

"Small Community, Big Heart"

TOWNSHIP OF BONFIELD ZONING BY-LAW

PREPARED BY:

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IN ASSOCIATION WITH:

cgis

May 2013





TOWNSHIP OF BONFIELD

ZONING BY-LAW

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MAY 2013

TOWNSHIP OF BONFIELD
Zoning By-law 2012-49

EFFECTIVE DATE
BY-LAW 2012-49

This By-law shall become effective on the date of passing if no notice of objection is filed with the Clerk within the time provided. If a notice of objection is filed with the Clerk, this By-law shall become effective on the date of approval by the Ontario Municipal Board.

READ A FIRST AND SECOND TIME THIS **28th DAY of AUGUST 2012.**

MAYOR

CLERK

READ A THIRD TIME AND FINALLY PASSED THIS _____ DAY OF _____, 20____.

MAYOR

CLERK

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1 ADMINISTRATION AND INTERPRETATION

1.1 Title

This By-law may be cited as the "The Township of Bonfield Zoning By-law".

1.2 Scope of By-law

Lands Subject to By-law

The provisions of this By-law shall apply to all lands within the corporate limits of the Township of Bonfield.

Compliance with Other Restrictions

This By-law shall not reduce or mitigate any restrictions lawfully imposed by a government authority having jurisdiction for any such restriction.

1.3 Interpretation of By-law

Definitions

In this By-law, unless the context requires otherwise, the definitions set out in Section 2 shall apply. Where a term is not defined, its common usage shall apply.

Number

In this By-law, unless the context requires otherwise, words used in the singular number include the plural, and vice versa.

“Shall” is Mandatory

In this By-law, the word "shall" is mandatory.

“Used” and “Occupied”

In this By-law, the words "used" and “occupied” shall include "intended", “arranged”, and "designed” to be used or occupied.

Measurements

Measurements of length and area used in this By-law are given in metric units (e.g. metres, hectares).

Holding Zones

Holding zones are created by adding a lower-case "h" to the zone code on the zoning schedules, and that have the effect of allowing the uses set out in the corresponding text of the by-law at some time in the future, when the holding symbol is removed by an amendment to the zoning by-law once specified conditions are met (e.g. such as conditions related to environmental, transportation, servicing matters).

Primary Zones

Primary zones are the basic structural unit of this Zoning By-law and identify a land use category with permitted uses and regulations. Primary zones are indicated by a set of symbols, for example R1 represents the Residential, First Density Zone in this By-law.

Special Zones

Where a zone classification is referred to as a Special Zone (SZ) and followed by a hyphen and a number (eg. SZ-10), this denotes a Special Zone. Lands so zoned shall be subject to all of the provisions of that Special Zone, which are listed in Section 5 in this By-law.

Temporary Use By-law

Where a zone classification is followed by a dash (-) and the letter "T", this denotes a temporary use By-law pursuant to Section 39 of the *Planning Act*, R.S.O. 1990, as amended. Details concerning the temporary use are listed at the end of the specific zone category and/or listed in the Special Zone Section of this By-law.

Conflict

In the event of a conflict between this By-law and amendments thereto and any other general or special by-law of the Municipality, the most restrictive By-law shall prevail.

Request for Amendments

Minor amendments to the Zoning By-law are permitted without adopting an amendment provided they do not change the intent of the Zoning By-law. Minor amendments could include: number changes; cross-referencing; correcting grammatical or typographical errors.

1.4 Structure

This zoning by-law is composed of seven (7) main sections:

- 1) Administration and Interpretation
- 2) Definitions
- 3) General Provisions
- 4) Zones
- 5) Special Zones
- 6) Supplementary Provisions
- 7) Schedules

Section 1 – Administration and Interpretation sets out the area covered by the By-law, requirements for compliance, interpretation of wording, and other administrative matters. This By-law is subject to the *Interpretation Act*.

Section 2 – Definitions outlines the definitions of key terms used throughout the By-law in order to facilitate the interpretation of the document.

Section 3 – General Provisions sets out uses regulations that apply to all zones and matters such as parking, landscaping, and other provisions for land development. It also outlines those circumstances in which provisions of this By-law shall not apply.

Section 4 – Zones sets out the general intent of each zone, the permitted uses and the zoning regulations for development.

Section 5 – Special Zones sets out all the site specific uses and provisions that apply to certain properties that are subject to exception provisions through Zoning By-law Amendments or special consideration under previous by-law(s). These Special Zone properties are indicated on the Schedules with SZ followed by an appropriate number (i.e. SZ-21)

Section 6 - Supplementary Provisions sets out all the supplementary provisions for Residential, Commercial and Industrial Uses. These include, but are not limited to extra provisions for Front Yards, Side Yards, Access Requirements, Frontage on a Highway and Accessory Uses.

Section 7 – Schedules sets out the zoning schedules (maps), as well as performance standards (table format) for residential and non-residential uses for the Township of Bonfield.

1.5 Zoning Schedules

Zones

For the purposes of this By-law, the zones may be referred to by the name (e.g. Residential, First Density) or by the zone code (e.g. R1).

Schedules

Schedules A, A1, and A2 are the zoning maps for this by-law. Schedule A covers the entire Township of Bonfield, Schedule A1 covers the Hamlet of Bonfield, and Schedule A2 covers the Hamlet of Rutherglen. The extent and boundaries of all zones are shown on each of the Schedules.

The colours provided on all Schedules (A, A1 and A2) are for easy reference and zone distinctions. The colours do not form part of this By-law.

Schedule B lists the provisions for all residential zones of this By-law. Schedule C presents the provisions for all non-residential zones of this By-law.

Determination of Zone Boundaries

Where any uncertainty exists as to the location of the boundary of any of the said zones as shown on the zoning schedules, the following rules shall apply:

- a) A zone boundary shown approximately at a lot line, street or lane is considered to be at the boundary of the lot line, street or lane.
- b) A zone boundary shown approximately in the centre line of a street or lane is considered to be at the centre line of the street or lane.
- c) A zone boundary shown as following approximately a shore line or the centre line of a watercourse is considered to be the present shore line or centre line and moves with any natural change in the watercourse.

- d) Unless the location of a zone boundary is specified by dimensions on the Schedule, a zone boundary, which lies within a lot, shall be fixed by the scale of such schedule upon which it is shown.
- e) Unless otherwise indicated on the zoning schedules, streets, lanes or rights-of-way for railroads, transmission lines or pipelines shall be deemed to be in the same zone as the adjacent lands and where such streets, lanes or rights-of-way separate different zones, unless otherwise indicated on the zoning schedules, the centre lines of these shall constitute the boundary between the zones.
- f) All land below the surface of a water body or watercourse as of the date of this By-law came into effect shall be deemed to be in the same zone.

1.6 References to Statutes and Agencies

Where reference is made in this Zoning By-law to other documents, such as federal or provincial Acts, or other legislation, or to other documents that are not part of this By-law, it is understood that it is the latest approved version of the document that is being referenced unless otherwise specified.

Where this By-law makes reference to the jurisdiction of a public agency, and where the name or responsibilities of such public agency are changed hereafter, the said reference shall be deemed to include any and all successors to such public agency having jurisdiction over the matters to which the said reference applies.

1.7 Permits

The requirements of this By-law shall be met before the Township issues a Building Permit, Certificate of Occupancy or a Municipal License/Permit.

1.8 Enforcement and Penalties

Enforcement

Unless otherwise stated, this By-law shall be administered and enforced by the Township's Director of Planning and Development or designate.

Penalty

Any person convicted of a violation of this By-law is liable, at the discretion of the convicting Justice, on first conviction to a fine of not more than \$25,000 and on a subsequent conviction to a fine of not more than \$10,000 for each day or part thereof upon which the contravention has continued after the day on which that person was first convicted in accordance with the *Planning Act*.

Any Corporation convicted of violation of this By-law is liable, at the discretion of the convicting Justice, on first conviction, to a fine of not more than \$50,000 and on a subsequent conviction to a fine of not more than \$25,000 for each day or part thereof upon which the contravention has continued after the day on which that Corporation was first convicted, in accordance with the *Planning Act*.

Where any building or structure or any part thereof is to be erected, altered, reconstructed or extended, or any lot is being used or is to be used, in contravention of any requirement of this By-law, such contravention may be restrained by action at the instance of any rate-payer or of the Municipality pursuant to provisions of the *Planning Act*, 1990, as amended, and/or any other legislation applicable.

Remedy of Violation

In the event that a person is found guilty of contravening this By-law and is directed to remedy any violation but fails to do so, the remedy may be carried out by the Township at the expense of the offender.

1.9 Severability

Should any clause, section, sub-section or provision of this By-law be held invalid by a court of competent jurisdiction, the validity of the remainder of this By-law shall not be affected.

1.10 Repeal of Existing Zoning By-law

Zoning By-law No. 2000-08, as amended is repealed upon the coming into force of this by-law.

1.11 Effective Date

This By-law shall take effect the day after the last date for the filing of objections where there are no objections received or where objections are received upon approval of the Ontario Municipal Board.

1.12 Request for Amendments

A request for an amendment to this By-law shall be accompanied by a completed copy of the appropriate application form and all required supporting studies and documents as requested by the Township Staff or Council.

2 DEFINITIONS

ABATTOIR means a building, structure, or lot or part thereof used for the slaughter of livestock, fowl, or other animals for the purpose of processing or rendering.

ACCESSORY means a use, building or structure that is normally incidental, subordinate and exclusively devoted to the principal use, building or structure and located on the same lot.

AGRICULTURE USE means general farming and without limiting the generality of the foregoing includes the raising and harvesting of field, bush, tree or vine crops, nurseries, greenhouses, dairying, animal husbandry, raising of poultry, and the sale of produce grown on the farm from which the sale is made. Agriculture, General may include the dwelling for the owner or tenant of the farm.

AGRICULTURAL SERVICES means the use of land, structure or building for the purposes of buying and selling commodities and services that are necessary to support agricultural operations but does not include any manufacturing, assembling, processing, warehousing, or construction uses.

ANIMAL HOSPITAL means a building or structure where animals, including birds and livestock are treated and where domestic animals, including birds are kept for treatment and shall include a veterinary establishment and veterinary clinic, but not a kennel.

AUTOMOBILE BODY REPAIR SHOP means an establishment used for the repair or alteration to the body or paint work of any vehicle.

AUTOMOBILE SALES AGENCY means an establishment for the storage, sale and servicing of new or used vehicles and may include outdoor storage of vehicles but all other facilities must be within a building.

AUTOMOBILE SERVICE STATION means a building or a clearly defined space on a lot where gasoline, oil, tires, batteries and other similar products for the maintenance of motor vehicles may be sold or where vehicles may be oiled, greased and subjected to minor or running repairs essential to the actual operation of motor vehicles.

AUCTION ESTABLISHMENT shall mean the offering for sale of new and used goods by means of request or invitation for bids, includes a livestock auction sales barn and vehicle or liquidation auction.

BASEMENT means one or more storeys of a building below the first storey, as defined in the *Ontario Building Code*.

BED AND BREAKFAST means a private home where accommodation and meals are provided to the travelling public but does not include a boarding house, hostel, hotel, motel, or resort.

BOARDING AND/OR ROOMING HOUSE means any building or part thereof in which the proprietor supplies for hire or gain to more than three (3) other persons lodging or meals or both (exclusive of the lessee or owner thereof or members of his family), and may include a

children's home, home for the aged, or other similar establishments, and shall exclude a hotel, hospital or nursing home.

BOARDING KENNEL means a place for the temporary shelter of domestic animals, which may be operated as a commercial business or by the Humane Society as a service to the community.

BOAT HOUSE means an accessory building or structure located on a waterfront lot, the sole use of which is the provision of shelter or protection of a boat or other form of water transport.

BOWLING ALLEY means a building or structure containing lanes for bowling.

BUFFER STRIP means a landscaped or naturally vegetated strip of land devoted exclusively to the provision of visual amenity and a physical barrier between adjacent uses.

BUILDING means any structure, whether temporary or permanent, used or built for the shelter, accommodation or enclosure of persons, animals or chattels, other than a lawful boundary wall or fence, and shall include any structure, loading dock, staging gallery, wall, excavation, storage tank, gasoline pump, pump island, bleacher, fence, swimming pool, grandstand, tent, awning, bin, bunker or platform, vessel or vehicle used for any of the said purposes is deemed a building.

BUILDING OFFICIAL, CHIEF means the officer of the Township of Bonfield for the time being charged with the duty of enforcing the provisions of the Building By-Law.

BULK SALES ESTABLISHMENT means the use of land, structure or building for the purposes of buying and selling fuels, building materials, ice and allied commodities, but does not include any manufacturing, assembling or processing uses.

BUS STORAGE means an area with or without a building for the storage and/or sheltering of buses and may incorporate the servicing of such vehicles.

CABIN means a separate building designed to provide only sleeping accommodation for the traveling or vacationing public.

CABIN, GUEST means a building accessory to and subordinate to a permitted residential use, which is designed to provide additional sleeping quarters for occasional guests of the owner but that does not include sanitary or kitchen facilities.

CABIN, HOUSEKEEPING means a separate building designed to provide sleeping accommodations and facilities for the preparation and cooking of food for the traveling or vacationing public.

CAMPING ESTABLISHMENT (SEASONAL) means a parcel of land used or maintained as an overnight tent and trailer park where people are accommodated temporarily in tents or tourist trailers, or other similar facilities, whether or not a fee or charge is paid for the rental thereof, but does not include a mobile home park.

CARPORT means an enclosed or partially enclosed structure having a minimum of fifty percent (50%) open area with a roof which is designed or used for the storage of one or more private vehicles.

CELLAR means that space of the building that is partly or entirely below grade which has one-half or less than one-half of its height measured from floor to ceiling above finished grade around the exterior of the building.

CEMETERY means land that is set apart or used as a place for interment of the dead. A cemetery may include such accessory uses as mausoleums, crematoriums and columbariums.

CLINIC means a building or part of a building wherein health services are provided to the public in the form of a medical, paramedical, dental, surgical, physiotherapeutic, or other human health services including associated technical and laboratory facilities, and may also include a pharmaceutical outlet for the sale of prescription and therapeutic drugs, medication, optical equipment and similar drug store products.

COMMERCIAL USE means the use of land, structure or building for the purposes of buying or selling commodities and supplying services, as distinguished from such uses as manufacturing or assembling of goods, warehousing and contractors' yards.

COMMUNITY FACILITY means any tract of land or building used for community activities which may be used for ancillary commercial purposes and the control of which is vested in the Municipality, local board of commission thereof.

COMMUNITY GARDEN means a communal garden provided for the sole use of or consumption by the individual or individuals working the garden and shall include a rooftop garden.

CONSERVATION USES means land used solely for the preservation and enhancement of the natural environment and may include a conservation area.

CONTRACTOR'S YARD means an area with or without buildings used for the storage of materials and equipment related to the construction industry.

COTTAGE means a dwelling which is not a principal residence designed and built for periodic occupancy, rather than for permanent year-round use but does not include a mobile home.

COUNCIL means the Council of the Corporation of the Township of Bonfield.

CURLING RINK means a building or structure containing curling sheets for curling.

DAY NURSERY means premises that receive more than five children primarily for the purpose of providing temporary care or guidance (or both) for a continuous period not exceeding 24 hours, and the children are:

- a) under 10 years of age; or
- b) under 18 years of age if the day nursery will be for children with a developmental disability.

DEVELOPMENT CONSTRAINT areas have been identified by the local Conservation Authority through air photo interpretations and field investigation. The boundaries of the Development Constraint Area are arbitrarily determined based on: closeness to water, bank stability, extent of wetlands and/or a minimum setback from a watercourse. Where appropriate identifiable features, such as a transportation route, have been selected as the Development Constraint Area boundary. Lands zoned as Development Constraint Areas are regulated by the North Bay-Mattawa Conservation Authority.

DRIVING RANGE means a public or private area operated for the purpose of developing golfing techniques, including a mini-putt, but excluding golf courses.

DRIVE-IN THEATRE means an outdoor form of structure consisting of a large outdoor screen, a projection booth, a concession stand and a parking area for vehicles.

DRIVE-THROUGH FACILITY means an establishment that provides or dispenses products or services, through an attendant or an automated machine, to persons remaining in vehicles that are in designated stacking aisles. A drive-through facility may be in combination with other uses, such as a bank, restaurant or gas station.

DWELLING means a building, occupied or capable of being occupied as a home, residence or accommodation by one or more persons, but shall not include hotels, boarding and rooming houses, motels, mobile homes and institutions.

DWELLING, APARTMENT means a building consisting of four or more dwelling units, where each unit has a common entrance from the street level and the occupants of which have the right to use, in common, halls and/or stairs and/or elevators and yards.

DWELLING, CONVERTED means a building which has been altered by the creation of more dwelling units than existed originally, with each dwelling unit having its own sanitary facilities and cooking facilities.

DWELLING, DUPLEX means a building that is divided horizontally into two dwelling units each of which has an independent entrance either directly or through a common vestibule.

DWELLING, MULTIPLE ATTACHED means a building that is divided into three or more independent dwelling units but excludes an apartment dwelling and a town-house dwelling.

DWELLING, TOWN-HOUSE means a building that is divided vertically by common walls into three or more dwelling units, each of which has independent entrances as well as access to a front and rear yard immediately abutting the front and rear walls of each dwelling unit.

DWELLING, SECONDARY means a self-contained dwelling unit created by either an interior renovation within an existing dwelling, or as an exterior addition, provided that one entire face of the addition is attached to the principal dwelling; however a secondary dwelling unit shall not be considered a second dwelling on the lot for the purposes of this By-law.

DWELLING, SEMI-DETACHED means a building that is divided vertically into two dwelling units each of which has an independent entrance either directly or through a common vestibule.

DWELLING, SINGLE-DETACHED means a completely detached dwelling unit by which access is gained by a private entrance outside the building but does not include a mobile home.

DWELLING UNIT means one room or a group of rooms used or designed or intended to be used by an individual or only one family as a single, independent and separate housekeeping establishment in which food preparation and sanitary facilities are provided for the exclusive use of such an individual or family; and which has a private entrance from outside the building or from a common hallway inside the building.

EQUESTRIAN ESTABLISHMENT means an area of land which is used as an educational centre for horse training, handling, care, or for the lodging of horses.

EQUIPMENT SALES AND RENTAL ESTABLISHMENT means an establishment where light machinery and equipment such as automotive tools, cleaning equipment, concrete and masonry equipment, electric tools and accessories, gasoline generators, moving equipment; painting and decorating equipment; plumbing tools and other similar tools and accessories are offered or kept for sale or rent.

ERECT includes build, construct, reconstruct, alter and relocate and without limiting the generality of the forgoing is taken to include any preliminary physical operations such as excavating, grading, piling, cribbing, filling or draining, structurally altering any existing building or structure by an addition, deletion, enlargement or extension.

EXISTING means existing as of the date of the final passing of this By-law.

EXTERIOR LIGHTING means any form of artificial illumination located outside of a building or structure.

FARM EQUIPMENT DEALER shall mean an agency which offers for sale, and maintains and repairs machinery normally used in farming.

FAST FOOD OUTLET AND BAIT AND TACKLE SHOP means a building for the retail of fast foods such as hamburgers, fries, subs and the like without full course meals and which shall be self service, together with retail sale of live bait and tackle and ice.

FINANCIAL ESTABLISHMENT means a place that provides a range of financial services, which may include a bank, trust company or other financial institution, and automated bank machines as an accessory use.

FLOOD PLAIN means the horizontal area bordering a lake, swamp, river, stream, or water course which is subject to flooding.

FLOOR AREA means the space on any storey of a building between exterior walls and required fire walls, including the space occupied by interior walls and partitions. A fire wall

located on a property line separating two properties under separate ownership shall, for the purpose of this By-law, be considered an exterior wall.

FLOOR AREA, DWELLING means the sum of the areas of all floors of a dwelling unit measured between the internal faces of the exterior walls, excluding the basement or cellar.

FLOOR AREA, GROSS means the sum of all floor areas above grade, except in the case of an apartment building where part of the area of the basement is used for a dwelling unit(s), in which case the said area constitutes part of the gross floor area measured between the internal faces of the exterior walls of the building at the level of each floor, including any part of the building above grade used for the storage or parking of motor vehicles, locker storage and laundry facilities, but excluding any part of the building used for mechanical purposes which are an integral part of the building.

FLOOR SPACE, COMMERCIAL means the sum of the areas of all floors of a building or part thereof used for commercial purposes measured between the internal faces of the exterior walls, excluding the furnace-room, laundry-room, washrooms, stairwell or elevator shaft.

FORESTRY USE means the general raising and harvesting of wood and without limiting the generality of the foregoing, shall include the raising and cutting of fuel wood, pulpwood, lumber, holiday trees and other forest products.

FUNERAL HOME means a commercial establishment that provides funeral supplies and services to the public.

FURNITURE MANUFACTURING shall mean an operation for the production of cabinet, chairs, tables, cedar chests, and cupboards, with retailing occurring from the same premises.

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

GARDEN SUITE shall mean a temporary, detached, portable housing unit intended for the use of an elderly member of the immediate family which is located on the same lot with an existing single-detached dwelling where the family is residing and which shares the private water supply and sewage disposal facilities with the single-detached dwelling, but shall not include a mobile home.

GAS BAR means one or more pump islands, each consisting of one or more fuel pumps, and a shelter, which shall not be used for the sale of any product other than liquids and small accessories required for the operation of motor vehicles, but shall not include any other establishment otherwise defined or classified in this By-law.

GOLF COURSE means a public or private area operated for the purpose of playing golf including a par three golf course and including such ancillary uses as a driving range, a miniature golf course, or a clubhouse.

GRADE, ESTABLISHMENT means with reference to a building, the average elevation of the finished surface of the ground where it meets the exterior of all sides of such building, and,

when used with references to a structure, means the average elevation of the finished grade of the ground immediately surrounding such structure, and, when used with reference to a street, road or highway will refer to the elevation established by the Municipality or other designated authority.

GROUP HOME means a single housekeeping unit in a residential dwelling in which up to ten residents, excluding staff or receiving family, live as a family under responsible supervision consistent with the requirements of its residents. The home is licensed or approved under Provincial statute.

GREENHOUSE, COMMERCIAL means a building for the growing of flowers, fruits, vegetables, plants, shrubs, trees and similar vegetation which are not necessarily transplanted outdoors on the same lot containing such greenhouse, but are sold directly from such lot at wholesale or retail.

HEAVY EQUIPMENT AND VEHICLES SALES, RENTAL AND SERVICING means a building or part of a building or structure in which heavy vehicles including farm vehicles or equipment, and transport trucks or trailers are offered or kept for sale or, rent, or service, but shall not include any other establishment defined or classified by this By-law.

HEIGHT OF BUILDING means the vertical distance of a building measured between the established grade and:

- (i) the highest point of the roof surface of a flat roof;
- (ii) the roof deck of a mansard roof;
- (iii) the mean level between the eaves and the ridge of a gabled, hip, gambrel or other type of pitched roof.

HOME INDUSTRY means a gainful occupation including an animal hospital, electrical, woodworking, window frame, welding, plumbing, machine or auto repair shop, or blacksmith shop, that is conducted in whole or in part in an accessory building to a single-detached dwelling.

HOME OCCUPATION means occupations or professions which are conducted entirely within a dwelling unit, and may include consulting businesses and hairstyling.

HOSPITAL means premises used as a private or public hospital for the care or treatment of:

- a) persons afflicted with or suffering from sickness, disease or injury;
- b) convalescent or chronically ill persons;
- c) persons suffering from substance addictions; or
- d) persons suffering from emotional, or psychological disorders; and may include ancillary uses such as a restaurant, or a hostel for the short-term accommodation of patients' families during treatment or convalescence.

HOTEL means an establishment that provides sleeping accommodation of not fewer than six bedrooms and supplies foods and refreshment from a general kitchen, dining room and other public rooms.

INDUSTRIAL USE means the use of land, building or structure designed for the purpose of manufacturing, assembling, making, preparing, inspecting, ornamenting, finishing, treating, altering, repairing, warehousing, or storing or adapting for sale of any goods, substance, article, or thing, including the storage of building and construction equipment and material, but not including any obnoxious industry, mine, pit, quarry or oil well. The following are also considered industrial uses; in transportation, wholesaling, storage or shipping, bulk sales establishments, lumber yards, saw mills, contractors' yards and wayside pits and quarries.

INSTITUTION means land, building, structure or part thereof used by any organization, group or association for the promotion of charitable, education or benevolent objects and not for profit or gain.

KENNEL means a place where dogs and other domestic animals other than poultry are bred and raised, and are sold or kept for sale.

LANDSCAPING means any combination of vegetation including trees, shrubs, flowers, grass or other horticultural elements, decorative stonework, paving, screening or other architectural elements, all of which is designed to enhance the visual amenity of a property, to regulate drainage, and to provide a screen to mitigate any objectionable aspects that may detrimentally affect adjacent land.

LIVESTOCK means one or more domesticated animals, including poultry and farmed fish that are raised to produce commodities such as food, fibre and/or labour.

LOADING SPACE means an area of land which is provided and maintained upon the same lot or lots upon which the main use is located, for the temporary parking of one or more commercial motor vehicles while merchandise or materials are being loaded or unloaded from such vehicle(s).

LOT means any parcel of land which is a separate parcel of record or is shown on a separate parcel of record or is shown on a registered plan of subdivision, including any part of which is subject to an easement or right-of-way and which is capable of being conveyed under the *Planning Act*.

LOT, CORNER means a lot bounded on two or more sides by one or more public roads, provided that the angle of intersection of such public roads is not more than one hundred and thirty-five (135) degrees.

LOT, INTERIOR means a lot other than a corner lot.

LOT AREA means the total horizontal area within the lot lines of a lot.

LOT COVERAGE means the proportion of the lot area that is covered by buildings, structures and covered decks excluding parking areas, driveways, patios and sidewalks.

LOT DEPTH means the perpendicular distance measured in a horizontal plane between the front and rear lot lines. Where these lines are not parallel, it shall be the length of a line joining the mid-points of the front and rear lot lines.

LOT FRONTAGE means the horizontal distance between the side lot lines measured along the front lot line, except that:

- (i) where the front lot line is not perpendicular to the side lot lines but the side lot lines are parallel, lot frontage means the horizontal perpendicular distance between the side lot lines; and
- (ii) where the front lot line is not a straight line and the side lot line are not parallel, the lot frontage is to be measured by a line six (6) metres back from and parallel to the chord of the lot frontage, and for the purpose of this paragraph, the chord of the line frontage is a straight line joining the two points where the side lot lines intersect the front lot line.

LOT LINE means any boundary of a lot.

LOT LINE, FRONT means the lot line that abuts the street except that:

- (i) in the case of a corner lot, the shorter lot line that abuts the street shall be deemed to be the front lot line; and
- (ii) in the case of water frontage, the lot line that abuts the body of water shall be deemed to be the front lot line.

LOT LINE, REAR means the lot line furthest from or opposite to the front line.

LOT LINE, SIDE means a lot line other than a front or rear lot line.

MAIN BUILDING means the building designed or used for the principal use on the lot.

MAIN WALL means the exterior front, side or rear wall of a building, and all structural members essential to the support of a fully or partially enclosed space or roof, where such members are nearer to a lot line than the said exterior wall.

MARINA means a building or land used:

- (i) for the retailing, servicing and repairing of all outboard or inboard motors including gasoline pumps etc.;
- (ii) for the storing and retailing of accessory equipment used in connection with marine recreation and hobby craft;
- (iii) for the storing and retailing of live and other bait; and
- (iv) for the storing and parking of watercraft, automobiles and boat trailers.

MINE means any opening or excavation in, or working of the ground for the purpose of searching, winning, opening up or proving any mineral or mineral-bearing substance, and any ore body, mineral deposit, stratum, rock, earth, clay, sand or gravel, or place where mining is or may be carried on, and works, machinery, plant buildings and premises below or above ground belonging to or used defined connection with the mine.

MOBILE HOME means any dwelling that is designed to be made mobile and constructed or manufactured to provide a permanent residence for one or more persons, but does not include a recreational vehicle (RV), or trailer otherwise designated.

MOBILE HOME PARK means a number of Mobile Home Sites provided with private water and sewer services where mobile homes are used for permanent residence, and includes all accessory buildings necessary to the operation of said park.

MOBILE HOME SITE means a parcel of land within a mobile home park that is serviced and used for the exclusive purposes of one mobile home.

MOTEL means an establishment that provides sleeping accommodation with or without supplying cooking facilities, food or other refreshments, including a motor court and auto court.

MOTOR VEHICLE, COMMERCIAL means any vehicle used for commercial purposes having permanently attached thereto a truck or delivery body and without limiting the generality of the foregoing includes ambulances, hearses and motor buses, etc.

MOTOR VEHICLE SALES AREA means any land, building or structure where new or used automobiles, trucks, buses, recreational vehicles and boats, are kept for display or sale by an agent or dealer to sell such new or used automobiles, trucks, buses, recreational vehicles and boats, and shall include a lot used solely in connection therewith.

MUNICIPALITY means the Corporation of the Township of Bonfield.

NON-COMPLYING, LEGAL means a use which was legally established on or before the date of final passing of this By-Law which does not comply with the regulations or provisions of this By-Law as of the date of the final passing thereof so long as it continues to be used for that purpose.

NON-CONFORMING, LEGAL when used in reference to a use, building or structure, means a use, building or structure which is not a permitted use in the zone where such use, building or structure is located.

NURSERY means land used for the growing of sod, flowers, bushes, trees or other gardening, landscaping or orchard stock for wholesale or retail sale.

NURSING HOME means a building in which rooms or lodging are provided for hire or pay, and where meals, personal care, nursing services, and medical care and treatment are provided or made available.

OBNOXIOUS USE means any use which shall be a nuisance to the occupants or owners of any neighboring land or building by reason of the emission from the said land or any part thereof, or the creation thereon, of odours, gases, dirt, smoke, noise, vibration, fumes, cinders, soot, waste or depositing or leaving unsightly objects or chattels thereon or otherwise.

OFFICE means a building or part thereof designed, intended or used for the practice of a profession, the transaction and/or management of a business, or the conduct of public services and administration.

OPEN SPACE, USABLE means open, unobstructed space on a lot which is suitable for landscaping, including any part of the site occupied by recreational accessory buildings, any

surfaced walk, patio or similar area, any sports or recreational area, any ornamental or swimming pool, any balcony at least 1.5 metres in depth and the roof or other part of a building or structure open for the air and used for landscaping and as a recreational area, but excluding any driveway or ramp, whether surfaced or not, any curb, retaining wall, parking area or loading space.

OPEN STORAGE means the storage of goods in the open air or in unenclosed portions of buildings which are open on the sides, but shall not include a limited display of goods and products for advertising and demonstration purposes.

PARK, PRIVATE means any park other than a public park, including a park operated for commercial gain, but does not include a Tourist Establishment.

PARK, PUBLIC means a park owned or controlled by a Public Authority.

PARKING AREA means an area other than a street used for the temporary parking of two or more motor vehicles as accommodation for visitors, clients, customers, residents or employees whether free or for profit or gain.

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

PERSON means any association, partnership, corporation, municipal corporation, agent or trustee and the heirs, executors or other legal representatives of a person to whom the provisions and regulations of this By-Law can apply according to law.

PERSONAL SERVICE ESTABLISHMENT means a business which furnishes a service to meet some general personal need or to benefit the personal needs of individuals but excludes funeral homes and any manufacturing or fabrication of goods for sale.

PERSONAL SERVICE SHOP means an establishment wherein a personal service is performed. This definition may include a barber shop, a beauty salon, a dressmaking shop, a shoe repair shop, a tailor shop, a photographic studio or similar use.

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

PLACE OF ENTERTAINMENT means a motion picture or other theater, auditorium, public hall, billiard or pool room, bowling alley, dance hall, or music hall, but does not include any place of entertainment or amusement otherwise defined or classified in this By-law.

PLACE OF RECREATION means land, structures and equipment for outdoor and indoor sports and games, but does not include a shooting gallery, or archery, rifle, pistol, skeet or trap range, a race track or commercial amusement park or theatre.

PLACE OF WORSHIP means a building dedicated to religious worship and may include such accessory uses as a day nursery, an assembly hall, a school of religious education, convent, monastery or parish hall.

PORTABLE ASPHALT PLANT shall mean a small, portable facility with equipment designed to heat and dry aggregate and to mix aggregate with bituminous asphalt to produce asphalt paving and includes stockpiling and storage of bulk material, which is not of permanent construction, but rather designed to be dismantled at the completion of the construction project.

PORTABLE CONCRETE PLANT means a small, portable facility with equipment designed to mix and/or crush cementing materials, aggregate, water and admixtures to produce concrete and includes stockpiling and storage of bulk materials used in the process, which is not of permanent construction, but rather designed to be dismantled at the completion of the construction project.

PRINCIPAL USE means the predominate purpose for which any land, building, structure or premises, or part thereof, is used, designed, arranged, occupied or maintained.

PRIVATE CLUB means a social, athletic or recreational club located on private lands and not operated for profit and includes the premises of a fraternal organization.

PROVINCIAL HIGHWAY means a public, improved road under the jurisdiction of the Ministry of Transportation.

PUBLIC AUTHORITY means any commission, agency, board, authority or department established by a Federal, Provincial, District or Municipal government.

PUBLIC STREET OR ROAD means any highway, road, boulevard or other improved thoroughfare which has been dedicated or deeded for public use.

PUBLIC UTILITY means any facility provided by the Township, the Province of Ontario, or the Government of Canada or their agencies or by a gas, hydro, telephone, telecommunication, or railway company.

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

RECONSTRUCTION means the rebuilding and replacement of a building or structure.

RENOVATION means the alteration, repair and/or restoration of a building but shall not include its replacement.

RECREATIONAL VEHICLE (RV) means any vehicle so constructed that it is used for temporary eating and sleeping accommodation for travel, vacation and/or recreational use, Such structure shall include tourist trailers, motorized homes, tent trailers, and campers mounted on motorized vehicles, but shall not include such vehicle that is elevated or, that has had its running gear removed.

RECREATIONAL VEHICLE OR BOAT SALES ESTABLISHMENT means a building or place where new or used recreational vehicles, trailers, snowmobiles, boats and accessories are sold, rented or repaired.

RESTAURANT means a building or structure or part thereof where food is prepared and offered for sale to the public for consumption within the building or structure but does not include a drive-in restaurant.

RETAIL STORE means a building or part thereof where goods, services, wares, merchandise, substances, articles or things are offered or kept for sale or rent by retail directly to the public, but does not include any manufacturing, processing or construction uses.

RETAIL STORE, LOCAL means a retail store which deals primarily in goods required by the inhabitants of a residential neighborhood, but shall not include an automobile service station.

RIGHT-OF-WAY means an easement for access over one or more lots.

SAWMILL OPERATION shall mean a milling operation for the cutting, planning, and manufacturing of wood products, which includes the retailing of the final products on site.

SCHOOL means a building or structure under the jurisdiction of a Board as defined in *The Education Act, R.S.O. 1990, Chapter E.2, as amended.*

SCHOOL BUS means a vehicle for transporting persons to or from school

SCRAP YARD means a lot and/or premises for the storage and/or handling of scrap material, which without limiting the generality of the foregoing, shall include waste paper, rags, bones, bottles, bicycles, vehicles, tires, metal and/or other scrap material and salvage.

SERVICE INDUSTRY means a public garage including an automobile body repair shop, a printing establishment, a laundry or cleaning establishment, a paint shop, a plumbing shop, sheet metal shop and similar uses.

SERVICES SHOP means any building or part thereof where household appliances, machinery, and home entertainment equipment are sold, serviced or repaired, but excludes any manufacturing or processing.

SETBACK means the distance required by this By-law between a lot line and a building, and includes:

FRONT YARD SETBACK which means the shortest distance between the front lot line and any part of a building, not including a projection permitted under Section 3.13.

REAR YARD SETBACK which means the shortest distance between the rear lot line and the nearest point of the main building, not including a projection permitted under Section 3.13.

INTERIOR SIDE YARD SETBACK which means the shortest distance between the interior side lot line and any part of a building between the front and rear yards, not including a projection permitted under Section 3.13.

EXTERIOR SIDE YARD SETBACK which means the shortest distance between the exterior side lot line and any part of a building between the front and rear yards, not including a projection permitted under Section 3.13.

SHOPPING CENTRE means a group of commercial establishments designed, developed and managed as a unit by a single owner or tenant, or group of owners or tenants as opposed to a business area comprising unrelated individual commercial establishments.

SKI CHALET means a building or part thereof used as a meeting place and change house for cross country skiers and may include facilities for the rental or service of ski equipment and/or the sale of refreshments but shall not include a restaurant.

STOREY means the portion of a building, other than a basement or cellar, between the surface of any floor and the surface of the floor next above, or, if there is no floor above it, that portion between the surface of such floor and the ceiling above it.

STREET LINE means the boundary line between a lot and a street, road or highway.

STRUCTURE means anything that is erected, built or constructed of parts joined together or any such erection fixed to or supported by the soil or any other structure. But for the purposes of this By-law, a fence not exceeding 2 metres in height shall be deemed not to be a structure and for the purposes of setbacks or yards required in this By-law, a sign shall not be deemed to be a structure.

TAVERN means a restaurant licensed by the Liquor License Board of Ontario to sell any beer, wine or spirits.

TOURIST ESTABLISHMENT means an establishment that provides sleeping accommodation, with or without meals, including a guest-house, tourist cabins, a motel, a motor court, an auto court, a hotel and all buildings operating

TOURIST HOME means a dwelling unit excluding a hotel, motel or cabin, in which rooms or lodging are provided for hire or pay and being comprised of not more than four units.

TRAILER means any vehicle designed to be attached to a motor vehicle and drawn to transport such items as a boat, tent, animals or materials.

USE means the purpose for which a lot or building or a structure or any combination thereof is designed, constructed, arranged, occupied, maintained, or utilized.

WAREHOUSE means a building or part of a building used for the storage and distribution of goods, wares, merchandise, substances or articles and may include food and accessory wholesale facilities, but shall not include a truck or transport terminal or yard.

WASTE DISPOSAL SITE means a place where garbage, refuse or domestic or industrial waste is disposed of or dumped and which is approved by the Ministry of Environment.

WASTE PROCESSING AND TRANSFER FACILITY means a facility where waste is sorted, recycled, processed or temporarily stored prior to transfer off site and may include a source separated organics and biosolids processing and storage facility.

WATER'S EDGE, NORMAL means the water level under natural conditions on the shore or bank of a watercourse or water body, or as established by a survey.

WATER'S EDGE, REGULATED means the highest contour of elevation to which the water level is generally held or planned to be held by artificial means.

WATERFRONT means the common boundary of a waterbody on an area of land.

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

WHOLESALE AND RETAIL SALES OUTLET means a building or part thereof for the wholesale and retail of groceries.

YARD means an area of a lot abutting a building and includes a:

YARD, EXTERIOR SIDE means the side yard of a corner lot, which side yard extends from the front yard to the rear yard between the side lot line abutting a street and the nearest main wall of any main building or structure.

YARD, FRONT means a yard extending across the full width of the lot between the front lot line and the nearest main wall of the main building or structure on the lot.

YARD, INTERIOR SIDE means a side yard other than an exterior side yard.

YARD, REAR means a yard extending across the full width of the lot between the rear lot line and the nearest main wall of the main building on such lot.

3 GENERAL PROVISIONS

3.1 Use Zones

For the purpose of this By-law, the Township of Bonfield is divided into the following Use Zones:

ZONE	SYMBOL
Residential, First Density Zone	R1
Residential, Second Density Zone	R2
Residential, Limited Service Zone	RLS
Residential, Multiple Zone	RM
Commercial, Local Zone	C1
Commercial, Highway and Service Zone	C2
Commercial, Resort Zone	C3
Industrial, General Zone	M1
Industrial, Heavy Zone	M2
Industrial, Restricted Zone	M3
Rural Zone	RU
Environmental Protection	EP
Open Space Zone	O
Hazard Lands Zone	HAZ
Special Zone	SZ
Waste Disposal Zone	WD

3.2 Schedules

The zones set out in 3.1 and the boundaries of such zones are illustrated on Schedules A, A1 and A2, which form part of this By-law.

3.3 Public Uses Permitted

The provisions of this By-law shall not apply to the use of any land or to the erection or use of any building or structure for the purpose of public service by the Township, any department of the Governments of Ontario or Canada, including Ontario Hydro, or any telephone, telecommunications or gas company, or any railway provided that:

3.3.1 The lot coverage, setback and yard regulations prescribed for the zone in which such land, building, or structure is located are complied with;

3.3.2 No goods, materials, or equipment are stored in the open in a Residential Zone or in a lot adjacent to a Residential Zone.

3.4 Access Regulations to Improved Street

No person shall erect any building or structure in any zone unless the lot upon which such building or structure is to be erected abuts an opened public road or highway which is presently being maintained year-round by the Municipality or the Province of Ontario.

3.4.1 If a lot is located on an island or on the mainland in the Residential Limited Service Zone, and if such lot has no street access, then such lot shall be exempt from the provisions of Section 3.4 provided such lot has water access.

3.4.2 Notwithstanding Section 3.4, buildings or structures associated with pits and quarries or private recreational activities such as, but not limited to, skiing and/or hunting may be accessed by roads other than an opened public road or highway which is presently being maintained year round by the Municipality or the Province of Ontario.

3.5 Occupancy of Complete Buildings

No building shall be occupied prior to completion as defined in the Ontario Building Code.

3.6 Height Regulations

The height regulations in this By-law shall not apply to church spires, belfries, water tanks, elevator enclosures, a barn or silos, flagpoles, television, radio or tower antennae, ventilators, skylights or chimneys, clock towers, windmills, air conditioners or incidental equipment associated with internal building equipment.

3.7 Temporary Construction Uses

Notwithstanding any other provisions of this By-law, uses such as a construction camp or other such temporary work camp, a tool shed, scaffold, sign or other building or structure incidental to the construction shall be permitted provided that:

3.7.1 Any sign which is erected does not exceed 3 square metres in area.

3.7.2 Such uses, buildings or structures are removed when the work in connection with which they are constructed is terminated.

3.8 Non-Conforming Uses

Where a building or structure was erected prior to the date of passing of this By-law and is used for a purpose not permitted in the zone in which it is situated, but is a legal non-conforming use under the *Planning Act*, the said building or structure may be reconstructed, repaired or renovated provided that:

3.8.1 There is no change in use except to a use which is permissible within the zone in which it is situated;

3.8.2 The reconstruction, repair or renovation of the building or structure shall not further reduce the required setbacks or other applicable provisions of this By-law;

3.8.3 The reconstruction, repair or renovation does not constitute an addition or enlargement of any building or structure and

3.8.4 All other applicable provisions of this By-law are complied with.

3.9 Existing Buildings Less Than Minimum Lot or Yard Requirements

Where a building or structure was erected prior to the date of passing of this By-law on a lot having less than the minimum frontage and/or depth and/or area or having less than the minimum setback and/or side yard and/or rear yard and/or minimum usable open space required by this By-law, but is a legal non-complying use, the building may be enlarged, reconstructed, repaired or renovated provided that:

3.9.1 The enlargement, reconstruction, repair or renovation does not further reduce such front yard and/or side yard and/or rear yard and/or usable open space having less than the minimum required by this By-law, and;

3.9.2 All other applicable provisions of this By-law are complied with.

3.10 Existing Undersized Lots

Notwithstanding anything else in this By-law, a vacant lot held in separate ownership from adjoining parcels on the date of passage of this By-law, having less than the minimum frontage and/or area required by this By-law may be used for a purpose permitted in the zone in which the said lot is located provided that all other applicable provisions in this By-law are met.

3.11 Accessory Buildings, Uses or Structures

Accessory buildings, uses or structures are permitted in any zone, subject to the provisions of this By-law for the particular zone in which the accessory building, use or structure is located and the following:

3.11.1 An accessory building shall not be erected prior to the erection of a permitted dwelling on the same lot except where it is necessary for the storage of tools and materials for the use in connection with the construction of such dwelling and no accessory building shall be used prior to the erection of such dwelling for any purpose other than such storage. Except as may be provided herein any accessory building shall comply with the 3 metre yard requirement applicable to all zones and such accessory uses shall not occupy more than 15% of the lot area.

3.11.2 Notwithstanding sub-paragraph 3.11.1 above, a boathouse, dock or wharf may be located in the front yard, side yard or rear yard where a lot abuts a navigable waterway, provided that the approval of any governmental authority having jurisdiction has been obtained and provided that the boathouse, dock or wharf is located not closer than 4 metres to the side lot line or does not encroach on adjacent frontage when the lot boundaries are extended perpendicular to the shore.

3.11.3 Where an accessory building is used for a Home Industry, as defined in this By-law, such building or buildings shall be located on the lot at a setback from any abutting road or street which is 15 metres greater than the setback required by this By-law for the main building on the lot.

3.11.4 The use of any accessory building or structure for human habitation is not permitted. The use of any accessory building or structure for the keeping of animals, other than domestic pets, is not permitted in any Residential Zone.

3.11.5 No accessory building shall exceed 5 metres in height in any Residential Zone, nor be built within 2 metres of the main building in all zones.

3.11.6 In any Industrial Zone, an accessory Commercial Use shall be permitted within the main building provided that the said use does not exceed 10 percent of the gross floor area or a maximum area of 100 square metres, whichever is the lesser amount.

3.11.7 When a lot is proposed to be used for more than one purpose, the lot shall be zoned for its primary purpose and accessory uses shall be permitted where the accessory uses are an integral part of the main use, are intended solely for the convenience of the people using the facility and are in keeping with the character of the main use. Such accessory uses shall conform to the requirements of this Section and in no case shall occupy more than 20 percent of the total area of the lots.

3.12 Open Storage Prohibited

Notwithstanding any other provisions of this By-law, no open storage shall be permitted in any front yard in any zone.

3.13 Permitted Encroachments in Minimum Yards

Every part of any yard required by this By-law shall be open and unobstructed by any structure from the ground to the sky except that those structures listed in the following table shall be permitted to project into the minimum yards required by this By-law for the following specified distances:

STRUCTURE	YARDS IN WHICH PROJECTION IS PERMITTED	MAXIMUM PROJECTION FROM MAIN WALL PERMITTED
Sills, belt courses, metre cornices, eaves or canopies, gutters, chimneys or pilasters	Any yard	One metre
Fire escapes & exterior staircases	Rear & exterior side yards only	1.2 metres
Window bays	Front, rear and exterior side yards only	One metre over a maximum width of 3 metres
Balconies	Any yard for multiple dwellings. Front, rear & exterior side yards only for all other dwelling types	2 metres
Open roofed porches not exceeding one storey in height, uncovered terraces and decks	Front and rear yards only	3 metres including eaves & cornices

3.14 Parking Requirements

Any person who erects or enlarges a building after the date of enactment of this By-law, in any Zone, shall provide an area for automobile parking located on the same lot with the said building except in the case of a water access lot where the parking area shall be located in a zone where such use is permitted by this By-law.

3.14.1 Any parking area designed to serve water access lots shall have a minimum area of 40 m² for each lot to be served and no parking shall be permitted within 8 metres of the regulated water's edge or the normal water's edge or within 3 metres of any lot line abutting a lot in a Residential Zone.

3.14.2 Adequate provisions for access to a street or public lane from each individual parking space shall be provided.

3.14.3 Such parking spaces shall be provided and maintained in accordance with the following requirements and are accumulative when more than one of the listed land uses is located within any building or structure.

TYPE OF BUILDING	MINIMUM PARKING REQUIRED
All single detached, duplex or semi-detached dwelling	One (1) parking space or garage or one (1) carport
All multiple attached dwellings, town-houses, apartment buildings, mobile home parks, or a building containing both Commercial and Residential Uses	1.25 spaces per dwelling unit
All Commercial Use, general office or home occupation	One (1) parking space for each thirty (30) square metres of commercial floor space of the building
Auditorium, arena, place of worship, hall, restaurant, tavern, club and other places of assembly	One (1) parking space for each four (4) persons than can be accommodated
Bowling alleys and curling rinks	Four parking spaces per game surface plus 10 parking spaces per 100 m ² of gross floor area used for dining and/or common area.
Industrial Use	One (1) parking space for each one hundred (100) square metres of building floor space on the lot.
Schools	One (1) parking space for each teaching staff member plus parking spaces for places of assembly, as given above.
Government Buildings	One (1) parking space for each four (4) employees plus a parking area for visitors with a minimum capacity of ten (10) parking spaces.
Hotels, Motels and Tourist Cabins	One (1) parking space for each guest room or suite, plus parking spaces for places of assembly, as given above.

3.14.4 Where in this By-law parking facilities are required or permitted, the parking area shall be maintained with a stable surface treated to prevent the raising of dust and any lights erected thereon shall be directed away from any adjacent lots located in a Residential Zone.

3.15 Existing Buildings Having Less Than Minimum Parking Requirements

When a building or structure has insufficient parking area at the date of the passing of this By-law to comply with the requirements herein, this By-law shall not require that the deficiency be made up prior to the construction of any addition. However, no change of use may occur, the effect of which would be an increase in that deficiency.

3.16 Standards for Parking Area

Where in this By-law, parking areas for more than 4 vehicles are required, the following standards shall be met:

3.16.1 Adequate drainage facilities shall be provided and maintained in accordance with the requirements of the Municipality;

3.16.2 Parking areas shall have a cement or asphaltic binder or any other all weather type of surfacing and the limits of said parking area shall be defined by a fence, curb or other suitable obstruction designed to provide a neat appearance; and prevent the encroachment of vehicles on adjoining property;

3.16.3 Each parking space shall have an area not less than 3 metres by 6 metres and shall be provided with unobstructed access to a street by a driveway, aisle, lane or private road;

3.16.4 The lights used for illumination of parking areas shall be so arranged as to divert the light away from adjacent lots;

3.16.5 For any parking area in a Commercial or Industrial Zone which is required to be used in winter, an additional area shall be set aside for snow piling;

3.16.6 No sign other than directional signs and a sign indicating the name of the owner, not exceeding 3 square metres in size shall be erected on any parking area or parking lot;

3.16.7 Where a parking lot is situated on the boundary between any non-residential zone and any residential zone, a strip of land not less than 1.5 metres in width, lying within the non-residential zone along said boundary shall be used for no purpose other than landscaping.

3.17 Standards for Entrance and Exit

Where in this By-law loading spaces or parking areas for more than four vehicles are required:

3.17.1 Entrance and exit ramps for vehicular traffic shall not exceed two in number and each such ramp shall have a width of 7.5 metres.

3.17.2 A driveway leading to any parking or loading area, shall have a minimum width of 3 metres for one way traffic, and a minimum width of 6 metres for two way traffic, and the maximum width of a driveway shall be 7.5 metres.

3.17.3 No driveway shall be located closer than 15 metres from the limits of the rights-of-way at a street intersection.

3.18 Drive-through Facilities

The minimum queuing space requirements for drive-through facilities within a designated queuing lane are as follows.

USE ASSOCIATED WITH DRIVE-THROUGH FACILITY	MINIMUM REQUIRED SPACES
Restaurant	5
Motor Vehicle Gas Bar	3
Car wash	2 per bay
All Other Uses	3

3.18.1 All queuing spaces shall be rectangular in shape, with a minimum length of 6.0 metres and a minimum width of 3 metres.

3.18.2 Where drive-through service facilities are permitted, queuing lanes are required and shall be exclusive of any other parking space and aisle requirements contained within this By-law and shall be provided in accordance with the provisions of this Section.

3.18.3 Where multiple queuing lanes are required on a lot, the queuing space requirements shall be provided for each individual queuing lane in compliance with the Queuing Space Requirements Section of this By-law.

3.18.4 Queuing lanes shall be unobstructed and shall be clearly delineated by pavement markings or physical barriers and shall be independent of the balance of the parking area.

3.19 Loading Requirements

For every building or structure to be erected or enlarged, or any land to be used in any zone for any commercial or industrial purpose involving the movements of goods or persons, loading spaces shall be provided in accordance with the following provisions:

FLOOR AREA OF BUILDING	LOADING SPACES REQUIRED
less than 100 square metres	No space
for every additional 100 square metres or fraction thereof	One space

3.19.1 Access to loading or unloading spaces shall be by means of a driveway with a minimum width of 3 metres and a maximum of 7.5 metres.

3.19.2 The driveway, loading and unloading spaces shall be constructed and maintained in a stable surface which is treated so as to prevent the raising of dust or loose particles and with provisions for drainage facilities.

3.19.3 The loading space or spaces required shall be located in the interior side or rear yard unless set back from the street line by a minimum of 15 metres.

3.19.4 When a building or structure has insufficient loading space at the date of the passing of this By-law to comply with the requirements herein, this By-law shall not require that the deficiency be made up prior to the construction of any addition. No addition may be built, however, and no change of use may occur, the effect of which would be an increase in that deficiency.

3.20 Vehicles without Current License Plates

Notwithstanding any other provision of this By-law, no person may park or store any vehicle in any zone any vehicle that does not have license plates issued within one year except that one such vehicle may be stored inside a private garage in a Residential Zone and any number of such vehicles may be stored within an automobile body repair shop in an Industrial Zone.

3.21 Truck, Bus and Coach Vehicles

No truck, bus, coach railway car or streetcar vehicles shall be used as a permanent dwelling unit within the Municipality, whether or not the same is mounted on wheels.

3.22 Storage of Special Vehicles

Vehicles Permitted

In any Residential Zone the following are the maximum number and type of special vehicles that may be parked or stored for personal use:

- (i) one boat which shall not exceed 9 metres in length;
- (ii) one recreational vehicle which shall not exceed 9 metres in length exclusive of hitch or tongue;
- (iii) four snowmobiles;
- (iv) four ATVs.

Yards Where Permitted

In any Residential Zone, the parking or storage of a boat, snowmobile, ATV, recreational vehicle (RV) shall only be permitted in a garage, carport or other building or in an interior side yard or rear yard but no closer than one metre to any lot line. Notwithstanding the foregoing, the storage of a snowmobile in an interior side yard shall be permitted only when the snowmobile is under cover of a tarp, plastic cover or a similar covering during off-season which, for the purpose of this By-law is for the period from the 1st day of May to the 31st day of October.

Fully Enclosed

Notwithstanding the preceding paragraphs, the limitations imposed therein shall not restrict the number of such boats, snowmobiles, recreational vehicles that are fully enclosed within a

private garage or dwelling provided the same are owned by the occupant of such lot or member of his family.

Recreational Vehicles

No recreational vehicle shall be used within the Municipality for a period of more than 90 days in any 10 consecutive months for living, sleeping or eating accommodation unless located in a Mobile Home Park, or a Tourist Establishment.

3.23 Vacant Lot Storage

Notwithstanding any other provision of this By-law, on any lot in a Residential Zone on which a main building has not been erected, the storage or parking of a motor vehicle, boat, recreational vehicle or other similar vehicle shall not be permitted unless:

- (i) The said motor vehicle, boat, recreational vehicle, or other similar vehicle is located on the rear half of the lot; and
- (ii) The lot is owned by the owner of the adjacent lot.

3.24 Buildings to be Moved

In all Zones, no building may be moved within or into the limits of the area covered by this By-law without a permit from the Chief Building Official nor may said building be moved into any zone where it would not qualify as a permitted use.

3.25 Converted Cottages

In a Residential Limited Service Zone that does not have frontage on a year-round maintained road, no cottage shall be used or converted to a single-detached dwelling.

3.26 Buffer Strips

Where this By-law requires a buffer strip between any Zone and any abutting Zone, the buffer strip shall be provided in accordance with the following regulations:

3.26.1 Every buffer strip shall be a minimum width of one and one half (1.5) metres and this may be included in any yard or yards required by this By-law.

3.26.2 Every buffer strip shall be completely contained on the lot or within the Zone for which the provision of buffer strips is a requirement.

3.26.3 Buffer strips shall run along the entire length of the zone line or lines separating it from the adjoining Zone except for the first 3 metres back from the street line.

3.26.4 Every required buffer strip shall include a solid and unbroken planting of shrubs or trees, or the installation of a fence that is otherwise consistent with the Township's by-laws regarding fence heights. Any plant material used as a fence shall not be less than one (1) metre in height at the time of planting.

3.26.5 Every buffer strip required by this By-law shall be installed and maintained by the owner of the lot upon which the buffer strip is required.

3.26.6 Notwithstanding Section 3.26.1, of this By-law, any buffer strips installed in any Industrial Restricted Zone where aggregate removal or quarrying or related activity has been, or is being carried out in shall be a minimum width of 7.5 metres or as otherwise stipulated by the Ministry of Natural Resources.

3.26.7 The width and design of buffer strips may also be addressed through Site Plan Control where applicable.

3.27 Visibility Triangles

Notwithstanding anything contained in this By-law:

3.27.1 Where any public street crosses a railway at the same grade, no building or structure shall be erected within forty-six (46) metres of the point of intersection of the centre line of both the railway and the street.

3.27.2 In any corner lot, or any lot at the intersection of a road in any zone, no building, structure, fence, trees, hedges, or shrubs with a height exceeding 0.5 metres above the grade of the road, shall be erected within the triangular space measured along the street lines for a distance of nine (9) metres from their point of intersection.

3.28 Swimming Pools

Notwithstanding anything contained in this By-law, a swimming pool shall be permitted in all zones:

3.28.1 In the side yard of any lot provided, that:

- i. no part of such pool or an associated deck is located closer to any lot line or street line than the minimum distance required for accessory uses on such lot, and
- ii. the maximum height of such pool is one and a half (1.5) metres above the average finished grade level of the ground adjoining and within five (5) metres of such pool, and
- iii. any building or structure, other than a main dwelling, required for changing clothing or for pumping or filtering facilities, or other similar accessory uses, complies with the provisions of this By-law respecting accessory buildings on such lot.

3.28.2 In the rear yard of any lot if no part of such pool is located closer to any lot line or street than the minimum distance required for an accessory building located on such lot.

3.28.3 Every swimming pool shall be enclosed by a fence constructed in accordance with applicable Township by-laws.

3.29 Conformity with Existing Setbacks

Notwithstanding the provisions of this By-law to the contrary, where a single-detached dwelling or accessory use thereto is to be erected in a built-up area where there is an established building line, such dwelling or accessory use may be erected closer to the street line or the centre line of the road or street, as the case may be, than required by this By-law provided such dwelling or accessory use is not erected closer to the street line or to the centre line of the road or street, as the case may be, than the established building line on the date of passing of this By-law and further provided that in no case shall any building be erected closer than 3 metres from the front lot line and need be no greater than setback regulations prescribed in the zone in which it is situated. For the purpose of this sub-section “the established building line” means the average setback of the existing buildings. A guiding line is considered to be established when at least 3 buildings have been erected on any one side of a continuous 300 metres of land with street frontage. This sub-section does not apply to the setback of a main building in a Residential, Limited Service (RLS) Zone from the high-water mark of the abutting navigable waterway.

3.30 Home Occupations

Where a home occupation is permitted in any zone, the said use shall be maintained in accordance with the following provisions:

3.30.1 The home occupation shall be carried out by a person residing on the premises, plus and any assistants required to operate the business.

3.30.2 Not more than fifty (50) percent of the total floor area of the dwelling unit is devoted to said uses;

3.30.3 A maximum of one plate or sign with a maximum area of 1.0 square metres may be placed on the lot;

3.30.4 Two off-street parking spaces shall be provided for each home occupation;

3.30.5 The residential character of the dwelling shall not be changed;

3.30.6 The home occupation or profession shall not cause a nuisance because of noise, fumes, dust, odor, traffic or otherwise interfere with the enjoyment of the residential amenities of the neighbourhood;

3.30.7 There shall be no outside storage or display of materials, containers or finished products, and no mechanical equipment used except that of a type used for housekeeping purposes or recreational hobbies.

3.31 Home Industries

Where a home industry is a permitted use in a zone, the following provisions shall apply to the operation of the home industry:

3.31.1 A maximum of one plate or sign with a maximum area of 1.0 square metres may be placed on the lot;

3.31.2 There shall be no external storage of goods, materials, or equipment;

3.31.3 The home industry shall not be an obnoxious trade, business or manufacturing operation;

3.31.4 The home industry is clearly secondary to the main residential use and does not change the residential character of the dwelling;

3.31.5 Not more than two persons other than the owner are employed therein on a full-time basis; and,

3.31.6 The lot shall be an existing lot with not less than 60 metres of frontage and 1.0 hectares area.

3.32 Amenity Requirements

Notwithstanding any other provisions of this By-law, where a lot in any Commercial or Industrial Zone fronts on a street opposite a Residential Zone or abuts a Residential Zone, the following amenity requirements shall be provided:

3.32.1 No employee or visitor parking spaces, loading spaces or open storage shall be permitted in the front yard or side yard adjacent to the Residential Zone;

3.32.2 The front yard and a strip of land not less than 6 metres in width along the side and rear lot lines, within the Industrial or Commercial Zone and adjacent to the Residential Zone shall be adequately landscaped except where used for entrances and exits;

3.32.3 No open storage shall be permitted in any yard adjacent to the Residential Zone;

3.32.4 Exterior lighting and illuminated signs shall be so arranged as to deflect light away from the adjacent Residential Zone.

3.33 Dwelling Unit in Non-Residential Building or Lot

No person shall use any lot, or erect, alter or use any building or structure for the purpose of a separate dwelling unit on a lot zoned other than for Residential Uses or within a portion of a non-residential building except in accordance with the following regulations:

- i. One dwelling unit for use by the owner or operator shall be permitted with a private water supply and sewage system where such have been approved by the North Bay-Mattawa Conservation Authority.
- ii. The dwelling unit shall have a minimum floor area of 75 square metres.
- iii. The dwelling unit shall have a separate washroom or bathroom and kitchen facilities from those of the non-residential use.
- iv. The dwelling unit shall have a separate parking space as provided by sub-section 3.14 hereto.

- v. The dwelling unit shall have a separate building entrance to that provided for non-residential use.

Notwithstanding the provisions of this By-law, no dwelling unit shall be located in a non-residential building that is used for an Automobile Service Station as defined under Section 2.

3.34 Pits and Quarries

The making or establishment of pits and quarries is prohibited within the Township except as provided in a zone for this purpose. However, wayside pits and quarries may be established by a public authority or its agent in any zone other than the 'R1', 'R2', 'RLS', 'RM' Zones, the Environmental Protection 'EP' Zone or Hazard 'HAZ' Zone in accordance with the *Aggregate Resources Act*.

3.35 Development Constraint

With exception to Lake Nosbonsing and Talon Lake where flood elevations of 237.6 m.a.s.l. and 195.52 m.a.s.l. respectively, have been established, no new building shall be erected in any zone within forty-five (45) metres of the margin of a lake, river, stream or wetland as indicated on Schedule A, (shown as shaded area). For the purposes of this sub-section, where a lake, stream or wetland has a discernible bank the margin of a lake, river, stream or wetland means the top of the bank, where there is no abrupt separation between aquatic and terrestrial environments the margin of a lake, river, stream or wetland means the high water mark caused by average or seasonal flooding. The normal water's edge is often discoverable by the presence or absences of organic or hydric soils (soils which have developed under wet conditions) and water tolerant plant species.

3.36 Group Homes

Group homes as defined in this By-law will be permitted in all Residential Zones provided that such homes are located at least 200 metres from any other with group home. Group Homes are intended to provide community-based living in housekeeping units of up to ten (10) residents, excluding staff and are not permitted to have an accessory dwelling unit or a Garden Suite.

3.37 Site Plan Control

Pursuant the *Planning Act*, certain areas of the Township with the following zones, as shown on Schedules A, A1 and A2, are thereby designated as Site Plan Control Areas:

- (i) C1
- (ii) C2
- (iii) C3
- (iv) M1
- (v) M2
- (vi) M3
- (vii) Any Special Zone (SZ) at Council's discretion

- (viii) Any Zone which permits the erection of a building containing three or more dwelling units

3.37.1 No person shall undertake any development in an area designated in Section 3.37 without first consulting with Municipal Staff prior to entering into a Site Plan Control Agreement with the Township of Bonfield.

3.38 Secondary Dwelling Units

Single-detached dwellings located within the Hamlet of Bonfield and the Hamlet of Rutherglen (Schedules A1 and A2), and the Residential Limited Service Zone are permitted to have secondary dwelling units subject to the following provisions:

- i) A maximum of one (1) secondary dwelling unit shall be permitted in a single-detached dwelling provided that: it does not alter the streetscape character along the street where it is located; it is not stand alone and cannot be severed, and; a building permit is required prior to the establishment of the secondary dwelling unit;
- ii) The entrance to the secondary dwelling unit is located on the ground level, except where building and fire codes dictate otherwise;
- iii) Parking for the secondary dwelling units shall be provided in accordance with the provisions of the parking requirements of this by-law, and;
- iv) The secondary dwelling unit shall not exceed fifty-six (56) square metres in gross floor area.

3.39 Garden Suites

Detached one-unit Garden Suites will be permitted, subject to the following provisions:

- i) The garden suite is located on a lot either within the Hamlet of Bonfield, the Hamlet of Rutherglen (Schedules A1 and A2), or the Rural Zone.
- ii) A garden suite may be located in the Residential Limited Service Zone provided the lot is located on a road that is maintained year-round.
- iii) The establishment of any new Garden Suite shall be subject to a rezoning and the use shall not exceed twenty (20) years plus one (1) day from the date of the passing of the by-law.
- iv) The Garden Suite may not exceed fifty-six (56) square metres in gross floor area.
- v) The addition of a Garden Suite is subject to the lot coverage provisions of the zone in which it is located.
- vi) A Garden Suite shall be one (1) storey, having a height not to exceed 4.6 metres.
- vii) One (1) parking space shall be provided for the Garden Suite in addition to the parking required for that zone and subject to the parking requirements of this by-law.

The owner of the Garden Suite must enter into an agreement with the Municipality including, but not limited to: the installation, maintenance and removal of the Garden Suite; the monetary or other form of security that Council may require, and; the connection to existing sanitary and water services.

3.40 Mobile Homes

The Township will permit existing legally established mobile homes, but not trailers, in the

Rural, Residential Limited Service, and Hamlet Areas.

The infilling of individual mobile homes in established mobile home parks shall be permitted in the Rural Zone on existing lots of record when the two nearest mobile homes are within 150 metres from the infilling lot. These infill proposals will be subject to the General Development Section of the Official Plan and subject to the provisions of this By-law.

3.41 Bed and Breakfast

The Township will permit bed and breakfast establishments provided they comply with the following:

- i. The bed and breakfast forms part of a single-detached dwelling in a zone where a single-detached dwelling is a permitted use;
- ii. A bed and breakfast shall be operated by a live-in owner with a maximum of four (4) accommodation units; and,
- iii. A bed and breakfast shall not change the residential character of an existing dwelling unit.

3.42 Livestock Raising

The raising of livestock for profit or subsistence shall only be permitted in the RU Zone, subject to any provisions of that zone, and the relevant Minimum Distance Separation (MDS) formulas.

3.43 Watercourse Setbacks

Unless otherwise permitted by this By-Law, no buildings or sewage systems shall be located within 30.0 metres of the normal or regulated water's edge of any watercourse or lake.

4 ZONES

4.1 Residential, First Density (R1) Zone

4.1.1 PERMITTED USES

No person shall within any Residential, First Density (R1) Zone use any lot or erect, alter or use any building or structure for any purpose except one or more of the following uses:

(a) Residential Uses

- bed and breakfast
- dwelling, single-detached
- garden suite
- group home
- home occupation
- secondary dwelling unit

(b) Non-Residential Uses

- community garden
- hospital
- office
- park, public
- place of worship
- school

4.1.2 ZONE REQUIREMENTS

No person shall within any Residential, First Density (R1) Zone use any lot, or erect, alter or use any building or structure except in accordance with Schedule B – Zone Requirements Table as applicable to a (R1) Zone, and the applicable provisions of Section 3 – General Provisions.

4.2 Residential, Second Density (R2) Zone

4.2.1 PERMITTED USES

No person shall within any Residential, Second Density (R2) Zone use any lot or erect, alter or use any building or structure for any purpose except one or more of the following uses:

(a) Residential Uses

- bed and breakfast
- dwelling, duplex
- dwelling, semi-detached
- dwelling, single-detached
- garden suite
- group home
- home occupation
- secondary dwelling unit

(b) Non-Residential Uses

- community garden
- hospital
- office
- park, public
- place of worship
- school

4.2.2 ZONE REQUIREMENTS

No person shall within any Residential, Second Density (R2) Zone use any lot, or erect, alter or use any building or structure except in accordance with Schedule B – Zone Requirements Table as applicable to a (R2) Zone, and the applicable provisions of Section 3 – General Provisions.

4.3 Residential, Limited Services (RLS) Zone

4.3.1 PERMITTED USES

No person shall within any Residential, Limited Service (RLS) Zone use any lot or erect, alter or use any building or structure for any purpose except one or more of the following uses:

(a) Residential Uses

- cottage
- dwelling, single-detached, in accordance with the requirements of 4.3.2 (a)
- group home
- home occupation
- garden suite
- guest cabin
- secondary dwelling unit

(b) Non-Residential Uses

- community garden
- office
- park, public

4.3.2 ZONE REQUIREMENTS

- (a) Single detached dwellings may only be permitted in the Residential, Limited Service (RLS) zone when the lot is located on a year-round maintained road or a registered right of way that provides ingress and egress to an abutting year-round maintained road.
- (b) No person shall within any Residential, Limited Service (RLS) Zone use any lot, or erect, alter or use any building or structure except in accordance with Schedule B – Zone Requirements Table as applicable to a (RLS) Zone, and the applicable provisions of Section 3 – General Provisions.

4.4 Residential, Multiple-Attached (RM) Zone

4.4.1 PERMITTED USES

No person shall within any Residential, Multiple-Attached (RM) Zone use any lot or erect, alter or use any building or structure for any purpose except one or more of the following uses:

(a) Residential Uses

- boarding and/or rooming house
- dwelling, apartment
- dwelling, converted
- dwelling, multiple-attached
- dwelling, town-house
- group home
- home occupation

(b) Non-Residential Uses

- community garden
- hospital
- office
- park, public
- place of worship
- school

4.4.2 ZONE REQUIREMENTS

No person shall within any Residential, Multiple-Attached (RM) Zone use any lot, or erect, alter or use any building or structure except in accordance with Schedule B – Zone Requirements Table as applicable to a (RM) Zone, and the applicable provisions of Section 3 – General Provisions.

4.5 Commercial, Local (C1) Zone

4.5.1 PERMITTED USES

No person shall within any Commercial, Local (C1) Zone use any lot or erect, alter or use any building or structure for any purpose except one or more of the following uses:

(a) Residential Uses

- dwelling unit and/or units connected to and forming an integral part of the commercial building provided that they do not exceed the floor area of the commercial portion of the building and provided that access to the dwelling unit or units is separate from the commercial portion of the building and provided that the dwelling unit or units are located above or at the rear of the business premises.

(b) Commercial Uses

- retail store, local – not exceeding 190 square metres in area for each store
- office
- personal service establishment

4.5.2 ZONE REQUIREMENTS

No person shall within any Commercial, Local (C1) Zone use any lot, or erect, alter or use any building or structure except in accordance with Schedule C – Zone Requirements Table as applicable to a (C1) Zone, and the applicable provisions of Section 3 – General Provisions.

4.6 Commercial, Highway and Service (C2) Zone

4.6.1 PERMITTED USES

No person shall within any Commercial, Highway and Service (C2) Zone use any lot or erect, alter or use any building or structure for any purpose except one or more of the following uses:

(a) Residential Uses

- dwelling unit and/or units connected to and forming an integral part of the commercial building provided that they do not exceed the floor area of the commercial portion of the building and provided that access to the dwelling unit or units is separate from the commercial portion of the building and provided that the dwelling unit or units are located above or at the rear of the business premises.

(b) Commercial Uses

- auction establishment
- automobile sales agency
- automobile service station
- bulk sale establishment
- camping establishment (seasonal)
- clinic
- drive-in theatre
- drive through facility
- farm equipment dealer
- financial establishment
- gas bar
- hotel
- motel
- nursing home
- personal service establishment
- place of recreation
- recreational vehicle or boat sales establishment
- restaurant
- retail store
- retail store, local
- tavern
- tourist establishment

4.6.2 ZONE REQUIREMENTS

No person shall within any Commercial, Highway and Service (C2) Zone use any lot, or erect, alter or use any building or structure except in accordance with Schedule C – Zone Requirements Table as applicable to a (C2) Zone, and the applicable provisions of Section 3 – General Provisions.

4.7 Commercial, Resort (C3) Zone

4.7.1 PERMITTED USES

No person shall within any Commercial, Resort (C3) Zone use any lot or erect, alter or use any building or structure for any purpose except one or more of the following uses:

(a) Residential Uses

- dwelling unit and/or units in accordance with the provisions of Section 3.33 of this By-law
- home occupation

(b) Commercial Uses

- camping establishment (seasonal)
- hotel
- marina
- motel
- park, public
- park, private
- personal service establishment
- private club, except for the following:
 - a water ski or power boat racing club
 - motor vehicle, motorcycle or go-kart club
 - trap, skeet or other shooting clubs
- restaurant
- retail store
- recreational facility (accessory to one of the above uses and located on the same lot)
- tavern
- tourist establishment

4.7.2 ZONE REQUIREMENTS

No person shall within any Commercial, Resort (C3) Zone use any lot, or erect, alter or use any building or structure except in accordance with Schedule C – Zone Requirements Table as applicable to a (C3) Zone, and the applicable provisions of Section 3 – General Provisions.

4.8 Industrial, General (M1) Zone

4.8.1 PERMITTED USES

No person shall within any Industrial, General (M1) Zone use any lot or erect, alter or use any building or structure for any purpose except one or more of the following uses:

(a) Residential Uses

- dwelling unit in accordance with the provisions of Section 3.33 of this By-law

(b) Industrial Uses

- automobile body repair shop
- bus storage
- commercial use (accessory)
- farm equipment dealer
- industrial use
- public utility
- recreational vehicle or boat sales establishment
- service industry
- service shop
- warehouse
- welding shop

4.8.2 ZONE REQUIREMENTS

No person shall within any Industrial, General (M1) Zone use any lot, or erect, alter or use any building or structure except in accordance with Schedule C – Zone Requirements Table as applicable to a (M1) Zone, and the applicable provisions of Section 3 – General Provisions.

4.9 Industrial, Heavy (M2) Zone

4.9.1 PERMITTED USES

No person shall within any Industrial, Heavy (M2) Zone use any lot or erect, alter or use any building or structure for any purpose except one or more of the following uses:

(a) Residential Uses

- dwelling unit in accordance with the provisions of Section 3.33 of this By-law

(b) Industrial Uses

- abattoir
- contractor's yard
- heavy equipment and vehicles sales, rental and servicing
- industrial use
- office (accessory)
- sawmill
- scrap yard
- warehouse

4.9.2 ZONE REQUIREMENTS

No person shall within any Industrial, Heavy (M2) Zone use any lot, or erect, alter or use any building or structure except in accordance with Schedule C – Zone Requirements Table as applicable to a (M2) Zone, and the applicable provisions of Section 3 – General Provisions.

4.10 Industrial, Restricted (M3) Zone

4.10.1 PERMITTED USES

No person shall within any Industrial, Restricted (M3) Zone use any lot or erect, alter or use any building or structure for any purpose except one or more of the following uses:

(a) Residential Uses

- dwelling unit(s) in accordance with the provisions of Section 3.33 of this By-law

(b) Industrial Uses

- mine
- pit
- portable asphalt plant
- portable concrete plant
- quarry

4.10.2 ZONE REQUIREMENTS

No person shall within any Industrial, Restricted (M3) Zone use any lot or erect, alter or use any building or structure except in accordance with Schedule C – Zone Requirements Table as applicable to a (M3) Zone, and the applicable provisions of Section 3 – General Provisions.

4.11 Rural (RU) Zone

4.11.1 PERMITTED USES

No person shall within any Rural (RU) Zone use any lot or erect, alter or use any building or structure for any purpose except one or more of the following uses:

(a) Residential Uses

- bed and breakfast
- dwelling, duplex
- dwelling, semi-detached
- dwelling, single detached
- group home
- home occupation
- home industry
- secondary dwelling unit

(b) Rural Uses

- agricultural use
- agriculture services
- bus storage
- cemetery
- conservation use
- community garden
- equestrian establishment
- farm equipment dealer
- forestry use
- golf course
- kennel
- nursery
- office
- park, public
- park, private
- place of worship
- private club
- school
- warehouse

4.11.2 ZONE REQUIREMENTS

No person shall within any Rural (RU) Zone use any lot, or erect, alter or use any building or structure except in accordance with Schedule C - Zone Requirements Table as applicable to a (RU) Zone, and the applicable provisions of Section 3 - General Provisions.

4.12 Environmental Protection (EP) Zone

4.12.1 PERMITTED USES

No person shall within any Environmental Protection (EP) Zone use any land or erect, alter or use any building or structure for any purpose except one or more of the following uses:

- cemetery
- conservation use
- forestry use
- park, public
- park, private
- significant wildlife habitat
- habitat of endangered or threatened species
- significant areas of natural and scientific interest (ANSIs)

4.12.2 ZONE REQUIREMENTS

No person shall within an Environmental Protection (EP) Zone use any lot, or erect, alter or use any building or structure except in accordance with Schedule C - Zone Requirements Table as applicable to a (EP) Zone, and the applicable provisions of Section 3 - General Provisions.

4.13 Open Space (O) Zone

4.13.1 PERMITTED USES

No person shall within any Open Space (O) Zone use any lot or erect, alter or use any building or structure for any purpose except one or more of the following uses:

- (a) Residential Uses
 - existing dwelling unit(s)

- (b) Open Space Uses
 - community facility
 - community garden
 - conservation use
 - golf course
 - marina
 - park, public
 - park, private
 - place of recreation

4.13.2 TRANSCANADA PIPELINE SUBZONE 1 (O1)

Any development adjacent to TransCanada Pipeline facilities shall comply with the following regulations:

- a) Pre-consultation with the Township and with TransCanada or its designated representative is required for any development within 200 metres of the O1 Subzone
- b) Any excavation, blasting or moving of heavy equipment within the O1 subzone or within 30 metres of the O1 subzone must be approved in writing by TransCanada.
- c) No permanent building or structure may be located within the O1 subzone or within 7 metres of the O1 subzone.
- d) No accessory structures may be located within 3 metres of the O1 subzone.

4.13.3 ZONE REQUIREMENTS

No person shall within any Open Space (O) Zone use any lot, or erect, alter or use any building or structure except in accordance with Schedule C - Zone Requirements Table as applicable to a (O) Zone, and the applicable provisions of Section 3 - General Provisions.

4.14 Hazard Lands (HAZ) Zone

4.14.1 PERMITTED USES

- (a) No person shall within any Hazard Lands (HAZ) Zone use any lot or erect, alter or use any building or structure for any purpose except one or more of the following uses:
- agricultural use
 - conservation use
 - existing building(s) and/or structure(s)
 - golf course
 - forestry use
 - nursery
 - park, public
 - park, private
 - an area where the primary land use is for public or private recreation docks and boat houses with approval of *any Governmental Authority having jurisdiction* and the Township of Bonfield
- (b) No new building or structure shall be permitted in a Hazard Lands (HAZ) Zone other than those required for *conservation, erosion control, flood protection*, and essential public services normally associated with water frontage.

4.14.2 ZONE REQUIREMENTS

No person shall within any Hazard Lands (HAZ) Zone use any lot, or erect, alter or use any building or structure except in accordance with Schedule C Zone Requirements Table as applicable to a (HAZ) Zone, and the applicable provisions of Section 3 - General Provisions.

4.15 Waste Disposal Zone (WD)

4.15.1 PERMITTED USES

- a) No person shall within any Waste Disposal (WD) Zone use any lot or erect, alter or use any building or structure for any purpose except one or more of the following uses:
- waste disposal site
 - waste processing and transfer facility

4.15.2 ZONE PROVISIONS

No person shall within any Waste Disposal (WD) Zone use any lot, or erect, alter or use any building or structure except in accordance with Schedule C Provisions for Non-Residential Uses as applicable to a (WD) Zone, and the applicable provisions of Section 3 - General Provisions.

4.15.3 WASTE DISPOSAL SUBZONE (WD1)

- a) No person shall within any Waste Disposal (WD1) Zone use any lot or erect, alter or use any building or structure for any purpose except one or more of the following uses:
- waste disposal site (decommissioned)

5 SPECIAL ZONES

5.1 SPECIAL ZONE NO. 1

The Special Provisions for Special Zone No. 1 are as follows:

5.1.1 Zone Boundaries

The Zone Boundaries of Special Zone No. 1 are described on Schedule to Special Zone No. 1, which zone boundaries and map are hereby declared to form part of this By-law.

5.1.2 Permitted Uses

No building or land shall within the Special Zone established by this By-law use any land or erect or use any building except for the following uses:

5.1.2.1 Open Space Special Zone 1, OSSZ (1)

- park
- playground
- soil, forest or wildlife conservation area together with accessory buildings but not including trailer parks or tourist camping facilities

5.1.2.2 Residential, Limited Service Special Zone (1), RLSSZ (1)

- all uses permitted in the Residential, Limited Service Zone (Section 4.3.1)

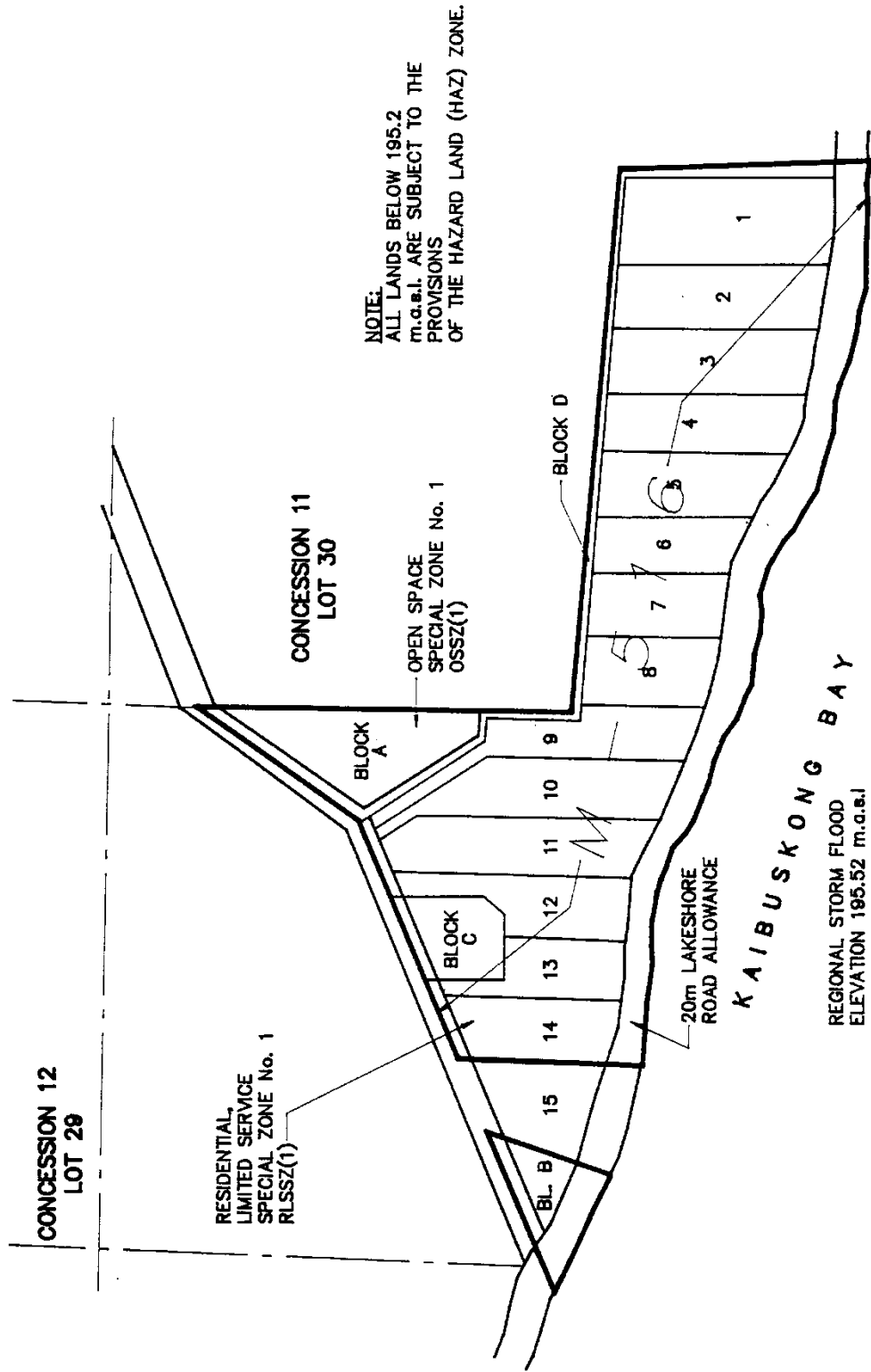
5.1.3 Regulations

In the Special Zone No. 1, SZ (1) established by this By-law, no building, structure or land shall be used and no building or structure shall hereafter be erected or altered except in accordance with the following regulations:

	OPEN SPACE SPECIAL ZONE - OSSZ (1)	RESIDENTIAL LIMITED SERVICE SPECIAL ZONE - RLSSZ (1)
Min. Floor Area (sq. m.)	--	55.0
Max. Lot Coverage	93.0 m ²	35%
Min. Front Yard (m)	15.0	15.0
Min. Interior Side Yard (m)	15.0	5.0
Min. Exterior Side Yard (m)	15.0	5.0
Min. Rear Yard (m)	15.0	6.0
Max. Height (m)	5.0	11.0
Min. Lot Area (sq. m.)	--	As shown for each lot on the Schedule to Special Zone No. 1
Min. Lot Frontage	--	

- 5.1.4 All buildings and structures erected or altered and all use of land in Special Zone No. 1 hereby established shall conform to all other applicable provisions of this By-law except as hereby expressly varied.

**SCHEDULE TO SPECIAL ZONE No.1
 SZ.1**



5.2 SPECIAL ZONE NO. 2

The Special Provisions for Special Zone No. 2 are as follows:

5.2.1 Zone Boundaries

The zone boundaries of Special Zone No. 2 are described on Schedule to Special Zone No. 2, which zone boundaries and map are hereby declared to form part of this By-law.

5.2.2 Permitted Uses

No building or land shall within the Special Zone established by this By-law use any land or erect or use any building except for the following uses:

5.2.2.1 Open Space Special Zone (2), OSSZ (2)

- park
- playground
- soil, forest or wildlife conservation area together with accessory buildings, but not including trailer parks or tourist camping facilities

5.2.2.2 Residential, First Density Special Zone (2), R1SZ (2)

- dwelling unit, but not including a trailer, mobile home or recreational vehicle
- home occupation
- accessory buildings

5.2.2.3 Hazard Lands Special Zone (2), HZS (2)

- Only those buildings and structures necessary for erosion control.

5.2.3 General Provisions

5.2.3.1 Parking Requirements

The owner of every dwelling unit erected or enlarged after the enactment of this By-law shall provide two (2) off-street parking spaces on the same lot as the dwelling unit.

5.2.4 Regulations

In the Special Zone No. 2, SZ-2 established by this By-law, no building, or structures or land shall be used and no building or structure shall hereafter be erected or altered except in accordance with the following regulations:

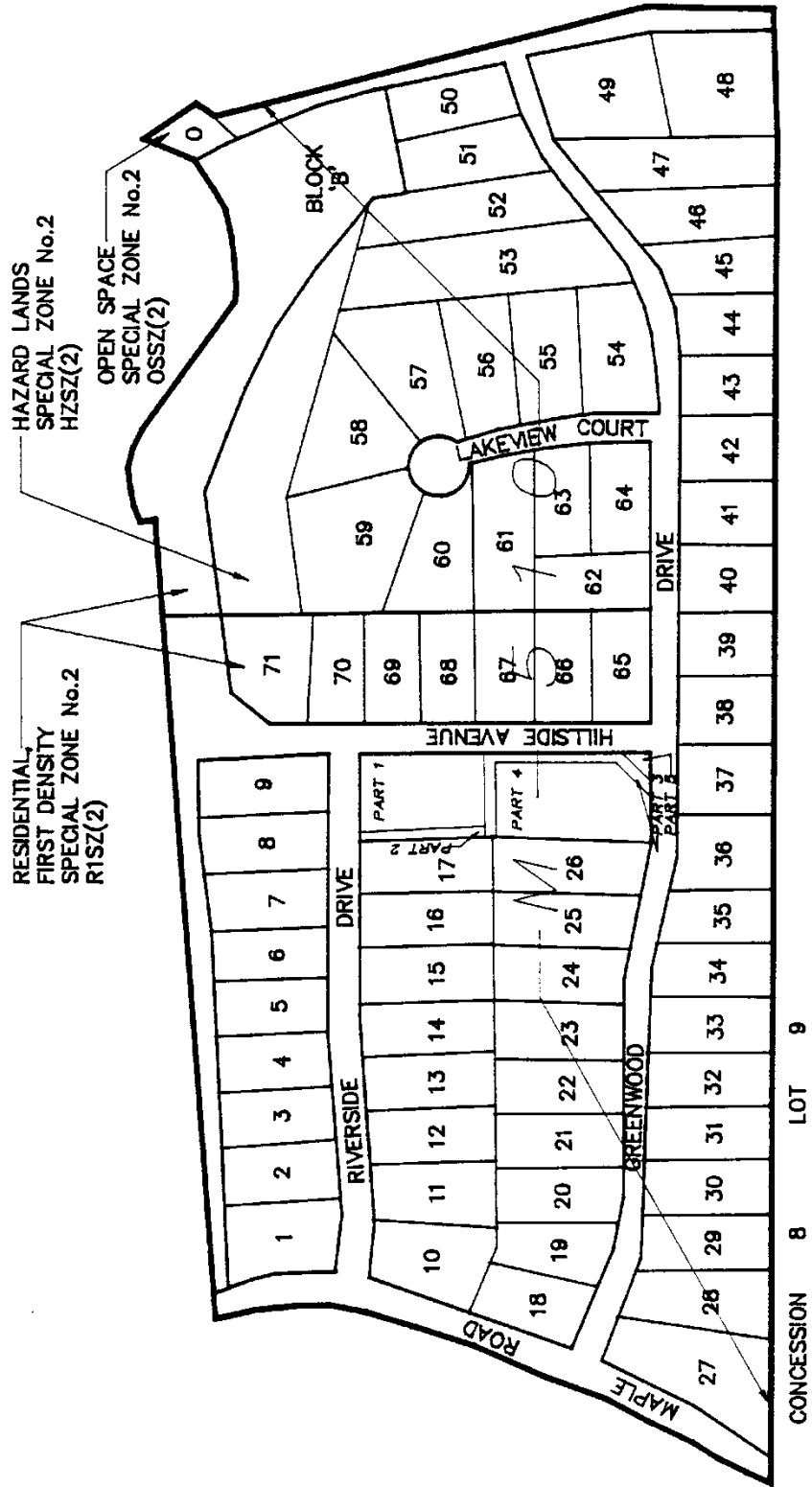
	OPEN SPACE SPECIAL ZONE - OSSZ (2)	RESIDENTIAL FIRST DENSITY SPECIAL ZONE - R1SZ (2)
Min. Floor Area (sq. m.)	--	70.0
Max. Lot Coverage	93.0 m ²	35%
Min. Front Yard (m)	15.0	8.0
Min. Interior Side Yard (m)	15.0	2.4
Min. Exterior Side Yard (m)	15.0	2.4
Min. Rear Yard (m)	15.0	11.0
Max. Height (m)	5.0	11.0
Min. Lot Area	--	As shown for each lot on the Schedule to Special Zone No. 2
Min. Lot Frontage	--	

NOTE:

- a. Except Lots 56, 57, 58 and 59 which shall maintain a minimum rear yard of 23 metres.
- b. Except Lot 53 which shall maintain a minimum rear yard of 69 metres.
- c. Except Lot 52 which shall maintain a minimum rear yard of 53 metres.

5.2.5 All buildings and structures erected or altered and all use of land in Special Zone No. 2 hereby established shall conform to all other applicable provisions of this By-law except as hereby expressly varied.

**SCHEDULE TO SPECIAL ZONE No.2
 SZ.2**



5.3 SPECIAL ZONE NO. 3

The Special Provisions for Special Zone No. 3 are as follows:

5.3.1 Zone Boundaries

The zone boundaries of Special Zone No. 3 as described on Schedule to Special Zone No. 3, which zone boundaries and map are hereby declared to form part of this By-law.

5.3.2 Permitted Uses

No building or land shall within the Special Zone established by this Bylaw use any land or erect or use any building except for the following uses:

5.3.2.1 Open Space Special Zone (3), OSSZ (3)

- public park
- playground
- soil, forest or wildlife conservation area together with accessory buildings but not including trailer parks or tourist camping facilities

5.3.2.2 Residential, First Density Special Zone (3), R1SZ (3)

- dwelling unit but not including a trailer, mobile home or recreational vehicle
- home occupation
- accessory building

5.3.3 General Provisions

5.3.3.1 Parking Requirements

The owner of every dwelling unit erected or enlarged after the enactment of this By-law shall provide two (2) off-street parking spaces on the same lot as the dwelling unit.

5.3.4 Regulations

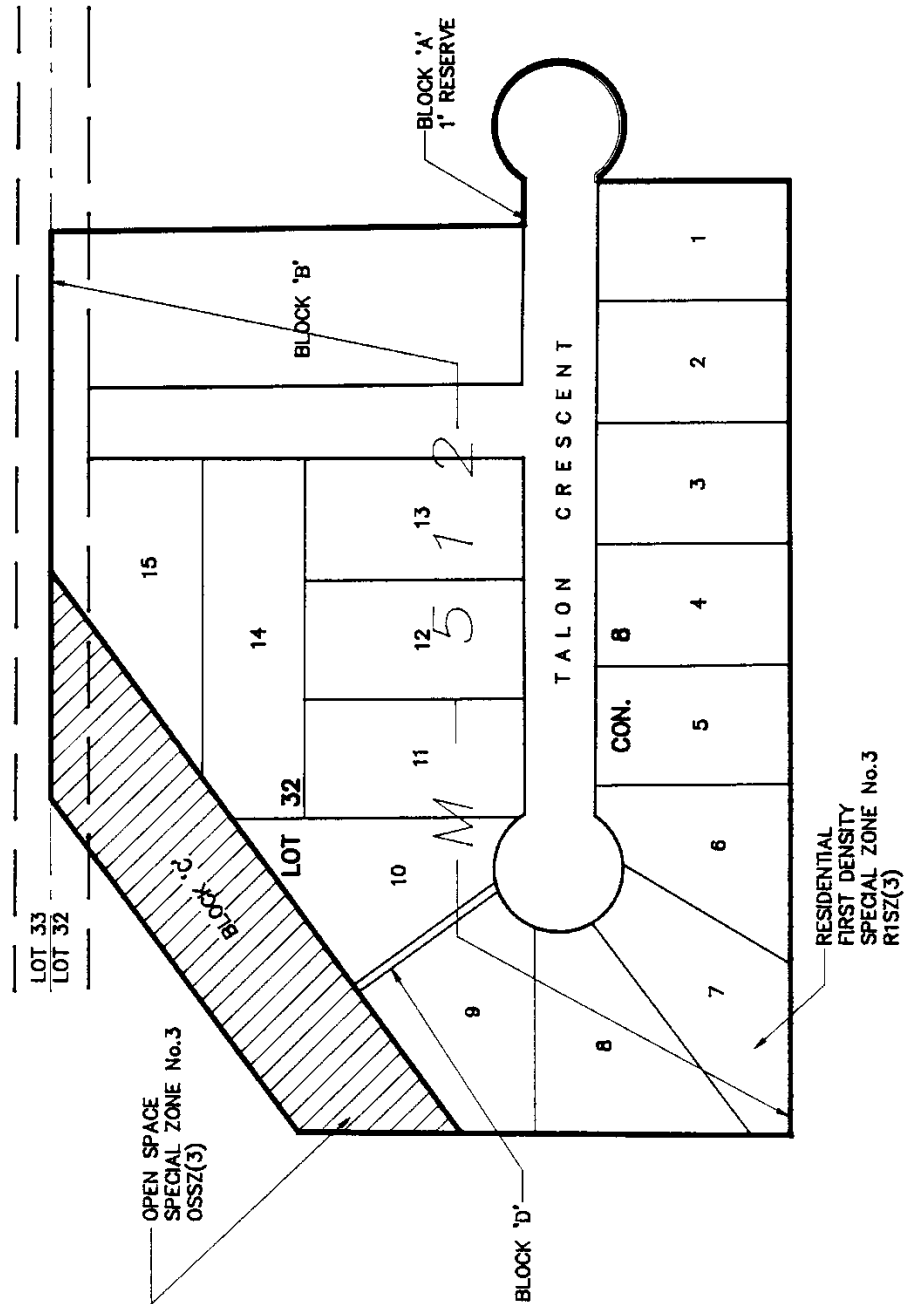
In the Special Zone No. 3, SZ-3 established by this By-law, no building, structure or land shall be used and no building or structure shall hereafter be erected or altered except in accordance with the following regulations:

	OPEN SPACE SPECIAL ZONE - OSSZ (3)	RESIDENTIAL FIRST DENSITY SPECIAL ZONE – R1SZ (3)
Min. Floor Area (sq. m.)	--	70.0
Max. Lot Coverage	93.0 m ²	35%
Min. Front Yard (m)	15.0	8.0
Min. Interior Side Yard (m)	15.0	2.4
Min. Exterior Side Yard (m)	15.0	2.4
Min. Rear Yard (m)	15.0	11.0
Max. Height (m)	5.0	11.0
Min. Lot Area	--	As shown for each lot on the Schedule to Special Zone No. 3
Min. Lot Frontage	--	

5.3.5 All buildings and structures erected or altered and all use of land in Special Zone No. 3

hereby established shall conform to all other applicable provisions of this By-law except as hereby expressly varied.

**SCHEDULE TO SPECIAL ZONE No.3
 SZ.3**



5.4 SPECIAL ZONE NO. 4

The Special Provisions for Special Zone No. 4 are as follows:

5.4.1 Zone Boundaries

The zone boundaries of Special Zone No. 4 are described on Schedule to Special Zone No. 4, which zone boundaries and map are hereby declared to form part of this By-law.

5.4.2 Permitted Uses

No building or land shall within the Special Zone established by this By-law use any land or erect or use any building except for the uses permitted in the Residential, Limited Service Zone (Section 4.3.1).

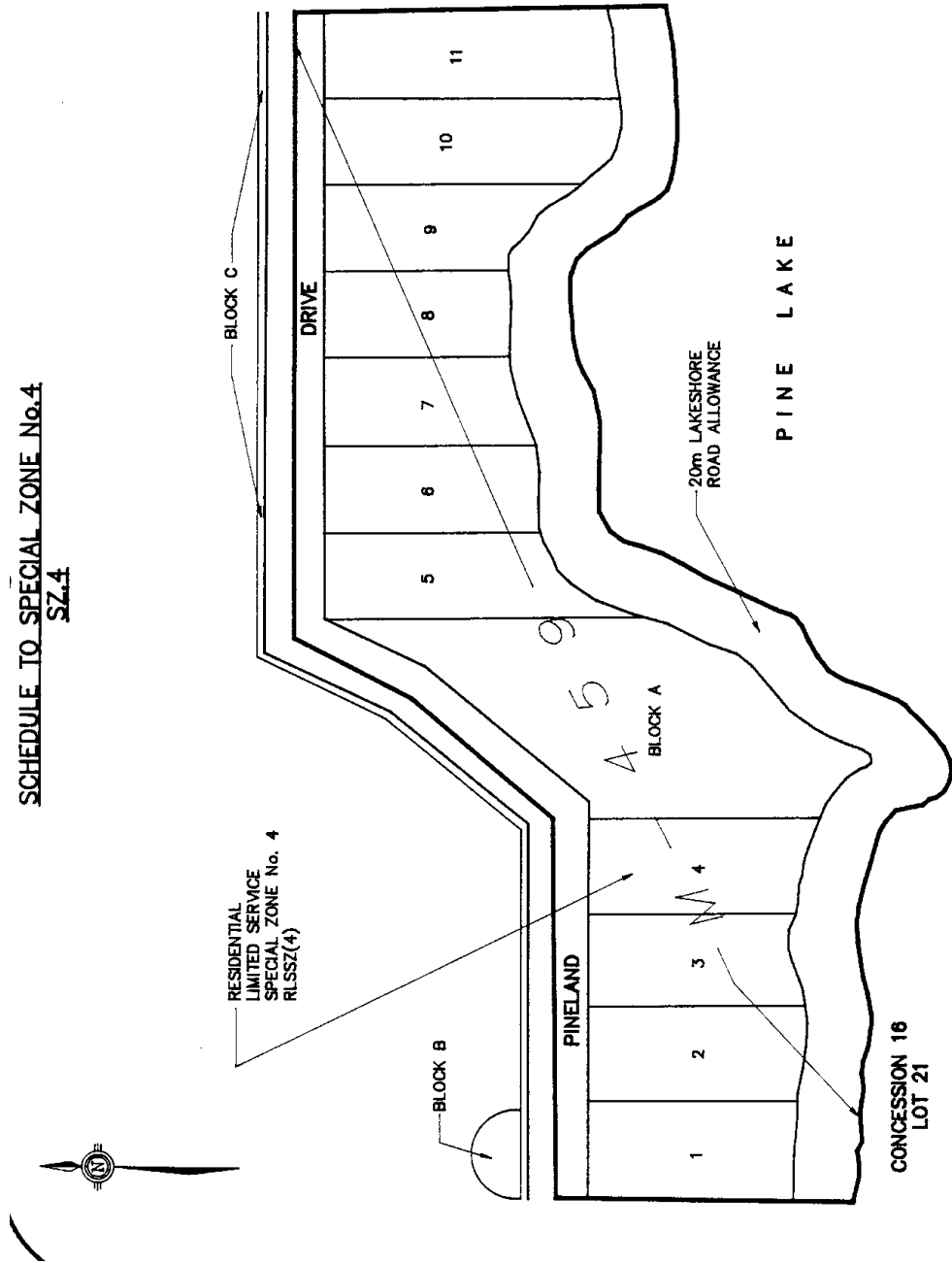
5.4.3 Regulations

In the Special Zone No. 4, SZ-4 established by this By-law no building, structure or land shall be used and no building or structure shall hereafter be erected or altered except in accordance with the following regulations:

	MAIN BUILDING
Min. Floor Area (sq. m.)	Cottage: 40 m ² Dwelling, single-detached: 75 m ²
Max. Lot Coverage (sq. m.)	186.0
Min. Front Yard (m)	8.0
Min. Interior Side Yard (m)	5.0
Min. Exterior Side Yard (m)	5.0
Min. Rear Yard (m)	6.0

5.4.4 All buildings and structures erected or altered and all use of land in Special Zone No. 4 hereby established shall conform to all other applicable provisions of this By-law except as hereby expressly varied.

**SCHEDULE TO SPECIAL ZONE No.4
SZ.4**



5.5 SPECIAL ZONE NO. 5

The Special Provisions for Special Zone No. 5 are as follows:

5.5.1 Zone Boundaries

The zone boundaries of Special Zone No. 5 are described on Schedule to Special Zone No. 5, which zone boundaries and map are hereby declared to form part of this By-law.

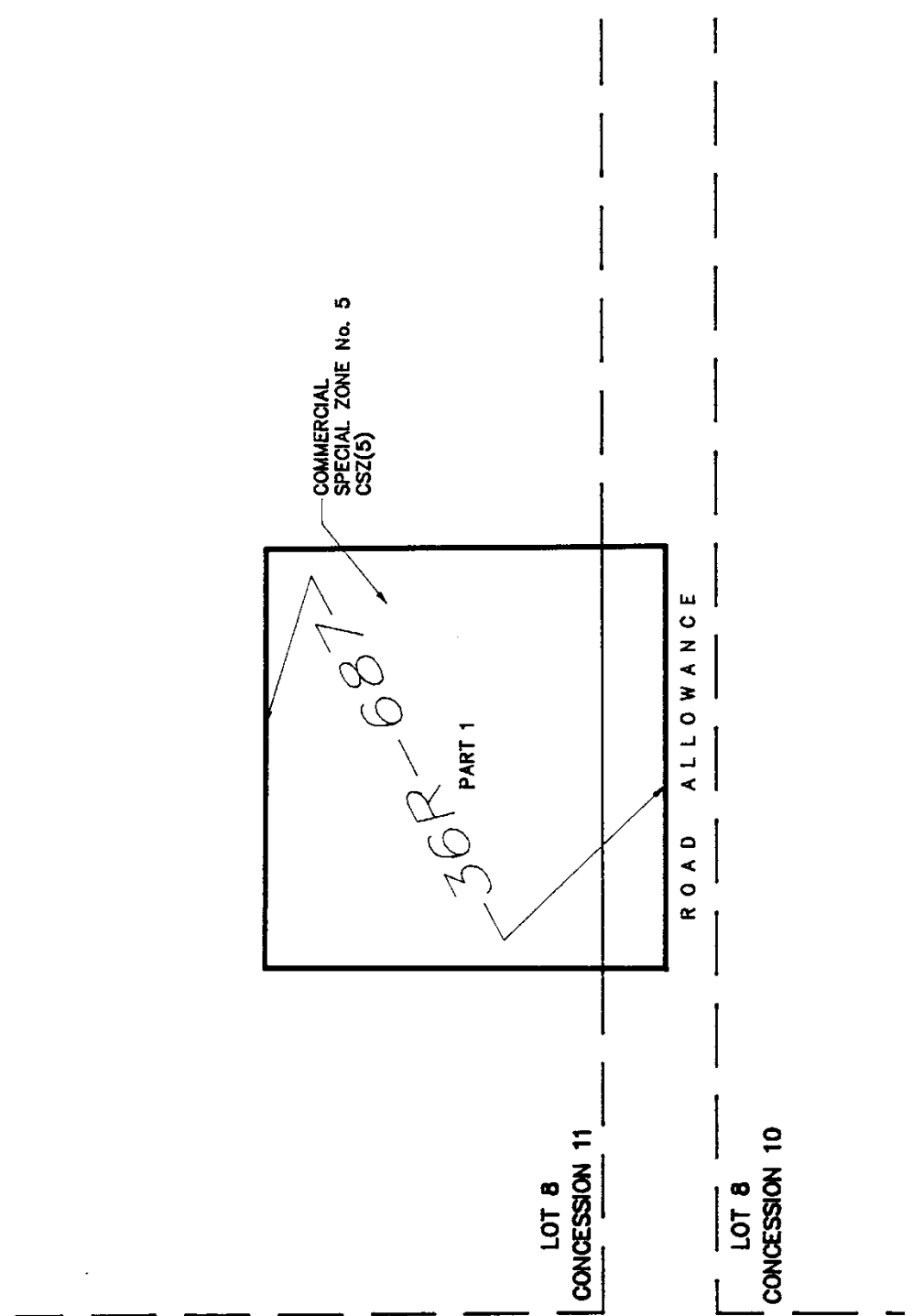
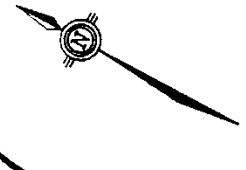
5.5.2 Permitted Uses

No building or land shall within the Special Zone established by this By-law use any land or erect or use any building except for the following uses:

- dwelling, single-detached
- commercial greenhouse
- farm greenhouse

5.5.4 All buildings and structures erected or altered and all use of land in Special Zone No. 5 hereby established shall conform to all other applicable provisions of this By-law except as hereby expressly varied.

**SCHEDULE TO SPECIAL ZONE No.5
SZ.5**



5.6 SPECIAL ZONE NO. 6

The Special Provisions for Special Zone No. 6 are as follows:

5.6.1 Zone Boundaries

The zone boundaries of Special Zone No. 6 are described on Schedule to Special Zone No. 6, which zone boundaries and map are hereby declared to form part of this By-law.

5.6.2 Permitted Uses

No person shall within the Special Zone established by this By-law use any land or erect or use any building except for the uses permitted in the Residential, Limited Service Zone (Section 4.3.1).

5.6.3 Regulations

In the Special Zone No. 6, SZ (6) established by this By-law, no building, structure or land shall be used and no building or structure shall hereafter be erected or altered except in accordance with the following regulations:

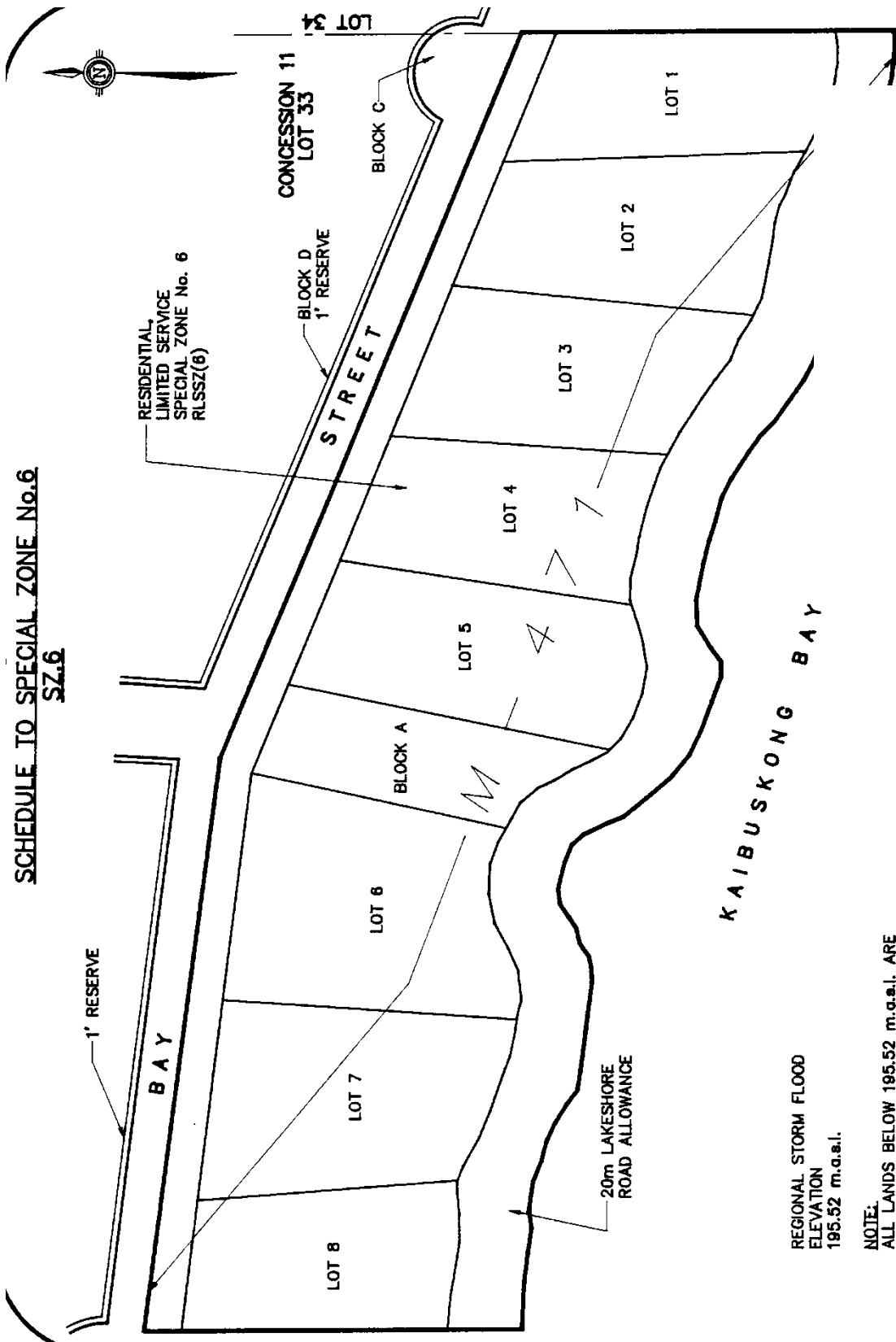
	MAIN BUILDING
Max. Lot Coverage (sq. m.)	186.0
Min. Front Yard (m)	23.0
Min. Interior Side Yard (m)	5.0
Min. Exterior Side Yard (m)	5.0
Min. Rear Yard (m)	6.0

NOTE: The minimum front yard is the distance requirement from the 20 metre lakeshore road allowance.

5.6.4 Special Provisions

There is to be no fill placed within the 20 metre lakeshore road allowance.

All buildings and structures erected or altered and all use of land in Special Zone No. 6 hereby established shall conform to all other applicable provisions of this By-law except as hereby expressly varied.



**SCHEDULE TO SPECIAL ZONE No.6
 SZ.6**

RESIDENTIAL
 LIMITED SERVICE
 SPECIAL ZONE No. 6
 RLSSZ(6)

CONCESSION 11
 LOT 33

LOT 34

BLOCK D
 1' RESERVE

STREET

BLOCK C

LOT 1

LOT 2

LOT 3

LOT 4

LOT 5

BLOCK A

LOT 6

LOT 7

LOT 8

KAIBUSKONG BAY

20m LAKESHORE
 ROAD ALLOWANCE

REGIONAL STORM FLOOD
 ELEVATION
 195.52 m.a.s.l.

NOTE:
 ALL LANDS BELOW 195.52 m.a.s.l. ARE
 SUBJECT TO THE PROVISIONS OF THE HAZARD LAND (HAZ) ZONE.



northland
 engineering

5.7 SPECIAL ZONE NO. 7

The Special Provisions for Special Zone No. 7 are as follows:

5.7.1 Zone Boundaries

The zone boundaries of Special Zone No. 7 are described on Schedule to Special Zone No. 7, which zone boundaries and map are hereby declared to form part of this By-law.

5.7.2 Permitted Uses

No person shall within the Special Zone established by this By-law use any land or erect or use any building except for the uses permitted in the Residential, Limited Service Zone (Section 4.3.1).

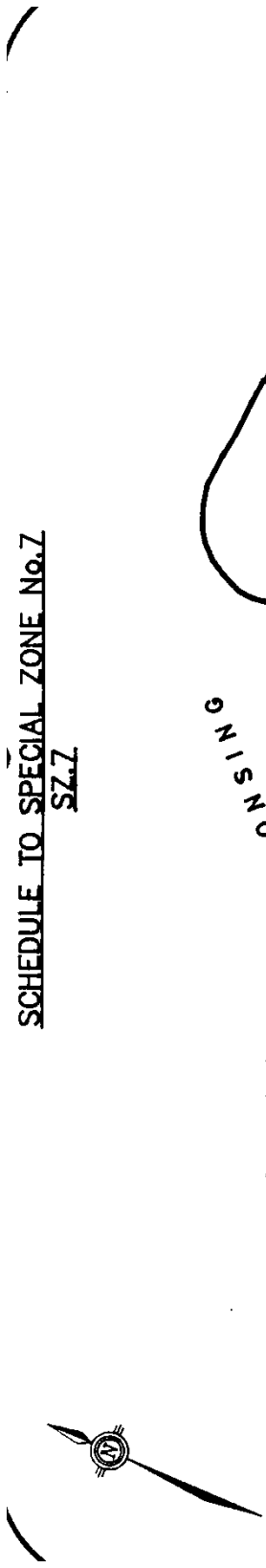
5.7.3 Regulations

In the Special Zone No. 7, SZ-7 established by this By-law, no building, structure or land shall be used and no building or structure shall hereafter be erected or altered except in accordance with the following regulations:

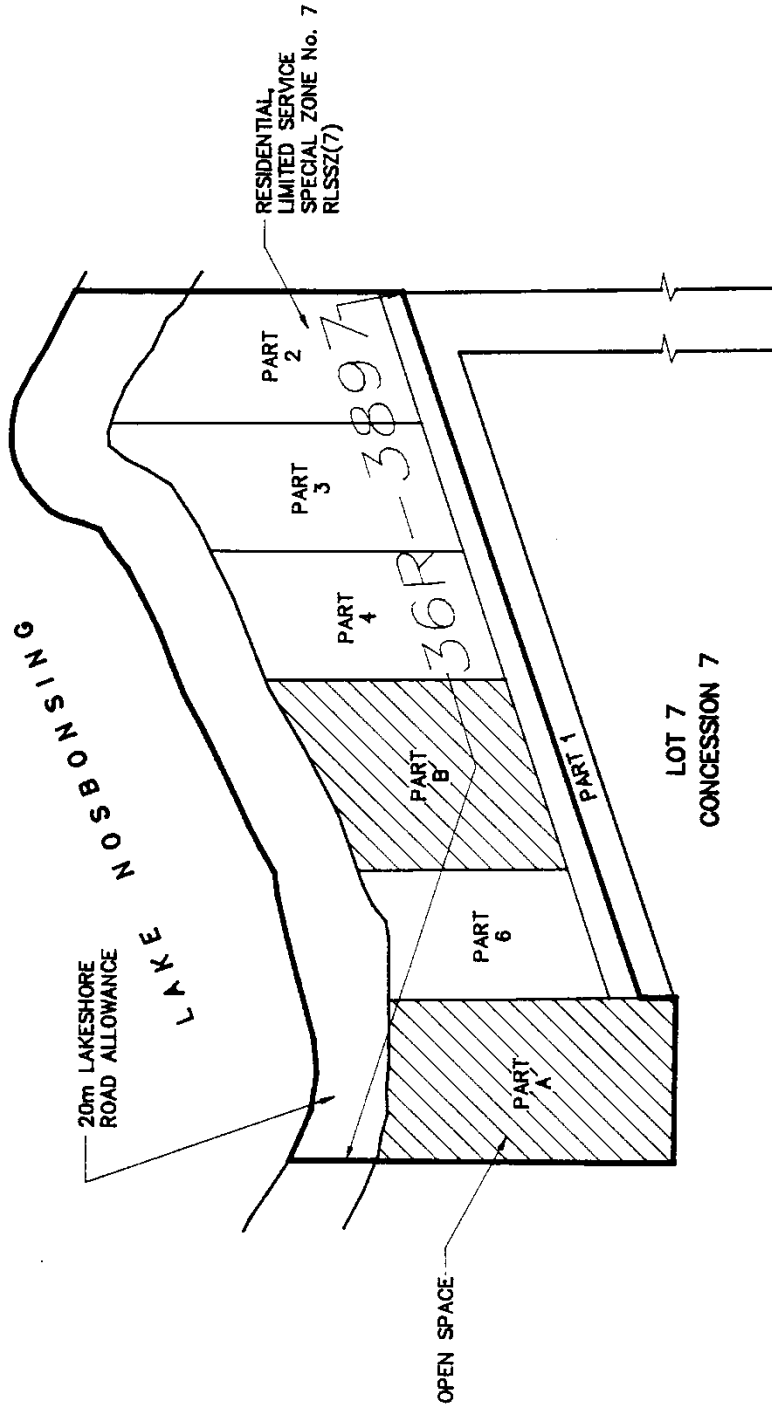
	MAIN BUILDING
Min. Lot Coverage (sq. m.)	47.0
Max. Lot Coverage (sq. m.)	186.0
Min. Front Yard (m)	15.0
Min. Interior Side Yard (m)	5.0
Min. Exterior Side Yard (m)	5.0
Min. Rear Yard (m)	6.0

NOTE: The minimum front yard refers to the distance from the 20 metre lakeshore road allowance.

5.7.4 All buildings and structures erected or altered and all use of land in Special Zone No. 7 hereby established shall conform to all other applicable provisions of this By-law except as hereby expressly varied.



SCHEDULE TO SPECIAL ZONE No.7
SZ.7



REGIONAL STORM FLOOD ELEVATION 237.6 m.a.s.l.

NOTE:
ALL LANDS BELOW 237.6 m.a.s.l. ARE SUBJECT TO THE PROVISIONS OF THE HAZARD LAND (HAZ) ZONE.

northland

5.8 SPECIAL ZONE NO. 8

Schedule change only: Rezoned to M3.

5.9 SPECIAL ZONE NO. 9

Notwithstanding any other provisions of this By-law, on part of Broken Lot 35, Concession 11, being Part 1 of Reference Plan NR-1258 and Part 1 of Reference Plan 36R-6853, Parcel 26836, the following shall apply:

5.9.1 No building, structure or land shall be used and no building or structure shall hereafter be erected or altered except in accordance with the following regulations:

	MAIN BUILDING
Min. Lot Area (sq. m.)	3,500.0
Min. Frontage (m)	30.5
Min. Front Yard (m)	10.0
Min. Interior Side Yard (m)	4.0
Min. Exterior Side Yard (m)	4.0

5.9.2 All buildings and structures erected or altered and all use of land in Special Zone No. 9 hereby established shall conform to all other applicable provisions of this By-law except as hereby expressly varied.

5.10 SPECIAL ZONE NO. 10

Notwithstanding any other provisions of this By-law, on Parts 1 to 4 of Part of Lots 1 and 2, Concession 5, being part of Parcel 10383 Nipissing, the following shall apply.

5.10.1 Permitted Uses

No building or land shall within the Special Zone established by this By-law use any land or erect or use any building except for the uses permitted in the Residential, Limited Service Zone (section 4.3.1).

5.10.2 Regulations

In the Special Zone No. 10 SZ (10) established by this By-law, no building, structure or land shall be used and no building or structure shall hereafter be erected or altered except in accordance with the following regulations:

	MAIN BUILDING
Min. Floor Area (sq. m.)	47.0
Max. Floor Area (sq. m.)	186.0
Min. Front Yard (m)	15.0
Min. Interior Side Yard (m)	5.0
Min. Exterior Side Yard (m)	5.0
Min. Rear Yard (m)	6.0

NOTE: The minimum front yard refers to the distance from the 20 metre lakeshore road allowance.

All buildings and structures erected or altered and all use of land in Special Zone No. 10 hereby established shall conform to all other applicable provisions of this By-law except as hereby expressly varied.

5.11 SPECIAL ZONE NO. 11

Schedule change only: Rezoned to M1.

5.12 SPECIAL ZONE NO. 12

Notwithstanding any other provision of this By-law, on Part of Lots 34 and 35, Concession 11, being the whole of Registered Plan M469, the following shall apply:

5.12.1 Permitted Uses

No person shall within the Special Zone established by this By-law use any land or erect or use any building except for the uses permitted in the Residential, Limited Service Zone (section 4.3.1).

5.12.2 Regulations

In the Special Zone No. 12, SZ (12) established by this By-law, no building, structure or land shall be used and no building or structure shall hereafter be erected or altered except in accordance with the following regulations:

	MAIN BUILDING
Max. Lot Coverage (sq. m.)	186.0
Min. Front Yard (m)	23.0
Min. Interior Side Yard (m)	5.0
Min. Exterior Side Yard (m)	5.0
Min. Rear Yard (m)	6.0

NOTE: The minimum front yard is the distance requirements from the 20 metre lakeshore allowance.

5.12.3 SPECIAL PROVISIONS

There is to be no fill placed within the 20 metre lakeshore road allowance.

All buildings and structures erected or altered and all use of land in Special Zone No. 12 hereby established shall conform to all other applicable provisions of this By-law except as hereby expressly varied.

5.13 SPECIAL ZONE NO. 13

Schedule change only: Rezoned to M2.

5.14 SPECIAL ZONE NO. 14

5.14.1 Zone Boundaries

The zone boundaries of Special Zone No. 14 are described on Schedule to Special Zone No. 14, which zone boundaries and map are hereby declared to form part of this By-law.

5.14.2 Permitted Uses

No building or land shall within the Special zone established by this By-law use any land or erect or use any building except for the following uses:

5.14.2.1 Commercial, Resort Special Zone (14) C3SZ (14)

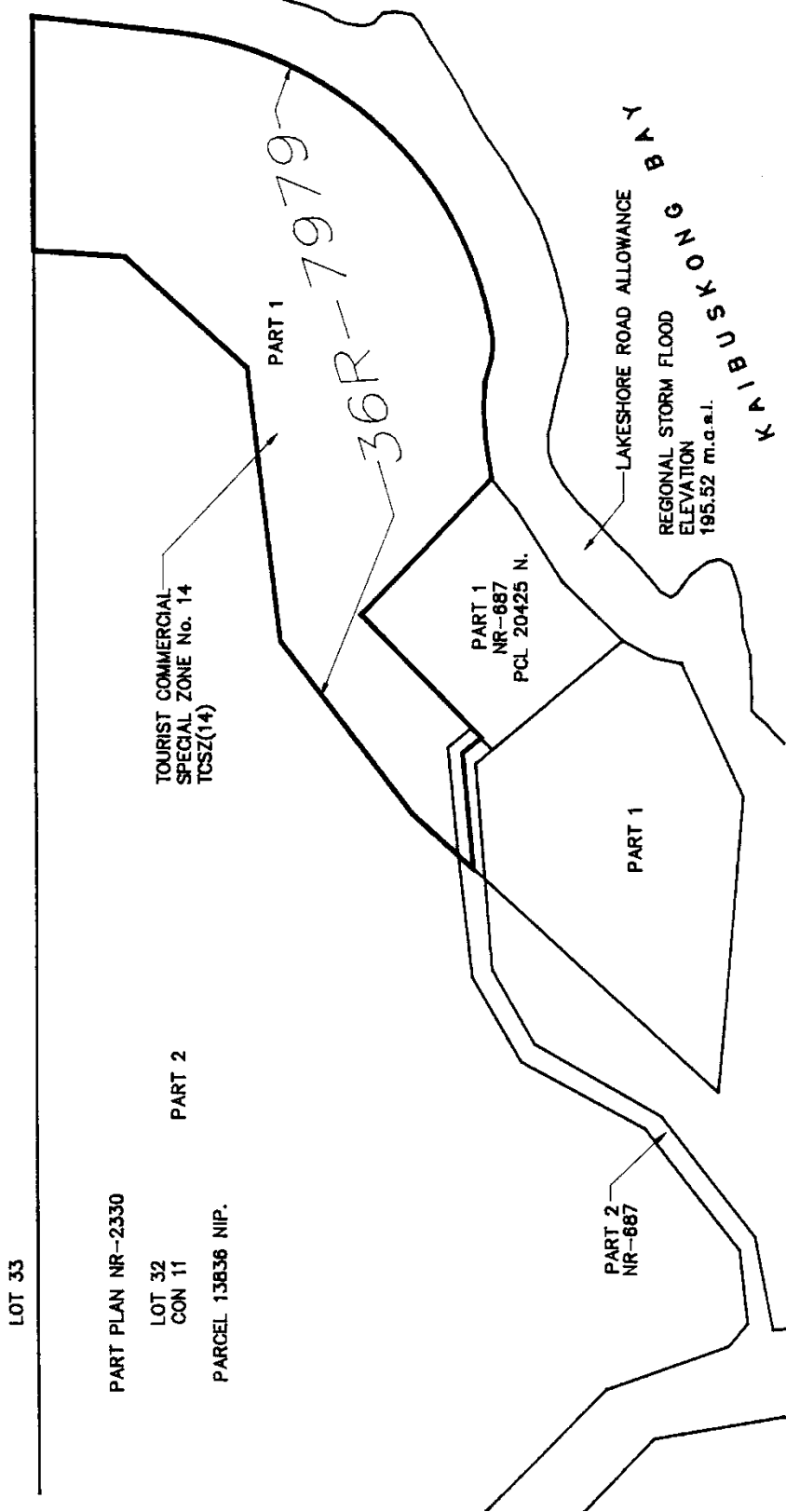
- The buildings are to be resort commercial in use (Section 4.7.1) with the total number being nine, one of which may be erected to serve in purpose as a convenience store.
- All buildings shall be one storey with a basement being optional. A minimum size limit of 7.5 m x 8.5 m will apply along with a maximum size limit of 8 m x 9 m to all buildings.
- All buildings will not exceed 5 m in height measured from the ground floor.

5.14.3 All buildings and structures erected or altered and all use of land in Special Zone No. 14, hereby established shall conform to all other applicable provisions of this By-law except as hereby expressly varied.

SCHEDULE TO SPECIAL ZONE No.14
SZ.14



NOTE:
ALL LANDS BELOW 195.52 m.a.s.l. ARE
SUBJECT TO THE PROVISIONS OF THE HAZARD LAND (HAZ) ZONE.



5.15 SPECIAL ZONE NO. 15

5.15.1 Zone Boundaries

The Zone Boundaries of Special Zone No. 15 are described on Schedule to Special Zone No. 15, which zone boundaries and map are hereby declared to form part of this By-law.

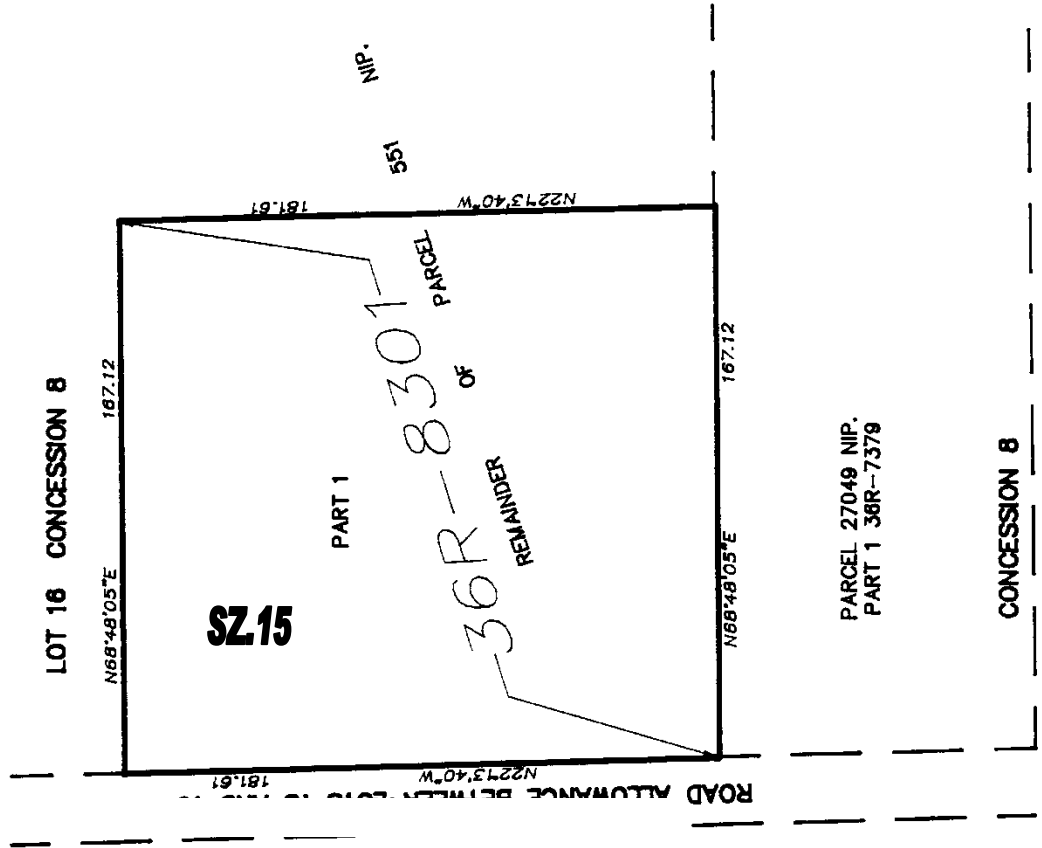
5.15.2 Permitted Uses

No person shall within Special Zone No. 15 use any lot or erect, alter, or use any building or structure for any purpose except one or more of the following uses:

- private club for meetings and social events
- All the uses permitted within the Rural (RU) zone

5.15.3 All buildings and structures erected or altered and all use of land in Special Zone No. 15, hereby established shall conform to all other applicable provisions of this By-law except as hereby expressly varied.

**SCHEDULE TO SPECIAL ZONE No.15
SZ.15**



5.16 SPECIAL ZONE NO. 16

The Special Provisions for Special Zone No. 16 are as follows:

5.16.1 Zone Boundaries

The Zone Boundaries of Special Zone No. 16 are described on Schedule to Special Zone No. 16, which zone boundaries and map are hereby declared to form part of this By-law.

5.16.2 Permitted Uses

No person shall within the Special Zone established by this By-law use any land or erect or use any building except for the uses permitted in the Residential, Limited Service Zone (Section 4.3.1).

5.16.3 Regulations

In the Special Zone No. 16, SZ-16 established by this By-law, no building, structure or land shall be used and no building or structure shall hereafter be erected or altered except in accordance with the following regulations:

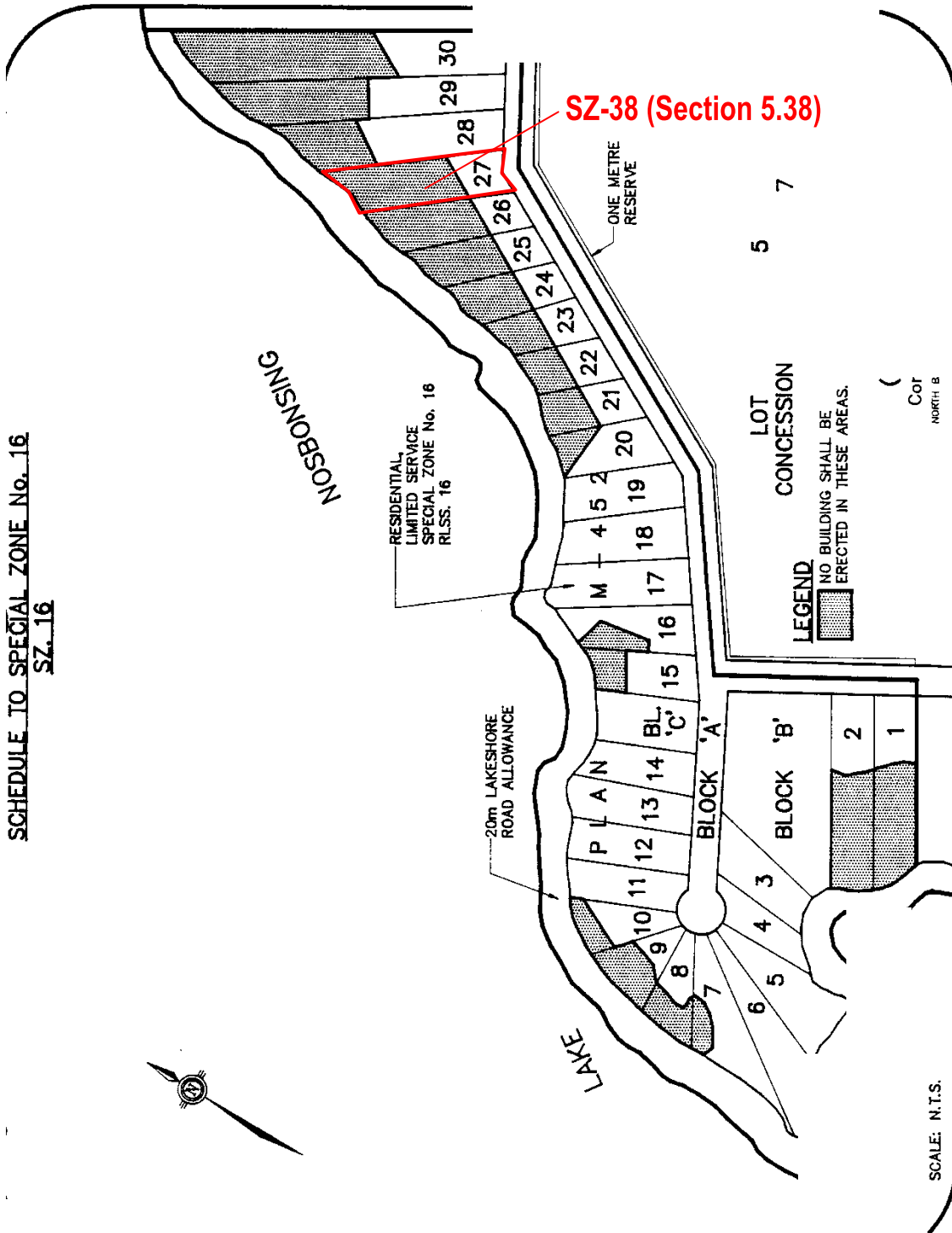
	MAIN BUILDING
Max. Lot Coverage (sq. m.)	186.0
Min. Front Yard (m)	8.0
Min. Interior Side Yard (m)	5.0
Min. Exterior Side Yard (m)	5.0
Min. Rear Yard (m)	6.0

NOTE:

- a. Except Lot 8 which shall maintain a minimum distance of 28 metres from the regulated water's edge.
- b. Except Lot 15 which shall maintain a maximum distance of 52 metres from the abutting road.
- c. Except Lot 27 which shall follow all provisions of Special Zone 38 (Section 5.38).
- d. Except Lot 28 which shall maintain a minimum distance of 38 metres from the regulated water's edge.
- e. Except Lot 29 which shall maintain a minimum distance of 53 metres from the north-westerly property line and a minimum distance of 76 metres from the north-easterly property line from the regulated water's edge.
- f. Except Lot 10 which shall maintain a minimum distance of 28 metres from the regulated water's edge.

5.16.4 Special Provisions

- a. Notwithstanding Section 5.16.3, no building or structure designed for human habitation shall be erected in Special Zone No. 16 unless said building or structure is located outside the "Restricted Area" as indicated on the Schedule to Special Zone No. 16.
- b. All buildings and structures erected or altered and all use of land in Special Zone No. 16 hereby established shall conform to all other applicable provisions of this By-law except as hereby expressly varied.



5.17 SPECIAL ZONE NO. 17

The Special Provisions for Special Zone No. 17 are as follows:

5.17.1 Zone Boundaries

The zone boundaries of Special Zone No. 17 are described on Schedule to Special Zone No. 17, which zone boundaries and map are hereby declared to form part of this By-law.

5.17.2 Permitted Uses

No person shall within the Special Zone hereby established by this By-law use any land or erect or use any building except the following uses:

5.17.2.1 Residential, Limited Service Special Zone 17 RLSS (17)

- All uses permitted in the Residential, Limited Service Zone (Section 4.3.1).

5.17.2.2 Hazard Lands Special Zone 17, HAZS (17)

- Buildings or structures necessary for flood or erosion control.

5.17.3 Regulations

For the purposes of this By-law, no opening to any buildings intended for human habitation are permitted below the following minimum elevations:

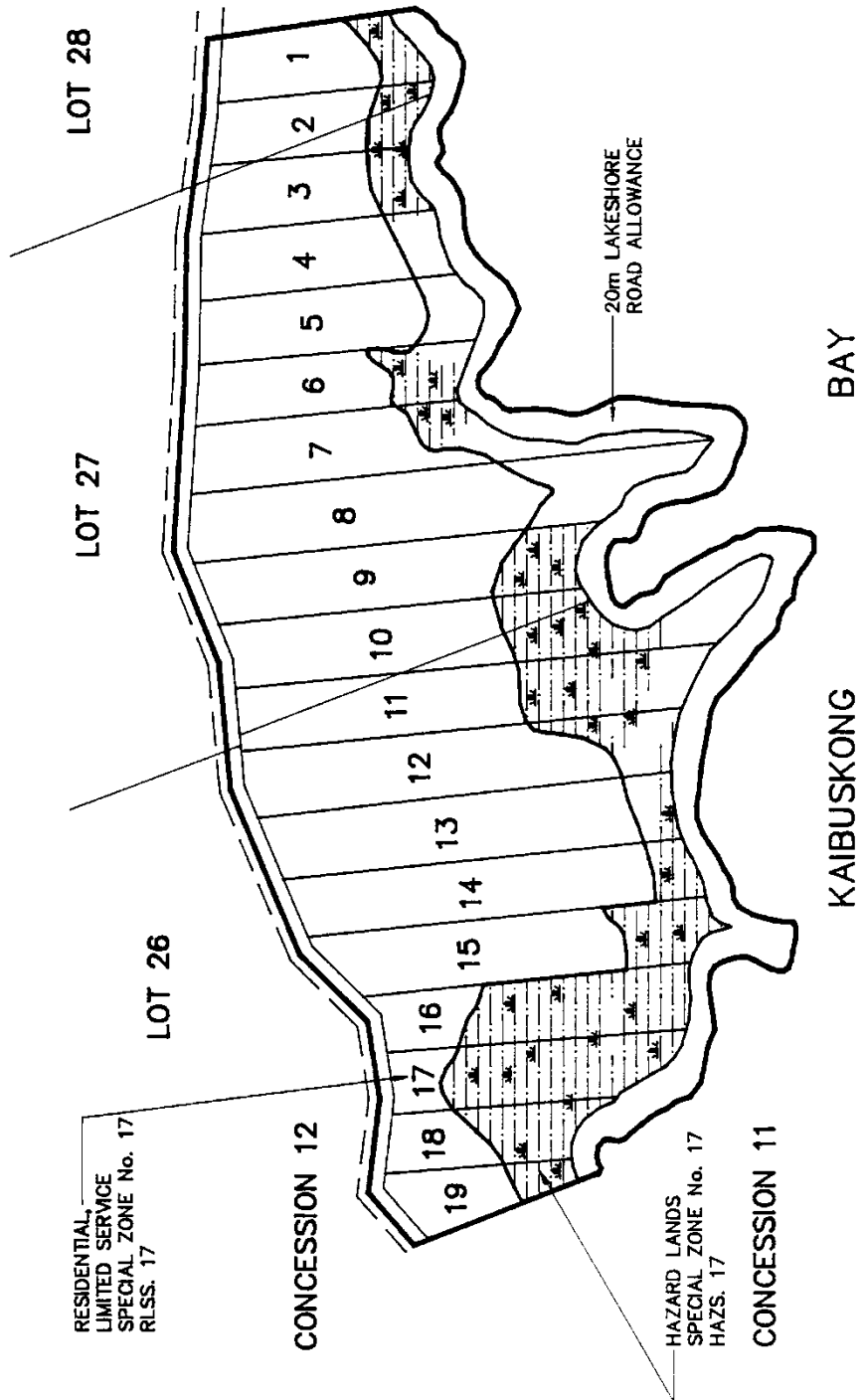
LOT	MINIMUM ELEVATION (Canadian Geodetic Datum)
1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, and 14	197.0 m
15 and 16	197.5 m
17, 18, and Block 19	200.0 m

5.17.4 Special Provisions

No buildings or structures intended for human habitation may be erected within 30 metres of the regulated water's edge or on land with a minimum elevation of less than 196 metres Canadian Geodetic Datum.

All buildings and structures erected or altered and all use of land in Special Zone No. 17, hereby established shall conform to all other applicable provisions of this By-law except as hereby expressly varied.

SCHEDULE TO SPECIAL ZONE No. 17
SZ. 17



5.18 SPECIAL ZONE NO. 18

Schedule change only: Rezoned to RU

5.19 SPECIAL ZONE NO. 19

The Special Provisions for Special Zone No. 19 are as follows:

5.19.1 Zone Boundaries

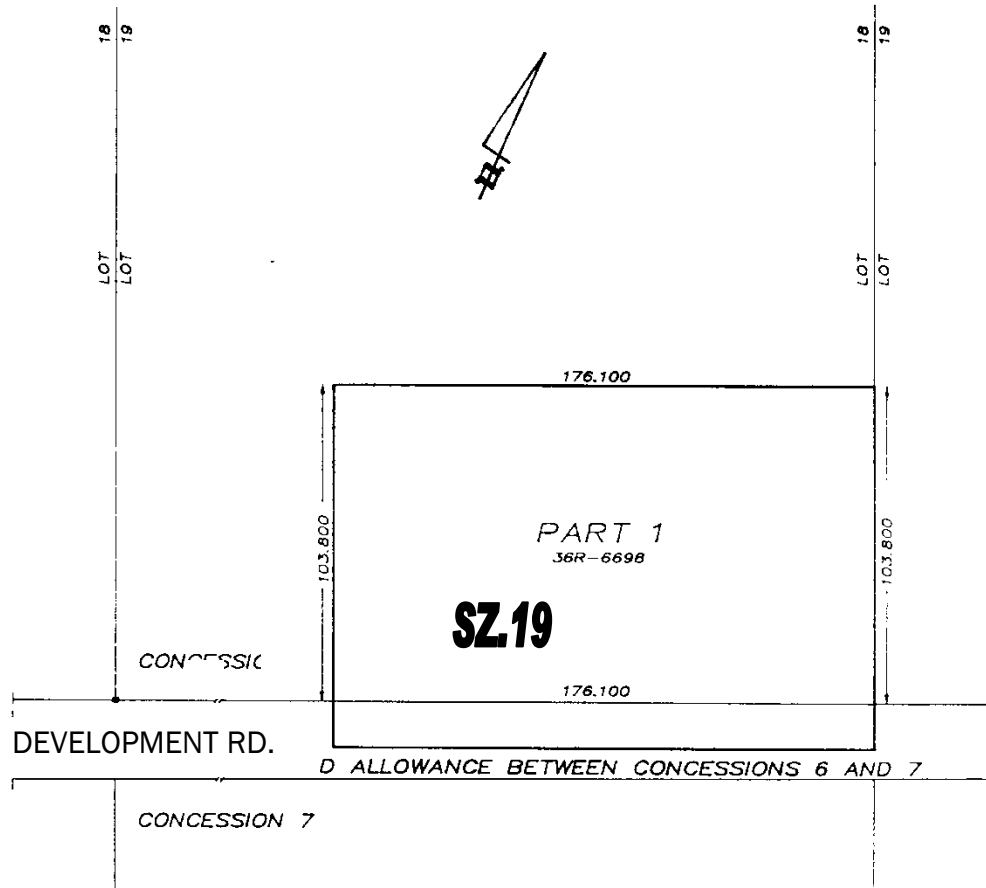
The zone boundaries of Special Zone No. 19 are described on the Schedule to Special Zone No. 19, which zone boundaries and map are hereby declared to form part of this By-law.

5.19.2 Permitted Uses

No person shall within the Special Zone hereby established by this By-law use any land or erect or use any building except for the following uses:

- ski chalet
- all the uses permitted in a Rural (RU) Zone (Section 4.11.1)

5.19.3 All buildings and structures erected or altered and all uses of land in Special Zone No. 19, hereby established shall conform to all other applicable provisions of this By-law except as hereby expressly varied.



**SCHEDULE TO SPECIAL ZONE NO. 19
SZ.19**

**PART OF LOT 19, CONCESSION 7
TOWNSHIP OF BONFIELD**

5.20 SPECIAL ZONE NO. 20

Schedule change only: Rezoned to RU.

5.21 SPECIAL ZONE NO. 21

Schedule change only: Rezoned to RU.

5.22 SPECIAL ZONE NO. 22

The Special Provisions for Special Zone No. 22 are as follows:

5.22.1 Zone Boundaries

The zone boundaries of Special Zone No. 22 are described on the Schedule to Special Zone No. 22, which zone boundaries and map are hereby declared to form part of this By-law.

5.22.2 Permitted Uses

No person shall within the Special Zone hereby established by this By-law use any land or erect or use any building except for the following uses:

- automobile body repair shop
- all the uses permitted in a Residential, First Density (R1) zone (Section 4.1.1)

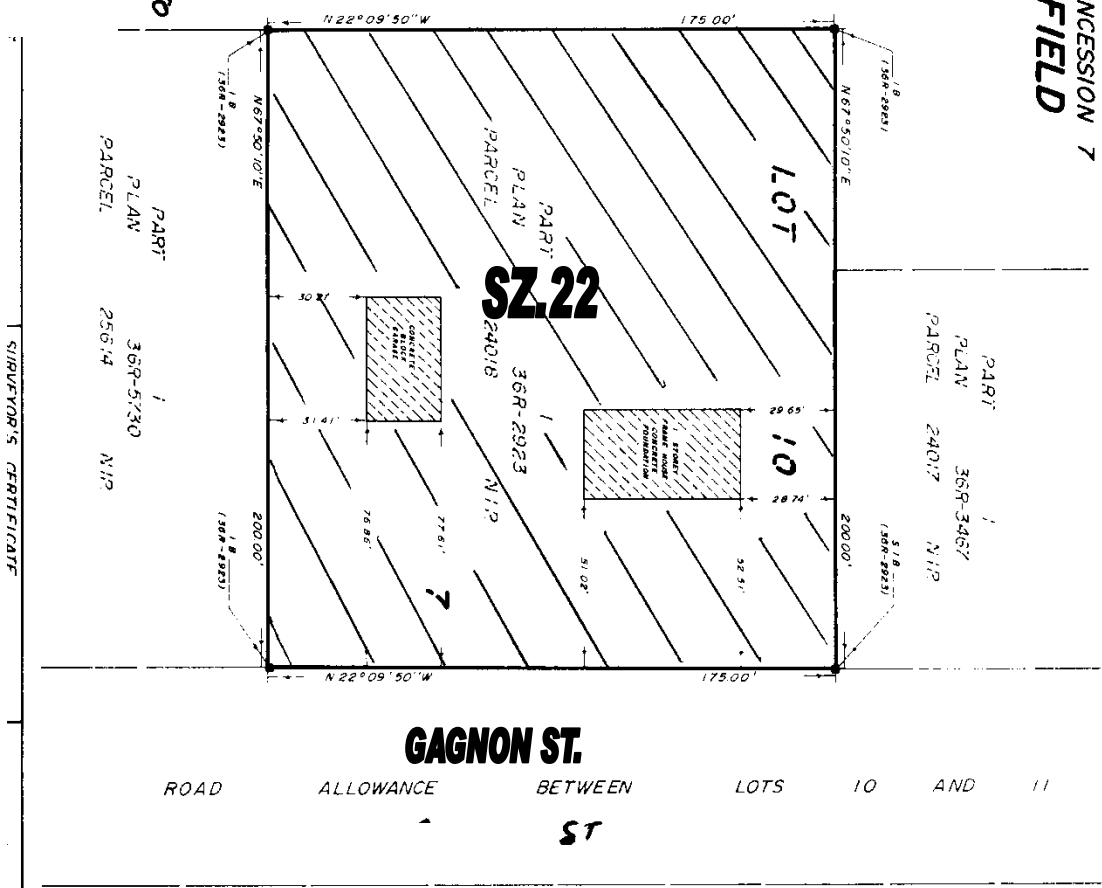
5.22.3

All buildings and structures erected or altered and all uses of land in Special Zone No. 22, hereby established shall conform to all other applicable provisions of this By-law except as hereby expressly varied.

PART OF S 1/2 LOT 10, CONCESSION 7
TOWNSHIP OF BONFIELD
 DISTRICT OF NIPISSING
 SCALE 1 INCH = 30 FEET
 P.A. BLACKBURN, O.L.S.
 1995

**ZONE CHANGE FROM
 (R) Residential, First Density to
 (M) Industrial General**

REMAINDER OF PARCEL 1318 (SECONDLY) CONCESSION

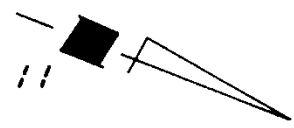


SZ.22

GAGNON ST.

ROAD ALLOWANCE BETWEEN LOTS 10 AND 11

SURVEYOR'S CERTIFICATE



**SCHEDULE TO SPECIAL ZONE NO. 22
 SZ.22
 TOWNSHIP OF BONFIELD**

5.23 SPECIAL ZONE NO. 23

The Special Provisions for Special Zone No. 23 are as follows:

5.23.1 Zone Boundaries

The zone boundaries of Special Zone No. 23 are described on the Schedule to Special Zone No. 23, which zone boundaries and map are hereby declared to form part of this By-law.

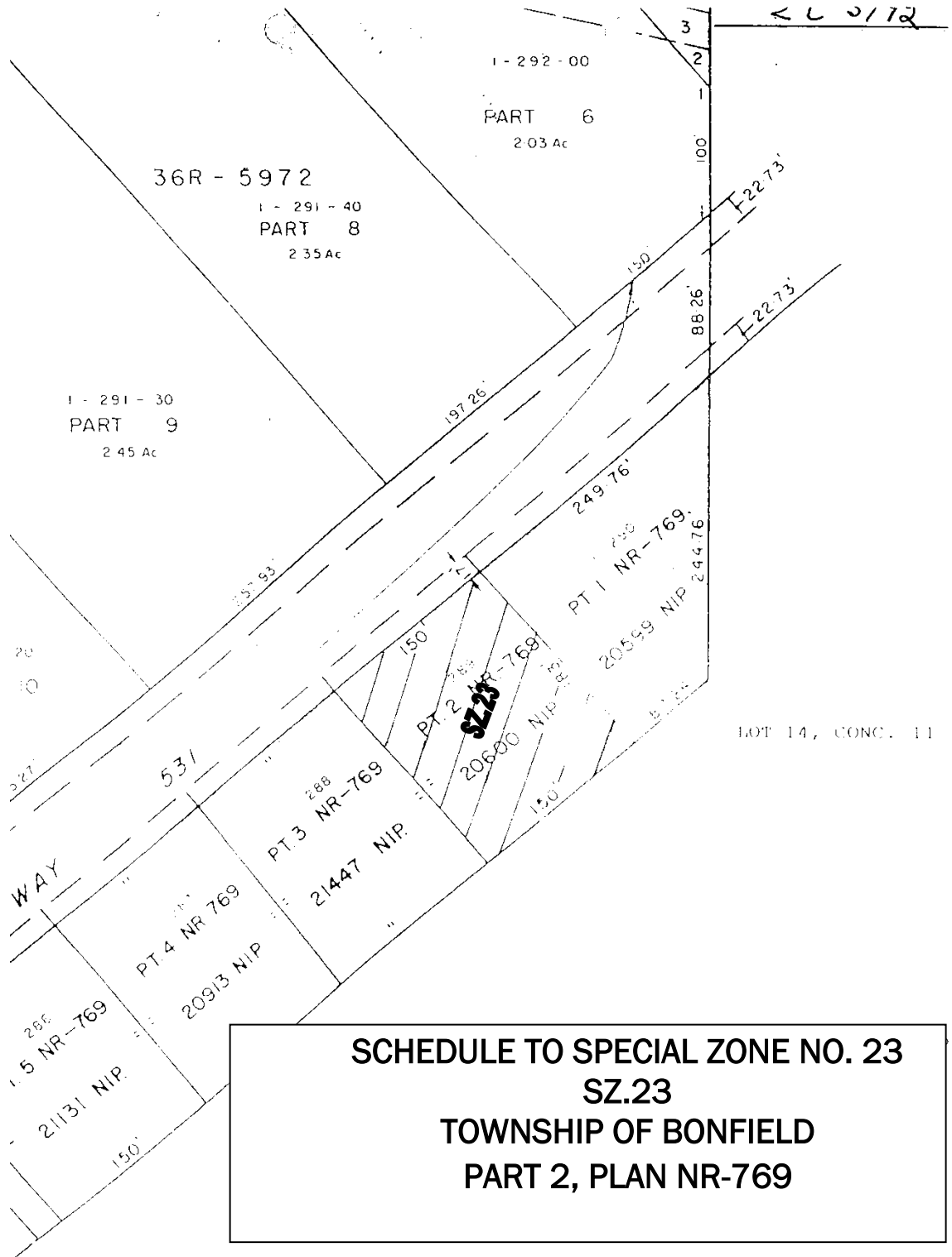
5.23.2 Permitted Uses

No person shall within the Special Zone hereby established by this By-law use any land or erect or use any building except for the following uses:

- dwelling, duplex
- dwelling, semi-detached
- equipment sales and rental establishment
- all the uses permitted in a Rural (RU) Zone

5.23.3

All buildings and structures erected or altered and all uses of land in Special Zone No. 23, hereby established shall conform to all other applicable provisions of this By-law except as hereby expressly varied.



5.24 SPECIAL ZONE NO. 24

The Special Provisions for Special Zone No. 24 are as follows:

5.24.1 Zone Boundaries

The zone boundaries of Special Zone No. 24 are described on the Schedule to Special Zone No. 24, which zone boundaries and map are hereby declared to form part of this By-law.

5.24.2 Permitted Uses

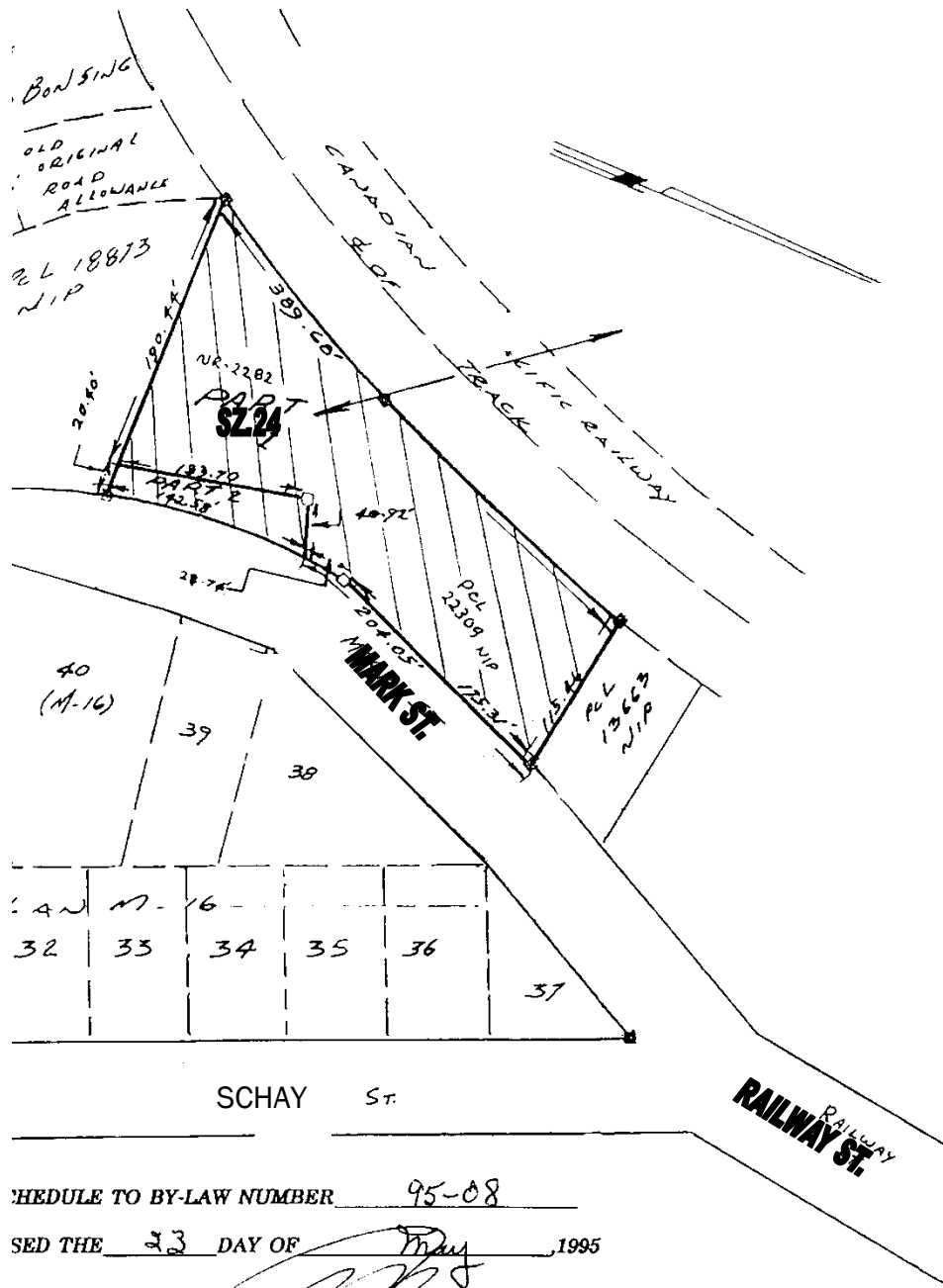
No person shall within the Special Zone hereby established by this By-law use any land or erect or use any building except for the following uses:

- fast food outlet and bait and tackle shop
- all the uses permitted in a Residential, First Density (R1) zone

5.24.3

All buildings and structures erected or altered and all uses of land in Special Zone No. 24, hereby established shall conform to all other applicable provisions of this By-law except as hereby expressly varied.

TY (R1)



**SCHEDULE TO SPECIAL ZONE NO. 24
 SZ.24
 TOWNSHIP OF BONFIELD
 PARCEL 22309 NIP.**

5.25 SPECIAL ZONE NO. 25

The Special Provisions for Special Zone No. 25 are as follows:

5.25.1 Zone Boundaries

The zone boundaries of Special Zone No. 25 are described on the Schedule to Special Zone No. 25, which zone boundaries and map are hereby declared to form part of this By-law.

5.25.2 Permitted Uses

No person shall within the Special Zone hereby established by this By-law use any land or erect or use any building except for the following uses:

- wholesale and retail grocery outlet
- all the uses permitted in a Residential, First Density (R1) zone

5.25.3

All buildings and structures erected or altered and all uses of land in Special Zone No. 25, hereby established shall conform to all other applicable provisions of this By-law except as hereby expressly varied.

TOWNSHIP OF BONFIELD
DISTRICT OF NIPISSING
SCALE : 1 INCH = 20 FEET
ERIC CROWER, O.L.S.
1995

DESCRIPTION OF LAND:
PART OF LOT 10, CONCESSION 8, TOWNSHIP OF BONFIELD, DISTRICT OF NIPISSING,
BEING ALL OF PARCELS 16175 NIP, AND 26484 NIP, ILLUSTRATED AS PART 1, PLAN 36R-6699,
RECORDING NUMBER 11, TOWNSHIP OF BONFIELD.

NUMBER 28 (SZ 28) PT. LOT 10,
CONCESSION 8, PARCEL 16175
AND PARCEL 26484 NIP.

BEARING NOTE:
BEARINGS ARE APPROXIMATE AND ARE REFERRED TO THE EASTERN LIMIT OF LOT 10, CONCESSION
8, TOWNSHIP OF BONFIELD, SHOWN ON PLAN 36R-6699 HAVING A BEARING OF N20°43'30"E

COPYRIGHT:
THIS REPORT WAS PREPARED EXCLUSIVELY FOR JOHN INCH, LANDS (S- BRADGITT P/L)
SALE) AND THE UNDERSIGNED ACCEPTS NO RESPONSIBILITY FOR USE BY OTHERS.

© NO PERSON MAY COPY, REPRODUCE, ALTER, OR ALTER THIS PLAN IN WHOLE
OR IN PART WITHOUT THE WRITTEN PERMISSION OF J. E. WALKER SURVEYING LTD.

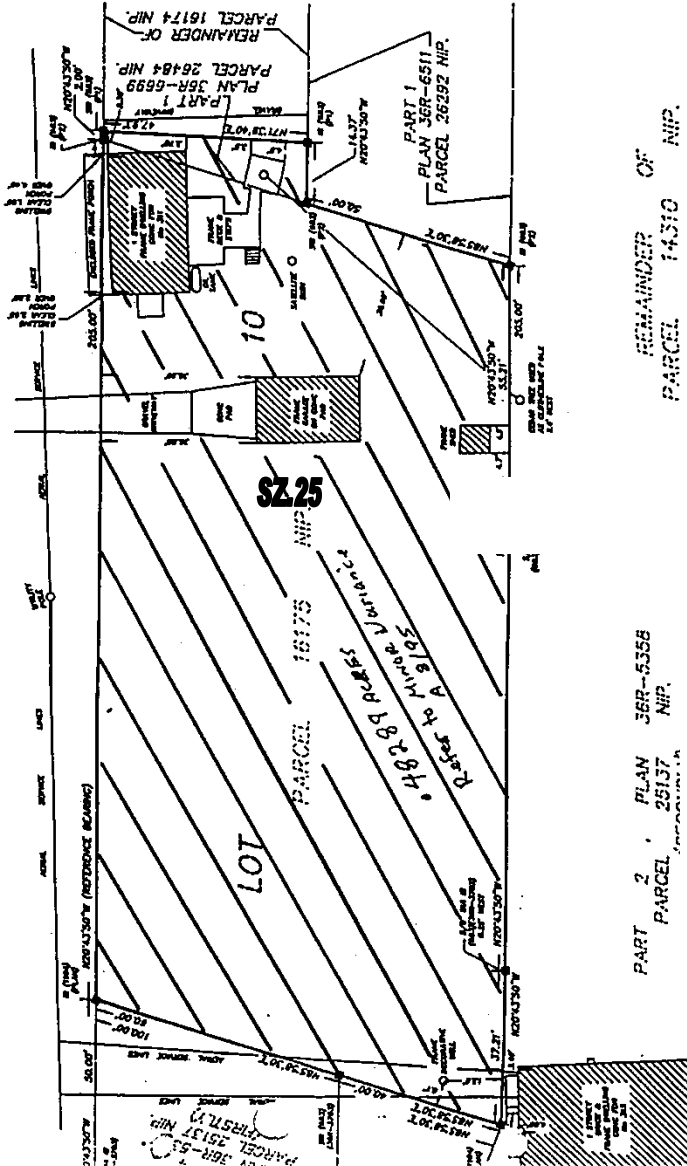
SURVEYOR'S CERTIFICATE:

THE FIELD SURVEY REPRESENTED ON THIS PLAN WAS
COMPLETED ON THE 28th DAY OF MARCH, 1995.

MARCH 27th, 1995
ERIC CROWER
NORTH BAY, ONTARIO

PART 2, PLAN 36R-5358
PARCEL 25137 NIP.
REMAINDER OF
PARCEL 14310 NIP.

ROAD ALLOWANCE BETWEEN LOTS 10 AND 11
(known locally as YONGE STREET)



ASSOCIATION OF ONTARIO
LAND SURVEYORS
PLAN REVISION NUMBER
1004262

THIS PLAN IS VALID
ONLY AS A DOCUMENT
PREPARED BY THE SURVEYOR

J. E. WALKER SURVEYING LTD.
ONTARIO LAND SURVEYORS
BRANCH OFFICE
430 MAIN STREET WEST, UNIT 14
NORTH BAY, ONTARIO
P1B 2Y2 (705) 655-7740
FIELD : E.C., O.L.S.

1995
PASSED THE 28th DAY OF November
TOWNSHIP OF BONFIELD

5.26 SPECIAL ZONE NO. 26

Schedule change only: Rezoned to RU.

5.27 SPECIAL ZONE NO. 27

The Special Provisions for Special Zone No. 27 are as follows:

5.27.1 Zone Boundaries

The zone boundaries of Special Zone No. 27 are described on the Schedule to Special Zone No. 27, which zone boundaries and map are hereby declared to form part of this By-law.

5.27.2 Permitted Uses

Notwithstanding any other provisions of this by-law, on Parts 4, 5, 6, 7, and 8 on Plan 36R-10112 and all of Parcel 99, being Part of Lot 27, Concession 6 in the Register for Nipissing, the following shall apply:

- minimum lot frontage shall be 22 metres

5.27.3

All buildings and structures erected or altered and all uses of land in Special Zone No. 27, hereby established shall conform to all other applicable provisions of this By-law for a Rural (RU) Zone and Section 3.35, Development Constraint Area, except as hereby expressly varied.

5.28 SPECIAL ZONE NO. 28

The Special Provisions for Special Zone No. 28 are as follows:

5.28.1 Zone Boundaries

The zone boundaries of Special Zone No. 28 are described on the Schedule to Special Zone No. 28, which zone boundaries and map are hereby declared to form part of this By-law.

5.28.2 Permitted Uses

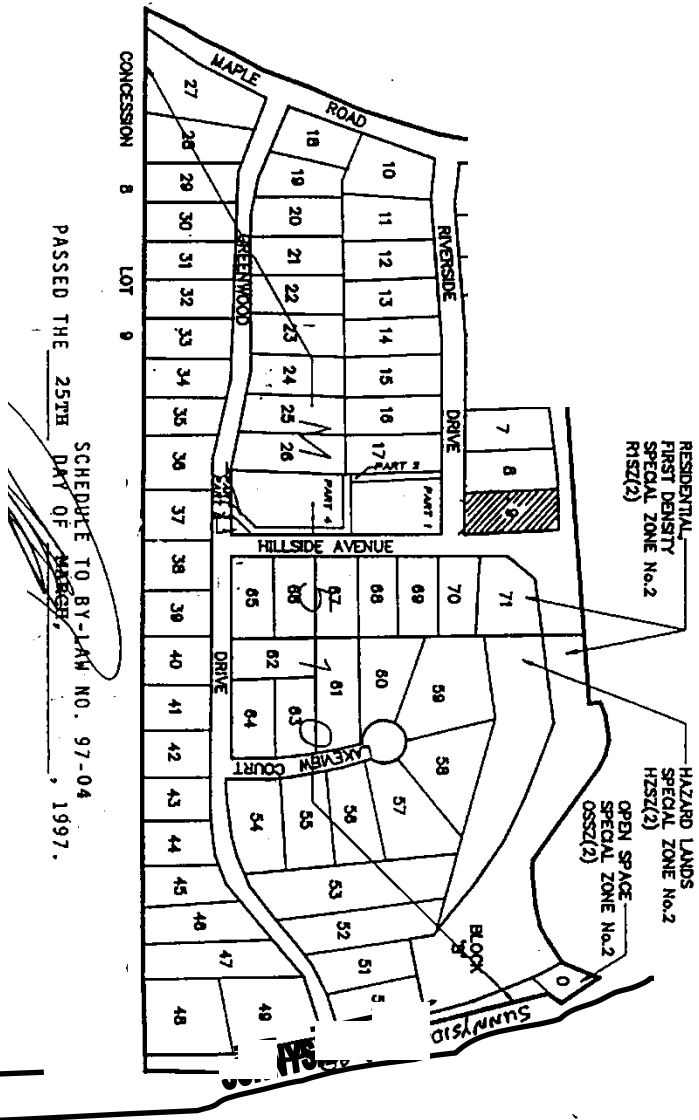
No person shall within the Special Zone hereby established by this By-law use any land or erect or use any building except for the following uses:

- automotive repair shop
- all the uses permitted within Special Zone No. 2 (SZ.2) of this By-Law (Section 5.2.2)

5.28.3

All buildings and structures erected or altered and all uses of land in Special Zone No. 28, hereby established shall conform to all other applicable provisions of this By-law except as hereby expressly varied.

Admi
 Towns
 Certifi



**SCHEDULE TO SPECIAL ZONE NO. 28
 SZ.28
 LOT 9, PLAN M-510
 TOWNSHIP OF BONFIELD**

5.29 SPECIAL ZONE NO. 29

Schedule change only: rezoned to RU

5.30 SPECIAL ZONE NO. 30

The Special Provisions for Special Zone No. 30 are as follows:

5.30.1 Zone Boundaries

The zone boundaries of Special Zone No. 30 are described on the Schedule to Special Zone No. 30, which zone boundaries and map are hereby declared to form part of this By-law.

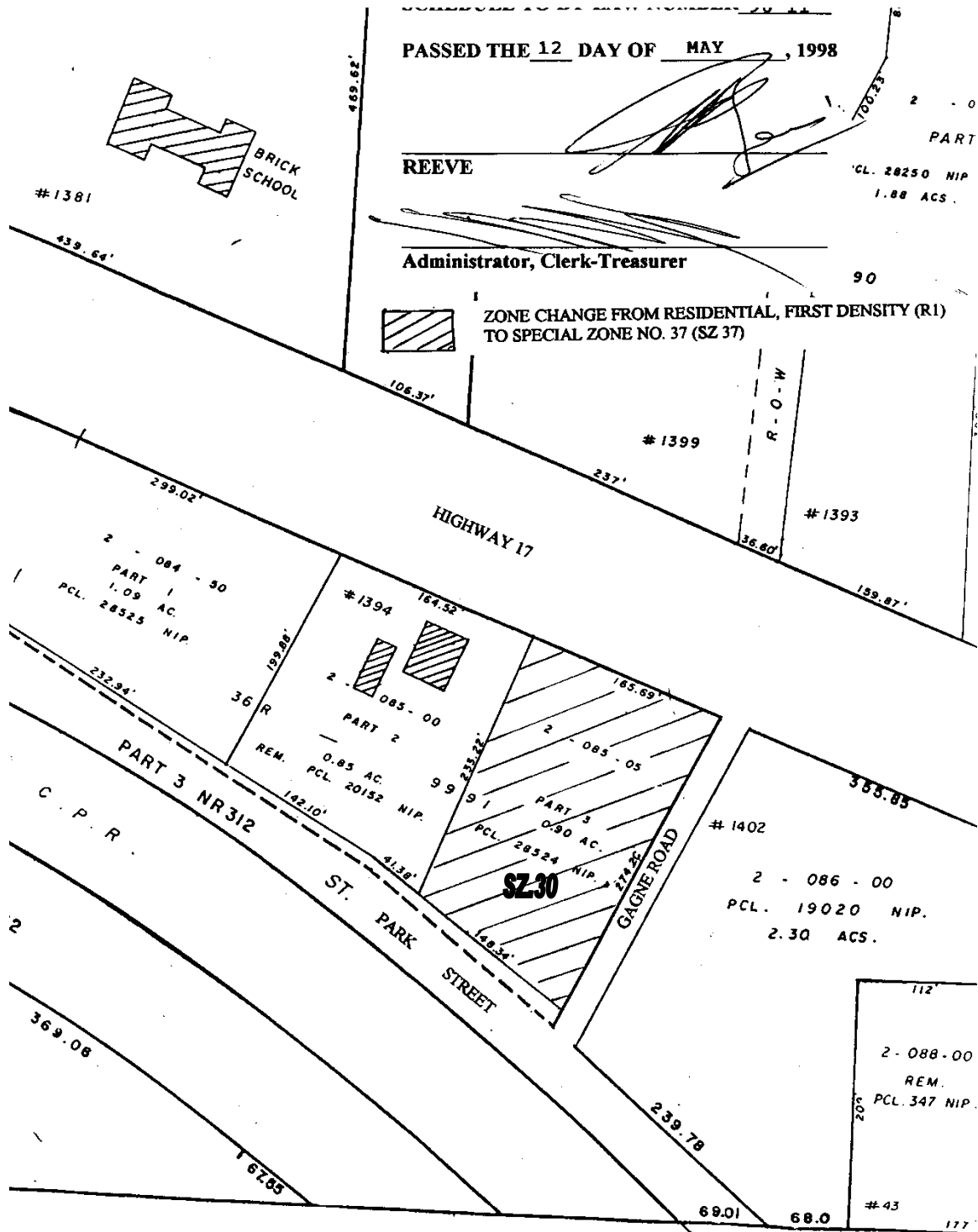
5.30.2 Permitted Uses

No person shall within the Special Zone hereby established by this By-law use any land or erect or use any building except for the following uses:

- fast food outlet and a bed and breakfast
- all the uses permitted in a Residential, First Density (R1) Zone

5.30.3

All buildings and structures erected or altered and all uses of land in Special Zone No. 30, hereby established shall conform to all other applicable provisions of this By-law except as hereby expressly varied.



SCHEDULE TO SPECIAL ZONE NO. 30
SZ.30
TOWNSHIP OF BONFIELD

5.31 SPECIAL ZONE NO. 31

The Special Provisions for Special Zone No. 31 are as follows:

5.31.1 Zone Boundaries

The zone boundaries of Special Zone No. 31 are described on the Schedule to Special Zone No. 31, which zone boundaries and map are hereby declared to form part of this By-law.

5.31.2 Permitted Uses

No person shall within the Special Zone hereby established by this By-law use any land or erect or use any building except for the following uses:

- storage garage for snowmobile grooming equipment
- 400 square foot meeting room
- all the uses permitted in a Rural (RU) Zone

5.31.3

All buildings and structures erected or altered and all uses of land in Special Zone No. 31, hereby established shall conform to all other applicable provisions of this By-law except as hereby expressly varied.

**SCHEDULE TO SPECIAL
ZONE NO. 31
SZ.31
PLAN 36R-8950, PART 3
TOWNSHIP OF BONFIELD**

**PART OF LOT 7
PARCEL 28824 NIP.
PART 3, PLAN 36R-8950**

PLAN 36R-8950
RECORDED AND DEPOSITED
DATE: 14th Sept 1991

REQUIRE THIS PLAN TO BE DEPOSITED UNDER THE LAND TITLES ACT
SEPTEMBER 15, 1991
DATE

Peter M. Skuro
PETER M. SKURO
ONTARIO LAND SURVEYOR

FOR THE LAND TITLES DIVISION OF MISSISSAUGA

METRIC
DISTANCES SHOWN ON THIS PLAN ARE IN METRES AND CAN BE CONVERTED TO FEET BY DIVIDING BY 0.3048

CAUTION
THIS PLAN IS NOT TO BE USED FOR DIVISION OF LAND UNLESS THE SURVEYOR'S NAME IS ON THE PLAN

PART 3 TO A CONCESSION AND PART 7 OF PARCEL 4882 NIP

PLAN OF SURVEY OF
PART OF LOT 7,
CONCESSION 7
TOWNSHIP OF BONFIELD
DISTRICT OF MISSISSAUGA
SCALE 1 : 1000

PETER M. SKURO
ONTARIO LAND SURVEYOR
1991

BEARING NOTE
BEARINGS ARE AS SHOWN AND ARE REFERRED TO THE PLAN BY THE SURVEYOR'S NAME AND THE DATE OF SURVEY.

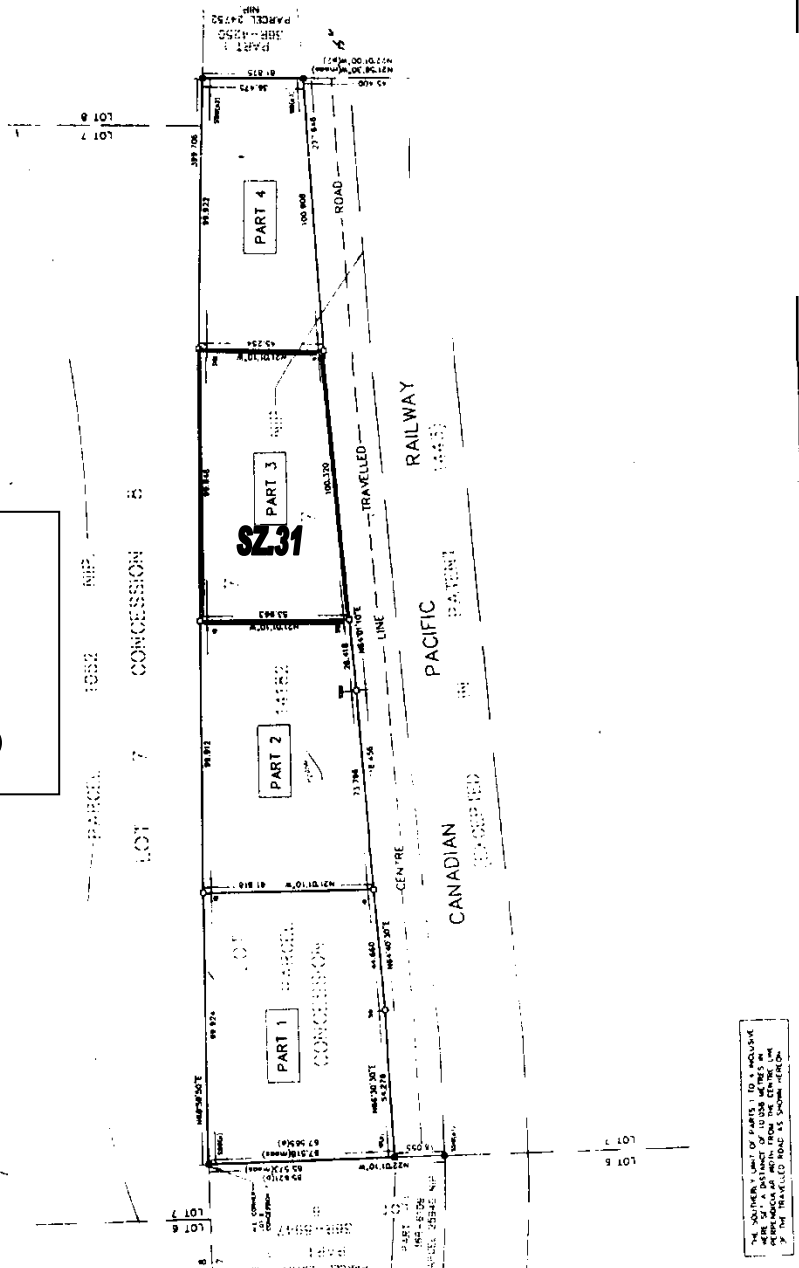
LEGEND
A - BOUNDARY OF ADJACENT PARCELS
B - BOUNDARY OF THIS SURVEY
C - BOUNDARY OF THIS SURVEY
D - BOUNDARY OF THIS SURVEY
E - BOUNDARY OF THIS SURVEY
F - BOUNDARY OF THIS SURVEY
G - BOUNDARY OF THIS SURVEY
H - BOUNDARY OF THIS SURVEY

SURVEYOR'S CERTIFICATE:
I HEREBY CERTIFY THAT THIS SURVEY AND PLAN ARE CORRECT AND IN ACCORDANCE WITH THE SURVEY ACT AND THE LAND TITLES ACT AND THE REGULATIONS THEREUNDER.
THE SURVEY WAS COMPLETED ON THE 14th DAY OF AUGUST 1991.

Peter M. Skuro
PETER M. SKURO
ONTARIO LAND SURVEYOR
REGISTRATION NO. 1991

FIELD	AREA	DATE	CLIENT
7.1	1.0000	1991	TOWNSHIP OF BONFIELD

SIMPSON AND OSBORNE SURVEYING INC.
ONTARIO LAND SURVEYORS
1991



5.32 SPECIAL ZONE NO. 32

Schedule change only: rezoned to M3

5.33 SPECIAL ZONE 33

Schedule change only: rezoned to R2 and RU

5.34 SPECIAL ZONE 34

5.34.1 Zone Boundaries

The zone boundaries of Special Zone No. 34 are described on the Schedule to Special Zone No. 34, which zone boundaries and map are hereby declared to form part of this By-law.

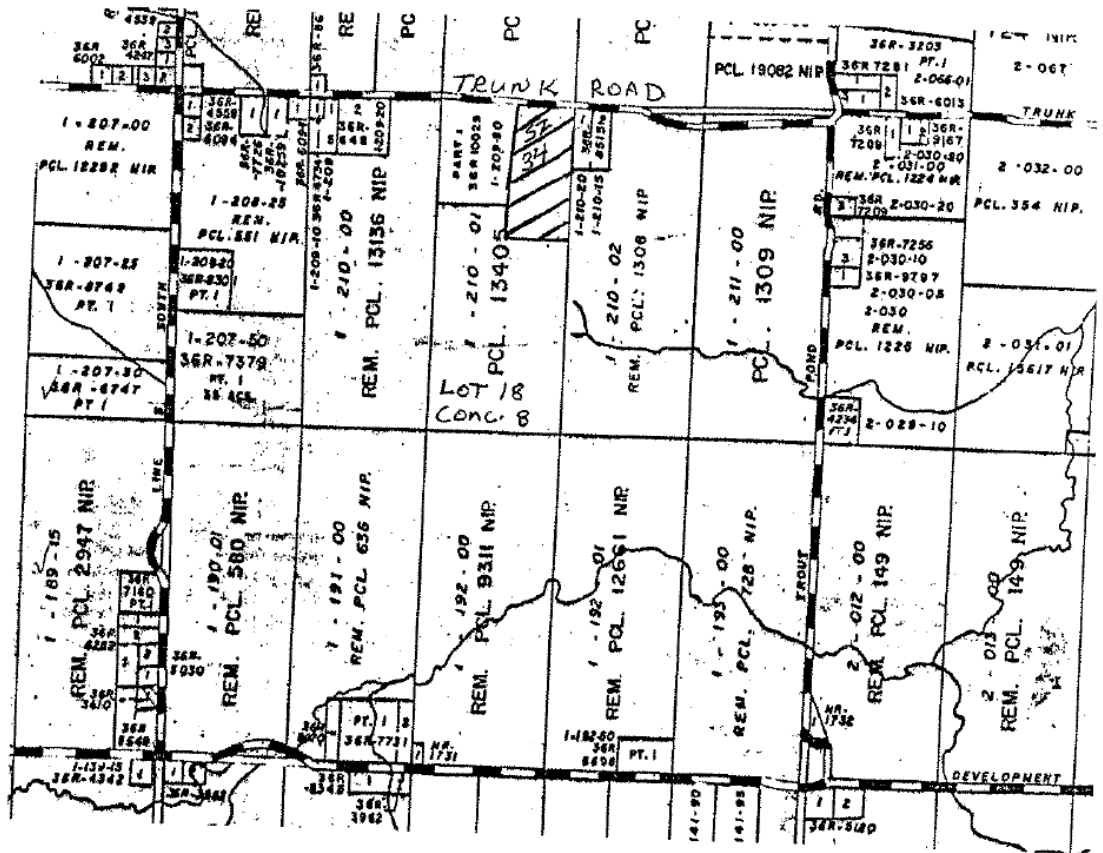
5.34.2 Permitted Uses

No person shall within the Special Zone hereby established by this By-law use any land or erect or use any building except for the following uses:

- Golf driving range and mini-putt
- Chip stand
- Beer garden
- Patio bar
- All uses permitted in the Rural Zone (Section 4.7.1)


5.34.3 Special Provisions

All buildings and structures erected or altered and all uses of land in Special Zone No. 34, hereby established shall conform to all other applicable provisions of this By-law except as hereby expressly varied.



SCHEDULE TO SPECIAL
 ZONE NO. 34 (SZ.34)
 PART OF PARCEL 13405 NIP.
 509 FEET FRONTAGE
 1245 FEET DEPTH

SPECIAL ZONE
 NO. 34
 (SZ.34)



SCHEDULE TO BY-LAW NUMBER 2001-18	
PASSED THE 25 TH DAY OF SEPTEMBER, 2001	Certified to be a true copy
<i>Murray Mc Carthy</i> REEVE	<i>[Signature]</i>
<i>[Signature]</i> CLERK	Township of Bonfield, Administrator/Clerk-Treasurer

5.35 SPECIAL ZONE 35

5.35.1 Zone Boundaries

The zone boundaries of Special Zone No. 35 are described on the Schedule to Special Zone No. 35, which zone boundaries and map are hereby declared to form part of this By-law.

5.35.2 Permitted Uses

- All uses permitted in the R1 zone (Section 4.1.1)
- Mobile fast food outlet (mobile preparation premises)

5.35.3 Site Plan Control

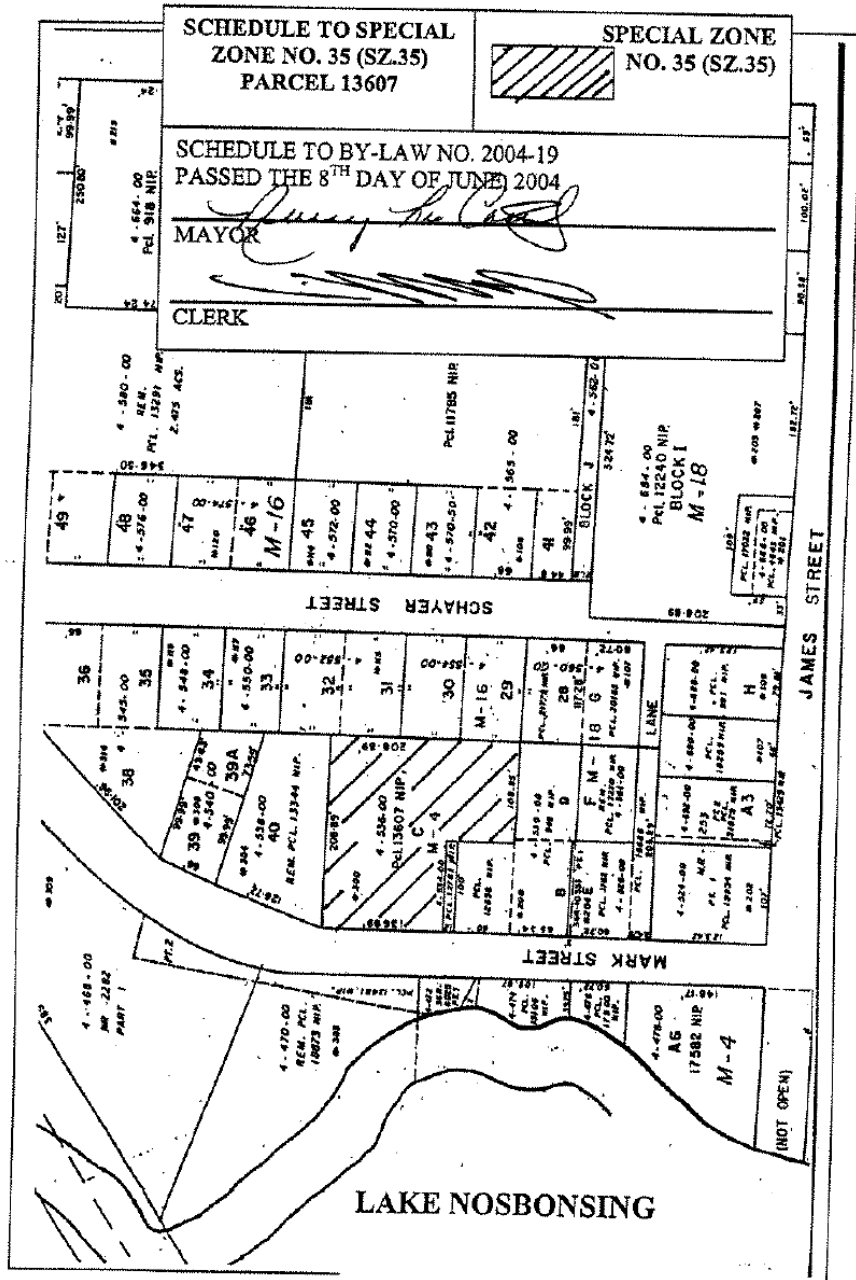
In accordance with Section 3.37, Site Plan Control shall be imposed on the subject property, pursuant to Section 41 of the *Planning Act*.

5.35.4 Other Provisions

All buildings and structures erected or altered and all uses of land in Special Zone No. 35, hereby established shall conform to all other applicable provisions of this By-law except as hereby expressly varied.

Certified to be a true copy

Township of Bonfield,
Administrator/Clerk-Treasurer



5.36 SPECIAL ZONE 36

Schedule change only: Rezoned from C2 to RU

5.37 SPECIAL ZONE 37

Schedule change only: Rezone from RU to M1 (Hamlet of Rutherglen)

5.38 SPECIAL ZONE 38 (SZ-38)

5.38.1 Zone Boundaries

The zone boundaries of Special Zone No. 38 are described on the Schedule to Special Zone No. 38, which zone boundaries and map are hereby declared to form part of this By-law.

5.38.2 Special Provisions

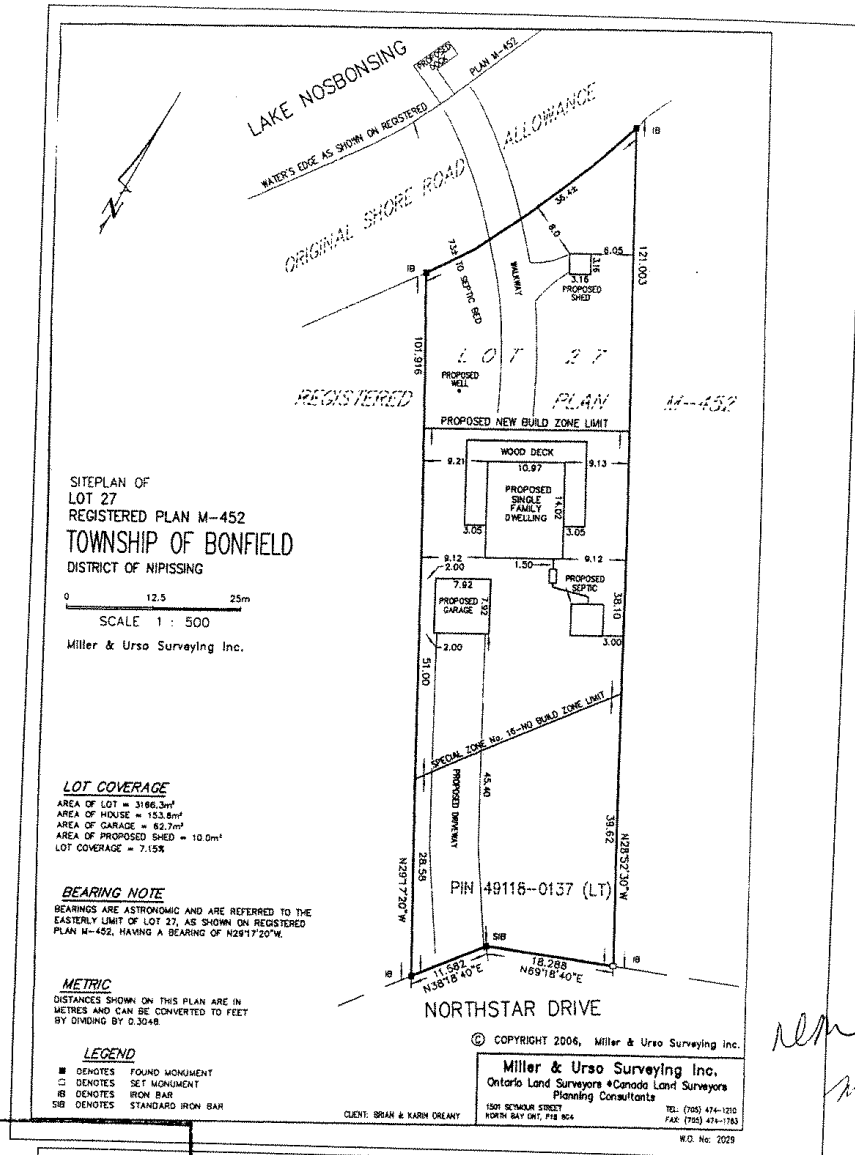
The Special Provisions for Special Zone 38 are as follows:

Notwithstanding the Zoning Schedule at Section 5.16, the area shown on the Schedule to Special Zone No. 38 shall be rezoned from Special Zone No.16 (SZ-16) to Special Zone No. 38 (SZ-38).

That the zone change from Special Zone No. 16 (SZ-16) to Special Zone No. 38 (SZ-38) is to allow for a reduction of the Restricted No Build Zone by 38.1 metres (125 ft) on the East side and 51 metres (167.32 feet) on the West side of Lot 27 on Plan M-452, Parcel 23104 Nip., being Part of Lot 5, Concession 7.

In accordance with Section 3.37 of this By-law, Site Plan Control shall be imposed on the subject property, pursuant to Section 41 of the *Planning Act*.

That all buildings and structures erected or altered and all uses of land in Special Zone No. 38 shall conform to all other applicable provisions of Special Zone No. 16 (SZ-16) (Section 5.16) and except as hereby expressly varied.



Certified to be a true copy

SCHEDULE TO SPECIAL ZONE NO. 38 (SZ. 38)
PARCEL 23104 NIP.
PART LOT 5, CONCESSION 7
Lot 27, Plan M-452

SCHEDULE TO BY-LAW NO. 2006-32
ENACTED THE 10TH DAY OF OCTOBER, 2006

Township of Bonfield,
Administrator/Clerk-Treasurer

MAYOR *[Signature]*
CLERK *[Signature]*

SPECIAL ZONE NO. 38 (SZ. 38)

5.39 SPECIAL ZONE 39

5.39.1 Zone Boundaries

The zone boundaries of Special Zone No. 39 are described on the Schedule to Special Zone No. 39, which zone boundaries and map are hereby declared to form part of this By-law.

5.39.2 Special Provisions

The Special Provisions for Special Zone No. 39 are as follows:

No person shall within Special Zone 39 use any lot or erect, alter, or use any building or structure for any purpose except one or more of the following uses:

a) Main use:

Motor Vehicle Drag Racing Facility
All uses permitted in the Rural Zone (Section 4.11.1)

b) Accessory Uses:

The following uses may be permitted as accessory uses to a Motor Vehicle Drag Facility provided that such use has been established and is in operation:

Concession stands (including areas devoted for consumption of food and beverage) for patrons and participants
Washroom facilities
Change room/locker room facilities for drag race participants

5.39.3 Definitions:

Lot, Coverage shall for the purpose of this Special Zone be the combined area of all buildings and structures constructed on the subject lands. For clarity the paved drag strips, vehicle staging areas and return lanes, drag strip and parking areas and not included as Lot Coverage.

Motor Vehicle Drag Racing Facility shall mean a facility for motor vehicle drag racing which includes paved drag strips, vehicle staging areas and return lanes, along with other structures necessary and incidental to the conduct of motor vehicle drag racing.

Yard, Front shall for the purposes of this special zone, means a yard extending across the full width of the lot between the boundary of this special zone which is parallel to the front lot line and the nearest wall of any building or structure or the nearest edge of any paved drag strips, vehicle staging areas or return lanes as applicable

Yard Rear and Interior Side shall have the meanings ascribed to them in Section 2.126 and 2.125, except that for the purposes of this special zone, any measurements required therein shall be measured to the nearest main wall of any building or structure or the nearest edge of any paved drag strips, vehicle staging area or return lanes as applicable.

5.39.4 Regulations

	Drag Strip	Structures/buildings/parking area
Min. front yard (m)	30	10
Min. rear yard (m)	30	10
Min. Interior Side Yard (m)	90	8
Max Lot Coverage (sq.m)	N/A	1,000

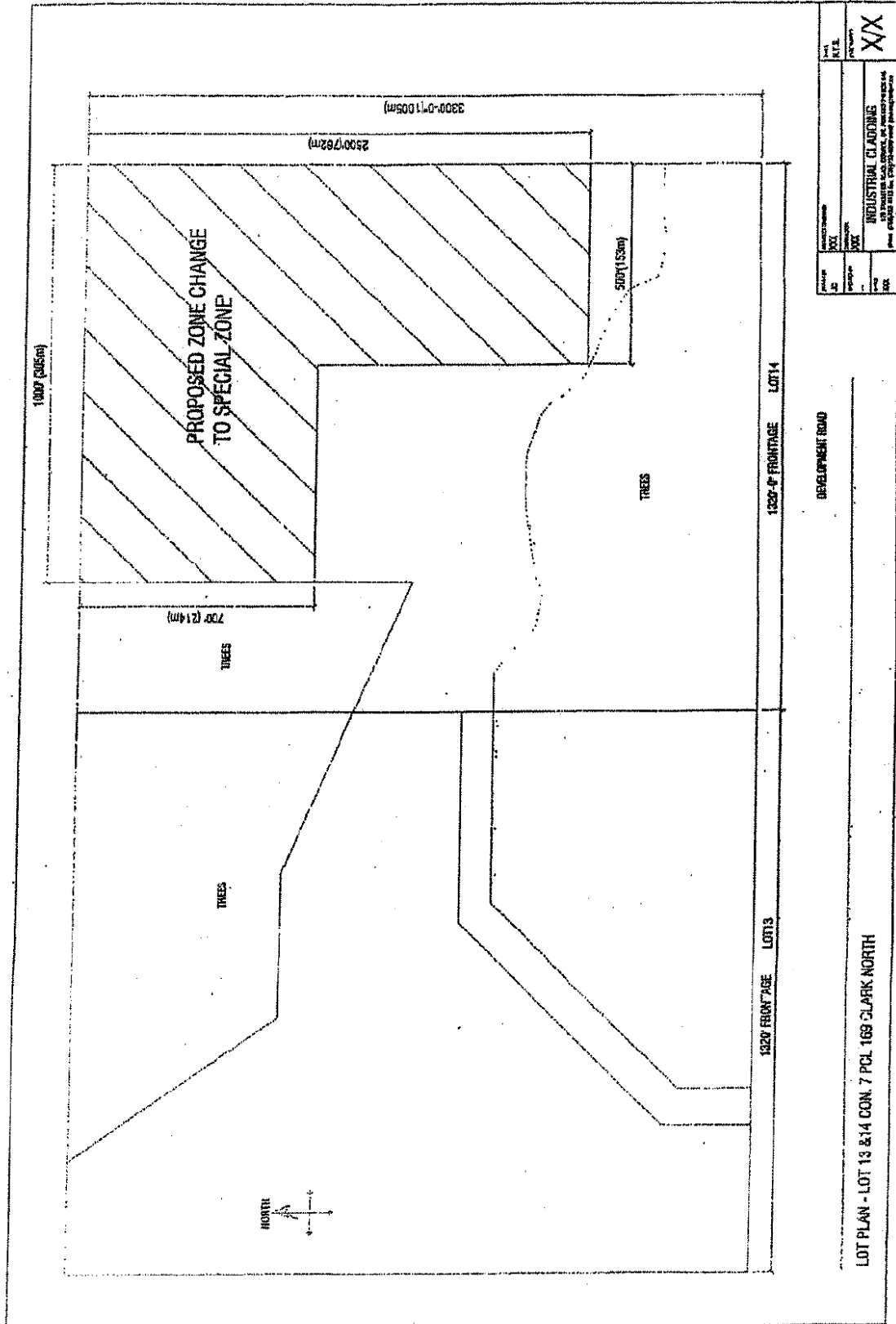
Lot Coverage does not include Parking Areas as defined in Section 5.39.3 above

5.39.5 Site Plan Control

In accordance with Section 3.37, Site Plan Control shall be imposed on the subject property, pursuant to Section 41 of the *Planning Act*.

5.39.6 Other Provisions

All buildings and structures erected or altered and all uses of land in Special Zone No. 39, hereby established shall conform to all other applicable provisions of this By-law except as hereby expressly varied.



LOT PLAN - LOT 13 & 14 CON. 7 PCL 169 CLARK NORTH

5.40 SPECIAL ZONE 40 (SZ-40)

5.40.1 Zone Boundaries

The zone boundaries of Special Zone No. 40 are described on the Schedule to Special Zone No. 40, which zone boundaries and map are hereby declared to form part of this By-law.

5.40.2 Permitted Uses

No person shall within the Special Zone 40 hereby established by this By-law use any land or erect or use any building except for the following uses:

- 16 unit seniors housing Complex
- all the uses permitted in a Commercial, Highway and Service Zone (Section 4.6.1)

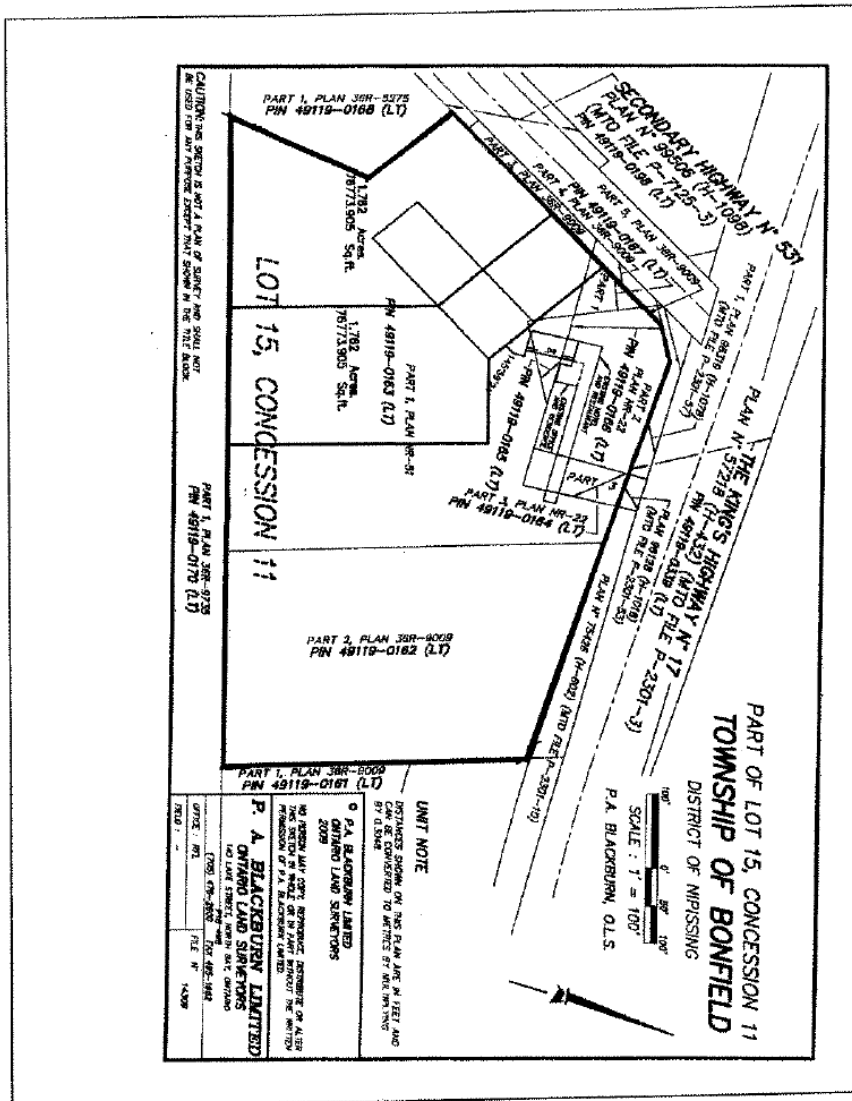
5.40.3 Site Plan Control

In accordance with Section 3.37, Site Plan Control shall be imposed on the subject property, pursuant to Section 41 of the *Planning Act*.

5.40.4 Other Provisions

The side yard setback requirement for lands in Special Zone 40 is reduced to zero.

All buildings and structures erected or altered and all uses of land in Special Zone No. 40, hereby established shall conform to all other applicable provisions of this By-law except as hereby expressly varied.



SCHEDULE TO SPECIAL ZONE NO. 40 (SZ-40)		<input type="checkbox"/> Special Zone 40 (SZ-40)
SCHEDULE TO BY-LAW NO. 2009-45 PASSED THE <u>15</u> DAY OF <u>DECEMBER</u> , 2009		
MAYOR		CLERK

5.41 Special Zone 41 (SZ-41)

5.41.1 Zone Boundaries

The zone boundaries of Special Zone No. 41 are described on the Schedule to Special Zone No. 41, which zone boundaries and map are hereby declared to form part of this By-law.

5.41.2 Permitted Uses

No person shall within the Special Zone 41 hereby established by this By-law use any land or erect or use any building except for the following uses:

- Self Storage Units with a total floor area of 12,000 sq.ft
- all the uses permitted in a Rural (RU) Zone

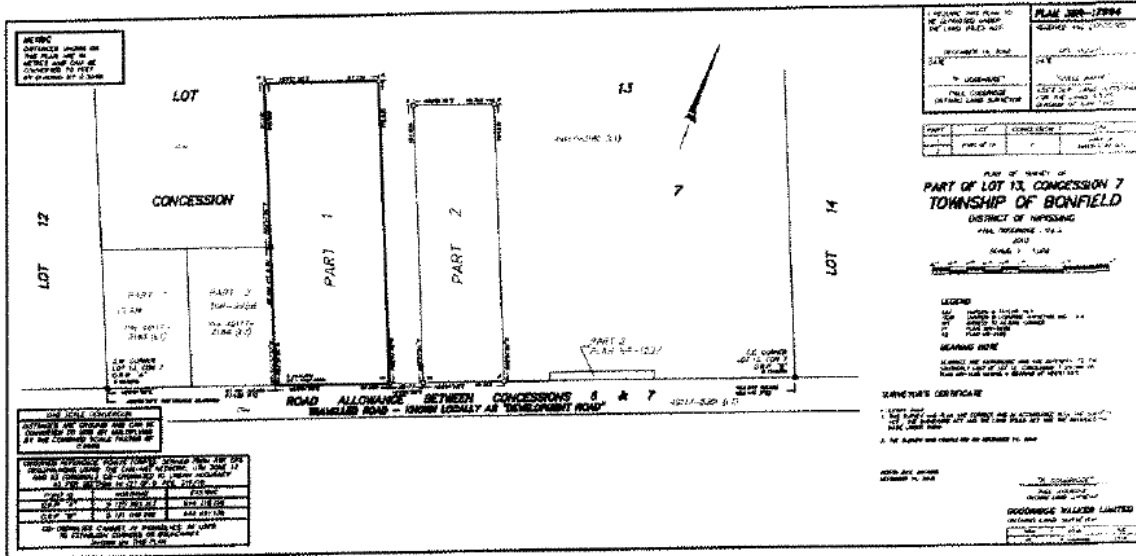
5.41.3 Site Plan Control



In accordance with Section 3.37, Site Plan Control shall be imposed on the subject property, pursuant to Section 41 of the *Planning Act*.

5.41.4 Other Provisions

All buildings and structures erected or altered and all uses of land in Special Zone No. 41, hereby established shall conform to all other applicable provisions of this By-law except as hereby expressly varied.

Township of Bonfield
Zoning By-law - May 2013



SCHEDULE TO SPECIAL ZONE NO. 41 (SZ-41)	<input type="checkbox"/>	Special Zone 41 (SZ-41)
SCHEDULE TO BY-LAW NO. 2011-08 PASSED THE <u>8</u> DAY OF <u>FEBRUARY</u> , 2011		
 MAYOR		CLERK

5.42 Special Zone 42 (SZ-42)

5.42.1 Zone Boundaries

The zone boundaries of Special Zone No. 42 are described on the Schedule to Special Zone No. 42, which zone boundaries and map are hereby declared to form part of this By-law.

5.42.2 Permitted Uses

No person shall within the Special Zone 42 hereby established by this By-law use any land or erect or use any building except for the following uses:

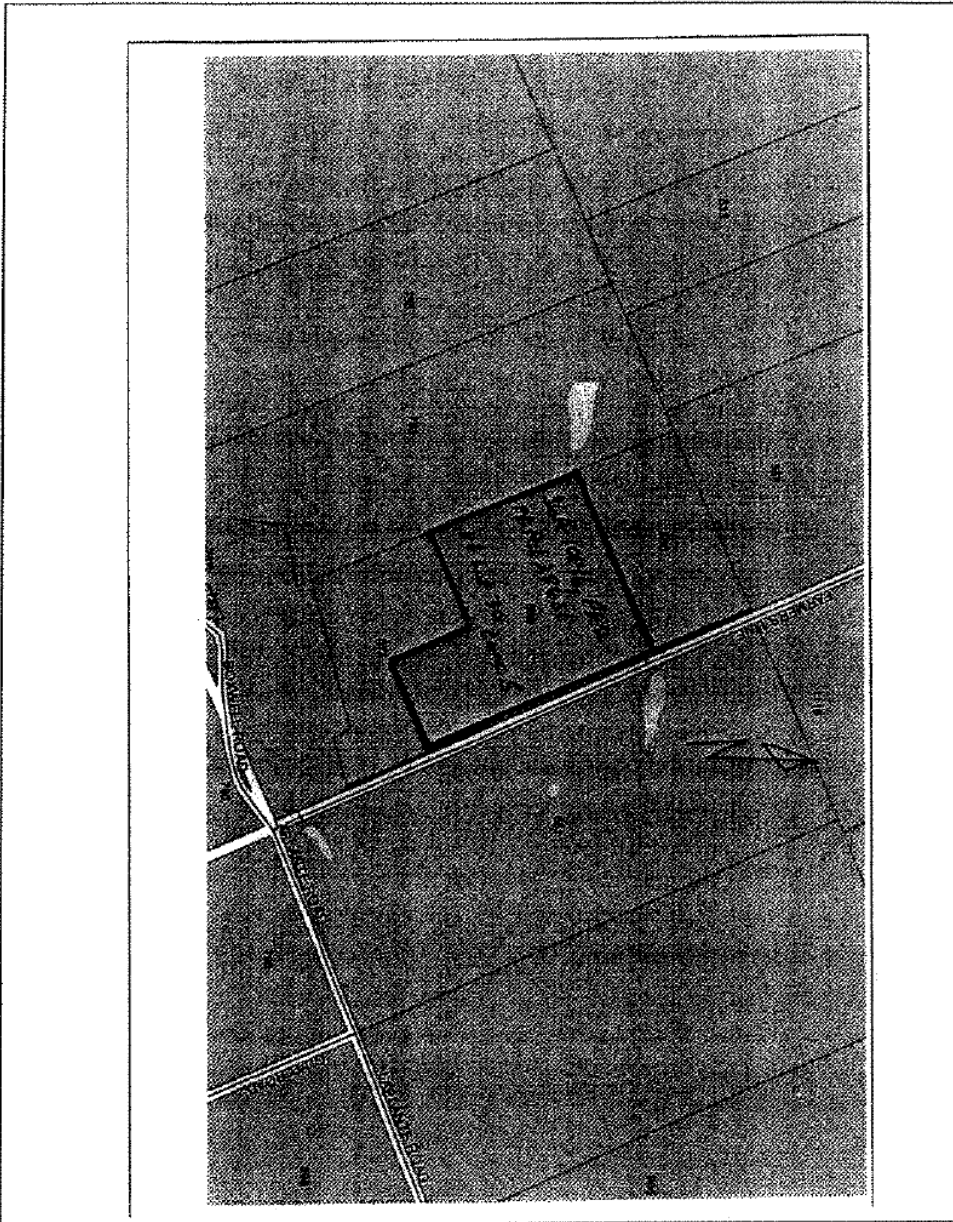
- Antique Shop with a Maximum size of 592 square feet
- all the uses permitted in a Rural (RU) Zone

5.42.3 Site Plan Control

In accordance with Section 3.37, Site Plan Control shall be imposed on the subject property, pursuant to Section 41 of the *Planning Act*.

5.42.4 Other Provisions

All buildings and structures erected or altered and all uses of land in Special Zone No. 42, hereby established shall conform to all other applicable provisions of this By-law except as hereby expressly varied.



SCHEDULE TO SPECIAL ZONE
NO. 42 (SZ.42)



SPECIAL ZONE NO. 42 (SZ.42)

SCHEDULE TO BY-LAW NO. 2011-14

PASSED THE 22 DAY OF FEBRUARY, 2011


MAYOR


CLERK

5.43 Special Zone 43 (SZ-43)

5.43.1 Zone Boundaries

The zone boundaries of Special Zone No. 43 are described on the Schedule to Special Zone No. 43, which zone boundaries and map are hereby declared to form part of this By-law.

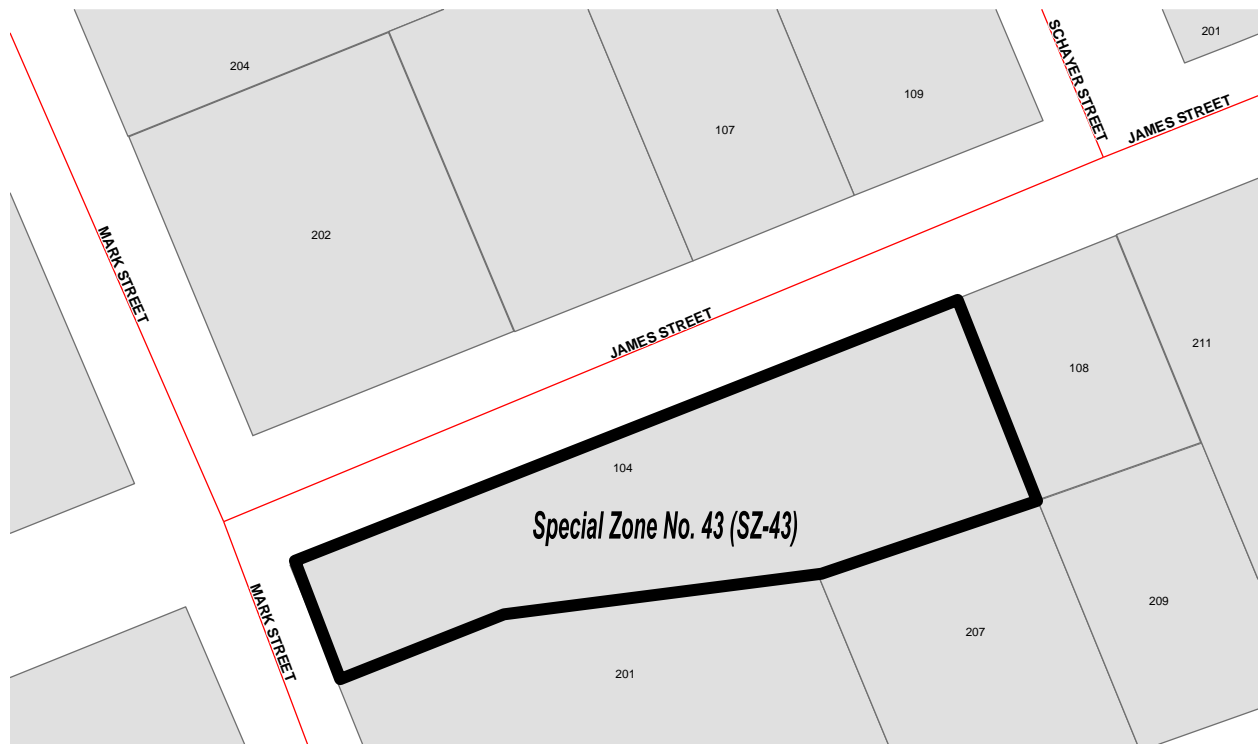
5.43.2 Permitted Uses

No person shall within the Special Zone 43 hereby established by this By-law use any land or erect or use any building except for the following uses:

- Single detached dwelling
- Secondary dwelling unit within a detached garage

5.43.3 Other Provisions

All buildings and structures erected or altered and all uses of land in Special Zone No. 43, hereby established shall conform to all other applicable provisions of this By-law except as hereby expressly varied.



Schedule to Special Zone No. 43
Plan M4, Lot 12, Block A-2, Part of Block A-1, Registered Plan 8712, Part 1, Parcel 2733
and Parcel 13428 NIP

6 SUPPLEMENTARY PROVISIONS

Residential Uses

6.1 FRONT YARDS

A front yard shall be provided in the front of the main building in accordance with the provisions set out in Schedule B.

6.1.1 Notwithstanding the provisions of 6.1 of this By-law, the distance from the front line of any building erected between lots containing existing buildings may be established in accordance with the provisions of Section 3.29 of this By-law.

6.2 SIDE YARDS

A side yard shall be provided on each side of the main building in accordance with the provisions set out in Schedule B – Provisions for Residential Uses.

6.2.1 Notwithstanding any other provisions of this By-law for all Residential Zones and Rural Zones, where an existing isolated, undersized lot has frontage on a publicly maintained street the minimum interior side yard for a single-detached dwelling may be reduced in accordance with the following provisions.

- i) For lots having a frontage of thirty-six (36) metres or less, the minimum interior side yard shall be 2 metres.

6.2.2 Notwithstanding the provisions of 6.2 of this By-law, on every lot other than a corner lot on which a single detached dwelling is erected and where there is no attached garage or carport, one side yard shall have a minimum width of 3.0 metres.

6.2.3 Notwithstanding the provisions of 6.2 of this By-law, on every lot other than a corner lot on which a semi-detached dwelling, is erected, and where there is no attached garage or carport, both side yards shall have a minimum width of 3.0 metres.

6.2.4 Notwithstanding the provisions of 6.2 of this By-law, in the case of a corner lot, no garage shall be located closer than 6 metres to a street line and no portion of any driveway shall be located closer than 9 metres to the intersection of any two streets measured along the street line and its projection to the intersection of such street line or its projection with another street line or its projection.

6.3 REAR YARDS

A rear yard shall be provided to the rear of the main building in accordance with the provisions of Schedule B.

6.4 REQUIREMENTS FOR TOWN-HOUSE OR MULTIPLE ATTACHED DWELLING

No townhouse, or multiple attached dwelling shall hereafter be erected or altered except in accordance with the following regulations:

6.4.1 Not more than eight (8) dwelling units per building shall be built in any Town House development and not more than sixteen (16) dwelling units per building shall be built in any multiple attached development.

6.4.2 The minimum floor area per dwelling unit shall be:

Bachelor	32.5 sq. m.
1 bedroom	51.0 sq.m.
2 bedrooms	62.5 sq.m.
3 bedrooms	74.0 sq.m.

6.5 REQUIREMENTS FOR APARTMENT DWELLINGS

No apartment dwelling shall hereafter be erected or altered except in accordance with the following regulations:

6.5.1 The minimum floor area per dwelling unit shall be:

Bachelor	32.5 sq. m.
1 bedroom	51.0 sq.m.
2 bedrooms	62.5 sq.m.
3 bedrooms	74.0 sq.m.
4 bedrooms	83.6 sq.m.

6.5.2 No person shall erect or use, or cause to be erected or used any building containing apartment dwelling units unless the following areas are used exclusively for landscaping:

6.5.2.1 A strip of land not less than 1.5 metres wide abutting the side lot lines and rear lot line;

6.5.2.2 A strip of land not less than 1.5 metres wide abutting the walls of the building where windows to habitable rooms are located on the ground floor.

6.5.2.3. Notwithstanding Section 3.14, a canopy or other similar structure over a major entrance to an apartment building may project into the required yard a distance equal to one-half (1/2) the setback of the building from the lot line.

Commercial Uses

6.6 FRONT YARD

A front yard shall be provided in front of the main building in accordance with the provisions set out in Schedule C.

6.7 SIDE YARD

6.7.1 A side yard shall be provided on each side of the main building in accordance with the provisions set out in Schedule C.

6.7.2 Notwithstanding the provisions of 6.2.1 of this By-law, where a side lot line abuts a railway, the setback from the said side lot line may be nil.

6.8 REAR YARD

6.8.1 A rear yard shall be provided to the rear of the main building in accordance with the provisions of Schedule C.

6.8.2 Notwithstanding the provisions of 6.8.1 of this By-law, where a rear lot line abuts a railway and access is available to one side of the building the setback from the rear lot line may be nil.

6.9 FRONTAGE ON HIGHWAY

In any Commercial zone which fronts on a Provincial Highway:

6.9.1 No front yard may be used for employee parking and any front yard that is not used for driveways and visitors' parking spaces shall be adequately landscaped.

6.9.2 No loading space shall be located in, nor open onto the front yard.

6.9.3 A strip of land not less than 1.5 metres in width along the front lot line shall be adequately landscaped.

6.9.4 No outside storage shall be permitted in the front yard.

6.10 OPEN SPACE

6.10.1 Where dwelling units are permitted in a Commercial Zone, they shall conform to the following provisions:

- i) They shall form a subordinate part of the commercial building.
- ii) The minimum floor area per dwelling unit shall be as follows:

Bachelor	32.5 sq. m.
1 bedroom	51.0 sq.m.
2 bedrooms	62.5 sq.m.
3 bedrooms	74.0 sq.m.
4 bedrooms	83.6 sq.m.

6.10.2 The minimum usable open space shall not be less than 4.6 square metres per dwelling unit.

6.11 ACCESS REQUIREMENTS

6.11.1 Pedestrian access to the residential portion of the building shall be provided from an adjacent street and shall be for the sole use of the dwelling units.

6.11.2 No dwelling units shall be permitted above automobile service stations or motor vehicle service establishments.

6.11.3 Satisfactory access shall be provided for delivery vehicles to the residential portion of said building.

6.11.4 Satisfactory access from a street to a side yard or a rear yard shall be provided for all commercial buildings to permit the carrying of goods and supplies.

Industrial Uses

6.12 FRONT YARD

6.12.1. A front yard shall be provided in front of the main building in accordance with the provisions set out in Schedule C.

6.12.2. No person shall use or cause to be used the front yard of any lot in an Industrial (M) Zone for any purpose other than for landscaping or the parking of visitors' private passenger vehicles.

6.13 SIDE YARD

6.13.1. A side yard shall be provided on each side of the main building in accordance with the provisions set out in Schedule C.

6.13.2 Notwithstanding the provisions of 6.13.1 of this By-law, where a side lot line abuts a railway, the setback from the said side lot line may be nil.

6.14 REAR YARD

6.14.1. A rear yard shall be provided to the rear of the main building in accordance with the provisions set out in Schedule C.

6.14.2. Where the rear lot line abuts a railway, the setback from the said rear lot line may be nil.

6.15 FRONTAGE ON HIGHWAY

6.15.1 Where a lot in any Industrial (M) Zone fronts on a Provincial Highway and is not opposite any Residential Zone, the following amenity requirements shall be provided:

6.15.2 A strip of land not less than 1.5 metres in width along the front lot line adjacent to the road shall have an adequate buffer strip.

6.15.3 Visitor parking spaces shall be permitted in the front yard.

6.15.4 No loading space or outside storage shall be located in, nor open onto a front yard.

6.16 ACCESSORY USES PERMITTED

6.16.1 In any Industrial (M) Zone no part of any building or structure shall be used for an accessory use except in accordance with the following provisions:

Any accessory Commercial use shall be permitted within the main building provided that said use does not exceed ten (10) percent of the gross floor area or three hundred (300) square metres.

6.17 ACCESSORY BUILDINGS

6.17.1 In any Industrial Zone an accessory building shall not be built closer to any side lot line than the minimum distance required by this By-law for the main building on the same lot.

7 SCHEDULES

The following Schedules form part of this Zoning By-law:

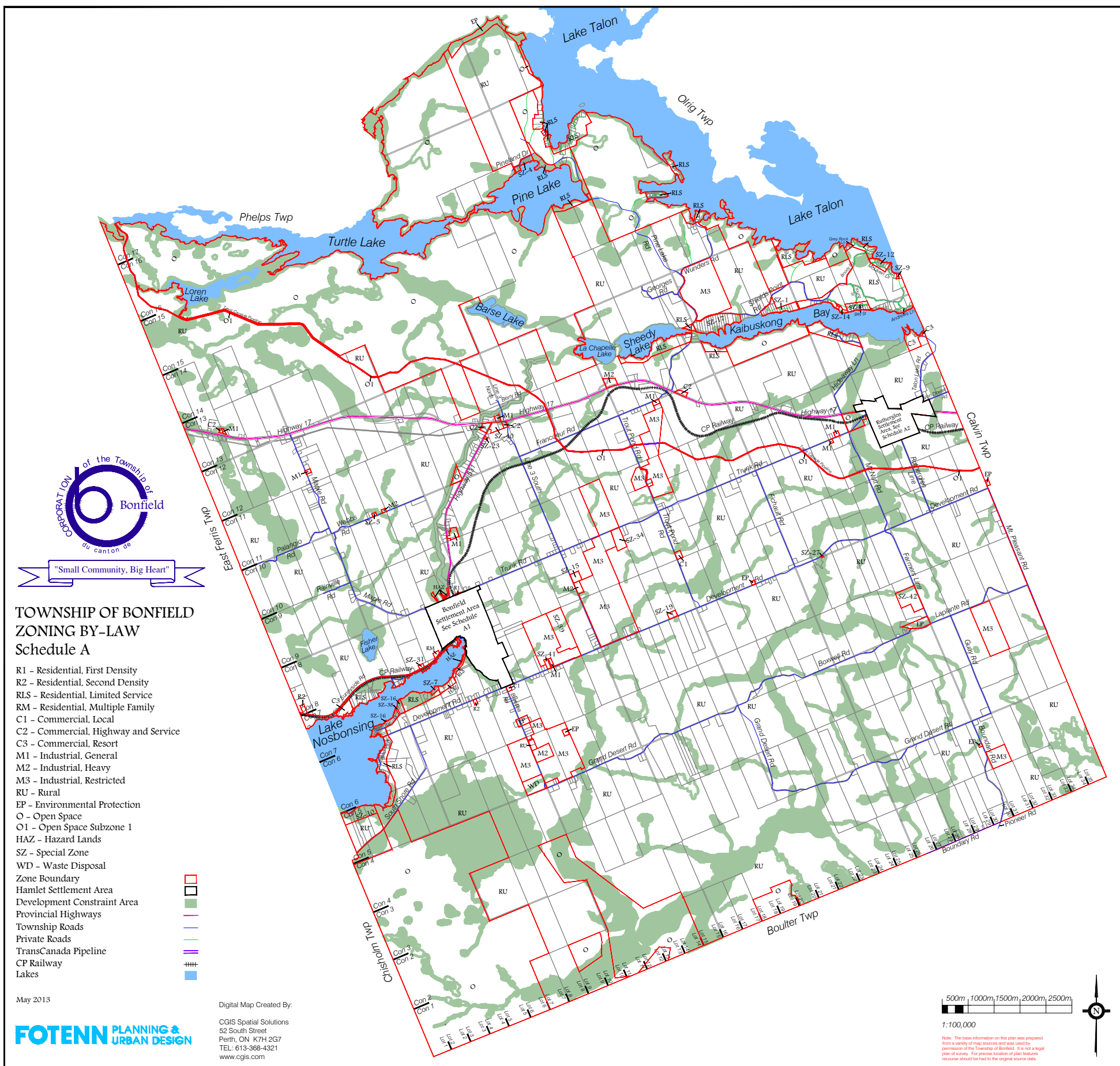
- Schedule A – Township of Bonfield
- Schedule A1 – Hamlet of Bonfield
- Schedule A2 – Hamlet of Rutherglen
- Schedule B – Provisions for Residential Uses
- Schedule C – Provisions for Non-Residential Uses

Schedule B – Provisions for Residential Uses

Zone	Permitted Use Category	Minimum Lot Frontage (m)	Minimum Lot Area (ha)	Maximum Lot Coverage (%)	Minimum Front Yard (m)	Minimum Exterior Side Yard (m)	Minimum Interior Side Yard (m)	Minimum Rear Yard (m)	Minimum Floor Area (sq. m)	Maximum Height (m)	Accessory Building (m)	Supplementary Provisions
R1	Residential First Density	60	1.0	20	6	6	4	6	75	11	3	Section 6.1 - 6.5
R2	Residential Second Density											
	- Semi-detached	60	1.0	30	6	6	4	10	75/d.u.	11	3	Section 6.1 - 6.5
	- Duplex	60	1.0	20	6	6	4	6	75/d.u.	11	3	
RLS	Residential Limited Service	60	1.0	10	10	6	6	10	40	11	3	Section 6.1 - 6.5
RM	Residential Multiple	60	1.0	30	6	6	6	10	75/d.u.	11	3	Section 6.1 - 6.5

Schedule C – Provisions for Non-Residential Uses

Zone	Permitted Use Category	Minimum Lot Frontage (m)	Minimum Lot Area (ha)	Maximum Lot Coverage (%)	Minimum Front Yard (m)	Minimum Exterior Side Yard (m)	Minimum Interior Side Yard (m)	Minimum Rear Yard (m)	Minimum Floor Area (sq. m)	Maximum Height (m)	Accessory Building (m)	Supplementary Provisions
C1	Commercial, Local	60	1.0	20	6	6	3	3	75	11	3	Section 6.6 – 6.11
C2	Commercial, Highway & Service	60	1.0	20	6	6	3	3	75	11	3	Section 6.6 – 6.11
C3	Commercial Resort	60	1.0	20	6	6	3	3	75	11	3	Section 6.6 – 6.11
M1	Industrial, General	60	1.0	50	10	6	6	10	-	11	3	Section 6.12 – 6.17
M2	Industrial, Heavy	60	1.0	50	10	6	6	10	-	11	3	Section 6.12 – 6.17
M3	Industrial, Restricted	60	1.0	50	10	6	6	10	-	11	3	Section 6.12 – 6.17
RU	Rural	60	1.0	50	10	6	6	10	75	11	3	-
EP	Environmental Protection	-	-	-	30	30	30	30	-	-	3	-
O	Open Space	-	-	-	10	8	8	10	-	11	3	-
HAZ	Hazard	-	-	-	10	8	8	10	-	11	3	-
WD	Waste Disposal	100	5.0	-	20	20	20	20	-	-	-	-



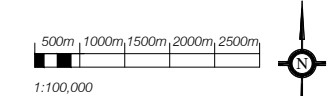
**TOWNSHIP OF BONFIELD
ZONING BY-LAW
Schedule A**

- R1 - Residential, First Density
- R2 - Residential, Second Density
- RLS - Residential, Limited Service
- RM - Residential, Multiple Family
- C1 - Commercial, Local
- C2 - Commercial, Highway and Service
- C3 - Commercial, Resort
- M1 - Industrial, General
- M2 - Industrial, Heavy
- M3 - Industrial, Restricted
- RU - Rural
- EP - Environmental Protection
- O - Open Space
- O1 - Open Space Subzone 1
- HAZ - Hazard Lands
- SZ - Special Zone
- WD - Waste Disposal
- Zone Boundary
- Hamlet Settlement Area
- Development Constraint Area
- Provincial Highways
- Township Roads
- Private Roads
- TransCanada Pipeline
- CP Railway
- Lakes

May 2013

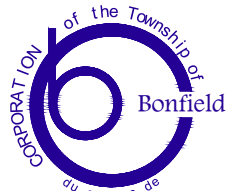
FOTENN PLANNING & URBAN DESIGN

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52 South Street
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TEL: 613-368-4321
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Note: The base information on this plan was prepared from a variety of map sources and was used by permission of the Township of Bonfield. It is not a legal plan of survey. For precise location of plan features reference should be had to the original source data.



"Small Community, Big Heart"

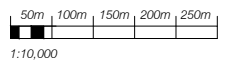
**TOWNSHIP OF BONFIELD
ZONING BY-LAW
Schedule A1 - Hamlet of Bonfield**

- R1 - Residential, First Density
- R2 - Residential, Second Density
- RLS - Residential, Limited Service
- RM - Residential, Multiple Family
- C1 - Commercial, Local
- C2 - Commercial, Highway and Service
- C3 - Commercial, Resort
- M1 - Industrial, General
- M2 - Industrial, Heavy
- M3 - Industrial, Restricted
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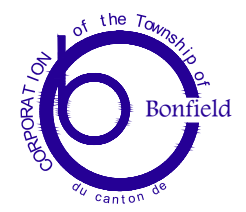
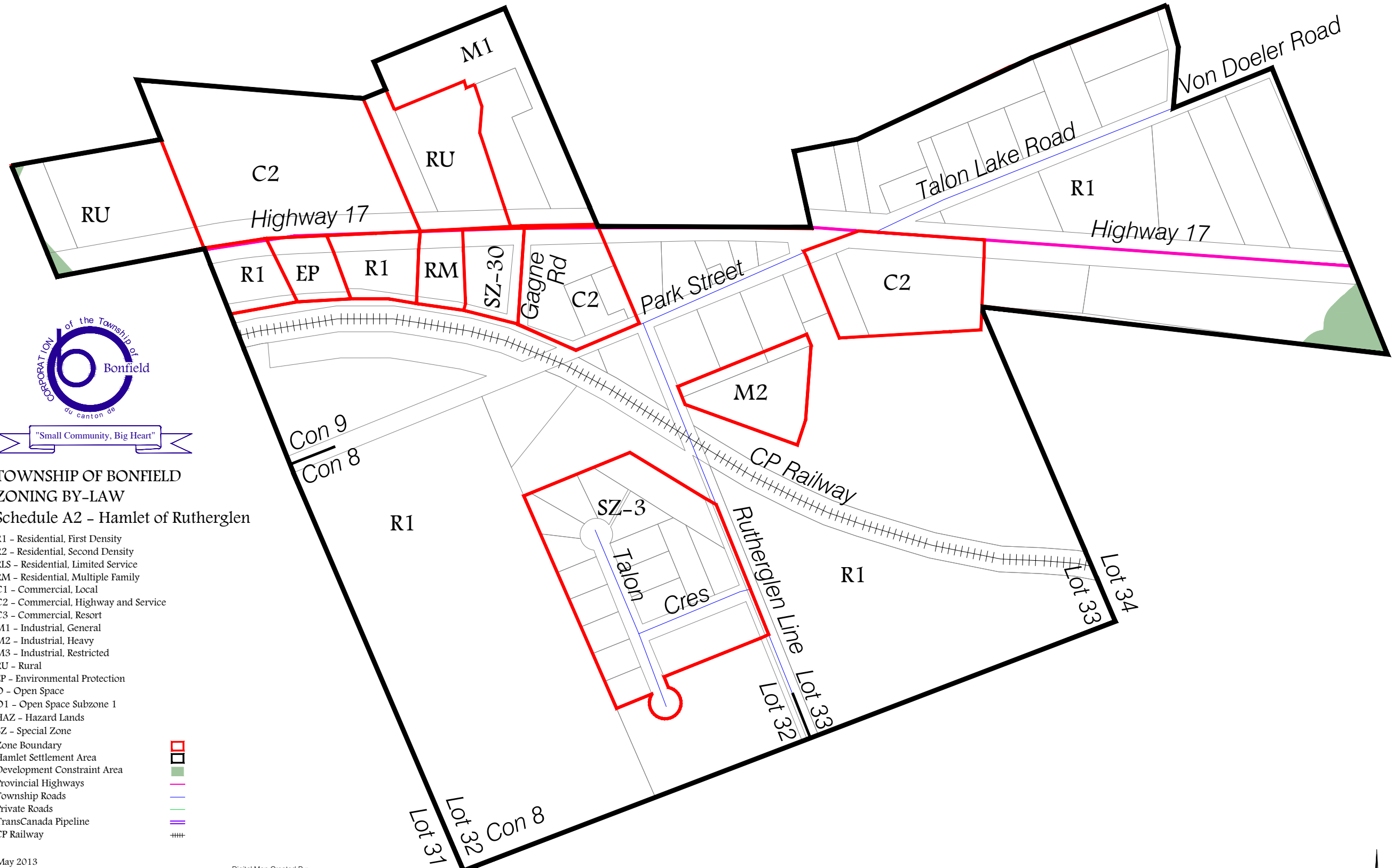


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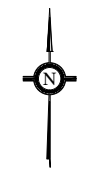
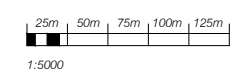
**TOWNSHIP OF BONFIELD
ZONING BY-LAW
Schedule A2 - Hamlet of Rutherglen**

- R1 - Residential, First Density
- R2 - Residential, Second Density
- RLS - Residential, Limited Service
- RM - Residential, Multiple Family
- C1 - Commercial, Local
- C2 - Commercial, Highway and Service
- C3 - Commercial, Resort
- M1 - Industrial, General
- M2 - Industrial, Heavy
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