

2025 AMMENDMENTS to ZONING BY-LAW 2005-120, AS AMENDED
Summary of Revisions
February 25, 2025

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	
	- add the following subsection: 2.xx GAZEBO <i>A detached, covered, one storey structure accessory to a residential permitted use, which is not closed, except for screening or glass, and which is utilized for the purposes of relaxation.</i> Notes: - February 25, 2025:	New definition of Gazebo.
2.151 SAUNA, OUTDOOR An <i>accessory building</i> or <i>structure</i> wherein facilities are provided for the purpose of a steam bath and may include a change room, having a maximum <i>gross floor area</i> of 10 square metres .	- amend the following subsection: 2.151 SAUNA, OUTDOOR An <i>accessory building</i> or <i>structure</i> wherein facilities are provided for the purpose of a steam bath and may include a change room, having a maximum <i>gross floor area</i> of 15 square metres.	Increase the gross floor area of an outdoor sauna from 10 square metres to 15 square metres.
	- add the following subsection: 2.xx SHED, STORAGE <i>A detached, one storey building or structure accessory to a residential permitted use, maintained and used for the purpose of storing lawn and garden equipment or similar household related appurtenances.</i> Notes: - February 25, 2025:	New definition of Shed, Storage. Also add Storage Shed – see Shed, Storage
	- amend the following subsection: Renumber subsection 2 – DEFINITIONS, and references accordingly. Notes: - February 25, 2025:	To accommodate the addition of new definitions.
SECTION 3: GENERAL PROVISIONS	SECTION 3: GENERAL PROVISIONS	
3.1 (b) Structures Permitted in Minimum Setback Areas Despite any setback provision of this By-law, the following accessory structures are permitted in minimum setback areas: (i) drop awnings, clothes poles, flagpoles, gates, garden trellises, and retaining walls;	- amend subsection as follows: 3.1 (b) Structures Permitted in Minimum Setback Areas Despite any setback provision of this By-law, the following accessory structures are permitted in minimum setback areas:	Provisions updated to permit one (1) structure, either a gazebo, sauna or shed within the water setback. Provisions and conditions have been included

(ii) stairways, walkways, boardwalks, or landings that have no temporary or permanent cover and that are not more than 1.5 metres wide; (iii) decks and patios that are not attached to a building and are located within a minimum water setback area abutting a shoreline or high water mark, restricted to a gross floor area not exceeding 20 square metres, and shall comply with the side lot line setback for a main building. (iv) signs, or similar uses which comply with the by-laws of the Municipality; (v) fences, except any fence which is greater than 1.2 metres in height and located in a minimum water setback or in the front yard of a lot in the "C" zone; (vi) underground portions of sewage systems, leaching beds excepted, to the extent permitted by the Ontario Building Code; (vii) plumbing not located within another structure, including lake water intake lines."	(i) drop awnings, clothes poles, flagpoles, gates, garden trellises, and retaining walls; (ii) stairways, walkways, boardwalks, or landings that have no temporary or permanent cover and that are not more than 1.5 metres wide; (iii) <i>decks and patios</i> that are not <i>attached</i> to a <i>main building</i>, and a maximum of one (1) <i>roofed structure</i> may be located within a <i>minimum water setback</i> area abutting a <i>shoreline</i> or <i>high water mark</i>, restricted to a total combined <i>gross floor area</i> not exceeding 20 square metres, subject to the following: a) a <i>roofed structure</i> is restricted to a <i>gazebo</i>, an <i>outdoor sauna</i> or a <i>storage shed</i>; b) the maximum <i>ground floor area</i> of a <i>roofed structure</i> is 15 square metres; c) the maximum <i>structure height</i> for a <i>roofed structure</i> is 3.5 metres; d) the <i>minimum water setback</i> for an <i>outdoor sauna</i> or <i>storage shed</i> is 3 metres; e) the minimum <i>vegetation buffer</i> width between an <i>outdoor sauna</i> or a <i>storage shed</i> and the abutting <i>shoreline</i> is 2 metres; f) all <i>structures</i> shall be located above the <i>high water mark</i>; g) all <i>structures</i> shall comply with the minimum <i>side lot line setback</i> for the <i>main building</i>. h) no <i>gazebo</i>, <i>outdoor sauna</i> or <i>storage shed</i> shall be <i>permitted</i> on a shore road allowance unless the shore road allowance is held in the same ownership as the <i>abutting</i>, upland <i>lot</i>; i) prior to the <i>construction</i> of a <i>gazebo</i>, an <i>outdoor sauna</i> or a <i>storage shed</i>, a Shoreline Report with a score of 100%, shall be obtained through the Municipal Lake Health Assessment program. (iv) signs, or similar uses which comply with the by-laws of the Municipality; (v) fences, except any fence which is greater than 1.2 metres in height and located in a minimum water setback or in the front yard of a lot in the "C" zone; (vi) underground portions of sewage systems, leaching beds excepted, to the extent permitted by the Ontario Building Code; (vii) plumbing not located within another structure, including lake water intake lines. Notes: - February 25, 2025:	based on previous Council discussions. 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. Others are proposed on the basis of good planning, to maintain the character of shorelines and protect shoreline vegetation.
SECTION 5: RESIDENTIAL ZONES	SECTION 5: RESIDENTIAL ZONES	
SECTION 9: RURAL ZONES	SECTION 9: RURAL ZONES	