> are not more than 1.8 metres above grade. Where the top of the finished floor of any balcony, porch, deck, steps or <i>patio</i> is more than 1.8 metres above the <i>finished grade</i> directly below the balcony, porch, deck, steps or <i>patio</i> , the minimum <i>yard</i> requirements for the principle <i>use</i> shall apply. Stairs, walkways, landings and ramps, no more than 0.5 metres above grade and no wider than 1.2 metres are permitted in any yard.
<i>Fire Escapes</i>	4.3.2	Unenclosed fire escapes may encroach into any <i>required yard</i> a maximum distance of 1.2 metres.
<i>Accessory Buildings or Structures in Residential Zones</i>	4.3.3	<p><i>Accessory buildings or structures</i> in Residential Zones may only be erected and used in an <i>interior side yard</i> or <i>rear yard</i> unless otherwise specified in Section 4.3.4 of this By-law:</p> <ul style="list-style-type: none"> i) <i>Accessory Buildings or Structures in the Rear Yard</i> Where an <i>accessory building or structure</i> is located in a <i>rear yard</i>, it shall not be closer than 1.2 metres to the <i>interior side lot line</i> or <i>rear lot line</i>, provided it is a minimum of 20.5 metres from the centerline of any <i>District</i> or <i>Provincial</i> street and provided it is a minimum of 17.5 metres from the centerline of any other street. ii) <i>Accessory Buildings or Structures in the Interior Side Yard</i> Where an <i>accessory building or structure</i> is located in an <i>interior side yard</i>, it shall meet the required interior side yard setbacks for the main structure of the zone in which it is located, except where a common semi-detached garage is being erected simultaneously on both sides of the <i>lot line</i>, as one <i>building</i>, in which case no <i>interior side yard</i> to the <i>accessory building</i> is required.
<i>Accessory Buildings or Structures in the Front Yard</i>	4.3.4	<p>In a Rural (RU) Zone, one <i>Accessory Building or Structure</i> may be permitted in the front yard, subject to the following provisions:</p> <ul style="list-style-type: none"> i) The <i>Accessory Building or Structure</i> is located no closer than 30 metres to any front <i>lot line</i>. ii) The <i>Accessory Building or Structure</i> is located no closer than 9 metres to any side <i>lot line</i>.

- iii) The *Accessory Building or Structure* is no larger than 65 m².
 - iv) The *Accessory Building or Structure* is not used as part of a home industry.
- Tents & Pools* 4.3.5 *Tents* or *Pools* may only be erected and used in the *interior side yard* or *rear yard*. The setback requirements from Section 4.3.3 shall apply to *pools* and *tents*.
- Accessory Structures* 4.3.6 Drop awnings, flag poles, garden trellises, retaining walls, and fences may be permitted in any *required yard*.
- Signs* 4.3.7 Signs may be permitted in any *required yard* provided they comply with any by-laws of the Town of Bracebridge or any other authority that govern the erection of signs.
- Ornamental Structures* 4.3.8 Sills, chimneys, cornices, eaves, gutters, parapets, pilasters, or other ornamental *structures* may project into any *required yard* or the area between the *street line* and the required setback a maximum distance of 0.5 metres.
- Accessory Shoreline Structures* 4.4 In a Residential Zone or Environmental Protection One Zone *boathouses*, *boat ports*, *docks*, and *sundecks* shall be permitted as *accessory structures* to a residential use located on a lot with frontage on a navigable waterway and subject to the following provisions:
- Boathouses, Boat Ports and Docks* 4.4.1 Notwithstanding Section 4.22.1 of this By-law, *boathouses*, *boat ports* and *docks* are permitted to extend from or be located in the *front yard* of a *lot* fronting on a *navigable waterway* subject to the following provisions:

 - i) *Boathouses*, *boat ports* and *docks* are located no closer than 5 metres to a *side lot line* or the extension of the *side lot line*; and
 - ii) *Boathouses* and *boat ports* may not project more than 15 metres from the *high water mark*; and
 - iii) *Docks* may not project more than 20 metres from the *high water mark*; and
 - iv) *Boathouses* and *boat ports* shall not be used for *human habitation*; and
 - v) *Boathouses* may only contain a maximum of two (2) plumbing fixtures; and
 - vi) The *height* is no more than 4.5 metres and the maximum distance from the average *high water mark* to the peak of the main roof may not exceed 6.7 metres. Any floor area above the first floor with a ceiling *height* of more than 2.0 metres cannot exceed a maximum floor area of 37 square metres; and

	vii)	<i>Docks</i> are permitted prior to the main Residential Use.
<i>Sundecks</i>	4.4.2	Any portion of the <i>dock structure</i> extending onto the land above the <i>high water mark</i> shall be a <i>sundeck</i> . <i>Sundecks</i> shall be subject to the following provisions: <ul style="list-style-type: none"> i) <i>Sundecks</i> are located no closer than 5 metres to any <i>side lot line</i>; ii) A <i>sundeck</i> shall extend no further inland than 5 metres from the <i>highwater mark</i>; iii) The total width of a <i>sundeck</i> on a <i>lot</i> shall not exceed the lesser of 25% of the <i>lot frontage</i> or 22 metres.
<i>Total Occupied Portion of a Shoreline</i>	4.4.3	The total portion of a shoreline or projection of the shoreline occupied by <i>boathouses</i> , <i>boat ports</i> , <i>sundecks</i> and <i>docks</i> on, connected or adjacent to a <i>lot</i> shall not exceed the lesser of 25% of the <i>lot frontage</i> or 22 metres.
<i>Objects not used as Accessory Building or Structures</i>	4.4.4	No object such as a trailer, storage container or ship container shall be used as an <i>accessory building</i> or <i>structure</i> .
<i>Dwellings as Main Use</i>	4.5	In any zone in which a <i>Detached Dwelling</i> or <i>Seasonal Dwelling</i> is permitted, the <i>Detached Dwelling</i> or <i>Seasonal Dwelling</i> shall be considered the main use.
<i>Gazebos</i>	4.6	In a Shoreline Residential Zone, one gazebo may be permitted in the required <i>front yard</i> provided it has a <i>gross floor</i> area of less than 10 m ² .
<i>Non-Conforming Uses</i>	4.7	The provisions of this By-law shall not apply to prevent the <i>use</i> of any land, <i>building</i> or <i>structure</i> for any purpose prohibited by this By-law if such land, <i>building</i> or <i>structure</i> was lawfully used for such purpose on the date of passing of this By-law, and provided that the <i>lot</i> , <i>building</i> or <i>structure</i> continues to be used for that purpose.
<i>Non-Complying Buildings & Structures</i>	4.8	A <i>non-complying building</i> or <i>structure</i> , except for a <i>barn</i> , may be enlarged, repaired, renovated or reconstructed provided that: <ul style="list-style-type: none"> i) the enlargement, repair or renovation does not further increase the extent of the non-compliance; ii) the enlargement, repair or renovation complies with all other applicable provisions of this By-law; iii) the <i>total floor area</i> of all enlargements cannot exceed fifty (50) percent of the original <i>total floor area</i> of the existing <i>non-complying building</i> or <i>structure</i> as of the date of passing of this by-law;

- iv) if the enlargement of the *legal non-complying building or structure* cannot meet the front yard setbacks for the zone, in which it is located, the enlargement cannot exceed the lesser of fifty (50) percent of the original *total floor area* of the existing *non-complying building or structure*, not including *decks or porches*, as of the date of passing of this by-law or 92.9 square metres of total floor area;
- v) the height of the *legal non-complying building or structure* shall not be increased, unless the addition to the *legal non-complying building or structure* meets all the setbacks for the zone in which it is located, then the addition must not exceed the maximum height requirement for the zone, in which it is located or if the *legal non-complying building or structure* is an *accessory structure*, the addition must not exceed the height requirements set out in Section 4 of this By-law;
- vi) notwithstanding Section 4.8 v), if the wall height of an addition to a *legal non-complying building or structure* is at the same or lesser height than the original *legal non-complying building or structure* and the peak of the new roof is not increased, then the subsequent increase in height due to the increase in building footprint shall be permitted;
- vii) a *building or structure*, which at the date of passing of this By-law, was used for a purpose not permissible within the Zone in which it is located, shall not be enlarged unless such *building* is thereafter to be used for a purpose permitted within such Zone, and complies with all requirements of this By-law for such Zone;
- viii) a *legal non-complying dwelling* or part thereof, including a deck or porch, may be demolished and reconstructed in the same foot print provided the *height* of the new *dwelling*, deck or porch is not increased from the original *dwelling*, a building location survey prepared by an Ontario Land Surveyor for the original and new *dwelling* is provided to the Town, and a Site Plan Agreement is entered into with the Town;
- ix) nothing in this By-law shall apply to prevent the reconstruction of any lawful *non-complying building or structure*, which is damaged by causes beyond the control of the owner;
- x) the *total floor area* of the enlargement of a *deck or porch* attached to a *dwelling* cannot exceed fifty (50) percent of the original *total floor area* of the existing *legal non-complying deck* as of the date of passing of this by-law, and the enlargement of a *deck or porch* must be located a minimum of 10 metres from the *high water mark* of any *waterbody* or *watercourse*; and
- xi) the conversion of a *legal non-complying deck* to a *porch* is not permitted.

Non-Complying Lots 4.9

A *lot* which existed legally prior to the effective date of this By-law, that does not meet the *lot area* or *lot frontage* requirements of the applicable Zone, shall be deemed to conform to this By-law. If the *lot area* or *lot frontage* of a *lot*, which existed legally prior to effective date of this By-law, is enlarged, the *lot* shall still be deemed to conform to this By-law. Such *lots* may be used and *buildings* may be erected, enlarged, repaired or renovated on the *lot* provided that the *use* and the *buildings* or *structures* comply with all of the other provisions of this By-law. This shall not apply to the lots in the following plans, as shown on Schedule 'J':

- a) MACAULAY WARD:
 - BR-123 – All lots
 - BR-692 – All Lots except Part 3, 5 to 8, 11, 12 15, 23 and Part 31
 - BR-1816 – All Lots except Lots 4 to 8 Inclusive
 - RD-451 – All Lots
 - RD-505 – All Lots
 - RD-571 – All Lots
 - RD-1145 – All Lots
 - RD-1834 – All Lots
 - RD-1835 – All Lots
 - RD-1902 – All Lots
- b) DRAPER WARD:
 - RD-187 – All Lots
 - RD-528 – All Lots
 - RD-538 – All Lots
 - RD-706 – All Lots except Part 20
 - RD-814 – All Lots
 - RD-873 – All Lots except Part 6, 7, 9, 10 and 11
 - RD-917 – All Lots
 - RD-918 – All Lots except Parts 10 to 14 Inclusive
 - RD-919 – All Lots
 - RD-957 – All Lots
 - RD-1009 – All Lots
 - RD-1031 – All Lots
 - RD-1099 – All Lots
 - RD-1128 – All Lots
 - RD-1137 – All Lots
 - RD-1817 – All Lots
 - RD-1830 – All Lots except Parts 1 to 5 Inclusive and Part 8
 - C-102 – All Lots

- Frontage on a Public Street or Navigable Waterway** **4.10** No person shall erect any *building* or *structure* in any Zone, except for a *Hunt Camp*, after the date of passing of this By-law, unless the *lot* upon which the *building* or *structure* is to be erected has frontage on a *year round maintained public road* or if located in a Shoreline Residential Zone it may front on a *navigable waterway* or a *year round maintained public road*, or if the *lot* is a *lot* which existed prior to the passing of this By-law and is located in a Shoreline Residential Zone it may front on a *navigable waterway*, *year round maintained public road*, *seasonally maintained public road*, or a *private road*.
- Group Homes** **4.11** No *Group Home* shall be located within 250 metres of another *Group Home*.
- Height Exceptions** **4.12** The *height* regulations contained in this By-law shall not apply to the following:
- i) any church spire or church belfry;
 - ii) in any Non-Residential Zone any ornamental dome, cupola, clock tower, or chimney, occupying in the aggregate less than 10% of the area of the roof of the *building* on which they are located;
 - iii) in any Residential Zone any ornamental dome, cupola, clock tower, or chimney, occupying in the aggregate less than 10% of the area of the roof of the *building* on which they are located may not project more than 1.5 metres above the peak of the roof of the building they are located;
 - iv) in a Rural Zone any flag pole, water storage tank, radio or television antennae, silo, windmill or any similar *structure* may have a maximum height of 13 metres, provided the structure has a minimum setback of 15 metres from any lot line.
- Hobby Farm** **4.13** Where permitted, the following are the requirements for a *hobby farm*:
- i) the minimum *lot area* is 2 hectares;
 - ii) the minimum *lot frontage* is 100 metres;
 - iii) only one *barn* is permitted;
 - iv) the maximum height of the *barn* is 5.5 metres;
 - v) the maximum ground floor area of the *barn* is 93 m²;
 - vi) the barn may not be located in the front yard or within 30 metres of the side or *rear lot lines*.

- Home Industry** **4.14** Where a *home industry* is permitted, the following provisions shall apply:
- i) there is no external advertising other than a sign erected in accordance with any by-laws of the Town of Bracebridge or *District* regulating signs;
 - ii) there is no accessory *outside storage*;
 - iii) the *use* is clearly secondary to the main residential *use* and does not change the residential character of the *dwelling unit* nor create a nuisance, in particular, in regards to noise, traffic, parking or vibration;
 - iv) only the sale of goods produced on the premises is permitted;
 - v) the *use* does not interfere with radio or television reception;
 - vi) not more than two (2) employees, in addition to residents of the *dwelling*, are engaged in the business and working from the *lot*;
 - vii) the *lot* is a minimum of 0.8 hectares in area;
 - viii) the total *gross floor area* used for the *home industry* does not exceed 46.5 m²;
 - ix) *accessory buildings* used for a *home industry* may not be located within the *front yard* or the *exterior side yard* of the *lot*, or within 4.5 metres of the side or *rear lot line*;
 - x) the home industry cannot operate between the hours of 9:00pm and 7:00am
- Home Occupation** **4.15** Where a *home occupation* is permitted, the following provisions shall apply:
- i) there is no external advertising other than a sign erected in accordance with any by-laws of the Town of Bracebridge or *District* regulating signs;
 - ii) Only residents of the *dwelling* in which the *home occupation* is located, are engaged in the business and working from the *dwelling*;
 - iii) the *use* is restricted to the *dwelling unit* and may not be conducted in whole or in part in any *accessory building*;
 - iv) not more than 25% of the *gross floor area* of the *dwelling unit* is used for the purposes of *home occupation*;
 - v) there is no accessory *outside storage*;

- vi) only the sale of goods produced on the premises is permitted;
- vii) the *use* does not interfere with television or radio reception of others in adjacent *buildings* or *structures*;
- viii) the *use* is clearly secondary to the main residential *use* and does not change the residential character of the *dwelling unit* nor create a nuisance, in particular, in regards to noise, traffic, parking or vibration;
- ix) the home occupation cannot operate between the hours of 9:00pm and 7:00am.

Health Hazards	4.16	Notwithstanding anything contained in this By-law, no land or <i>building</i> in any zone shall be used for any purpose, which from its nature or from the material used, is declared to be a health hazard under the Health Protection and Promotion Act without the consent of the local medical officer of health as provided in that Act.
Number of Dwelling Units on a Lot	4.17	Only one <i>detached dwelling</i> is permitted on a <i>lot</i> unless otherwise specified in this By-law.
<i>Additional Dwelling for Agricultural use</i>	4.17.1	On any <i>lot</i> having a minimum <i>lot area</i> of 40 hectares in the Rural (RU) Zone and used principally for farming, one additional <i>detached dwelling</i> house may be erected, altered or used provided it is used only for the accommodation of persons employed on a full time or seasonal basis on such farm and provided further that any <i>detached dwelling</i> so erected, altered or used shall not be located within 15 metres of an <i>existing dwelling</i> on the <i>lot</i> .
<i>Accessory Apartment Dwellings Units in a Commercial Zone</i>	4.17.2	Where <i>accessory apartment dwelling units</i> are permitted, Zone standards for the <i>dwelling unit</i> shall be in accordance with the applicable zone, but in no case shall the <i>dwelling unit</i> be located within a <i>motor vehicle service station</i> , <i>motor vehicle repair garage</i> , or a <i>motor vehicle dealership</i> .
<i>Accessory Apartment Dwellings Units in the C3 Zone</i>	4.17.3	In the General Commercial (C3) Zone, the <i>accessory apartment dwelling unit</i> may not be located on the ground floor or below a non-residential <i>use</i> .
Ground Floor Uses on Manitoba Street in the C3 Zone	4.18	In the General Commercial (C3) Zone on Manitoba Street the ground floor <i>uses</i> shall exclude <i>Accessory Apartment Dwelling Unit</i> , <i>Financial Services Establishment</i> , <i>Medical Clinic</i> and <i>Office</i> if the unit has frontage on Manitoba Street.

<i>Accessory Outside Display and Sales</i>	4.19	Where the outside display and sale of goods and materials is permitted as an <i>accessory use</i> , the following provisions shall be complied with, except for <i>Motor Vehicle Dealership</i> for the purposed of displaying <i>Motor Vehicles</i> : <ul style="list-style-type: none"> i) the <i>outside display and sale</i> of goods is accessory to a principal <i>use</i> on the same lot provided the area used for outside display and sale is not more than half the ground floor area of the principal <i>use</i>; ii) the area used for <i>outside display and sale</i> shall not be more than thirty-five (35) percent of the total <i>lot area</i>; iii) the area used for <i>outside display and sale</i> shall be in addition to and separated from, the areas required for parking; iv) the area used for <i>outside display and sale</i> shall provide <i>side</i> and <i>rear yards</i> in accordance with the provisions for the Zone in which the land is situated; v) The area used for <i>outside display and sale</i> shall be uncovered.
<i>Public Acquisition or Conveyance</i>	4.20	No person shall be deemed to have contravened any provision of this By-law by reason of the fact that any part or parts of any <i>lot</i> has or have been conveyed to or acquired from a <i>public authority</i> .
<i>Sight triangles</i>	4.21	Notwithstanding any other provisions of this By-law, on a <i>corner lot</i> , within the <i>sight triangle</i> , the following may not be greater than 1 metre in <i>height</i> as measured from the grade at the center of the <i>road</i> : <ul style="list-style-type: none"> i) <i>building</i> or <i>structure</i>; ii) storage or display; iii) fences; iv) trees or shrubs; or, v) any other obstructions.
<i>Special Setbacks</i>	4.22	In addition to any other provisions in this By-law, the following special setbacks apply to the <i>uses</i> identified:
<i>High Water Mark, EP2 Zone & Cold Water Streams</i>	4.22.1	No <i>building</i> or <i>structure</i> shall be located within the minimum required setback of 20 metres from the <i>high water mark</i> of any <i>waterbody</i> or watercourse or within 30 metres of any Environmental Protection Two (EP2) Zone or any cold water stream.
<i>Original Shoreline Road Allowance</i>	4.22.2	Where the <i>front lot line</i> abuts an original Shoreline Road Allowance there shall be no front yard setback.
<i>Navigable Waterbody</i>	4.22.3	<i>Agricultural uses</i> shall not be located within 150 metres of any <i>watercourse</i> or <i>waterbody</i> .

<i>Farm Buildings, Feedlots or Kennels</i>	4.22.4	In addition to the setbacks required in Section 4.22.3, no stable, <i>barn</i> , shelter, pen, cage, kennel or other <i>building</i> or <i>structure</i> used to house animals or domestic fowl, and no feed lot area or manure storage area shall be located within: <ul style="list-style-type: none">i) 60 metres from the <i>lot line</i> of the site on which it is situated; andii) 90 metres from the centerline of any <i>road</i>.
<i>Extractive Industrial Uses</i>	4.22.5	No new <i>dwelling unit</i> shall be located closer than 60 metres to any extractive operation as licensed by the Ministry of Natural Resources.
<i>Sewage Facilities</i>	4.22.6	No new <i>dwelling unit</i> shall be permitted within the following: <ul style="list-style-type: none">i) 400 metres of a <i>Sewage Treatment Plant</i>.ii) 150 metres of a sanitary sewage disposal site other than for residential usesiii) 200 metres of a sanitary sewage disposal site for residential usesiv) 400 metres of a waste stabilization pondv) 400 metres of a hauled sewage lagoon
<i>Waste Disposal Areas</i>	4.22.7	No new <i>dwelling unit</i> shall be located closer than 500 metres to an M4 zone that is used as a waste disposal area.
<i>Trans Canada Pipeline</i>	4.22.8	No <i>building</i> or <i>structure</i> shall be located within 10 metres of a Trans Canada Pipeline right-of-way as shown on Schedules “G” and “H” of this By-law.
<i>Established Building Line in a Built-up Area</i>	4.22.9	Notwithstanding Section 4.22.1 or the <i>front yard</i> setback for the Zone for which a building or structure is located, where the main permitted <i>building</i> or <i>structure</i> is to be erected on a lot where there is an <i>established building line</i> , such building or structure may be erected at the average setback within the <i>established building line</i> in a R1, R2, R3 or RR Zone.
<i>Minimum Distance Separation Formulae</i>	4.22.10	Notwithstanding any other provisions of this By-law, a new or expanding <i>agricultural use, intensive</i> , will not contravene the MDS II formula developed by the Ontario Ministry of Agriculture, Food and Rural Affairs as calculated using Appendix “A” to this By-law. If there is a conflict between the MDS II formula setbacks and the setbacks of Section 4.22.4, the greater of the two setbacks shall apply.
<i>Through lots</i>	4.23	Where a <i>lot</i> , which is not a <i>corner lot</i> , has frontage on more than one <i>street</i> , the setback and <i>front yard</i> requirements of this By-law shall apply on all frontages.

Visual Barrier	4.24	A visual barrier shall be required from the developer of: <ul style="list-style-type: none"> i) an Institutional, Industrial, or Commercial Zone if it abuts an <i>interior side lot line</i> or <i>rear lot line</i> in a Residential zone; or ii) a <i>Tourist Camp</i> if it abuts a Residential Zone; or iii) an <i>Apartment Dwelling</i>, <i>Row Dwelling</i>, <i>Fourplex</i> or <i>Triplex</i> if it abuts a <i>Single Detached Dwelling</i>; or iv) an <i>Apartment Dwelling</i> if it abuts a <i>Duplex Dwelling</i> or <i>Semi-Detached Dwelling</i>. <p>Such visual barrier shall conform to the following requirements:</p>
<i>Visual Barrier Contents</i>	4.24.1	Such visual barrier shall act as a screen between <i>uses</i> and be constructed to a minimum <i>height</i> in accordance with the requirements of this Section of the By-law and shall consist of the following: <ul style="list-style-type: none"> i) a free standing 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) any combination of the above.
<i>Visual Barrier Height</i>	4.24.2	Any visual barrier required by Section 4.24 of this By-law shall have a minimum <i>height</i> of 1.5 metres, but shall not be permitted to exceed a <i>height</i> of 1.0 metres within a <i>sight triangle</i> .
<i>Driveway or Walkway through Visual Barrier</i>	4.24.3	Where a <i>driveway</i> 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 <i>driveway</i> or within 1.5 metres of the edge of such walkway.
Municipal Servicing By-Law	4.25	For any new <i>lot</i> the greater minimum <i>lot frontage</i> requirement of this By-law or the Municipal Servicing By-law shall apply.
<i>Frontage on Provincial Highway or Muskoka Class A & B Road</i>	4.26	Where any <i>lot frontage</i> abuts a Provincial Highway or Class A Muskoka Road, the minimum required <i>lot frontage</i> shall be 150 metres or where the <i>lot frontage</i> abuts a Class B Muskoka Road except for Manitoba Street south of Douglas Drive, the minimum required <i>lot frontage</i> shall be 135 metres.
Municipal Water and Sewer Services	4.27	Within the full services boundary as shown on Schedule “L”, no person shall use any land or erect or use any <i>building</i> or <i>structure</i> , or part thereof, on a <i>lot</i> unless municipal water and sanitary sewer services are available to service such land, <i>building</i> or <i>structure</i> as the case may be .

- Detached Dwellings on existing lots not on full municipal services* 4.27.1 Notwithstanding Section 4.27 for lands shown within the full service boundary as shown on Schedule “L”, where municipal sanitary sewage service is not available, one *detached dwelling* may be erected on an existing *lot* provided:
- i) municipal water service is available to service such lands, or *detached dwelling*; and
 - ii) a *detached dwelling* is a permitted *use* within the applicable zone and all the other relevant requirements of the By-law are met
- Detached Dwellings not on full municipal services* 4.27.2 Notwithstanding Section 4.27 and Section 4.27.1 for lands shown within the water only area as shown on Schedule “L”, where municipal sanitary sewage service is not available, one *detached dwelling* may be erected provided:
- i) municipal water service is available to service such lands, or *detached dwelling*; and
 - ii) a *detached dwelling* is a permitted *use* within the applicable zone and all the other relevant requirements of the By-law are met
- Lands east of King’s Highway No. 11* 4.27.3 Notwithstanding Sections 4.27, 4.27.1 and 4.27.2 for lands shown within the full service boundary as shown on Schedule “L”, and lying east of King’s Highway No. 11, where municipal sanitary sewage service is not available, a *building* or *structure* may be used or erected on an existing *lot* provided:
- i) municipal water service is available to service such lands, or *detached dwelling*; and
 - ii) a *detached dwelling* is a permitted *use* within the applicable zone and all the other relevant requirements of the By-law are met
- Availability of Services*** 4.27.4 For the purposes of Sections 4.27, 4.27.1, 4.27.2 and 4.27.3, a service is not available unless the authority with jurisdiction with respect to the service confirms that the service is available to service the *lot* in question.
- Wetlands*** 4.28 Notwithstanding any other provision to the contrary, no person shall erect any *building* or *structure*, on lands identified on Schedule “K” as a *wetland*.

SECTION 5 PARKING AND LOADING

Parking area Requirements **5.1** When any new development is constructed, when any *existing* development is enlarged, or when any *use* is changed, off-*street* vehicular parking spaces shall be provided in accordance with the standards of this By-law.

Exclusive Nature of Parking Space **5.2** A parking space required by this By-law must be available for parking purposes and used exclusively for that purpose.

Size of Parking Spaces **5.3** Each parking space shall have a minimum width of 2.6 metres and a minimum length of 5.5 metres. The length of any parking space and the width of the adjacent aisle shall be in accordance with the following standards:

Angle of Parking Space with Aisle	Min. Perpendicular Width of Aisle
60 to 90 degrees	5.8 metres
59 to 45 degrees	5.2 metres
44 degrees or less	3.6 metres

A parallel parking space shall have a minimum length of 6 metres.

Location of Use and Parking **5.4** Parking spaces shall be located on the same *lot* as the *use* except for a *lot* located on an island.

Parking Area Buffers **5.5** Parking areas with at least four parking spaces abutting Residential, Open Space or Institutional Zones shall provide screening in accordance with the requirements of Section 4.24 of this By-law.

More Than One Use on a Lot **5.6** The parking requirements for more than one *use* on a single *lot* or for a *building* containing more than one *use*, shall be the sum total of the parking requirements for each of the component *uses*, unless otherwise noted.

Parking in the Downtown Core **5.7** Notwithstanding Section 1.4 of this By-law, non-residential *uses* within the area shown on Schedule “T” as ‘Parking Policy Area’, that change from one permitted *use* to another within the confines of any *existing building*, need not provide additional parking. Any increase in floor space through additions or expansion into space not presently used for commercial purposes shall provide additional parking at the rate of 1 parking space per 31 m² of *gross floor area* or cash-in-lieu of parking. Parking requirements for *dwelling units* not in existence on the date of approval of the By-law shall be provided in accordance with Section 5.14 of this By-law, however existing on-site parking currently used for commercial purposes may be used for new *dwelling unit* and the reduction of parking for commercial purposes may be taken as cash-in-lieu of parking.

Parking area Location on Lot **5.8** Notwithstanding the *yard* and setback provisions of this By-law, uncovered surface *parking areas* shall be permitted in the *required yards* or in the area between the *street line* and the required setback as follows:

Zones

Yards in Which Required Parking Permitted

Open Space, Rural, Commercial, Industrial and Institutional All *yards*, provided that no part of any *parking area*, other than a *driveway*, is located closer than 1 metre to any *street line*.

Residential (Except *Group Housing*) Interior side and *rear yard* and one space may be provided in the *driveway*, provided that no part of any *parking area*, other than a *driveway*, is located closer than 1 metre to any *street line* and provided further that a *parking area*, other than a *driveway*, for a Residential *use* containing three or more *dwelling units* is located in no *yard* other than the *rear yard* and is not closer than 1.8 metres to the *dwelling house*.

Residential (*Group Housing*) All *yards*, provided that no part of any *parking area*, other than a *driveway*, is located closer than 7.5 metres to any *street line* and no closer than 3 metres to any *side lot line* or within 4.5 metres of an exterior wall which contains habitable room windows, or within 3 metres of an exterior wall which does not contain habitable room windows.

In all non-residential zones, no *driveway* or *parking area* is permitted within 3 metres of the boundary of a Residential Zone.

Use of Driveways for Parking **5.9** Parking spaces and areas required in accordance with this By-law shall only be used for the parking of operative, currently licensed vehicles that are used in operations related to the permitted *uses* for which the parking spaces and areas are required.

- Parking of Commercial Vehicles** **5.10** Within any Residential Zone, the owner or occupant of a *dwelling unit* may use a parking space for the purposes of parking or storage of one *commercial motor vehicle*, provided such *motor vehicle* does not exceed a capacity of 4,500 kg.
- Parking of Over-Sized Vehicles** **5.11** Not more than one trailer, truck camper, camper trailer or boat may be parked outside other than wholly within a *private garage* or *barn* on any *lot* in the Residential Zones or Rural Zones and the trailer, truck camper, camper trailer or boat must be located in the *interior side yard* or *rear yard*. In the Rural (RU) Zone, a maximum of one school bus may also be parked anywhere other than wholly within a *private garage* or *barn* on any *lot*.
- Parking of Inoperative Vehicles** **5.12** The parking or storage of boats, trailers or any *motor vehicle* that does not have current license plates is not permitted in any zone, unless wholly located within a *private garage*. This section shall not apply to the following uses: *Farm Implement Dealer, Marina, Motor Vehicle Body Shop, Motor Vehicle Dealership, Motor Vehicle Repair Garage* or *Motor Vehicle Service Station*.
- Calculation of Parking Requirements** **5.13** Where the minimum number of parking spaces is calculated on the basis of a rate or ratio, the required number of spaces shall be rounded to the higher whole number.

Section 5.14: Parking Space Requirement Table

The minimum parking requirement for permitted *uses* is as follows:

Type or Nature of Use	Minimum Off-Street Parking Requirements
<i>Apartments, Row Dwelling, Triplexes, Fourplexes</i>	<ul style="list-style-type: none"> 1.5 parking spaces per <i>dwelling unit</i>
<i>Assembly Hall, Place Of Entertainment</i>	<ul style="list-style-type: none"> 1 parking space per 13 m² of <i>gross floor area</i>
<i>Bed And Breakfast Establishment</i>	<ul style="list-style-type: none"> 1 space for every room or each suite used for the purposes of lodging for the traveling public, in addition to the required parking for the dwelling
<i>Day Nurseries and Group Homes</i>	<ul style="list-style-type: none"> 2 parking spaces in addition to the required parking for the dwelling
<i>Drug Store and Supermarket</i>	<ul style="list-style-type: none"> 1 parking space per 31 m² of <i>gross floor area</i>
<i>Financial Institutions</i>	<ul style="list-style-type: none"> 1 parking space per 26.5 m² of <i>gross floor area</i>
<i>Funeral Home</i>	<ul style="list-style-type: none"> 30 parking spaces for the first 30 m² of <i>gross floor area</i> plus 1 space for each additional 15m² of <i>gross floor area</i>

<i>Home Industry</i>	<ul style="list-style-type: none"> • 2 parking spaces in addition to the parking requirements for the residential <i>use</i>
<i>Hospital, Nursing Home</i>	<ul style="list-style-type: none"> • 3 parking spaces for every four beds
<i>Hotel</i>	<ul style="list-style-type: none"> • 1 parking space per guest room plus 1 space per 23m² of floor space devoted to public <i>use</i>
<i>Industrial</i>	<ul style="list-style-type: none"> • 1 parking space per 70 m² of <i>gross floor area</i>
<i>Laundry Establishment</i>	<ul style="list-style-type: none"> • 1 parking space for every 2 machines or 1 space per 18.5 m² of <i>gross floor area</i>, whichever is greater
<i>Marina</i>	<ul style="list-style-type: none"> • 1 parking space for every 6 metres of dockage, and 1 parking space for every 8 m² of gross floor area devoted to commercial <i>use</i>, exclusive of storage area.
<i>Medical Clinic</i>	<ul style="list-style-type: none"> • 5 parking spaces per practitioner
<i>Motel, Tourist Establishment</i>	<ul style="list-style-type: none"> • 1 parking space per guest room plus 1 space per 23 m² of floor space devoted to public <i>use</i>
<i>Motor Vehicle Body Shop, Motor Vehicle Repair Garage</i>	<ul style="list-style-type: none"> • 3 spaces per service bay
<i>Motor Vehicle Service Station</i>	<ul style="list-style-type: none"> • 1 parking space for every 45 m² of floor space dedicated to <i>accessory</i> retail sales and 3 spaces per service bay
<i>Motor Vehicle Wash, Automatic</i>	<ul style="list-style-type: none"> • Queuing space for 8 vehicles for ingress to a car wash and 2 vehicles for egress
<i>Office</i>	<ul style="list-style-type: none"> • 1 parking space per 31 m² of <i>gross floor area</i>
<i>Place Of Worship</i>	<ul style="list-style-type: none"> • 1 parking space per 23 m² of <i>gross floor area</i>
<i>Residential, Other Than Listed Herein</i>	<ul style="list-style-type: none"> • 1 parking space per <i>dwelling unit</i>
<i>Restaurant</i>	<ul style="list-style-type: none"> • 1 parking space per 9.3 m² of <i>gross floor area</i>
<i>Restaurant, Drive-Thru Facilities</i>	<ul style="list-style-type: none"> • queuing space for 6 vehicles for ingress approaching a <i>drive-thru</i> window and space for 2 vehicles for egress
<i>Retail Store, Service And Repair Shop, Tourist Commercial Store</i>	<ul style="list-style-type: none"> • 1 parking space per 31 m² of <i>gross floor area</i>

<i>School, Elementary</i>	<ul style="list-style-type: none"> • 6 spaces for the use of visitors and the greater of 1.5 parking spaces per classroom or 1 parking space per 3m² of floor area in the gym or auditorium.
<i>School, Secondary</i>	<ul style="list-style-type: none"> ▪ 8 spaces for the use of visitors and the greater of 4 parking spaces per classroom or 1 parking space per 3m² of floor area in the gym or auditorium.
<i>School, Post Secondary</i>	<ul style="list-style-type: none"> • 1 space per 93 m² plus 1 space per 8 full time students
<i>Senior Citizen's Home</i>	<ul style="list-style-type: none"> • 1 parking space for each four <i>dwelling units</i>, or four beds
<i>Shopping Centre</i>	<ul style="list-style-type: none"> • 1 parking space per 18.5 m² of <i>gross floor area</i>
<i>Supermarket, Food Store</i>	<ul style="list-style-type: none"> • 1 parking space per 18.5 m² of <i>gross floor area</i>
<i>Tourist Camp</i>	<ul style="list-style-type: none"> • 1 parking space for each <i>Tent</i> or Trailer space
<i>Veterinary Clinic</i>	<ul style="list-style-type: none"> • 3 parking spaces per examination room
<i>Workshop</i>	<ul style="list-style-type: none"> • 1 parking space per 37 m² of <i>gross floor area</i>
<i>Uses permitted by this By-law other than those listed in this Table</i>	<ul style="list-style-type: none"> • 1 parking space per 37 m² of <i>gross floor area</i>

Parking for the Disabled **5.15** Designated parking spaces for disabled persons shall be provided in accordance with the provisions of this By-law and the Highway Traffic Act.

Limited Parking Requirements 5.15.1 Where only one (1) parking space is required for a *use*, that space shall be designed to accommodate parking for the disabled but shall not be signed as a disabled parking space.

Off-Street Parking 5.15.2 Each off-*street* parking space for the disabled shall be a minimum of 5.8 metres long, 4.4 metres wide and have a vertical clearance of 2.75 metres.

Section 5.16: Parking Requirement Table for Disabled Persons

The minimum parking requirements for disabled persons are as shown:

Type or Nature of Use	Required No. of Parking Spaces	No. of Required Spaces Designated for Use by Disabled Persons
<i>Hospitals and Medical Clinics</i>	1 to 30 31 to 60 61 to 100	Minimum of 1 space Minimum of 2 spaces Minimum of 3 spaces

Section 5.16 continued

Type or Nature of Use	Required No. of Parking Spaces	No. of Required Spaces Designated for Use by Disabled Persons
Hospitals and Medical Clinics	For each additional 30 spaces or part thereof	1 space minimum to a maximum of 12 spaces
All Other Public or Private Uses	1 to 19 20 to 200 201 to 400	Nil Minimum of 1 space Minimum of 2 spaces
	For each additional 400 spaces or part thereof	1 space minimum to a maximum of 20 spaces

Loading space **5.17** In any Commercial, Industrial or Institutional Zone when any new development is constructed, when any *existing* development is enlarged, or when any *use* is changed, provision shall be made for off-street vehicular loading spaces as follows:

Gross Floor Area of Building	Loading Space
2322 m ² or less More than 2322 m ²	<ul style="list-style-type: none"> • 1 space • 1 additional space for each additional 4645 m² or fraction thereof in excess of 2322 m²

Size of Loading Space **5.18** Each loading space shall be a minimum of 9 metres long, 3.5 metres wide and have a vertical clearance of at least 4 metres.

Location of Loading spaces **5.19** Loading spaces must be provided on the same lot as the use or building for which it is required.

Location on Lot 5.19.1 Required loading spaces shall be located in the interior side yard or rear yard. Such space or spaces may be located in the front yard or exterior side yard provided they are set back from the street line a minimum of 30 metres.

Setbacks Abutting a Residential Zone 5.19.2 In any Commercial or Industrial Zone, no loading space shall be located closer than 3 metres to any interior side lot line or rear lot line that abuts a Residential Zone.

- | | | |
|--|-------------|--|
| <i>Additions to Buildings</i> | 5.20 | The <i>loading space</i> requirements of this By-law shall not apply to any <i>building</i> in existence at the date of passing of this By-law so long as the floor area, as it existed at such date, is not increased. If an addition is made to the <i>building</i> or <i>structure</i> , which increases the floor area, then additional <i>loading spaces</i> shall be provided as required by the regulations of this By-law. |
| <i>Loading Areas in the Downtown Core</i> | 5.21 | Notwithstanding Section 5.18 of this By-law, the provision of <i>loading spaces</i> shall not be required for the lands identified on Schedule “I”, ‘Parking Policy Area’ of this By-law. |
| <i>Buffering of Loading Areas</i> | 5.22 | Loading areas and facilities shall be screened in accordance with the requirements of Section 4.24 of this By-law. |

SECTION 6 DEFINITIONS

ACCESSORY BUILDING, STRUCTURE OR USE –

Shall mean a *use, building or structure* that is subordinate to and customarily incidental to the principal *use or structure* on the same *lot* but shall not include other objects used for storage such as a trailer, storage container or ship container.

AGRICULTURAL USE –

Shall mean general farming and shall include such *uses* as the general cultivation of land and associated production, conditioning, processing and storing of field crops, fruits, vegetables, and horticultural crops and the selling of such produce on the premises, but shall not include any other establishment otherwise defined or classified in this By-law.

AGRICULTURAL USE, INTENSIVE –

Shall mean the *use* of land, *buildings or structures* for the propagation of specialty crops, or for the breeding and rearing of livestock, including poultry, fowl, fur-bearing animals and bees but does not include the breeding or rearing of any exotic species.

ANIMAL SHELTER –

Shall mean a *lot or building* or part thereof used for the care of lost, abandoned or neglected animals.

ARENA –

Shall mean a building, or part of a building, in which facilities are provided for such purpose as ice or roller skating; but shall not include any other establishment otherwise defined or classified in this By-law.

ASSEMBLY HALL –

Shall mean a *building* or part of a *building*, in which facilities are provided for the gathering of groups of people and shall include a banquet hall or private club, but shall not include any other establishment otherwise defined or classified in this By-law.

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*.

BARN –

Shall mean a *building* or *structure* used for the housing and care of horses or other permitted livestock, and for the storage of feed, hay, and other crops, but shall not include any other *building* or *structure* otherwise defined or classified in this By-law.

BED AND BREAKFAST ESTABLISHMENT –

Shall mean a *dwelling* or part of a *dwelling* in which not more than 3 bedrooms are used or maintained for the accommodation of the traveling public, in which the owner-occupant supplies lodgings with or without meals for hire or pay but shall not include any other establishment otherwise defined or classified in this By-law.

BOARDING KENNEL –

Shall mean a service commercial establishment for the keeping, breeding, boarding or training of animals but shall not include the keeping of animals in a *veterinary clinic* for the purpose of observation, or recovery necessary to veterinary treatment.

BOATHOUSE –

Shall mean a detached *accessory building* or *structure* for the storage of watercraft and watercraft related equipment but does not include open walkways or uncovered docking facilities.

BOAT PORT –

Shall mean a covered *accessory building* or *structure* designed and used for the temporary storage of watercraft but which is open on at least 2 sides and may be supported entirely by posts.

BUILDER'S YARD –

Shall mean a yard of a building contractor or 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.

BUILDING –

Shall mean a *structure* having a roof, supported by columns or walls or supported directly on the foundation and used for the shelter or accommodation of persons, animals or goods.

BUILDING, PRINCIPAL –

Shall mean a *building*, which constitutes, by reason of its *use*, the primary purpose for which the *lot* is used.

BULK FUEL SALES –

Shall mean a *building*, *structure* or area used for the storage or distribution of fuels and oils but does not include a *motor vehicle gasoline bar* or key lock operation.

BUS STORAGE –

Shall mean an area used for the parking, including overnight parking of buses and may include a *building* or *structure* for the repair and maintenance of the buses on site.

CEMETERY –

The land that is set apart or used as a place for the interment of the dead or in which human bodies have been buried.

CHILDREN'S CAMP –

Shall mean a camp for recreational activities consisting of one or more *tents*, cabins, *buildings* or other *structures* together with the land appertaining thereto, established or maintained as sleeping quarters with or without charge for ten or more persons, for temporary occupancy with an accessory recreational dining hall, but does not include a camp established by a person for his family and his guests or to a camping establishment as defined in clause 1 (1) (d) of Regulation 936 of Revised Regulations Ontario, 1980 made under *the Tourism Act*.

COMMUNITY LIVING FACILITY –

Shall mean a *building* or *structure* used for the purpose of educating adults in classroom environments in living skills, which may include communication skills, cooking skills, literacy, survival skills, monetary skills, social development and contract work. The *use* may also include programs for youths and include administrative *office* accessory to the primary *use*.

CONTRACTOR'S YARD –

Shall mean a *yard* of any *building* trade or contractor where equipment and material is stored or where a contractor performs shop or assembly work.

CONVENIENCE STORE –

Shall mean a retail commercial establishment with a gross floor area of no greater than 350 m², supplying primarily groceries and other daily household needs to the immediate surrounding area.

COTTAGE INDUSTRY –

Shall mean the use of a building or structure for the purpose of gainful occupation, incidental and subordinate to the principle use of the property, and may include accessory sales and distribution of such occupation's products, provided that there is no external storage of goods or material, the cottage industry is not a noxious use and there will not be any external signage of the cottage industry other than a sign of no larger than 0.6m².

CRAFTSMAN SHOP –

Shall mean a *building*, or part of a *building* used for the creation, finishing, refinishing, or similar production of custom or hand-made commodities, together with the retailing of such commodities.

COUNCIL –

Shall mean the Municipal *Council* of the Corporation of the Town of Bracebridge.

DAY NURSERY –

Shall mean a premises where more than 5 children are provided with temporary care or guidance for a continuous period not exceeding twenty-four hours and are licensed in accordance with the Day Nurseries Act.

DECK –

Shall mean an *accessory structure* abutting a dwelling with no roof or walls except for visual partitions and guards, which is constructed on piers or a foundation more than 0.6 metres above-grade and used as an outdoor living area but does not include a landing or a stair.

DEPARTMENT STORE –

Shall mean a *retail store* where a wide range of merchandise is sold and a wide range of services are provided on a departmentalized basis, including but not limited to: household furniture and furnishings; household appliances; clothing and apparel; hardware; paint and wallpaper; drugs; photo equipment and services; restaurant, including takeout facilities; optical; food products and groceries; books and stationary; banking and financial services; wine; tire and lube service shop; and garden centre.

DISTRICT –

Shall mean the *District Municipality* of Muskoka.

DOCK –

Shall mean a *structure* built at or anchored to the shore at which watercrafts or other floating vessels are berthed or secured to and which may provide a foundation for a *boathouse*.

DRIVEWAY –

Shall mean that portion of a *lot* used to provide vehicular access from a *roadway* to an off-*street* parking or loading area located on the same *lot*.

DRUG STORE –

Shall mean a *building* or part of a *building* in which the primary business is the filling of medical prescriptions and the sale of drugs, medical devices and supplies, and nonprescription medicines are offered or kept for sale to the public and may include an area a maximum of 4,000m² for the sale of groceries and other daily household but shall not include any other establishment otherwise defined or classified in this By-law.

DWELLING –

Shall mean a *building* used or intended to be used for residential occupancy.

DWELLING, ACCESSORY UNIT –

Shall mean a *dwelling unit*, which is accessory to a permitted use within the zone in which it is located.

DWELLING, ACCESSORY APARTMENT UNIT –

Shall mean a *dwelling unit*, which is accessory to a permitted use within the zone in which it is located and is located in the same *building* as the *use* it is accessory too.

DWELLING, APARTMENT –

Shall mean the whole of a *building* that contains four or more *dwelling units*, which have a common entrance from *street* level. An *apartment dwelling* does not include any other *dwelling* otherwise defined in this By-law.

DWELLING, DETACHED –

Shall mean a *building* containing one *dwelling unit*.

DWELLING, DUPLEX –

Shall mean the whole of a *building* that is divided horizontally into two separate *dwelling units* each of which has an independent entrance either directly from the outside or through a common vestibule.

DWELLING, FOURPLEX –

Shall mean a pair of two attached *duplex dwelling* houses with a common wall dividing the pair of *duplex dwelling* houses vertically, each of which has an independent entrance directly from the outside or through a common vestibule for each duplex.

DWELLING, MOBILE HOME –

Shall mean a transportable, factory-built, dwelling designed to be transported on its own wheels and chassis to a mobile home *lot*, and may be supported on wheels, jacks, posts or piers, or with a permanent foundation in accordance with the applicable CAN/C.S.A. Z240 MH Series 92, Z240 MH Series 86 or C.S.A. A-277, as amended from time to time. Such mobile home shall be designed to be connected to service utilities so as to be suitable for year round long-term occupancy.

DWELLING, ROW –

Shall mean three or more attached *dwelling units*, but not exceeding eight *dwelling units* that are attached to each other, each having independent entrances directly from the outside.

DWELLING, SEASONAL –

Shall mean a dwelling unit that lacks one or more of the basic amenities or utilities required for all year or all weather occupancy in accordance with the regulations of the Ontario Building Code.

DWELLING, SEMI-DETACHED –

Shall mean one of a pair of two attached dwellings with a common wall dividing the pair of dwellings vertically, each of which has an independent entrance, either directly from the outside or through a common vestibule.

DWELLING, TRIPLEX –

Shall mean the whole of a *building* that is divided horizontally into three separate *dwelling units* each of which has an independent entrance either directly from the outside or through a common vestibule.

DWELLING, UNIT –

Shall mean one or more rooms that may be used as a residence with each unit having sleeping, cooking and toilet facilities.

EMERGENCY SERVICE DEPOT –

Shall mean a premises or *building* from which emergency service personnel and equipment are dispatched and may include facilities for fire, medical or police services.

EQUIPMENT SALES AND RENTAL –

Shall mean a *building* or part of a *building* or *structure* in which machinery and equipment are offered or kept for rent, lease or hire under agreement for compensation.

ESTABLISHED BUILDING LINE –

Shall mean the average *front yard* setback of the main *building* or *structure* not including a *deck*, *patio* or *porch* for the lesser of two lots to both sides or 60 metres to both sides.

EXISTING –

Shall mean *existing* as of the date of the passing of this By-law.

FARM IMPLEMENT DEALER –

Shall mean a premises where farm machinery is stored and sold or leased to the public and which may include facilities for the repairing of farm machinery.

FARM PRODUCE RETAIL OUTLET –

Shall mean a premises where the products of an *agricultural use* are sold at retail.

FINANCIAL INSTITUTION –

Shall mean a *building* or *structure* used for the premises of a bank or trust company but shall not include any other establishment otherwise defined or classified in this By-law.

FINANCIAL SERVICES ESTABLISHMENT –

Shall mean a *building* or *structure* where financial services are provided to the public, including but not limited to a finance company, mortgage company, insurance company and investment company but shall not include any other establishment otherwise defined or classified in this By-law.

FLOOD FRINGE –

Shall mean the outer portion of the *flood plain* between the *floodway* and the limit of the regulatory flood.

FLOOD PLAIN –

Shall mean areas subject to flood plain studies under the Canada/Ontario Flood Damage Reduction Program, lands adjacent to the Muskoka River below the Regulatory Flood Elevation.

FLOOD-PROOFING –

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

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.

FLOOR AREA, GROSS –

Shall mean the aggregate of the floor area measured between the exterior faces of the exterior walls of the *building* or *structure* at the level of each floor, and in the case of a dwelling, excluding any *porches*, verandas or sunrooms (unless habitable in all seasons of the year), any basement or cellar or *private garage*.

FLOOR AREA, GROSS LEASABLE –

Shall mean the aggregate of the floor area measured between the exterior faces of the exterior walls of the *building* or *structure* at the level of each floor, and in the case of a dwelling, excluding any *porches*, verandas or sunrooms (unless habitable in all seasons of the year), any basement or cellar or *private garage* but shall not include mechanical rooms.

FLOOR AREA, TOTAL –

Shall mean the aggregate of the horizontal areas of each floor, where any such floor is above or below grade, measured between the exterior faces of the exterior walls of the *building* or *structure* at the level of each floor or for the purposes of a *deck* shall mean the aggregate horizontal floor area of the decking.

FORESTRY OPERATIONS –

Shall mean the raising and harvesting of timber for the purpose of producing commercial or non-commercial wood products but shall not include the manufacturing or processing of such products.

FRONT OF A BUILDING –

Shall mean the elevation of a building directly adjacent to the front yard or in the case of an *accessory building or structure* shall mean the elevation with principal access into the *accessory building or structure*.

FUEL STORAGE TANK –

Shall mean a tank for the bulk storage of petroleum, gasoline, fuel, oil, gas or flammable liquid or fluid but does not include a container for flammable liquid or fluid legally and properly kept in a *retail store* or a tank for storage merely incidental to some other *use* of the premises where such tank is located.

FUNERAL HOME –

Shall mean a *building or structure* 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.

GARAGE, PRIVATE –

Shall mean a detached *accessory building* or portion of a dwelling, which is designed or used for the sheltering of a private *motor vehicle* and storage of household equipment incidental to the residential occupancy and which is fully enclosed and roofed and excludes a carport or other open shelter.

GARDEN CENTRE –

Shall mean a premises or establishment used for the growing, display and retail sale of flowers, plants, trees and shrubs and shall also include the retail sale of such goods, products and equipment as are normally associated with gardening or landscaping.

GAZEBO –

Shall mean a freestanding, roofed *accessory structure*, which is not enclosed, except for screening or glass.

GOLF COURSE –

Shall mean a public or private area operated for the purpose of playing golf, and includes such *uses* as a dining room, a club house, a liquor licensed lounge and a driving range, but does not include a miniature golf course.

GRADE, ESTABLISHED –

Shall mean the average elevation of the *finished grade* adjoining the front wall of a *building*.

GRADE, FINISHED –

Shall mean the average elevation of the finished surface of the ground at ground level measured on any side of a building or structure

GRADE, ORIGINAL –

Shall mean the elevation of the ground surface in its natural state, before man-made alterations.

GRAVEL PIT –

Shall mean an open area where sand, gravel and rock fragments are excavated for sale or off-tract use and where explosives are not being used.

GROUP HOUSING –

Shall mean two or more separate *detached dwellings, semi-detached dwellings, duplex dwellings, triplex, ravelin dwellings, row dwellings* or *apartment dwelling* houses located on the same *lot* and retained under single or condominium ownership.

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 whom by reason of their emotional, mental, social, or physical condition or legal status, require a group living arrangement for their well-being. A *group home* shall be licensed or approved under an applicable Provincial statute. For the purposes of this By-law, *group homes* will be classified either as *Group Home A* or *Group Home B*.

GROUP HOME A –

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

GROUP HOME B –

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

HEIGHT AND HEIGHT OF BUILDING –

Shall mean the vertical distance, measured between the *finished grade* at the *front of a building*, or in the case of a *boathouse* or *boat port* the average *high water mark*, and

- (a) in the case of a flat roof, the highest point of the roof surface;
- (b) in the case of a mansard roof, the *deck* roof line; and
- (c) in the case of a gable, hip or gambrel roof, the mean *heights* between the eaves and ridge.

HIGH WATER MARK –

Shall mean the boundary between a *navigable waterway* and land not under water, at normal summer levels.

HOBBY FARM –

Shall mean land on which an *accessory barn*, stable or animal shelter may be erected to house domestic animals kept for recreational purposes or for home consumption by the occupants of the dwelling.

HOME IMPROVEMENT CENTRE –

Shall mean a space extensive retail facility servicing a warehouse and retail function which offers for sale or lease to the general public and building trades a full range of home improvement and building maintenance products and which may also include an accessory garden centre and restaurant but shall not include any other establishment otherwise defined or classified in this By-law.

HOME INDUSTRY –

Shall mean an occupation, which is carried on entirely within a *building accessory* to a *detached dwelling* house, in accordance with the provisions of this By-law.

HOME OCCUPATION –

Shall mean the *accessory use* of part of a *dwelling unit* for an occupation or business activity that results in a product or service and which is clearly secondary to the main *use* of the *dwelling unit*.

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*.

HOTEL –

Shall mean an establishment that consists of one or more connected or adjacent *buildings* that caters to the needs of the traveling public by furnishing sleeping accommodation, may or may not supply food, and may include permanent staff accommodation.

HUMAN HABITATION -

Shall mean any area within a *building* or *structure* used or intended to be used for living, sleeping, eating or food preparation but does not include a washroom, sunroom, porch or closet.

HUNT CAMP –

Shall mean a *building* used solely for the purpose of accommodating hunters. A *hunt camp* shall not be used as a *dwelling unit*.

INDOOR STORAGE FACILITIES –

Shall mean a *building* or *structure* containing separate, individual self-storage units divided from the floor to the ceiling with an independent entrance from the exterior of the building or a common vestibule, designed to be rented or leased on a short-term basis to the general public for private storage of personal goods, materials and equipment.

INDUSTRIAL USE –

Shall mean the *use* of land, *buildings* or *structures* for the manufacturing, processing, fabricating or assembly of raw materials or goods, warehousing or bulk storage of goods and related *accessory uses*.

INSTITUTION –

Shall mean a *building* or part of a *building* used for a non-commercial purpose by an organized body, religious group or society such as a *hospital*, a library, convent or similar *use*.

LANDSCAPED AREA –

Shall mean the open unobstructed space from ground to sky at grade on a *lot* which is suitable for the growth and maintenance of grass, flowers, bushes and other landscaping but does not include any *driveway* or ramp, whether surfaced or not, any curb, retaining wall, *parking area* or any open space beneath or within any *building* or *structure*.

LANDSCAPING CENTRE –

Shall mean land, *buildings* or *structures* used for the purpose of growing and selling vegetables, plants and flowers and may include the selling of materials associated with landscaping.

LANE –

Shall mean a public thoroughfare which affords only a secondary means of access to abutting *lots* and which is not intended for general traffic circulation.

LAUNDRY ESTABLISHMENT –

Shall mean a *building* or *structure* used for the purpose of collection and distribution of articles of goods or fabric to be subjected to the process of cleaning, in which only water and detergents can be used.

LIGHT EQUIPMENT SALES AND RENTAL ESTABLISHMENT –

Shall mean a *building* or *structure*, or part thereof, in which light machinery and equipment such as air compressors and related tools and accessories, augers, automotive tools, cleaning equipment, light compaction equipment, concrete and masonry equipment, electric tools and accessories, fastening devices such as staples and tackers, floor and carpet tools, gasoline generators, jacks and hydraulic equipment, lawn and garden tools, ladders, moving equipment, painting and decorating equipment, pipe tools and accessories, plumbing tools and accessories, and appurtenances are offered or kept for rent, lease or hire under agreement for compensation.

LIGHT MANUFACTURING USE –

Shall mean the *use* of a *building* or *structure* primarily for the purpose of manufacturing, processing, fabrication, assembly, treatment, packaging, and incidental indoor storage of goods and materials and may include *accessory* sales and distribution of such products but does not include basic industrial processing from raw materials, all such activities conducted wholly within one or more buildings.

LOADING SPACE –

Shall mean an off-*street* space on the same *lot* as the *building*, or contiguous to a group of *buildings*, for the temporary parking of a commercial vehicle while loading or unloading merchandise or materials.

LODGE –

Shall mean a *tourist establishment* catering to the vacationing public by providing meals and sleeping accommodation with at least five guest rooms or cabins, but shall not include any establishment otherwise defined or classified in this By-law.

LOT –

Shall mean:

- a) a parcel of land:
 - i) the whole of which can be legally conveyed without approval pursuant to the *Planning Act*; and
 - ii) no part of which can be transferred without such an approval; and
 - iii) which is not described in a registered condominium description; or
- b) two or more parcels of land which are:
 - i) deemed to be one lot by this By-law; or
 - ii) required to be transferred together by an agreement made pursuant to the *Planning Act*; or
- c) a parcel of land described as a whole registered description by the Condominium Act, except for:
 - i) a vacant land condominium, in which a unit shall be considered a lot, or
 - ii) in the case of a resort commercial land use that includes associated accommodation units within one or more condominium descriptions that share central management and resort amenities on one contiguous area of land, the entire land area of the resort commercial establishment shall be deemed to be one lot for the purpose of this By-law.

LOT AREA –

Shall mean the total horizontal area within the *lot lines* of a *lot*, excluding the horizontal area of such *lot* covered by water or marsh.

LOT COVERAGE –

Shall mean that percentage of the *lot area* covered by *buildings* or *structures*.

LOT, FRONTAGE –

Shall mean the horizontal distance measured along the shortest line joining the point where one *side lot line* intersects the *front lot line* and the opposite *side lot line* intersects the *front lot line*. Where a 20 metre shore road allowance is in existence, the *lot* shall be deemed to front on the *navigable waterway* and the *side lot lines* shall be extended to intersect the water's edge for the purpose of measurement.

LOT, CORNER –

Shall mean a *lot* situated at the intersection of 2 or more *streets* having an angle of intersection not exceeding 135 degrees.

LOT, INTERIOR –

Shall mean a *lot* other than a *corner lot*.

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 waterbody*, by an original shore road allowance or *high water mark* on the *front lot line* and by a *street* or original shore road allowance or *high water mark* on the *rear lot line*.

Where a lot is not a corner lot and has frontage on more than one street, such lot shall have a front yard on each street in accordance with the provisions of the zone or zones in which each front yard is located.

LOT LINE –

Shall mean any boundary of a *lot* or its vertical projection.

LOT LINE, EXTERIOR –

Shall mean a *side lot line* that abuts a *street line*..

LOT LINE, FRONT –

Shall mean:

- a) the line that divides the *lot* from a *street* or right-of-way, if the *lot* does not abut a *navigable waterway* or the inner limit of a shore road allowance; or
- b) the line that divides the *lot* from a *navigable waterway* if the *lot* abuts a *navigable waterway*; or
- c) the line that divides the *lot* from the inner limit of a shore road allowance, if the *lot* abuts a shore road allowance but does not directly abut a *navigable waterway*; or
- d) the shorter of the two intersecting *lot lines* on a *corner lot*; or
- e) the *lot line* where the principal access to the lot is provided on a *through lot*..

LOT LINE, REAR –

Shall mean the farthest *lot line* 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*.

LOT LINE, SIDE –

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

MANUFACTURING OR PROCESSING PLANT –

Shall mean a *building* or *structure* in which the process of producing a product suitable for *use*, by hand or mechanical power and machinery carried on systematically with division of labour.

MARINA –

Shall mean a premises used for the selling, renting, servicing or repairing of boats or water craft, watercraft accessories and other recreational vehicles and shall include facilities for launching, docking, refuelling or storage of boats and water craft.

MARKET GARDEN –

Shall mean an area of land that is used for the growing of vegetable, fruit or horticultural crops that are then sold on the *lot* on which the produce is grown to customers who either purchase the product after it has been picked or pick the product themselves.

MEDICAL CLINIC –

Shall mean a *building* or *structure* where members of the medical profession provide medical, dental, or therapeutic diagnosis and treatment to the general public without overnight accommodation and may include *accessory* dispensary facilities.

MOBILE HOME, MOTORIZED –

Shall mean any *motor vehicle* so constructed as to be self-contained, self-propelled unit, capable of being utilized for living, sleeping or eating accommodation.

MOBILE REFRESHMENT STAND –

Shall mean a movable structure that is used for the purpose of selling prepared food and drink for immediate consumption on the premises with no provision made for the consumption of food by customers within the structure.

MOTEL –

Shall mean a premises that contains rooms with no private cooking facilities that are rented on a temporary basis to the public traveling predominantly by motor vehicle, with each room being accessed from the outside.

MOTOR VEHICLE –

Shall mean an automobile, truck, motorcycle, and any other vehicle propelled or driven otherwise than by muscular power, but does not include steam railways, or other *motor vehicles* running only upon rails, or a traction engine, farm tractor, self-propelled implement of husbandry or *road building* machine within the meaning of The Highway Traffic Act.

MOTOR VEHICLE BODY SHOP –

Shall mean a *building* or *structure* used for the painting or repairing of *motor vehicle* bodies, exterior and under- carriage, and in conjunction with which there may be towing service and *motor vehicle rentals* for customers while a *motor vehicle* is under repair.

MOTOR VEHICLE, COMMERCIAL –

Shall mean any *commercial motor vehicle* within the meaning of The Highway Traffic Act.

MOTOR VEHICLE DEALERSHIP –

Shall mean a premises where new or used *motor vehicles* are available for sale or rent and in conjunction with which there may be a *motor vehicle repair garage*, a *motor vehicle service station*, a *motor vehicle gasoline bar* or a *motor vehicle body shop*, but shall not include any other establishment otherwise defined or classified in this By-law.

MOTOR VEHICLE GASOLINE BAR –

Shall mean one or more pump islands, each consisting of one or more gasoline pumps, and may include a convenience store.

MOTOR VEHICLE PARTS ESTABLISHMENT –

Shall mean a *building* or *structure* where *motor vehicle* parts, accessories, and supplies are stocked for retail and wholesale but shall not include any other establishment otherwise defined or classified in this By-law.

MOTOR VEHICLE RENTAL AGENCY –

Shall mean a *building* or *structure* where *motor vehicles* are kept for rent, lease or hire under agreement for compensation.

MOTOR VEHICLE REPAIR GARAGE –

Shall mean a *building* or *structure* used to conduct major and minor mechanical repairs of *motor vehicles* and in conjunction with which there may be a towing service, a *motor vehicle service station* and *motor vehicle rentals* for the convenience of the customer while the *motor vehicle* is being repaired.

MOTOR VEHICLE SERVICE STATION –

Shall mean a retail place of business where minor mechanical or maintenance is performed on motor vehicles.

MOTOR VEHICLE WASH, AUTOMATIC –

Shall mean a *building* or *structure* containing facilities for washing *motor vehicles* for compensation using production line methods and mechanical devices, but does not include any other *motor vehicle* establishment defined in this By-law where car washing is done only as incidental to the principal operation.

MOTOR VEHICLE WASH, SELF SERVE –

Shall mean a *building* or *structure* containing facilities for washing *motor vehicles* for compensation using self-service operation, but does not include any other *motor vehicle* establishment defined in this By-law where car washing is done only as incidental to the principal operation.

MOTORIZED SNOW VEHICLE –

Shall mean a *motorized snow vehicle* within the meaning of The *Motorized Snow Vehicle* Act.

MUNICIPAL ROAD ALLOWANCE –

Shall mean an area of land owned by the municipality designed for the purpose of access and may contain a public road, private road or *Publicly Owned Trail* but shall not include a *lot*.

NAVIGABLE WATERWAY –

Shall mean a body of water that is capable of affording reasonable passage of floating vessels of any description for the purpose of transportation, recreation or commerce.

NON-COMPLYING

Shall mean a *lot*, *building* or *structure* that does not meet the requirements of the zone provisions of this By-Law for the zone in which the *lot*, *building* or *structure* is located.

NON-CONFORMING

Shall mean the *use* of any land, *building* or *structure* which is not within the required permitted uses set out in this By-Law for the zone in which the land, *building* or *structure* is located.

NURSERY –

Shall mean the *use* of land, *buildings* or *structures* for the growing of plants, shrubs, trees or similar vegetation and the selling of such produce on the premises.

NURSING HOME –

Shall mean a *building* in which lodging is provided with or without meals and in addition, provides nursing or medical care and treatment in accordance with The Nursing homes Act but does not include a *hospital*.

OFFICE –

Shall mean a *building* or part of a *building* in which one or more persons are employed in the management, direction or conducting of a business or where professionally qualified persons and their staff serve clients or patients who seek advice, consultation or treatment but shall not include any other establishment otherwise defined or classified in this By-law.

OPEN AIR FARMERS' MARKET –

Shall mean an establishment or premises where the farm products of a local farming community are sold at retail from uncovered or open air areas designated for individual retailers.

OUTSIDE DISPLAY AND SALE –

Shall mean an open air area *use* for exhibiting in an orderly manner, completely assembled or finished products sold by a retail store located on the same lot. For the purposes of this By-law, the overnight parking of vehicles or watercraft shall not be deemed to be outside storage.

OUTSIDE STORAGE –

Shall mean the storage of equipment, goods, or raw or processed materials outside of any *building* or *structure*. For the purposes of this By-law, the overnight parking of vehicles or watercraft shall not be deemed to be outside storage.

PARK –

Shall mean lands that are largely devoted to open space, and that may contain passive or active recreation, and are generally characterized by natural, historic, landscape or recreational features or activities, but shall exclude a mobile home park or trailer park.

PARK, COMMERCIAL –

Shall mean a *park* other than a *public park* that is operated for commercial gain.

PARK, PRIVATE –

Shall mean a *park* that is not owned by a *public authority*.

PARK, PUBLIC –

Shall mean a *park*, owned or controlled by the Town of Bracebridge or by any other public authority.

PARKING AREA –

Shall mean an open area, other than a *street*, used for the temporary parking of two or more *motor vehicles* and available for public *use* where free, for compensation or as an accommodation for clients or customers or residents, but does not include the storing of impounded or wrecked vehicles in a specifically designated area or compound.

PASSENGER SHELTER –

Shall mean the use of a *building* or *structure* for the purpose of providing a covered waiting area for fare paying passengers awaiting pick up by trains and commercial motor vehicles.

PASSENGER TRANSPORTATION DEPOT –

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

PATIO –

Shall mean a surfaced open space of land at grade adjacent to a residential *dwelling unit*, which is used as an outdoor living area.

PLACE OF ENTERTAINMENT –

Shall mean a *building* or *structure* where entertainment is offered for gain or profit such as a motion picture theatre, public hall, billiard or pool rooms, bowling alley, dance hall or similar activity for the enjoyment of the general public but shall not include any other establishment otherwise defined or classified in this By-law.

PLACE OF WORSHIP –

Shall mean a premises used by religious group(s) for the practice of religious services.

PORCH –

Shall mean a roofed open *structure* projecting from the exterior wall of a *building* and having at least fifty percent of the total area of the vertical planes forming the perimeter unobstructed in any manner except by insect-screening between floor and ceiling.

PRINTING AND PUBLISHING ESTABLISHMENT –

Shall mean a *building* or *structure* used for blueprinting, engraving, stereotyping, electro-typing, printing or typesetting and shall include a duplicating shop and a letter-shop but shall not include any other establishment otherwise defined or classified in this By-law.

PUBLIC AUTHORITY –

Shall mean any Federal, Provincial, *District* or Municipal government or any electric power generation and distribution companies.

PUBLIC OFFICE –

Shall mean any office used for the purpose of carrying out business of a public authority and may only be operated by a public authority.

PUBLIC WORKS YARD –

Shall mean any area operated by a public authority and used for the storage, manufacturing, maintenance or repair of buildings, infrastructure, material or equipment or any combination of these.

PUBLICLY OWNED TRAIL –

Shall mean an area used by the public for hiking, horseback riding, cross country skiing or other forms of non-motorized recreational travel or motorized recreational travel as permitted in the Town of Bracebridge Recreational By-Law, as amended, that is maintained by a public authority but shall not include any other *use* otherwise defined or classified in this By-law.

QUARRY –

Shall mean an area where sand, gravel and rock fragments are mined or excavated for sale or off-tract use and where explosives may be used.

RECREATION FACILITIES –

Shall mean a *building or structure* designated and equipped for the conduct of sports and leisure time activities such as a swimming pool or tennis courts and may also include outdoor facilities such as an outdoor bowling green or sports field.

REFORESTATION ACTIVITIES/TREE NURSERY –

Shall mean an area used for raising and harvesting of wood and shall include the raising and cutting of fuel wood, pulp, wood, lumber, Christmas trees and other products.

REFRESHMENT PAVILION OR BOOTH –

Shall mean a *building or structure* used for selling prepared food and drink for immediate consumption on the premises and no provision is made for the consumption of food by the customers within the building, but shall not include any other establishment otherwise defined or classified in this By-law.

REGULATORY FLOOD ELEVATION –

Shall mean the elevations delineated on the Flood Risk Maps.

RENTAL AGENCY –

Shall mean a *building or structure* or part of a building or structure in which articles are offered or kept for rent, lease or hire under agreement for compensation, but shall not include any other establishment defined or classified in this By-law.

RESTAURANT –

Shall mean a commercial establishment in which the principal business is the preparation and serving of food and refreshments to the public for immediate consumption within the establishment or on an abutting terrace or *patio* and which may include home delivery, catering or food pick-up/take-out services.

RESTAURANT, DRIVE-THRU –

Shall mean a commercial establishment in which food and refreshments are prepared and served to the public for immediate consumption within the establishment or by means of an order or window service which *motor vehicles* access from the *parking area* and approach using designated *lanes*.

RETAIL STORE –

Shall mean a *building* or part of a *building* in which goods, wares, merchandise, substances, articles, things or services are offered or kept for sale at retail or on a rental basis but shall not include any other establishment otherwise defined or classified in this By-law.

SALVAGE YARD –

Shall mean an area outside of an enclosed *building* where *motor vehicles* are disassembled and dismantled, or where vehicles in an inoperable condition or used *motor vehicle* parts are stored or re-sold.

SAWMILL –

Shall mean a *building, structure* or area where timber is cut, sawed or planed, either to finished lumber or as an intermediary step and may include land used for *outside storage* of raw or finished lumber or products; facilities for the kiln drying of lumber; and may or may not include the distribution of such products on a wholesale basis.

SCHOOL –

Shall mean a Provincially approved *institution* for academic instruction and may include a public, private or separate *school*, a vocational *school*, college or university.

SEASONALLY MAINTAINED PUBLIC ROAD –

Shall mean a *public street or road*, which is maintained by the Province of Ontario, *District* or Town of Bracebridge but does not include snow removal by the Province of Ontario, *District* or Town of Bracebridge.

SENIOR CITIZENS' HOME –

Shall mean a *building* providing self contained *dwelling units* primarily for seniors and may include common facilities for the preparation and consumption of food, common lounges, recreation rooms and ancillary medical facilities.

SERVICE AND REPAIR SHOP –

Shall mean a shop, whether conducted in conjunction with a *retail store* or not, where health and grooming services are provided or for the servicing or repair of household goods or personal articles but shall not include any other establishment otherwise defined or classified in this By-law.

SERVICE SHOP –

Shall mean a *building*, or part of a *building* not otherwise defined or classified herein, and whether conducted in conjunction with a retail store or not for the servicing or repairing of articles, goods or materials but not manufacturing of the same.

SEWAGE FACILITY –

Shall mean an area, *building or structure* owned or operated for a public authority for the storage, treatment and disposal of sewage, and includes sewage treatment plant, sanitary sewage disposal sites, waste stabilization ponds, and sewage lagoons.

SEWAGE TREATMENT PLANT –

Shall mean an area, *building or structure* operated by a public authority for the purpose of treating and disposing of solid waste.

SHOPPING CENTRE –

Shall mean a group of commercial *uses* designed, developed and managed as a unit by a single owner or tenant, or group of owners or tenants.

SIGHT TRIANGLE –

Shall mean the triangular space formed by the *street lines* and a line drawn from a point in one *street line* to a point in the other *street line*, each such point being 7.5 metres, measured along the *street line* from the point of intersection of the *street lines*. Where the two *street lines* do not intersect at a point, the point of intersection of the *street lines* shall be deemed to be the intersection of the projection of the *street lines* or the intersection of the tangents to the *street lines*.

SLEEPING CABIN –

Shall mean a detached *accessory building* that is located on the same *lot* as the *principal building*, and is used for sleeping accommodation in which sanitary facilities may be provided, but shall not include cooking facilities.

SPECIALTY FOOD STORE –

Shall mean a *building or structure* or part thereof, specializing in a specific type or class of foods such as confectionery store, bakery, butcher shop, delicatessen, fish market, gourmet food store, frozen food store, bulk food store, and similar food stores but shall not include any other establishment otherwise defined or classified in this By-law.

STREET OR ROAD –

Shall mean land that is improved, designed or ordinarily used for vehicular traffic.

STREET OR ROAD, PRIVATE –

Shall mean a thoroughfare for vehicular and pedestrian traffic, which is not assumed and not maintained by/under the jurisdiction of the Province of Ontario, *District*, or Town of Bracebridge.

STREET OR ROAD, PUBLIC –

Shall mean a public thoroughfare for vehicular and pedestrian traffic, which is assumed and maintained by/under the jurisdiction of the Province of Ontario, *District*, or Town of Bracebridge, but does not include a private *lane* or private right-of-way.

STREET LINE –

Shall mean the limit of the *street* or *road* allowance as the dividing line between a *lot* and a *street* or *road*.

STRUCTURE –

Shall mean anything that is erected, built or constructed of parts joined together and permanently located on or in the ground or attached to any other structure permanently located on or in the ground. Structural development shall include new *buildings*, additions, enlargements, septic tanks and tile fields.

SUNDECK –

Shall mean a roofless, unenclosed *structure accessory* to a *dwelling*, consisting of a platform raised not more than 0.6 metres above finished grade, with or without steps.

SUPERMARKET –

Shall mean a *retail store* in which a balanced line of goods such as canned, bottled, packages and frozen food, fresh meat and poultry, fish, fresh fruits and vegetables, prepared foods, bakery products, dairy products, candy and confectionary, other food products and pharmaceuticals are sold. In addition newspapers, magazines, paper products, soft drinks, tobacco products, health and beauty aids, housewares, flowers and plants and other non-food articles may be sold or services offered provided they are subordinate to the main use.

TENT –

Shall mean every kind of temporary shelter that is not permanently affixed to the site and that is capable of being easily moved.

TENT AND TRAILER CAMP –

Shall mean an establishment consisting of at least five camping sites and comprising land used or maintained as grounds for the overnight camping or parking of *mobile camper trailers*, *motorized mobile homes*, or *tents* for recreational or vacation *use* and designed for seasonal occupancy only.

TENT AND TRAILER CAMPGROUND –

Shall mean a parcel of land providing overnight or short term accommodation for motor homes, travel trailers, tent trailers and *tents* but not mobile homes, and including services and facilities normally incidental and subordinate to such a use including common washroom lavatory and bathing facilities, indoor or outdoor recreation areas, an entrance kiosk or office and *convenience store*.

TOURIST CABIN –

Shall mean a *building* that is part of a *Tourist Camp* and that is rented on a temporary basis to the public traveling predominantly by motor vehicle, with each cabin being one rental unit.

TOURIST CAMP –

Shall mean and include a seasonal *tent* or *trailer camp* and any parcel of land or premises equipped with cabins used or maintained for the accommodation of the public.

TOURIST COMMERCIAL STORE –

Shall mean a *retail store* where primarily arts, crafts, gifts and souvenirs are offered or kept for sale at retail but shall not include any other establishment otherwise defined or classified in this By-law.

TOURIST ESTABLISHMENT –

Shall mean a commercial establishment designed for the traveling 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, but does not include a *tourist camp* or park.

TRAILER, MOBILE CAMPER –

Shall mean any vehicle in which the assembly can be erected, while stationary, using the trailer body and related components for support and utilized for living, shelter and sleeping accommodation, with or without cooking facilities, which is collapsible and compact while being drawn by a *motor vehicle*.

TRUCK OR TRANSPORTATION DEPOT –

Shall mean a *building* or *structure* where goods or wares are stored and where trucks, buses or transports are stored, serviced, repaired, kept for hire, loaded or unloaded.

USE –

Shall mean the purpose for which any portion of a *lot*, *building* or *structure* is designed, arranged, intended, occupied or maintained.

VETERINARY CLINIC –

Shall mean a *building* or part of a *building* where animals or pets are given medical or surgical treatment, within which there may be shelter facilities provided for overnight medical treatment but shall not include a *boarding kennel*.

WAREHOUSE –

Shall mean a *building* or part of a *building* used for storage and distribution of goods, wares, merchandise, substances, articles or things, and may include facilities for a wholesale or retail commercial outlet not exceeding 25% of the *gross floor area*.

WASTE DISPOSAL AREA –

Shall mean a facility operated by or for the Town of Bracebridge or *District*, where garbage, refuse or domestic or industrial waste is disposed of or dumped, and shall include a sewage treatment plant or sewage lagoon.

WATER TREATMENT PLANT –

Shall mean an area, *building or structure* operated by a public authority for the purpose of treating water for public use.

WATERBODY –

Shall mean any natural or constructed body of water including lakes, ponds, streams, channels and wetlands.

WATERCOURSE –

Shall mean any stream, river or channel in which a flow of water occurs, either continuously or intermittently, with some degree of regularity.

WATER FRONTAGE –

Shall mean a piece of land fronting on and providing access to a navigable *waterway*, bay or lake.

WAYSIDE PIT AND QUARRY –

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

WETLAND –

Shall mean lands that are seasonally or permanently flooded by shallow water as well as lands where the water table is close to the surface; in either case the presence of abundant of water has caused the formation of hydric soils and has favoured the dominance of either hydrophytic or water tolerant plants.

WHOLESALE OPERATIONS –

Shall mean establishments or places of business primarily engaged in selling merchandise to retailers, to industrial, commercial, institutional or professional business users, or to other wholesalers, or acting as agents of brokers and buying merchandise from, or selling merchandise to, such individuals or companies but shall not include any other establishment otherwise defined or classified in this By-law.

WORKSHOP –

Shall mean a *building or structure* where manufacturing is performed by tradesmen requiring manual or mechanical skills and may include a carpenter's shop, a locksmith's shop, a gunsmith's shop, a tinsmith's shop, a commercial welder's shop, or similar *uses*.

YARD –

Shall mean a space, appurtenant to a *building* or *structure*, located on the same *lot* as the *building* or *structure*, and which space is open, uncovered and unoccupied from the ground to the sky except for such *accessory buildings, structures* or *uses* as are specifically permitted elsewhere in the By-law.

YARD, FRONT –

Shall mean that portion of a *lot* extending across the full width of the *lot* between the *front lot line* and the nearest wall of any *building* or *structure* on the *lot* for which the *yard* is required.

YARD, REAR –

Shall mean that portion of a *lot* extending across the full width of the *lot* between the *rear lot line* and the nearest wall of any *building* or *structure* on the *lot* for which the *yard* is required.

YARD, REQUIRED –

Shall mean the minimum *yard* required by the provisions of this By-law.

YARD, SIDE –

Shall mean that portion of the *lot* extending from the *front yard* to the *rear yard* between the *side lot line* and the nearest wall of any main *building* on the *lot* for which the *yard* is required.

YARD, SIDE EXTERIOR –

Shall mean a *side yard* immediately adjoining a *street line*.

YARD, SIDE INTERIOR –

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

YEAR ROUND MAINTAINED PUBLIC ROAD –

Shall mean a *public street or road*, which is maintained by the Province of Ontario, *District* or Town of Bracebridge the entire year and includes snow removal by the Province of Ontario, *District* or Town of Bracebridge.

SECTION 7 SPECIAL PROVISIONS

Exceptions 7.1 Where the Zone symbol designating certain lands is followed by a dash and a number, (for example CT-1), then special provisions in addition to the normal Zone provisions apply to such lands. These special provisions are identified as zone exceptions in Section 7.1.1 of this By-law.

Section 7.1.1 – List of Residential Exceptions

Special Zone	Previous Zone	Previous Zoning By-Law	Permitted Use and Provisions
R1-1	-	-	Permitted uses are limited to those uses existing at the date of the passing of this By-law
R1-2	-	-	Permitted uses are limited to those uses existing at the date of the passing of this By-law until such time as full municipal services are available then the permitted uses are all those uses in the R1 Zone
R1-3	-	-	Permitted uses are all those uses in the R1 Zone with the minimum lot size being the lot size at the date of the passing of this By-law
R1-4	R1-21 R-9 R1-28 R1-31 R1-34 R-12 R1-55 R-35	88-148 89-173 89-179 90-66 90-162 91-73 99-104 2005-114	Permitted uses are all those uses in the R1 Zone including an <i>Accessory Apartment Dwelling Unit</i> with each <i>Dwelling Unit</i> having a separate outdoor privacy area of 23m ²
R1-5	R1-14	87-63	Permitted uses are all those uses in the R1 Zone including an upholstery business in an accessory building.
R1-6	R1-18	88-62	Permitted uses are all those uses in the R1 Zone with no frontage on a public road.
R1-7	R1-29	90-39	Permitted uses are all those uses in the R1 with minimum lot frontage of 15m, maximum lot coverage of 25% and the <i>Detached Dwelling</i> to have a maximum gross floor area of 186m ² above <i>finished grade</i>

Special Zone	Previous Zone	Previous Zoning By-Law	Permitted Use and Provisions
R1-8	R-11 R-16	90-58 98-76	Permitted uses are all those uses in the R1 Zone with minimum interior side yard setback of 1.5m, minimum exterior side yard setback of 3m, a floor area per dwelling unit between 83m ² and 140 m ² and a maximum building footprint of 97.5m ²
R1-9	R1-36	92-18	Permitted uses are all those uses in the R1 Zone including <i>Duplex Dwelling</i> with minimum frontage of 20m with the provisions that the floor area of each dwelling unit shall be minimum of 60.3m ²
R1-10	R1-39	92-38	Permitted uses shall be restricted to <i>Detached Dwelling</i> and <i>Office</i> being an aesthetic and hairdressing salon (which may include the sale of various sundry items).
R1-11	R1-37	92-39	Permitted uses are all those uses in the R1 Zone on a lot with front yard setback of 8.5m, interior side yard setbacks of 2.1m and 3.6m and rear yard setback of 10.9m
R1-12	R1-43	94-20	Permitted uses are all those uses in the R1 Zone with minimum lot frontage of 30m
R1-13	R1-46	94-65	Permitted uses are all those uses in the R1 Zone with minimum exterior sideyard setback on the lot directly south of the unopened concession road between Concession 13, Draper Ward and Concession 1, Macaulay Ward shall be 1.8m
R1-14	R1-47	94-65	Permitted uses are all those uses in the R1 Zone with a minimum setback of 15m from the top of the bank which shall be defined as the point where the land slope exceeds 12%, there shall be no structures other than a dock located in the front yard, docks shall be limited to a maximum projection of 3m, the minimum exterior sideyard setback on the lot directly south of the unopened concession road between Concession 13, Draper Ward and Concession 1, Macaulay Ward shall be 1.8m
R1-15	R1-48	94-66	Permitted uses are all those uses in the R1 Zone including an accessory apartment dwelling unit with each dwelling unit having an outdoor privacy area of 23m ² with a minimum of 4 parking spaces required
R1-16	R1-50	96-03	Permitted uses are all those uses in the R1 Zone providing all lands located within the zone be considered one lot for all purposes under the <i>Planning Act</i>
R1-17	RU-77	97-33	Permitted uses are all those uses in the R1 Zone including a garden suite for a 10 year period until May 2007
R1-18	R-20	2000-78	Permitted uses are all those uses in the R1 Zone with a minimum interior side yard of 1.5m

Special Zone	Previous Zone	Previous Zoning By-Law	Permitted Use and Provisions
R1-19	R-21	2000-78 2000-92	Permitted uses are all those uses in the R1 Zone with a minimum lot frontage of 15m, a minimum interior side yard of 1.5m and a minimum exterior side yard of 6m
R1-20	R-19	2000-79	Permitted uses are all those uses in the R1 Zone provided no buildings or structures, except fences, may be located within 12m of the rear lot line
R1-21	R-22	2000-92	Permitted uses are all those uses in the R1 Zone with a minimum lot frontage of 10m and a minimum interior side yard of 1.5m
R1-22	R1-59	2001-87	Permitted uses are all those uses in the R1 Zone including one <i>Accessory Dwelling Unit</i> with a maximum gross floor area of 44m ² with a separate outdoor area of a minimum of 23m ² per unit
R1-23	R1-60	2001-105	Permitted uses are all those uses in the R1 Zone including a maximum of 4 <i>Apartment Dwelling Units</i> with a separate outdoor area of a minimum of 23m ² per unit
R1-24	R-23	2001-89	Permitted uses are all those uses in the R1 Zone including an <i>Accessory Apartment Dwelling Unit</i> with a maximum gross floor area of 89m ² and a separate outdoor area of a minimum of 23m ² per unit, a maximum of 3 vehicles may be parked in the front yard, the maximum width of the driveway shall be 6 m, maximum height of any deck shall be 1m and no other <i>Accessory Apartment Dwelling Units</i> may be permitted within 120m
R1-25	R1-62	2004-65	Permitted uses are all those uses in the R1 Zone with the <i>Home Occupation</i> to employ a maximum of 3 persons other than residents of the <i>detached dwelling</i> , the maximum gross floor area of the Home Occupation is 95.7m ² , and all other provisions of a Home Occupation shall apply
R1-26	R1-67	2005-122	Permitted uses are all those uses in the R1 Zone with a minimum lot area of 1,337m ² and a minimum lot frontage of 36.5m
R1-27	R1-70	2006-25	Permitted uses are all those uses in the R1 Zone with minimum interior side setback of 1.8m on garage side and 1.2m on other side if one storey and 1.5m on the other side if two storeys, minimum exterior side yard of 4.2m and maximum lot coverage of 35%
R1-28	R1-71	2006-25	Permitted uses are all those uses in the R1 Zone with minimum lot frontage of 14.6m, minimum interior side setback of 1.8m on garage side and 1.2m on other side if one storey and 1.5m on the other side if two storeys, minimum exterior side yard of 4.2m and maximum lot coverage of 35%

Special Zone	Previous Zone	Previous Zoning By-Law	Permitted Use and Provisions
R1-29	R-36	2006-	Permitted uses are all those uses in the R1 Zone with interior side yard setbacks of 1.5m, exterior side yard setbacks of 5.4m, maximum lot coverage of 25% and a minimum setback of 9m from any EP1 Zone
R1-30	R-37	2006-	Permitted uses are all those uses in the R1 Zone with minimum frontage of 13.7m, interior side yard setbacks of 1.5m, exterior side yard setbacks of 5.4m, maximum lot coverage of 25% and a minimum setback of 9m from any EP1 Zone
R1-31	-	-	Permitted uses are all those uses in the RC Zone including <i>Farm Produce Retail Outlet</i> and excluding <i>Veterinary Clinic</i> .
R1-32	-	-	Permitted uses are all those uses in the R1 zone including <i>Seasonal Dwelling</i> and a <i>Sleeping Cabin</i> in accordance with Section 3.2.2 (*5) of this By-Law with a minimum lot frontage of 60m.
R1-33	-	-	Permitted uses are limited to those uses existing on the date of passing of this By-law including conservation uses, church, cemetery and a dwelling unit.
R1-34	C2-10	-	Permitted uses are all those uses in the R1 Zone including <i>Accessory Dwelling Unit</i> and <i>Motel</i> with the Motel to have a maximum of 18 units and meet the CT Zone provisions for a Motel.
R1-35	C3-41	-	Permitted uses are all those uses in the R1 Zone including <i>Motor Vehicle Gasoline Bar</i> and <i>Motor Vehicle Repair Garage</i> with the <i>Motor Vehicle Gasoline Bar</i> and <i>Motor Vehicle Repair Garage</i> to have a minimum setback of 9m from any adjacent property zoned residential
R1-36	M1-16	-	Permitted uses are all those uses in the R1 Zone including <i>Builder's Yard</i> , <i>Landscape Centre</i> , <i>Light Equipment Sales and Rental</i> , <i>Workshop</i> , <i>Accessory Open Storage</i> , <i>Accessory Outside Display and Sale</i> and <i>Accessory Retail Store</i> with a minimum front yard of 15m, a minimum north side yard setback of 9 m, a minimum south side yard setback of 18m, a minimum rear yard setback of 20.5m, and the <i>Retail Store</i> to occupy no more than 25% of the <i>gross floor area</i> of any <i>building</i>
R1-37	C2	-	Permitted uses are all those uses in the R1 Zone including <i>Accessory Dwelling Unit</i> and <i>Motel</i> with the Motel to meet the CT Zone provisions for a Motel

Special Zone	Previous Zone	Previous Zoning By-Law	Permitted Use and Provisions
R1-38	R1-29	2007-005	Permitted uses are all those uses in the R1 Zone with interior side yard setbacks of 1.5m, exterior side yard setbacks of 5.4m, maximum lot coverage of 25% and a minimum setback of 9m from any EP1 Zone, Section 4.22.8 shall not apply and minimum setback of 3 m from the TCPL/Bell Canada Easement
R1-39	R1-29 R1-30	2007-005	Permitted uses are all those uses in the R1 Zone with interior side yard setbacks of 1.5m, exterior side yard setbacks of 5.4m, maximum lot coverage of 25%, minimum lot frontage for Lots 2, 68 to 71, 74 and 75 of 13.7 m, minimum rear yard setback of 7.5 m from Lots 2 to 9, 12 to 16, 18, 61 to 63, 65, 68, 69 and 75, minimum rear yard setback of 9 m for Lot 19, minimum rear yard setback of 10 m for Lots 71 to 74 and minimum rear yard setback of 8.5 m for Lot 70. All lots listed area as shown on Schedule 'A' to By-law 2007-005
R1-40	R1-29 R1-30	2007-005	Permitted uses are all those uses in the R1 Zone with interior side yard setbacks of 1.5m, exterior side yard setbacks of 5.4m, maximum lot coverage of 25% and a minimum setback of 9m from any EP1 Zone, Section 4.22.8 shall not apply and minimum setback of 7.5 m from the TCPL/Bell Canada Easement
R1-41	R1-1	2007-039	Permitted uses are all those uses in the R1 Zone with Lots 25 and 26 having a minimum lot frontage of 17.8 m
R1-42	R1	2008-081	Permitted uses are all those uses in the R1 Zone with a minimum rear yard setback of 1.18 metres
R1-43	R1 R1-27 R1-28	2008-081	Permitted uses are all those uses in the R1 Zone with minimum lot frontage of 14.6 m, minimum interior side yard setbacks for one storey dwelling of 1.8 metres on garage side and 1.2 metres on the other side, minimum interior side yard setback for a dwelling over one storey of 1.8 metres on garage side and 1.5 metres on the other side, maximum lot coverage of 35% and minimum exterior side yard setback of 4.2 metres. For the R1-43 zone, the lot frontage shall be measured as the horizontal distance between the side lot lines measured along the front lot line, except where the lot line is not a straight line, or where the side lot lines are not parallel, in which case the lot frontage is to be measured by the greater of (i) a line measured back at the minimum front yard setbacks (ii), the chord of the front lot line which shall be measured as a straight line joining the two points where the side lot line intersect the front lot line

Special Zone	Previous Zone	Previous Zoning By-Law	Permitted Use and Provisions
R1-44	R1-17	2008-109	Permitted uses are all those uses in the R1 Zone including a garden suite for a 10 year period until November 12, 2018
R2-1	R2-4	87-53	Permitted uses are all those uses in the R2 Zone including an <i>Apartment Dwelling</i> with a maximum of 3 <i>Dwelling Units</i> with minimum frontage of 20.7m and no accessory buildings are permitted
R2-2	R2-13	88-51	Permitted uses are all those uses in the R2 Zone including <i>Apartment Dwelling</i> with a maximum of 5 <i>Dwelling Units</i> and a minimum lot frontage of 22.2m.
R2-3	R2-21	89-27	Permitted uses are all those uses in the R2 Zone a minimum lot frontage of 27m
R2-4	R2-36	93-22	Permitted uses are all those uses in the R2 Zone with minimum lot frontage of 20m with each <i>dwelling unit</i> having an outdoor privacy area of 23m ²
R2-5H	RM-15H	2004-07	Permitted uses are only those uses existing at the date of passing of this By-law until the Holding Symbol is removed by By-law at which time the permitted uses are limited to Detached Dwelling and Duplex Dwelling with minimum lot frontage of 18m, minimum lot area of 613m ² , with each <i>dwelling unit</i> having an outdoor privacy area of 23m ² . The Holding Symbol may be removed once the owner has entered into a Site Plan Agreement with the Town.
R2-6	RM-18	2006-32	Permitted uses are limited to <i>Detached Dwelling</i> and <i>Duplex Dwelling</i> with minimum lot area of 18m and with each <i>Dwelling Unit</i> having a separate outdoor privacy area of 23m ²
R2-7	R1	2007-026	Permitted uses are limited to semi-detached dwelling with minimum lot frontage of 8.3 m and minimum interior side yard setback of 0.82m
R2-8	R2	2007-023	Permitted uses are all those uses in the R2 Zone with minimum lot area of 288 sq m and minimum lot frontage of 8.8 m
R2-9	R2	2008-081	Permitted uses are all those uses in the R2 Zone with 3 dwelling units being permitted
R3-H	-	-	Permitted uses are only those uses existing at the date of passing of this By-law until the Holding Symbol is removed by By-law at which time the permitted uses are all those uses in the R3 Zone. The Holding Symbol may be removed once the developer has entered into a Site Plan Agreement with the Town which include storm water management plans be prepared satisfactory to the Town and the site plan showing visual barriers in accordance with Section 4.24.
R3-1	R3-4	82-83	Permitted uses are all those uses in the R3 zone with the maximum of 3 Dwelling Units

Special Zone	Previous Zone	Previous Zoning By-Law	Permitted Use and Provisions
R3-2	R3-7	89-105	Permitted uses are limited to Apartment Dwelling with a maximum of 3 units with a minimum lot frontage of 30m
R3-3	R3-14	95-113	Permitted uses are all those uses in the R3 Zone including an <i>Apartment Dwelling</i> with a maximum of 7 <i>Dwelling Units</i> with a maximum of 10 parking spaces permitted in the exterior side yard
R3-4	R3-16	99-118	Permitted uses are limited to <i>Detached Dwelling</i> , <i>Semi-Detached Dwelling</i> , <i>Duplex Dwelling</i> , <i>Apartment Dwelling</i> with a maximum of 3 dwelling units, and <i>Row Housing</i> with a maximum of 4 dwelling units with a provision that municipal sewers must be connected to when they become available.
R3-5	R3-21	2006-10	Permitted uses are all those uses in the R3 Zone excluding <i>Row Housing</i> and <i>Fourplex</i> with no visual barrier required along the interior side lot lines, each <i>Dwelling Unit</i> shall have a separate outdoor privacy area of 23m ²
R3-6H	R3-H	2006-26	Permitted uses are only those uses existing at the date of passing of this By-law until the Holding Symbol is removed by By-law at which time the permitted uses are all those uses in the R3 Zone. The Holding Symbol may be removed once the developer has entered into a Site Plan Agreement with the Town, Subdivision Agreement with the <i>District</i> and Servicing Agreement with the <i>District</i>
R3-7	R3-22	2006-50	Permitted uses are limited to <i>Row Housing</i> with rear yard setbacks as shown in the Site Plan Agreement
R3-8H	-	-	Permitted uses are limited to those uses existing at the date of passing of this By-law until the Holding (H) Symbol is removed by By-law at which time the permitted uses are all those uses in the R3 Zone including <i>Apartment Dwelling</i> , <i>Fourplex Dwelling</i> , <i>Medical Clinic</i> , <i>Place of Worship</i> , and <i>Senior Citizens Home</i> . The Holding (H) Symbol may be removed once the Town has accepted a current Functional Servicing Study as detailed in Section 3.16 of the Town of Bracebridge Official Plan, an Environmental Impact Statement including natural features, a Transportation Study, a Conceptual Plan for the entire South Bracebridge Adult Lifestyle Residential Designation and detailed concept of site plans for the individual phases of the development. The <i>Apartment Dwelling</i> and <i>Fourplex Dwelling</i> must meet the zone provisions of the R4 Zone and a maximum density of 40 units per hectare

Special Zone	Previous Zone	Previous Zoning By-Law	Permitted Use and Provisions
R3-9H	-	-	Permitted uses are only those uses existing at the date of passing of this By-law until the Holding Symbol is removed by By-law at which time the permitted uses are all those uses in the R3 Zone with no public access from any of Gow Street, Joseph Street or Birch Street. The Holding Symbol may be removed once the developer has entered into a Site Plan Agreement with the Town which include storm water management plans prepared satisfactory to the Town and the site plan showing visual barriers in accordance with Section 4.24
R3-10	R1	2006-130	Permitted uses are all those uses in the R3 Zone excluding <i>Row Dwelling</i> with a minimum lot area of 805 sq m, minimum lot frontage of 20 m, minimum front yard setback of 2 m, minimum south interior side yard setback of 2.9 m, minimum north interior side yard setback of 1.8 m, and the existing shed shall have a south interior side yard setback of 0.57 m
R3-11H	R3-6H	2007-051 2007-099	Permitted uses are only those uses existing at the date of passing of this By-law until the Holding Symbol is removed by By-law at which time the permitted uses are all those uses in the R3 Zone with the provisions of the R1-43 Zone to apply to any detached dwelling. The Holding Symbol may be removed once the developer has entered into a Site Plan Agreement with the Town, Subdivision Agreement with the <i>District</i> and Servicing Agreement with the <i>District</i>
R3-12	R3-7	2007-050	Permitted uses are limited to Row Dwellings with minimum lot area being the lesser of 230 sq m or the amount shown on Schedule 'A' of By-law 2007-050, minimum rear yard shall be the lesser of 10.5 m or the amount shown on Schedule 'A' of By-law 2007-050, the eastern interior side yard setback for Lot 7 shall be 3.88 m and a maximum of 12 dwelling units are to be attached to each other
R3-13	R1	2007-081	Permitted uses are all those uses in the R3 Zone including a Fourplex with minimum lot area of 404 sq m., minimum lot frontage of 20 m, existing building setbacks shall be deemed to conform, visual barrier adjacent to north lot line shall be a fence, and maximum lot coverage of 45%
R3-14	R2	2009-017	Permitted uses are all those uses in the R3 Zone with a minimum lot frontage of 7.8 m for <i>Row Dwelling</i> end unit, minimum interior side yard setback for <i>Row Dwelling</i> of 2 m, parking permitted in the front yard
R3-15	R1	2008-081	Permitted uses are all those uses in the R3 Zone with a minimum lot frontage of 30.17 metres, minimum lot area of 1,207.7 sq. m. and a minimum side yard setback of 7.5 metres

Special Zone	Previous Zone	Previous Zoning By-Law	Permitted Use and Provisions
R3-16	R3-5	2008-105	Permitted uses are all those uses in the R3 Zone including <i>Group Housing</i> with a maximum of 5 dwelling units, <i>Group Housing</i> to consist of one triplex and two semi-detached dwelling units, minimum interior side yard for semi-detached of 6.7 m, minimum rear yard of 7.5 m, no visual barrier along west side and visual barrier on east side commencing at 7.5 m from curb of Taylor Road
R4-1	R4-1	75-18	Permitted uses are limited to <i>Apartment Dwelling</i> with a maximum of 30 units
R4-2	R4-3	77-85	Permitted uses are limited to <i>Apartment Dwelling</i> with a maximum of 20 units
R4-3	R4-9	84-41	Permitted uses are all those uses in the R4 Zone excluding <i>Row Housing</i> , <i>Fourplex Dwelling</i> and <i>Group Housing</i>
R4-4	R4-10	84-78	Permitted uses are all those uses in the R4 Zone excluding <i>Row Housing</i> , <i>Fourplex Dwelling</i> and <i>Group Housing</i>
R4-5	R4-20	89-40	Permitted uses are all those uses in the R4 Zone with a maximum of 82 <i>Dwelling Units</i> , minimum setback from the centerline of Ecclestone Drive and Anglo Street shall be 15m, minimum setback of lot lines abutting Ecclestone Drive and Anglo Street shall be 5.1m, minimum interior side yard setback shall be 9m
R4-6	R4-25	89-65	Permitted uses are all those uses in the R4 Zone a maximum of 6 <i>Dwelling Units</i>
R4-7	R4-8	89-79	Permitted uses are all those uses in the R4 Zone excluding <i>Apartment Dwelling</i>
R4-8	R4-26	89-115	Permitted uses are all those uses in the R4 Zone with a minimum setback of 30m from the Canadian Railway right-of-way and a maximum of 60 dwelling units.
R4-9	R4-27	89-152	Permitted uses are all those uses in the R4 Zone with a maximum of 4 <i>Dwelling Units</i> and including 6 parking spaces for the property with roll number 010-006-076
R4-10	R4-12	91-81	Permitted uses are limited to an <i>Apartment Dwelling</i> with a maximum of 12 <i>Dwelling Units</i>
R4-11	R4-36	2000-68	Permitted uses are all those uses in the R4 Zone with a maximum of 42 <i>Apartment Dwelling Units</i> with a maximum of 6 of the units being bachelor units.
R4-12	R4-37	2000-90	Permitted uses are all those uses in the R4 Zone with a maximum of 25 <i>Apartment Dwelling Units</i> , with minimum interior side yard setbacks of 0.15m on one side and 6m on other side

Special Zone	Previous Zone	Previous Zoning By-Law	Permitted Use and Provisions
R4-13	R4-39	2002-09	Permitted uses are all those uses in the R4 Zone with a minimum lot frontage of 12m, a minimum interior side yard of 5.4m, a maximum height of 16.7 m or 5 storeys, which is less, a maximum of 45 <i>Apartment Dwelling Units</i> and outdoor parking shall be located within Ontario Street and the <i>Apartment Dwelling</i>
R4-14	R4-40	2002-64	Permitted uses are all those uses permitted in a R4 Zone with a minimum interior side yard setback 9m
R4-15H	RM-16H R4-43H	2005-13	Only existing uses shall be permitted until such time as the Holding Symbol is removed by by-law, at which time permitted uses shall be all those uses in a R4 Zone with no minimum lot frontage is required where a unit that is part of a condo fronts onto a private road, minimum interior side yard of 3m, minimum interior side yard shall be 3m for a lot which is part of a condo, minimum exterior side yard shall be 3m feet for a lot which is part of a condo, minimum rear yard shall be 3m for a lot which is part of a condo, maximum lot coverage shall be 36% for a lot which is part of a condo, minimum distances between buildings will be 5.4m except where two end walls are facing and parallel to each other and where neither end wall contains habitable room windows the minimum distance shall be 3.6m, for the purposes of above, such end walls, having an angle of divergence of not more than 60 degrees, shall be deemed to face and be parallel to each other, the holding symbol shall not be removed until a site plan agreement be entered into and the filing of a record of site condition be registered in the Environmental Site Registry to the satisfaction of the Ministry of Environment
R4-16	RM-17	2006-	Permitted uses are limited to <i>Group Housing</i> with the type of <i>Dwelling Units</i> limited to <i>Detached Dwellings</i> , minimum frontage of 13.7m, interior side yard setbacks of 1.5m, exterior side yard setbacks of 5.4m, maximum lot coverage of 25% and a minimum setback of 9m from any EP1 Zone

Special Zone	Previous Zone	Previous Zoning By-Law	Permitted Use and Provisions
R4-17H	-	-	<p>Permitted uses are those uses permitted in the Residential Type 1 (R1) Zone until the Holding Symbol is removed by By-law, at which time the permitted uses are limited to:</p> <ul style="list-style-type: none"> all those uses in the Residential Type 4 (R4) Zone, with or without a commercial component as noted below; the following commercial uses, accessory to and in conjunction with a permitted Apartment Dwelling or Group Dwelling: <ul style="list-style-type: none"> Convenience Store Service and Repair Shop Restaurant <p>The minimum lot frontage for any uses permitted in the R4 zone shall be 30m; the minimum side yard and rear yard shall be 5m. The total gross floor area of an individual commercial use shall not exceed 250 m², and the cumulative gross floor area for all commercial uses shall not exceed 750m². The Holding symbol may be removed once the owner has entered into a Site Plan Agreement with the Town, which includes storm water management plans prepared to the satisfaction of the Town, and completes Noise and Vibration studies prepared to the satisfaction of the Town, in relation to the proximity to the railway line.</p>
R4-18	R1	2007-013	Permitted uses are all those uses in the R4 Zone with a maximum height of the lesser of 16.76 m or 5 storeys and 1.2 parking spaces per dwelling unit
R4-19H	R1	2007-041	Only the existing uses are permitted until such time as the Holding (H) Symbol is removed, once the Holding (H) symbol is removed the permitted uses are all those uses in the R4 Zone with minimum lot frontage of 27 m and parking spaces permitted in the front yard. The Holding (H) Symbol may be removed once the developer has entered into a site plan agreement with the Town and a servicing agreement with the District of Muskoka
R4-20	C3-1	2007-112	Permitted uses are all those uses in the R4 Zone including a 46.45 sq m restaurant with parking to be in the rear and interior side yards
R4-21	R1	2008-066	Permitted uses are all those uses in the R4 Zone with a Row Dwelling not to exceed 12 units attached to each other

Special Zone	Previous Zone	Previous Zoning By-Law	Permitted Use and Provisions
R4-22H	R4-16	2008-081	Only the existing uses are permitted until such time as the Holding (H) Symbol is removed. Once the Holding (H) Symbol is removed the permitted uses are limited to <i>Group Housing</i> with the type of <i>Dwelling Units</i> limited to <i>Detached Dwellings</i> . The maximum number of dwelling units is 10, minimum frontage of 13.7m, interior side yard setbacks of 1.5m, exterior side yard setbacks of 5.4m, maximum lot coverage of 25% and a minimum setback of 10m from any EP1 Zone. The Holding (H) Symbol may be removed once the developer has entered into a site plan agreement with the Town and a servicing agreement with the District of Muskoka.
SR1-1	RU-1	75-65	Permitted uses are all those uses in the SR1 Zone with the minimum lot size being 6.8ha
SR1-2	SR-4	78-14	Permitted uses are all those uses in the SR1 Zone with minimum lot frontage of 120m and minimum depth of 180m
SR1-3	SR-13	80-7	Permitted uses are all those uses in the SR1 Zone with the minimum lot area of 2.5 ha.
SR1-4	SR-21	82-68	Permitted uses are all those uses in the SR1 Zone with a sleeping cabin a maximum size of 97.28 m ² and with a high water mark setback of 17 m.
SR1-5	SR-29	85-46	Permitted uses are all those uses in the SR1 Zone with minimum lot area of 24ha and minimum lot frontage of 335m
SR1-6	SR-30	85-46	Permitted uses are all those uses in the SR1 Zone with minimum lot area of 28ha and minimum lot frontage of 880m
SR1-7	SR-31	85-46	Permitted uses are all those uses in the SR1 Zone with minimum lot area of 4ha and minimum lot frontage of 120m
SR1-8	SR-32	85-46	Permitted uses are all those uses in the SR1 Zone with minimum lot area of 30ha and minimum lot frontage of 300m
SR1-9	SR-70	90-184	Permitted uses are all those uses in the SR1 Zone with minimum lot area of 1.8ha
SR1-10	RU-71	94-52	Permitted uses are limited to <i>Detached Dwelling</i> , <i>Seasonal Dwelling</i> , <i>Home Occupation</i> and <i>Contractor's Yard</i> , together with associated accessory uses shall be permitted on Parts 1 and 2 of 35R-10663 and the remainder of the lots uses shall be limited to conservation with Parts 2, 3 and 4 of 35R-15702, Parts 7 & 8 of 35R-14390, Parts 1 & 2, 35R-10663 shall be deemed to be one lot for all purposes under the <i>Planning Act</i> ; the minimum lot area shall be 6ha

Special Zone	Previous Zone	Previous Zoning By-Law	Permitted Use and Provisions
SR1-11	SR-92	95-23	Permitted uses are all those uses in the SR1 Zone with no <i>buildings or structures</i> permitted on Parts 1 and 5 of 35R-16094
SR1-12	RU-75	96-13	Permitted uses are all those uses in the SR1 Zone for Part 1 on Plan 35R-16407 and the permitted uses are all those uses in the EP1 Zone for Parts 5 and 7 of Plan 35R-16407. All those lands within this zone be considered as one lot for all purposes under the <i>Planning Act</i>
SR1-13	SR-96	96-13	Permitted uses are all those uses in the SR1 Zone for Part 8 on Plan 35R-16407 and the permitted uses with are all those uses in the EP1 Zone for Parts 11 and 12 of Plan 35R-16407. All those lands within this zone be considered as one lot for all purposes under the <i>Planning Act</i>
SR1-14	SR-109	96-62	Permitted uses are all those uses in the SR1 Zone including a maximum of 3 Seasonal Dwellings and 2 boathouses with a minimum lot area of 0.8ha
SR1-15	SR-101	96-77	Permitted uses are all those uses in the SR1 Zone with a minimum setback of 10.9m from the high water mark.
SR1-16	SR-102	97-17	Permitted use shall be limited to docks and boathouses
SR1-17	RA2-5	98-48	Permitted uses are all those uses in the SR1 Zone with a minimum lot area of 0.6ha
SR1-18	RA2-7	98-48	Permitted uses are all those uses in the SR1 Zone with a minimum lot area of 1.0ha
SR1-19	RU-86	98-72	Permitted uses are all those uses in the SR1 Zone including an accessory apartment dwelling unit with a maximum gross floor area of 102 m ² with each <i>Dwelling Unit</i> having a separate outdoor privacy area of 23m ²
SR1-20	SR-105	98-102	Permitted uses are all those uses in the SR1 Zone with a minimum lot frontage of 89.9m
SR1-21	SR-107	99-128	Permitted uses are all those uses in the SR1 Zone with a minimum setback of 30m from the high water mark
SR1-22	RA2-9	99-135	Permitted uses are all those uses in the SR1 Zone with a minimum lot frontage of 90m
SR1-23	RA2-10	99-135	Permitted uses are all those uses in the SR1 Zone with a minimum lot area of 0.6ha, a minimum lot frontage of 150m and the dwelling is limited to the eastern half of the lot.
SR1-24	SR-116	2003-23	Permitted uses are all those uses in the SR1 Zone with a minimum setback of 30m from the <i>high water mark</i> of Healy Lake and a minimum setback of 30m from the centreline of the <i>watercourse</i> location on the subject lands
SR1-25	SR-129	2004-66	Permitted uses are all those uses in the SR1 Zone within the zone be considered one lot for all purposes under the <i>Planning Act</i>

Special Zone	Previous Zone	Previous Zoning By-Law	Permitted Use and Provisions
SR1-26	SR-133	2004-130	Permitted uses are all those uses in the SR1 Zone providing all lands located within the zone be considered one lot for all purposes under the <i>Planning Act</i>
SR1-27	SR-89	2004-137	Permitted uses are all those uses in the SR1 Zone with minimum setback from the high water mark of 30m, no structures shall be permitted in the front yard except for a dock, and the maximum projection of a dock from the shoreline shall be 2.4m
SR1-28	SR-112	2004-137	Permitted uses are all those uses in the SR1 Zone with the minimum <i>high water mark</i> setback of 30m, the minimum setback from the top of bank shall be 7.5m or the submission of a geotechnical report required for consideration of a lesser setback, the minimum setback from the rear lot line shall be 15 m, no structures shall be permitted in the front yard except for a dock and the maximum projection of a dock from the shoreline shall be 2.4m
SR1-29 H	SR-135H	2004-137	Only legal conforming existing uses shall be permitted until the Holding Symbol is removed by by-law at which time all those uses as set out in the By-law for SR1 Zone shall be permitted with the minimum <i>high water mark</i> setback from the Muskoka River of 30m, no structures shall be permitted in the front yard except for a dock, and the maximum projection of a dock from the shoreline shall be 2.4m, the character of the existing adjacent land use for pit and quarry purposes and operations and uses normally incidental and accessory thereto is hereby recognized and the Holding Symbol shall be removed when a noise and compatibility study is completed to the satisfaction of the Town and District
SR1-30	RA2-14	2005-51	Permitted uses are all those uses in the SR1 Zone with all those lands within the zone be considered one lot for all purposes under the <i>Planning Act</i>
SR1-31	SR-139	2005-104	Permitted uses are all those uses in the SR1 Zone with a minimum setback from the south lot line of Parts 5 and 7 of Plan BR-692 of 3.6m and all those lands with the zone be considered one lot for all purposes under the <i>Planning Act</i>
SR1-32	SR-140	2006-02	Permitted uses are all those uses in the SR1 Zone with all vegetation retained within 22.5m of Fawn Lake except for a 1.8m path, minimum high water mark setback is 22.5m and septic is 30m from high water mark

Special Zone	Previous Zone	Previous Zoning By-Law	Permitted Use and Provisions
SR1-33	SR-141	2006-02	Permitted uses are all those uses in the SR1 Zone with all vegetation retained within 24m of Fawn Lake except for a 1.8m path, minimum high water mark setback is 24 and septic is 30m from high water mark, septic must be 22.5m setback from creek, vegetation must be retained within 15m of creek
SR1-34	SR-142	2006-	Permitted uses are all those uses in the SR1 Zone with minimum lot area of 0.16ha, minimum lot frontage of 30m and minimum setback from the high water mark of 30m
SR1-35	SR-143	2006-	Permitted uses are all those uses in the SR1 Zone with minimum setback from the high water mark of 30m and all those lands within the zone be considered one lot for all purposes under the <i>Planning Act</i>
SR1-36	SR-144 SR-145	2006- 2006-	Permitted uses are all those uses in the SR1 Zone with minimum setback from the high water mark of 30m
SR1-37	-	-	Permitted uses are limited to the existing uses until a site plan agreement is entered into with the Town at which time the permitted uses are all those uses in the SR1 Zone.
SR1-38	-	2006-122	Permitted uses are all those uses in the SR1 Zone with a minimum lot area of 0.26ha and a minimum lot frontage of 35 m
SR1-39	SR1-35	2006-129	Permitted uses are all those uses in the SR1 Zone with minimum high water mark setback of 30 m for the septic and all buildings and structures
SR1-40	SR1 & RU	2007-027	Permitted uses are all those uses in the SR1 Zone with minimum lot frontage of 29 m and all those lands in the SR1-40 Zone considered one lot for planning purposes
SR1-41	SR1 & RU	2007-027	Permitted uses are all those uses in the SR1 Zone with minimum lot frontage of 32 m and all those lands in the SR1-41 Zone considered one lot for planning purposes
SR1-42	SR1& RU	2007-024	Permitted uses are all those uses in the SR1 Zone with minimum high water mark setback of 30 m
SR1-43	SR1	2007-120	Permitted uses are all those uses in the SR1 Zone with minimum lot area of 0.25 ha and minimum lot frontage of 40 m
SR1-44	SR1	-	Withdrawn
SR1-45	SR1 & RU	2008-002	Permitted uses are all those uses in the SR1 Zone with all those lands within the SR1-45 Zone to be considered one lot for planning purposes, the lot coverage is calculated on the eastern portion of the subject lands based on the lot area of the eastern portion of the subject lands and the lot coverage is calculated on the western portion of the subject lands based on the lot area of the western portion of the subject lands

Special Zone	Previous Zone	Previous Zoning By-Law	Permitted Use and Provisions
SR1-46	SR1	2008-023	Permitted uses are all those uses in the SR1 Zone with an accessory boatport permitted prior to the establishment of the principal building
SR1-47	SR-147	2006-091	Permitted uses are all those uses in the SR1 Zone with a minimum lot area of 0.2 ha, minimum lot frontage of 30 m, minimum high water mark setback for the existing dwelling of 18.2 m, minimum setback for the existing deck of 14.6 m, maximum height of the accessory structure of 6.1 m, and Home Occupation is permitted in an accessory building
SR1-48	SR-146	2006-082	Permitted uses are all those uses in the SR1 Zone with a minimum lot area of 0.16 ha, minimum lot frontage of 42.6 m and a minimum setback from the high water mark for all <i>buildings and structures</i> including a septic system of 22.8 m
SR2-1	SR-7	80-9	Permitted uses are all those uses in the SR2 Zone with the minimum lot area of 3.0 ha and the minimum lot frontage of 74 m.
SR2-2	SR-99	96-61	Permitted uses are all those uses in the SR2 Zone with a minimum setback of 36m from the high water mark with the septic to be located as far setback from Spring Lake as possible.
SR2-3	SR-108	2000-58	Permitted uses are all those uses permitted in the SR2 Zone with the tile bed and mantle a minimum of 300m from the <i>high water mark</i> of Pine Lake and Bigwind Lake
SR2- 4H	SR-114H	2003-21	Only the existing uses shall be permitted until the Holding Symbol removed by entering into a Site Plan Agreement with the Town and then the permitted uses are all uses permitted in a SR2 Zone with certain minimum lot area and minimum lot frontage shall be that as existing as of Jan. 17, 2003, the minimum setback from the <i>high water mark</i> shall be 30m for all <i>buildings or structures</i> with the exception of docking facilities, location of the tile bed by site plan process
SR2-5	SR-132	2004-129	Permitted uses are all those uses as permitted in a SR1 Zone providing all lands located within the zone be considered one lot for all purposes under the <i>Planning Act</i>
SR2-6	SR2	2008-104	Permitted uses are limited to the existing uses until a site plan agreement is entered into with the Town at which time the permitted uses are all those uses in the SR2 Zone with minimum lot area of 0.14 ha and minimum lot frontage of 32 m
SR3-1	-	-	Permitted uses are limited to the existing uses until a site plan agreement is entered into with the Town at which time the permitted uses are all those uses in the SR3 Zone.

Special Zone	Previous Zone	Previous Zoning By-Law	Permitted Use and Provisions
SR3-2	SR1-9	2008-081	Permitted uses are all those uses in the SR3 Zone with minimum lot area of 1.8ha
SR3-3	SR3-1	2008-101	Permitted uses are limited to the existing uses until a site plan agreement is entered into with the Town at which time the permitted uses are all those uses in the SR3 Zone with all lands located in the SR3-3 considered one lot for planning purposes

Section 7.1.2– List of Commercial Exceptions

Special Zone	Previous Zone	Previous Zoning By-Law	Permitted Use and Provisions
C1-1	C1-17 C1-32	87-129 2001-100	Permitted uses are all those uses in the C1 Zone excluding <i>Medical Clinic</i>
C2-1	-	-	Permitted uses are limited to those uses existing at the date of the passing of this By-law
C2-2	C2-20	2000-38	Permitted uses are all those uses in the C2 Zone including a <i>Home Improvement Centre</i> with a minimum setback of 70m from the lot line abutting Highway #11, a minimum setback of 20m from the lot line abutting Taylor Road, a maximum height of a roof top architectural element of 13.5m, the maximum floor area of the <i>Home Improvement Centre</i> is 12,700 m ² and a minimum of number of 420 parking spaces shall be required for the <i>Home Improvement Centre</i> .
C2-3	C2-22	2004-119	Permitted uses are all those uses in the C2 Zone including <i>Community Living Facility</i> .
C2-4H	-	No applicable previous Zoning By-law. Regulated by By-law 2006-063	Permitted uses are all those uses existing at the date of passing of this By-law until By-Law 2006-063 is in effect at which time the permitted uses are all those uses permitted in the C2-23H Zone in By-law 2006-063 provided that the development standards of By-law 2006-063 and this By-law are complied with.
C2-5H	-	No applicable previous Zoning By-law. Regulated by By-law 2006-064	Permitted uses are all those uses existing at the date of passing of this By-law until By-Law 2006-064 is in effect at which time the permitted uses are all those uses permitted in the C2-24H Zone in By-law 2006-064 provided that the development standards of By-law 2006-064 and this By-law are complied with.
C3-1	-	-	Permitted uses are limited to <i>Accessory Dwelling Unit, Convenience Store, Detached Dwelling, Office, Retail Store</i> and <i>Service and Repair Shop</i> with minimum front yard setback of 7.5m, minimum interior side yards of 1.2m and 3m, minimum rear yard of 7.5m and maximum lot coverage of 30%.

Special Zone	Previous Zone	Previous Zoning By-Law	Permitted Use and Provisions
C3-2	C3-35	95-56	Permitted uses are all those uses in the C3 Zone excluding <i>Convenience Store, Hotel, Laundry Establishment, Motel, Outside Display and Sales, Place of Entertainment, Printing and Publishing Establishment, and Service and Repair Shop</i>
C3-3	C3-45	2003-101	Permitted uses are all those uses in the C3 Zone with a maximum of 6 residential units may be permitted on the 2 nd floor of the building, a minimum of 9 on site parking spaces, property is deemed to comply with the parking requirements if property is used for commercial purposes and does not contain more than 3 residential dwelling units, any residential parking requirement in excess of 3 parking spaces is deemed to displace an equivalent number of commercial parking spaces for which cash in lieu of parking will be required to be paid and the available on site parking spaces will be allotted to meet the residential parking requirements in priority to the commercial parking requirements
C3-4	C3-46	2004-02	Permitted uses are all those uses in the C3 Zone excluding <i>Laundry Establishment, and Motor Vehicle Dealership</i> and including <i>Passenger Transportation Depot</i>
C3-5	C3-48	2004-02	Permitted uses are limited to a <i>Passenger Shelter</i> as a temporary use for a period of ten years until January 14, 2014.
C3-6	C3-50	2005-125	Permitted uses are all those uses in the C3 Zone with an interior side yard setbacks of 0 feet where the property abuts a Residential zone and a minimum of 3 parking spaces
C3-7	C-19	2006-14	Permitted uses are limited to <i>Detached Dwelling, Office, Retail Store, and Service and Repair Shop</i> with minimum lot frontage of 30m, minimum lot area of 1,114m ² , minimum rear yard setback of 9m, maximum gross floor area of the Retail Store is 181m ² and planting strip along the rear yard shall be 2.4m wide
C3-8	C3-1	-	Deferred
C3-9	C3	2007-094	Permitted uses are all those uses in the C3 Zone including Indoor Storage Facilities in all areas of the existing building except the front half of the ground floor
C4-1	-	-	Permitted uses are limited to those uses existing at the date of the passing of this By-law
C4-2	C-8	89-120	Permitted uses are limited to <i>Office, Retail Store and Service and Repair Shop</i> with a minimum interior side yard setback of 5.6m and a minimum setback from MR #118 of 1.3m

Special Zone	Previous Zone	Previous Zoning By-Law	Permitted Use and Provisions
C4-3	C-16	2000-76	Permitted uses are all those uses in the C4 Zone with a <i>Supermarket</i> to have a maximum <i>gross leasable floor area</i> of 12,259m ² , all other permitted uses are each to have a maximum <i>gross leasable floor area</i> of 2,000m ² with the <i>Motor Vehicle Gasoline Bar</i> to have a minimum front yard setback of 7.6 metres to the wall of the kiosk and 6.5 metres for the canopy and a minimum setback from the centerline of Wellington Street of 19 metres. In the C4-3 Zone notwithstanding Sections 4.3.5 and 4.19 of this By-Law, <i>Outside Display and Sale</i> may be covered and may be located in any yard.
C4-4	C-18	2005-72	Permitted uses are limited to <i>Office</i> and <i>Veterinary Clinic</i> and all structures shall have a maximum height of 9m, a continuous unpierced hedgerow of cedar trees, not exceeding 1.8m in height shall be along the rear of Parts 3, 6, 9, 14, 17 and 18 of Plan 35R- 11853, all required parking shall be provided on site – no cash in lieu of parking shall be acceptable, no unenclosed, outside storage of garbage shall be permitted, no motorized mechanical apparatus shall be permitted to be located on the roof of any structure
C5-2H	R1	2008-125	Permitted uses are limited to the existing uses until a site plan agreement is entered into with the Town and a traffic impact analysis is complete at which time the permitted uses are all those uses in the C5 Zone including a Restaurant with a maximum floor area of 92.9 sq. m.
C5-2	R1	2008-011	Permitted uses are all those uses in the C5 Zone including a Restaurant with maximum gross floor area of 92.9 sq m
C5-3	C5	2008-083	Permitted uses are all those uses in the C5 Zone including a Yoga Studio, as defined by By-law 2008-083, with the Yoga Studio to have a minimum of 1 parking space per 10 sq. m of gross floor area and minimum exterior side yard of 5.3m
C6-1	-	-	Permitted uses are limited to <i>Convenience Store, Hotel, Motel, Motor Vehicle Gas Bar, Restaurant, Restaurant Drive-Thru, Retail Store, Tourist Commercial Store</i> and <i>Tourist Establishment</i> until 220 residential building permits have been issued by the Town in the South Bracebridge Adult Lifestyle Residential designation at which time the permitted uses are all those uses in the C6 Zone with all those permitted uses except <i>Convenience Store, Hotel, Motel, Motor Vehicle Gas Bar, Restaurant, Restaurant Drive-Thru, Retail Store, Tourist Commercial Store</i> and <i>Tourist Establishment</i> limited to be developed within an area of 3.5 ha.

Special Zone	Previous Zone	Previous Zoning By-Law	Permitted Use and Provisions
CT-1	-	-	Permitted uses are limited <i>Hotel, Motel, Passenger Transportation Depot, Recreational Facilities, Restaurant, and Accessory Retail Store</i> with a maximum gross floor area of 25% of main building
CT-2	CT-2	81-77	Permitted uses are all those uses in the CT Zone with a 3 m buffer area along east boundary abutting residential, and southern portion of the lands remain in existing natural state.
CT-3	CT-3	83-8	Permitted uses are limited to a <i>Tourist Establishment</i>
CT-4	CT-6	87-121	Permitted uses are all those uses in the CT Zone excluding <i>Marina, Motor Vehicle Gasoline Bar and Motor Vehicle Service Station</i>
CT-5	CT-9	97-49	Permitted uses shall be limited to a <i>Marina</i> , which is not located on a navigable waterway.
CT-6	CT-7	2000-89	Permitted uses are all those uses in the CT Zone including a <i>Tent and Trailer Campground</i>
CT-7	CT-8	2000-89	Permitted uses are limited to a <i>Tent and Trailer Campground</i> , with no campsite to be located within 45m of any lot line, except to the rear of the abutting properties on Santa's Village Road where the minimum setback for a campsite may be reduced to 30m provided landscaped buffer is provided; no swimming pool may be located within 60m of any lot line except that where the lot line abuts Part 3 on Plan 35R-7500, the minimum setback may be reduced to 15m
CT-8	CT-13	2005-81	Permitted uses are all those uses in the CT Zone including a <i>Home Industry</i> with a minimum lot frontage of 30m on Kirst Road and 75m on flooded land, the minimum lot area shall be 0.8ha, the total gross floor area of the accessory building used for a home industry shall not exceed 140m ² and such accessory building or buildings which is used for a home industry shall not be located within the front yard of the residential lot or within 4.5m of the side or rear lot line, all other provisions for a <i>Home Industry</i> shall apply
CT-9	CT	-	Deferred pending OMB Decision, Case PL060974
CT-10	-	-	Permitted Uses are limited to <i>Hotel, Motel, Recreational Facilities, Restaurant, Accessory Dwelling Unit and Retail Store</i> with the <i>Retail Store</i> to have a maximum gross floor area of 25% of main building

Section 7.1.3– List of Industrial Exceptions

Special Zone	Previous Zone	Previous Zoning By-Law	Permitted Use and Provisions
M1-1	CT-5	86-9	Permitted uses are all those uses in the M1 Zone including <i>Motel</i> with the Motel to comply with the CT zoning provisions
M1-2	M1-7	87-81	Permitted uses are all those uses in the M1 Zone including <i>Convenience Store, Drug Store, Office, Retail Store, and Restaurant</i>
M1-3	M1-19	2005-61	Permitted uses are all those uses in the M1 Zone including <i>Drive-Thru Restaurant</i> and <i>Restaurant</i> with a minimum exterior side yard setback of 6.4m
M1-4	M1	2007-01	Permitted uses are all those uses in the M1 zone including <i>Outside Storage</i> with the <i>Outside Storage</i> to be accessory to the use on Pt 1 of 35R-4080 or a use on the same lot, the <i>Outside Storage</i> to have a minimum setback of 7.5 m from the lot line abutting Armstrong Street, the <i>Outside Storage</i> to have a minimum setback of 3 m from the west lot line and the <i>Outside Storage</i> to meet all other applicable zone provisions
M2-1	-	-	Permitted uses are all those uses in the M2 Zone including <i>Motor Vehicle Gasoline Bar</i>
M2-2	M2-2	77-65	Permitted uses are limited to <i>Accessory Outside Display, Bus Storage, Contractor's Yard, Equipment Sales and Rental, Farm Implement Dealer, Laundry Establishment Printing and Publishing Establishment, Warehousing and Workshop</i>
M2-3	M2-17	90-44	Permitted uses are all those uses in the M2 Zone with the lands to be serviced by a municipal water system and municipal sanitary sewer system, and the permitted uses shall be limited to those of a noneffluent producing nature which does not include or require the direct consumption of water, except by auxiliary facilities such as washrooms and lunchrooms, does not discharge any waste water, except for auxiliary facilities such as washrooms and lunchrooms
M2-4	M2	2008-126	Permitted uses are all those uses in the M2 Zone including <i>Outdoor Storage</i> permitted as a main use
M3-H	-	-	Permitted uses are limited to those uses existing at the date of passing of this By-law until the Holding Symbol is removed by By-law, at which time permitted uses shall be all those uses in the M3 Zone. The Holding Symbol may be removed once the developer has entered into a Site Plan Agreement with the Town.
M3-1	M3-3	2004-29	Permitted uses are all those uses as permitted in a M3 Zone including <i>Contractor's Yard and Workshop</i>
M3-2	RU	2008-	Permitted uses are limited to a <i>Gravel Pit</i> that only extracts sand and gravel and <i>Accessory Outdoor Storage</i>

Section 7.1.4– List of Institutional Exceptions

Special Zone	Previous Zone	Previous Zoning By-Law	Permitted Use and Provisions
I-1	I-7	87-94	Permitted uses are all those uses in the I Zone including a <i>Medical Clinic</i> being accessory a <i>Hospital</i>
I-2	I-10	89-42	Permitted uses are limited to <i>Office</i> for a children's counseling service, <i>Public Office</i> and <i>Public Park</i>
I-3	I-13	92-59	Permitted uses are limited to an <i>Assembly Hall</i> , conducted in the existing building and connected to a municipal water supply and a private sewage system with adequate capacity for the proposed use to the satisfaction for the Ministry of Environment and an <i>Assembly Hall</i> , <i>Day Nursery</i> , <i>Public Office</i> , <i>Place of Worship</i> , and <i>Public Park</i> when the site is connected to both a municipal water supply and sanitary sewage service
I-4	CT-11	2000-05	Permitted uses are limited to <i>Children's Camp</i> and any accessory structures or uses associated with the <i>Children's Camp</i> must be located wholly within the I-4 Zone
I-5	R3-19	2002-01	Permitted uses are limited to <i>Senior Citizens Home</i> with a maximum of 73 quest rooms
I-6	I-14	2004-39	Permitted uses are all those uses in the I Zone including <i>Recreational Facilities</i> with minimum of 330 parking spaces
I-7	-	No applicable previous Zoning By-law. Regulated by By-law 2006-090	Permitted uses are all those uses existing at the date of passing of this By-law until By-Law 2006-090 is in effect at which time the permitted use are all those uses permitted in the I-17 Zone in By-law 2006-090 provided that the development standards of By-law 2006-090 and this By-law are complied with.
I-8	-	No applicable previous Zoning By-law. Regulated by By-law 2006-090	Permitted uses are all those uses existing at the date of passing of this By-law until By-Law 2006-090 is in effect at which time the permitted use are all those uses permitted in the I-18 Zone in By-law 2006-090 provided that the development standards of By-law 2006-090 and this By-law are complied with.
I-8H	-	No applicable previous Zoning By-law. Regulated by By-law 2006-090	Permitted uses are all those uses existing at the date of passing of this By-law until By-Law 2006-090 is in effect at which time the permitted use are all those uses permitted in the I-18H Zone in By-law 2006-090 provided that the development standards of By-law 2006-090 and this By-law are complied with.
I-9H	-	-	Permitted uses are limited to those uses existing at the date of passing of this By-law until the Holding Symbol is removed by By-law at which time the permitted uses are all those uses in the I Zone including a <i>Medical Clinic</i> and <i>Recreational Facilities</i> . The Holding Symbol may be removed once a Conceptual Plan for the entire I-9H Zone has been accepted by the Town.

Special Zone	Previous Zone	Previous Zoning By-Law	Permitted Use and Provisions
I-10	C3-40	-	Permitted uses are all those uses in the I Zone including <i>Funeral Home</i> with the <i>Funeral Home</i> to have a maximum floor area of 650 m ² and the <i>Funeral Home</i> to have a minimum parking standard of one space per 25 m ² of <i>gross floor area</i> .

Section 7.1.5– List of Rural Exceptions

Special Zone	Previous Zone	Previous Zoning By-Law	Permitted Use and Provisions
RR-1	RR-4	76-55	Permitted uses are all those uses in the RR Zone with the minimum lot frontage of 120m
RR-2	A-5	81-15	Permitted uses are all those uses in the RR Zone with no <i>public road</i> frontage.
RR-3	RR-13	81-23	Permitted uses are all those uses in the RR Zone with minimum lot area of 1.1 ha and minimum lot frontage of 22 m.
RR-4	RR-12	81-31	Permitted uses are all those uses in the RR Zone with the minimum lot area of 24.0 ha and the minimum lot frontage of 63 m.
RR-5	RR-36	88-144	Permitted uses are all those uses in the RR Zone with a minimum setback of 30m from the Canadian Railway right-of-way.
RR-6	RR-37	89-18	Permitted uses are all those uses in the RR Zone with all structures being located within 55 metres of Clear Lake Road, except a dock and all other setbacks apply.
RR-7	RR-45	90-64	Permitted uses are all those uses in the RR Zone provided no dwelling units are constructed within 30m of the Canadian National Railway right of way
RR-8	R3-11	91-72	Permitted uses are all those uses in the RR Zone including an <i>Apartment Dwelling</i> with a maximum of 3 <i>Dwelling Units</i> with minimum lot area of 2.4ha and minimum lot frontage of 167m
RR-9	RR-53	91-116	Permitted uses are all those uses in the RR Zone with the provision that no building permit shall be issued until a potable water source has been tested and deemed acceptable with respect to both quality and quantity of supply by the authorities having or required to assume jurisdiction.
RR-10	A-14	92-36	Permitted uses are all those uses in the RR Zone including Veterinary Clinic and parking shall be permitted in the side and rear yards, a minimum of 3m m from side and rear lot lines, which 3m shall be reserved for no other purpose than a planting strip

Special Zone	Previous Zone	Previous Zoning By-Law	Permitted Use and Provisions
RR-11	RR-57	92-121	Permitted uses are all those uses in the RR Zone with minimum area of 1.2ha and a minimum frontage of 106m, except that lots fronting on a curvature of the road shall have a minimum frontage of 60m and further, frontage for said lots may be measured at a distance 7.5m back from the front lot line
RR-12	A-17	95-22	Permitted uses are all those uses in the RR Zone with minimum front yard setback of 18m
RR-13	RR-69	96-102	Permitted uses are all those uses in the RR Zone with a provision that one garage may be permitted in front of the <i>detached dwelling</i> , provide the garage is setback a minimum of 4.5m from the front lot line.
RR-14	A-19	97-83	Permitted uses are all those uses in the RR Zone including an accessory apartment dwelling unit with each <i>Dwelling Unit</i> having a separate outdoor privacy area of 23m ² with a minimum of 4 parking spaces required
RR-15	RR-74	2000-46	Permitted uses are all those uses in the RR Zone including a garden suite for a 10 year period until May 31, 2010
RR-16	RR-84	2003-104	Permitted uses are all those uses in the RR Zone with all habitable structures shall be constructed above the 273m contour line
RR-17	RR-85	2003-104	Permitted uses are all those uses in the RR Zone with all habitable structures shall be constructed above the 273m contour line and any structures shall be a minimum of 30m from the rear of the property described as Part of Lot 5, Con. 4, Macaulay Ward, being Part 2 of Plan 35R-9436
RR-18	RR-88	2005-24	Permitted uses are all those uses in the RR Zone including a <i>Home Industry</i> which can operate in a maximum of 74.3m ² of an accessory structure, accessory building may be constructed at a maximum height of 5.4m and contain the Home Industry within the 2 nd storey and one accessory building may have a minimum exterior side yard setback of 6.4m, all other provisions for a <i>Home Industry</i> shall apply
RR-19	RR-89	2005-63	Permitted uses are all those uses in the RR Zone with only EP1 uses to be permitted on the lands described as 20 metres wide from both sides of the stream located on the property
RR-20	RR-92	2005-81	Permitted uses are all those uses in the RR Zone with a minimum lot frontage of 137m on Hwy 118 E and 53m on Kirst Road
RR-21	RR-93	2005-123	Permitted uses are all those uses in the RR Zone with minimum lot area of 1.45 ha

Special Zone	Previous Zone	Previous Zoning By-Law	Permitted Use and Provisions
RR-22	RR-94	2005-123	Permitted uses are all those uses in the RR Zone with a minimum lot of 2 ha
RR-23	RR-95	2005-124	Permitted uses are all those uses in the RR Zone with a minimum setback of 9m from the pond.
RR-24	RU-96	2006-33	Permitted uses are all those uses in the RR Zone with minimum lot area of 2.0ha and minimum lot frontage of 99m
RR-25	RR	2006-145	Permitted uses are all those uses in the RR Zone with minimum lot area of 0.68 ha and a minimum front yard setback of 4.75 m for the existing dwelling
RR-26	RR	2006-154	Permitted uses are all those uses in the RR Zone with minimum lot area of 0.68 ha
RR-27	RU	-	In Process
RR-28	RU-11	2007-110	Permitted uses are all those uses in the RR Zone with only EP1 uses permitted on lands described as 30 metres wide from both sides of the stream
RR-29	RR-4	2007-121	Permitted uses are all those uses in the RR Zone with minimum lot area of 23.5 ha
RR-30	R1-68	2006-01	Permitted uses are all those uses in the RR Zone with an existing structure permitted prior to a detached dwelling with a minimum lot frontage of 33.5 m on an unopened road allowance, minimum lot area of 1,997 sq m, minimum exterior side yard setback of 3.9 m for the existing accessory building, and minimum rear yard setback of 7.25 m for the existing accessory building
RU-1	RU-13	78-8	Permitted uses are all those uses in the RU Zone with the minimum lot frontage of 168m
RU-2	RU-24	81-71	Permitted uses are all those uses in the RU Zone excluding Detached Dwelling.
RU-3	A-10	85-62	Permitted uses are all those uses in the RU Zone with a minimum lot frontage of 260m and a minimum front yard setback for the accessory buildings of 15m
RU-4	RU-35	88-21	Permitted uses are all those uses in the RU Zone including Group Home 'A' with a maximum of 9 residents.
RU-5	RU-37	88-53	Permitted uses are limited to a communication tower.
RU-6	RU-47	90-103	Permitted uses are all those uses in the RU Zone with all structures prohibited with the exception of a dock, being located below the elevation of 291.08m
RU-7	RU-64	92-32	Permitted uses are limited to Detached Dwelling, Cemetery, Greenhouse, Home Industry, Home Occupation, Accessory Convenience Store which will operate within the dwelling house and shall be limited to 37.1m ² of floor area

Special Zone	Previous Zone	Previous Zoning By-Law	Permitted Use and Provisions
RU-8	RU-61	92-37	Permitted uses are all those uses in the RU Zone with the provision that no <i>building or structure</i> , with the exception of a dock or boathouse, be permitted within 45m of the centerline of the stream, and provided that there be a minimum 60m setback from the easterly lot line of Lot 19 and the lot frontage shall be considered to be on District Road No. 14
RU-9	RU-63	92-67	Permitted uses are all those uses in the RU Zone including Motor Vehicle Repair Shop within the existing 111m ² garage and any outside storage must be confined to the area directly to the rear of the garage and not exceed an area of 185m ² or maximum of 10 motor vehicles whichever is greater and enclosed by a solid planting strip or fence, only operable currently licensed vehicles are permitted in any other area, a 3m treed area must be maintained from the northeast corner down the easterly side lot boundary from the northeast corner for a distance of 90m and westerly across the frontage for a distance of 21m
RU-10	RU-69	93-54	Permitted uses are all those uses in the RU Zone with the provision that only EP1 uses shall be permitted on the lands described as 30 metres wide from both sides of the stream which runs through the property
RU-11	RU-69	93-60	Permitted uses are all those uses in the RU Zone with the provision that only EP1 uses shall be permitted on the lands described as 30 metres wide from both sides of the stream which runs through the property
RU-12	RU-70	93-84	Permitted uses are all those uses in the RU Zone including a Contractor's Yard
RU-13	RU-72	94-85	Permitted uses are all those uses in the RU Zone provided there shall be no vegetation removed or disturbance permitted from the valley of the creek and its tributaries to the top of their banks
RU-14	RU-74	94-96	Permitted uses are all those uses in the RU Zone including a woodworking shop may operate as a Home Industry in a building with a maximum gross floor area 335m ²
RU-15	RU-76	96-15	Permitted uses are all those uses in the RU Zone with no frontage on a public road.
RU-16	RU-77	96-53	Permitted uses are all those uses in the RU Zone with Home Industry to be used as an antique business, which may operate in two accessory buildings with a combined maximum floor area of 372m ²
RU-17	RU-78	96-54	Permitted uses are all those uses in the RU Zone with the valley of the creek and its tributaries to be kept in its natural state to the top of bank.

Special Zone	Previous Zone	Previous Zoning By-Law	Permitted Use and Provisions
RU-18	RU-87	98-90	Permitted uses are limited to one accessory structure to a waterfront lot directly across Fox Point Road from the subject lands provided both properties are under the same ownership.
RU-19	RU-88	98-108	Permitted uses are all those uses in the RU Zone with minimum buffer of 20 m to be maintained in the natural state around the stream running through the property
RU-20	RU-89	98-108	Permitted uses are all those uses in the RU Zone with minimum buffer of 20 m to be maintained in the natural state around the stream running through the property
RU-21	A-20	99-120	Permitted uses are all those uses in the RU Zone with minimum setback of 150m from the high water mark of the Muskoka River.
RU-22	A-22	2002-02	Permitted uses are all those uses in the RU Zone with minimum lot area of 8 ha and no <i>public road</i> frontage
RU-23	A-23	2002-54	Permitted uses are limited to <i>Detached Dwelling</i> and a <i>Home Industry</i> for wood working purposes only, in a building with a maximum floor area of 167m ² and minimum lot frontage of 150m
RU-24H	RU-100	2003-36	Only the existing uses shall be permitted until the Holding Symbol is removed by By-law at which time permitted uses shall be all those uses set out in the by-law for the Rural (RU) Zone with the minimum lot frontage shall be 25m and the Holding Symbol may only be removed when an Environmental Assessment process has been completed to determine the location of the west arterial by-pass route and a site plan agreement has been entered into for a building location
RU-25	RU-103	2003-104	Permitted uses are all those uses in the RU Zone with all those lands located within this zone be considered as one lot for all purposes under the <i>Planning Act</i>
RU-26	RU-106	2004-79	Permitted uses are all those uses in the RU Zone including a <i>Convenience Store</i> which a maximum gross floor area of 27.9m ²
RU-27	RU-101	2004-117	Permitted uses are all those uses in the RU Zone with all those lands located within this zone be considered as one lot for all purposes under the <i>Planning Act</i>
RU-28	A-24	2005-01	Permitted uses are all those uses in the RU Zone including <i>Animal Shelter</i> and <i>Veterinary Clinic</i> with outdoor runs only to be used between 9:00am and 6:00pm on any day.
RU-29	RU-113	2005-37	Permitted uses are all those uses in the RU Zone with minimum lot frontage of 146m
RU-30	RU-116	2005-63	Permitted uses are all those uses in the RU Zone on a lot with only EP1 uses to be permitted on the lands described as 20 metres wide from both sides of the stream located on the property

Special Zone	Previous Zone	Previous Zoning By-Law	Permitted Use and Provisions
RU-31	-	-	Permitted uses are limited to the existing uses until a site plan agreement is entered into with the Town at which time the permitted uses are all those uses in the RU Zone.
RU-32	RU	2007-014	Permitted uses are all those uses in the RU Zone with a Seasonal Dwelling to have a minimum total floor area of 80 sq m
RU-33	RU	2007-025	Permitted uses are all those uses in the RU Zone with minimum lot area of 3.9 ha
RU-34	RU	2007-025	Permitted uses are all those uses in the RU Zone with minimum lot area of 1.25 ha and minimum lot frontage of 109 m
RU-35	RU	2007-025	Permitted uses are all those uses in the RU Zone with minimum lot area of 1.75 ha
RU-36	RU	2007-052	Permitted uses are all those uses in the RU Zone including a Paintball Operation, as defined in By-law 2007-052 with the Paintball Operation to be operated wholly within Part 6 of Plan 35R-18489 except the parking area
RU-37	RU	2007-109	Permitted uses are all those uses in the RU Zone with minimum lot area of 3.0 ha
RU-38	-	2007-110	Not used
RU-39	RU	-	In Process
RU-40	RU	-	In Process
RU-41	RU	2007-116	Permitted uses are all those uses in the RU Zone with minimum lot area of 1.53 ha and minimum lot frontage of 112 m
RU-42	RU	2007-116	Permitted uses are all those uses in the RU Zone with minimum lot frontage of 106 m
RU-43	RU	2008-012	Permitted uses are all those uses in the RU Zone with minimum lot frontage of 73.15m
RU-44	RU	2008-017	Permitted uses are all those uses in the RU Zone with Hunt Camp permitted with minimum lot area of 35 ha
RU-45	-	2008-081	Permitted uses are all those uses in the RU Zone with a minimum lot frontage of 106m and an accessory structure permitted in the front yard at a front yard setback of 15m
RU-46	-	2008-081	Permitted uses are all those uses in the RU Zone with a minimum lot frontage of 99m
RU-47	RU	2008-103	Permitted uses are all those uses in the RU Zone with a minimum lot area of 3.0 ha
RU-48	RU-119	2008-081	Permitted uses are all those uses in the RU Zone with a minimum lot frontage of 97.5m
RC-1	-	-	Permitted uses are all those uses permitted in the RC Zone including Motor Vehicle Gasoline Bar
RC-2	RR	2007-066	Permitted uses are all those uses in the RC Zone including Mobile Refreshment Stand, which is only to be operated annually from May 1 to October 1

Special Zone	Previous Zone	Previous Zoning By-Law	Permitted Use and Provisions
RUI-1	M4-5	88-119	Permitted uses are limited to Motor Vehicle Body Shop and Motor Vehicle Salvage Yard.
RUI-2	RU-91	2001-23	Permitted uses are limited to <i>Saw Mill</i> and <i>Contractor's Yard</i> .
RUI-3	RU-102	2003-112	Permitted uses are limited to Accessory Detached Dwelling, Accessory Outside Display and Sale, Contractor's Yard, Cottage Industry, and Equipment Sales and Rental
RUI-4	RU-117	2005-80	Permitted uses are limited to Accessory Dwelling Unit and Light Manufacturing with a maximum of one structure be constructed at a maximum gross floor area 743.2m ² , minimum 30m vegetated buffer shall be required along the rear, west and east property lines that abut the RU zone, a minimum 30m vegetated buffer, with the exception of an entrance shall be required along the frontage of District Road 117
RUI-5	RU-121	2001-135	Permitted uses are limited to Contractor's Yard, Craftsman Shop, Detached Dwelling, Equipment Sales and Rental, Farm Implement Dealer, Garden Centre and Nursery, Manufacturing, Accessory Retail Store (max 15% of GFA), Sawmill, Service Shop, and Warehouse, with front yard setback of 21m, rear yard setback of 15m or 24m if abutting Residential, interior side yard of 7.5m or 22.5m if abutting Residential, exterior side yard 21m or 30m if abutting Residential, accessory Open Storage is permitted covering lesser of maximum of 30% of lot area or twice building floor area and must meet zone setbacks and be buffered and a 3m visual barrier is required where zone abutting Residential
RUI-6	RU	-	In Process
RUI-7	RU	2008-030	Permitted uses are all those uses in the RUI Zone excluding Bulk Fuel Sales and Sawmill and including Boat Storage and Repair as defined in By-law 2008-030 with minimum interior side yard setback of 23 metres with all vegetation to be retained within the required setback, all vegetation to be retained within the front yard setback with the exception of a maximum 10 metre wide area for the entrance, 15 metre vegetation buffer between the Repair Shop and the outdoor boat storage area with the exception of a maximum 10 metre wide area for the purpose of vehicle access
RUI-8	RUI	2008-082	Permitted uses are all those uses in the RUI Zone including Motor Vehicle Body Shop, Outside Storage, Service and Repair Shop, Truck or Transport Depot, Warehouse and Workshop with minimum lot area of 0.96 ha
RUI-9	RUI	2008-082	Permitted uses are all those uses in the RUI Zone with a minimum lot frontage of 20 metres

Section 7.1.6 - List of Open Space Exceptions

Special Zone	Previous Zone	Previous Zoning By-Law	Permitted Use and Provisions
OS1-1	OS-10	91-108	Permitted uses shall be limited to <i>Private Park</i> and shall include road and driveway construction, docking, mooring and recreational facilities including the construction of a storage building of up to 47m ² provided that the facilities is located above the 311.55 metre contour.
OS1-2	OS-11	91-108 92-106	Permitted uses shall be limited to <i>Private Park</i> and shall include a road and driveway construction, docking, mooring and recreational facilities
OS1-3	OS-15	94-13	Permitted uses are limited to <i>Detached Dwelling</i> , conservation, nordic ski trails, pathways, both for pedestrians and non-motorized bicycles, pro-shop limited to gross floor area on two levels of 250m ² , designed to provide for no more than 30 seats for coffee shop use, the detached dwelling may only be occupied by the owner of the lot
OS2-1	OS-2	82-81	Permitted uses are limited to a parking area for the lands to the north and no visual barrier is required.
OS3-1	-	-	Permitted uses are all those uses in the OS3 Zone including <i>Private Park</i> , and <i>Recreational Facilities</i>

Section 7.1.7 - List of Environmental Exceptions

Special Zone	Previous Zone	Previous Zoning By-Law	Permitted Use and Provisions
EP1-1	O-3	96-85	Permitted uses are all those uses in the EP1 zone including a training base for the operation of a sailing school and other related aquatic activities with ancillary uses including maintenance, repair and storage of boats and equipment used for the school. Boats may not be moored to the dock when the sailing school is not in operation

SECTION 8 ENACTMENT

Force and Effect **8.1** This By-law shall come into force and effect on the date it is passed by the Council of the Corporation of the Town of Bracebridge if no appeals are received, subject to the applicable provisions of The Planning Act, R.S.O., 1990, as amended. If an appeal(s) is received, this By-law, or portions thereof, shall come into force upon the approval of the Ontario Municipal Board and in accordance with the provisions of the Planning Act, as amended.

Readings by Council **8.2** This By-law read a first, second and third time and finally passed on this 18th day of September, 2006.

MAYOR: _____

CLERK: _____

Certification **8.3** I hereby certify that the foregoing is a true copy of Zoning By-law No. 2006-120 as enacted by the Council of the Corporation of the Town of Bracebridge, on the 18th day of September, 2006.

CLERK: _____

APPENDIX 'A'

Calculation Table MDS II

Animal Type or Material	Description	# per NU	Manure Form	Existing Maximum Capacity	Existing NU	Proposed NU to be Added	Added NU	Total NU	Factor A	Factor D					
Totals															
Factor A (Odour Potential Factor) weighted average may be necessary															
Factor D (Manure Form Factor) weighted average may be necessary															
Factor B (Nutrient Units Factor)															
Has a building permit been issued for the <i>livestock facility</i> on this property, in the last 3 years that has increased its <i>livestock housing capacity</i> ?						No? (Approach i)		Yes? (Approach ii)							
Approach (i) - No Building Permits in Last 3 Years					Approach (ii) - Building Permit(s) issued in Last 3 Years										
Calculation of Percentage Increase					Calculation of Percentage Increase										
Total 2 - Total Added NU (From Above)					Total 2 - Total Added NU (From Above) + Total Added NU from building permit(s) issued in the last 3 Years										
Total 1 - Total Existing NU (From Above)					Total 1 - Total Existing NU at <i>Livestock Facility</i> - 3 Years Ago										
If Total 1 = Zero - Treat as a <i>First Livestock Facility</i>					If Total 1 = Zero - Treat as a <i>First Livestock Facility</i>										
Percentage Increase: (Total 2 / Total 1) x 100					Percentage Increase: (Total 2 / Total 1) x 100										
Factor C (Orderly Expansion Factor)															
F (Building Base Distance, m) = Factor A x Factor D x Factor B x Factor C															
S (Manure Storage Base Distance, m)															
Now What?	Apply MDS calculation to building permit application as appropriate. For Type A land uses, the values of Building Base Distance 'F' and Storage Base Distance 'S' should be multiplied by 1.0 to determine the required MDS setback. For Type B land uses, the values of Building Base Distance 'F' and Storage Base Distance 'S' should be multiplied by 2.0 to determine the required MDS setback. Implementation Guideline # 40 provides direction around setbacks from rear <i>lot</i> lines, side <i>lot</i> lines and road allowances. For rear and side <i>lot</i> lines, the values of Building Base Distance 'F' and Storage Base Distance 'S' should be multiplied by 0.1 to determine the required MDS setback. In accordance with Implementation Guideline # 44, the required MDS setback from a rear or side <i>lot</i> line should never exceed 30 meters. For road allowances, the values of Building Base Distance 'F' and Storage Base Distance 'S' should be multiplied by 0.2 to determine the required MDS setback.														

CONVERSION TABLE FOR LENGTH

LENGTH	
Metric	Imperial
0.3 m	0.98 ft
0.5 m	1.64 ft
0.6 m	1.96 ft
1 m	3.28 ft
1.2 m	3.93 ft
1.8 m	5.90 ft
2.6 m	8.53 ft
3.0 m	9.84 ft
3.5 m	11.48 ft
3.6 m	11.81 ft
4 m	13.12 ft
4.5 m	14.76 ft
5 m	16.40 ft
5.2 m	17.06 ft
5.5 m	18.04 ft
5.8 m	19.03 ft
6 m	19.69 ft
6.7 m	21.98 ft
7.5 m	24.61 ft
9 m	29.53 ft
10 m	32.81 ft
10.5 m	34.45 ft
12 m	39.37 ft
12.5 m	41.01 ft
13 m	42.65 ft
13.5 m	44.29 ft
15 m	49.21 ft
17.5 m	57.41 ft
18 m	59.06 ft
20 m	65.62 ft
20.5 m	67.26 ft
22 m	72.18 ft

LENGTH	
Metric	Imperial
23 m	75.46 ft
24 m	78.74 ft
25 m	82.03 ft
26 m	85.30 ft
28 m	91.86 ft
30 m	98.43 ft
30.5 m	100.07 ft
31.5 m	103.35 ft
33.5 m	109.91 ft
35 m	114.83 ft
36 m	118.11 ft
38 m	124.67 ft
39.5 m	129.59 ft
40.5 m	132.87 ft
43.5 m	142.72 ft
45 m	147.64 ft
48.8m	160.10 ft
53 m	173.88 ft
60 m	196.85 ft
70 m	229.66 ft
71 m	232.94 ft
74 m	242.78 ft
79 m	259.19 ft
90 m	295.28 ft
100 m	328.08 ft
120 m	393.70 ft
135 m	443.91 ft
150 m	492.13 ft
250 m	820.21 ft
400 m	1,312.34 ft
500 m	1,640.42 ft

This table is for reference only and any requirement must meet the metric provisions in the By-Law, which this table does not form a part of the By-law.

CONVERSION TABLE FOR AREA

AREA	
Metric	Imperial
3 m ²	32.3 ft ²
9.3 m ²	100.1 ft ²
10 m ²	107.6 ft ²
13 m ²	139.9 ft ²
15 m ²	161.5 ft ²
18.5 m ²	199.1 ft ²
23 m ²	247.6 ft ²
25 m ²	269.1 ft ²
26.5 m ²	285.3 ft ²
30 m ²	322.9 ft ²
31 m ²	333.7 ft ²
37 m ²	398.3 ft ²
45 m ²	484.4 ft ²
46.5 m ²	500.5 ft ²
48 m ²	516.7 ft ²
60 m ²	645.9 ft ²
65 m ²	699.7 ft ²
70 m ²	753.5 ft ²
80 m ²	861.1 ft ²
83.5 m ²	898.8 ft ²
92.9 m ²	1,000.0 ft ²
93 m ²	1,001.1 ft ²
100 m ²	1,076.4 ft ²
185 m ²	1,991.4 ft ²
230 m ²	2,475.8 ft ²
325 m ²	3,498.4 ft ²
350 m ²	3,767.5 ft ²
400 m ²	4,305.7 ft ²

AREA	
Metric	Imperial
460 m ²	4,951.6 ft ²
500 m ²	5,382.1 ft ²
555 m ²	5,974.2 ft ²
600 m ²	6,458.6 ft ²
650 m ²	6,996.8 ft ²
695 m ²	7,481.2 ft ²
850 m ²	9,149.6 ft ²
925 m ²	9,956.9 ft ²
1,000 m ²	10,764.3 ft ²
1,205 m ²	12,970.9 ft ²
1,390 m ²	14,962.3 ft ²
2,000 m ²	21,528.5 ft ²
2,040 m ²	21,959.1 ft ²
2,322 m ²	24,994.6 ft ²
2,785 m ²	29,978.5 ft ²
2,800 m ²	30,133.9 ft ²
5,000 m ²	53,821.3 ft ²
8,259 m ²	88,902.0 ft ²
8,360 m ²	89,989.2 ft ²
10,000 m ²	107,642.6 ft ²
11,600 m ²	124,865.4 ft ²
12,700 m ²	136,706.1 ft ²
0.4 ha	0.99 ac
0.8 ha	1.98 ac
1.2 ha	2.97 ac
4 ha	9.88 ac
40 ha	98.83 ac

This table is for reference only and any requirement must meet the metric provisions in the By-Law, which this table does not form a part of the By-law.

TOWN OF BRACEBRIDGE
COMPREHENSIVE
ZONING BY-LAW
2006-120
SCHEDULES

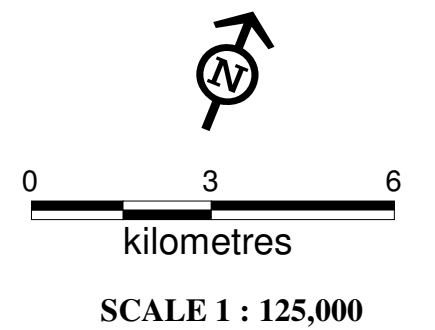
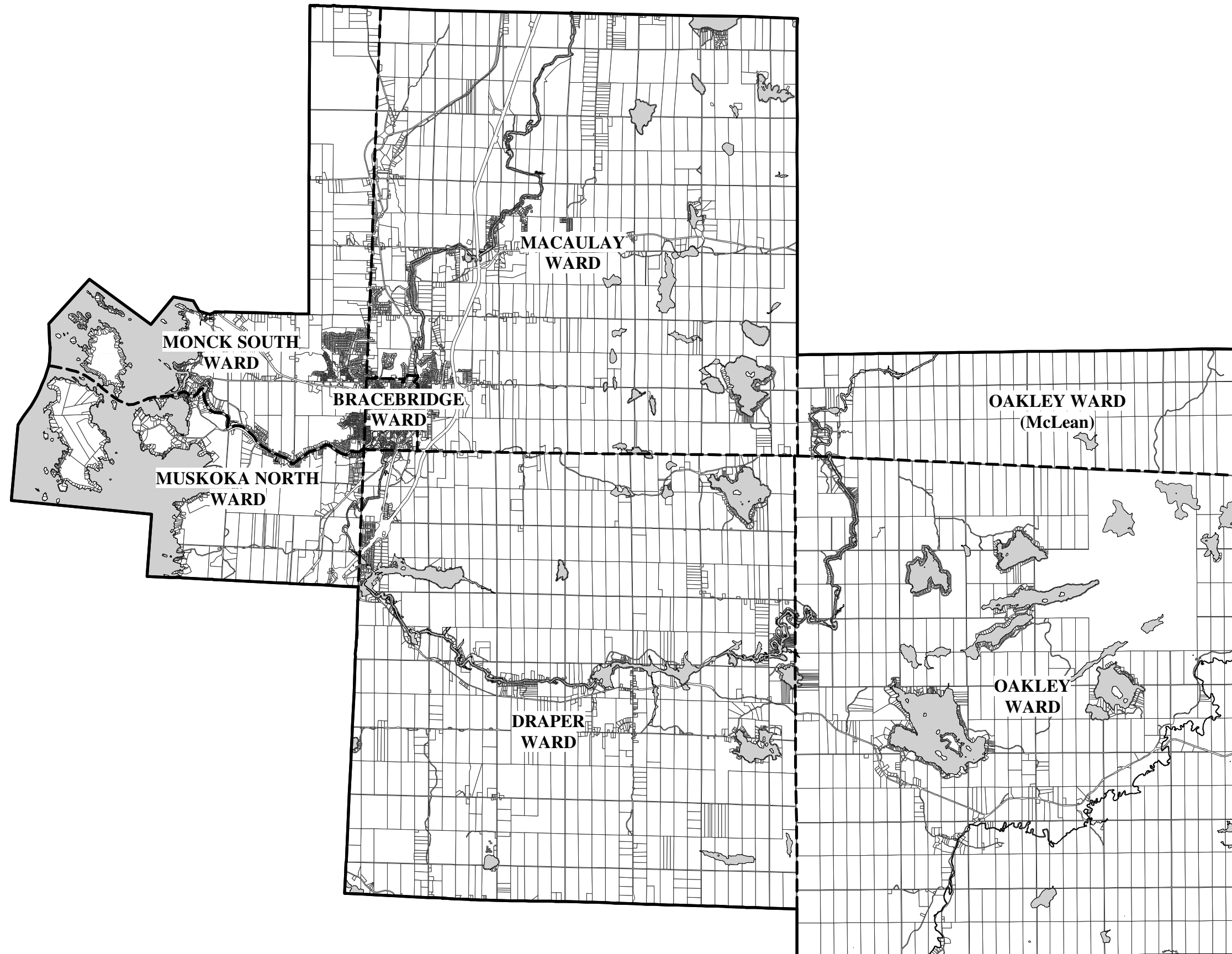
**As approved by the Ontario Municipal Board, May 10 2007
and amended by By-law 2008-081**

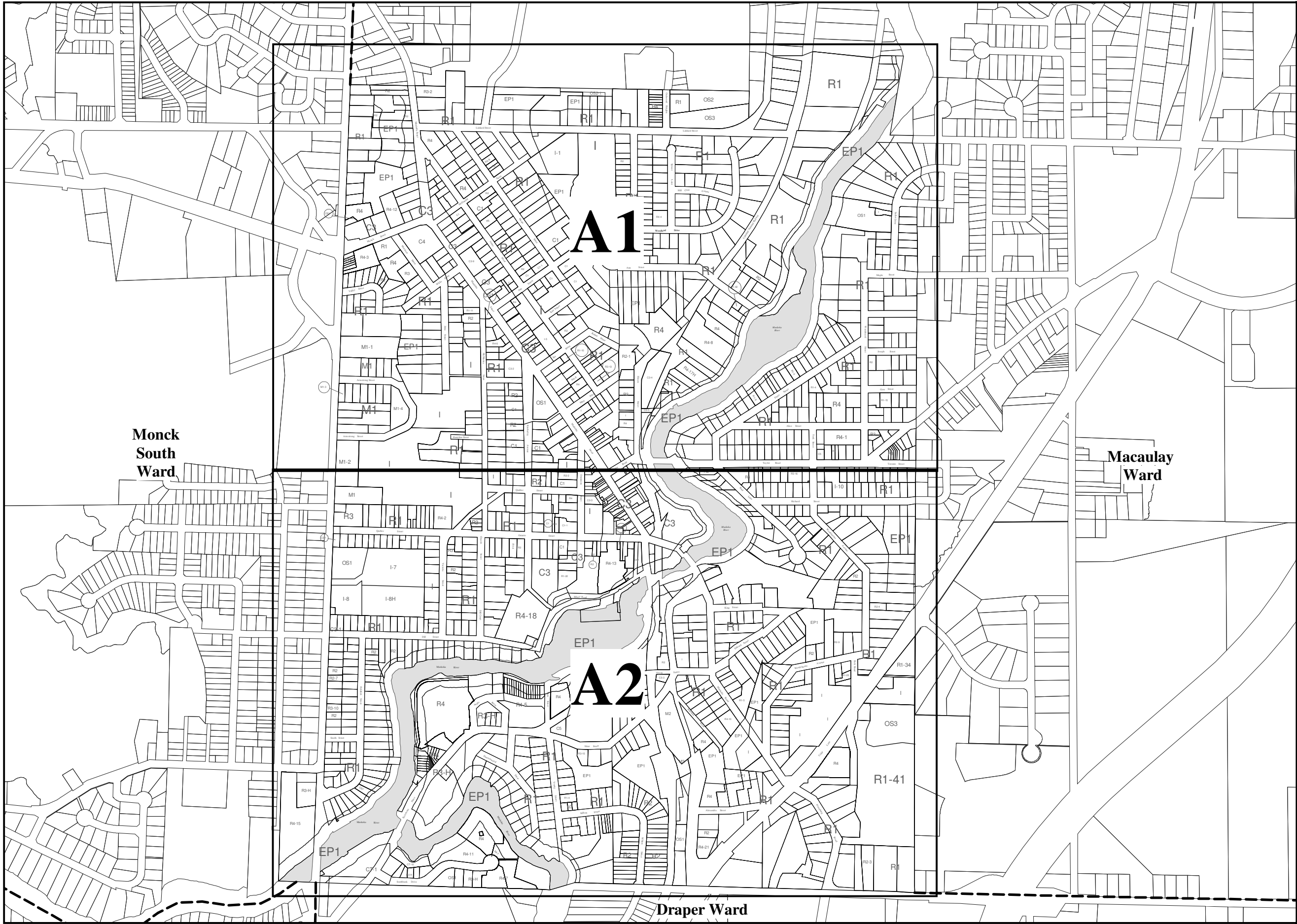
**THIS IS AN OFFICE CONSOLIDATION AND
IS TO BE USED FOR REFERENCE PURPOSES
ONLY. IN THE EVENT OF A DISCREPANCY
BETWEEN THIS DOCUMENT AND THE
ORIGINAL BY-LAWS PASSED BY COUNCIL,
THE ORIGINAL BY-LAWS SHALL PREVAIL.**

Note:

**The Zoning Schedules in this book are to be used
as reference only and may not be duplicate in whole
or in part without written authorization from the
Corporation of the Town of Bracebridge**

**The original Zoning Schedules are located in the
Municipal Offices of the Town of Bracebridge**





**Town of Bracebridge
in the
District of Muskoka**

Bracebridge Ward

**Zoning By-law 2006-120
as amended by By-law 2008-081**

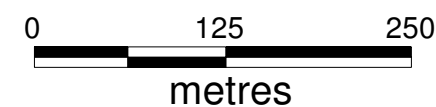


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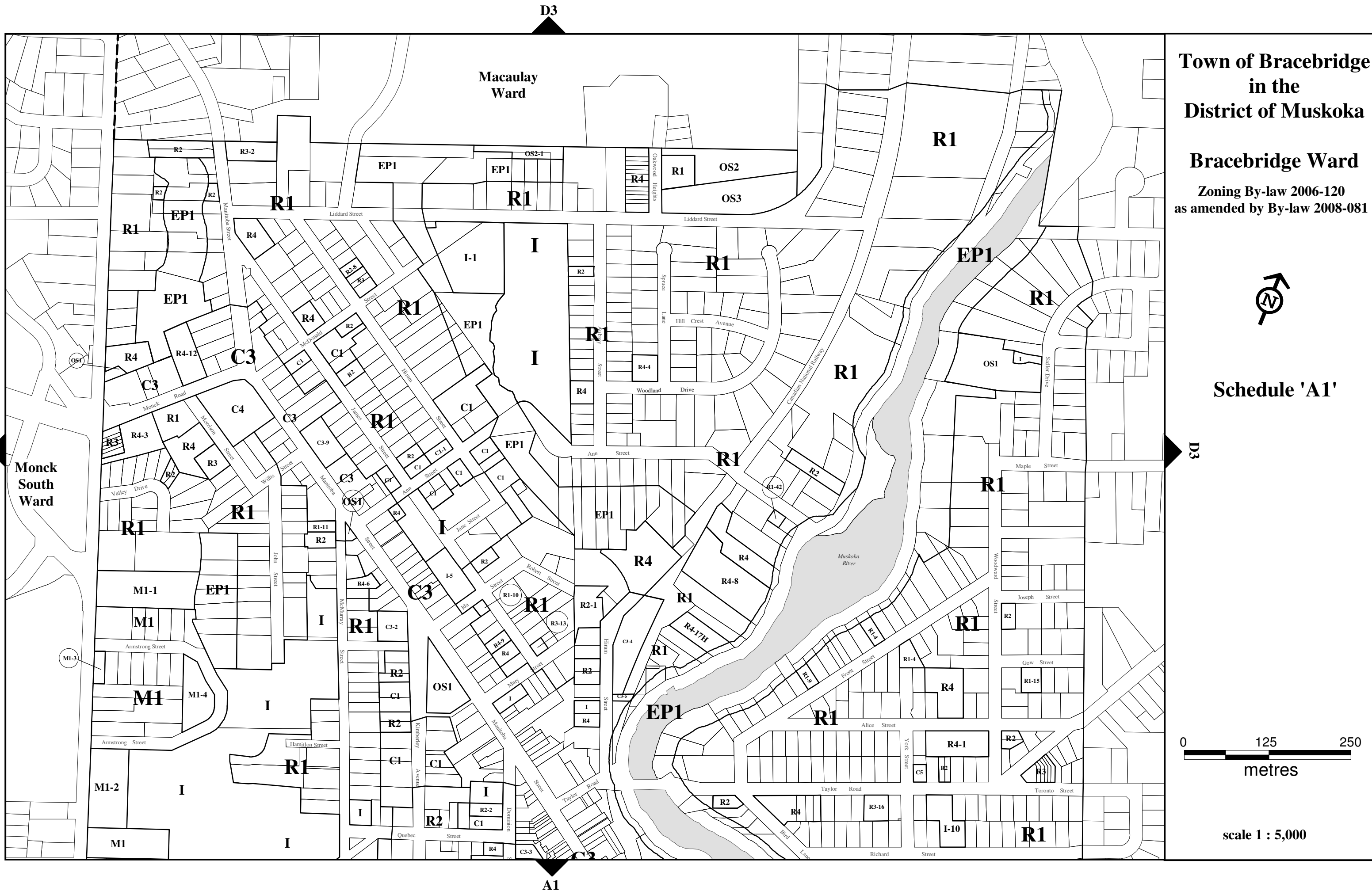
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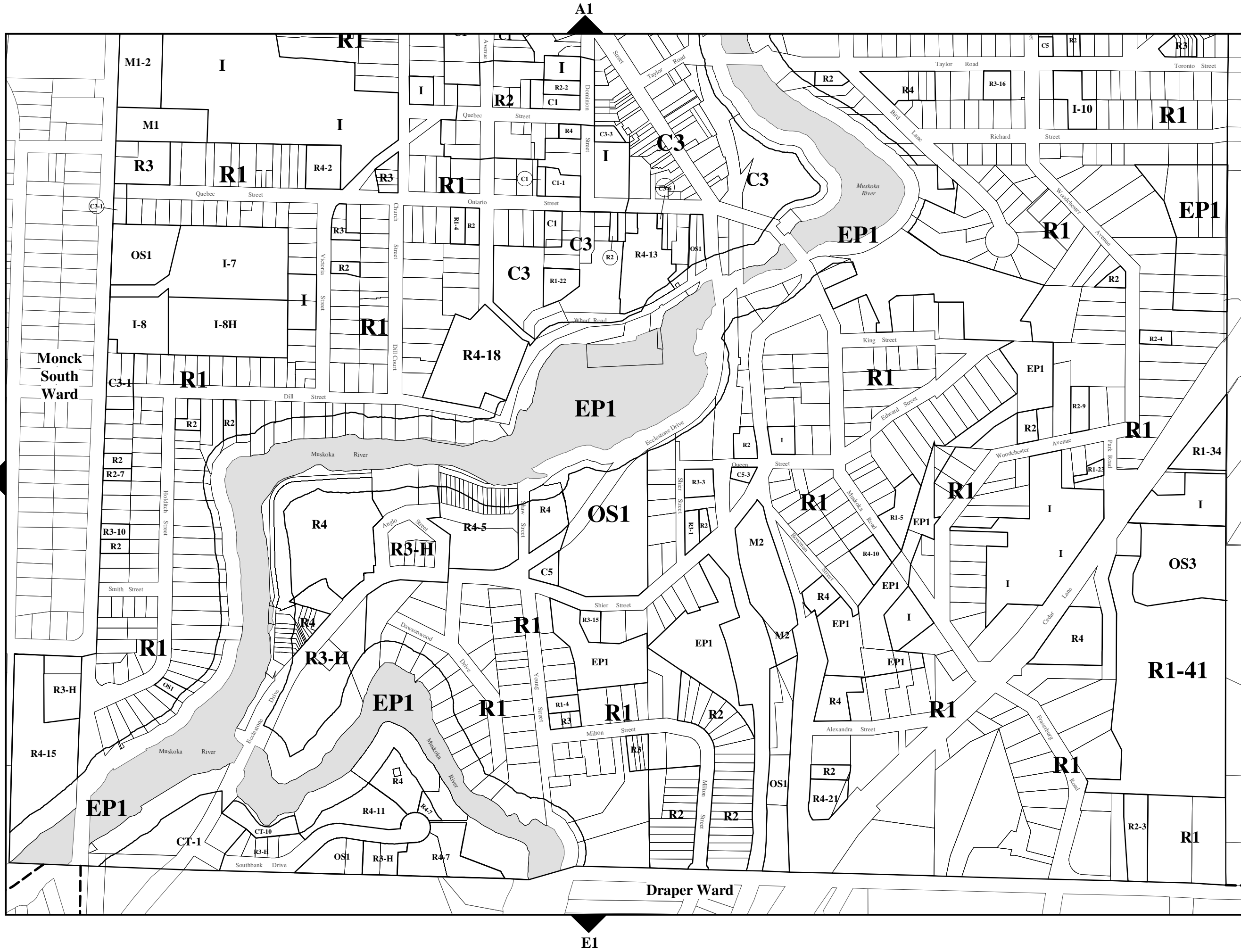


Schedule 'A1'



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**Town of Bracebridge
in the
District of Muskoka**

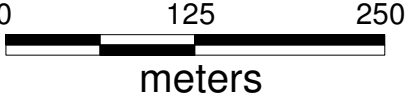
Bracebridge Ward

**Zoning By-law 2006-120
as amended by By-law 2008-081**

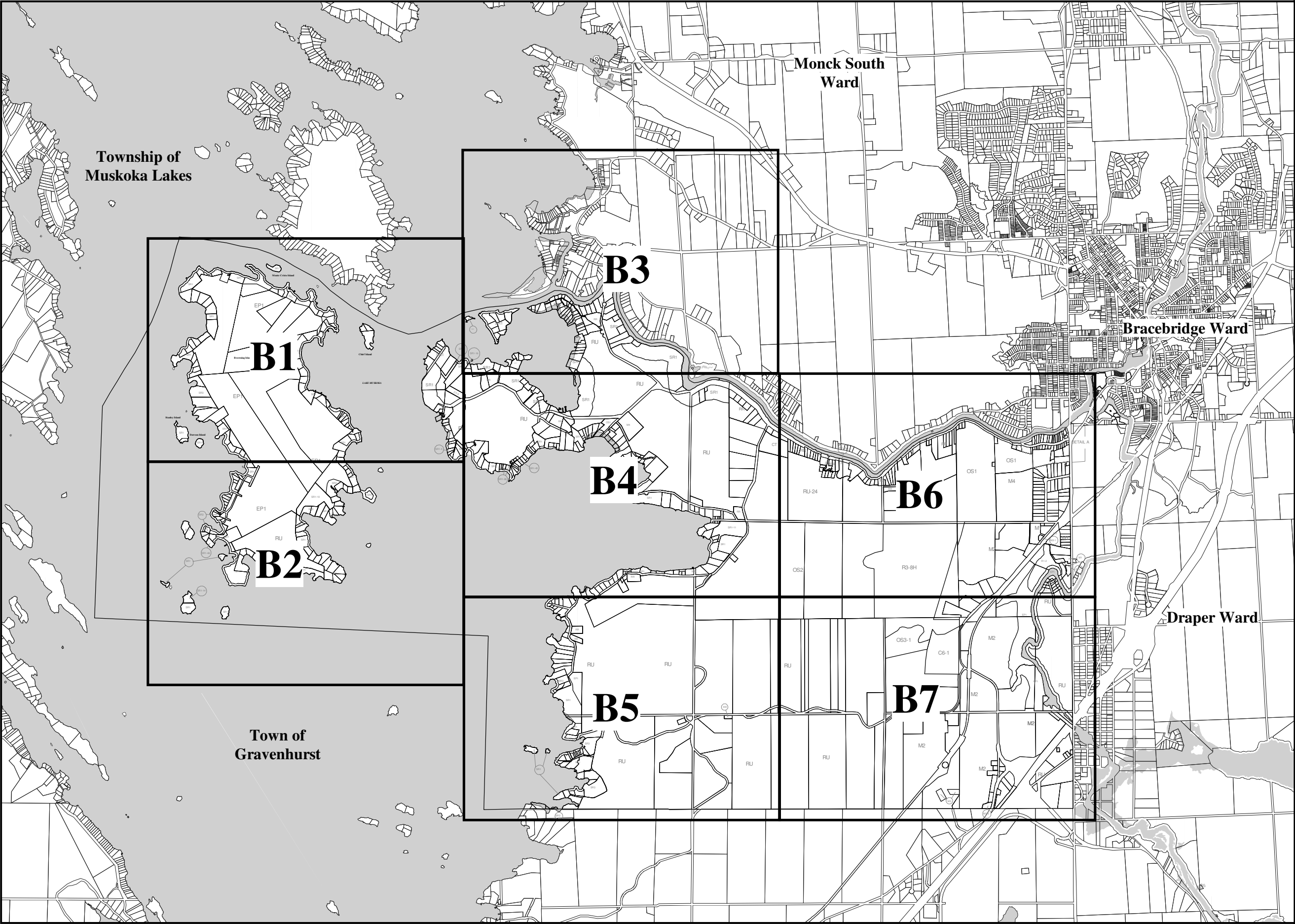


Schedule 'A2'

D3



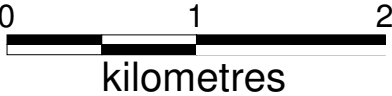
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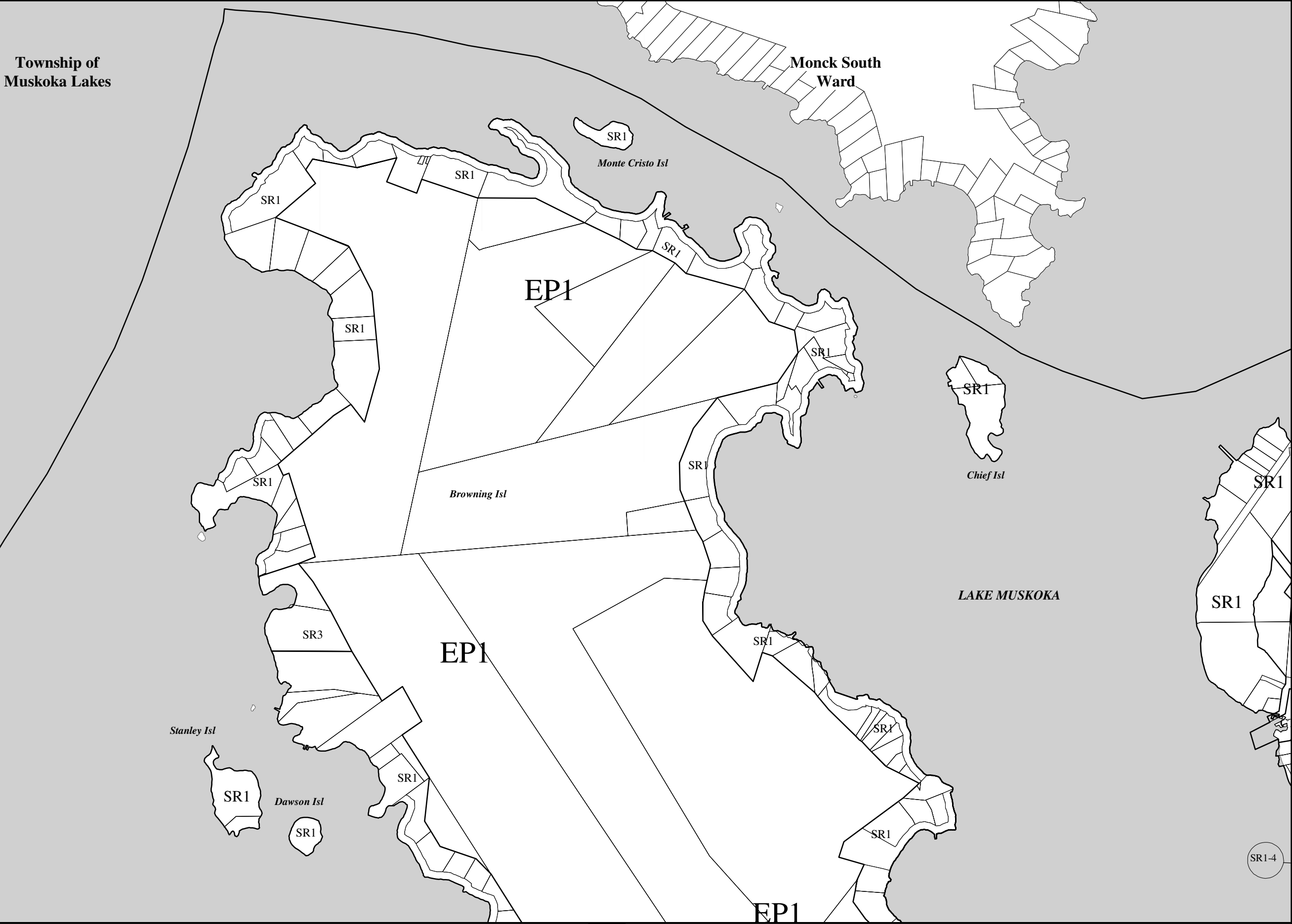
**Town of Bracebridge
in the
District of Muskoka**

Muskoka North Ward

**Zoning By-law 2006-120
as amended by By-law 2008-081**



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**Town of Bracebridge
in the
District of Muskoka**

Muskoka North Ward

**Zoning By-law 2006-120
as amended by By-law 2008-081**

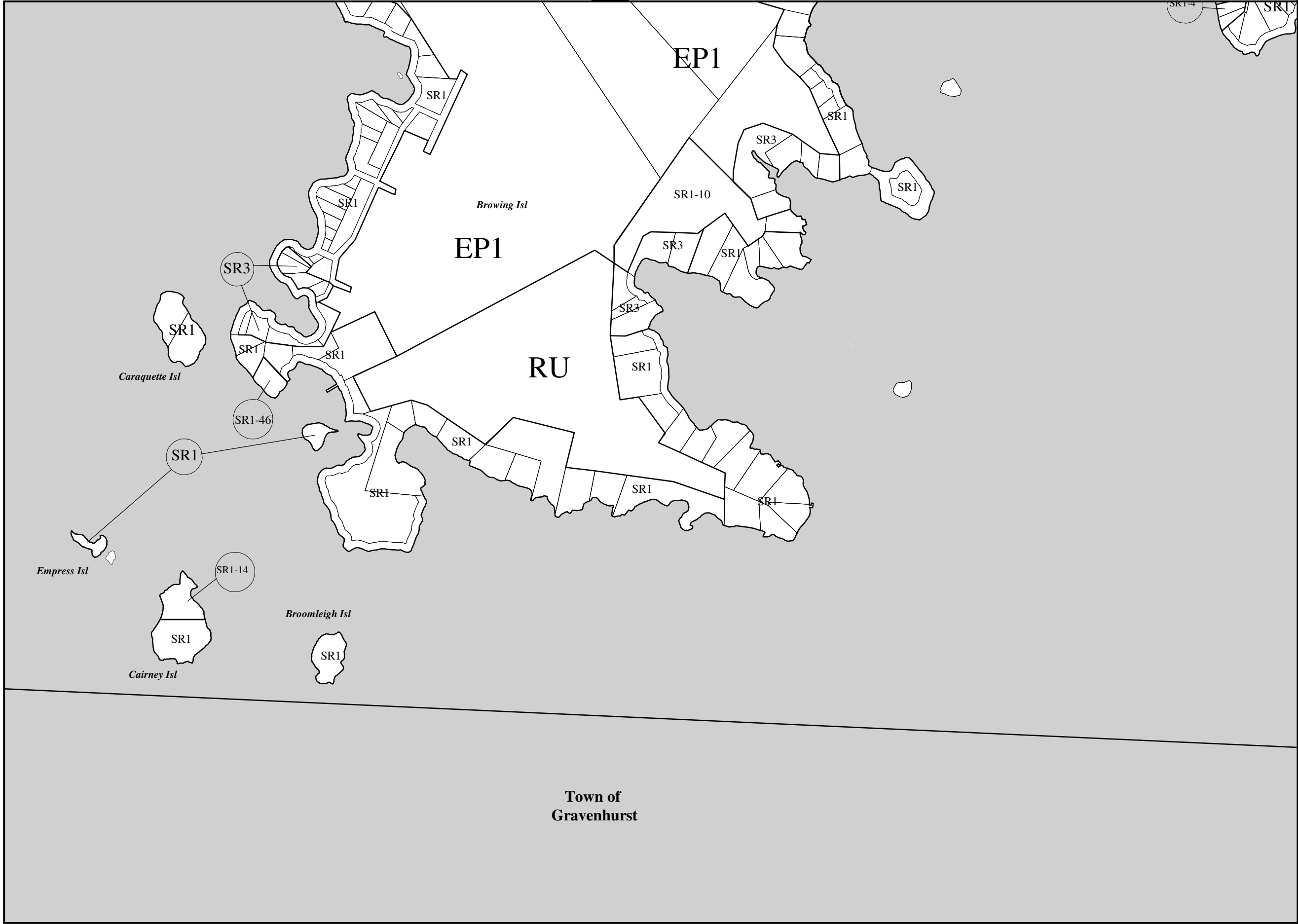


Schedule 'B1'

B3/B4



scale 1 : 10,000



**Town of Bracebridge
in the
District of Muskoka**

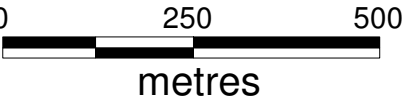
Muskoka North Ward

**Zoning By-law 2006-120
as amended by By-law 2008-081**

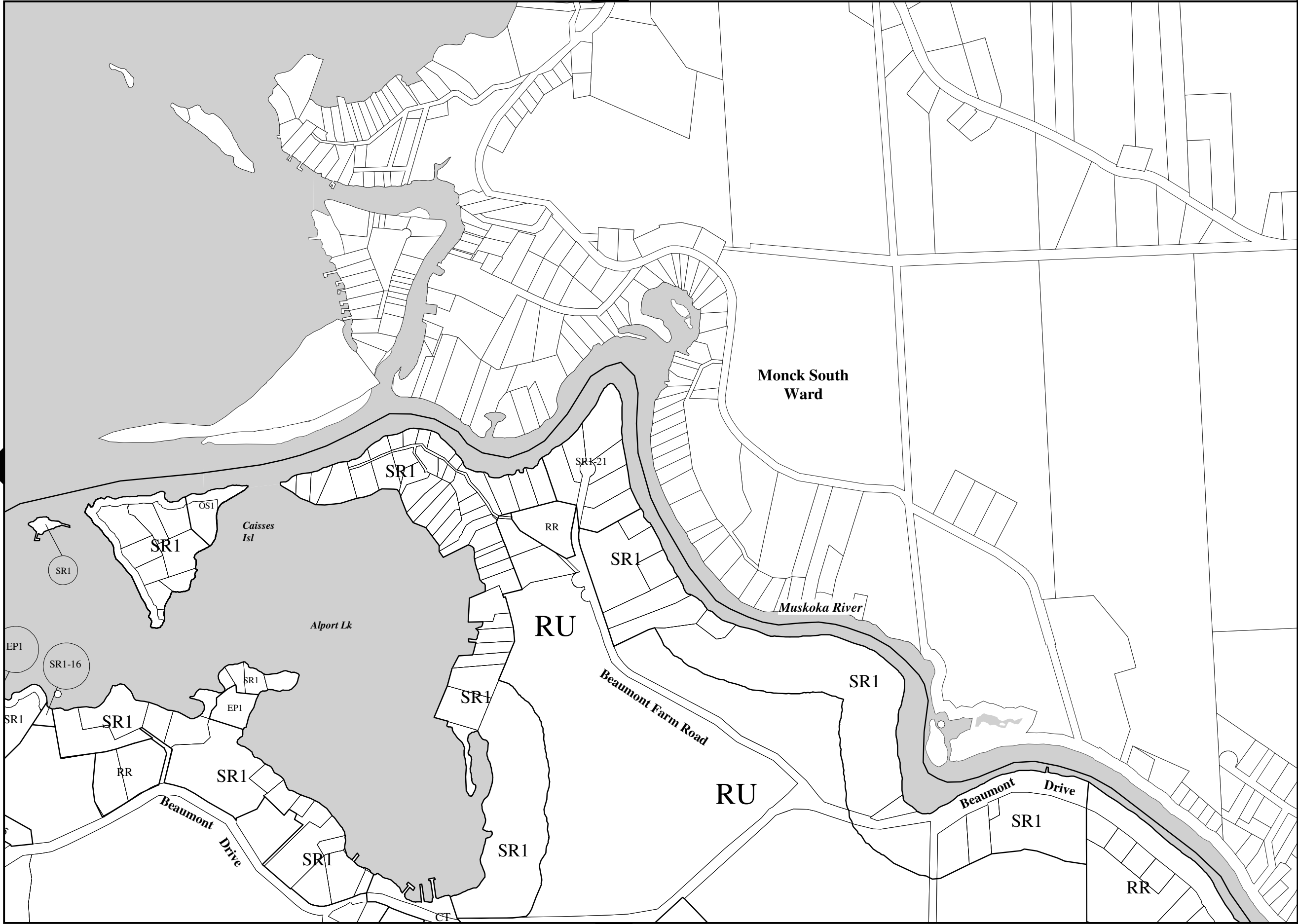


Schedule 'B2'

B4/B5



scale 1 : 10,000



**Town of Bracebridge
in the
District of Muskoka**

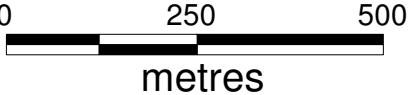
Muskoka North Ward

**Zoning By-law 2006-120
as amended by By-law 2008-081**



Schedule 'B3'

B6

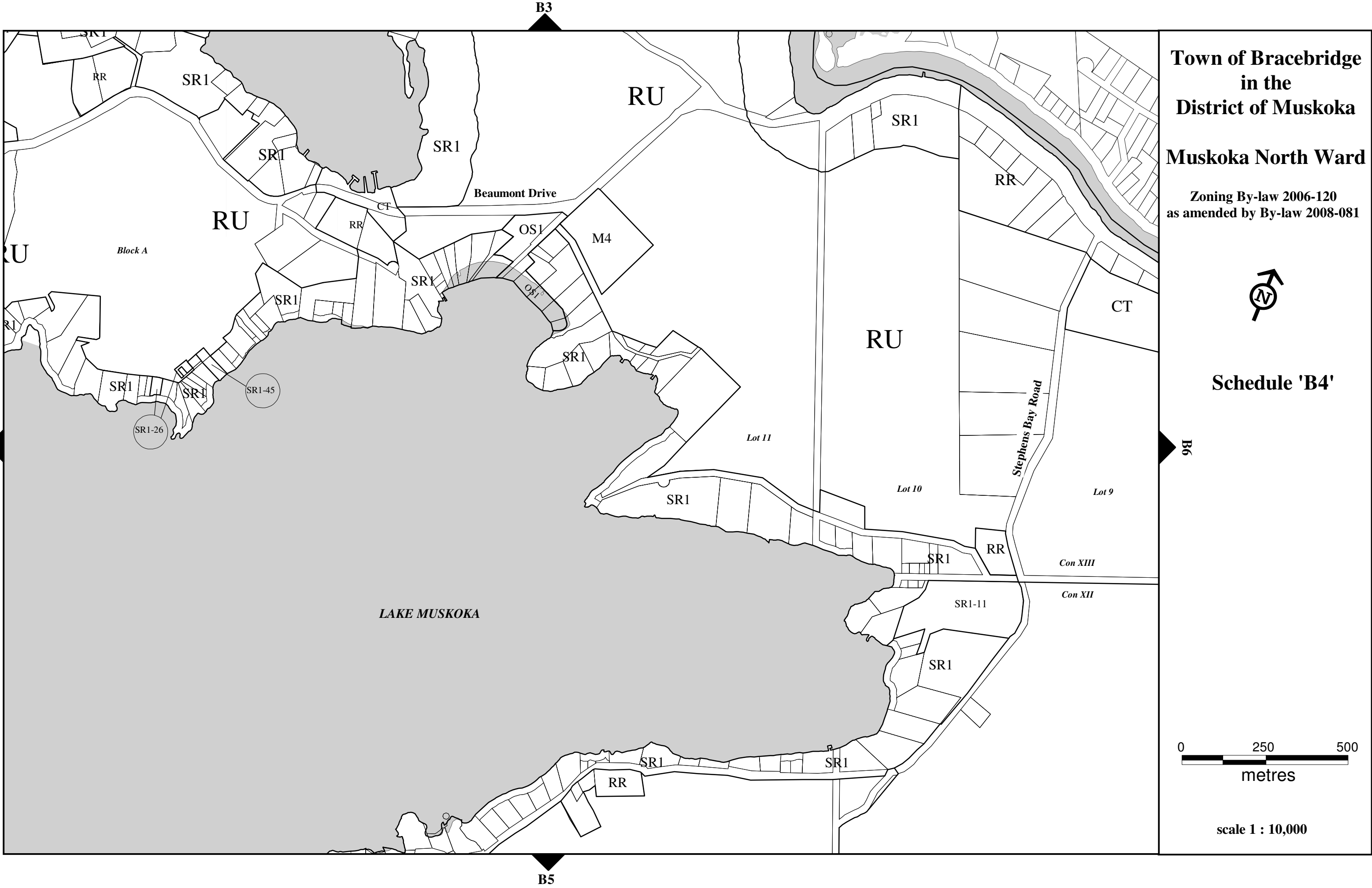


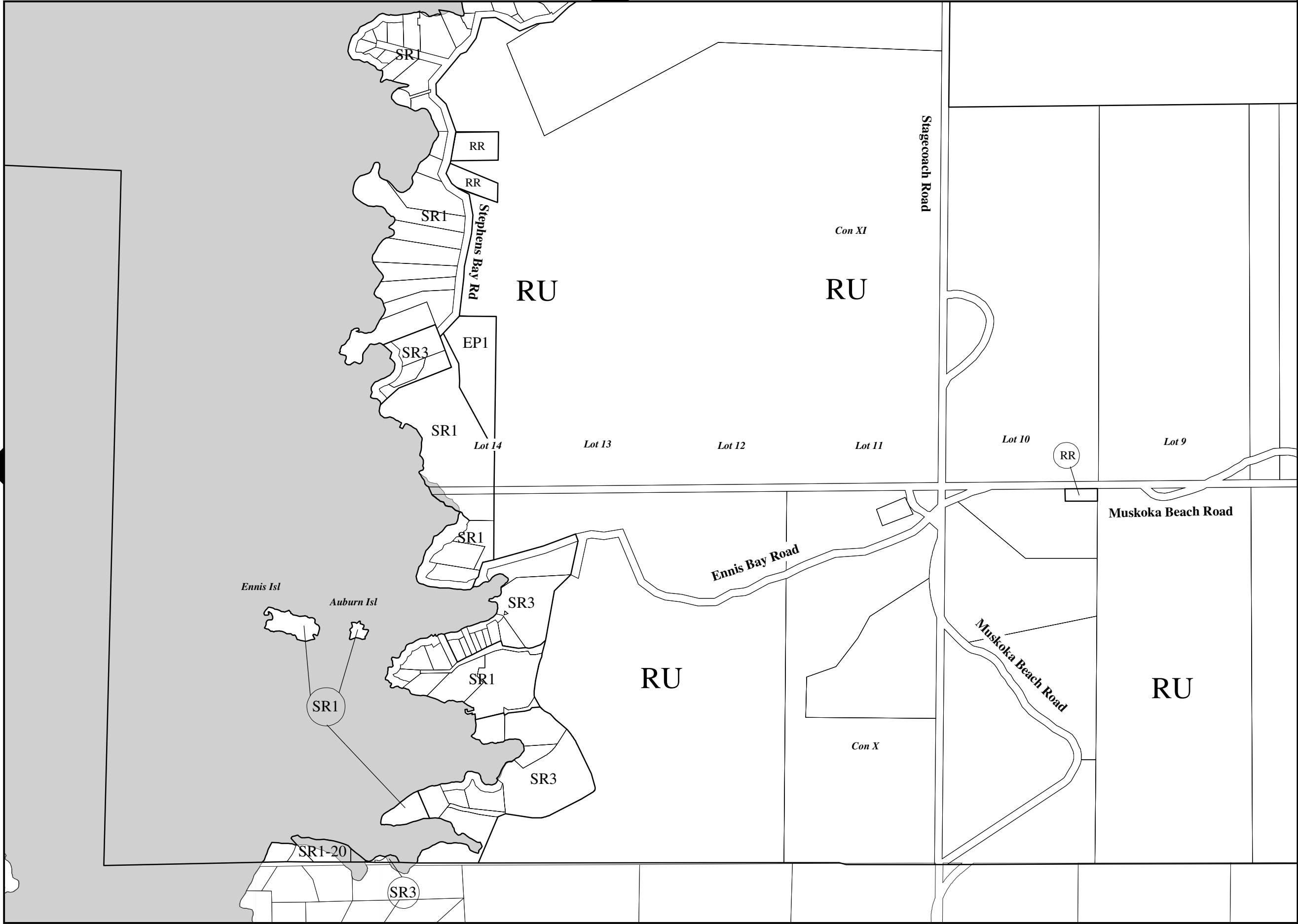
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B1

C1

B4





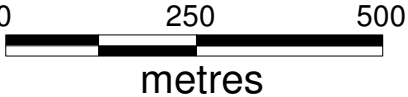
**Town of Bracebridge
in the
District of Muskoka**

Muskoka North Ward

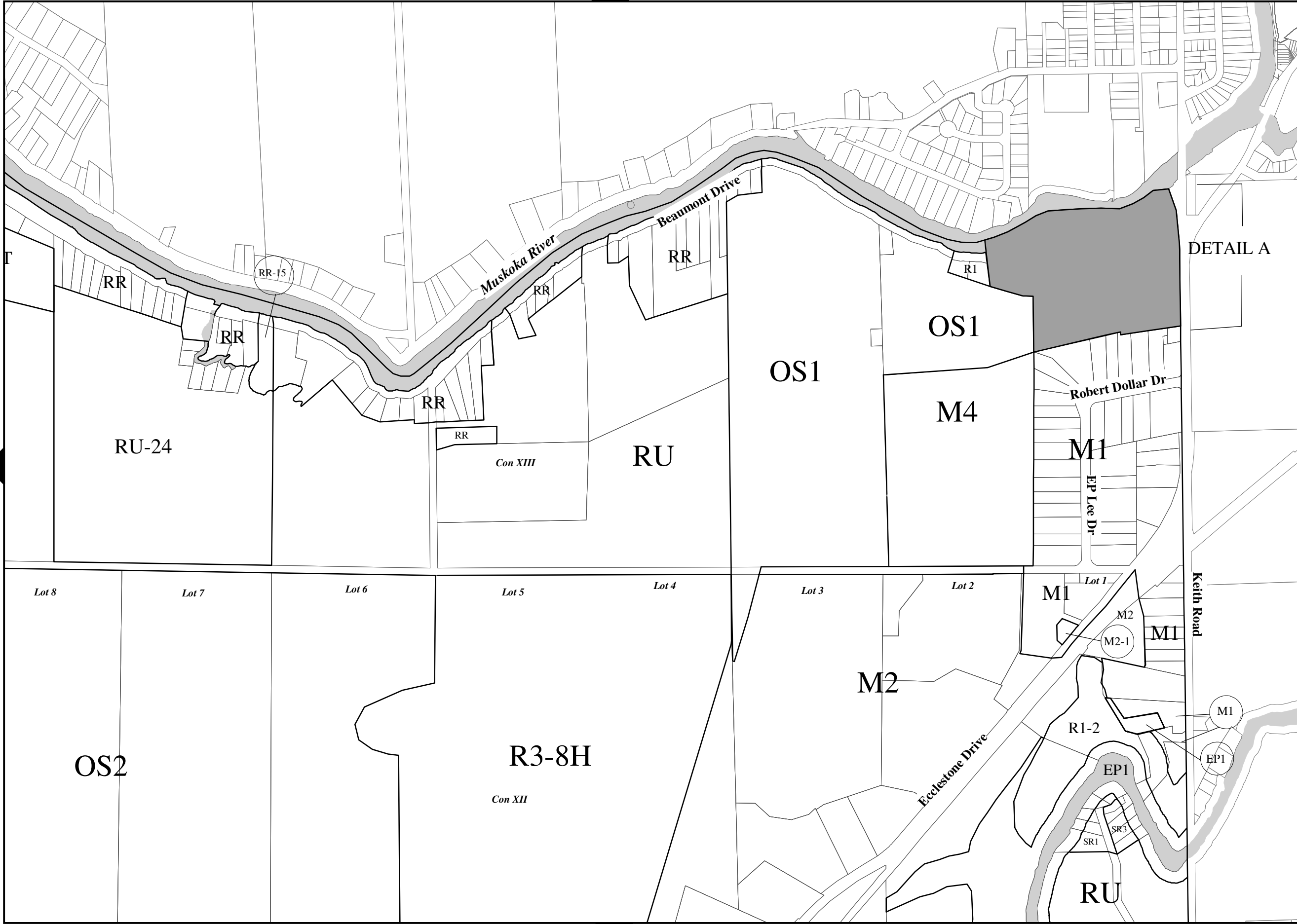
**Zoning By-law 2006-120
as amended by By-law 2008-081**



Schedule 'B5'



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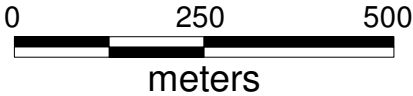
**Town of Bracebridge
in the
District of Muskoka**

Muskoka North Ward

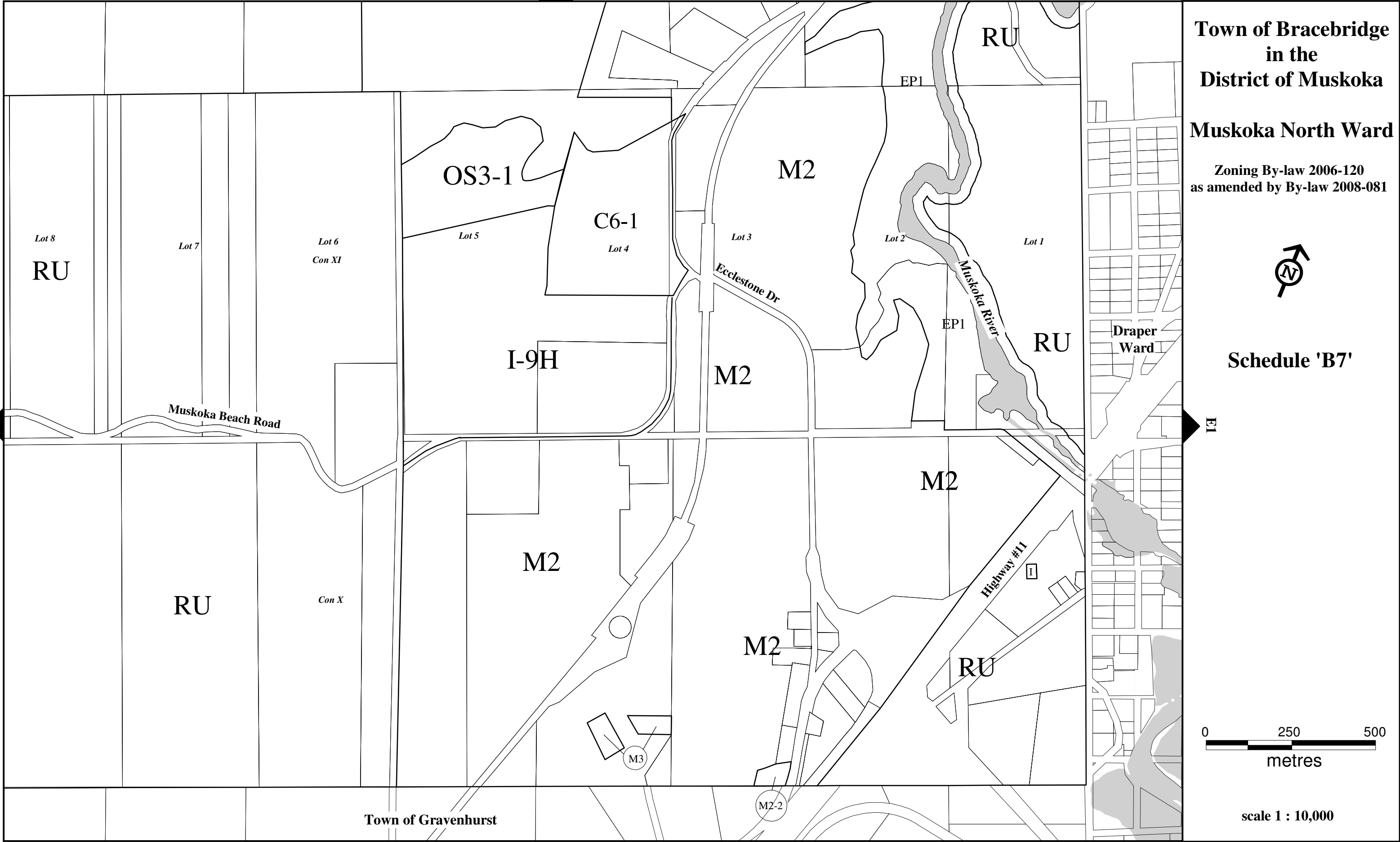
Zoning By-law 2006-120
as amended by By-law 2008-081



Schedule 'B6'



scale 1 : 10,000



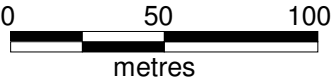
Town of Bracebridge
in the
District of Muskoka

Muskoka North Ward

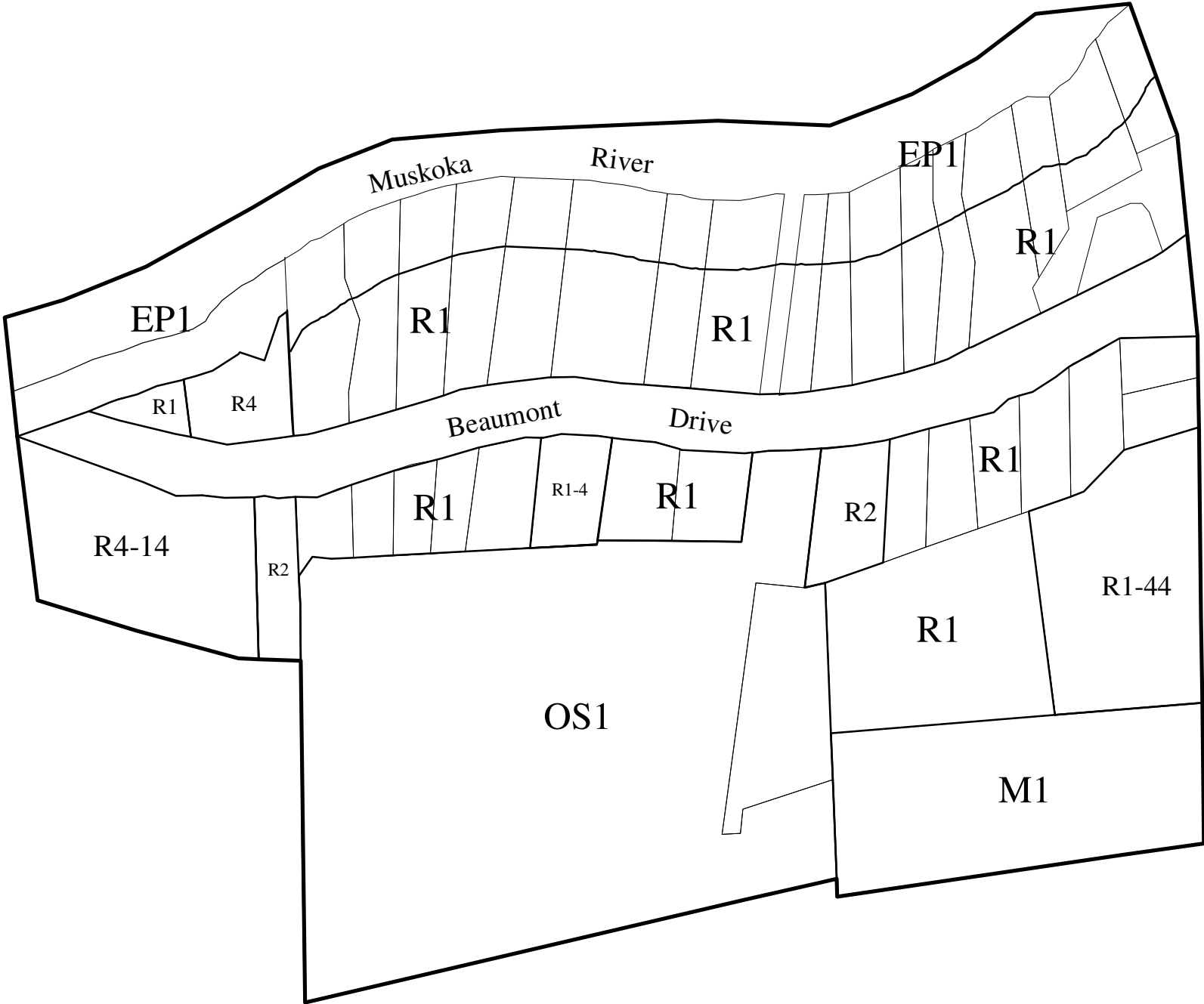
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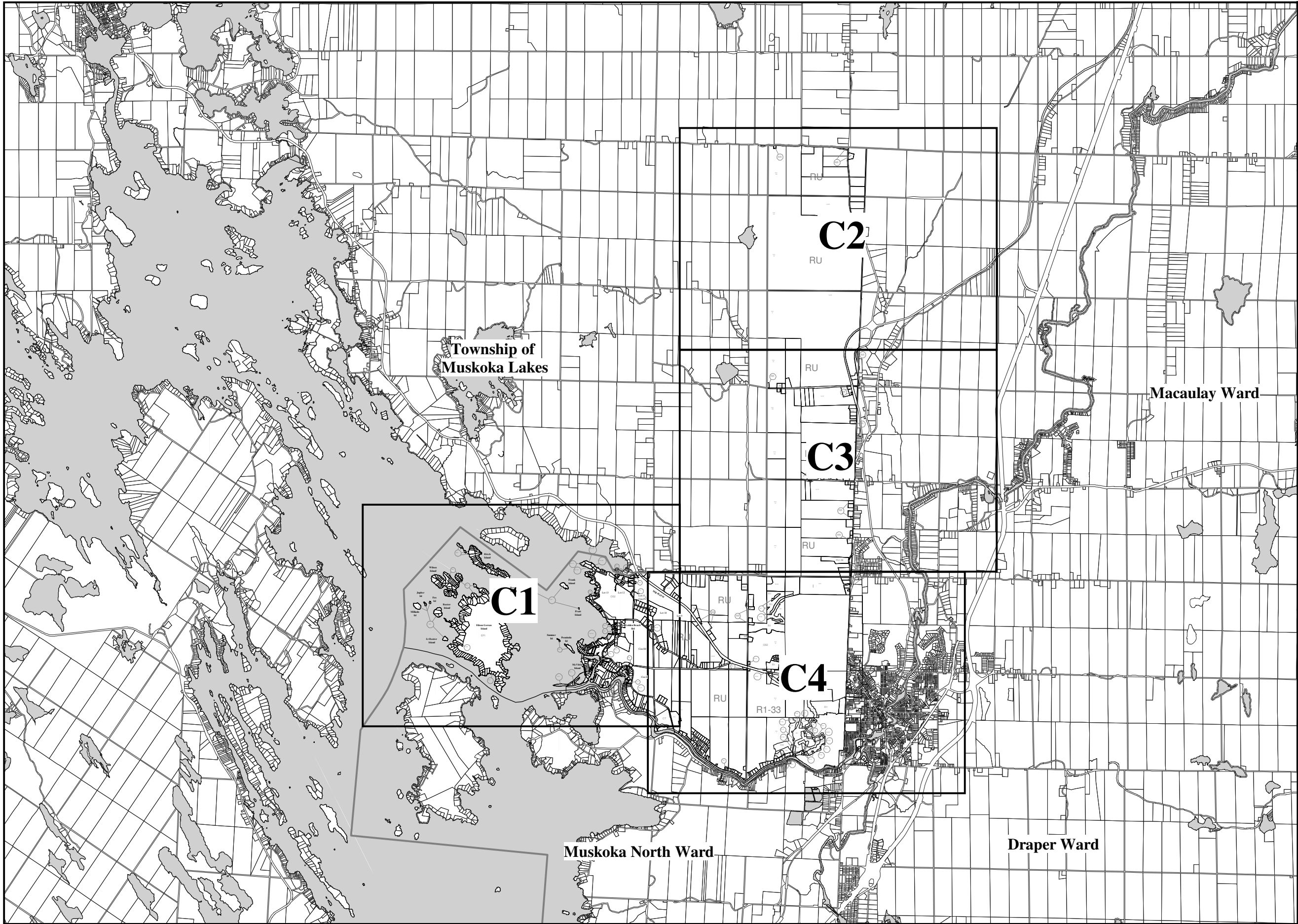


Schedule 'B'
Detail



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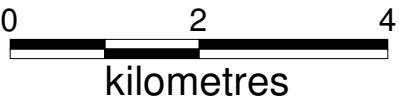




**Town of Bracebridge
in the
District of Muskoka**

Monck South Ward

**Zoning By-law 2006-120
as amended by By-law 2008-081**



scale 1 : 80,000

**Zoning By-law 2006-120
as amended by By-law 2008-081**



Schedule 'C1'

C4

0 0.5 1

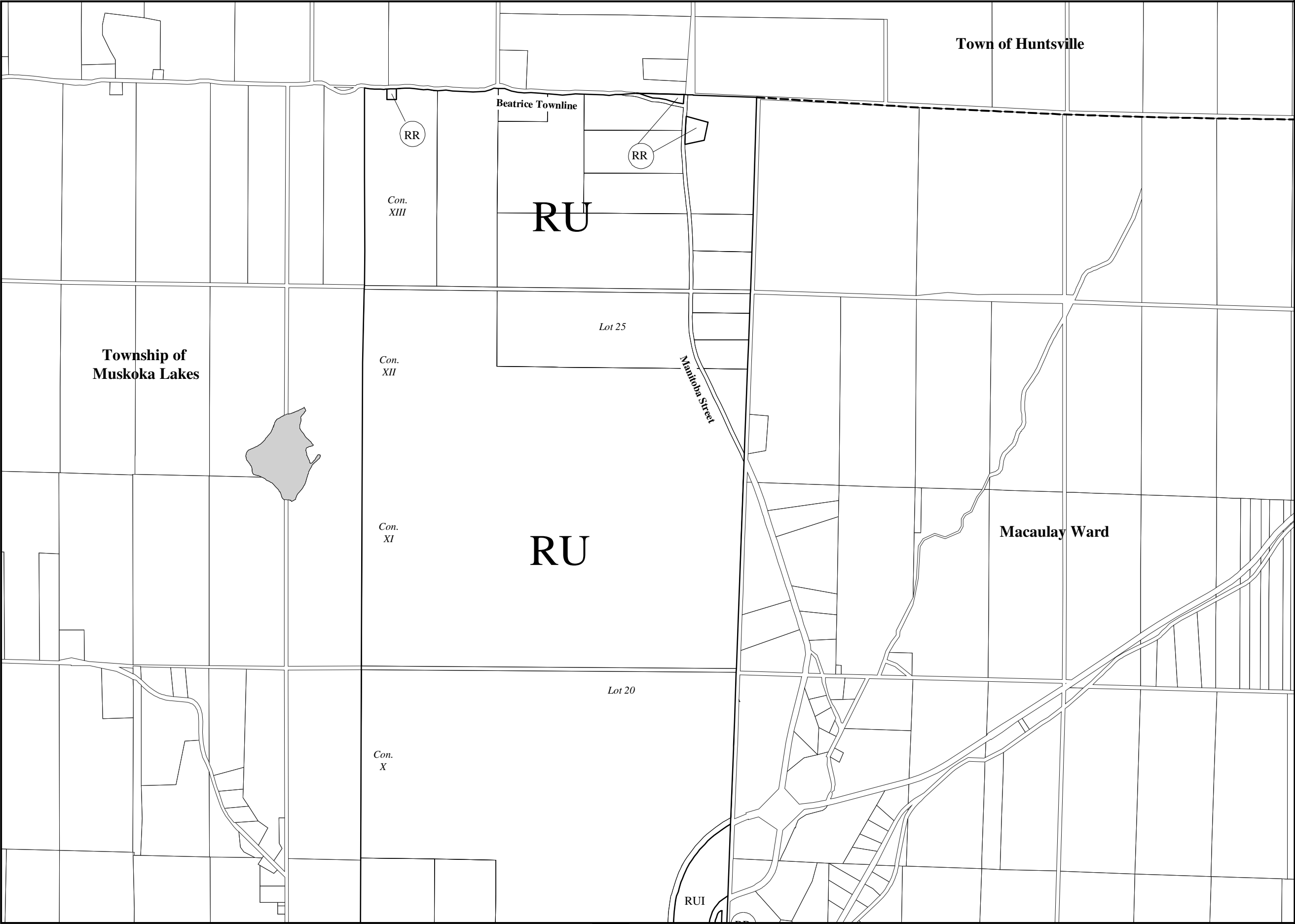
kilometres

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**Township of
Muskoka Lakes**

Muskoka North Ward

B1



**Town of Bracebridge
in the
District of Muskoka**

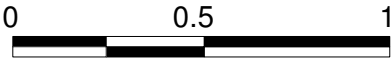
Monck South Ward

**Zoning By-law 2006-120
as amended by By-law 2008-081**



Schedule 'C2'

D1



kilometres

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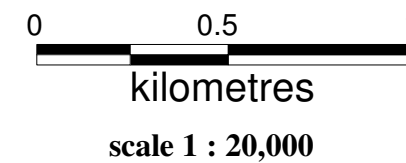
C3

Zoning By-law 2006-120
as amended by By-law 2008-081



Schedule 'C3'

D2



C2

RU

Falkenburg Road

Lot 15

RU

Nichols Road

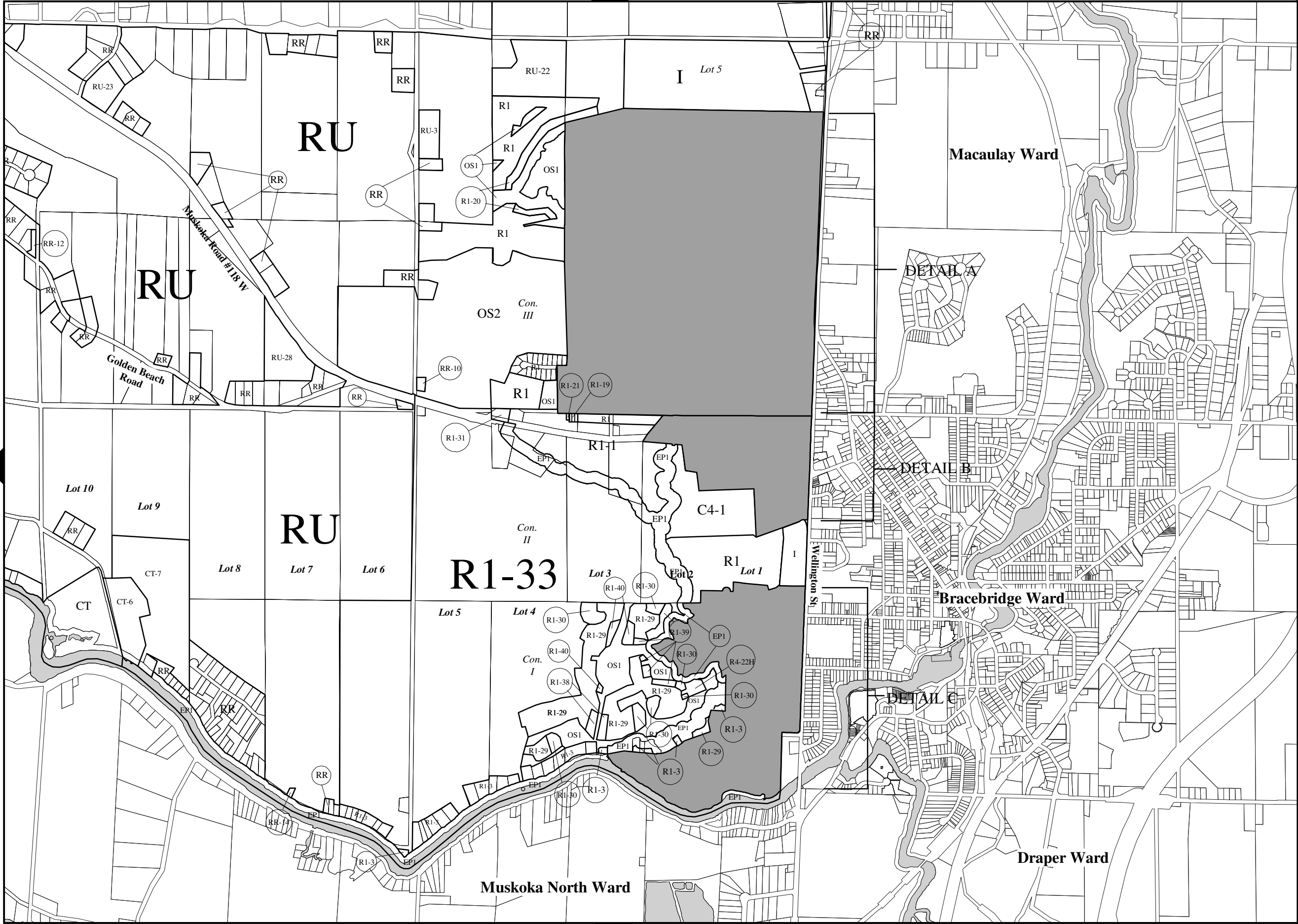
Lot 10

RU

RU-36

C4

**Township of
Muskoka Lakes**



**Town of Bracebridge
in the
District of Muskoka**

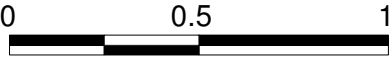
Monck South Ward

**Zoning By-law 2006-120
as amended by By-law 2008-081**



Schedule 'C4'

A1/A2/D3



kilometres

scale 1 : 20,000

Town of Bracebridge
in the
District of Muskoka

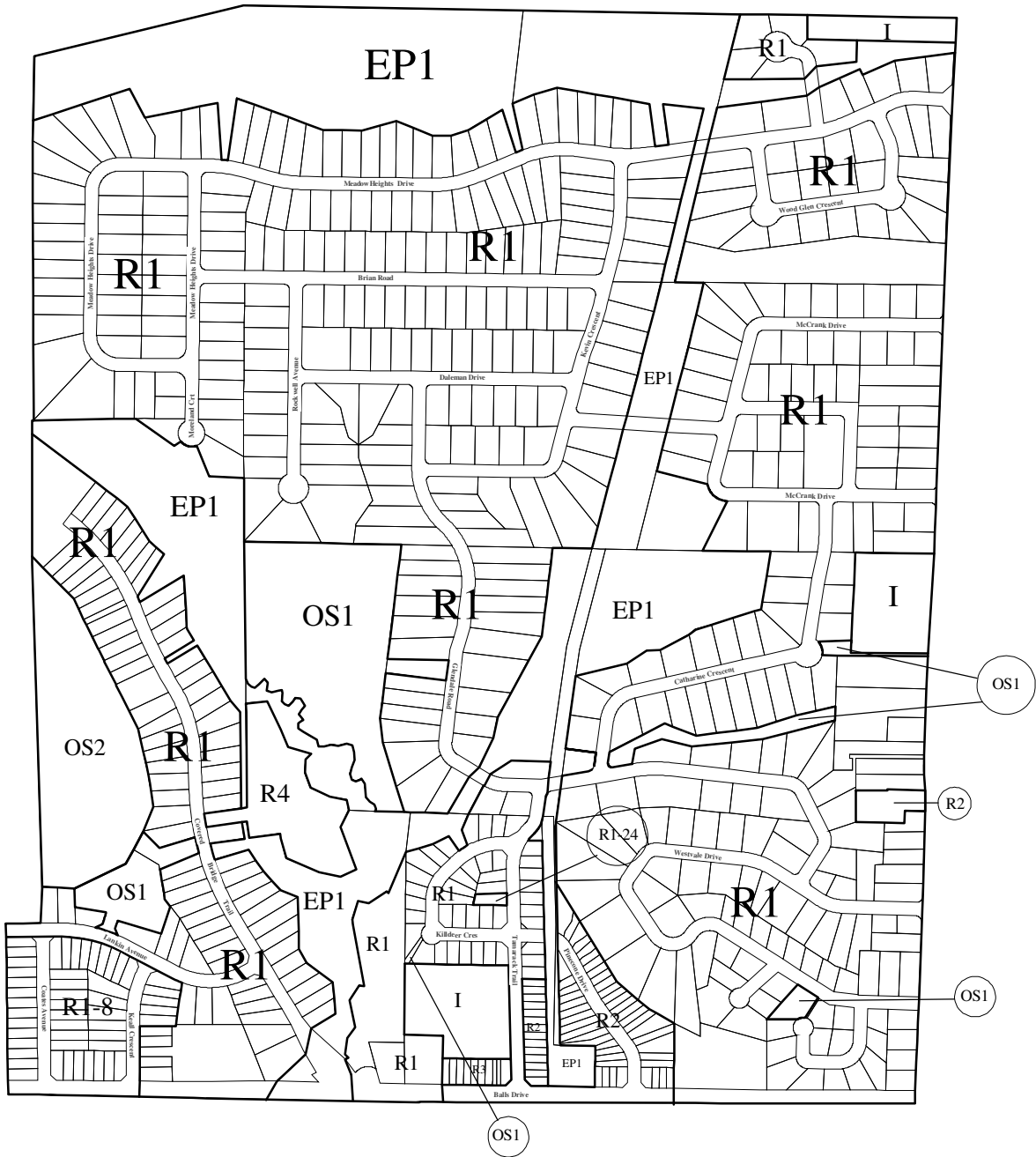
Monck South Ward

Zoning By-law 2006-120
as amended by By-law 2008-081



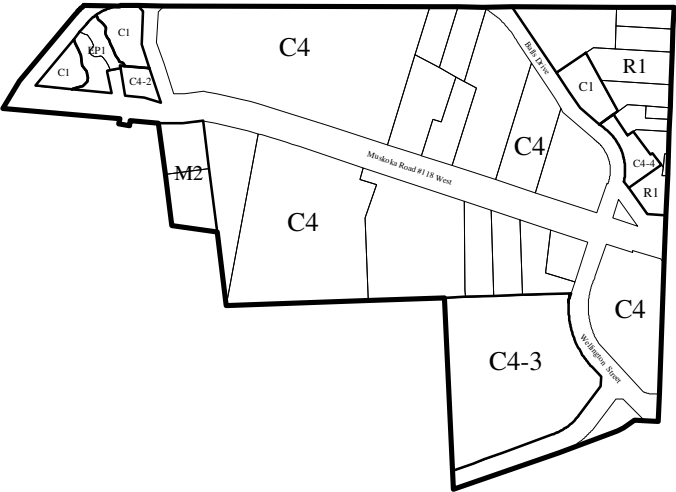
Schedule 'C'
Details

DETAIL 'A'



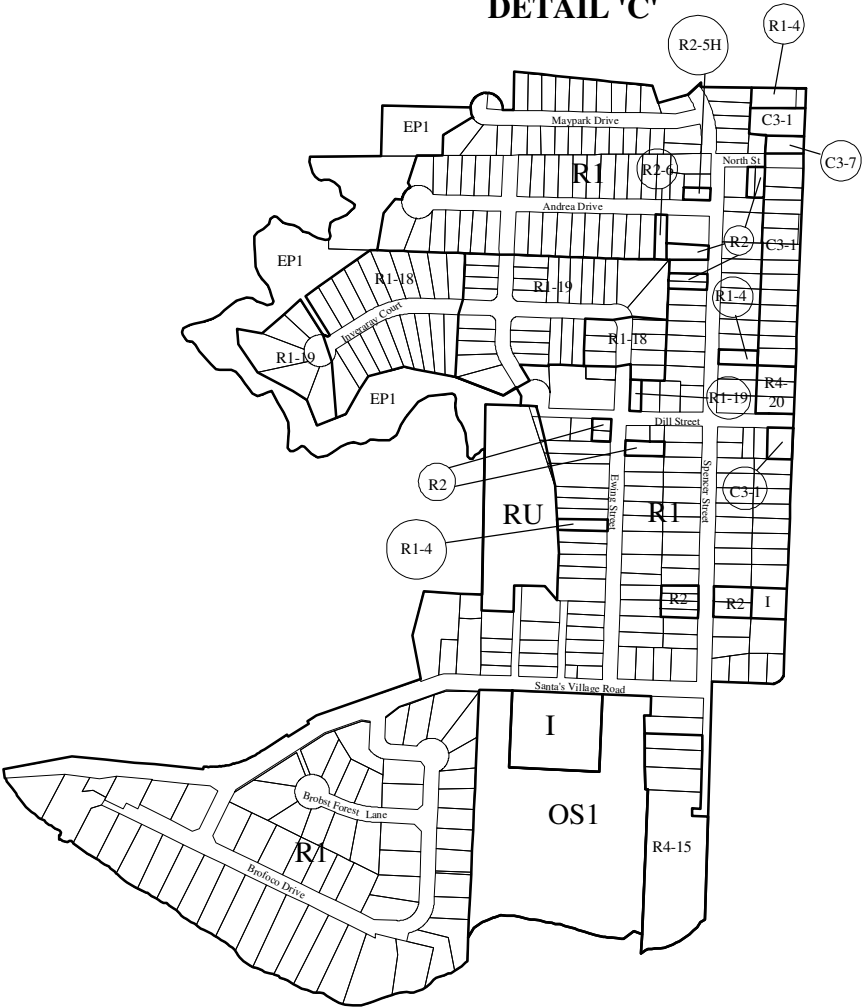
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DETAIL 'B'

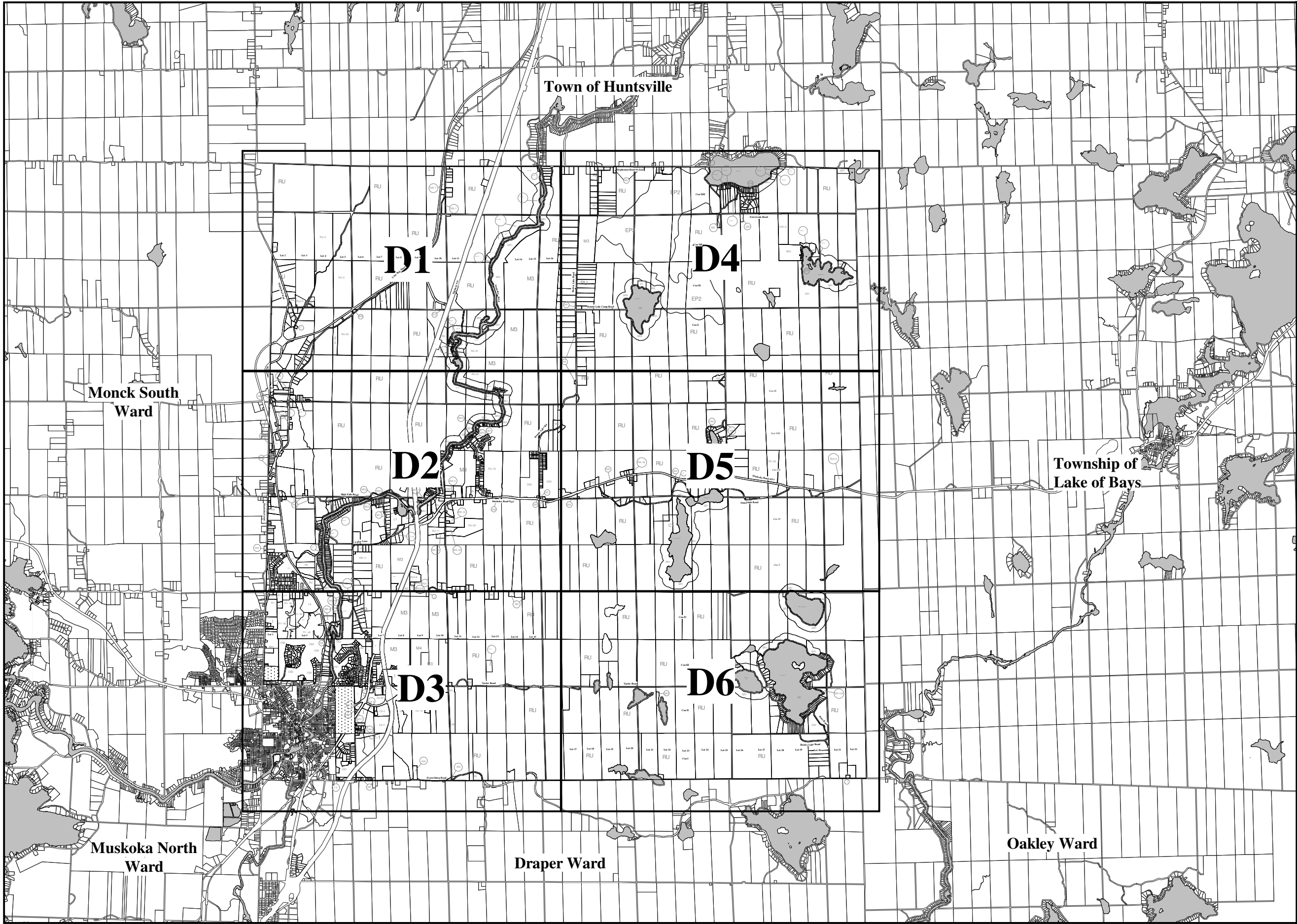


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DETAIL 'C'



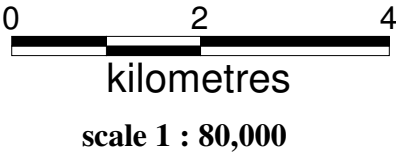
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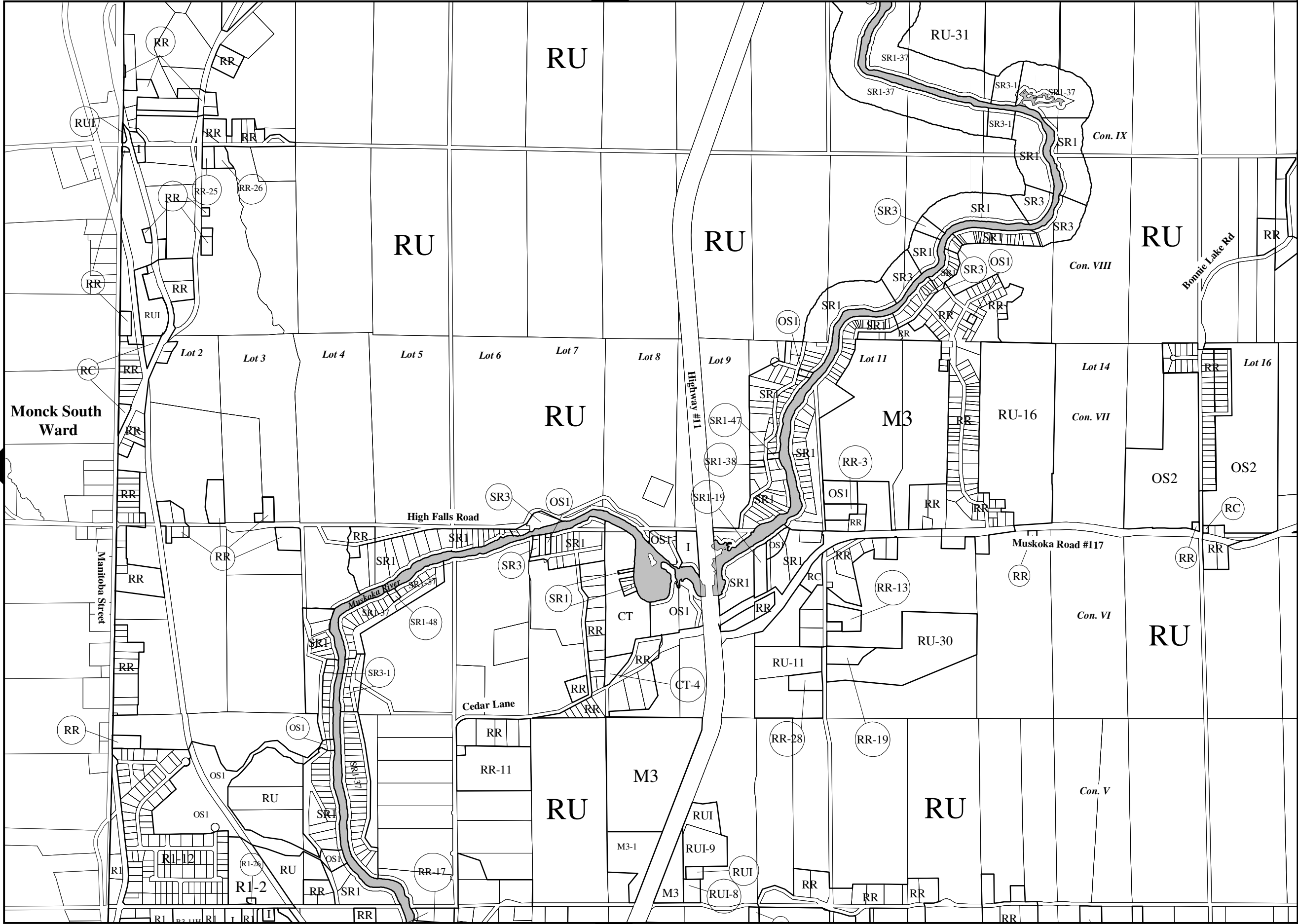


**Town of Bracebridge
in the
District of Muskoka**

Macaulay Ward

**Zoning By-law 2006-120
as amended by By-law 2008-081**





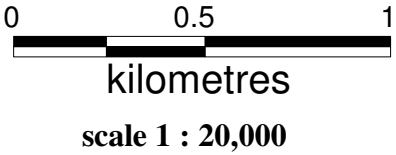
**Town of Bracebridge
in the
District of Muskoka**

Macaulay Ward

**Zoning By-law 2006-120
as amended by By-law 2008-081**



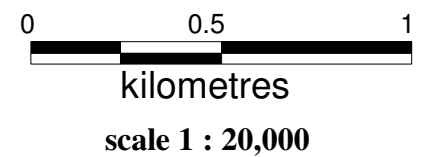
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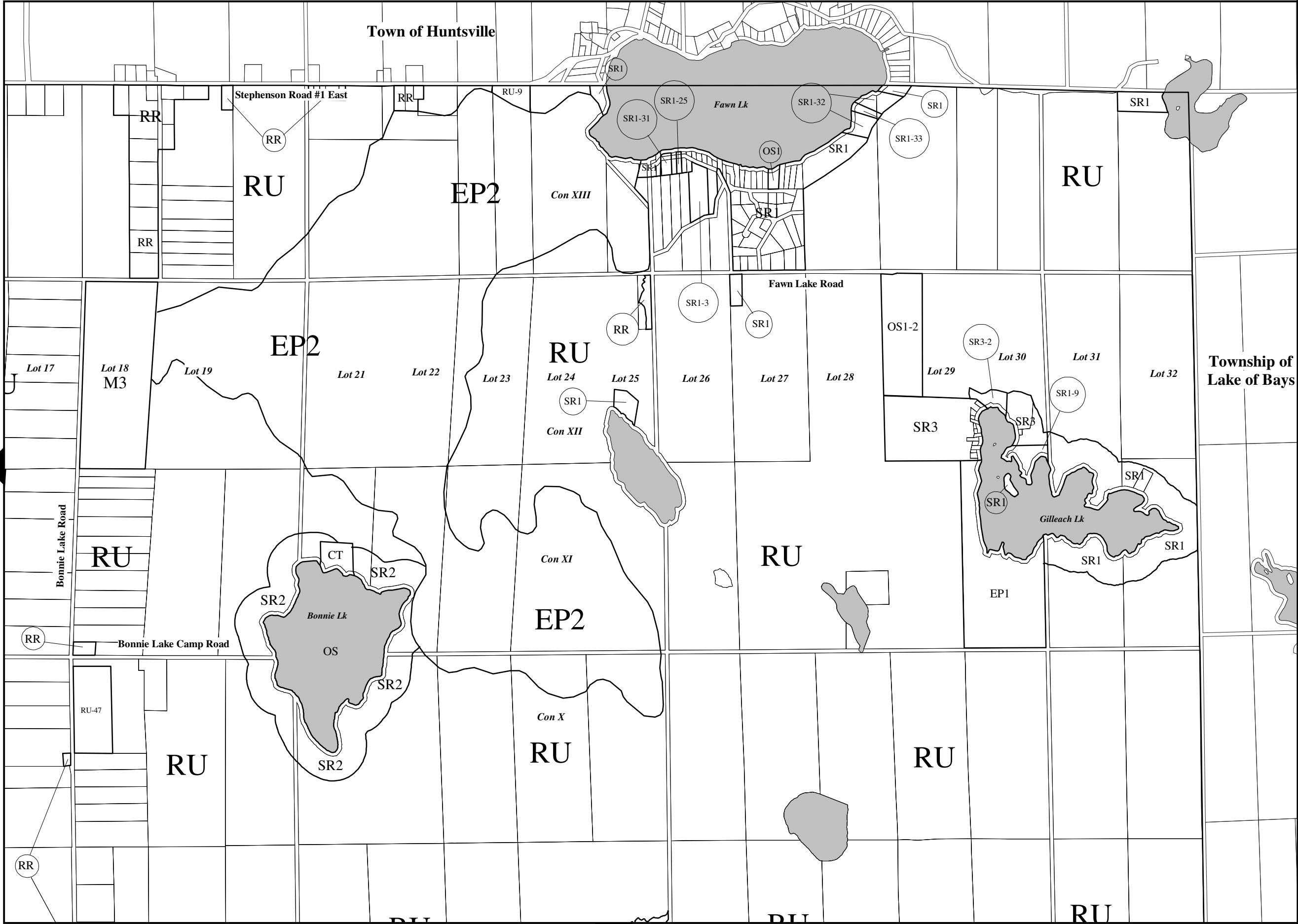


Zoning By-law 2006-120
as amended by By-law 2008-081



Schedule 'D3'





**Town of Bracebridge
in the
District of Muskoka**

Macaulay Ward

**Zoning By-law 2006-120
as amended by By-law 2008-081**

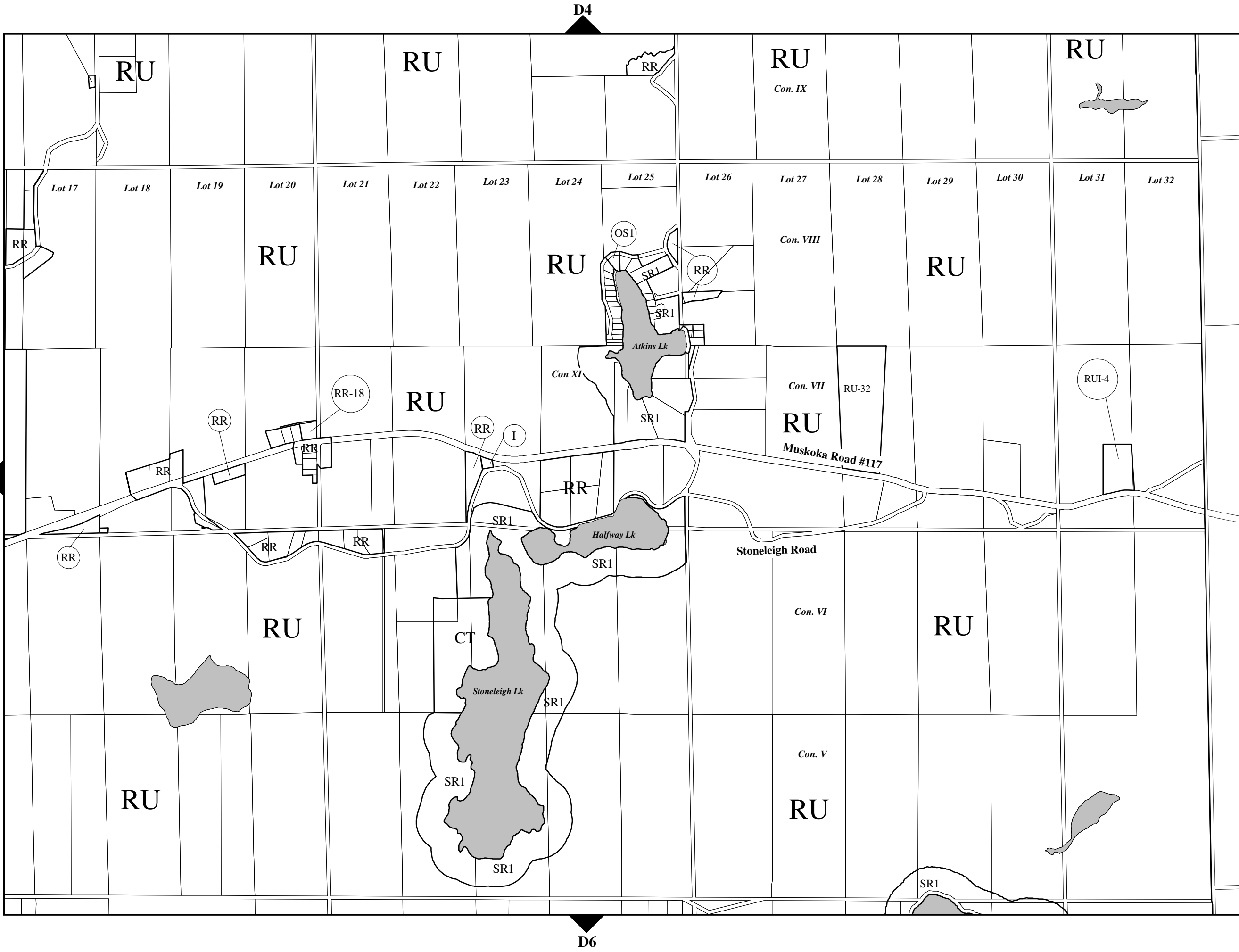


Schedule 'D4'

0 0.5 1

kilometres

scale 1 : 20,000



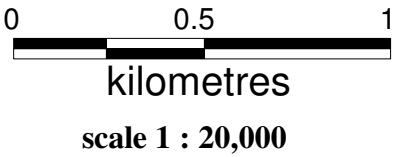
**Town of Bracebridge
in the
District of Muskoka**

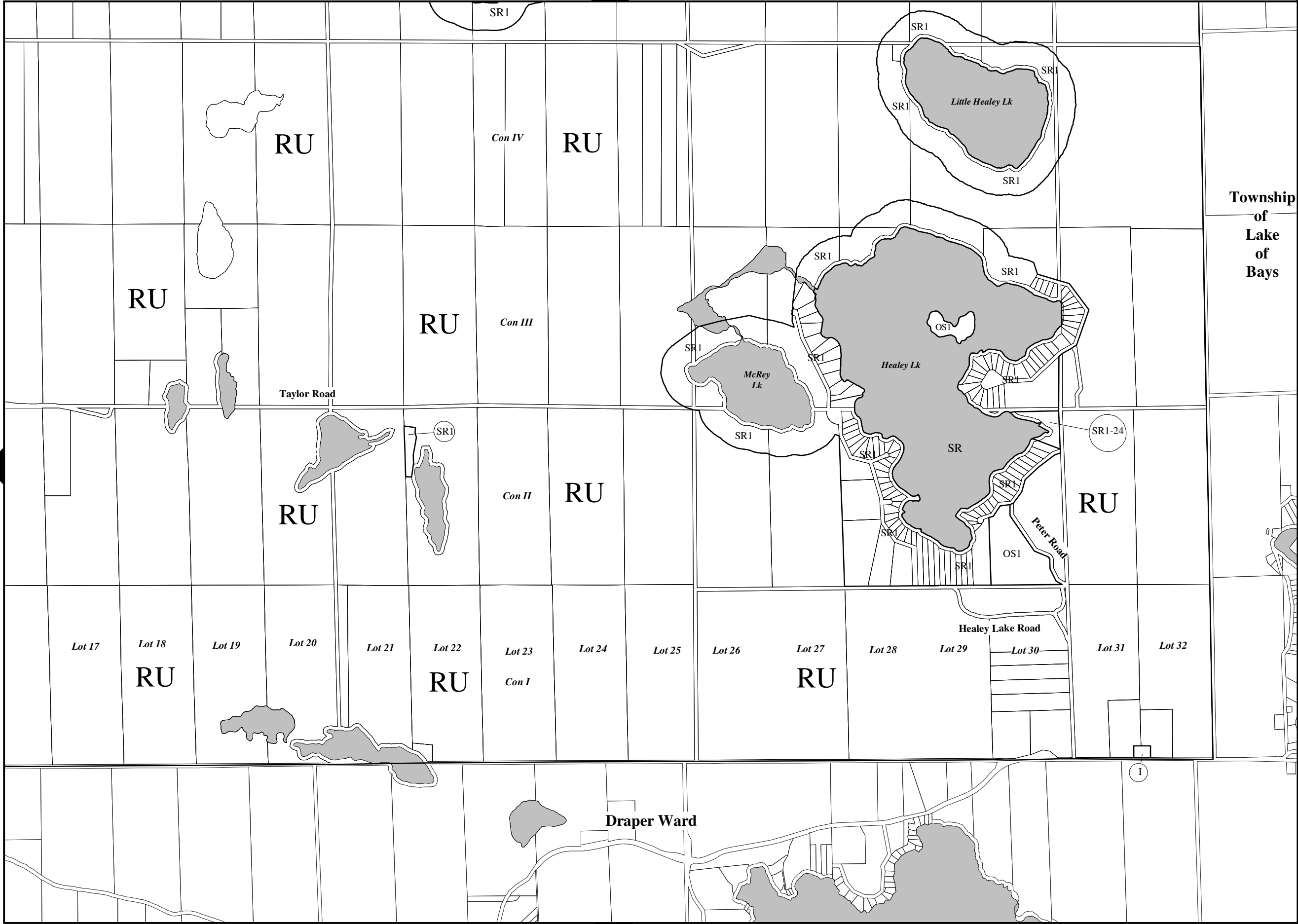
Macaulay Ward

**Zoning By-law 2006-120
as amended by By-law 2008-081**



Schedule 'D5'





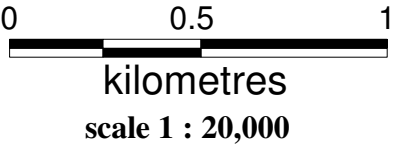
**Town of Bracebridge
in the
District of Muskoka**

Macaulay Ward

**Zoning By-law 2006-120
as amended by By-law 2008-081**



Schedule 'D6'



Town of Bracebridge
in the
District of Muskoka

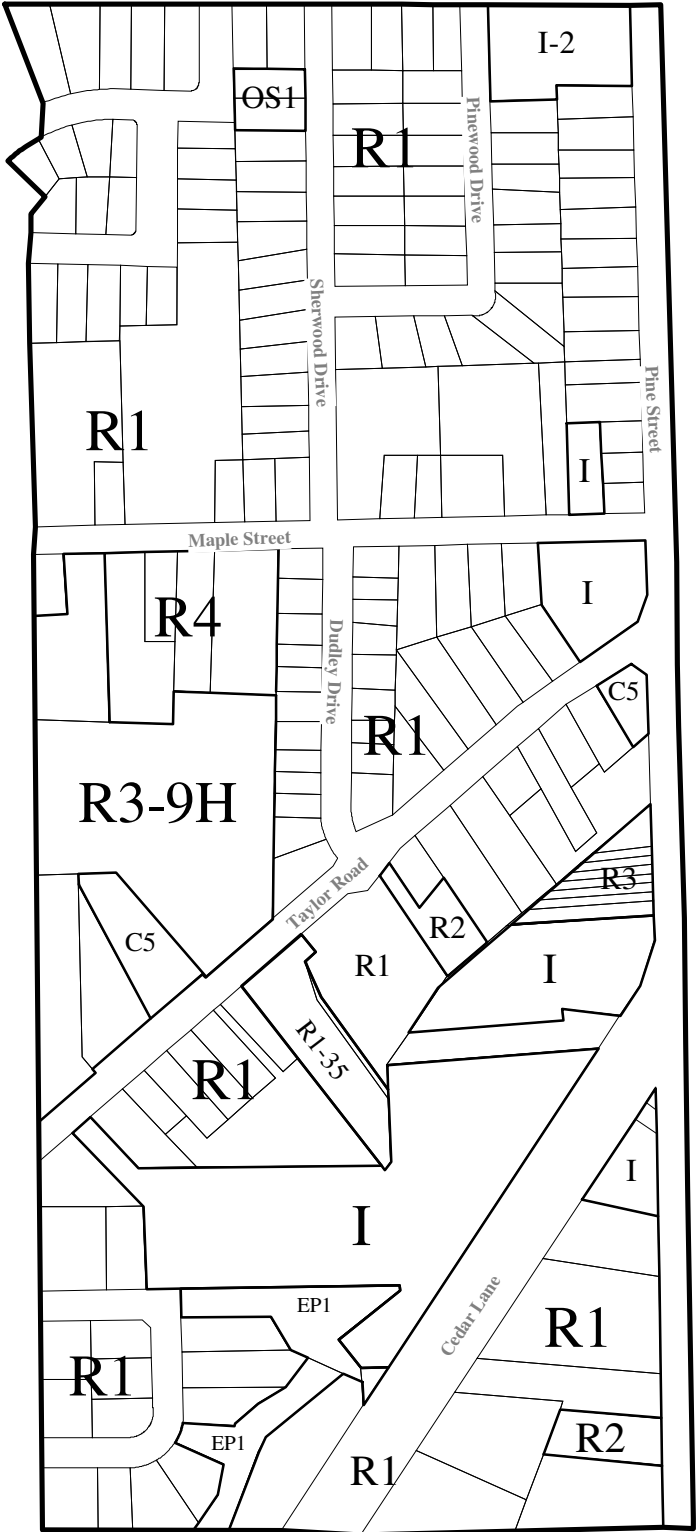
Macaulay Ward

Zoning By-law 2006-120
as amended by By-law 2008-081



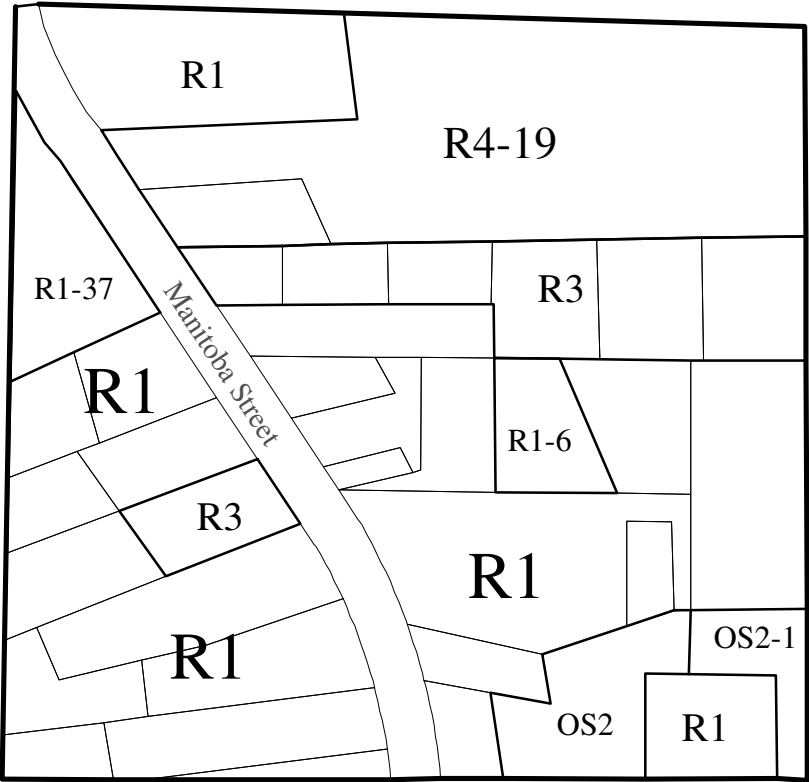
Schedule 'D'
Details

DETAIL 'A'

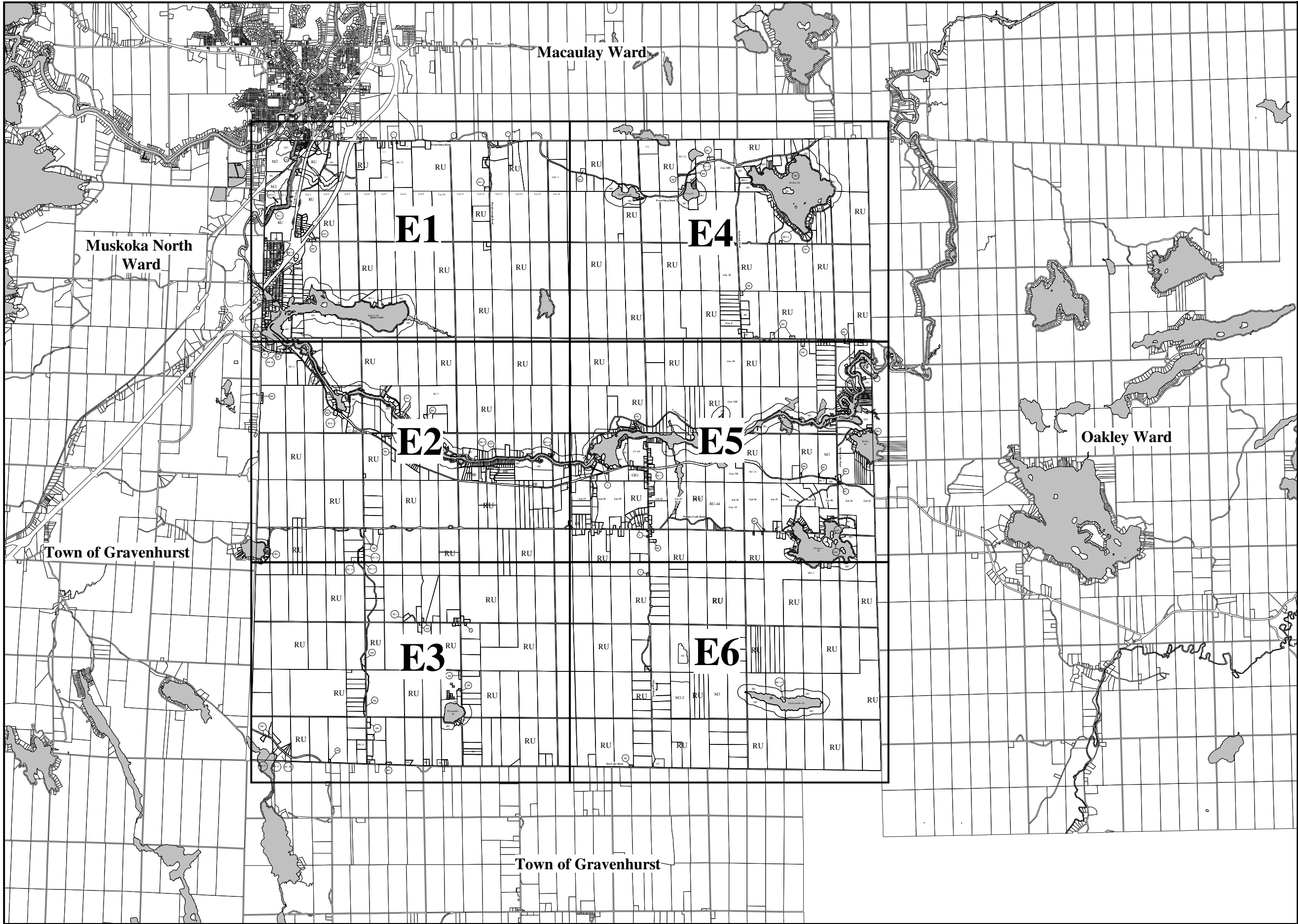


scale 1 : 5,000

DETAIL 'B'



scale 1 : 3,000



**Town of Bracebridge
in the
District of Muskoka**

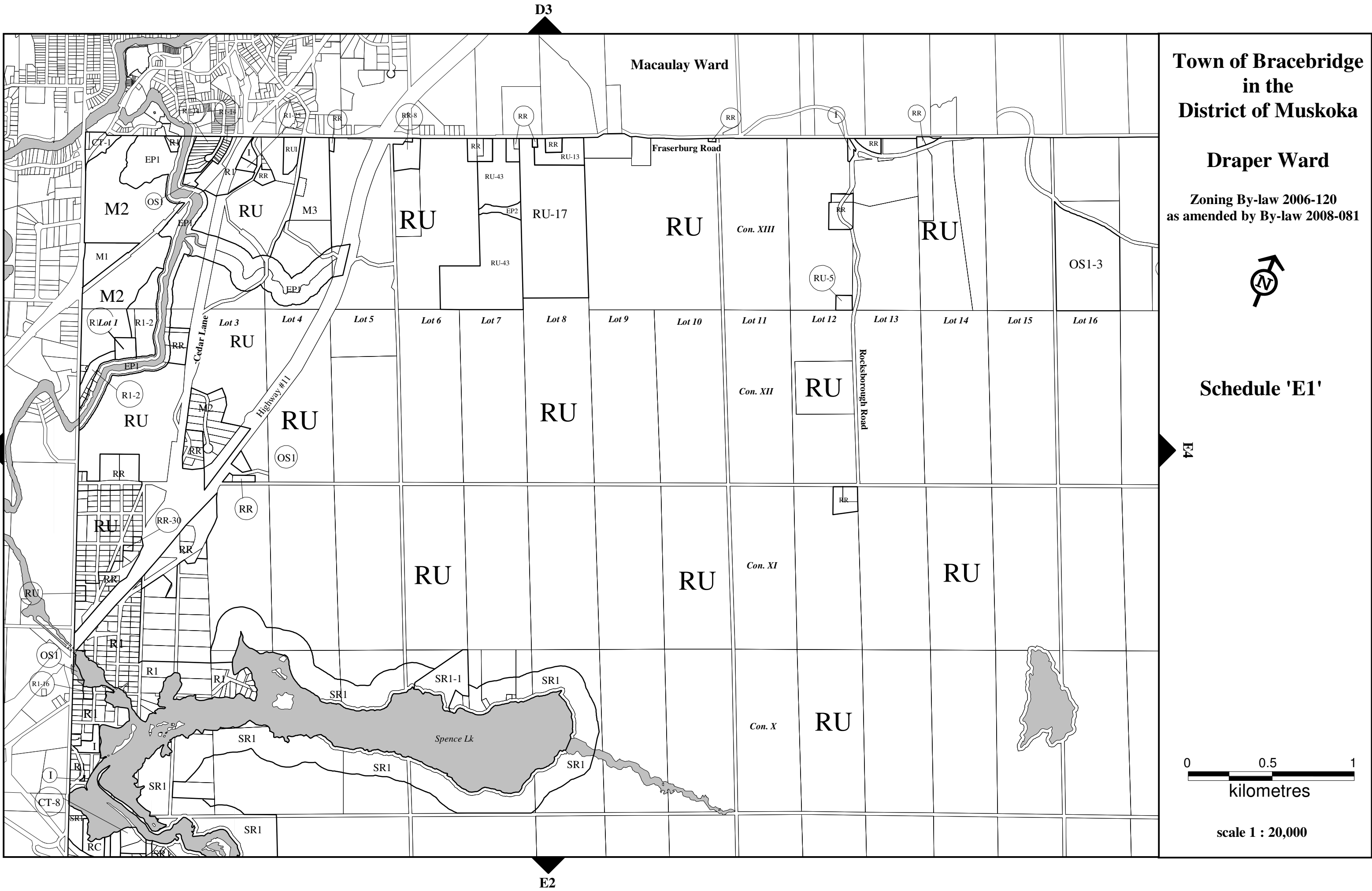
Draper Ward

**Zoning By-law 2006-120
as amended by By-law 2008-081**



0 2 4
kilometres

scale 1 : 80,000



Draper Ward

Schedule 'E2'



scale 1 : 20,000

E2

Town of Bracebridge in the District of Muskoka

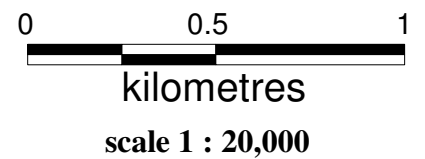
Draper Ward

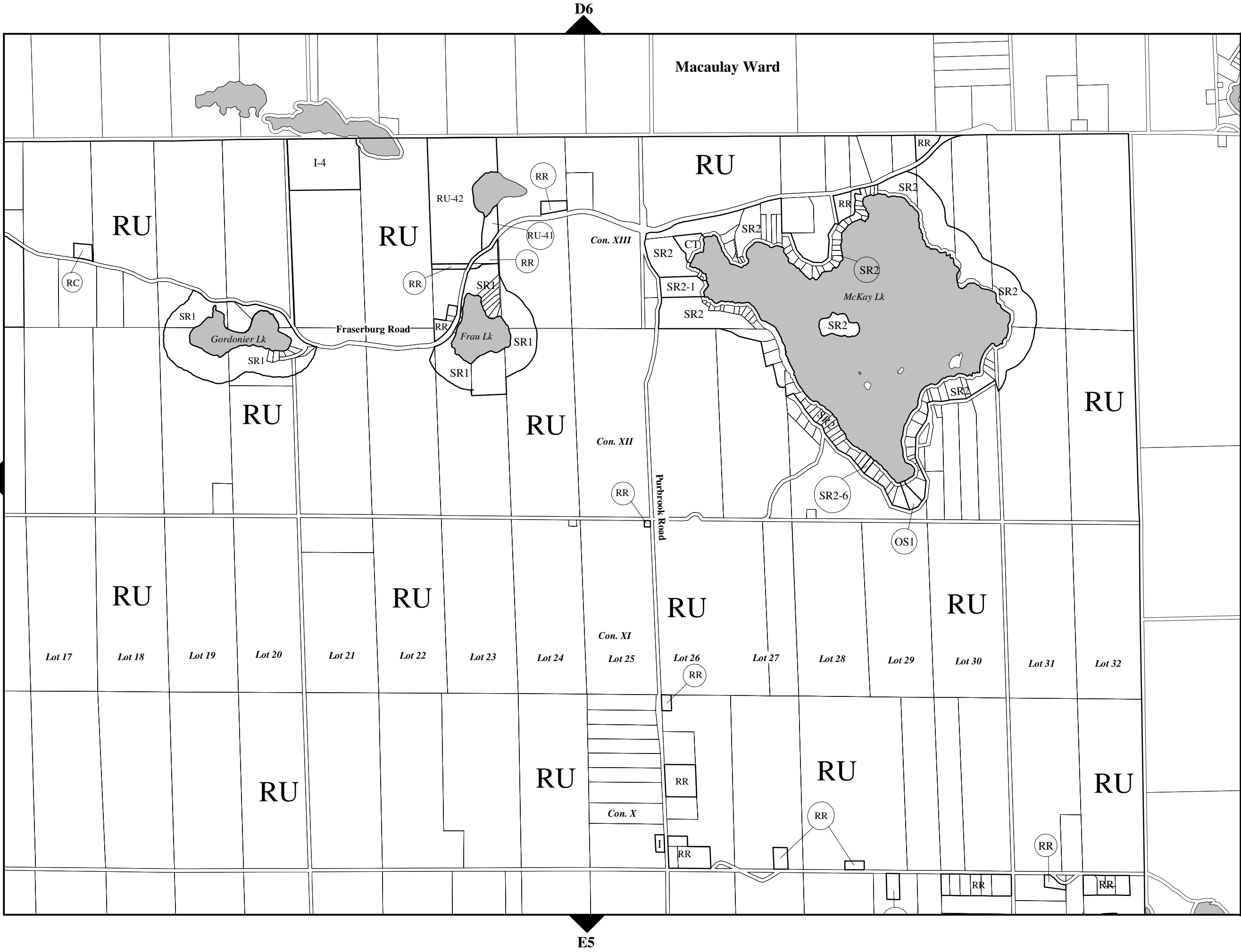
**Zoning By-law 2006-120
as amended by By-law 2008-081**



Schedule 'E3'

36





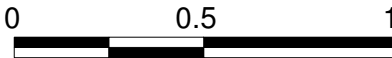
**Town of Bracebridge
in the
District of Muskoka**

Draper Ward

**Zoning By-law 2006-120
as amended by By-law 2008-081**

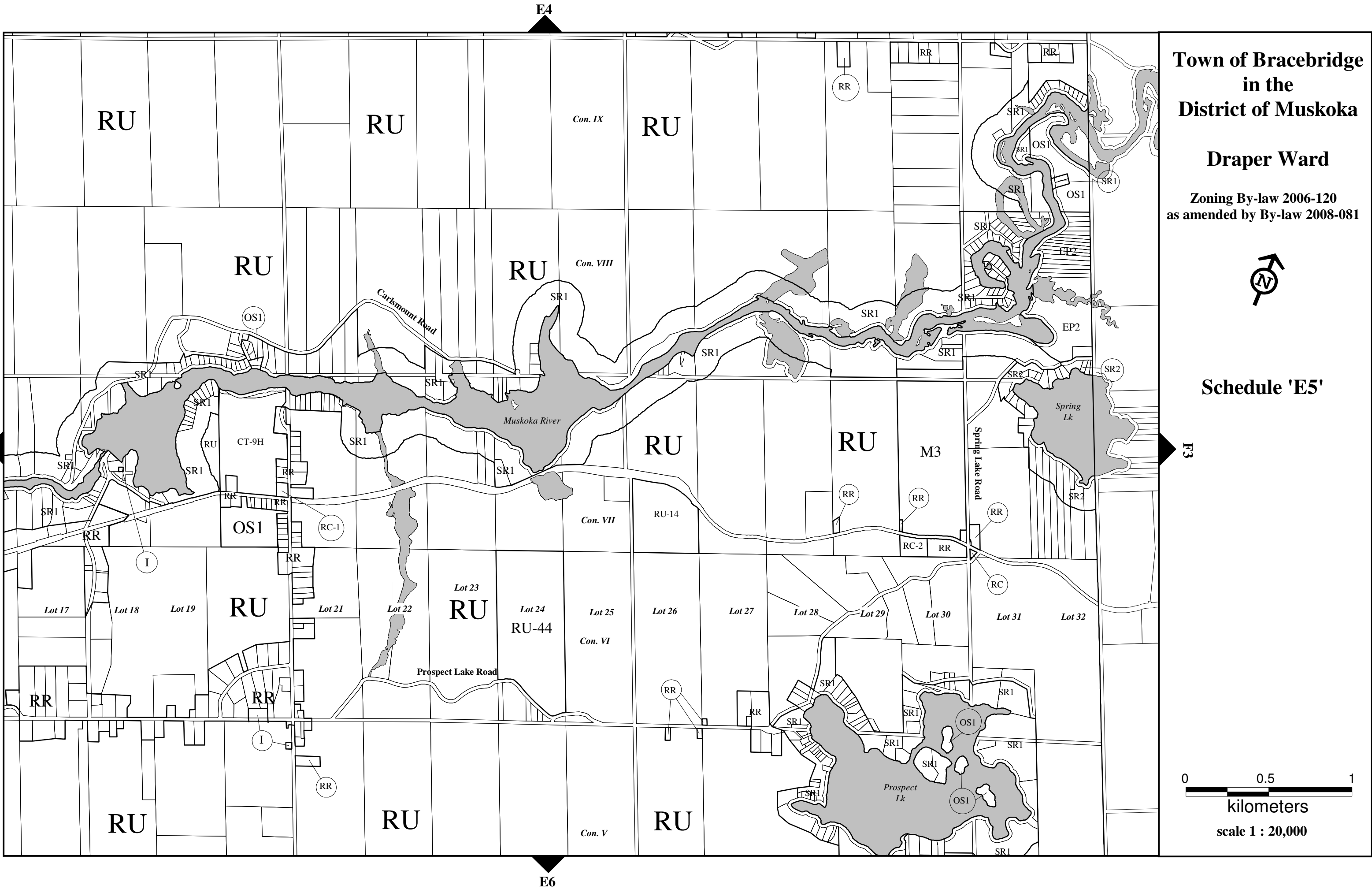


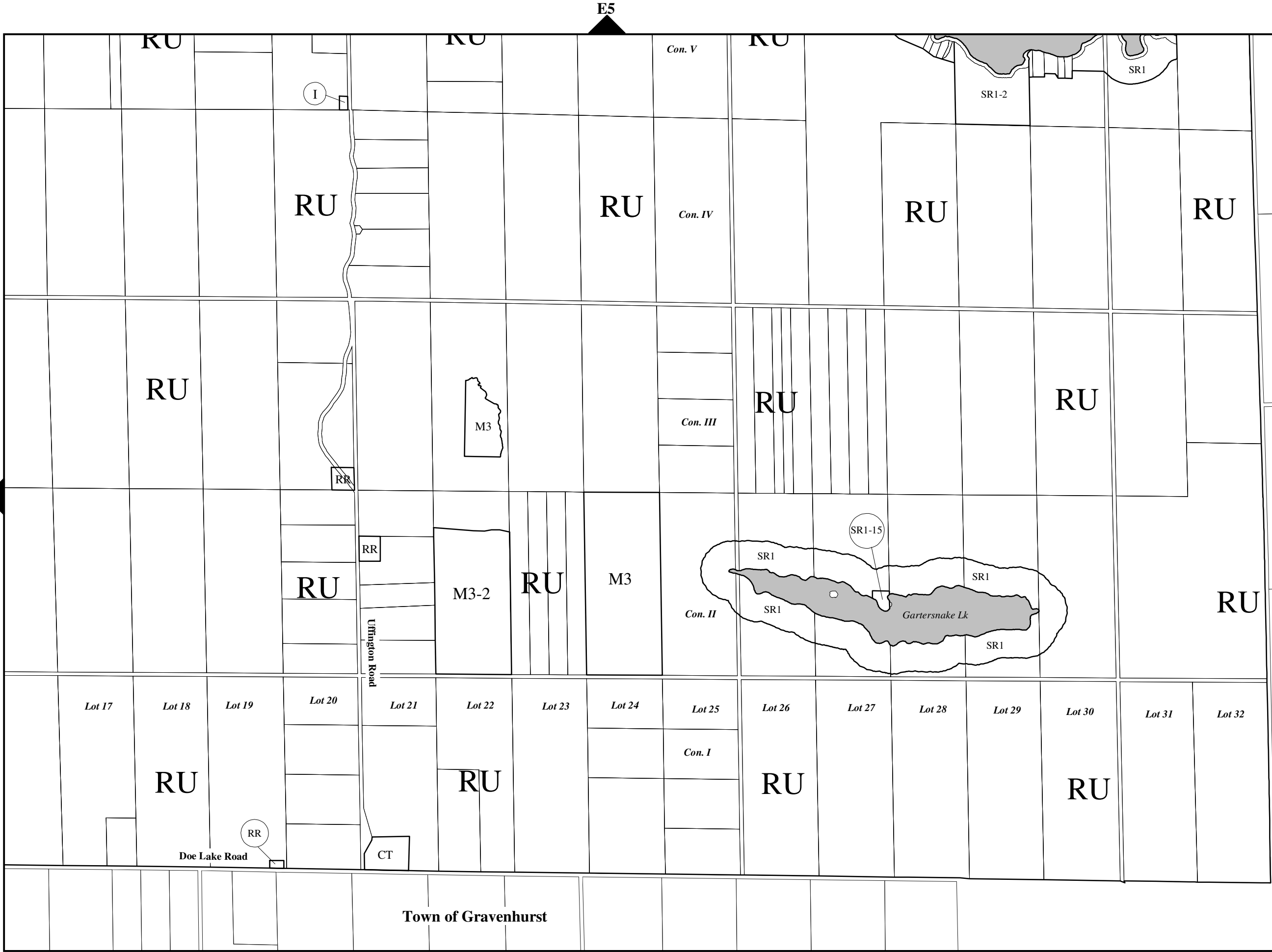
Schedule 'E4'



kilometres

scale 1 : 20,000





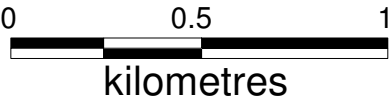
**Town of Bracebridge
in the
District of Muskoka**

Draper Ward

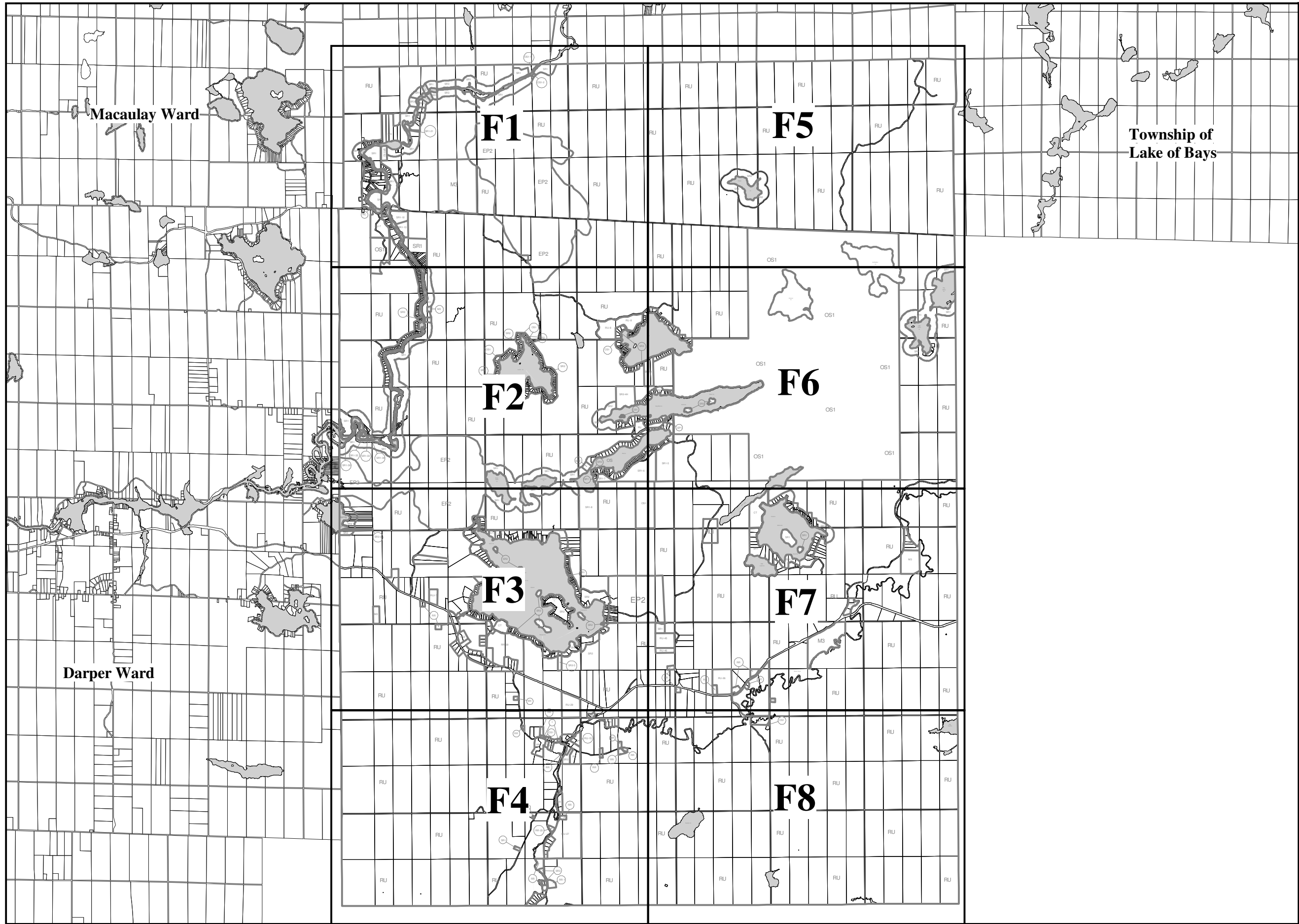
**Zoning By-law 2006-120
as amended by By-law 2008-081**



Schedule 'E6'



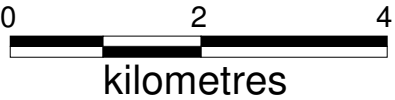
scale 1 : 20,000



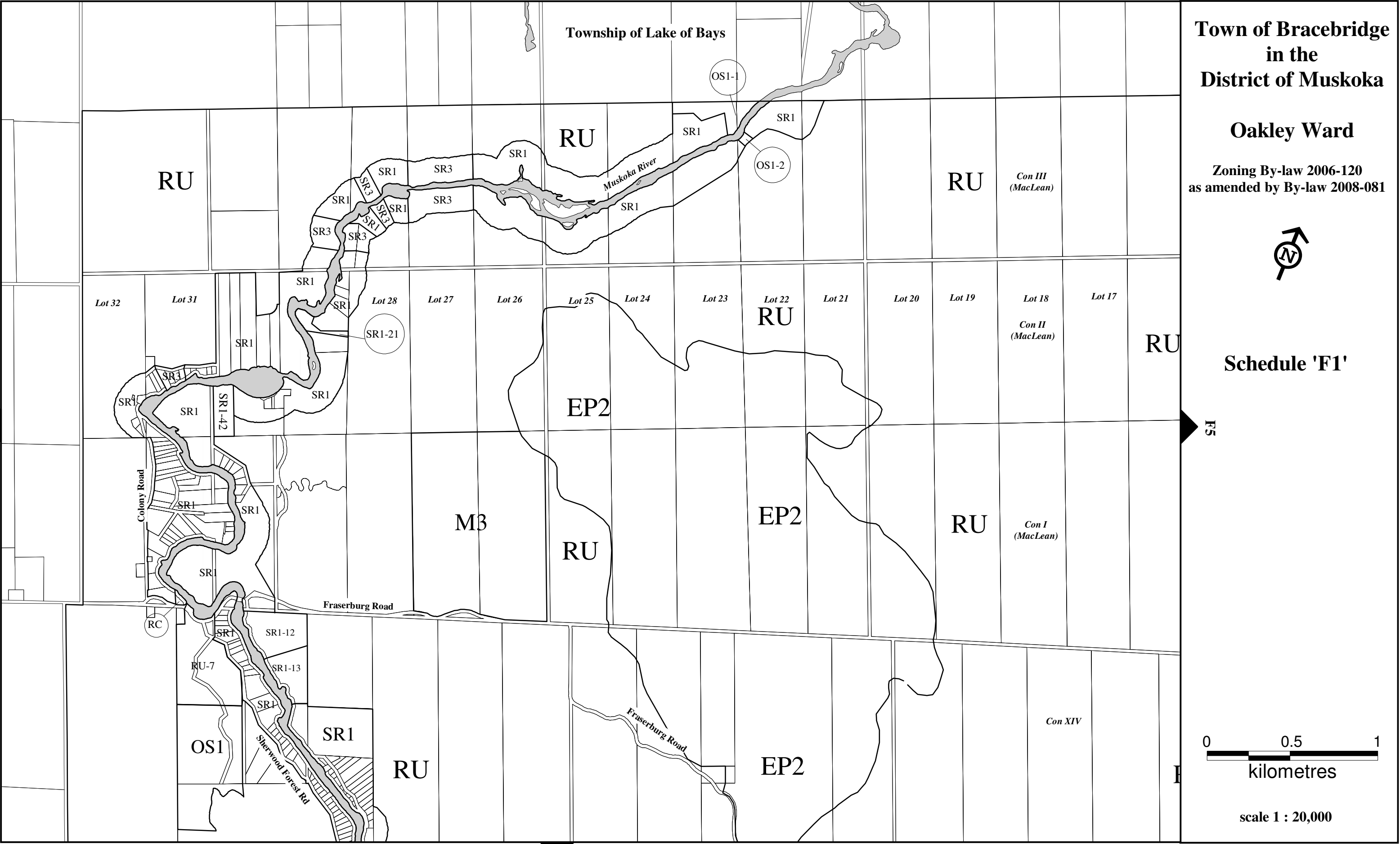
**Town of Bracebridge
in the
District of Muskoka**

Oakley Ward

**Zoning By-law 2006-120
as amended by By-law 2008-081**



scale 1 : 80,000



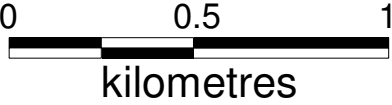
**Town of Bracebridge
in the
District of Muskoka**

Oakley Ward

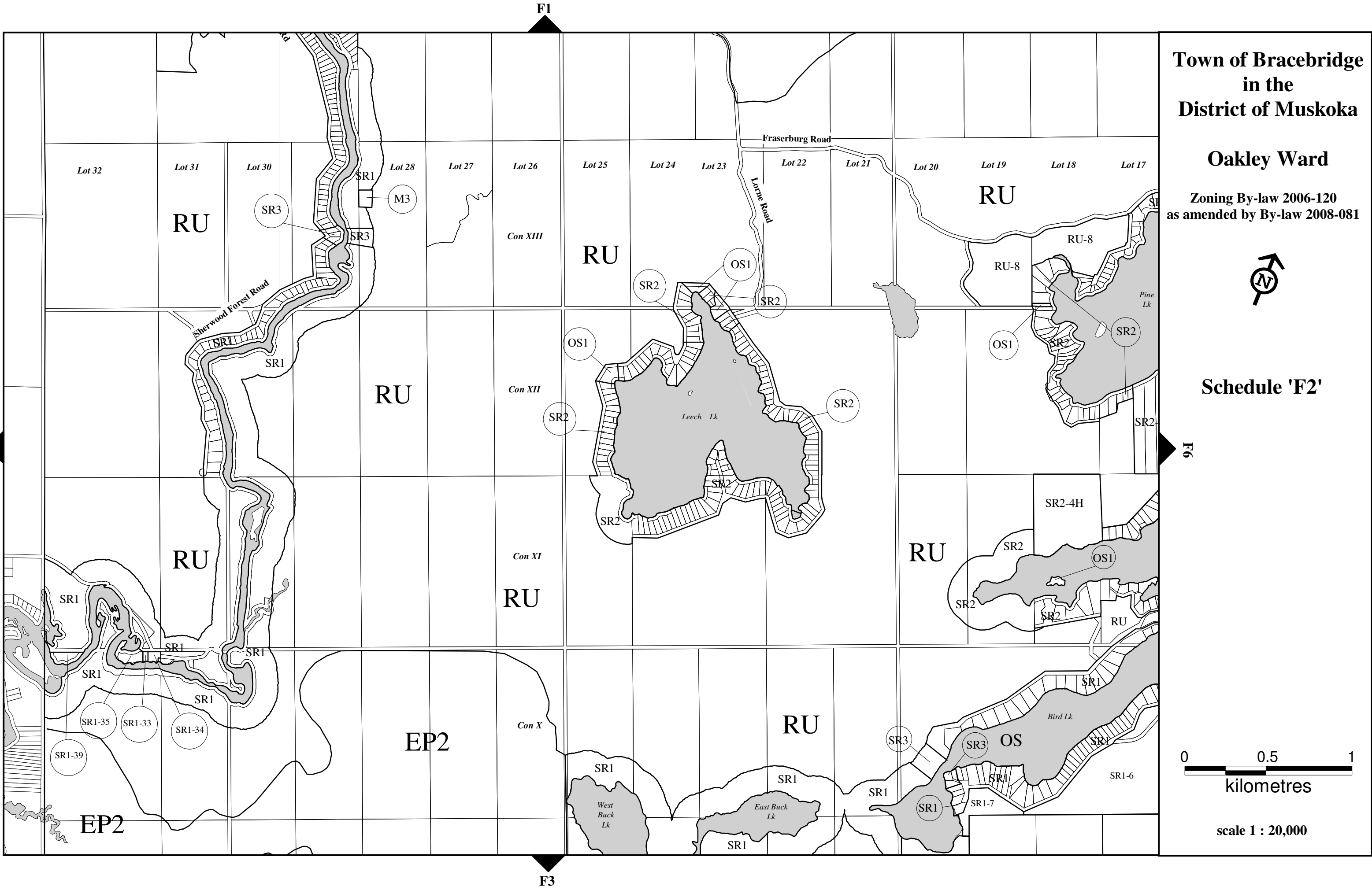
**Zoning By-law 2006-120
as amended by By-law 2008-081**



Schedule 'F1'

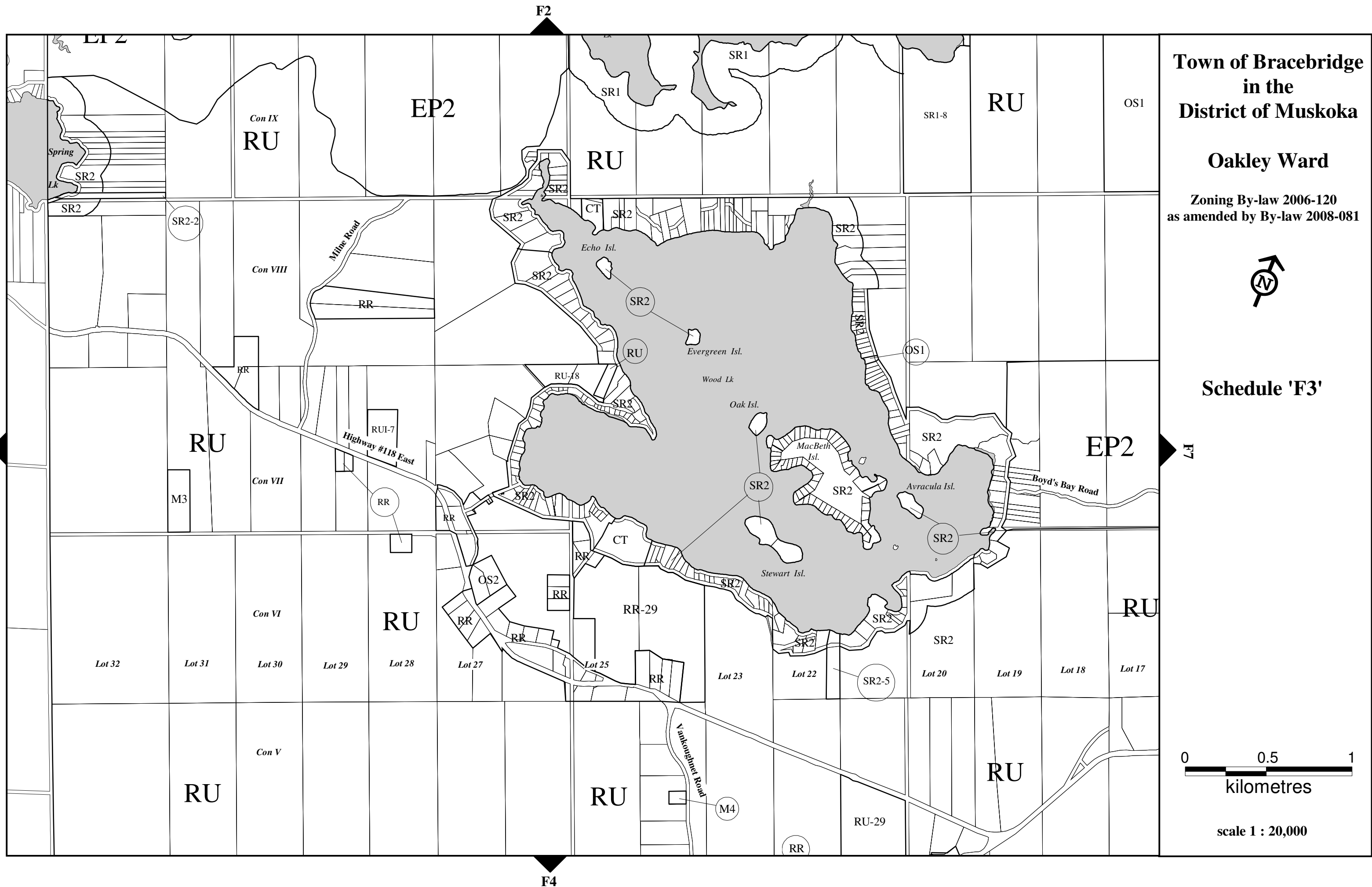
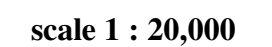


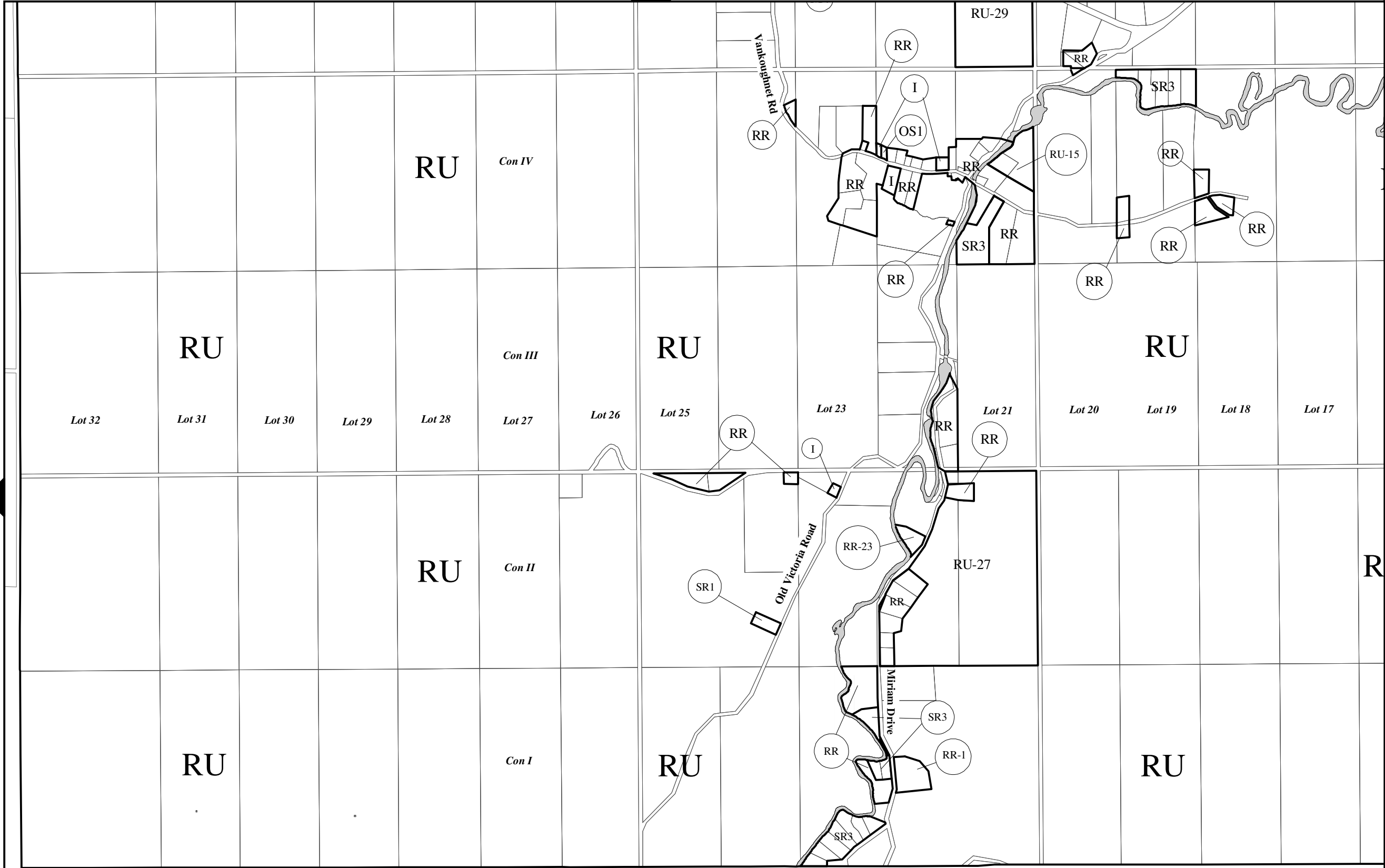
scale 1 : 20,000



Oakley Ward

F7





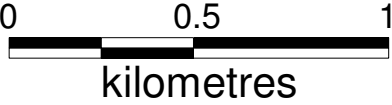
**Town of Bracebridge
in the
District of Muskoka**

Oakley Ward

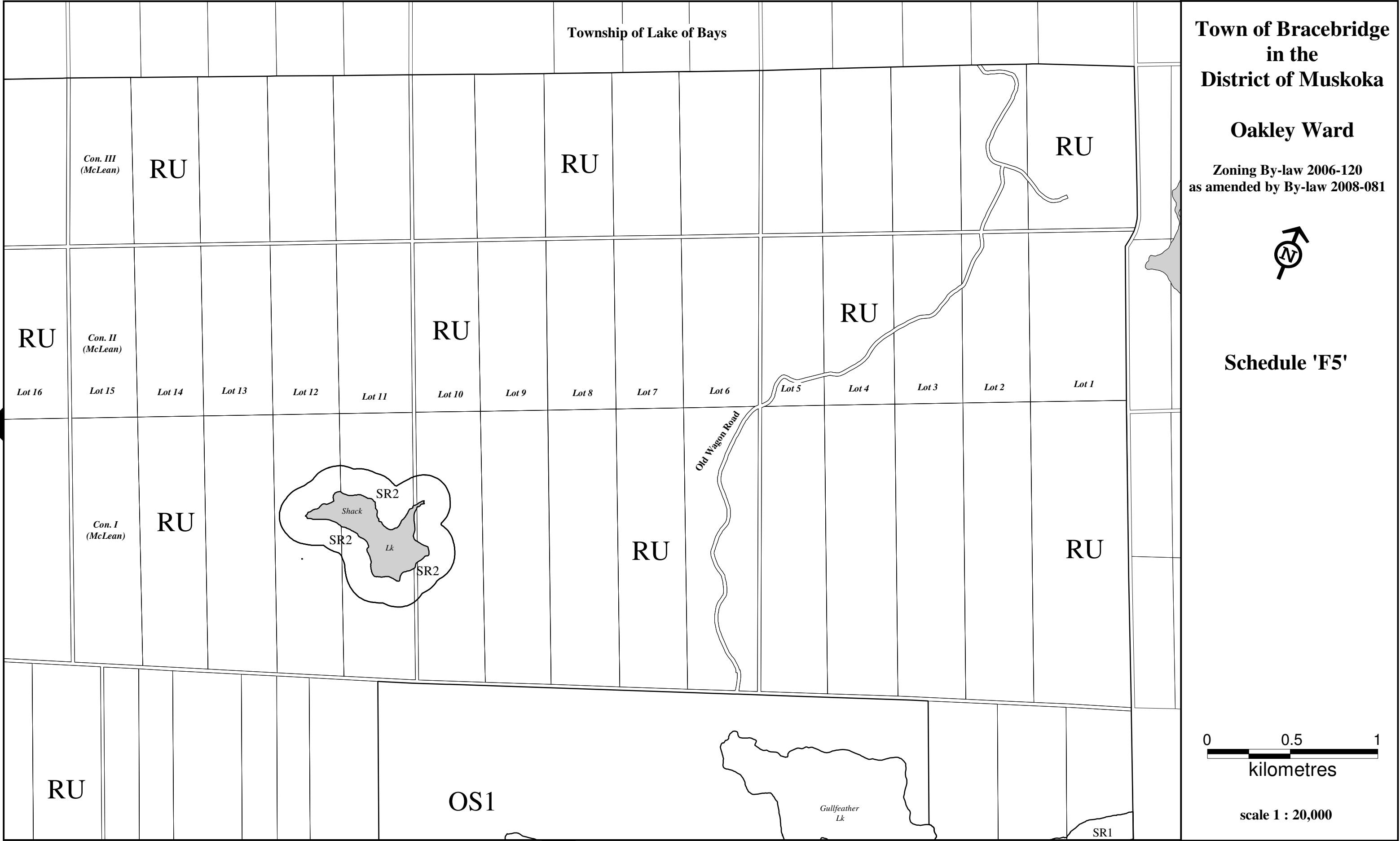
**Zoning By-law 2006-120
as amended by By-law 2008-081**



Schedule 'F4'

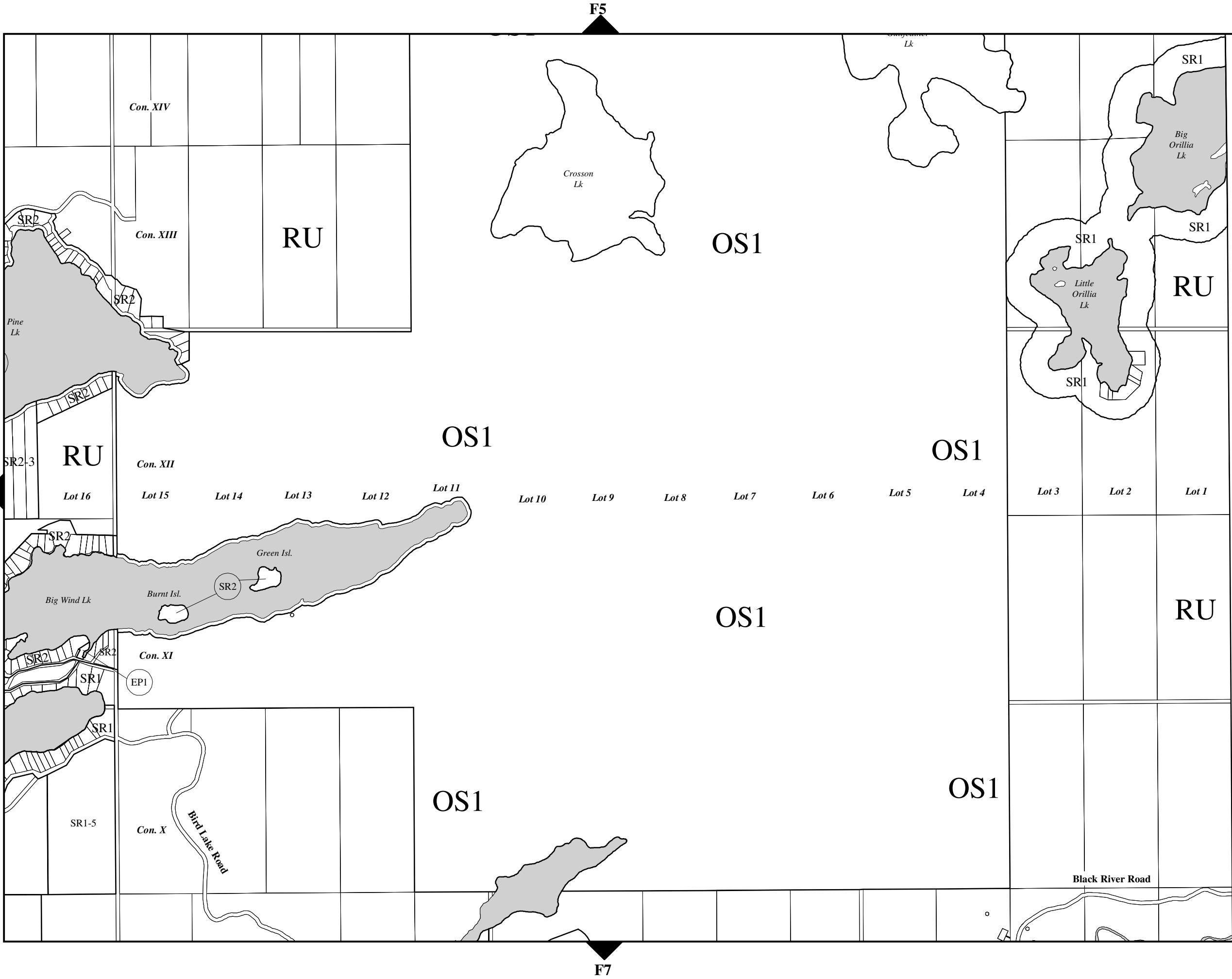


scale 1 : 20,000



F1

F6



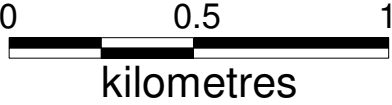
**Town of Bracebridge
in the
District of Muskoka**

Oakley Ward

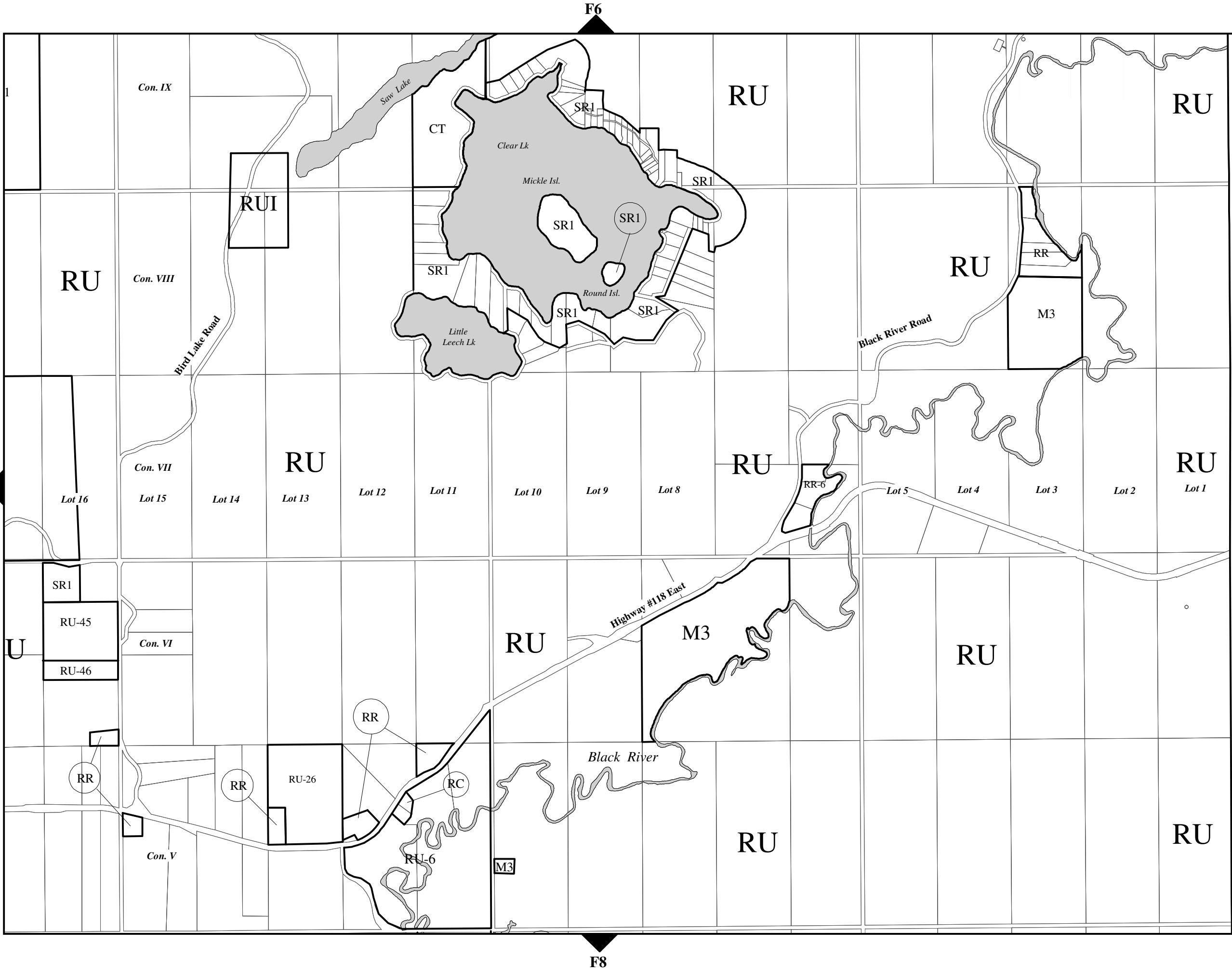
**Zoning By-law 2006-120
as amended by By-law 2008-081**



Schedule 'F6'



scale 1 : 20,000

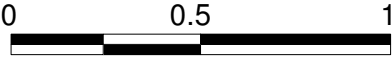


**Town of Bracebridge
in the
District of Muskoka**

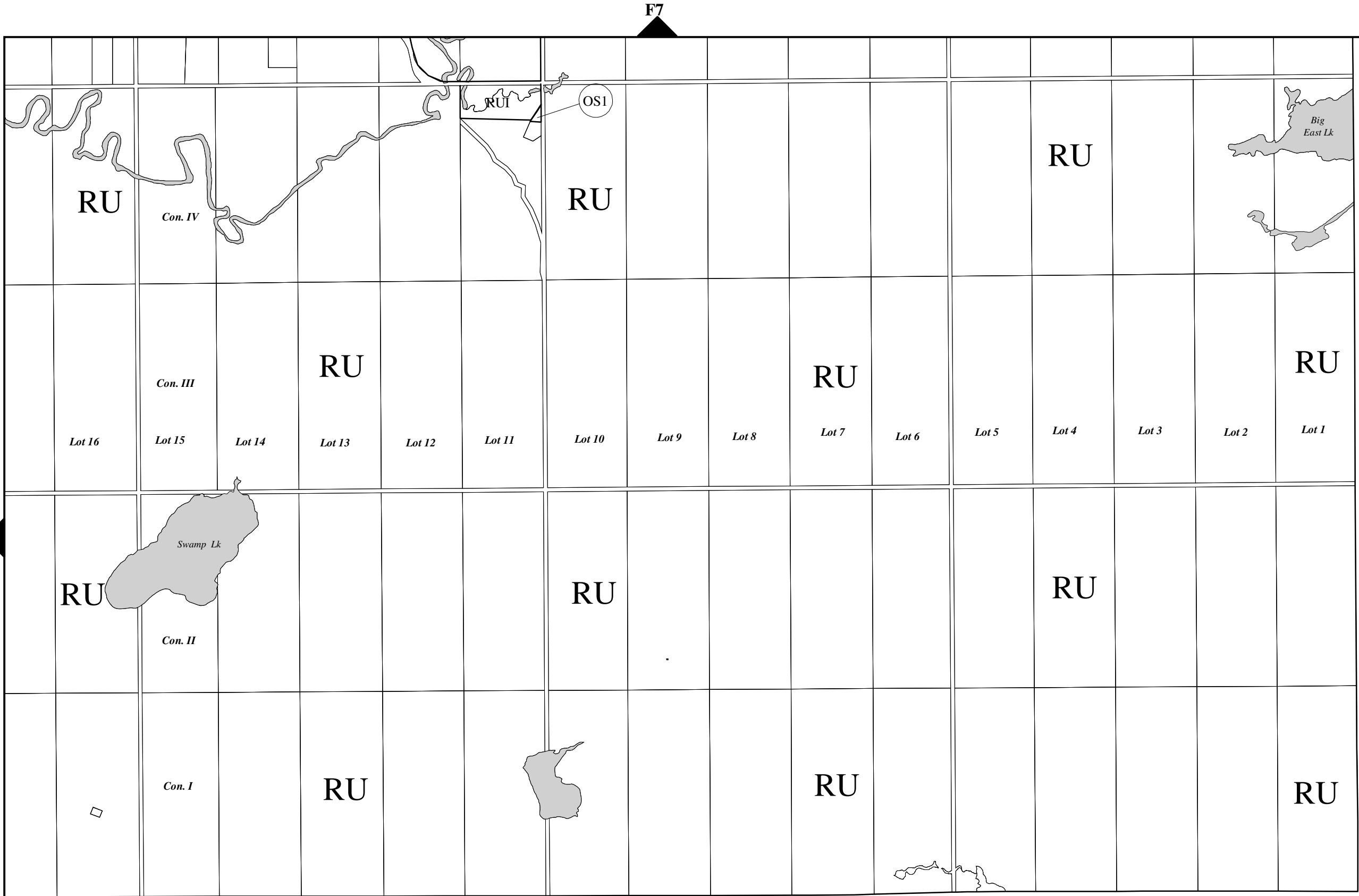
Oakley Ward



Schedule 'F7'



scale 1 : 20,000



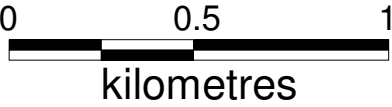
**Town of Bracebridge
in the
District of Muskoka**

Oakley Ward

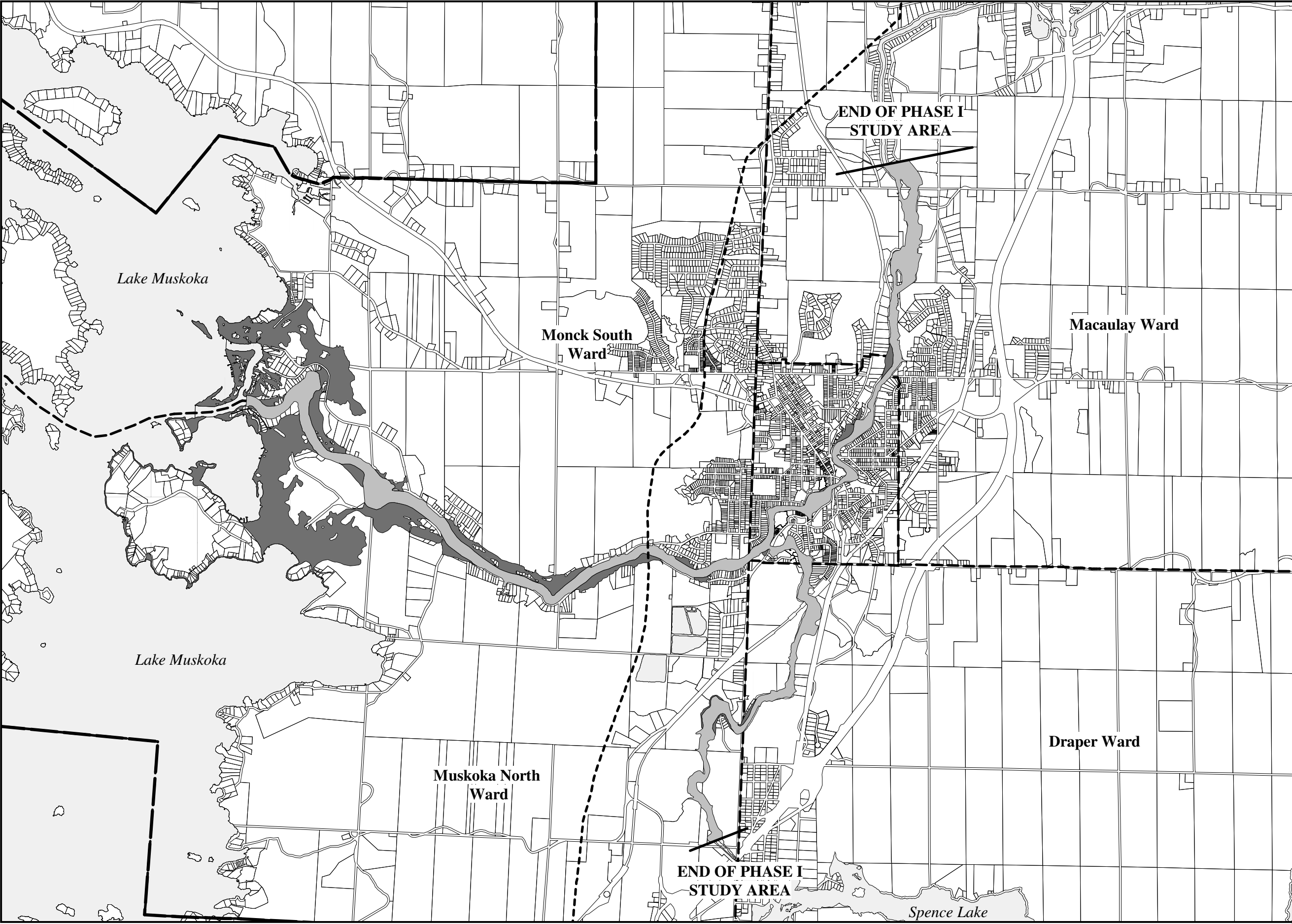
**Zoning By-law 2006-120
as amended by By-law 2008-081**



Schedule 'F8'



scale 1 : 20,000






**Town of Bracebridge
in the
District of Muskoka**

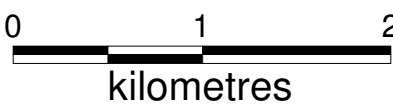
Flood Plain Phase I

Zoning By-law 2006-120
as amended by By-law 2008-081

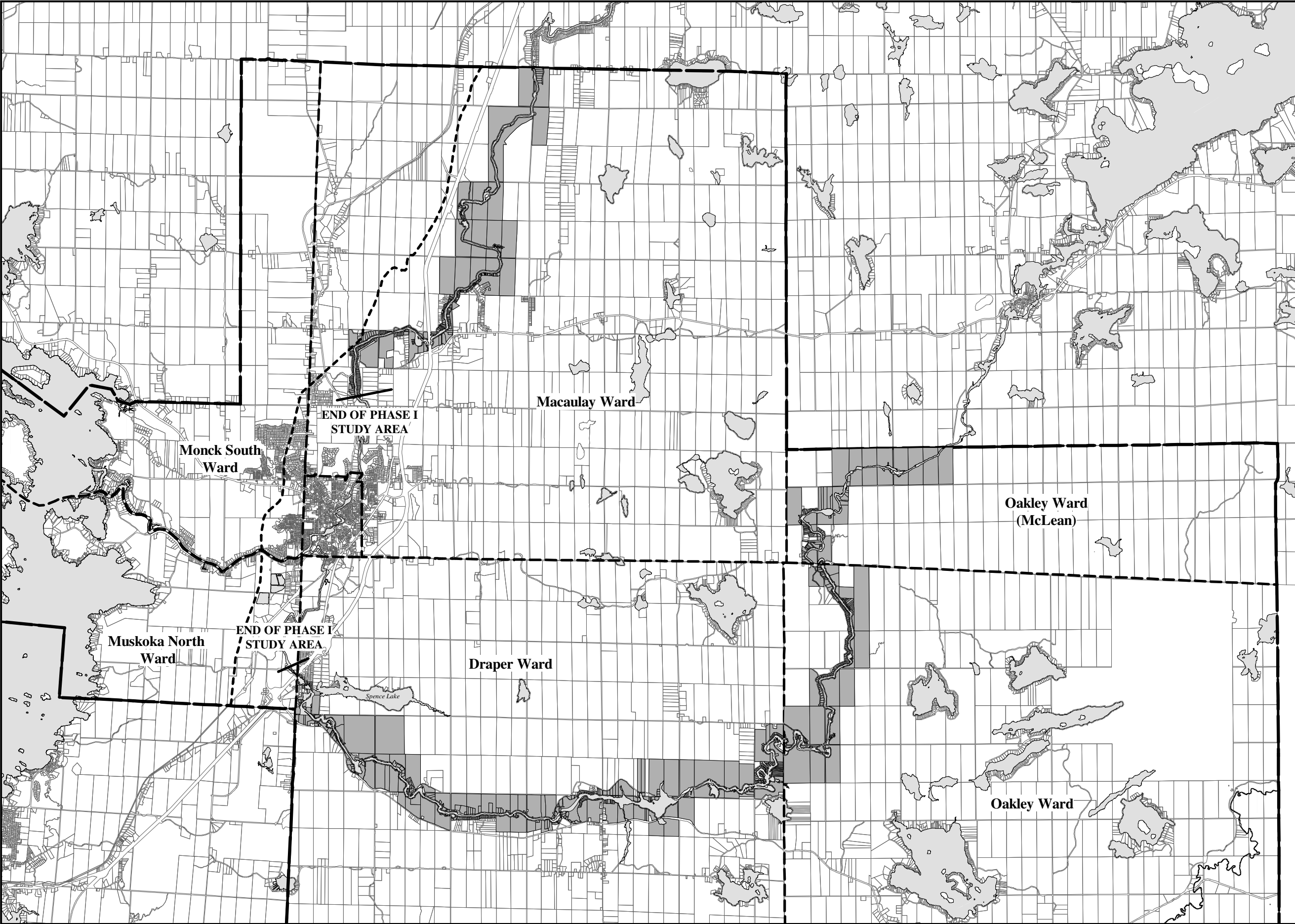


Schedule 'G'

-  **FLOODWAY
PHASE I
ZONE (F1)**
-  **FLOOD FRINGE
PHASE I ZONE
(F2)**
-  **TRANSCANADA
PIPELINE**



scale 1 : 40,000





**Town of Bracebridge
in the
District of Muskoka**

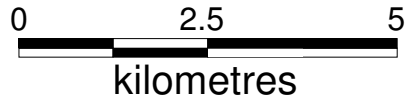
Flood Plain Phase II

Zoning By-law 2006-120
as amended by By-law 2008-081



Schedule 'H'

-  **FLOODPLAIN
PHASE II
ZONE (FP3)**
-  **TRANSCANADA
PIPELINE**



scale 1 : 100,000



**Town of Bracebridge
in the
District of Muskoka**

Parking Policy Area

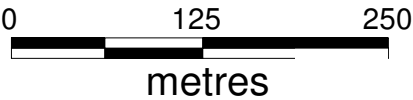
**Zoning By-law 2006-120
as amended by By-law 2008-081**



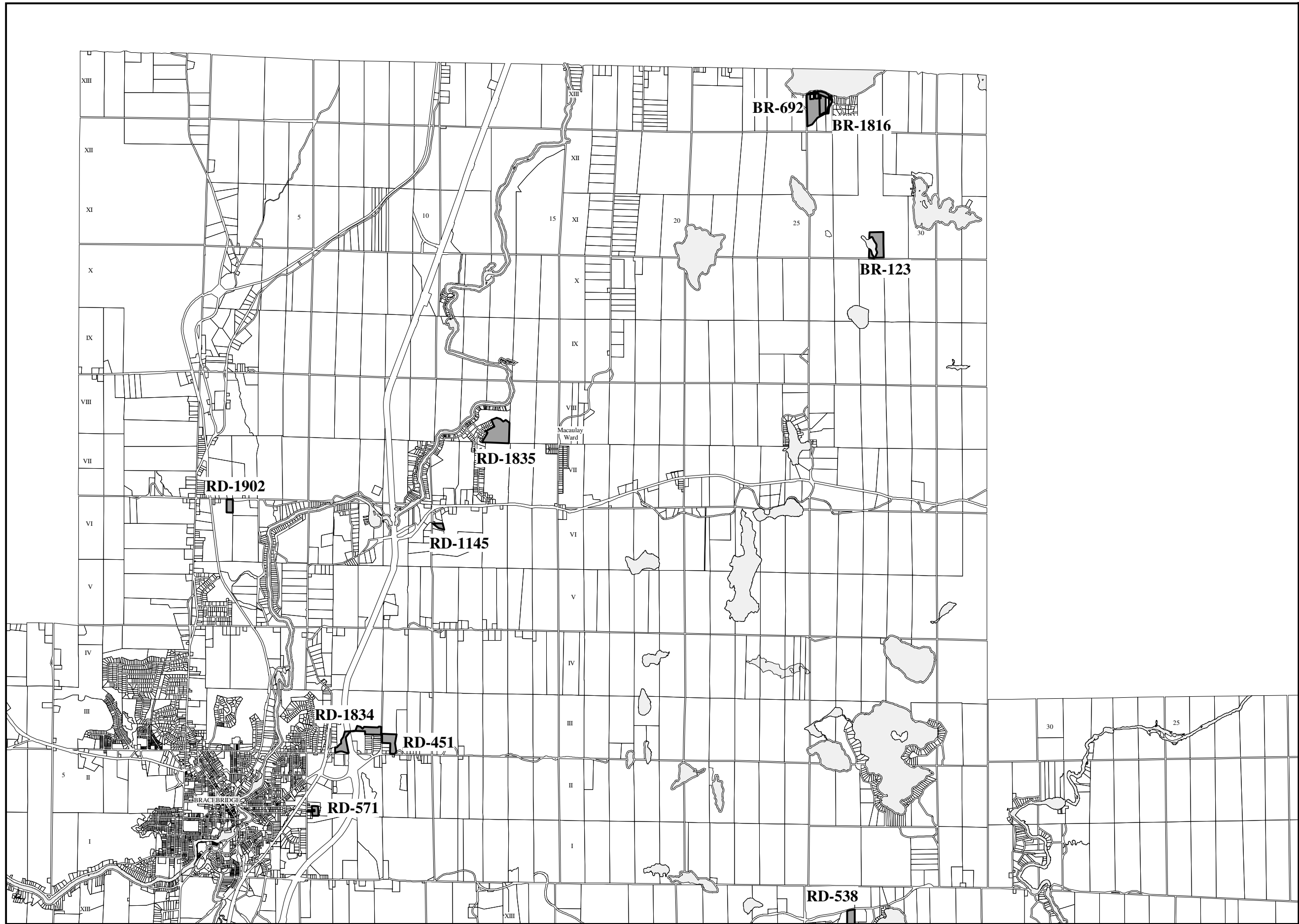
Schedule 'I'

 **PARKING POLICY
AREA**

**Note: This Schedule refers to
provisions in Section 5.7**



scale 1 : 5,000



**Town of Bracebridge
in the
District of Muskoka**

No Building Permits

Available
Zoning By-law 2006-120
as amended by By-law 2008-081

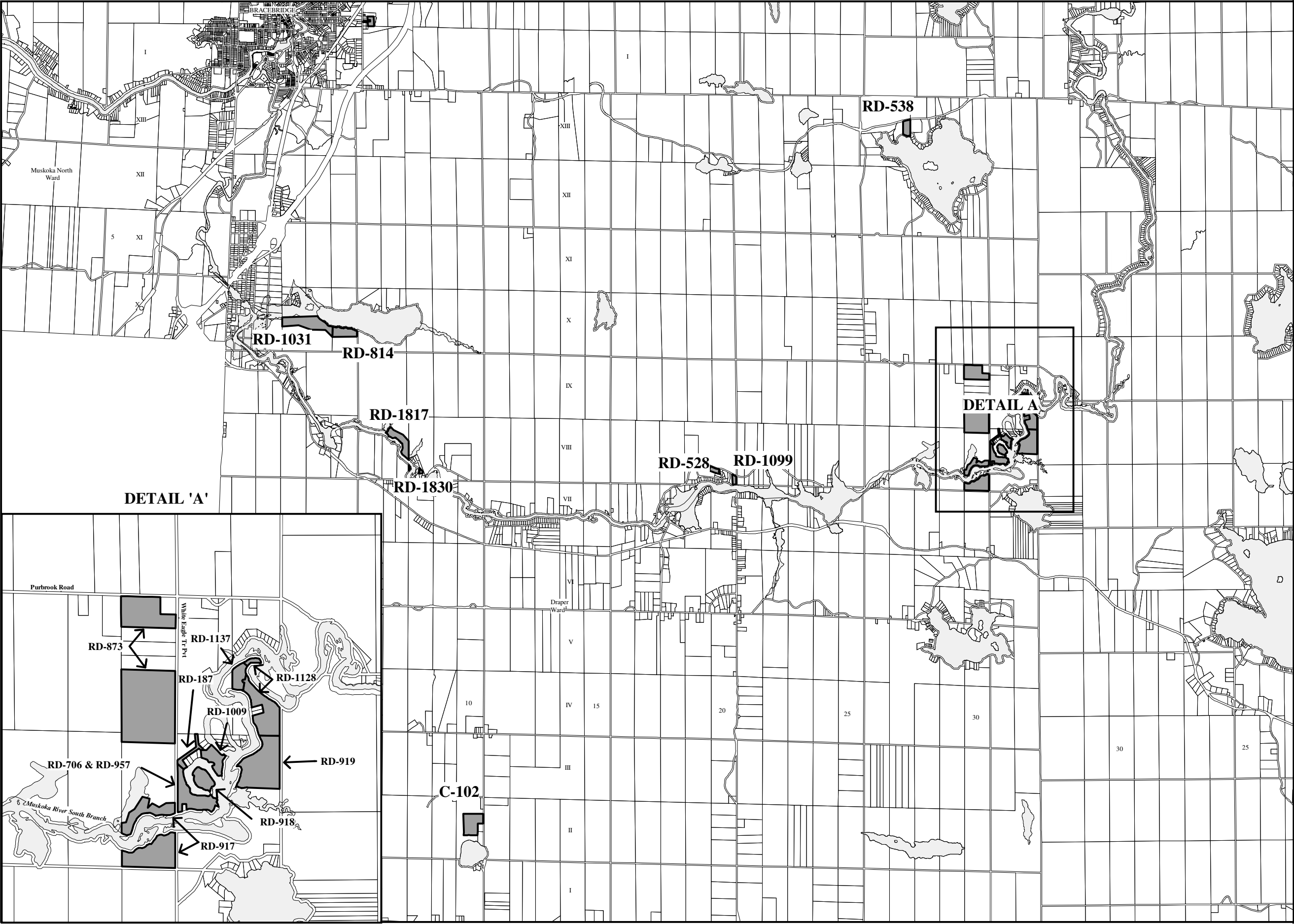


Schedule 'J1'

 **NO BUILDING
PERMIT AVAILABLE**

0 1 2
kilometres

scale 1 : 60,000



**Town of Bracebridge
in the
District of Muskoka**

**No Building Permits
Available**

**Zoning By-law 2006-120
as amended by By-law 2008-081**



Schedule 'J2'

**NO BUILDING
PERMIT AVAILABLE**

0 1 2
kilometres

scale 1 : 60,000

**Town of Bracebridge
in the
District of Muskoka**

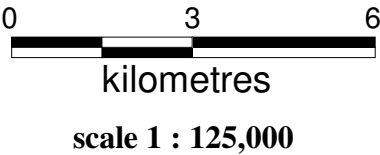
Wetlands

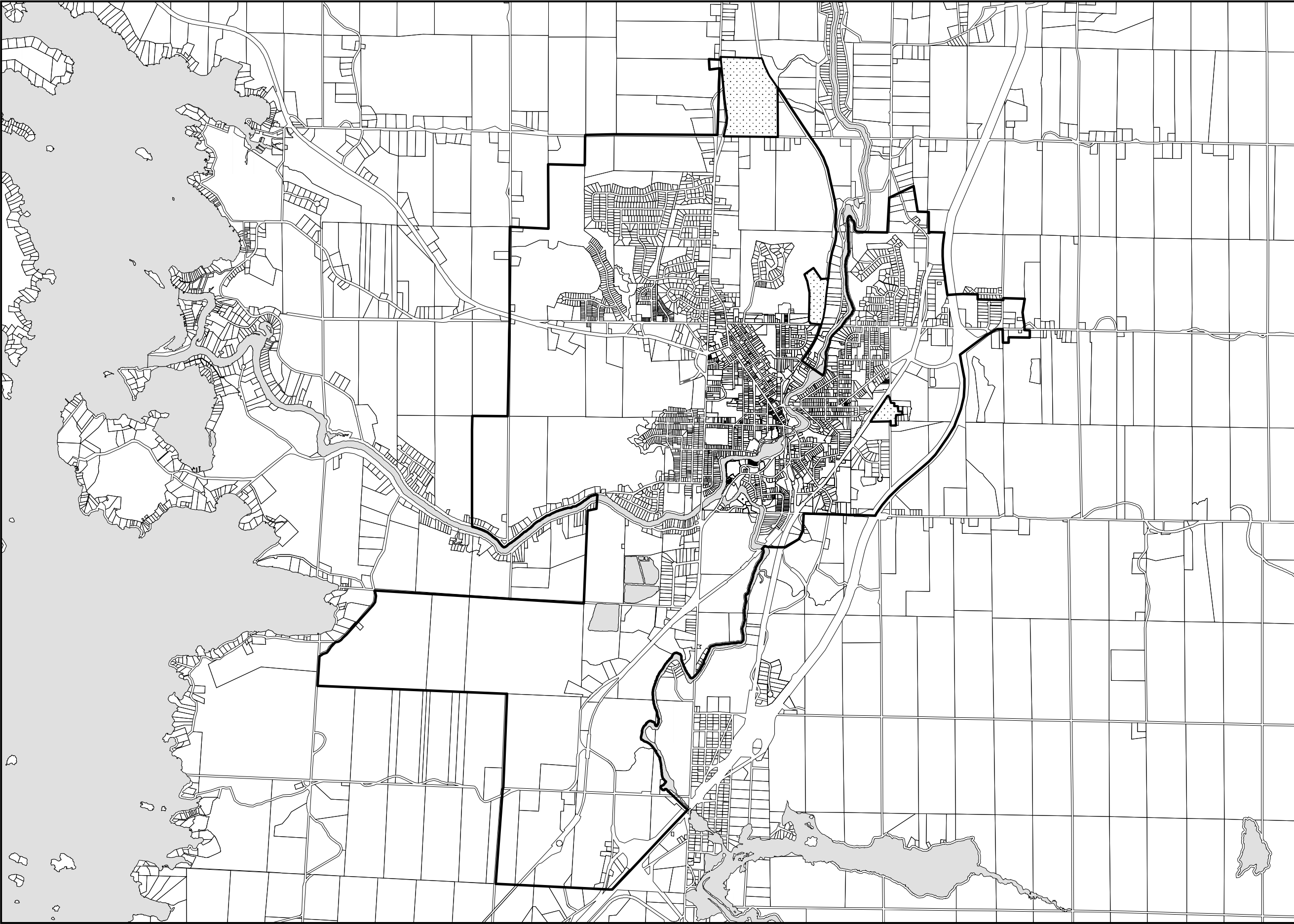
**Zoning By-law 2006-120
as amended by By-law 2008-081**



Schedule 'K'

 **WETLAND
(ZONED EP1)**





**Town of Bracebridge
in the
District of Muskoka**

**Municipal Water and
Sewer Services Area**

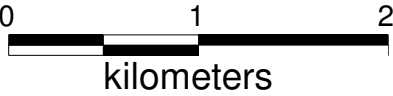
**Zoning By-law 2006-120
as amended by By-law 2008-081**



Schedule 'L'

-  **FULL SERVICE BOUNDARY**
-  **WATER ONLY AREA**

**Note: This Schedule refers to
provisions in Section 4.27**



scale 1 : 40,000