

2023 GENERAL AMMENDMENT to ZONING BY-LAW 2005-120, AS AMENDED
Summary of Revisions
December 12, 2023

Note: Deletions are shown in Column 1 as: ~~crossed-out~~. New items for Council Consideration are shown in Column 2 as **highlighted**. Additions reviewed and agreed to by Council are shown in Column 2 as **highlighted**.

CURRENT ZONING BY-LAW PROVISION	PROPOSED ZBL AMENDMENT	REASON FOR AMENDMENT
SECTION 2: DEFINITIONS	SECTION 2: DEFINITIONS	
<p>2.28 DWELLING, CONVERTED</p> <p><i>A dwelling constructed as a single-family dwelling, the interior of which has been altered to contain two dwelling units.</i></p>	<p>- amend subsection as follows:</p> <p>2.28 DWELLING, CONVERTED</p> <p><i>A dwelling constructed as a single-family dwelling, the interior of which has been altered to contain two dwelling units, being a main dwelling unit and an additional dwelling unit.</i></p> <p>Notes: - July 25, 2023: Council agreed</p>	<p>Clarify that converted dwellings contain an additional dwelling unit</p>
<p>2.29 DWELLING, DUPLEX</p> <p><i>A dwelling that is divided horizontally into two separate dwelling units, each of which has an independent entrance either directly from outside the building or through a common vestibule.</i></p>	<p>- amend subsection as follows:</p> <p>2.29 DWELLING, DUPLEX</p> <p><i>A dwelling that is divided horizontally into two separate dwelling units, being a main dwelling unit and an additional dwelling unit, each of which has an independent entrance either directly from outside the building or through a common vestibule.</i></p> <p>Notes: - July 25, 2023: Council agreed</p>	<p>Clarify that duplex dwellings contain an additional dwelling unit</p>
<p>2.32 DWELLING, SEMI-DETACHED</p> <p><i>A dwelling that is divided vertically by a common wall into two separate dwelling units, each of which has an independent entrance either directly from outside the building or through a common vestibule.</i></p>	<p>- amend subsection as follows:</p> <p>2.32 DWELLING, SEMI-DETACHED</p> <p><i>A dwelling that is divided vertically by a common wall into two separate dwelling units, being a main dwelling unit and an additional dwelling unit, each of which has an independent entrance either directly from outside the building or through a common vestibule.</i></p> <p>Notes: - July 25, 2023: Council agreed</p>	<p>Clarify that semi-detached dwellings contain an additional dwelling unit</p>
	<p>- add the following subsection:</p> <p>2.36 DWELLING UNIT, ADDITIONAL</p> <p><i>A self-contained dwelling unit which is accessory to the main dwelling unit, and which is located either within the main building or within an accessory structure on the same lot.</i></p> <p>Notes: - July 25, 2023: Council agreed</p>	<p>New definition of Additional Dwelling Unit.</p> <p>Also add Additional Dwelling Unit – See Dwelling Unit, Additional</p>
	<p>- add the following subsection:</p> <p>2.39 DWELLING UNIT, MAIN</p> <p><i>A dwelling designed or used for the main use of the lot on which the dwelling is located.</i></p>	<p>A definition is required to establish the difference between the main use and additional dwelling units, which are</p>

	<p>Notes:</p> <ul style="list-style-type: none"> - July 25, 2023: Council agreed 	<p>accessory to the main use.</p> <p>Also add Main Dwelling Unit – See Dwelling Unit, Main</p>
<p>2.96 MARINE FACILITY WIDTH</p> <p>The shortest distance between two parallel lines, which are drawn so that the <i>marine facility</i> lies entirely between them, and one of which is perpendicular to a line tangent to the <i>front lot line</i> of the abutting <i>lot</i> where that parallel line intersects the <i>front lot line</i>. (See Illustration 5 at end of Section 2.)</p>	<p>- amend the following subsection:</p> <p>2.98 MARINE FACILITY WIDTH</p> <p>The shortest distance between two parallel lines, which are drawn so that the <i>marine facility</i> lies entirely between them, and one of which is perpendicular to a line tangent to the <i>front lot line</i> of the abutting <i>lot</i> where that parallel line intersects the <i>front lot line</i>. (See Illustration 5 at end of Section 2.)</p> <p>Notes:</p> <ul style="list-style-type: none"> - July 25, 2023: Council agreed - November 28, 2023: Council directed staff to remove changes and revert to existing language. - December 12, 2023: 	<p>Simple interpretation. Normally, easily agreed upon with limited technical experience, especially as the lake levels change.</p> <p>Repeatable and easily validated by survey (for dispute or sale of property) and legally clear.</p>
	<p>- add the following subsection:</p> <p>2.151 SAUNA, OUTDOOR</p> <p>An accessory building or structure wherein facilities are provided for the purpose of a steam bath and may include a change room, having a maximum gross floor area of 10 square metres.</p> <p>Notes:</p> <ul style="list-style-type: none"> - July 25, 2023: Council agreed 	<p>New definition of Outdoor Sauna, to permit detached saunas.</p> <p>Also add Outdoor Sauna – See Sauna, Outdoor</p>
	<p>- amend the following subsection:</p> <p>Re-number subsection 2 – DEFINITIONS, and references accordingly.</p> <p>Notes:</p> <ul style="list-style-type: none"> - July 25, 2023: Council agreed 	<p>To accommodate the addition of new definitions.</p>
	<p>- amend the following illustration:</p> <p>ILLUSTRATION 5 – RAFT AND MARINE FACILITY WIDTH AND REQUIRED SETBACK</p> <p>Notes:</p> <ul style="list-style-type: none"> - July 25, 2023: Council agreed - November 28, 2023: Council directed staff to remove changes and revert to existing language. - December 12, 2023: 	<p>Illustration 5 will be updated to recognize that marine facility setbacks and width relate to a straight line projection of the side lot line.</p>
SECTION 3: GENERAL PROVISIONS	SECTION 3: GENERAL PROVISIONS	
	<p>- add the following subsection:</p> <p>3.1(c) ADDITIONAL DWELLING UNITS</p> <p>Where an additional dwelling unit is a permitted use, despite any provision of this By-law, it is permitted subject to the following requirements:</p> <ul style="list-style-type: none"> (i) An additional dwelling unit shall only be permitted on lots which permit a residential use, other than an accessory residential use. (ii) An additional dwelling unit shall be developed in the form of a single family dwelling, semi-detached dwelling, duplex dwelling, or converted dwelling. (iii) On a lot which does not have full municipal water and sewage services, a maximum 	<p>Detailed provision related to Additional Dwelling Units.</p> <p>Some provisions are included to conform or be consistent with Planning regulations such as the Planning Act, the County of Haliburton Official Plan and the Municipality of Dysart Official Plan.</p>

	<p>of one <i>additional dwelling unit</i> shall be permitted.</p> <p>(iv) On a lot which does not have full municipal water and sewage services, a well and septic report is required to accompany a Building Permit for the <i>additional dwelling unit</i>.</p> <p>(v) An <i>additional dwelling unit</i> shall only be permitted on a lot with frontage on a fully maintained street.</p> <p>(vi) A minimum of one additional parking space shall be provided for the <i>additional dwelling unit</i> in accordance with Section 3.22 of this By-law.</p> <p>(vii) Despite the provisions of this By-law, where an <i>accessory building</i> is an <i>additional dwelling unit</i>, the <i>additional dwelling unit</i> shall comply with the <i>minimum lot line setbacks</i> for a <i>main dwelling</i>.</p> <p>(viii) No part of an <i>accessory dwelling unit</i> shall be located within the <i>front yard</i>.</p> <p>(ix) An <i>additional dwelling unit</i> and its leaching bed shall not be permitted within 300 metres of a lake trout lake that is classified as "at capacity" for additional development.</p> <p>(x) The maximum <i>gross floor area</i> of an <i>additional dwelling unit</i> shall not be greater than 75% of the <i>gross floor area</i> of the <i>main dwelling unit</i>.</p> <p>(xi) Despite the provisions of this By-law, no <i>minimum floor area</i> shall be required for an <i>additional dwelling unit</i>, except as may be required by the building or fire code.</p> <p>(xii) An <i>additional dwelling unit</i> shall not be used as a short-term rental.</p> <p>Notes: - July 25, 2023: Council directed that staff remove the provision requiring use of the same entrance. - September 26, 2023: Council agreed. - amend subsection as follows:</p>	<p>Others are proposed to ensure the units are properly serviced without impacting adjacent uses.</p> <p>Others are proposed on the basis of good planning, to maintain the character of Municipality, and its villages and hamlets.</p> <p>As per Council direction, staff removed the provision that required the additional residential unit to share the same entrance as the main dwelling. This is supported by the Road Department who note that they will not issue an additional entrance permit unless it is safe and meets the municipal requirements.</p>
<p>3.1(e) MARINE FACILITIES</p> <p>Where a <i>marine facility</i> is a <i>permitted use</i> in a LR or EP Zone, despite any setback provision of this By-law it is also <i>permitted</i> in a <i>minimum setback area</i> abutting a <i>shoreline</i> or <i>high water mark</i> abutting the LR or EP Zone, and it is <i>permitted</i> subject to the following requirements.</p> <p>A <i>marine facility</i> shall be located entirely below the <i>high water mark</i>, unless it is a boat launching ramp or a marine railway, part of which may be located above the <i>high water mark</i>.</p> <p>Despite any setback provision of this By-law, a <i>marine facility</i> shall be located no closer to a <i>side lot line</i> that is not a <i>shoreline</i>, or to a line projected into the water from the intersection of the <i>side lot line</i> and the <i>front lot line</i>, which projected line is perpendicular to a line tangent to the <i>front lot line</i> at that intersection than:</p> <ul style="list-style-type: none"> - In the case of a lot having a <i>lot frontage</i> of 33.5 metres or less, the <i>minimum setback</i> is 4.5 metres; - In the case of a lot having a <i>lot frontage</i> greater than 33.5 metres, the <i>minimum setback</i> is 7.5 metres; and - If the <i>marine facility</i> serves two abutting lots, it may straddle or abut the <i>lot line</i> between the two lots. <p>(See Illustration 5 at end of Section 2.)</p> <p>The sum total of the <i>marine facility width</i>, plus the <i>marine facility widths</i> of all <i>marine facilities</i> already located on the lot or in the LR or EP Zone abutting the lot, shall not exceed 30% of the <i>lot frontage</i> or 12 metres, whichever is less.</p>	<p>3.1(d) MARINE FACILITIES</p> <p>Where a <i>marine facility</i> is a <i>permitted use</i> in a LR or EP Zone, despite any setback provision of this By-law it is also <i>permitted</i> in a <i>minimum setback area</i> abutting a <i>shoreline</i> or <i>high water mark</i> abutting the LR or EP Zone, and it is <i>permitted</i> subject to the following requirements.</p> <p>A <i>marine facility</i> shall be located entirely below the <i>high water mark</i>, unless it is a boat launching ramp or a marine railway, part of which may be located above the <i>high water mark</i>.</p> <p>Despite any setback provision of this By-law, a <i>marine facility</i> shall be located no closer to a <i>side lot line</i> that is not a <i>shoreline</i>, or to a line projected into the water from the intersection of the <i>side lot line</i> and the <i>front lot line</i>, which projected line is perpendicular to a line tangent to the <i>front lot line</i> at that intersection than:</p> <ul style="list-style-type: none"> - In the case of a lot having a <i>lot frontage</i> of 33.5 metres or less, the <i>minimum setback</i> is 4.5 metres; - In the case of a lot having a <i>lot frontage</i> greater than 33.5 metres, the <i>minimum setback</i> is 7.5 metres; and - If the <i>marine facility</i> serves two abutting lots, it may straddle or abut the <i>lot line</i> between the two lots. <p>(See Illustration 5 at end of Section 2.)</p> <p>The sum total of the <i>marine facility width</i>, plus the <i>marine facility widths</i> of all <i>marine facilities</i> already located on the lot or in the LR or EP Zone abutting the lot, shall not</p>	<p>Simple interpretation of required setbacks for marine facilities and rafts.</p> <p>Easily agreed upon with limited technical experience, especially as the lake levels change.</p> <p>Repeatable and easily validated by survey (for dispute or sale of property) and legally clear.</p>

	<p>exceed 30% of the <i>lot frontage</i> or 12 metres, whichever is less.</p> <p>Notes: - July 25, 2023: Council agreed - November 28, 2023: Council directed staff to remove changes and revert to existing language. - December 12, 2023:</p>	
<p>3.1(e) TWO STOREY ACESSORY STRUCTURES</p> <p>Where a two storey accessory structure is a permitted use, it is permitted subject to the following requirements:</p> <ul style="list-style-type: none"> (i) The second storey of a two storey accessory structure shall be restricted to a private cabin. (ii) The maximum floor area of the second storey of a two storey accessory building shall be restricted to 45 square metres measured from the exterior walls but excluding any area where the height between the top of the floor and the finished ceiling is less than 1.5 metres. The calculation of the maximum floor area of the second storey of a two storey accessory building shall include any veranda but shall exclude any deck or balcony or any stairwell. (iii) The total ground floor area of all open decks, patios, and balconies any part of which is attached to or within two metres of a two storey accessory building shall not exceed 15 square metres. (iv) Despite the provisions of Table 5-2 where an accessory building is at two storey accessory building, the two storey accessory building shall comply with the minimum lot line setbacks for the main building. (v) The second storey of a two storey accessory building will comply with the general provisions of this By-law for private cabins. 	<p>- amend subsection as follows:</p> <p>3.1(f) TWO STOREY ACESSORY STRUCTURES</p> <p>Where a two storey accessory structure is a permitted use, it is permitted subject to the following requirements:</p> <ul style="list-style-type: none"> (i) The second storey of a two storey accessory structure shall be restricted to a private cabin or an additional dwelling unit. (ii) If the second storey of a two storey accessory structure is a private cabin, the maximum floor area of the second storey of a two storey accessory building shall be restricted to 45 square metres as per Section 3.1(e)(iii) of this By-law. (iii) If the second storey of a two storey accessory structure is an additional dwelling unit, the maximum floor area of the second storey of a two storey accessory building shall comply with the provisions of Section 3.1xx(x) of this By-law. (iv) The total ground floor area of all open decks, patios, and balconies any part of which is attached to or within two metres of a two storey accessory building shall not exceed 15 square metres. (v) Despite the provisions of this By-law, where an accessory building is at two storey accessory building, the two storey accessory building shall comply with the minimum lot line setbacks for the main building. (vi) The second storey of a two storey accessory building will comply with the general provisions of this By-law for private cabins or additional dwelling units. <p>Notes: - July 25, 2023: Council agreed - amend subsection as follows:</p>	<p>Provision added to permit accessory dwelling units on second story of an accessory building.</p>
<p>3.1(i) RAFTS</p> <p>Where a raft is a permitted use in a LR Zone, despite any setback provision of this By-law it is also permitted in a minimum setback, and it is permitted subject to the following requirements.</p> <ul style="list-style-type: none"> (i) One (1) raft is permitted per lot. (ii) A raft must be at least 2 metres from the high water mark, and cannot be attached to or within 2 metres of any structure. (iii) Despite any setback provision of this By-law, a raft shall be located no closer to a side lot line that is not a shoreline, or to a line projected into the water from the intersection of the side lot line and the front lot line, which projected line is perpendicular to a line tangent to the front lot line at that intersection than: <ul style="list-style-type: none"> - In the case of a lot having a lot frontage of 33.5 metres or less, the minimum setback is 4.5 metres; - In the case of a lot having a lot frontage greater than 33.5 metres, the minimum setback is 7.5 metres; and - If the raft serves two abutting lots, it may straddle or abut the lot line between the two lots. 	<p>- amend subsection as follows:</p> <p>3.1(j) RAFTS</p> <p>Where a raft is a permitted use in a LR Zone, despite any setback provision of this By-law it is also permitted in a minimum setback, and it is permitted subject to the following requirements.</p> <ul style="list-style-type: none"> (i) One (1) raft is permitted per lot. (ii) A raft must be at least 2 metres from the high water mark, and cannot be attached to or within 2 metres of any structure. (iii) Despite any setback provision of this By-law, a raft shall be located no closer to a side lot line that is not a shoreline, or to a line projected into the water from the intersection of the side lot line and the front lot line, which projected line is perpendicular to a line tangent to the front lot line at that intersection than: <ul style="list-style-type: none"> - In the case of a lot having a lot frontage of 33.5 metres or less, the minimum setback is 4.5 metres; - In the case of a lot having a lot frontage greater than 33.5 metres, the minimum setback is 7.5 metres; and 	<p>Simple interpretation of required setbacks for marine facilities and rafts.</p> <p>Easily agreed upon with limited technical experience, especially as the lake levels change.</p> <p>Repeatable and easily validated by survey (for dispute or sale of property) and legally clear.</p>

<p>(See Illustration 5 at end of Section 2.)</p> <p>(iv) A <i>raft</i> shall not exceed 10 square metres in floor area.</p> <p>(v) A <i>raft</i> shall not restrict the navigation of the waterway or access to other properties.</p>	<p>- If the <i>raft</i> serves two abutting <i>lots</i>, it may straddle or abut the <i>lot line</i> between the two <i>lots</i>.</p> <p>(iv) A <i>raft</i> shall not exceed 10 square metres in floor area.</p> <p>(v) A <i>raft</i> shall not restrict the navigation of the waterway or access to other lots.</p> <p>(See Illustration 5 at end of Section 2.)</p> <p>Notes:</p> <ul style="list-style-type: none"> - July 25, 2023: Council agreed - November 28, 2023: Council directed staff to remove changes and revert to existing language. - December 12, 2023: 																																									
	<p>- amend the following subsection:</p> <p>Renumber subsection 3.1 – ACCESSORY STRUCTURES AND PERMITTED USES, and references accordingly.</p> <p>Notes:</p> <ul style="list-style-type: none"> - July 25, 2023: Council agreed 	<p>To accommodate the addition of the subsection for Additional Dwelling Units.</p>																																								
<p>3.22 PARKING</p> <p>(a) Parking Space Requirements</p> <p>The owner or occupant of any <i>structure</i> shall provide <i>parking spaces</i> in accordance with Table 2, for <i>use</i> solely by themselves and their <i>family</i> as well as any employees and customers of and visitors to the <i>use</i>. When a <i>structure</i> accommodates more than one <i>use</i>, its total <i>parking space</i> requirement will be the sum total of the <i>parking space</i> requirements calculated separately for each <i>use</i>. If the calculation for any <i>use</i> results in a number of <i>parking spaces</i> that is not a whole number, the <i>parking spaces</i> required for that <i>use</i> shall be the next higher whole number.</p> <p>- Other Residential Uses: 2 for each <i>dwelling unit</i>.</p>	<p>- amend subsection as follows:</p> <p>3.22 PARKING</p> <p>(a) Parking Space Requirements</p> <p>The owner or occupant of any <i>structure</i> shall provide <i>parking spaces</i> in accordance with Table 2, for <i>use</i> solely by themselves and their <i>family</i> as well as any employees and customers of and visitors to the <i>use</i>. When a <i>structure</i> accommodates more than one <i>use</i>, its total <i>parking space</i> requirement will be the sum total of the <i>parking space</i> requirements calculated separately for each <i>use</i>. If the calculation for any <i>use</i> results in a number of <i>parking spaces</i> that is not a whole number, the <i>parking spaces</i> required for that <i>use</i> shall be the next higher whole number.</p> <p>- Other Residential Uses: 2 for each <i>dwelling unit</i>, plus 1 for each additional dwelling unit.</p> <p>Notes:</p> <ul style="list-style-type: none"> - July 25, 2023: Council agreed 	<p>Clarify parking requirements for additional dwelling units.</p>																																								
<p>SECTION 5: RESIDENTIAL ZONES</p> <p>5.1 PERMITTED USES</p> <p>In a Residential Zone, no <i>person</i> shall <i>use</i> any <i>lot</i> or <i>construct</i> or <i>use</i> any <i>structure</i> for any purpose except for a <i>use</i> shown by an X in the following table to be a <i>permitted use</i> in that <i>zone</i>, subject to any applicable notes in the table.</p> <table border="1" data-bbox="118 1538 1016 1810"> <thead> <tr> <th>RESIDENTIAL PERMITTED USES</th> <th>WR1, WR2</th> <th>WR3, WR4, WR5, WR6</th> <th>WR3L, WR4L, WR5L, WR6L</th> <th>RR</th> <th>RS</th> <th>R1, R2</th> <th>R3</th> </tr> </thead> <tbody> <tr> <td colspan="8">Residential uses (See notes at end of residential uses section)</td> </tr> <tr> <td>Single-family dwelling</td> <td>X</td> <td></td> <td></td> <td>X</td> <td>X</td> <td>X</td> <td></td> </tr> </tbody> </table>	RESIDENTIAL PERMITTED USES	WR1, WR2	WR3, WR4, WR5, WR6	WR3L, WR4L, WR5L, WR6L	RR	RS	R1, R2	R3	Residential uses (See notes at end of residential uses section)								Single-family dwelling	X			X	X	X		<p>SECTION 5: RESIDENTIAL ZONES</p> <p>- amend subsection as follows:</p> <p>5.1 PERMITTED USES</p> <p>In a Residential Zone, no <i>person</i> shall <i>use</i> any <i>lot</i> or <i>construct</i> or <i>use</i> any <i>structure</i> for any purpose except for a <i>use</i> shown by an X in the following table to be a <i>permitted use</i> in that <i>zone</i>, subject to any applicable notes in the table.</p> <table border="1" data-bbox="1432 1596 2604 1810"> <thead> <tr> <th>RESIDENTIAL PERMITTED USES</th> <th>WR1, WR2</th> <th>WR3, WR4, WR5, WR6</th> <th>WR3L, WR4L, WR5L, WR6L</th> <th>RR</th> <th>RS</th> <th>R1, R2</th> <th>R3</th> </tr> </thead> <tbody> <tr> <td colspan="8">Residential uses (See notes at end of residential uses section)</td> </tr> </tbody> </table>	RESIDENTIAL PERMITTED USES	WR1, WR2	WR3, WR4, WR5, WR6	WR3L, WR4L, WR5L, WR6L	RR	RS	R1, R2	R3	Residential uses (See notes at end of residential uses section)								<p>Clarify where additional dwelling units are permitted.</p> <p>Clarify that outdoor saunas, as a detached building are permitted in residential zones.</p> <p>As per Council direction, staff have added a minimum lot area and lot frontage requirement for lots located in the waterfront, that are</p>
RESIDENTIAL PERMITTED USES	WR1, WR2	WR3, WR4, WR5, WR6	WR3L, WR4L, WR5L, WR6L	RR	RS	R1, R2	R3																																			
Residential uses (See notes at end of residential uses section)																																										
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Residential uses (See notes at end of residential uses section)																																										

Converted dwelling					X	X	X
Duplex dwelling				X	X	X	X
Semi-detached dwelling				X	X	X	X
Seasonal dwelling		X	X				
Private cabin	X	X	X	X	X		
Yurt				X			
Non-residential uses							
Backyard Hens					X(a)	X(a)	X(a)
Bed and breakfast establishment	X			X	X	X	
Hobby farm				X			
Home office	X	X	X	X	X	X	X
Any other home business	X			X	X	X	
Place of worship						X	
Public park	X	X		X	X	X	X
Urban Agriculture					X	X	X
Notes: (a) Not permitted on lots with multi-residential development.							

Single-family dwelling	X				X	X	X	
Seasonal dwelling		X	X					
Converted dwelling					X	X	X	X
Duplex dwelling					X	X	X	X
Semi-detached dwelling					X	X	X	X
Additional dwelling unit					X	X(b)	X(b)	X(b)
Private cabin	X	X	X		X	X		
Yurt					X			
Non-residential uses								
Backyard Hens						X(a)	X(a)	X(a)
Bed and breakfast establishment	X				X	X	X	
Hobby farm					X			
Home office	X	X	X		X	X	X	X
Any other home business	X				X	X	X	
Outdoor sauna	X	X	X		X	X	X	X
Place of worship							X	
Public park	X	X			X	X	X	X
Urban Agriculture						X	X	X
Notes: (a) Not permitted on lots with multi-residential development. (b) If not served by a sanitary sewer system, and the front lot line is a shoreline, the lot shall have a minimum lot area of 4000 m ² and a minimum lot frontage of 30 metres.								

zoned urban and suburban residential.

Staff are proposing 8000 sq m, which is double the standard waterfront zone and 60 feet of frontage which is double the frontage for urban and suburban lots.

Council directed staff to amend provision to require 4000 sq. metres and 30 metres of frontage.

Notes:
 July 25, 2023: staff directed to add provisions to ensure sufficient lot area in Suburban and Urban zones.
 October 24, 2023: staff directed to amend provision to require 4000 sq. metres and 30 metres of frontage.
 November 28, 2023: Council agreed.

5.2 ZONE PROVISIONS

In a Residential Zone, no person shall use any lot or construct or use any structure for any purpose except in accordance with the zone provision requirements shown in the following tables to be applicable in that zone, subject to any applicable notes in the tables.

RURAL, SUBURBAN, AND URBAN RESIDENTIAL ZONE PROVISIONS (See notes at end of table)	RR	RS	R1	R2	R3
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- amend subsection as follows:

5.2 ZONE PROVISIONS

In a Residential Zone, no person shall use any lot or construct or use any structure for any purpose except in accordance with the zone provision requirements shown in the following tables to be applicable in that zone, subject to any applicable notes in the tables.

Clarify number of additional dwelling units per lot.

Reduce dwelling unit size in the rural residential area.

Lot area, minimum	8,000 m ²	1,390 m ²	463 m ² (a)	3,000 m ²	1,390 m ² (a)
Lot frontage, minimum	60 m	30 m	15 m (b)	30 m	30 m (b), (c)
Dwellings per lot, maximum	1	1	1	1	1
Private cabins per lot, maximum	1	1	not applicable	not applicable	not applicable
Total accessory buildings per lot, maximum	2 (aa)	2	2	2	2
Minimum water setback	30 m (d)	30 m (d)	30 m (d)	30 m (d)	30 m (d)
Minimum lot line setback, front	10.5 m (e)	7.5 m (e)	7.5 m (e)	7.5 m (e)	7.5 m (e), (f)
Minimum lot line setback, exterior side	10.5 m	7.5 m	7.5 m	7.5 m	7.5 m (f)
Minimum lot line setback, interior side, main building	4.5 m	4.5 m	1.5 m (g), (h)	3 m on one side, 1.5 m on the other (g)	1.5 m (f)
Minimum lot line setback, interior side, accessory structure	1 m	1 m	1 m	1 m	1 m
Minimum lot line setback, rear, main building	7.5 m	7.5 m	7.5 m	7.5 m	7.5 m
Minimum lot line setback, rear, accessory structure	1 m (i)	1 m (i)	1 m (i)	1 m (i)	1 m (i)
Building separation, minimum	1 m	1 m	1 m	1 m	1 m
Lot coverage, maximum	20%	25%	35% (j)	15%	25% (j)
Dwelling unit area, minimum	55 m²	55 m ² (k)	55 m ² (k)	55 m ² (k)	55 m ²
Structure height, maximum	9.5 m	9.5 m	9.5 m	9.5 m	9.5 m
Naturalized open space, minimum percentage of lot area	60%	30%	25%	35%	30%
Parking space setback from street line, minimum	10.5 m	7.5 m	7.5 m	7.5 m	7.5 m
Notes: (aa) plus 1 one-storey building less than 10 sq. metres in area. (a) If not served by a sanitary sewer system, the minimum is 4,000 m ² . (b) If not served by a sanitary sewer system, the minimum is 60 m. (c) If there is a semi-detached dwelling on the lot, the minimum is 60 m.					

RURAL, SUBURBAN, AND URBAN RESIDENTIAL ZONE PROVISIONS (See notes at end of table)	RR	RS	R1	R2	R3
Lot area, minimum	8,000 m ²	1,390 m ²	463 m ² (a)	3,000 m ²	1,390 m ² (a)
Lot frontage, minimum	60 m	30 m	15 m (b)	30 m	30 m (b), (c)
Dwellings per lot, maximum	1	1	1	1	1
Additional dwelling units per lot, maximum	1	1	1	1	1
Private cabins per lot, maximum	1	1	not applicable	not applicable	not applicable
Total accessory buildings per lot, maximum	2 (aa)	2	2	2	2
Minimum water setback	30 m (d)	30 m (d)	30 m (d)	30 m (d)	30 m (d)
Minimum lot line setback, front	10.5 m (e)	7.5 m (e)	7.5 m (e)	7.5 m (e)	7.5 m (e), (f)
Minimum lot line setback, exterior side	10.5 m	7.5 m	7.5 m	7.5 m	7.5 m (f)
Minimum lot line setback, interior side, main building	4.5 m	4.5 m	1.5 m (g), (h)	3 m on one side, 1.5 m on the other (g)	1.5 m (f)
Minimum lot line setback, interior side, accessory structure	1 m	1 m	1 m	1 m	1 m
Minimum lot line setback, rear, main building	7.5 m	7.5 m	7.5 m	7.5 m	7.5 m
Minimum lot line setback, rear, accessory structure	1 m (i)	1 m (i)	1 m (i)	1 m (i)	1 m (i)
Building separation, minimum	1 m	1 m	1 m	1 m	1 m
Lot coverage, maximum	20%	25%	35% (j)	15%	25% (j)
Dwelling unit area, minimum	No minimum	55 m ² (k)	55 m ² (k)	55 m ² (k)	55 m ²
Structure height, maximum	9.5 m	9.5 m	9.5 m	9.5 m	9.5 m
Naturalized open space, minimum percentage of lot area	60%	30%	25%	35%	30%

- (d) If the lot was registered as of March 11, 2004 and has not been altered since, and a main building was located on the lot on that date, the minimum is 20 m.
- (e) If the front lot line is a shoreline, no minimum, except where the original shoreline road allowance is occupied by an improved street, but the minimum water setbacks still apply.
- (f) However, a single-family dwelling which does not comply with this provision may be altered to a converted dwelling provided the alteration does not increase the extent of non-compliance.
- (g) If a place of worship, the minimum is 7.5 m.
- (h) If not served by a sanitary sewer system, the minimum is 3 m on one side and 1.5 m on the other side, subject to note (g).
- (i) If the rear lot line is also a street line, the minimum is 7.5 m.
- (j) If not served by a sanitary sewer system, the maximum is 15%.
- (k) If a converted dwelling, the minimum is 37 m², plus 13.5 m² for each bedroom.

Parking space setback from street line, minimum	10.5 m	7.5 m	7.5 m	7.5 m	7.5 m
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Notes:

- (aa) plus 1 one-storey building less than 10 sq. metres in area.
- (a) If not served by a sanitary sewer system, the minimum is 4,000 m².
- (b) If not served by a sanitary sewer system, the minimum is 60 m.
- (c) If there is a semi-detached dwelling on the lot, the minimum is 60 m.
- (d) If the lot was registered as of March 11, 2004 and has not been altered since, and a main building was located on the lot on that date, the minimum is 20 m.
- (e) If the front lot line is a shoreline, no minimum, except where the original shoreline road allowance is occupied by an improved street, but the minimum water setbacks still apply.
- (f) However, a single-family dwelling which does not comply with this provision may be altered to a converted dwelling provided the alteration does not increase the extent of non-compliance.
- (g) If a place of worship, the minimum is 7.5 m.
- (h) If not served by a sanitary sewer system, the minimum is 3 m on one side and 1.5 m on the other side, subject to note (g).
- (i) If the rear lot line is also a street line, the minimum is 7.5 m.
- (j) If not served by a sanitary sewer system, the maximum is 15%.
- (k) If a converted dwelling, the minimum is 37 m², plus 13.5 m² for each bedroom.

Notes:
- July 25, 2023: Council agreed

SECTION 9: RURAL ZONES

9.1 PERMITTED USES

In a Rural Zone, no person shall use any lot or construct or use any structure for any purpose except for a use shown by an X in the following table to be a permitted use in that zone, subject to any applicable notes in the table.

RURAL PERMITTED USES	RU1	RU1L	RU2	RU3
Residential uses (See notes at end of residential uses section)				
Duplex dwelling	X		X	
Semi-detached dwelling	X		X	
Single-family dwelling	X		X	
Seasonal dwelling		X		
Private cabin	X(a)	X (a)	X	
Yurt	X	X	X	X
Accessory dwelling	X			X

Notes:
(a) Permitted as a principal residential use subject to minimum setback of 30 m from improved street.

Non-residential uses

SECTION 9: RURAL ZONES

9.1 PERMITTED USES

- amend subsection as follows:

9.1 PERMITTED USES

In a Rural Zone, no person shall use any lot or construct or use any structure for any purpose except for a use shown by an X in the following table to be a permitted use in that zone, subject to any applicable notes in the table.

RURAL PERMITTED USES	RU1	RU1L	RU2	RU3
Residential uses (See notes at end of residential uses section)				
Duplex dwelling	X		X	
Semi-detached dwelling	X		X	
Single-family dwelling	X		X	
Seasonal dwelling		X		
Additional dwelling unit	X		X	
Private cabin	X(a)	X (a)	X	
Yurt	X	X	X	X
Accessory dwelling	X			X

Notes:
(a) Permitted as a principal residential use subject to minimum setback of 30 m from

Clarify where additional dwelling units are permitted.

Clarify that outdoor saunas, as a detached building are permitted in residential zones.

Bed and breakfast establishment	X		X	
Cemetery	X			
Conservation use	X	X		X
Hobby farm	X	X	X	
Any other farm	X	X		
Farm produce outlet	X			
Fire wood processing operation	X	X		
Fish and wildlife use	X	X		
Forestry use, excluding a forest products mill	X	X		X
Golf course				X
Home office	X	X	X	X
Any other home business	X		X	X
Home industry	X		X	X
Private park	X			X
Public use	X	X	X	X
Ski area				X
Wayside pit or quarry	X			

Notes:

improved street.

Non-residential uses				
Bed and breakfast establishment	X		X	
Cemetery	X			
Conservation use	X	X		X
Hobby farm	X	X	X	
Any other farm	X	X		
Farm produce outlet	X			
Fire wood processing operation	X	X		
Fish and wildlife use	X	X		
Forestry use, excluding a forest products mill	X	X		X
Golf course				X
Home office	X	X	X	X
Any other home business	X		X	X
Home industry	X		X	X
Outdoor sauna	X	X	X	
Private park	X			X
Public use	X	X	X	X
Ski area				X
Wayside pit or quarry	X			

Notes:

- July 25, 2023: Council agreed

9.2 ZONE PROVISIONS

In a Rural Zone, no person shall use any lot or construct or use any structure for any purpose except in accordance with the zone provision requirements shown in the following table to be applicable in that zone, subject to any applicable notes in the table.

RURAL ZONE PROVISIONS (See notes at end of table)	RU1, RU1L, RU3	RU2
Lot area, minimum	20 ha	12 ha
Lot frontage, minimum	180 m	100 m
Dwellings per lot, maximum	1	1
Private cabins per lot, maximum	1	1
Minimum water setback	30 m (a)	30 m (a)

- amend subsection as follows:

9.2 ZONE PROVISIONS

In a Rural Zone, no person shall use any lot or construct or use any structure for any purpose except in accordance with the zone provision requirements shown in the following table to be applicable in that zone, subject to any applicable notes in the table.

RURAL ZONE PROVISIONS (See notes at end of table)	RU1	RU1L	RU2	RU3
Lot area, minimum	20 ha	20 ha	12 ha	20 ha
Lot frontage, minimum	180 m	180 m	100 m	180 m
Dwellings per lot, maximum	1	1	1	1
Additional dwellings units per lot, maximum	1	0	1	0
Private cabins per lot, maximum	1	1	1	1

Add new columns to the table for the RU1L and RU3 provisions.

This will help to clarify number of additional dwelling units per lot, while not permitting them on backlots, where they count towards lake capacity, or on lots without access to a public road.

The zone provisions otherwise stayed the same.

Minimum lot line setback, front (By-law 2007-34)	13.5 m (b)	30 m
Minimum lot line setback, exterior side	13.5 m	13.5 m
Minimum lot line setback, interior side	4.5 m	4.5 m
Minimum lot line setback, rear	9 m	9 m
Golf course or ski area setback from zone boundary, minimum	100 m (c)	not applicable
Golf course or ski area setback from high water mark, minimum	100 m	not applicable
Lot coverage, maximum	10%	10%
Dwelling unit area, minimum	55 m²	55 m²
Parking space setback from street line, minimum	1 m	1 m
Parking space setback from lot line, minimum	3 m (d)	3 m (d)
Planting strip width, minimum	3 m (e)	3 m (e)

Notes:
(a) If the lot was registered as of March 11, 2004 and has not been altered since, and a main building was located on the lot on that date, the minimum is 20 m.
(b) If the front lot line is a shoreline, no minimum, except where the original shoreline road allowance is occupied by an improved street, but the minimum water setbacks still apply.
(c) If the zone boundary abuts a zone that is not a WR Zone, no minimum.
(d) If the lot line abuts a zone that is not a Residential Zone or a lot with no residential use, no minimum.
(e) A planting strip is required only along those parts of an interior side lot line or a rear lot line that abut a Residential Zone or a lot with a residential use.

Minimum water setback	30 m (a)	30 m (a)	30 m (a)	30 m (a)
Minimum lot line setback, front (By-law 2007-34)	13.5 m (b)	13.5 m (b)	30 m	13.5 m (b)
Minimum lot line setback, exterior side	13.5 m	13.5 m	13.5 m	13.5 m
Minimum lot line setback, interior side	4.5 m	4.5 m	4.5 m	4.5 m
Minimum lot line setback, rear	9 m	9 m	9 m	9 m
Golf course or ski area setback from zone boundary, minimum	100 m (c)	100 m (c)	not applicable	100 m (c)
Golf course or ski area setback from high water mark, minimum	100 m	100 m	not applicable	100 m
Lot coverage, maximum	10%	10%	10%	10%
Dwelling unit area, minimum	No minimum	No minimum	No minimum	No minimum
Parking space setback from street line, minimum	1 m	1 m	1 m	1 m
Parking space setback from lot line, minimum	3 m (d)	3 m (d)	3 m (d)	3 m (d)
Planting strip width, minimum	3 m (e)	3 m (e)	3 m (e)	3 m (e)

Notes:
(a) If the lot was registered as of March 11, 2004 and has not been altered since, and a main building was located on the lot on that date, the minimum is 20 m.
(b) If the front lot line is a shoreline, no minimum, except where the original shoreline road allowance is occupied by an improved street, but the minimum water setbacks still apply.
(c) If the zone boundary abuts a zone that is not a WR Zone, no minimum.
(d) If the lot line abuts a zone that is not a Residential Zone or a lot with no residential use, no minimum.
(e) A planting strip is required only along those parts of an interior side lot line or a rear lot line that abut a Residential Zone or a lot with a residential use.

Notes:
- July 25, 2023; Council Agreed

Reduce dwelling unit size in the rural area.