

AMMENDMENTS to ZONING BY-LAW 2005-120, AS AMENDED
Summary of Revisions
January 27, 2026

Note: Deletions are shown 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: 2.54 GAZEBO A <i>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: Council agreed	New definition of Gazebo.
2.151 SAUNA, OUTDOOR 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 .	- amend the following subsection: 2.152 SAUNA, OUTDOOR An accessory building or structure wherein facilities are provided for the purpose of a steam bath and may include a change room, but shall not include a floor drain, having a maximum gross floor area of 15 square metres. Notes: - February 25, 2025: Council agreed - October 28, 2025: Council agreed	Clarify that a floor drain is not permitted in the sauna.
	- add the following subsection: 2.158 SHED, STORAGE A <i>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: Council agreed	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: Council agreed	To accommodate the addition of new definitions.
SECTION 3: GENERAL PROVISIONS	SECTION 3: GENERAL PROVISIONS	
3.1 (b) Structures Permitted in Minimum Setback Areas	- amend subsection as follows: 3.1 (b) Structures Permitted in Minimum Setback Areas	Provisions updated to permit one (1) accessory building, either a gazebo

<p>Despite any setback provision of this By-law, the following accessory structures are permitted in minimum setback areas:</p> <ul style="list-style-type: none"> (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) 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." 	<p>Despite any setback provision of this By-law, the following accessory structures are permitted in minimum setback areas:</p> <ul style="list-style-type: none"> (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) decks and patios that are not attached to a main building, and a maximum of one (1) accessory building may be located within a minimum water setback area abutting a shoreline or high water mark, restricted to a total combined gross floor area not exceeding 20 square metres, subject to the following: <ul style="list-style-type: none"> a) the accessory building is restricted to a gazebo, or storage shed; b) storage sheds shall only be permitted on lots that have a minimum slope of 15% measured over a horizontal distance inland 30 metres from the high water mark; c) the maximum ground floor area of the accessory building is 10 square metres; d) the maximum structure height for the accessory building is 3.5 metres; e) the minimum water setback of the accessory building is 5 metres; f) all structures shall be located above the high water mark; g) all structures shall comply with the minimum side lot line setback for the main building; h) the storage of vehicles is not permitted in storage sheds; i) the accessory building is not permitted on a shore road allowance unless the shore road allowance is held in the same ownership as the abutting, upland lot; j) prior to the construction of the accessory building, the shoreline vegetation buffer shall be repaired to a natural state, with the exception of a 1 metre buffer, which may be cleared around the accessory building to provide access and a limited view; and k) prior to the construction of the accessory building, the applicants shall enter into a site plan agreement with the Municipality. (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. <p>Notes:</p> <ul style="list-style-type: none"> - February 25, 2025: Council agreed - October 28, 2025: Council agreed - December 9, 2025: Council agreed 	<p>or shed within the water setback.</p> <p>Sheds are only permitted on lots with steep slopes.</p> <p>Provisions and conditions have been updated based on previous Council discussions.</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>Others are proposed based on good planning, to maintain the character of shorelines and protect shoreline vegetation/habitat.</p>
---	---	---

SECTION 5: RESIDENTIAL ZONES

SECTION 9: RURAL ZONES

SECTION 5: RESIDENTIAL ZONES

SECTION 9: RURAL ZONES