

Township of

Papineau-Cameron

Zoning By-law (DRAFT)

Version 2 – September 10, 2026

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About This By-law and How to Use It

About This By-law

The purpose of this By-law is to implement the Official Plan of the East Nipissing Planning Board and the Provincial Planning Statement 2024 (PPS 2024). The Official Plan establishes the overall policy framework that guides land use within the Township, identifying where certain uses are permitted and the conditions under which they may occur.

As a high-level policy document, the Official Plan sets out the community's vision, desired outcomes, and key features to be protected, while providing direction for decision-making under the *Planning Act*. It does not regulate the detailed aspects of built form, which are addressed through more specific implementing tools such as this By-law.

This Zoning By-law is enacted under the authority of Section 34 of the *Planning Act*. It must be consistent with the Provincial Planning Statement (2024) and conform to the Official Plan for the Township of Papineau-Cameron.

As a regulatory tool, the Zoning By-law governs the use of land and provides detailed direction on the location, size, and use of buildings and structures. It applies to all lands within the Township of Papineau-Cameron. Following the adoption of this By-law, all new development, redevelopment, or alterations to existing uses or buildings must comply with its provisions before development can proceed and a building permit can be issued. Applicants are encouraged to consult with the Township in advance to better understand how the zoning regulations apply to their property.

Amendments to the provisions of this By-law may be considered through a Minor Variance and/or a Zoning By-law Amendment, in accordance with the *Planning Act*. Both processes require the submission of a formal application to the Township and are subject to mandatory public notice requirements.

Should you have any questions about the interpretation of the wording of this By-Law or the process involved to obtain relief from its provisions, please contact the Municipal Office at 705-744-5610.

How To Use This By-law

The following steps are intended to assist property owners, applicants, and the public in understanding how this By-law applies to a property. Township staff are available to assist at any stage of this process.

Step 1 – Locate Your Property and Determine the Zone

Use the zoning schedules (maps) at the end of this document to locate the property you are interested in. Identify the zone symbol that applies to that property.

Step 2 – Verify status of any Zoning By-law Amendments

A Zoning By-law is not a static document; it is amended over time as demands and policies governing land use change. Before proceeding any further, you should verify that your property is not the subject of an earlier Zoning By-law Amendment. While the Township strives to keep the By-law up to date, more recent amendments may not be included in the version of the By-law you are using. Township staff will be able to assist you to confirm if your property has been the subject of a more recent amendment.

Step 3 – Determine What Uses are Permitted in the Zone

Use the Permitted Uses section of the Zone to determine what use(s) is/are permitted in the Zone. Run your finger down the list to find the use you are interested in. If you find the use you are interested in, it is permitted in the Zone. Otherwise, it is not permitted in that Zone.

Step 4 – Determine What Zone Regulations Apply

Once the use is determined to be permitted, move down to the Zone Regulations section. In this section the regulations will indicate what the minimum regulations will be, i.e., minimum lot area, lot frontage, building setbacks etc. These standards will help you determine where you can locate a building or structure on your lot.

Step 5 – Determine if any General Provisions Apply

Development of the property may be affected by Section 4 (General Provisions). General Provisions can apply to any zone anywhere in the municipality. This section contains provisions that apply to such matters as Accessory Uses, Height Exceptions, Home Based Businesses, parking etc. Use this section to determine how a particular land use might be affected.

Step 6 – Clarify the Meaning of a Use

Throughout the By-law some words are shown in black italicized script. These words are defined in Section 3 (Definitions). If you are unsure as to what a particular word means or what the scope of a permitted use includes, then refer to the alphabetical list of definitions to assist you. This section also contains illustrations which are intended to help with understanding the definition.

Note: An indication from this By-law that a given use is permitted on a lot does not mean that you do not need to confirm compliance with other relevant by-laws and/or legislation.

Part 1: Administration

Section 1 sets out the administrative framework for this By-law. It establishes the authority under which the By-law is enacted, identifies the lands to which it applies, and outlines the fundamental requirements for compliance, administration, and enforcement. Together, these provisions define how the By-law is to be applied and interpreted.

SECTION 1: ADMINISTRATION

1.1 Title

This By-law shall be known as the Zoning By-law or **By-law 2026-** of the Corporation of the Township of Papineau-Cameron and shall consist of the text and one or more schedules attached hereto.

1.2 Citation

This By-law may be cited by its long title (“A By-law to regulate the Use of Land, Buildings and Structures within the Township of Papineau-Cameron”), its short title (“Township of Papineau-Cameron Zoning By-law”) or its by-law number, and any such citation is to be taken as meaning the By-law as amended.

1.3 Defined Area

The provisions of this By-law shall apply to all lands within the municipal boundaries of the Corporation of the Township of Papineau-Cameron.

1.4 Scope and Conformity

In addition to the requirements of the Township of Papineau-Cameron Building By-law, no person shall use any land or erect, alter, enlarge, or use any building or structure except in accordance with the provisions of this By-law. Uses not listed as permitted or otherwise provided for in this By-law shall be prohibited.

Notwithstanding the above, nothing in this By-law shall prevent the continuation of a use, building, or structure that lawfully existed on the date this By-law comes into force, in accordance with the provisions of the *Planning Act*.

SECTION 2: PERMITS AND APPLICATIONS

2.1 Licenses and Permits

Every application for a building permit shall be accompanied by information required to determine compliance with this By-law. The regulations of this By-law must be met before a building permit is issued by the Township for the erection of any building or structure.

No municipal permit or license shall be issued where said permit is required for a proposed use of land or the proposed erection, alteration, enlargement, or use of any building or structure that is in violation of any provision of this By-law.

In all zones, any building or structure which is moved from one location to another, whether within the zone or from one zone to another, or from any location beyond the

boundary of the Municipality, into any zone, shall be considered as being a new building or structure and shall comply with the provisions of this By-law.

2.2 Applications and Plans

In addition to the requirements of this Zoning By-law, every application for a permit to use lands, or to Erect, alter, enlarge, or use any Buildings or Structures, shall be accompanied by plans drawn to scale and showing:

1. The true shape and dimensions of the lot to be used or upon which it is proposed to erect any building or structure,
2. The proposed location, height and dimensions of the building, structure or work, in respect to which the permit is applied for,
3. The location of every building or structure already erected on or partly erected on such lot, and the location of every use, building or structure upon adjacent lots,
4. The proposed location of parking spaces, loading spaces, driveways, landscaping areas, planting strips, as well as any curbing drainage and retaining walls, as may be required, and
5. Other such information as may be necessary to determine whether every such building, structure and work conforms to the requirements of this By-law.

Every such application shall be signed by the owner of the lot or the owner's agent duly authorized thereunto in writing.

The lack of a survey, or a mistake or an error or omission by any person required to comply with the provisions of this By-law does not relieve that person from liability for failure to comply with the provisions of this By-law.

The Chief Building Official or the By-law Enforcement Officer may require that any plans accompanying an application be prepared by an Ontario Land Surveyor, Professional Engineer or Architect where, in their opinion, such plans are necessary to determine the exact extent to which a variance or amendment is required.

SECTION 3: ADMINISTRATION AND ENFORCEMENT

3.1 Administration and Enforcement

This By-law shall be administered and enforced by the Township of Papineau-Cameron's Chief Building Official, and no permit for the use of land or for the erection of any Building or structure within the area to which this By-law applies, shall be issued where the proposed Use, Building or Structure would be in violation of any provision of this By-law.

Any person or directors or officers of any corporation convicted of a violation of this By-law is liable to penalties in accordance with the provisions of Section 67 and 67.1 of the *Planning Act*.

3.2 Inspection of Land, Buildings and Structures

Subject to Sections 49 and 49.1 of the *Planning Act*, the Chief Building Official or other such person as may from time-to-time be designated by Council or any person acting under his or her instructions, and upon producing proper identification, is hereby authorized to enter, at all reasonable times, upon any property or premises for the purpose of inspection a property of which he or she believes a contravention of this By-law is occurring.

No officer or employee of the Corporation shall enter any room or place actually being used as a dwelling unit without obtaining the consent of the occupier, first having informed the occupier that the right of entry may be refused, except under the authority of a search warrant issued under Section 158 of the *Provincial Offenses Act*; and

No person shall obstruct or attempt to obstruct an officer or person acting under the officer's instructions in the exercise of a power authorized under the *Planning Act* or *Provincial Offenses Act*.

3.3 Offences

Pursuant to Section 429 of the *Municipal Act* and to Section 67 of the *Planning Act*, as amended respectively, any person who breaches any provision of this By-law is guilty of an offence, and on conviction, is liable to the fine(s) as provided for under the *Planning Act*.

3.4 Penalties

Every person who violates any of the provisions of this By-law is guilty of an offense and upon conviction thereof shall forfeit and pay a penalty not exceeding Twenty-Five Thousand Dollars (\$25,000.00), on a first conviction, add Ten Thousand Dollars (\$10,000.00) on a subsequent conviction for each day or part thereof upon which the contravention has continue after the day of the first conviction.

Where a corporation is convicted under subsection 3.3, the maximum penalty that may be imposed is Fifty Thousand Dollars (\$50,000.00) on the first conviction and Twenty-Five Thousand Dollars (\$25,000.00) on a subsequent conviction for each day or part thereof upon which the contravention has continued after the day of the first conviction.

3.5 Remedies

In the case where any building or structure is erected or altered, or any part thereof is used, or any lot is used, in contravention of any of the requirements of this By-law, such

contravention may be restrained by action at the instance of any ratepayer or of the Corporation pursuant to the provisions of the *Municipal Act* or the *Planning Act* in that behalf.

3.6 Repetition of Offences

The conviction of an offender upon a breach of any of the provisions of this By-law, shall not prevent prosecution against the same offender upon any subsequent breach of the same or any other provision of this By-law.

SECTION 4: INTERPRETATION

4.1 General Interpretation and Application

- 4.1.1 The provisions of this By-law shall be interpreted as the minimum standards necessary for the orderly development of land and the protection of public health, safety, convenience, and general welfare.
- 4.1.2 Where the requirements of this By-law conflict with the requirements of any other applicable by-law, regulation, or legislation, the more restrictive requirement shall prevail.
- 4.1.3 Nothing in this By-law shall relieve any person from complying with the requirements of any other applicable By-law of the Township of Papineau-Cameron, or from any statute, regulation, or requirement of the Province of Ontario or the Government of Canada, including those of the applicable Conservation Authority.
- 4.1.4 In this By-law:
- the word “shall” is mandatory;
 - words used in the present tense include the future;
 - words in the singular include the plural, and words in the plural include the singular;
 - words of any gender include all genders.
- 4.1.5 Where a provision involves two or more items, conditions, provisions or events connected by the conjunction “and”, “or” or “either-or”, the following rules apply:
- (a) “and” means all listed items or conditions apply,
 - (b) “or” means one or more of the listed items or conditions may apply,
 - (c) “either-or” means only one of the listed items or conditions applies, but not both.

- 4.1.6 If a grammatical, typographical, or formatting error is identified in this By-law, the Township may interpret the intent of the By-law to correct the error without requiring an amendment, provided such interpretation does not alter the intent of the By-law.
- 4.1.7 Definitions provided in this By-law are intended to assist in its interpretation and application and shall not be used to avoid compliance with any provision of this By-law.
- 4.1.8 Appendices, headings, footnotes, diagrams, indices, and explanatory materials are included for convenience only and do not form part of this By-law unless expressly stated otherwise.
- 4.1.9 References to legislation in this By-law shall be deemed to include any successor legislation and amendments thereto.

4.2 Other By-laws, Licenses, Permits and Regulations

Nothing in this By-law shall exempt any person from complying with the requirements of any other By-law in the Township of Papineau-Cameron, or from applying for and obtaining any permit, license, permission, authority or approval required by this or any other By-law or regulation of the Corporation or by any requirement of North Bay-Mattawa Conservation Authority, the Province of Ontario or the Government of Canada.

4.3 Defined Terms

All defined terms are shown in bold italicized script throughout this By-law.

4.4 Diagrams and Figures

This By-law contains several diagrams and figures which are intended to assist with the interpretation of the By-law. However, they do not form part of this By-law.

4.5 Illustrations

Photographs, illustrations, diagrams and clip art are inserted to make the document more user-friendly but are not intended to be a legal component of the Zoning By-Law.

SECTION 5: GENERAL ADMINISTRATIVE PROVISIONS

5.1 Effective Date

This By-law shall take effect from the date of its passage by Council, subject to the provisions of the *Planning Act*.

5.2 Repeal of Existing By-laws

Upon this By-law coming into effect, any Zoning By-laws or amendments thereto passed under Section 34 of the Planning Act or a predecessor thereto are hereby repealed, excluding By-laws listed and identified under the exceptional zones of this By-law. The adoption of this By-law shall not prevent any current, pending or future prosecution or action to abate any existing violation of previous By-laws.

5.3 Validity

A decision of a Court stating that one or more of the provisions of this By-law are invalid in whole or in part does not affect the validity, effectiveness, or enforceability of the other provisions or parts of the provisions of this By-law.

5.4 Greater Restrictions

This By-law shall not be effective to reduce or mitigate any restrictions lawfully imposed by a government authority having jurisdiction to make such restrictions.

5.5 Metric and Imperial Terms

The imperial measurements contained in this By-law are included for convenience and do not form part of the By-law. The metric measurements contained in this By-law are the only measurements to be used in determining compliance with the By-law.

5.6 Level of Accuracy

All calculations of the regulations of this By-law shall be to one decimal place, and in no case shall there be a rounding to such decimal place.

In the event of any conflict between the zone regulations of this By-law, the more restrictive regulation(s) shall apply.

5.7 Reference to Legislation

Where this Zoning By-law makes reference to legislation, then the references shall be deemed to mean the statute currently in force and any amendments thereto and all applicable regulations thereunder.

5.8 Technical Revisions to the Zoning By-law

Revisions may be made to this by-law without the need for a zoning by-law amendment in the following cases:

- Correction of grammar or typographical errors or revisions to format in a manner that does not change the intent of the By-law.

- Adding or revising technical information on the zoning maps or schedules that does not affect the zoning of lands including, but not limited to, matters such as updated and correcting infrastructure information, keys, legends or title blocks.
- Changes to appendices, headings indices, marginal notes, table of contents, illustrations, historical or reference information, page numbering, footers or headers, which do not form part of this By-law and are editorially inserted for convenience or reference only.
- Adding or revising technical information on maps or schedules related to the Environmental Protection (EP) Zone, upon confirmation of actual boundary by the Conservation Authority.

Part 2: Establishment of Zones

1. Zones

For this By-law, all lands within the boundaries of the Township of Papineau-Cameron are hereby divided and established into Zones, which are shown on the attached Schedules by the accompanying symbols:

Symbol	Zone
R	Rural
LSR	Limited Service Residential
CR	Commercial Recreational
M1	General Industrial
M3	Heavy Industrial
MX	Mineral Aggregate Resource
W	Waste Management Facility
EP	Environmental Protection
MHP	Mobile Home Park

2. Special Exception Zones and Temporary Zones

Where a zone symbol is followed by a dash and a number (for example “M1-1”), the lands so designated shall be subject to all of the provisions of the zone represented by such symbol, except as otherwise provided by the special exception provisions. These special provisions are listed separately under the appropriate special exception section of the parent zone (e.g. M1) in the text of this By-law.

3. Holding Zones

Other than the general holding zones identified in this By-law under Section 16.0, any zone classification may be placed in a Holding Zone by adding to the zone symbol the letter “h”. No Development is permitted on lands where the “h” symbol appears until the

applicable conditions have been met, and the “h” is lifted by an amendment to this By-law under Section 36 of the Planning Act.

4. Regulations Governing Zones

a. Schedules

Schedules X to X attached hereto, together with notations and references shown thereon, are hereby declared to form part of this By-law.

b. Zone Boundaries

When determining the boundary of any Zone, as shown on any Schedule forming part of this By-law, the following provisions shall apply:

1. A boundary following a Public Street, Lane, Private Street, railway right-of-way, utility corridor, or Watercourse shall be the Centreline of such Public Street, Lane, Private Street, railway right-of-way, utility corridor, or Watercourse,
2. A boundary indicated as substantially following Lot Lines shown on a Registered Plan of Subdivision, or the municipal boundaries of the Municipality shall follow such Lot Lines,
3. A boundary indicated as following a Lot Line abutting an unopened road allowance shall follow the Centreline of such road allowance, and
4. Where a Lot falls into two or more Zones, each portion of the Lot shall be used in accordance with the provisions of this By-law for the applicable Zone.

Part 3: Definitions

1. General

Definitions of words and phrases used in this By-law that are not included in the list of definitions in this Section, shall have the meanings that are commonly assigned to as defined in a dictionary.

2. Definitions

Abattoir

Means a building specifically designed to accommodate the penning and slaughtering of live animals and the preliminary processing of animal carcasses and may include the packing, treating, refrigeration and sale of the product on the premise.

Accessory, Building or Structure

When used to describe a use, building or structure, shall mean a use, building or structure naturally or normally incidental, subordinate and exclusively devoted to a principal use, building or structure and located on the same lot therewith.

Adventure Game

Means an outdoor sport or recreational commercial establishment operated commercially in which participants engage in games mimicking combat-type roles and which may include the use of paint ball or similar equipment.

Aggregate

Means gravel, sand, clay, earth, shale, limestone, dolostone, sandstone, marble, granite, rock or other material prescribed under the Aggregate Resources Act suitable for construction, industrial, manufacturing and maintenance purposes but does not include metallic ores, asbestos, graphite, kyanite, mica, nepheline syenite, salt, talc, wollastonite, mine tailings or other material prescribed under the Mining Act or the Aggregate Resources Act.

Agricultural – Farm

Means land *used* for the tillage of soil and the growing of vegetables, fruits, grains, and other staple crops. This definition shall also apply to land used for animal husbandry, dairying or wood lots [see also **Agricultural Use**].

Agricultural – Farm Equipment Repair Shop

Means an establishment where farm equipment is repaired and serviced.

Agricultural – Hobby Farm

Means land on which a farm may be operated primarily for recreational purposes or for home consumption by the occupants of the dwelling on the same lot, and which is clearly

secondary and accessory to the permitted use. A hobby farm may also include a farm produce outlet.

Agricultural – Farm Produce Outlet

Means a use **accessory** to a farm which consists of the retail sale of agricultural products produced on the farm where such outlet is located.

Agricultural – Farm Vacation Establishment

Means an accessory use in a private single detached dwelling in which guest rooms or other onsite accommodations are provided for gain as temporary accommodation on a daily basis for the vacationing public interested in learning or participating in the operation of a farm.

Agriculture - Grain Storage Structure

A structure that is used for the storing and/or drying of grain from farms. The Grain Storage Structure may store and dry grain from farms that are not owned by the same owner of the Lot on which the Grain Storage Structure is located and may be used in relation to the purchase and sale of grain in accordance with the Agriculture-related Use provisions.

Agricultural – Livestock

Means animals associated with an agricultural use such as but not limited to cattle, horses, goats, poultry, sheep, swine or the young thereof, raised for personal use or for commercial purposes.

Agricultural – Livestock Facility

Means one or more buildings or permanent structures with livestock occupied portions intended for keeping of livestock. A livestock facility also includes beef feedlots and all manure or material storage and anaerobic digesters.

Agricultural – Livestock Sales Outlet

Means a building or structure where livestock such as cattle, goats, sheep, horses or the young thereof are bought and sold.

Agricultural – Minimum Distance Separation Formulae I and II

Means formulae developed by the Province to separate uses so as to reduce incompatibility concerns about odour from livestock facilities.

Agricultural – Nutrient Unit

Means an amount of nutrients that give a fertilizer replacement value of the lower of 43 kilograms of nitrogen, or 55 kilograms of phosphate as nutrient (as defined in Ontario

Regulation 267/03 made under the Nutrient Management Act) and correlates to the number of types of livestock for a given nutrient unit.

Agricultural – On-Farm Diversified Uses

Means uses that are secondary to the principal agricultural use of the property, and are limited in area. On-farm diversified uses include, but are not limited to, home occupations, home industries, agritourism uses, and uses that produce value-added agricultural products. Ground-mounted solar facilities are permitted in prime agricultural areas, including specialty crop areas, only as on-farm diversified uses.

Agricultural – Produce Stand

Produce Stand means a Building or Structure not exceeding 10 square metres in area, and providing for the retail sale of fresh agricultural produce which is produced on the same farm on which the stand is located.

Agricultural Related Use

Means the use of land, buildings or structures which are farm-related commercial and farm-related industrial uses that are directly related to farm operations in the area, support agriculture, benefit from being in close proximity to farm operations, and provide direct products and/or services to farm operations as a primary activity.

Agricultural Use

Means the use of land, building(s) or structure(s) for:

1. The growing of crops, including all related activities but not limited to nursery and horticultural crops and all related activities such as soil preparation, manure or fertilizer spreading, planting, spraying, grain drying, irrigating, harvesting and also including the storage and sale of the crops.
2. Animal husbandry including the raising, boarding, and keeping of all forms of livestock, including poultry and fish, aquaculture, apiaries and all related activities such as breeding, training, feeding and grazing.
3. Agro-forestry, maple syrup production.
4. The production of animal products including but not limited to milk, eggs, wool, fur, or honey, and all related activities such as the collection, storage and sale of the products produced on the lands.
5. The *use* and storage of all forms of on-farm buildings and structures, equipment or machinery needed to accomplish the foregoing activities.

6. Agricultural use shall not be construed to include commercial activities related to agriculture such as **abattoirs**, tanneries and **retail outlets**, (except a farm produce outlet) or manufacturing and processing activities involving farm crops or animal products such as cheese factories, grain mills or retail seed sales

It shall exclude any uses defined as Intensive Agriculture.

Agricultural Uses, Intensive

Shall mean an agricultural use in which the predominant economic use of the land, *Buildings*, or structures include the growing of mushrooms, a *Commercial* greenhouse, Concentrated Animal Feeding Operations (such as poultry operations and feedlots), or large-scale cash crops, or as otherwise defined in the *Nutrient Management Act*.

Intensive agricultural operations shall include any or all of the types listed below:

- i. Concentrated Animal Feeding Operations (CAFO)

Where the number of livestock units on the farm is 100 or more and the ratio of livestock units to tillable acres on the farm unit is 2 or greater, or the number of livestock units on the farm unit is 150 or more and the ratio of livestock units to tillable acres is greater than one.

- ii. Large Scale Cash Crop

Where the farm acreage exceeds 2,000 hectares.

- iii. Mushroom Operations and Commercial Greenhouses

Where the area devoted to the operation (land and *Buildings*) exceeds 6 hectares or greater than 2 hectares of the land used for the operation is covered by *Buildings* and structures.

- iv. Aquaculture,
v. Manure Storage Facility,
vi. Compost Facility,
vii. Agricultural Research Station

Alteration

Means any modification to the structural component of a Building or Structure that results in a change of Use or structural change, or any change in the Height, bulk, or floor area of a Building or Structure.

Airfield

Means any land, lot or buildings used for the purpose of landing, storing, taxiing or taking off of private or commercial aircraft pursuant to the regulations of the appropriate authority.

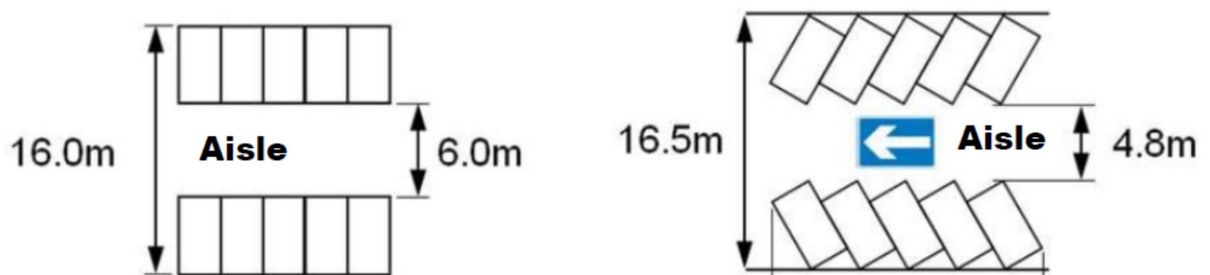
Airport or Aircraft Landing Area

Means land used for the purpose of landing, storing, taxiing or taking off of aircraft and uses, buildings and structures accessory thereto.

Aisle

Means the traveled way by which motor vehicles enter and depart parking spaces or loading/delivery spaces or a parking area.

Figure 3.1: Aisle



Ambulance Facility

Means a building or part thereof where professional paramedics and personnel are stationed, and their motor vehicles and equipment are kept or stored.

Animal Day Care Establishment

Means a commercial premise used for a day care service for domestic pets, but shall not include an animal shelter or kennel.

Animal Shelter

Means a building, structure where animals, birds or other livestock are examined or treated and which may be kept on a short-term basis, and may include the premises of a veterinarian or veterinary surgeon, but does not include a commercial kennel.

Antique Store

Means a retail store selling any old and authentic objects of personal property which were made, fabricated or manufactured sixty or more years earlier and which have a unique appeal and enhanced value mainly because of its age, and, in addition, may include the sale of any article of personal property which was made, fabricated or manufactured twenty or more years earlier and because of public demand had attained a value in a recognized commercial market which is in excess of its original value.

Asphalt Plant

Means an industrial facility used for the production of asphalt for immediate use in the paving of roads and driveways and the damp-proofing of buildings or structures.

Attached

Means a building or structure otherwise complete in itself which is connected to, and which depends for structural support upon a division wall or walls shared in common with an adjacent building or buildings.

Attic

Means that portion of a building immediately below the roof and wholly or partly within the roof framing.

Auto Body Shop

Means a commercial premise where painting, refinishing, restoration, alterations, or repairs are made to motor vehicles, but does not include a wrecking or salvage yard or auto repair garage

Auto Repair Garage

Means a commercial premise for the storage, repair and servicing of motor vehicles or recreational vehicles.

Auto Service Station

Means a premise used for the sale of fuels or energy products, for motor vehicles or recreational vehicles and may include an auto repair garage, the renting, servicing, repairing, lubrication, cleaning and polishing of vehicles and the sale of automotive accessories and related products, but shall not include any other automotive use defined in this By-law.

Automotive Sales Establishment

Means a premise for the display, storage and sales or leasing, or renting of new and/or used motor vehicles and recreational vehicles and related products, and may include accessory uses such as an Auto Repair Garage and/or Auto Body Shop, administrative offices and a customer lounge.

Backlot

Means a lot which is separated from the shoreline by both an intervening waterfront lot and a street or private road.

Bakery

Means a building for producing, mixing, compounding or baking bread, biscuits, cakes or other baked products for limited wholesale and retail sale and may include an eating area within the same building but does not include a facility that produces and packages baked goods primarily for wholesale purposes.

Balcony

Means an open platform projecting from the face of a building's wall, cantilevered or supported by columns or brackets and surrounded by a balustrade or railing.

Bank or Financial Institution

Means a chartered bank, finance company office, co-op, trust company, loan company or similar establishment.

Banquet Hall

Means an establishment used for the purpose of catering to banquets, weddings, receptions, or similar functions for which food and beverages are prepared and served.

Basement

Means 1.8 meters in height from the underside of the floor framing to the ground floor. If less than 1.8 meters, it is considered a crawl space.

Batch Plant, Asphalt or Concrete

Means an industrial facility used for the production of asphalt or concrete products, used in building or construction and includes but is not limited to facilities for the administration or management of the business, the stockpiling of bulk materials used in the production process of finished products manufactured on the *premises* and the storage and maintenance of equipment.

Battery Energy Storage System (BESS)

Means an energy storage system that uses batteries to store and discharge electricity for later use, including grid stabilization, renewable energy integration and backup power. All BESS must be subject to Ontario Fire Marshall guidance.

Bed and Breakfast Establishment

Means a private single detached dwelling in which guest rooms are provided for hire or pay as temporary accommodation on a daily basis with a breakfast service for the travelling or vacationing public as an accessory use and where the proprietor lives on the premises.

Bingo Hall

Means a building or part thereof used for bingo or a bingo event.

Biomass Energy System

Means a renewable electrical generation facility using renewable biomass resources and/or waste products that produces electrical power for needs of a user or to feed into the transmission or local distribution grid. A Biomass Energy System includes all components, supporting infrastructure, and outbuildings. A Biomass Energy System includes anaerobic digesters used principally for the generation of electricity.

“Biomass” in the context of a Biomass Energy System means (a) peat, (b) wood, other than woodwaste, or (c) organic materials that are grown or harvested for the purpose of being burned to generate electricity.

“Waste products” in the context of a Biomass Energy System means agricultural waste, sewage, woodwaste and gases generated from the decomposition of organic materials.

Boat House

Means an accessory building used for the storage of boats and boating equipment.

Boat Launch

Means a use of land adjacent to a water body that is used to launch and remove boats, marine vessels and watercraft.

Brewery or Winery

Means a building used primarily for the manufacturing, processing and distribution of beer, cider and wine and may include an accessory retail outlet.

Brewery, Micro

Means a Building or Structure that is used for the manufacturing, production, storage, bottling, canning and shipping of beer, and that has a maximum Ground Floor Area of 600 square metres. Operations will further include the cold storage of beer products manufactured on site, and retail and distribution sales of those beer products. The facility shall include related Restaurant and/or tasting facilities.

Brewery, Nano

A small-scale establishment for the production of beer or other fermented beverages in limited quantities, typically involving craft or artisanal production methods, which has a maximum Ground Floor Area of 70 square metres. A nanobrewery shall not use any open flames as part of their production process and shall be limited in terms of deliveries.

Building

Means

- (a) a structure occupying an area greater than ten square metres consisting of a wall, roof and floor or any of them or a structural system serving the function thereof including all plumbing, works, fixtures and service systems appurtenant thereto,
- (b) a structure occupying an area of ten square metres or less that contains plumbing, including the plumbing appurtenant thereto,
- (c) plumbing not located in a structure,
- (d) a sewage system, or
- (e) structures designated in the Building Code.

Building, Accessory

Means a detached Building or Structure that is not used for Human Habitation, the Use of which is naturally and normally incidental to, subordinate to and exclusively devoted to a Principal Use and located on the same Lot.

The term “Ancillary” shall have the same meaning as “Accessory” when used in relation to a Building or Structure.

Building Area

Means the greatest horizontal area of a building above grade within the outside surface of exterior walls or within the outside surface of exterior walls and the centre line of firewalls.

Building Envelope

Means the buildable area on a lot, defined by all of the required yards and setbacks and the maximum height provisions, within which a building can be erected.

Figure 3.2: Building Envelope



Building, Main

Means a building in which is conducted the principle uses of the lot on which the building is located [see Figure 3.1].

Building Line

Means a line within a lot drawn parallel or concentric to a lot line establishing the minimum distance between that lot line and any portion of a building or structure which may be erected.

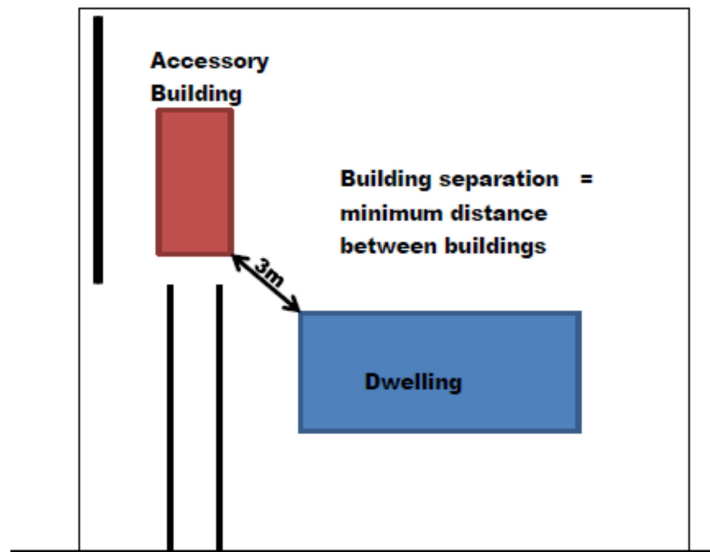
Figure 3.3: Building Line



Building Separation

Means the least horizontal distance permitted between the nearest portions of the walls of any buildings on a lot.

Figure 3.4: Building Separation



Building Supply Store

Means a building where building supplies such as lumber, millwork, siding, roofing, plumbing, electrical, heating, hardware, air conditioning, home improvement and similar goods are stored, displayed, or kept for retail or wholesale sale and may include a bulk storage yard. This definition shall not include a wrecking yard.

Building, Temporary

Means a building or structure intended for removal or demolition within a prescribed time period not exceeding two years or as set out in a building permit.

Built Heritage Resources

Means buildings, structures, monuments, installations or any manufactured remnant that contributes to a property's cultural heritage value or interest as identified by a community, including an Aboriginal community. Built heritage resources are generally located on property that has been designated under Parts IV or V of the Ontario Heritage Act, or included on local, provincial or federal registers.

Bulk Fuel Depot

Means lands, buildings and structures for the storage, distribution of fuels and oils but not including retail sales or key lock operations.

Bulk Storage Yard

Means land or a lot used for the storage in the open or partially sheltered, of goods and materials and without limiting the foregoing shall include lumber, building supplies, construction equipment, but shall not include a wrecking yard.

Camper Trailer

Means a structural unit designed, intended, and used for travel, recreation, or vacation. The unit is capable of being drawn by a motor vehicle and shall include Tent trailers or similar transportable accommodation used for living, sleeping, or eating on a temporary or occasional basis, and does not include a Mobile Home.

Campground - Private

Means an area of land providing short term accommodation for three or more tents, recreation vehicles or campers where no fee is charged or paid for such accommodation.

Campground - Recreational

Means an area of land containing sleeping accommodations and facilities for recreational vehicles and tenting sites which are used for vacation and leisure purposes from May 1 to October 31 and may include the overwinter storage of recreational vehicles and without limiting the foregoing, shall include, but shall not be limited to the following: children's camp or establishment, religious camp, institutional camp, or other like or similar camp or establishment.

Campground – Tourist

Means an area of land providing short term accommodation for three or more tents, tent trailers, recreational vehicles or campers and may include accessory uses such as a laundromat, convenience store, sale of propane fuels and recreational uses for persons using the campground where a fee is charged or paid for such accommodations.

Camp Site

Means a parcel of land within a campground that is maintained as a site for the location of a tent, tent trailer, recreational vehicle or truck camper, but not a mobile home.

Cannabis

Means a cannabis plant, including the phytocannabinoids produced by or found in such a plant regardless of whether that part has been processed or not and any substance or mixture of substances that contains or has on it and part of such a plant and any substance that is identical to a phytocannabinoid produced by or found in such a plant regardless of how the substance was obtained.

Cannabis Retail Store or Dispensary

Means any use of land, building, structure or part thereof used for the retail sale of cannabis or any product or substance produced in whole or part from cannabis, and shall be deemed to include a licensed Ontario Cannabis Retailer under the Ontario Cannabis Retail Corporation Act, 2017. Cannabis Retail Store or Dispensary shall not be permitted in any zone within the Township of Papineau-Cameron.

Cannabis – Licensed Production Facility

Means the use of land, buildings and structures for the cultivation, processing, testing, destruction, packaging and shipping of marijuana used for medical purposes as approved and regulated by Health Canada.

Cannabis – Micro-cultivation

Means the small scale growing of cannabis plants and harvesting material from those plants, as well as associated activities.

Canopy

Means a roof-like structure projecting from the exterior face of a building or is a stand-alone structure over a pump island or gas bar.

Car Port

Means a structure open on at least two sides and intended to be used for the sheltering of one or more motor vehicles. A car port attached to the main building is not an accessory structure.

Car Washing Establishment

Means a commercial building or portion thereof used for the washing or cleaning of motor vehicles. A car wash may be an accessory use to a permitted automotive use.

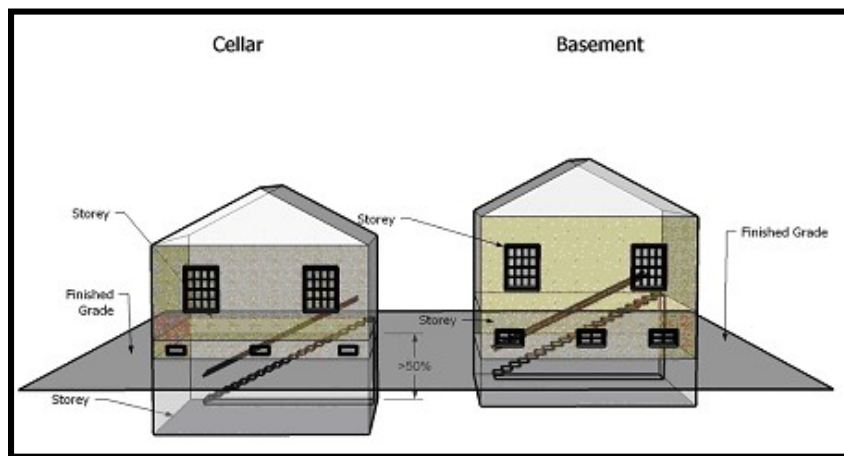
Catering Establishment

Means a commercial establishment or a home based business in which food and beverages are prepared for consumption off the premises and are not served to customers on the premises.

Cellar

Means the portion of the building below the first floor, which is partly or wholly underground and which has more than one-half of its height from floor to ceiling or to the underside of the floor joists below the finished grade.

Figure 3.5: Cellar



Cemetery

Means a cemetery within the meaning and as regulated by the Funeral, Burial and Cremation Services Act, 2002 and includes a mausoleum, columbarium or other building or structure intended for the interment of human remains.

Chief Building Official

Means an officer or employee of the Corporation of The Township of Papineau-Cameron charged with the duty of enforcing the provisions of the Building Code Act.

Child Care Centre

Means a Child Care Centre within the meaning of the Child Care and Early Years Act, 2014, S.O., which means a premise operated by a person licensed under this Act to operate a child care centre at the premises. For the purpose of this By-law, this includes early years programs and services.

Cidery

Means a farm on which Buildings and Structures are used for the making of wines or ciders from fruit predominantly grown, crushed and fermented locally by that farm operation and may include storage, display, processing, wine tasting and retail, administrative facilities and outdoor patio area, but shall not include a restaurant or banquet facility.

Clinic, Medical

Means a building or part thereof used solely for the purpose of consultations, diagnosis and treatment of patients, by qualified health practitioners and without limiting the generality of the foregoing, the building may include administrative offices, waiting rooms, laboratories, professionals (e.g., physicians, dentists, optometrists, chiropodists, chiropractors or drugless practitioners).

Clinic, Veterinary

Means a Building, or part thereof, used by a veterinary surgeon for the treatment and care of animals.

Club, Private

Means a building or part of a building used as a meeting place by an association of persons who are bona fide members, which owns, hires or leases the building or part thereof, the use of such premises being restricted to members and their guests for social, cultural, recreational, business or athletic purposes.

Commercial

Means the Use of lands, Buildings, or Structures for the purpose of buying and selling commodities, and supplying of services, as distinguished from such uses as manufacturing or assembling of goods, warehousing, Transport Terminals, construction, and other similar Uses.

Commercial Greenhouse, Nursery or Garden Centre

Means a ***building*** and/or outdoor area primarily used for the growing of flowers, sod, vegetables, shrubs or bushes, trees, landscaping or orchard stock and similar vegetation for wholesale or retail sale on or off the ***premises*** and may include the incidental sale of gardening supplies, gardening tools, planting materials, fertilizers, pesticides, lawn furniture and equipment.

Commercial Parking Lot

Means a ***lot*** forming the principal use of the land which is ***used*** for the temporary parking of two or more ***motor vehicles*** for profit or gain.

Commercial Use

Means the use of land, ***buildings*** and ***structures*** for the purpose of buying and/or selling commodities and supplying services.

Commercial Vehicle

Means a ***motor vehicle*** having permanently attached thereto a truck or delivery body and includes ambulances, hearses, fire apparatus, police patrols, motor buses and tractors used for hauling purposes on the highway.

Communications Facility

Means an installation which transmits receives and/or relays communications such as a microwave relay tower, significant antenna, telephone line, cellular telephone tower, radio or television broadcast tower or similar facility approved by a federal regulator.

Community Garden

Means a site operated by community members and/or a community organization where lands are **used** for the growing of produce, flowers and native plants for non-profit use through individual or shared plots.

Compatible

Means the development or redevelopment if uses which may not necessarily be the same as or similar to the existing development but can coexist with the surrounding area with limited impacts

Concrete Plant

Means an establishment where concrete or concrete products used in Building or construction is produced, and includes facilities for the:

1. Administration or management of the business;
2. Stockpiling of bulk materials used in the production process or of finished products manufactured on the premises; and/or,

Storage and maintenance of required equipment but does not include the retail sale of finished concrete products.

Condominium

Means a building or land or part thereof which is held in separate private ownership and to which or in which common elements are owned by the tenants in common (e.g., recreation facilities, open space, outdoor areas etc.) and which is administered and maintained by a corporation pursuant to the provisions of the Condominium Act. Such use may be for a residential, commercial or industrial use.

Conservation Authority

Means the North Bay-Mattawa Conservation Authority.

Conservation Use

Means the use of lands which are intended to remain open in character with the priority use given to preservation, protection or conservation of their ecological uniqueness, wildlife production and their natural features and may include non-commercial recreational uses.

Construction Yard or Contractor's Yard

Means the yard of a building contractor or company used as a depot for the storage and maintenance of equipment used by the contractor or company, and may include facilities for the administration or management of the business and the stockpiling or storage of supplies used in the business, but does not include the crushing of virgin or recyclable aggregates or materials and the wholesale or retail sale of building supplies or home improvement supplies.

Continuum-of-Care Facility

Means a building or a group of buildings which may include a senior citizens apartment building, a nursing home, a long-term care facility, home for the aged, a retirement home and accessory facilities including but not limited to clinics, recreation centers, cafeterias and personal service establishments, and may also include independent senior's accommodation in separate structures/living units that share in services such as meals. This definition does not include a group home, or boarding house.

Convenience Store

Means a retail store used primarily for the sale of grocery and other daily household necessities required to fulfil the day-to-day needs of the surrounding community.

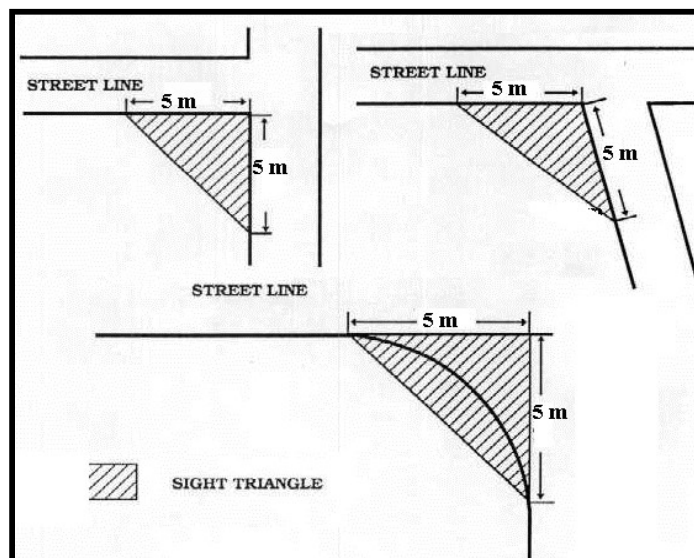
Coop

Means a Building and an attached outdoor area which is enclosed by fencing and/or wire (the outdoor enclosure area), which is designed and constructed to provide for the accommodation and/or housing of Backyard Hens.

Corner Visibility Triangle

Means the triangular space formed by the Street Lines of a Corner Lot and a line drawn from a point in one Street Line to a point in the other Street Line or railway line, each such point being nine metres from the point of intersection of the Street Lines.

Figure 3.6: Sight Triangle



Corporation

Means the Corporation of the Township of Papineau-Cameron except where reference is made in this By-law to a private corporation, in which case the definition shall mean a body corporate with share capital to which the Business Corporations Act applies.

Council

Means the Council of the Corporation of the Township of Papineau-Cameron.

Crematorium

Means a Building fitted with the proper appliances for the purposes of the cremation of human remains and includes everything incidental or accessory thereto.

Crisis Care Facility

Means a residential facility that is licensed and funded by the Province of Ontario, Government of Canada or an appointed agency, for the short term, temporary care of persons requiring immediate emergency shelter and aid who are living under supervision in a single housekeeping unit and who by reason of their emotional, mental, social or physical condition or legal status, require a group living arrangement for their wellbeing.

Cultural Heritage Landscape

Means a defined geographical area that may have been modified by human activity and is identified as having cultural heritage value or interest by a community, including an Aboriginal community. The area may involve features such as *structures*, spaces, archaeological sites or natural elements that are valued together for their interrelationship, meaning or association.

Custom Workshop

Means a building or structure or part of a building or structure used by a trade or craft for the individual custom production of articles. The sale of such products shall be permitted as an accessory use.

Day Care, Private Home

Means the use of a dwelling unit operated commercially for the temporary care of children.

Deck

Means a structure above the ground cantilevered from a dwelling or building or supported by the ground with no roof or walls except for visual partitions and which is used as an outdoor living area.

For the purpose of this By-law, a raised platform that is elevated and >10 square metres and/or attached to the building is an accessory structure, requires a building permit and must meet setback rules.

Ground-level platforms/patios, meaning fully supported decks that are on the ground, not attached to a structure, or under the building-code area trigger do not require a building permit, but is considered landscaping and not a structure.

Delivery Space

Means a designated on-site space for short-term stops by courier or light delivery vehicles, typically for parcel or small cargo drop-offs.

Detached

When used in reference to a building or structure, means a building or structure which is not structurally dependent on, nor adjoins on any side, any other building.

Development

Means the creation of a new lot, a change of land use, or the construction of buildings and structures requiring approval under the Planning Act and shall be taken to include redevelopment, but does not include activities that create or maintain infrastructure authorized under an environmental assessment process, works subject to the Drainage Act, or underground or surface mining of minerals or advanced exploration on mining lands.

Dock

Means an accessory structure used for the mooring of boats, marine vessels or watercraft which is designed to float freely on the surface of the water and which may be secured or anchored to the shoreline. This is subject to the requirements under the Ministry of Natural Resources Oceans and Fishery and Conservation Authority.

Drive-Through Facility

Means a premise used to provide or dispense products or services through an attendant or a window or an automated machine, to persons remaining in motor vehicles that are in a designated stacking space, and may be in combination with other land uses. Kiosks within a parking structure necessary for the operation of the parking facility or kiosks associated with a surface parking area are not considered drive through facilities.

Driveway

Means an unobstructed passageway used to provide access to a *lot* from a *street*.

Driving Range

Means a public or private area operated for the purpose of developing golfing techniques, including miniature golf courses, but excluding a golf course.

Dry Cleaning or Laundry Outlet

Means a premise used for the purpose of receiving articles or goods of fabric to be subjected to the process of laundering or dry cleaning at another location and may include facilities for the pressing or ironing of such articles.

Dry Cleaning or Laundry Plant

Means a premise in which the business of laundry or dry cleaning is housed and where the cleaning, drying, ironing and finishing of such goods are conducted.

Dry Manufacturing Plant

Shall mean an industrial facility engaged in the assembly, fabrication, or processing of goods and materials that does not involve the use of significant amounts of water in the production process and does not generate liquid industrial effluent. This use may include the manufacturing of products such as textiles, electronics, furniture, machinery, and similar dry-process goods. A dry manufacturing plant may also include ancillary offices, warehousing, and distribution of finished products but shall not include heavy industrial uses, chemical processing, or any activity requiring significant water consumption or wastewater discharge.

Dwelling

A Building that contains at least one Dwelling Unit and that is principally used for permanent Human Habitation.

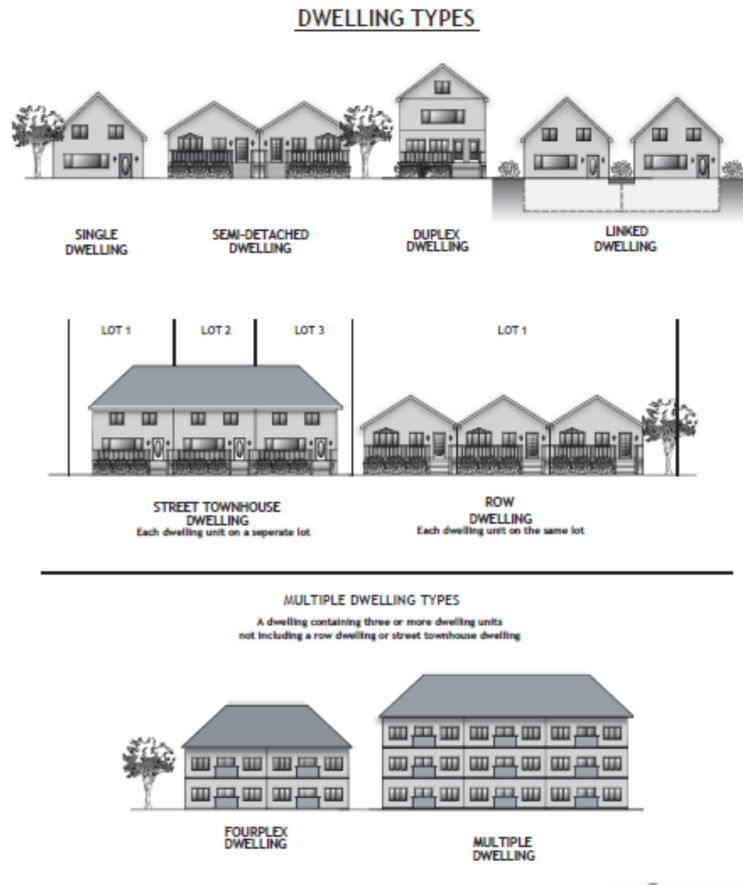
Dwelling - Unit

Means a room or suite of rooms contained within a permanent Building that are capable of supporting continuous year-round domestic Use of one or more individuals living as a single house-keeping unit and contains heating, cooking, living, sleeping and sanitary facilities. Any travel trailer, camper, Hotels/Motels, a home for the aged, nursing home, or Hospital does not constitute a Dwelling Unit.

Dwelling - Accessory Dwelling Unit

Means a self-contained dwelling unit that exists on a Lot in addition to the main use of the property, located within or separate from the main building.

Figure 3.7: Dwelling Types



Dwelling - Apartment

Means a detached building of two or more storeys consisting of 3 or more dwelling units with shared access and exits from a common entrance at street level.

Dwelling - Boarding House

Means a dwelling other than a single-detached dwelling which contains three (3) or more rooming units wherein, for remuneration, lodgings, with or without meals, are provided to the public.

Dwelling - Bunkie, Slee Cabin

Means an accessory building, located on the same lot as the main building, which is used for sleeping accommodation but does not contain any cooking facilities, washroom facilities, and kitchen facilities.

Dwelling – Cabin, Hunt Camp, Fishing Camp

Means a building or structure intended to provide basic shelter and accommodation on a temporary basis for persons engaged in such activities as hunting, fishing, snowmobiling, hiking or other similar forms of recreation but does not include a seasonal dwelling.

Dwelling - Camp

Means an area of land, including buildings and structures, used as temporary or semi-permanent living quarters for persons employed in resource extraction, construction, or other large-scale project operations, and may include:

- Dormitory, lodging, or sleeping facilities;
- Sanitary and eating facilities;
- Field offices and storage areas;
- Contractors' yards and onsite fuel storage facilities; and
- Accessory uses directly related to meeting the needs of occupants, including but not limited to laundry facilities, recreational facilities, and concessions selling personal effects and foodstuffs.

A camp shall be removed once the operation or project it was established to serve is completed or permanently ceased.

Dwelling - Duplex

Means a building that is divided horizontally into two (2) dwelling units, each of which has an independent entrance.

Dwelling - Triplex

Means a detached Building that contains three Dwelling Units either stacked on top of each other or located side-by-side, where each unit has its own separate entrance.

Dwelling - Fourplex

Means a detached Building that contains four Dwelling Units either stacked on top of each other or located side-by-side, where each unit has its own separate entrance.

Dwelling - Group Home

Means a supervised Dwelling in which 3 to 10 persons live under responsible supervision consistent with the particular requirements of its residents which includes support functions for daily living but excludes correctional facilities and shelters.

Dwelling – Modular Home

Means a manufactured building designed and constructed in conformance with CSA Z240.2.1- Zone 2 “Structural Requirements for Manufactured Homes” if the building is constructed in sections not wider than 4.88 m, or CSA A277- Zone 2 “Procedures for Factory Certification of Buildings” as set out in the Building Code, which has been prefabricated or manufactured in a factory remote from the site where it is intended to be used and transported to the site for installation on a permanent foundation, but does not include a Mobile Home, Recreational Vehicle, or a Park Model Trailer as otherwise defined.

Site Assembled & Factory Built Buildings (Modular Home)

Figure 3.8: Modular Home



Dwelling - Mobile Home Park

Means a lot developed and managed under single or corporate ownership which has been planned, divided into mobile home sites, improved and provided with approved water and sewer services and intended to be used for the placement of mobile homes for permanent residential use.

Dwelling – Park Model Trailer (Mobile Home)

Means a manufactured building designed and constructed in conformance with CAN/CSA-Z241 Series “Park Model Trailer”, as set out in the *Building Code*, and is used or intended to be used as a seasonal recreational building of residential occupancy.

Park Model Trailer (Mobile Home)





Dwelling - Model Home

Means a Building that is constructed as a Dwelling Unit and that is used on a temporary basis as a sales office and/or as an example of the type of Dwelling Unit that is for sale in a related Development and which is not occupied or used for Human Habitation.

Dwelling - Rooming House

A *Building* where four or more rooms are rented out to separate people. Tenants may share the kitchen and/or washroom but they do not live together as a single housekeeping unit.

Dwelling – Seasonal

Means a dwelling constructed as a secondary place of residence and is not the principal place of residence of the owner or occupier thereof. Seasonal dwellings are permitted wherever single detached dwellings are permitted.

In accordance with the Ontario Building Code SB-12 Article 1.1.1.2, property owners must agree to and sign a Cottage Declaration for Compliance Options as stipulated under Ontario Building Code SB-12 Article 1.1.1.2.

Dwelling - Semi-detached

Means a building on a single foundation divided vertically into two (2) separate dwelling units by a common wall.

Dwelling - Single-detached

Means a detached building containing one (1) dwelling unit.

Dwelling - Temporary Farm Help Accommodation

Means a Mobile Home or Camper Trailer used for seasonal accommodation of workers employed by the owner or operator of the farm.

Dwelling - Townhouse

Means a detached Building that contains three or more attached principal dwelling units divided vertically, each of which has an independent entrance directly from the outside of the Building.

Easement

Means the legal right acquired by contract to pass over, along, upon or under the lands of another and shall be deemed to include an easement for a water, sewer, gas or hydro or communications utility, drainage works, and a street, or road.

Eave

Means a roof overhang, free of enclosing walls, without supporting columns.

Eco Establishment

A use, building, or structure, or part thereof, primarily engaged in activities that promote environmental sustainability, conservation, education, or low-impact interaction with natural features. This may include, but is not limited to, eco-tourism uses, environmental education facilities, conservation-based operations, sustainable agriculture, and low-impact recreational activities. An Eco-Establishment shall be designed and operated in a manner that minimizes environmental impact and supports the protection and enhancement of natural systems.

Entrance

Means in reference to a lot, the area of intersection between a driveway and a street line.

Emergency Service Facility

Means emergency shelters or facilities that provide temporary lodging, board, and personal support services to displaced individuals in a 24-hour supervised setting.

Equestrian Establishment

Means the use of land, buildings and structures for operation of a horse-riding academy, horse riding stables, horse training, handling care, or for the lodging of horses.

Equipment Rental Establishment

Means a premise wherein the primary use is the rental of machinery, equipment, furniture and fixtures and other goods.

Equipment Sales, Service and Repair Establishment

Means a premise where machinery or equipment for use in construction undertakings, commercial vehicles, and other similar goods are kept for sale at retail or wholesale and which may be serviced, washed or repaired and may include an auto body shop. (Examples include farm equipment, back hoes, floats or trailers.)

Equipment and Vehicle Storage Yard

Means a premise which is used for the storage of machinery and equipment for construction undertakings, commercial vehicles, and other similar goods requiring large areas for outside storage. Limited repair of such machinery, equipment, vehicles and goods may be permitted in a building provided such repair is clearly incidental and secondary to the storage use.

Erect

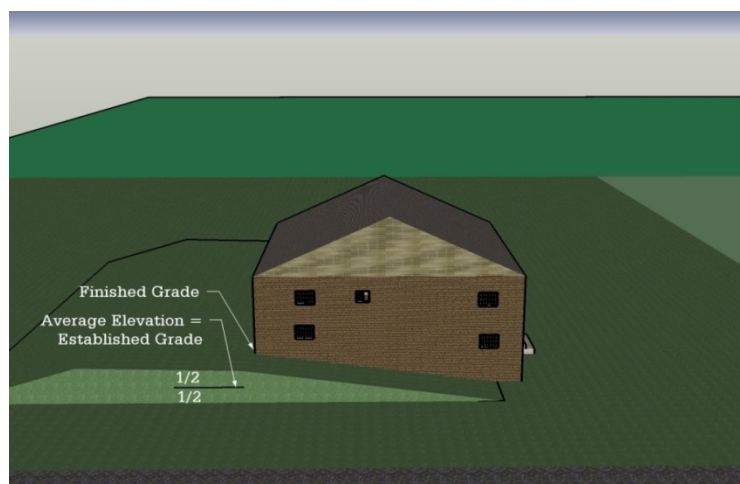
Means to build, construct, reconstruct, renovate, alter or relocate and without limiting the generality of the foregoing shall be taken to include any preliminary physical operation such as excavating, grading, piling, cribbing, filling or draining, structurally altering any existing building or structure by an addition, deletion, enlargement or extension.

Established Grade

Means:

1. When used with reference to a building, the average elevation of the finished level of the ground adjoining a wall of the building, measured along the length of the wall, exclusive of any artificial embankments, planters, berms or steps;
2. When used with reference to a structure, the average elevation of the finished surface of the ground immediately surrounding such structure;
3. When used with reference to a street, road or highway, the elevation of the street, road or highway established by a public authority.

Figure 3.9: Established Grade



Existing

Means existing as of the date of the passing of this By-law.

Farmer's Market

Means an establishment or premises where the farm products of a local farming community are sold at retail from covered or uncovered areas designed for individual retailers.

Fence

Means any barrier constructed of chain link metal, wood, stone, metal, brick or other similar materials or combinations of such materials which is erected for the purpose of screening, safeguarding, retaining or enclosing property or delineating property lines. This is subject to the requirements under the *Ontario Line Fence Act*.

Financial Institutions

Means an establishment in which financial services are offered to the public and includes a bank, credit union, trust company, savings office, cheque cashing company, or any other retail banking operation. A *Drive-Through Service Facility* is permitted on any financial institution/bank establishment.

Finished Grade

Means the average elevation of proposed or finished ground adjoining a Building at all exterior walls.

First Storey

Means the storey with its floor closest to but above grade.

Fitness Centre

Means a commercial building or part of a building in which facilities are provided for recreational or health related activities including but not limited to weight training and exercise classes and may include associated facilities and services such as a lounge, washrooms, showers, and saunas, a day spa, an administrative office, a cafeteria and an accessory retail outlet for fitness-related attire, equipment and dietary supplements.

Flea Market

Means:

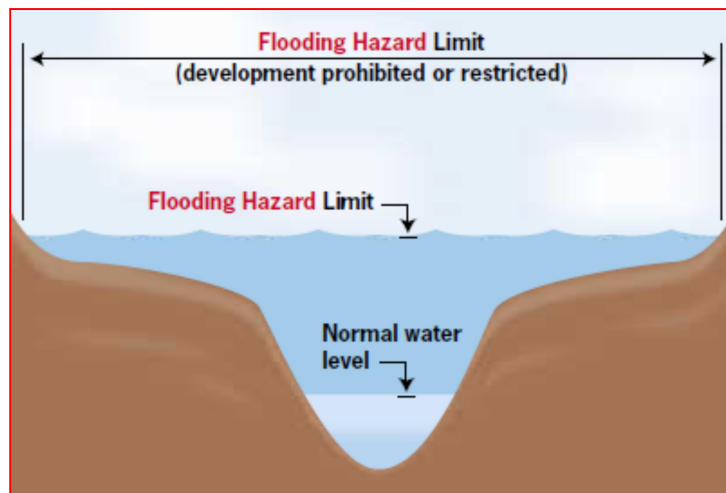
1. A premise where second hand goods, articles and antiques are offered or kept for sale at retail to the general public but shall not include any other retail establishment otherwise defined in this By-law;
2. An occasional or periodic market or sales event held in an open area, which may include a street, or within a building or structure where independent sellers offer goods, new and used, for sale to the public, but not including private garage sales;

3. A premise in which stalls or sales areas are set aside and rented or otherwise provided, and which are intended for use by various unrelated individuals to sell articles that are either home grown, homemade, handcrafted, old, obsolete, or antique and may include the selling of goods at retail by businesses or individuals who are generally engaged in retail trade;
4. A premise where food preserves or fresh produce or prepared foods are sold, but does not include a restaurant.

Flooding Hazards

Means the inundation of areas adjacent to a shoreline or river or stream system and not ordinarily covered by water along river and stream systems, the flooding hazard is the greater of the flood resulting from the rainfall experienced during a major storm such as the Timmins Storm (1961), transposed over a specific watershed and combined with the local conditions, where evidence suggests that the storm event could have potentially occurred over watersheds in the general area; or the one hundred year flood; or a flood which is the greater of the above which was actually experienced in a particular watershed or portion thereof as a result of ice jams and which has been approved as a standard for that specific area by the Ministry of Northern Development, Mines, Natural Resources and Forestry [see Figure 3.13].

Figure 3.10: Flooding Hazard



Flood Plain

For river, stream and small inland lake systems, means the area, usually low lands adjoining a watercourse, which has been or may be subject to flooding hazards.

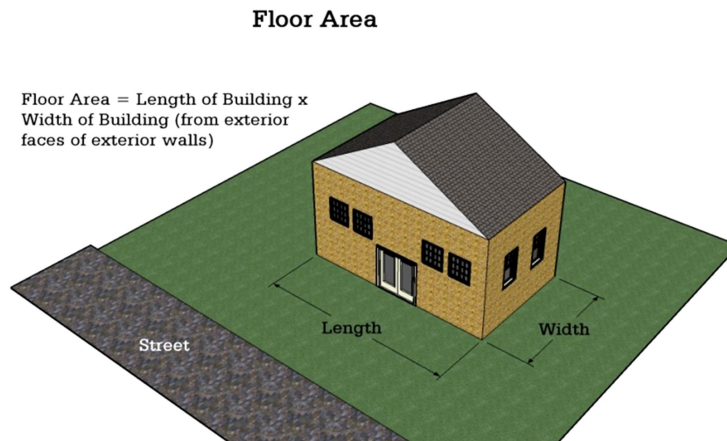
Flood Proofing

Means a combination of structural changes and/or adjustments incorporated into the basic design and/or construction or alteration of individual buildings, structures or properties subject to flooding so as to reduce or eliminate flood damages.

Floor Area, Gross

Means the total area of all floors contained within a building measured between the exterior faces of the exterior walls of the building and where there are no walls the total area of a floor within the outer perimeter of the floor.

Figure 3.11: Floor Area



Floor Area, Ground

Means the floor area of the lowest storey of a building approximately at or above the established grade excluding any basement or cellar, which area is measured between the exterior faces of the exterior walls at the floor level of such storey, but excludes car parking areas within the building; and for the purposes of this paragraph the walls of an inner court are and shall be deemed to be exterior walls.

Floor Area, Net

Means the total floor area of usable or habitable space above or below grade, measured from the exterior face of the exterior walls of the building or structure but shall not include:

1. Any private garage, porch, veranda, unfinished basement, cellar or attic; or
2. Any part of a building or structure below grade which is used for building services, storage or laundry facilities; or
3. Any part of the building or structure used for the storage or parking of motor vehicles; or

4. Any part of a commercial shopping area used as a hallway, corridor, passageway, utility room, elevator shafts, service/mechanical rooms, garbage/recycling rooms, public washroom, staff locker and lunch rooms, loading areas, balcony or mezzanine not otherwise used for the display or sale are for merchandise.

Food Processing Facility

Means lands, Buildings or Structures used for the industrial manufacture, processing, packaging, storage and shipping of food and/or beverages for human consumption. This may include, but not be limited to Breweries, Wineries and distilleries, but shall not include non-human food production, edible cannabis production, or Uses otherwise defined or prohibited in this By-law.

Forestry Use

Means the general raising, management and harvesting of wood and shall include the raising and cutting of fuel wood, pulpwood, saw logs, Christmas trees, other forestry products and silva culture practices.

Fuel Depot

Means land, building or structures used for the bulk storage, distribution and sale of gasoline, diesel fuel, propane, heating oil or motor oil.

Funeral Home

Means a building or part thereof used for the purpose of furnishing funeral services to the public but shall not include a crematorium.

Garage – Commercial

A building or structure, or part thereof, used for the repair, servicing, maintenance, storage, or parking of motor vehicles for compensation or gain, and may include the sale of accessories and parts incidental to such use, but does not include an automobile sales establishment or a motor vehicle body shop unless specifically permitted.

Garage - Private

Means a fully enclosed accessory building which is designed or used for parking or storage in which there are no facilities for repairing or servicing of a motor vehicle for remuneration or commercial use.

Garage - Public

Means a building which is used for the storage or servicing or minor repairs of equipment essential to the actual operation of motor vehicles owned and maintained by the Township of Papineau-Cameron and any Ministry or department of the Government of Ontario or Canada.

Gas Bar

Means one or more pump islands, each consisting of one or more gasoline pumps, and a building, structure or booth which may be used by a sales attendant for the sale of gasoline products and convenience items including but not limited to beverages, prepared foods, newspapers, lottery tickets, sundries and may include other accessory features such as a comfort station and ATM. [see also Auto Service Station]

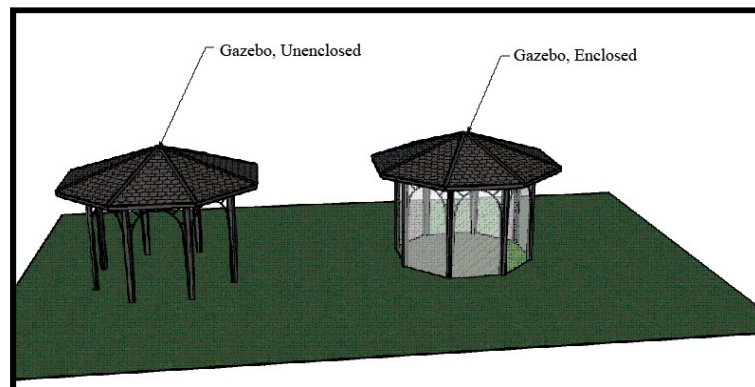
Gasoline Card Lock Facility

Means one or more pump islands designed for the retail sale of gasoline or diesel fuel using pumps or electric vehicle charge facilities which are operated automatically by credit or debit cards.

Gazebo

Means a freestanding, roofed accessory structure which is not enclosed, except for transparent screening (e.g., glass, netting) and which is utilized for the purposes of relaxation in conjunction with a principle use but shall not include any other use or activity otherwise defined or classified herein [see Figure 3.15].

Figure 3.12: Gazebo



Geothermal Power Facility

Means a heating facility such as a heat pump whose energy source is naturally created from the earth's crust.

Golf Course

Means a public or private area operated for the principle use of playing the sport of golf but may also include a driving range and such accessory buildings and structures as are necessary for the operation and maintenance of the golf course including club house facilities, a restaurant, banquet, conference and other uses of a social, recreational and entertainment nature normally associated with golf course development.

Golf Driving Range

Shall mean the Commercial use of lands, Buildings, or structure for the purpose of practicing the driving of golf balls in a manner which does not require a golf course.

Green Roof

Means a roof of a building where part of or the entire surface of the roof is intentionally covered with vegetative material.

Greenhouse

Means a building used for the growing of flowers, plants, shrubs, trees and similar vegetation which are not necessarily transplanted outdoors on the same lot containing such greenhouse.

Grocery Store

A Building, or a portion of a Building, where food and other household items are kept for sale at retail to the general public and which operates on a self-service, cash and carry basis and may include facilities for parcel pick-up.

Ground-Mounted Solar Panel

Means a Solar Panel mounted to the ground on its own foundation and that has a maximum Height of 11.0 metres and that has a maximum surface area of 100.0 square metres.

Guest Room

Means a bedroom or suite of rooms, which contains no facilities for cooking and which is *used* or maintained for gain or hire by providing accommodation.

Habitable Room

Means any floor space within a building or structure designed and intended to be used for living, sleeping, cooking or eating purposes as defined under the Building Code Act, S.O. 1992, Chapter 23, as amended.

Hazardous Lands

Means property or lands that could be unsafe for development due to naturally occurring process including lands in a flood plain or subject to a flooding hazard or erosion hazard and shall include unstable soils and unstable bedrock.

Hazardous Sites

Means property or lands that could be unsafe for development and site alteration due to naturally occurring hazards. These may include unstable soils (sensitive marine clays [leda], organic soils) or unstable bedrock (karst topography).

Hazardous Substances

Means substances which individually, or in combination with other substances are normally considered to pose a danger to public health, safety and the environment. These substances generally include a wide variety of materials that are toxic, ignitable, corrosive, reactive, radioactive or pathological.

Height

Means the vertical distance between the established grade and:

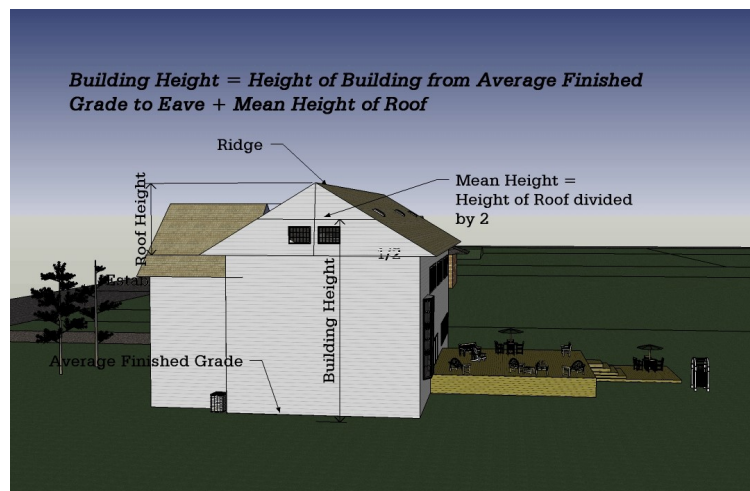
1. In the case of a flat roof, the highest point of the roof surface or parapet wall, whichever is the highest, or

Figure 3.13: Height (Flat Roof)



2. In the case of all other types of roofs, the mean height level between the base of the roof and highest point of the roof.

Figure 3.14: Height (All Other)



3. Where the height is designated in terms of storeys, it shall mean the designated number of storeys above and including the first storey.

Helipad

Means a landing area or pad used for the landing and take-off of helicopters as further governed under the Canadian Aviation Regulation 325 under the Aeronautics Act.

Heliport

Means a landing area or pad used for the landing and take-off of helicopters and shall include all necessary and incidental structures, service facilities, fuelling facilities, passenger and cargo facilities and as further set out under the Canadian Aviation Regulation 325 under the Aeronautics Act.

High Water Mark

Means the mark made by the action of water under natural conditions on the shore or bank of a water body, which action has been so common and usual and so long continued that it has created a difference between the character of the vegetation or soil on one side of the mark and the character of the vegetation or soil on the other side of the mark. Features shall also include a naturel line or mark impressed on the bank or shore or rock, or other distinctive physical characteristics.

Highway

Means a street under the jurisdiction of the Provincial government.

Home Based Business

Means a privately operated legal occupation, enterprise or business which is carried out as an accessory use to a dwelling unit for pursuits conducted by the occupant thereof and any employees and is compatible with a domestic household.

Home Industry

Means a Use that is clearly incidental or secondary to the Dwelling and is principally operated by the primary resident of the Dwelling. Such Uses may include a blacksmith, carpentry, electrical, HVAC, plumbing, metal working, metal fabricating, welding, light manufacturing, small engine repair, tool repair, or woodworking shop, or similar shop to the above, but shall not include an automobile mechanic shop.

Horticultural Nurseries

Shall mean a place where trees, shrubs, flowers, and other plants are grown for the purposes of transplanting, for use as stock for grafting, or for sale. This use may include the retail or wholesale sale of such plants and related gardening supplies but shall not include a garden centre unless specifically permitted. The use may also include greenhouses, shade houses, storage *Buildings*, and other structures incidental to the operation of the nursery.

Hotel

Means a building designed or used for the accommodation of the travelling or vacationing public, with or without accessory uses such as a restaurant, meeting rooms, swimming pool, facilities for the temporary exhibition and sale of goods on an intermittent basis, premise licensed under the Liquor License Act and includes any establishment containing guest rooms which is defined as a “Hotel” in the Hotel Registration of Guests Act, R.S.O.1990, H.17 and shall also include a motel and hostel.

Industrial, Extractive

Shall mean a sand, gravel, stone, earth, clay, fill or mineral pit as defined and licensed by the *Aggregate Resources Act* and shall include the processing of natural materials extracted from the subject site including screening, sorting, washing, crushing, storing and other similar operations allied to an extractive industrial operation but shall not include a ready-mix plant or hot mix plant.

Industrial, Heavy

Means a place of business for uses characterized as having emissions such as noise, smoke, odour, fumes or vibrations or extensive outside storage as part of their normal operations. Such uses include sawmills, pulp and paper mills, refineries, smelting operations and similar uses which are intended to be secluded from residential or other sensitive land uses in order to limit any potential adverse effects on the environment or the surrounding areas and public health.

Industrial, Light

Means the use of land, building or structures for the purpose of manufacturing, assembling, making, preparing, inspecting, ornamenting, finishing, treating, altering, repairing, warehousing, or storage or adapting for sale of any goods, substances, article or thing, or any part thereof and the storage of building and construction equipment and materials as distinguished from the buying and selling of commodities and the supplying of personal services. This definition does not include a mine, pit or quarry, or food, beverage, tobacco, rubber, leather, textile and knitting, printing, metal fabrication or similar industries if these industries involve stamping, presses, furnaces, machinery, or the emission of any air, water, or noise pollution that creates a nuisance outside of the *Building or Structure* or beyond the limits of the lot.

Infrastructure

Means physical Structures (facilities and corridors) that form the foundation for Development. Infrastructure includes: sewage and water systems, septage treatment systems, stormwater management systems, waste management systems, electricity generation facilities and transmission and distribution systems, utilities, electricity transmission and distribution systems (e.g. hydro corridors), communications/telecommunications, public airports, transit and transportation corridors and facilities, oil and gas pipelines and associated facilities.

Institutional Use

Means any land, building, structure or part thereof used to provide non-profit or non-commercial purposes for governmental, educational, charitable, fraternal or other public services.

Junk Yard - see Wrecking Yard

Kennel

Means a commercially operated building or structure where dogs, cats or other small animals are kept, trained, bred or boarded, but does not include an animal shelter.

Landscaped Open Space

Means:

1. A combination of trees, shrubs, flowers, grass or other horticultural elements, together with decorative stonework, paving, screening or other architectural elements, all of which is designed to enhance the visual amenity of a property and/or to provide a screen to mitigate any objectionable adjacent land use; and
2. Does not include parking areas, traffic aisles or driveways or ramps for vehicles.

Laundromat

Means self-serving clothes washing establishment containing one or more washers and drying, ironing, finishing or other incidental equipment, and may include a laundry receiving depot.

Lawful Right-of-Way

Means, a legal provided public property access.

Library

Means a facility used for the collection of printed, electronic, and pictorial material for Public Use for the purposes of study, reference, and recreation, and which may include meeting rooms for community use, activity areas, cafeteria, and space for recreational Use.

Licensed Refreshment Sales Vehicle

Means a vehicle which is currently licensed pursuant to the Highway Traffic Act and which is equipped for the preparation, storage, heating, cooking, cooling or sale of foodstuffs and beverages within or from the vehicle and may include exterior seating (e.g., picnic tables).

Loading/Delivery Space

Means an unobstructed area of land which is used for the temporary parking of one or more commercial motor vehicles while merchandise or materials are being loaded or unloaded from such vehicle.

Log Hauling Operation

Means an area of land and/or building of a logging contractor where equipment and materials are stored and may include repairs to logging equipment belonging to the logging operator or contractor.

Logging Yard

Means the use of land and accessory buildings and structures for the storage, packaging, sizing, splitting, grading and sorting, cutting, trucking, equipment repairing, shipping and receiving of commercial timber, sawdust and bark.

Long-Term Care Facility

Means a place that is licensed as a long-term care home under the *Long-Term Care Homes Act*.

Lot

Means a parcel of land which is capable of being legally conveyed in accordance with the *Planning Act*.

Lot Area

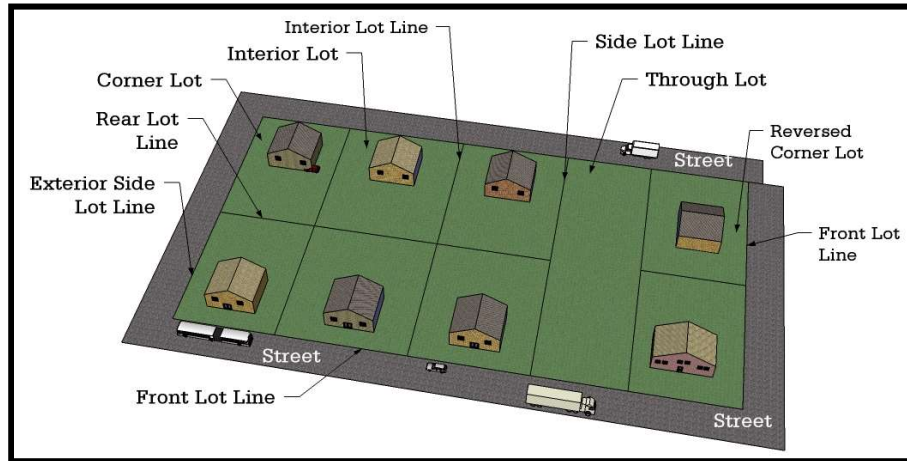
Means the total horizontal area measured within the limits of the lot lines of the lot excluding the horizontal area of any flood plain or wetland area located on such lot.

Lot, Corner

Means a lot situated at an intersection of two or more streets, or at the intersection of two parts of the same street which have an interior angle or intersection of not more than one hundred and thirty-five (135) degrees.

Where such street lines are curved, the angle of intersection of the street lines shall be deemed to be the angle formed by the intersection of the tangents to the street lines, drawn through the extremities of the side lot lines. In the latter case, the corner of the lot shall be deemed to be that point on the street line nearest to the point of intersection of the said tangents, and any portion of a corner lot distant not more than 30 m (98.4 ft.) from the corner measured along the street line shall be deemed to be an interior lot.

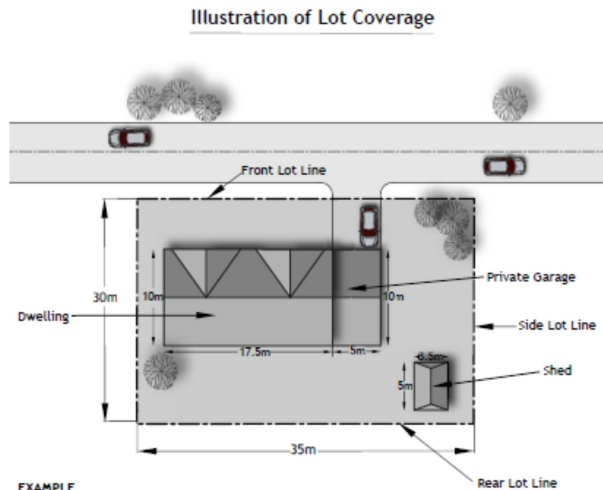
Figure 3.15: Lot Lines



Lot Coverage

Means that percentage of land or lot area covered by buildings and structures above ground level and which excludes that portion of such land or lot area which is occupied by a building or portion thereof which is completely below ground level, and shall exclude a fence, patio, landings, steps, ramps, retaining wall, root cellar, a sewage disposal system and an in-ground swimming pool or hot-tub.

Figure 3.16: Lot Coverage



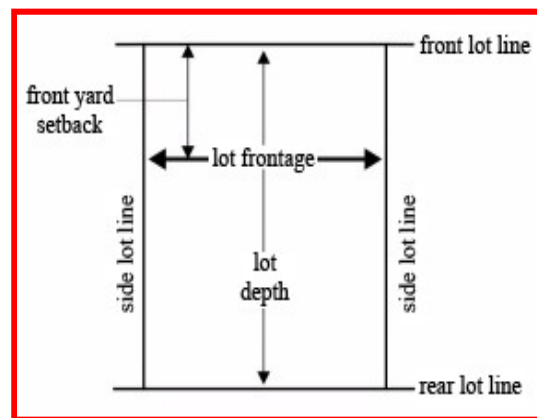
EXAMPLE

LOT AREA : 30.0m X 35.0m = 1050.0m²
 DWELLING : 10.0m X 17.5m = 175.0m²
 PRIVATE GARAGE : 5.0m X 10.0m = 50.0m²
 SHED : 5.0m X 3.5m = 17.5m²
 TOTAL = 242.5m²
 LOT COVERAGE : $\frac{242.5\text{m}^2 \text{ (Building Coverage)}}{1050.0\text{m}^2 \text{ (Lot Area)}} \times 100\%$
 = 23.1 %

Lot Depth

Means the horizontal distance between the front and rear lot lines. If the front and rear lot lines are not parallel, "lot depth" shall mean the length of a straight line joining the middle of the front lot line with the middle of the rear lot line. If there is no rear lot line, "lot depth" shall mean the length of a straight line joining the middle of the front lot line with the apex of the triangle formed by the side lot lines.

Figure 3.17: Lot Depth and Lot Frontage



Lot Frontage

Means the horizontal distance between the side lot lines. Where such side lot lines are not parallel, it shall be the width of a lot measured between the intersections of the side lot lines with a line equal to the front yard setback back from and parallel or concentric to the front lot line. Arc distances shall apply on curved lines.

Lot, Interior

Means a lot other than a corner lot or a through lot which has frontage on a street.

Lot Line

Means a boundary line of a lot or the vertical projection thereof. In the case of a lot line that has a bend or a series of bends, if the sum of the interior angles or angles of such bends is 130 degrees or greater, then they shall be deemed to be the same lot line.

Lot Line - Exterior Side

Means a lot line located between the front lot line and rear lot line and dividing the lot from a street.

Lot Line, Front

Means:

1. In the case of an interior lot, the line dividing the lot from the street, street allowance or private road;

2. In the case of a corner lot, the shorter lot line abutting a street shall be deemed to be the front lot line;
3. In the case of a corner lot with two street lines of equal length, the lot line that abuts the wider street, or abuts a highway shall be deemed to be in the front line, and in the case of both streets being under the same jurisdiction and of the same width, the lot line where the principal access to the lot is provided shall be deemed to be the front lot line;
4. In the case of a lot with water access or frontage on a water body, or an island, the front lot line shall be on the shoreline. In the case of a through waterfront lot the longest shoreline shall be deemed to be the front lot line; [see Figure 3.18].
5. in the case of a private road, the lot line adjacent to the entrance shall be deemed to be the front lot line;
6. In all other cases not described above, the front lot line shall be deemed to be where the principal access or entrance to the lot is approved.

Lot Line, Rear

Means the lot line furthest from, and opposite to, the front lot line. In the case of a lot with no rear lot line, the point where the two side lot lines intersect shall be the rear lot line.

Lot Line, Side Interior

Means a lot line other than a front lot line, rear lot line or exterior side lot line. On a lot with more than four sides, any lot line not otherwise defined as a front, rear or side lot line shall be considered as an interior side lot line.

Lot, Through

Means a lot having a frontage on two parallel or approximately parallel streets and where such lot qualifies as being both a corner lot and a through lot, such lot shall be considered as a corner lot.

Lot, Width

Means the average horizontal dimension between the two longest opposite sides measured on a line 6 m [19.6 ft.] back from the front lot line and parallel to it.

Lot Width, Corner Lot

Means the horizontal distance between the longest front lot line and the opposite side lot line, measured along a line 6 m [19.6 ft.] back from and parallel to the shorter front lot line, except in the case:

1. Where the front lot lines are curved, in which case, the lot width shall be calculated on the basis that the street lot lines are deemed to be the tangents produced to their points of intersection, from the points of intersection of the side lot lines and curved street lot line; or
2. Where a corner lot indicates that a sight triangle has been removed or has a rounded corner, in which case, the lot width shall be calculated on the basis that the front lot lines shall be deemed to comprise the street lines produced to their point of intersection.

Lumber Yard

Means a lot and accessory buildings where the primary use is the storage of construction grade wood and building supplies for sale at retail or wholesale.

Main Building

Means the building designed or used for the principal use on the lot.

Manufacturing Services

Means the making of articles on a large scale (industrial production), including the services performed which include but not be limited to manufacturing, testing, configuring, assembling, packaging and/or shipping of the Product.

Marina

Means a commercial use, building and/or structure with or without docking facilities where boats are moored, berthed, constructed, stored, serviced, repaired or kept for sale or rent, and where accessory uses shall include the sale of boat accessories, marine fuels and supplies and pump-out facilities.

Marine Facility

Means a non-commercial building or structure which is used to moor, berth, or store a boat. This definition may include a boat launching ramp, a boat lift, marine railway, a float hangar, dock or boathouse, but does not include any building used for human habitation or a marina. A marine facility shall also include a water intake facility and any flood or erosion control structure. No part of a marine facility may be used as a dwelling unit.

Metal Works Shop

Means a facility where various metals are cut, shaped, and assembled to create a wide range of metal products, including pressure vessels.

Mine

Means a mine as defined in the *Mining Act*. Mining shall have a similar meaning.

Mine Hazard

Means any feature on a mine as defined under the *Mining Act* or any related disturbance of the ground that has not been rehabilitated.

Mineral Deposits

Means an unusually large or rich concentration of valuable minerals identified within a small part of the Earth's crust.

Mineral Aggregate Operation

Means:

1. Lands under license or permit, other than for wayside pits and quarries, issued in accordance with the Aggregate Resources Act, or successors thereto, or a pits and quarries control By-law enacted under the Municipal Act; and
2. Associated facilities used in extraction, transport, beneficiation, processing or recycling of mineral aggregate resources and derived products such as asphalt and concrete, or the production of secondary related products.

Mineral Mining Operation

Means a mining operation and associated facilities, or, a past producing mine with remaining mineral development potential that has not been permanently rehabilitated to another *use*.

Mini Warehouse and Public Storage

Means a commercial building or part of a building wherein general merchandise, vehicles, furniture and household goods are all stored in separate, secure storage areas or lockers which are generally accessible by means of individual loading doors.

Motel

Means an establishment designed or used throughout all or part of a year that caters to the accommodation of the traveling or vacationing public, containing one or more guest rooms, including all such establishments as defined from time to time by the *Hotel Registration of Guests Act*. A motel may include accessory uses such as a restaurant, meeting rooms, swimming pool, facilities for the temporary exhibition and sale of goods on an intermittent basis, and premises licensed under the *Liquor License Act*.

Motocross Circuit

Means an off-road racing facility conducted on an outdoor enclosed dirt circuit over primarily natural, outdoor terrain and may include spectator facilities such as grandstands or concourses and fast-food concessions.

Motor Vehicle or Vehicle

Means an automobile, commercial vehicle, truck, recreational vehicle, transport tractor, farm tractor, road building machine, bicycle and any vehicle drawn, propelled or driven

by any kind of power, including muscular power, but does not include a snowmobile or a streetcar.

Nature Trail

Means an area used for walking, hiking, cross-country skiing, nature appreciation and similar non-motorized recreational travel.

Non-Complying

Means any existing building, structure or lot which does not comply with one or more of the zone regulations and standards of this By-law.

Non-Conforming

Means any existing use, building, structure or lot which is does not conform to the permitted use provisions of any Zone in this By-law.

Non-Residential Use

Means a use, building or structure that does not contain a dwelling unit.

Obnoxious Uses

Means any use which is a nuisance to the occupant or owner of any neighbouring lands or building by reason of the emission from the neighbouring land or building or any part thereof, the creation thereon, of odours, gases, dirt, radiation, smoke, noise, vibration, fumes, cinders, soot, waste or water carried waste, or depositing or leaving unsightly objects or chattels thereon.

Office

Means a building, structure or part thereof used for conducting the affairs of businesses, professions, services, industries, governments, or like activities.

Official Plan

Means the Official Plan of the East Nipissing Planning Area or parts thereof and amendments thereto.

Open Space

Means the open, unobstructed space on a lot from the ground to the sky including landscaped areas, pedestrian walkways, patios, swimming pools or similar areas but not including any driveway, ramp, parking spaces or aisles, loading spaces or manoeuvring areas and similar areas.

Open Storage

Means the storage of goods, merchandise or equipment outside of a building or structure on a lot or portion thereof. This definition shall not include a storage use located in a building, a salvage yard, a parking area, a loading space or a parking space or an area used for outdoor display.

Order Station

Means an ordering box, service window, display board or any other device, including communication equipment, used by the public and operator to facilitate sales and/or services in a drive-through facility.

Outdoor Display

Means an area set aside outside of a building or structure, other than a parking area, loading space or parking space which is used in conjunction with a business located within the building or structure on the same property, for the display of goods, merchandise, equipment and seasonal produce and products and may include garden supplies and Christmas trees, new merchandise or the supply of services.

Outdoor Recreation Use

Means activity engaged in out of doors, most commonly in natural settings. The activities themselves such as fishing, hunting, backpacking, and horseback riding, characteristically determine where they are practiced.

Owner

Means a mortgagee, lessee, tenant, occupant, or a person entitled to a limited estate or interest in land, a trustee in whom the land is vested, a committee of the estate of a mentally incompetent person, an executor, an administrator or a guardian.

Park

Means an area of land, whether enclosed or not, which is used for recreational or leisure uses and may include therein a beach, playground, play field, athletic field, field house, community centre, bleachers, skateboard facility, swimming pool, wading pool, splash pad, greenhouse, botanical gardens, zoological gardens, bandstand, skating rink, tennis courts, bowling green, boat livery, bathing station, curling rink, refreshment concession, campground, fair ground, and conservation area, and associated accessory uses.

Parking Area

Means an open area of land, accessory to a permitted use, not located on a public street, private road which is used for the parking of motor vehicles, but shall not include any area where motor vehicles for sale or repair are kept or stored.

Parking Space

Means an area used for the temporary parking of one motor vehicle.

Parking Space, Barrier Free

Means a parking space for the temporary parking of a motor vehicle used by a handicapped or disabled person [see photo].

Figure 3.19: Barrier Free Parking



Patio

Means a surfaced, open space of land at grade adjacent to a residential use which is used as an extension to the interior of the home for private entertainment or leisure activities and is uncovered. In a commercial setting, means an outdoor eating area accessory to a restaurant where, on a seasonal basis, food and/or refreshments prepared on the premises are consumed.

Permitted

Means permitted by this By-law.

Permitted Use

Means a use which is permitted in the zone where such use is located.

Person

Means an individual, an association, a chartered organization, a firm, a partnership, a corporation, an agent or trustee and the heirs, executors or other legal representatives of a person to whom the context can apply according to law.

Personal Service Establishment

Means a building wherein a personal service is performed including but not limited to a barber shop, beauty salon, esthetician, the premise of an optician, shoe repair, photographic store, laundromat or a dry-cleaning distribution station but excludes a cannabis retail store or dispensary, manufacturing or fabrication of goods for sale.

Pet Grooming Establishment

Means a premise wherein cleaning, clipping and grooming services are provided for domestic pets, but shall not include an animal shelter or kennel.

Pit

Means land or land under water from which aggregate as defined herein is being or has been excavated in order to supply material for construction, manufacturing or industrial purposes, but shall not include rehabilitated land or an excavation incidental to the

erection of a building or a structure for which a building permit has been granted by the Corporation, or an excavation incidental to the construction of any public works.

Place of Amusement

Means a commercial premise wherein amusement facilities are provided such as a video arcade, arcade, billiard or pool room but does not include a bingo hall.

Place of Assembly

Means a building specifically set aside for and primarily engaged in the operation of arts and craft shows, trade fairs, fashion shows, public meetings, banquets, conference meetings, civic, political, social or religious activities, a private club or a fraternal organization and similar activities.

Place of Worship

Means a building or an open area primarily dedicated to religious worship but may be used for other supportive uses such as a centre for the arts, a community hall, an accessory residential use, a library and similar uses.

Planning Board

Means the East Nipissing Planning Board.

Plant, Hot Mix

Means a Building used for the manufacturing of asphalt and aggregate in a form suitable for immediate use in paving of roads or driveways, and damp proofing.

Plant, Ready Mix

Means a Building used for the manufacturing of concrete in a form suitable for the immediate use in the construction of Buildings, structures, roads or driveways.

Playground

Means a park or part thereof which is equipped with active recreational facilities oriented to children [see also Park].

Pond

Means a naturally existing or man-made body of standing water, which exists on a year-round basis and occurs in a depression of land or expanded portion of a stream, and that does not meet the definition of Swimming Pool.

Porch or Veranda

Means a covered entrance to a building usually with a separate roof and unenclosed and used as an outdoor living space that is accessed by stairs from grade and which provides access to the first storey of a dwelling unit.

Portable Asphalt Plant

Means a facility with equipment designed to heat and dry aggregate and to mix aggregate with bituminous asphalt to produce asphalt paving material, and includes stockpiling and

storage of bulk materials used in the process and which is not of permanent construction, but which is to be dismantled at the completion of the construction process. Portable asphalt plants must comply with the applicable separation distances and/or on environmental compliance approval.

Portable Concrete Plant

Means a building or a structure with equipment designed to mix cementing materials, aggregate, water and admixtures to produce concrete, and includes stockpiling and storage of bulk materials used in the process and which is not of permanent construction, but which is to be dismantled at the completion of the construction process.

Premises

Means the area of a building and lot occupied or used by a business or enterprise. In a multiple tenancy building occupied by more than one business, each business area shall be considered separate premise.

Principle Use

Means the primary purpose for which a lot, building or structure is used or intended to be used.

Printing and Processing Service Shop

Means a building or part of a building used by one or more persons who are employed in customer service, graphic design and production and conducting of an activity specifically undertaken to aid individuals or an industrial or commercial office with a variety of branding and publishing of printing products including but not limited to stationary, maps, guidelines, pamphlets, flyers or similar products and may include document finishing, laminating, packaging, receiving and distribution.

Private Road

Means a private right-of-way over private property which affords access to two or more abutting lots or a road created through the registration of a plan of condominium but does not include a street established or maintained by a public authority.

Processing Plant

Means the Use of lands, Buildings, or Structures, where agricultural produce, including meat and poultry products, is washed, cleaned, dusted, waxed, or otherwise prepared or packaged and from which such produce is shipped to a wholesale or retail outlet.

Propane Exchange Station

A small-scale secure facility used for the sale, storage, and exchange of standard-sized propane cylinders, typically used for residential barbecues or small appliances. A propane exchange station shall be considered an Accessory Use to a permitted Commercial or industrial use and may include an outdoor cage or cabinet structure designated to store

filled and empty cylinders in compliance with all applicable safety standards and regulations.

Public Access Point

Means public land designated by the appropriate authority and developed and maintained by the authority as a public access to a navigable water body.

Public Authority

Means the Township of Papineau-Cameron and any Boards or Commissions thereof, and any Ministry or Department of the Governments of Ontario or Canada, or other similarly recognized public agency

Public Service Use

Means any use of land, buildings or structures by or on behalf of a public authority, but does not include a public utility.

Public Utility

Means a premise used for public utility services by the Township of Papineau-Cameron, any Boards or Commissions thereof, any Ministry or Commission of the Governments on Ontario or Canada, and shall include utilities that provide electricity, gas, steam, water, telephone, internet or telecommunication services, cable television, transportation, drainage or sewage or refuse collection and disposal services, including a communications facility.

Quarry

Means any open excavation made for the removal of any consolidated rock or mineral including limestone, sandstone or shale, in order to supply material for construction, industrial or manufacturing purposes, but shall not include an excavation incidental to the erection of a building or structure for which a building permit has been granted by the Corporation, or an excavation incidental to the construction of any public works.

Railroad Use

Means a building, structure or use normally associated with a railroad operation subject to the Railway Safety Act, as amended.

Reconstruction

Means to re-build, erect, place, reconstruct, relocate, repair or assemble a previously existing building or structure to a habitable or useable condition which may include complete replacement, and may also include:

1. Any preliminary operation such as excavating, filling or draining; or
2. Altering any existing building or structure by an addition, enlargement, extension or other structural change; or

3. Any work which requires a building permit.

‘Reconstructed’ and ‘reconstruction’ shall have corresponding meanings. For the purpose of this definition, reconstruction/renovation/restoration may include the complete replacement of a building or structure.

Recreational Commercial Establishment

Means an establishment, building or structures where any recreational, social or cultural uses are operated commercially for profit on lands in private ownership, or under lease, such as health clubs, open or enclosed skating or curling rinks, open or enclosed pools, open or enclosed badminton or tennis courts, squash courts, bowling alleys, gymnasias, band shell or open theatre, and other similar uses except as otherwise specifically defined in this By-law. [See also Bingo Hall]

Recreational Equipment

Means a portable structure, vessel or vehicle that is designed and built to be carried by a motor vehicle, or a unit designed and built to be transported or operated under its own power or propelled power, for the purposes of providing recreation enjoyment or travel, and may include boats, boat or vehicle trailers, personal water craft, snowmobiles, all-terrain vehicles (ATVs) or other equipment used for recreational purposes and which are normally stored or parked on a lot.

Recreational Vehicle

Means any vehicle so constructed that is suitable for being attached to a motor vehicle for the purpose of being drawn or is propelled by the motor vehicle and is capable of being used for living, sleeping, eating or accommodation of persons on a temporary, transient or short-term basis, even if the vehicle is jacked up or its running gear is removed.

Examples include a motor home, tent trailer, a camper trailer, a recreational trailer, a fifth wheel or a bus converted into a motor home. For the purposes of this definition, a recreational vehicle shall be considered a structure for the purposes of establishing setbacks only. A recreational vehicle shall not be deemed to include a mobile home. The definition of a recreational vehicle shall not be interpreted to include recreational equipment [see photos].

Figure 3.20: Recreational Vehicles





Recreational Vehicle Sales and Storage

Means a building and/or lot which are used for the display, storage and/or sale of boats, and recreational vehicles or recreational equipment.

Recreational Vehicle Repair Garage

Means a building used for the repair, servicing, painting, refinishing, restoration or alteration of recreational vehicles and boats for gain or profit, but does not include a salvage yard.

Recycling Depot or Transfer Station

Means a special waste management facility which only serves as a temporary storage site for clean materials such as glass, paper, cardboard, plastic, white goods, metal, electronics and other similar products which will be transferred to another location for reuse. This definition does not include any other type of waste management system.

Registered Plan

Means a plan legally registered as per the Registry Act or the Land Titles Act.

Renewable Energy System

Means an energy source that is renewed by natural processes and includes wind, water, biomass, biogas, biofuel, solar energy, geothermal energy, tidal forces

Renovate – see Reconstruction

Residential Density

Means the number of dwelling units per hectare of lot area.

Restaurant

Means a premise, including a drive-through service facility, in which the principal business is the preparation and serving of food and refreshments to the public for consumption at tables within or outside the building and which may include the preparation of food in a ready-to-consume state for consumption off the premises.

Restaurant, Take-Out

Means a building or structure where food is prepared and offered for sale to the public to be taken out and/or delivered for consumption off the premises.

Retail Outlet

Means a single retail store which is accessory to a permitted commercial use.

Retail Store

Means a building wherein goods, wares, merchandise, groceries, substances or articles are offered for sale to the general public, and may include the limited storage of goods, wares, merchandise, substances or articles, but shall not include any other use defined herein.

Salvage Yard

Means a lot and/or building or portion thereof where used goods, wares, merchandise, articles, motor vehicles, machinery or parts thereof are processed or sold for further use, dismantled or abandoned. This definition may include a junk yard, a wrecking yard, a scrap metal yard, and an automobile wrecking yard on the premises.

Satellite Dish/Receiver

Means a structure designed, used or intended to be used to send or receive signals to or from a satellite.

Sauna

Means an accessory building or structure wherein facilities are provided for the purpose of a sauna bath, either wet or dry, and may include a change/relaxation room, storage areas and a washroom but not kitchen or sleeping facilities.

Sawmill or Planing Mill

Means a building, structure or area where timber is cut or sawed, either to finished lumber or as an intermediary step.

Sawmill, Portable

Means equipment which is portable (e.g., may be drawn by a motor vehicle) and is used on a temporary basis for the cutting of saw logs.

School

Means a provincially-approved institution for academic instruction and shall include a public, a separate school, a vocational school, or a post-secondary school such as a college or university.

School Portable

Means a temporary Building or Structure designed to serve as a classroom and that is an Accessory Building to a Public School or Private School on a Lot.

School, Private

Means an educational establishment, other than a school, wherein teaching or instruction is offered for gain in such fields as academics, dancing, music, art, sports, business or trade, and any other such specialized school conducted for gain, and also includes such fields as a studio for photography and arts and crafts.

Seasonal Recreational Building

Means a residential, commercial, or industrial structure that lacks one or more of the basic amenities or utilities required for year-round occupancy or use such as a permanent heating system, insulation, and/or year-round usable plumbing.

Seating Capacity

Means the number of persons which can be accommodated in a building or structure or part thereof in a seated position on chairs, benches, forms or pews.

Secondary

Means a use that is clearly subordinate to the principal use of the property in terms of scale, intensity and function. For the purpose of on-farm diversified uses, this means that the farm remains the primary activity on the lot, while the secondary use:

- Occupies a smaller proportion of the total and area (e.g., capped by percentage/size thresholds in policy or by-law)
- Does not displace or impair the ongoing agricultural production of the property

Remains *Compatible* with surrounding agricultural and rural uses

Self-Storage Facility

Means a commercial building or part of a building wherein items are stored in separate, secured storage areas or lockers and may include the exterior storage recreational equipment and recreational vehicles.

Figure 3.21: Self-Storage Facility

**Sensitive Land Use**

Means buildings, amenity areas, or outdoor spaces where routine or normal activities occurring at reasonably expected times would experience one or more adverse effects from contaminant discharges generated by a nearby major facility. Sensitive land uses may be a part of the natural or built environment.

Sensitive Receptor

Means:

1. Recreational *Uses* which are deemed by the *Municipality* or provincial agency to be sensitive; and/or,
2. Any *Building* or associated amenity area (i.e., may be indoor or outdoor space) which is not directly associated with the *Industrial Use*, where humans or the natural environment may be adversely affected by emissions generated by the operation of a nearby industrial facility. For example, the *Building* or amenity area may be associated with residences, senior citizen homes, schools, day care facilities, *Hospitals*, churches and other similar *Institutional Uses*, or *Campgrounds*.

For clarity, the amenity area associated with private *Dwellings* in the rural area shall not constitute a *Sensitive Receptor*.

Separation Distance

Means the horizontal distance between buildings or structures or physical features measured from the closest point of the exterior wall or identifiable boundary of such building or structure, or of such physical structure.

Septage

Means untreated sanitary waste from a septic tank, privy or holding tank.

Service Outlet or Shop

Means a shop for selling, servicing, repairing, installing or renting items and equipment, including but without limiting the generality of the foregoing: radio or television shop, locksmith shop, small appliance shop, household and carpenter tool shop, shoe repair, a copy shop but shall not include a small engine shop or automotive repairs and automotive services.

Setback

Means:

1. With reference to a street, the least horizontal distance between the front lot line and the nearest building line.
2. With reference to a water body, the least horizontal distance between the high water mark and the nearest building line.
3. With reference to a building, structure or land use and not applicable under paragraph (1) or (2), shall mean the least horizontal distance from the building, structure or land use in question; and
4. With reference to a private road, shall mean the least horizontal distance between the edge of the travelled portion of the road or surveyed boundary of the nearest building

line of any building or structure, or the limit of the private road as shown and measured on a survey.

Sewage and Water Systems

a) Full Municipal Sewage and Water Services:

Means piped sewage and water services that are connected to a centralized water and wastewater treatment facility

b) Communal Services:

Means sewage works and sewage systems and water works that provide for the distribution, collection or treatment of sewage or water but which:

- i) Are not connected to full municipal sewage and water services;
- ii) Are for the common use of more than five residential units/lots
- iii) Are owned, operated and managed by a municipality or, another public body, or a condominium corporation or single owner which has entered into an agreement with the municipality or public body, pursuant to Section 51 of the Planning Act, providing for municipal/public body assumption of the communal services in the event of default by the owner.

c) Individual On-Site Systems

Means individual autonomous water supply and sewage disposal systems that are owned, operated and managed by the owner of the property upon which the system is located and which do not serve more than five residential units/lots.

d) Partial Services

Means connection to one communal service or full municipal service where the other connection will be to an individual on-site system.

Sewage and Wastewater Treatment Facility

Means a treatment facility to treat raw sewage and wastewater.

Shooting Range or Rifle Club

Means a premise for commercial or private recreational target practice, skeet shooting, pistol shooting, rim fire and centre fire, a sporting clay range rifle shooting, archery, gun or hunter safety instruction and may include accessory facilities

Shoreline

Means a lot line or portion thereof which abuts or parallels the high water mark of a water body.

Shoreline Buffer Zone

Means a natural area, adjacent to a shoreline, maintained or re-established in its natural pre-development state, with the exception of minimal pruning of vegetation, the removal of trees for safety reasons, for the purpose of protecting natural habitat and water quality and minimizing the visual impact of buildings or structures on a lot, and may include the installation of a pathway or trail providing water access.

Sign

Means any writing, letter work or numeral, any pictorial representation, illustration, drawing, image or decoration, any emblem, logo, symbol or trademark or any device with similar characteristics which:

1. Is a structure, or part of a structure, or which is attached thereto or mounted thereon; and
2. Which is used to advertise, inform, announce, claim, give publicity or attract attention.

Solar Collector

Means a Class 1 or 2 ground mounted, or rooftop mounted or wall mounted device under the *Green Energy and Green Economy Act, 2009* with a name plate capacity of less than or equal to 10 kW consisting of photovoltaic panels that collect solar power from the sun (see photo).

Figure 3.22: Solar Collector



Solar Collector, Commercial

Means a Class 3 ground mounted device under the *Green Energy and Green Economy Act, 2009* with a name plate capacity of less than or equal to 10 kW consisting of photovoltaic panels that collect solar power from the sun (see photo). **Solar Farm**

Means any collection of solar collectors or panels employed in the collection of direct solar radiation for the purpose of generating electricity for sale or distribution to the electricity grid.

Solarium

Means a glassed-in structure or room projecting from an exterior or main wall of a building which may be used for sunning, therapeutic exposure to sunlight, or for a use where the intent is to optimize exposure to sunlight.

Small-scale Wind Turbine

Means any piece of electrical generating equipment that converts the kinetic energy of blowing wind into electrical energy using airfoils or similar devices to capture wind and that has a maximum height of 17.0 metres.

Solar Panel

Means any photovoltaic energy system designed for the generation of electric power from the collection of sunlight, including the photovoltaic panels, foundations, support Structures, braces and related equipment

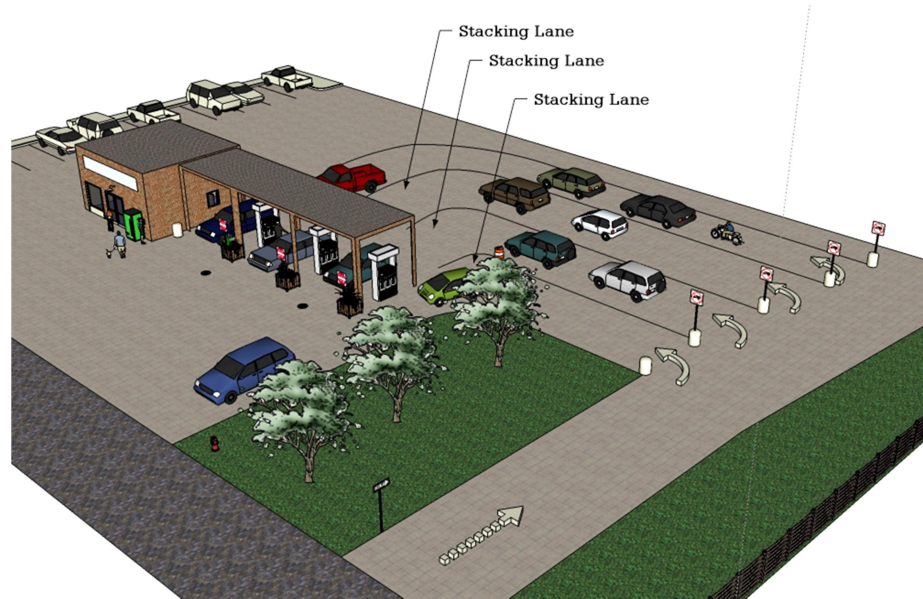
Stacking Lane

Means an on-site lane for motorized vehicles which accommodates vehicles using a drive-through facility that is separated from other vehicular traffic and pedestrian circulation. Stacking lanes may be separated by any combination of barriers, markings or signage.

Stacking Space

Means a portion of a stacking lane which provides standing room for motor vehicles in a queue for a drive-through facility while the occupants are awaiting service [see Figure 3.23].

Figure 3.23: Stacking Lanes



Storage Container

Means a pre-fabricated metal or steel accessory building used for the transport and and/or storage of storage of goods and materials but shall not include the body of a transport trailer, straight truck box or motor vehicle [see photos].

Figure 3.24: Storage Containers



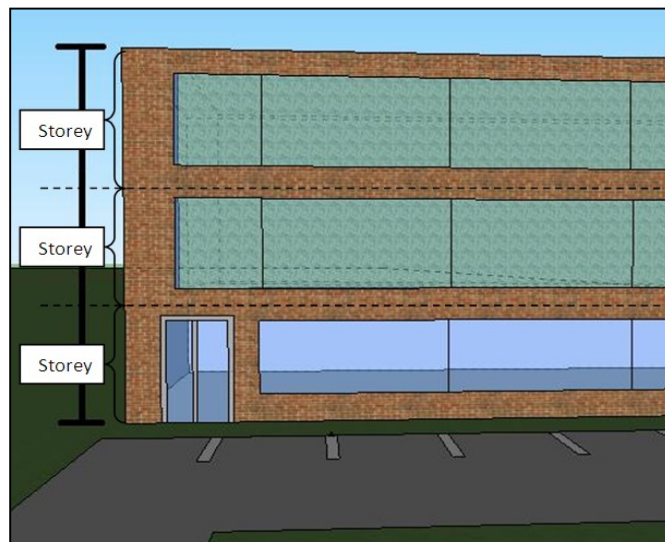
Storage Facility

Means the *Use* of lands or *Buildings* for storing materials, goods, or produce to preserve them in a condition that makes them usable at a later date.

Storey

Means that portion of a building other than a cellar or basement included between the surface of any floor and the surface of the floor, roof deck, ceiling or roof immediately above it. [See Figure 3.24]

Figure 3.25: Storey



Stormwater Management Facility

Means end-of-pipe management facilities being a detention or retention basin, which may include a permanent pool, designed to temporarily store and treat collected stormwater runoff and release it at a controlled rate.

Street

Means an improved public thoroughfare, lane, road or highway affording principal means of access or entrance to abutting properties, and which has been assumed and is maintained year-round by a public authority.

Street Allowance

Shall have a corresponding meaning to that of a street or private road.

Street Line

Means the limit of the road or street allowance and is the dividing line between a lot and a street or a private road.

Structure

Means anything constructed or erected, the use of which requires location on the ground or attached to something having location on the ground and, without limiting the generality of the foregoing, includes a recreational vehicle, a sign, a swimming pool, a deck, temporary fabric/tent car shelter and an individual on-site sewage service (i.e., septic tank).

Studio

Means a building or part thereof used:

1. As the workplace of a cabinetmaker, ornamental welder, photographer, artist, or artisan or any similar artist or craftsman, where unique articles are made or fabricated and offered for sale;
2. For the instruction of art, music, languages or similar disciplines.

Swimming Pool

Means an open or covered or inflatable pool designed to be used for swimming, wading, diving or recreational bathing which is at least 91.44 cm [36 inches] in depth but shall not include a natural dug or dammed pond intended for aesthetic or agricultural purposes.

Tavern

Means a "tavern" as defined by the *Liquor License Act*.

Temporary Building

Means a building or structure intended for removal or demolition within a prescribed time as set out in a building permit.

Temporary Car Shelter

Means a prefabricated temporary structure usually constructed with a metal, wood or plastic frame and covered with a tarpaulin or other similar type of fabric or plastic cover used primarily for the storage of a motor vehicle or other equipment and is designed to be dismantled or removed. If over 60 m² will be subject to the requirements under the Ontario Building Code Act.

Figure 3.27: Temporary Car Shelter



Temporary Sales Office

Means the temporary *Use* of land or the temporary *Use* or *Erection* of a *Building*, *Structure*, or trailer for a sales and rental office incidental to the construction of one or more *Dwellings* approved under a Plan of Subdivision, Plan of Condominium, or Site Plan Approval.

Tent

Means every kind of temporary shelter for sleeping or storage that is not permanently affixed to the site and that is capable of being easily moved.

Transport Terminal

Means an establishment used for the purpose of storing, servicing, washing, repairing, or loading of trucks and Transport Trailers with materials or goods that are not manufactured, assembled, warehoused, or processed on the same Lot.

Transport Trailer

Means any vehicle so constructed that it is suitable for being attached to a motor vehicle for the purpose of being drawn or propelled by the motor vehicle and is capable of being used for the transport of goods, materials, equipment, or livestock notwithstanding that such vehicle is jacked up or that its running gear is removed.

Top of Bank

Means the first significant lake ward break in a ravine slope where the break occurs such that the grade beyond the break is flatter than 3:1 measured perpendicularly from the break.

Tourist Establishment

Means land buildings or structures used for the purpose of sleeping accommodation on a temporary basis by tourists or vacationers, including a motel, lodge or bed and breakfast establishment, and rental cottage or cabins where more than 3 such rental units or guest rooms occupy the same property, including accessory uses such as dining, meeting and

beverage rooms and similar uses and which such establishment complies with all applicable short-term accommodation requirements.

Tourist Outfitters Establishment

Means land, buildings or structures operated throughout all or part of a year which may or may not furnish overnight accommodation and facilities for serving meals and furnishes equipment, supplies or services to persons in connection with angling, hunting, camping or other similar recreational purposes.

Township

Means the Corporation of the Township of Papineau-Cameron.

Transportation Depot or Truck Terminal

Means land buildings or structures where commercial vehicles are kept for hire, rental and/or leased, or stored and/or parked for remuneration and/or from which such vehicles are dispatched for hire as common carriers and where such land, structure or building may be used for the storage and/or distribution of goods, wares, and merchandise.

Use or Used

Means the purpose for which a lot or a building or a structure is designed, arranged, occupied or maintained.

Utility Building

Means a *Building* used in conjunction with the supplying of local utility services, including a water or sewage pumping station, a water storage reservoir, a gas regulator *Building*, a hydro substation, a telephone *Building* for exchange, long distance, or repeater services.

Warehouse

Means a building or structure or portion thereof used or intended to be used for the bulk storage and distribution of goods, merchandise, or materials but shall not include a transportation depot.

Waste Management Facility

Means land or a site which is licensed or approved by the Ministry of the Environment, Conservation and Parks and/or its agents where ashes, garbage, refuse, domestic waste, industrial waste, or municipal refuse compost, excluding radioactive or toxic chemical wastes is disposed of or dumped. This definition shall include waste transfer stations and recycling depots.

Water Access Lot

Means a lot that is accessed by a navigable water body only.

Water Body

Means any bay, lake, river, natural watercourse or canal but excluding a drainage or irrigation channel.

Water Frontage

Means a lot which has one or more lot lines abutting a navigable watercourse, bay or lake.

Wayside Pit

Means land from which unconsolidated aggregate is removed by means of open excavation on a temporary basis for use by a road authority solely for the purpose of a particular project or contract of road construction and not located on the road right-of-way, subject to the requirements of the Aggregate Resources Act.

Wayside Quarry

Means land from which consolidated aggregate is removed by means of open excavation on a temporary basis for use by a public authority solely for the purpose of a particular project or contract of road construction and not located on the road right-of-way, subject to the requirements of the Aggregate Resources Act.

Welding Shop

Means a building or structure or part thereof where metal products are joined, repaired or shaped by welding but no mass productions shall be involved.

Wellness Centre

Means a premise devoted to the actively sought goal of good health and includes the teaching and practice, in both individual and group sessions, of a range of holistic, alternative and integrative natural health practices and may include meditation, acupuncture, shiatsu, massage therapies, yoga, and healthy eating programs, and may include accessory uses such as administrative offices, physical fitness rooms, and waiting rooms, directly associated with the premises, but excludes a recreational commercial establishment.

Wetlands

Means lands that are seasonally or permanently covered by shallow water, as well as lands where the water table is close to or at the surface. In either case the presence of abundant water has caused the formation of hydric soils and has favoured the dominance of either hydrophytic plants or water tolerant plants. The four major types of wetlands are swamps, marshes, bogs and fens.

Periodically soaked or wet lands being used for agricultural purposes which no longer exhibit wetland characteristics are not considered to be wetlands for the purposes of this definition.

Wholesale Establishment

Means a building or part of a building where goods, wares, merchandise or articles are stored in bulk for sale in wholesale quantities but does not include premises where any goods, wares, merchandise, substances or articles are offered or kept for sale at retail.

Wind Farm

Means a collection of wind turbines all in the same geographical location which are used in combination for the generation of mechanical or electrical generation.

Wind Turbine

Means a Class 1 wind facility with a name plate capacity less than or equal to 3 kW machine designed and used for converting the kinetic energy in wind into mechanical energy or electrical energy.

Wind Turbine, Commercial

Means a Class 2, 3 or 4 wind facility with a name plate capacity greater than or equal to 3 kW machine designed and used for converting the kinetic energy in wind into mechanical energy or electrical energy.

Yard

Means an area of open land between a main wall of a building and a lot line that, except for landscaping or accessory buildings and projections specifically permitted elsewhere in this By-law, is unobstructed above grade.

Yard, Front

Means a yard extending across the full width of the lot between the front lot line and a line drawn parallel or concentric thereto and through the point of the main wall of a main building closest to the front lot line.

Yard, Rear

Means a yard extending across the full width of the lot between the rear lot line and a line drawn parallel or concentric thereto and through the point of the main wall of the main building closest to the rear lot line. Where there is no rear lot line, the rear yard shall be measured from the intersection of the side lot lines to the closest point of the main wall of the main building.

Yard, Side

Means a yard extending from the front yard to the rear yard between the side lot line and a line drawn parallel or concentric thereto and through the point of the main wall of a building closest to the side lot line.

Yard, Side Exterior

Means a side yard adjacent to a street.

Yard, Side - Interior

Means a side yard other than an exterior side yard.

Yard Sale

Means the occasional or infrequent sale (e.g., one or two days annually) of household goods, clothing, furniture, tools, recreational equipment or other second-hand articles or sundry items, usually by the households on an individual property, and may include a joint sale by neighbours on the same street or a joint sale at a school, a place of worship or other location.

Part 4: General Provisions

The General Provisions section of the Zoning By-law sets out regulations which apply regardless of the specific zoning. While the zone provides specific controls corresponding to such items as permitted uses and other restrictions, the General Provisions regulations are more general in nature. Development must comply with all applicable provisions in the General Provision in addition to the requirements of the specific zone regulations.

4.1 ACCESSORY BUILDINGS, STRUCTURES AND USES

1. Accessory uses, buildings and structures shall be permitted in all zones.
2. Accessory Buildings and Structures shall not be used for any form of human habitation, unless said buildings comply with the provisions of Additional Dwelling Units, Cabins or Bunkies section in this By-law. All other forms of Accessory Buildings and Structure are prohibited from having the combination of heated living space, washroom facilities and cooking facilities. An Accessory Building does not comply with the provisions of Additional Residential Dwelling Units, Cabins, or Bunkies, such as a Private Garage, is permitted to have heating facilities and washroom facilities in the absence of cooking facilities provided the Accessory Building is not used for Human Habitation.
3. Additional Residential Dwelling Units, Bunkies, and Cabins are regulated by the provisions of their own respective sections in this By-law, and by the provisions of this section. Where there is a conflict, the provisions of the Additional Residential Dwelling Unit, Bunkies, and Cabins sections of this By-law shall prevail.
4. Accessory uses, buildings and structures shall comply with the zoning regulations for the zone in which they are permitted. Except where specified otherwise, no accessory building shall be erected closer than 1 metre to any interior side lot line, rear lot line, or the main building.
5. All accessory uses, buildings and structures to a permitted principal use or main building shall be located on the same lot and in the same zone as the principle use or main building.
6. Accessory uses, buildings and structures shall not be erected or established prior to the erection or establishment of the main building or use except for:
 - a) A permitted garage - private building.

- b) A permitted temporary building during the term of an active building permit; or
 - c) An individual on-site sewage disposal system;
 - d) A dock on a water access lot.
 - e) A recreational vehicle.
7. No accessory building or structure shall be erected closer to the front lot line or the exterior side lot line than the minimum front yard and external side yard setbacks required for the main building except for:
- a) A shelter for use by children waiting for a school bus, if such use is located in a rural zone.
 - b) A farm produce outlet if such structure is located in a rural zone.
 - c) A freestanding satellite dish/receiver or solar collector (but not including a communications facility);
 - d) Recycling and waste control containers;
 - e) A sign erected in compliance with the zone regulations of this By-law or a By-law enacted under the Municipal Act.
 - f) Outdoor storage or outdoor display where permitted in this By-law.
 - g) A temporary car shelter.
 - h) A gate house used for security for a gated residential complex or permitted non-residential use.

All such buildings or structures exempted under Section 7 shall be set back a minimum of 3 metres from the front lot line or exterior side yard lot line or rear lot line in the case of a waterfront lot and shall comply with the interior side yard and rear yard setbacks in the zone in which they are located.

8. A common or mutual semi-detached garage, erected simultaneously on both sides of the lot line as one Building, may be centered on the mutual side and/or rear lot line, with respect to the common or dividing wall of said Building.

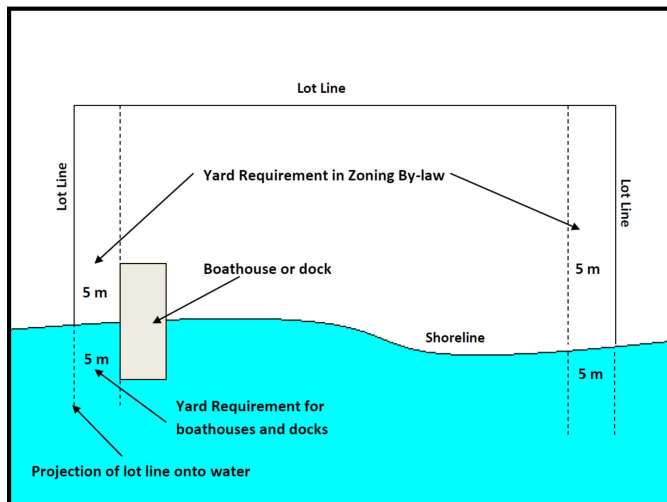
9. Temporary Car Shelters

- a) The minimum setback of a temporary car shelter shall be 3 m from a front yard lot line or exterior front yard lot line and 1.0 m from an interior side yard lot line.
- b) No temporary car shelter shall be erected so as to obstruct a sight triangle.

4.2 ACCESSORY SHORELINE STRUCTURES

1. Boathouses

- a) A boathouse shall be permitted as an accessory use to a permitted dwelling in an R or LSR zone.
- b) A boathouse shall not be erected closer than 5.0 metres from the nearest adjacent lot line.
- c) A boat house shall not be used for sleeping accommodation or human habitation.
- d) A flat roofed boat house may be used as a roof-top deck or patio.



2. Docks

- a) Docks shall be limited to floating, cantilevered or post dock construction.
- b) No dock shall be permitted which constitutes a navigation or safety hazard.
- c) In water bodies with a width of 150.0 metres or less, no dock shall be constructed which will exceed 20% of the width of the adjacent water body.
- d) Where required, the owner shall obtain a valid permit issued by the Ministry of Natural Resources and Forestry and/or the North Bay Mattawa Conservation Authority.

3. Pumphouse

A pumphouse may be erected and used in the shoreline buffer zone provided its location complies with the minimum interior side yard setback.

4.3 STORAGE CONTAINERS

1. Storage containers, including sea containers, shall comply with the Ontario Building Code, where applicable..
2. Storage containers shall not be used for a purpose prohibited in the zone in which they are located (i.e. storage for commercial gain in a non-commercial area).
3. Storage containers shall not be used for human habitation.
4. Storage containers shall be located in the side or rear yard and shall not be permitted in the front yard, unless the lot is of sufficient size and configuration that the front yard is the only practical location, in which case the storage container shall be screened from view from an abutting road or lot by existing vegetation, landscaping or fencing.
5. Storage containers shall comply with the minimum setback requirements applicable to accessory structures in the zone in which they are located.
6. Where more than three storage containers are located on a lot, they shall be screened from view from any abutting road or adjacent lot by existing vegetation, landscaping, or fencing.

4.4 SWIMMING POOLS

Private swimming pools, both above-ground and in-ground and both open and covered, shall be permitted subject to the By-laws of the Township regarding swimming pools and the following regulations:

1. Outdoor Open Pools

- a) Open Pool areas shall be totally enclosed by a fence constructed with vertically boarded wood, chain link, masonry, plastic, metal construction or a material having an equivalent degree of strength and having no rails or other horizontal or diagonal bracing or attachments on the outside that may facilitate climbing and shall have no opening with a horizontal dimension greater than 101.6 millimetres and having a minimum height of 1.2 metres above the established grade and which shall be installed to include a self-closing and self-latching gate which shall be placed at the top of the gate on the pool side;
- b) Where a pool is an above-ground pool, any combination of the pool wall, surrounding fence or structure totalling a minimum of 1.2 m in height above the established grade shall be deemed to meet the fencing regulations

- provided that a self-latching gate or equivalent arrangement is installed to prevent unauthorized entry;
- c) A wall or walls of a building or buildings may form part of a swimming pool fence provided that all openings affording access from a building directly to an enclosed swimming pool area is/are equipped with a locking device located not less than 1.2 metres from the bottom of the floor;
 - d) Any building or structure, other than a dwelling, required for changing clothing or pumping, filtering or storage or any similar purposes shall comply with the provisions respecting accessory uses and structures.
 - e) No part of an outdoor swimming pool including an associated apron or platform which is in a front or side yard shall be constructed closer to a street line than the regulations for a main building in the zone within which it is located nor closer to the lot line in a rear yard than the minimum distance required for an accessory use or structure;
 - f) Notwithstanding the foregoing, outdoor swimming pools which are accessory to hotels, motels and tourist establishments may be located in the front yard provided the swimming pool meets all other regulations of this By-law; and
 - g) A hot tub shall be exempted from the fence provisions provided that the hot tub is adequately secured by a cover equipped with a self-locking device, which cover shall be kept locked in place over the tub when the hot tub is not in use.

2. Indoor Swimming Pools

Indoor pools shall comply to the accessory building regulations or to the zone regulations where the pool is part of the main building.

4.5 GENERAL REGULATIONS ON HABITABLE SPACE

1. Bunkies / Sleep Cabins / Yurts / etc.

Bunkies shall comply with the following provisions:

- a) Where identified as a permitted Use, a single Bunkie is permitted on a Lot as an Accessory Building provided:
 - i. One Dwelling exists on the Lot.
 - ii. No detached Additional Residential Dwelling Unit exists on the Lot.
 - iii. The Bunkie is within 50.0 metres of the Dwelling.
 - iv. The Lot is at least 0.4 ha in area.

- b) The Setback and Height provisions that apply to Accessory Buildings and Structures shall apply to Bunkies.
- c) The maximum permitted Ground Floor Area of a Bunkie is 40 square metres.

2. Cabins / Camps (Recreational)

Cabins shall comply with the following provisions:

- a) In Rural (R) Zone, a single Cabin can be permitted as a primary use of the property. The Cabin must be located a setback of 30.0 metres from any property line. No minimum lot area or lot frontage requirements apply to a Cabin, in this instance, but the property must retain legal access by way of a legal easement, right-of-way or Crown access.
- b) In all other Zones where a *Cabin* is identified as a permitted *Use*, a single *Cabin* is permitted on a *Lot* as an *Accessory Building* only, provided:
 - i. One *Dwelling* exists on the *Lot*.
 - ii. The *Cabin* is within 75.0 metres of the *Dwelling*.
 - iii. The *Lot* is at least 0.4 ha in area.
- c) In the Rural (R) Zone, a cabin can also be considered an accessory use and would then follow Section 2(b).
- d) Notwithstanding the above, it is expected that multiple *Cabins* may be permitted through site-specific zoning by-law amendments in relation to planned resource-based recreation sites. Where site-specific amendments permit multiple *Cabins*, the number and location of the *Cabins* shall be determined through said site-specific zoning.
- e) Notwithstanding the default definition of *Cabin* within this By-law, where multiple *Cabins* are permitted on a *Lot* through site-specific zoning, said *Cabins* are permitted to have cooking facilities.
- f) The *Setback* and *Height* provisions that apply to *Accessory Buildings and Structures* shall apply to *Cabins*.
- g) The maximum permitted *Ground Floor Area* of a *Cabin* is 40.0 square metres (Sleep Cabins).

3. Dwellings

- a) No Dwelling shall in its entirety be located below grade, except where one wall of the Dwelling Unit is completely exposed to the exterior and contains a door and windows for the Dwelling Unit below grade.
- b) A new Dwelling where the access (i.e., the Driveway) to the Dwelling traverses a Hazard or Wetland Zone is only permitted, provided it is demonstrated that Safe Access can be ensured, and unacceptable Alterations to natural heritage and hazard features are not required.
- c) Dwellings are primarily intended to be used as permanent residences or as seasonal residences for the personal use of the owner of said seasonal residence.
- d) Dwellings that are intended to be located within 1000 metres of a MX zone and/or licensed aggregate pit will require the owner to sign an acknowledgement that they were aware of the nearby MX zone and/or licensed aggregate pit and its potential impacts.

4. Farm Help Accommodations

This By-law does not provide as-of-right permission for *Farm Help Accommodation* above and beyond what is permitted through the *Additional Residential Dwelling Unit* provisions. A detached *Additional Residential Dwelling Unit* may be used to house temporary farm labourers as this By-law does not discriminate on the basis of who occupies a *Dwelling Unit*. Additional Temporary *Farm Help Accommodation* Structures, such as Mobile Homes or Recreational Trailer, may be permitted by way of a temporary use by-law. Permitting additional permanent farm help accommodation *Structures* through site-specific amendment in addition to a detached *Additional Residential Dwelling Unit* is discouraged in order to avoid circumventing the intent of this By-law.

5. Additional Residential Dwelling Units

A maximum of one attached *Additional Residential Dwelling Units* (ADU) or a maximum of one attached ADU or one detached ADU, are permitted per lot, to a maximum of two dwelling units on any property this section of policy is applicable to, and shall comply with the provisions contained in this section:

- a) A home industry shall not be permitted in an attached or detached ADU.
- b) A lot with an attached ADU and/or detached ADU shall have one and not more than one driveway.
- c) The overall maximum lot coverage of a lot shall be permitted to increase by up to an additional 10%, of which 10% is solely calculated towards a detached ADU.
- d) A *Balcony* or *Deck* shall not be permitted on the second storey of a two-storey detached ADU, except in a *Commercial* zone.

- e) A detached ADU shall not have a height greater than the primary dwelling on the lot nor be of a size that is greater than the primary dwelling on the lot on which they are located.
- f) The *Additional Residential Dwelling Unit* shall be located on the same property as the principal dwelling.
- g) ADUs in a *Commercial* zone shall be attached to the principal *Building*, and at no time shall a detached ADU be permitted. A maximum of one (1) ADU is permitted in select Commercial Zones.
- h) An ADU shall not be permitted within any agricultural or livestock *Building*.
- i) The lot must meet the minimum lot area requirements identified in the respective zone. An ADU may be permitted on smaller Lots subject to a minor variance being supported by an analysis confirming adequate water supply. See the servicing requirements of the Official Plan for direction.
- j) When implementing ADUs, the following lot requirements are required:
 - i. The ADU is not permitted in the front or exterior side yard and must be located within the rear or interior side yard.
 - ii. Parking must be made available to a minimum of one (1) space. Tandem parking shall be permitted.
 - iii. Must comply with the standard zone provisions and the Accessory Buildings and structures provisions.
 - iv. Must be a minimum of 75.0 metres from the principal dwelling.

6. Bed and Breakfast

All bed and breakfasts proposed in the Township of Papineau-Cameron must conform to the provisions identified under Section 2.3.1 in the East Nipissing Planning Board Official Plan. In addition:

- a) A bed and breakfast establishment shall be permitted as an accessory use to any permitted single detached dwelling.
- b) A maximum of four (4) guest rooms shall be permitted for any one bed and breakfast establishment.
- c) The use of the dwelling as a bed and breakfast establishment shall not change the residential character of the dwelling.
- d) Bed and breakfast establishments shall not be subject to the home-based business regulations of Section 4.9 of this By-law.
- e) The bed and breakfast establishment shall comply with any applicable requirements of the local Health Unit, the Building Code, and the Fire Code.
- f) One (1) sign only not exceeding 1.2 m² [12.9 ft²] in surface area nor exceeding 1.5 m [4.92 ft.] in height and which does not flash or oscillate shall be permitted to advertise a bed and breakfast establishment. The permitted sign may be a

freestanding sign in a front or side yard or may be attached to a wall of a permitted building or structure but shall not obstruct any sight triangle. A minimum setback from any lot line of 1 meter [3.28 ft.] shall apply.

- g) A breakfast service shall be available to guests.

4.6 FLOOD PLAIN

1. General

No dwelling shall be constructed or extended or expanded below the regulatory flood elevation of any water body and no person shall use any land or erect, alter or use any building or structure in the flood plain of any water body except in accordance with the following provisions.

Regulated Flood Elevations

For the purposes of this By-law, the regulatory flood elevation for the following water bodies shall apply:

- a) Chant Plein at Hurdman Dam (Mattawa River) – 160.78 m
- b) Earl's Lake – 178.0 m
- c) Ottawa River – 156.6 m (excluding floodway for Town of Mattawa)
- d) Where no flood elevation or flood line has been established, the setback from the top of bank shall be 30 m [98.4 ft.] unless otherwise determined by the North Bay-Mattawa Conservation Authority.

2. Permitted Uses Within the Flood Plain

- a) Buildings or structures intended for flood or erosion control or slope stabilization;
- b) All buildings and structures in Existence on the Day of the Passing of this By-law;
- c) Conservation Use excluding any buildings or structures;
- d) Forestry Use excluding any buildings or structures;
- e) Parks excluding any buildings or structures;
- f) Hydro-electric generating facilities;
- g) Marine Facility;
- h) Marina; and
- i) Infrastructure incidental to a water supply or wastewater treatment facility such as a water intake or sewer outfall but not including the main building of a water filtration plant or wastewater treatment facility.

3. Prohibited Uses within the Flood Plain

Buildings and structures shall not be permitted to locate in hazardous lands or hazardous sites where the use is:

- a) An institutional use including hospitals, a day nursery, pre-schools, school nurseries, a continuum-of-care facility, long-term care homes and a school or a private school.
- b) An essential emergency service such as that provided by fire, police and ambulance stations and electrical substations, and
- c) A use associated with the disposal, manufacture, treatment or storage of hazardous substances.

4. Additional Provisions

- a) Any new building or structure or any expansion of or addition to any building or structure permitted in the Flood Plain after the day of the passing of this By-law must incorporate appropriate engineered construction techniques which reduce or eliminate the risks of flood damage or damage from unstable slopes. The specific approval of the North Bay-Mattawa Conservation Authority must be obtained prior to the issuance of a building permit.
- b) Modification of the flood plain through the placing or dumping of fill, excavation, changing the channel of any water body or diverting a water course within the prescribed limits of the fill lines is prohibited unless otherwise permitted by the North Bay-Mattawa Conservation Authority.
- c) For the purpose of lot creation via severances or subdivisions, flood plain, hazard lands and wetlands are not counted toward the minimum lot area requirement.
- d) Development will not be permitted until safe access to the structure is deemed acceptable by the North Bay-Mattawa Conservation Authority.

4.7 FRONTAGE ON A PUBLIC STREET

No person shall erect any building or structure or use any land in any zone unless the lot upon which such building or structure is to be erected or the land to be used has access to and meets the minimum lot frontage on a street.

1. Exceptions

Despite the above, the lot shall be deemed to have access for the purpose of this by-law:

- a) For a permitted use located on an existing private road, existing easement and for a permitted use located in a registered condominium located on an internal private road;
- b) For any permitted use on an island provided a public access point is available on the main land;

- c) Infill on a private road existing on the day of the passing of this by-law;
- d) For A camp;
- e) For a farm field;
- f) For a resource related use located on Crown Land;
- g) For a communications facility;
- h) For a public utility;
- i) For a wayside pit or quarry;
- j) For a water access lot;
- k) For any passive outdoor recreational use or activity such as skiing, snowmobiling, hiking, mountain biking or similar activities, and
- l) Provided all other applicable zone regulations are met.

In no way shall these exceptions mean that the Township authorizes trespassing over private lands.

2. In addition to all the requirements of the Corporation, all development adjacent to any Provincial Highway is also subject to the requirements and permits of the Ministry of Transportation.
3. Road maintenance agreements will not be permitted in the Township of Papineau-Cameron.

4.8 HELIPAD, HELIPORT

Where a Helipad or Heliport is permitted in this By-law, the following provisions shall apply:

1. The setback between the edge of the helipad and the main wall or receptor of a sensitive land use shall be determined by a noise and vibration study undertaken by a professional competent in undertaking such studies. Reference shall be made to Ministry of the Environment, Conservation and Parks Noise Guideline NPC-300;
2. The setback between the edge of the helipad and any non-residential use not classified as a sensitive land use shall be 200 metres; and
3. The classification, design, construction and operation of a Heliport shall comply with Standard 325, Heliports, Part III, Canadian Aviation Regulations issued under the Aeronautics Act, administered by Transport Canada.

4.9 HOME-BASED BUSINESS

1. Home businesses are permitted wherever a single-detached dwelling is listed as a permitted use, subject to the following conditions:

- a) Can be located in an out Building or Accessory Building or Structure, so long as it meets all other applicable regulations in this Zoning By-law,
 - b) When located inside the dwelling, not more than 25% of the gross floor area of the dwelling can be used for the purpose of home business uses,
 - c) Only persons residing in the dwelling can operate the home business,
 - d) Any Sign related to the Home Business Use shall comply with any Sign by-law in effect in the Township,
 - e) Such home business is clearly secondary to the main residential use and does not change the residential character of the dwelling house or unit nor create or become a public nuisance, particularly regarding traffic, parking, noise, noxious odours, or emission of smoke,
 - f) One additional off-street parking space is provided.
2. Such *Home Business* uses may include a business or professional office, a medical or drugless practitioner, massage or physiotherapist, personal services or service shop, an animal groomer, a nanobrewery, a *Child Care Centre* with no more than 5 children, music and/or singing instructor, teaching/tutoring centre with no more than two (2) students at a time, a home-craft business, a distribution sales office provided the product or service delivery is primarily off-site, however, a health clinic, nursing home, private hospital, veterinary clinic, and an animal kennel shall be deemed not to be a home business;
- a) The operation of a barber or beauty shop shall be limited to two (2) operators at any one time, so long as one additional off-street parking space is provided for each outside employee(s) that do not reside on the property.
 - b) A nanobrewery shall have no outside employees.
 - c) No outdoor storage or display of materials or goods in support of such home business shall be permitted.

4.10 HOME INDUSTRY

1. No home industry shall be permitted in any zone unless defined as a permitted use and conforms to the following provisions:
- a) A Dwelling Unit must exist on the property and must be occupied.
 - b) The maximum floor area of all buildings and structures used for the Home Industry shall be 300 square metres. All other provisions of the Zoning By-law within that zone must be met.
 - c) The Home Industry must be located within an Accessory Building and/or Structure.
 - d) All Buildings and structures must be located within 150.0 metres of the principal dwelling on the lot.
 - e) The Use is located on a lot that has a minimum lot area of 4.0 hectares.
 - f) Persons residing in the dwelling operate the Home Industry.

- g) A maximum of two (2) outside employees that do not reside on the property shall be permitted.
- h) One additional off-street parking space shall be provided for each outside employee(s) that do not reside on the property.
- i) Not more than one (1) Home Industry is permitted on a lot.
- j) Any Sign related to the Home Industry Use shall comply with any Sign by-law in effect in the Township.
- k) There shall be no retail sales from the property, unless occurring entirely online.
- l) A Home Industry that involves the repair of motor vehicles shall be limited to a maximum of two (2) bays.
- m) Commercial vehicles and equipment associated with the Home Industry shall be stored within an interior side or rear yard. Such vehicles and equipment shall be screened from view from any abutting road or adjacent lot by existing vegetation, landscaping, or fencing where practicable.
- n) The Home Industry shall be clearly secondary to the main residential use of the lot and does not change the residential character of the dwelling house or unit nor create or become a public nuisance, particularly in regard to traffic, parking, noise, noxious odours, or emission of smoke. The occasional loading, unloading, and maintenance of equipment associated with the Home Industry shall not in itself constitute a public nuisance.
- o) Outdoor Storage of equipment, machinery, or materials associated with the Home Industry Use shall be located in the interior side or rear yard only, and shall be screened from view of neighbouring properties and the public realm using Planting Strips, Fences, berms, or other appropriate means.
- p) The use of noxious chemicals, as outlined by the policies and guidelines of the Ministry of the Environment, shall not be permitted in the Home Industry.

4.11 ON-FARM DIVERSIFIED USES (OFDU)

1. No OFDU shall be permitted in any zone unless defined as a permitted use and conforms to the following provisions:
 - a) On-Farm Diversified Uses shall only occur when Agricultural Uses are present.
 - b) On-Farm Diversified Uses shall only be permitted on lots above 15 hectares in size.
 - c) When determining the size of the on-farm diversified use, it shall include all Buildings, laneways, parking, outdoor storage, servicing, exhibition areas, and/or amenity areas occupied by the on-farm diversified uses. Shared laneways/servicing, farm Buildings, or landscaped areas used by the farm shall not be included in the calculation of total use size. At no time shall the total size be larger than 2% of the total lot area of the property.

- d) The gross floor area of the Buildings (combined total for all Buildings associated with the on-farm diversified use) shall not exceed 400 square metres, with a maximum of 750 square metres for outdoor storage.
- e) New wineries, cideries, distilleries, breweries, and meaderies (micro or otherwise) proposed as an on-farm diversified use are subject to a Zoning By-law Amendment, unless:
 - i. The wine, cider, etc. is made predominantly from fruit grown within the area by that farm operation, with the balance being predominantly from Ontario fruit,
 - ii. All wines, ciders, etc. produced are to be made predominantly from fruit crushed and fermented by that farm operation,
 - iii. Premises for the retail sale of wine, cider, etc. produced by the farm operation are permitted up to a maximum gross floor area of 18.5 square metres.

In this instance, an accessory tasting room shall be permitted on lots equal to or greater than 10 hectares in the Rural zones, and on lots equal or greater than 20 hectares in the Agricultural zone. The combined gross floor area for any retail sales and tasting room shall not exceed 75 square metres.

4.12 ILLUMINATION

Illumination of **buildings, structures** and grounds shall be **permitted** provided:

- 1. Illumination does not cause direct or indirect glare on a street or private road that may interfere with traffic or pedestrian safety.
- 2. Illumination does not consist of a colour or be so designed or located that it may be confused with traffic signals.
- 3. Illumination does not cause direct or indirect glare on land or buildings or structures on any adjacent property that creates a public health or safety issue.

4.13 KENNELS

Kennels are subject to the following provisions:

- 1. The kennel shall be in a separate Building and shall not be attached to any Building used or capable of being used for human habitation.
- 2. The maximum Gross Floor Area of a Kennel shall not exceed 150 square metres including outdoor exercise areas and pens;

3. The minimum Setback of kennel and any related facilities from a Sensitive Receptor is 200 metres; and,
4. Where dogs are permitted to use an outside area, a Fence is required that has a Height of at least 1.2 metres. The wall of an adjacent Building may be included as part of such Fenced area.

4.14 SPECIAL SETBACKS AND HAZARDS

1. Waterbody and Shoreline Buffers

- a) The minimum setback from the high-water mark for dwelling, accessory building or structure or an individual on-site sewage service shall be 30 m except for a boat house, dock, wharf or low impact accessory structure such as a steam or sauna bath, gazebo, storage shed, a deck, a marine facility or marina. The setback shall be measured as the shortest horizontal distance from the nearest main wall of the building or the edge of the filter bed/tile bed to the high-water mark. The setback from an intermittent creek may be reduced to 15 m.
- b) Notwithstanding 4.14.1(a), Papineau Lake is at capacity, and a minimum 300.0 m setback is required. A planning approval process will be required to develop a main use within 300.0 m of the waterbody. The application must be able to demonstrate conformity with the Official Plan.
- c) A shoreline buffer zone shall be maintained between the high-water mark and any permitted use, building or structure except a marine facility in a R, LSR and CR Zone. A shoreline buffer zone may be interrupted to provide for an access way or pathway to a water body or to provide for a viewscape of the adjacent or abutting water body provided that a clearing of the shoreline buffer zone shall not exceed 25% of the shoreline frontage of a lot occupied by a residential use or 50% for a commercial recreational use.

2. Wetlands

No dwelling, accessory building or structure or an individual on-site sewage service shall be permitted within 30 metres of the boundary of a wetland. Council and/or the Conservation Authority may request supporting studies by a qualified professional to address Environmental Impact.

3. Rail Corridors

No building or structure shall be permitted within 30 metres from the edge of a right-of-way of a rail corridor.

4. TransCanada Pipelines

No permanent building or structure shall be located within 7 metres of the limit of the TransCanada pipeline right-of-way or within 12 metres from the centre line of the pipeline whichever is greater. Accessory structures shall have a minimum setback of at least 3 metres from the limit of the TransCanada pipeline right-of-way.

5. Ministry of Transportation Highway

The minimum **setback** from a provincial highway or highway intersection with a provincial highway for a **building, structure, sign, open storage, outdoor display**, a patrol yard or land use including a snowmobile or ATV recreational trail shall be as required by the Ministry of Transportation.

6. Waste Management Facility

- a) The influence area shall be 500 m [1,640 ft.] from a Sensitive Land Use, measured as the shortest horizontal distance between the boundary of the (licensed) fill area and the Sensitive Land Use area. Within the influence area, no Sensitive Land Use shall be permitted unless an Environmental Assessment is undertaken, to the satisfaction of the approval authority, to demonstrate that the proposed development will not negatively be impacted by the waste management facility (e.g., leachate migration, methane gas, rodents, vectors, vermin, odour, litter, noise, etc.).
- b) No development or land use shall be permitted within 30 m [98.4 ft.] of the licensed fill area of an active waste management facility.

7. Pits and Quarries

Pits and Quarries are regulated under the *Aggregate Resources Act* and a license is needed to operate. All setback requirements are to be identified as part of the licensing process.

8. Required Setbacks from Industrial Uses and Sensitive Land Uses

Setbacks from sensitive land uses are to follow the Ministry of Environment, Conservation and Parks D-6 Noise and Odour Guidelines.

Council may request supporting studies by a qualified professional addressing noise, dust, odour, vibration or groundwater, if relevant.

9. Minimum Distance Separation Formulae

- (a) The most recent version of the Minimum Distance Separation Formulae I and II of the Ministry of Agriculture, Food and Rural Affairs shall apply to new or expanding livestock facilities and the establishment of new or expanding residential uses or vice versa on properties adjacent or in proximity to livestock operations, but shall not apply between a dwelling and a livestock facility on the same lot.
- (b) Minimum Distance Separation Formulae I shall not apply to lot creation for surplus dwellings for an existing livestock facility or anaerobic digester on an adjacent lot or on the same lot as the existing dwelling.
- (c) Minimum Distance Separation Formulae I and II shall not apply to agriculture related uses or on-farm diversified uses with the exception of a food service such as an on-farm food concession.
- (d) Despite anything in this By-law to the contrary, where an existing sensitive land use that does not comply with the Minimum Distance Separation Formulae I is destroyed or rendered uninhabitable by fire or other natural cause, the building or structure may be reconstructed where the new building or structure is located no closer to a livestock facility than the original building or structure and the gross floor area and height are not increased.
- (e) The Minimum Distance Separation Formulae I shall not apply to the construction of accessory buildings and structures to a permitted existing dwelling on the property (e.g., deck, garage, gazebo, greenhouse, picnic area, patio, shed).
- (f) The Minimum Distance Separation Formulae I shall not apply to proposed non-agricultural uses within an approved settlement area.
- (g) The Minimum Distance Separation Formulae I shall not apply to any cemetery that is closed to further use or receives low levels of visitation.

10. Communications Facility

The minimum setbacks in all directions for a communications facility shall be the equivalent of the height of the tower except where such facility is authorized and/or approved by a federal regulator.

11. Wind Turbine

The minimum setback for any wind turbine shall be 10 metres.

4.15 RECONSTRUCTION, ENLARGEMENT OF A NON-COMPLYING BUILDING OR STRUCTURE

1. Nothing in this By-law shall prevent the enlargement, repair, renovation, reconstruction, or structural alteration of a building, or structure that existed one day prior to this By-law coming into effect, and which does not comply with the zone regulations or other requirements of this By-law provided:
 - a) The enlargement, repair, renovation, reconstruction, or structural alteration does not increase the situation of non-compliance; and
 - b) The enlargement, repair, renovation, reconstruction, or structural alteration does not pose a threat to public health or safety; and
 - c) All other applicable provisions of this By-law are complied with.

4.16 NON-COMPLYING LOTS

1. Despite anything else contained in this By-law, where a vacant lot having a lesser lot frontage and/or lot area than is required by this By-law is held under distinct and separate ownership from adjoining lots, according to the register for land in the Land Titles, or Registry Office, on the date of the passing of this By-law, it may be used for a purpose permitted in the zone in which the said lot is located, provided that no such lot has a lot area of less than 0.3 ha [0.75 ac.] in an R or LSR Zone and cannot be adequately serviced with water and sewage services and provided all other applicable zone regulations in this By-law are complied with.
2. A non-complying lot that existed on the date of the passing of this By-law, and which does not comply with the minimum lot frontage and/or minimum lot area zone regulations of this By-law may be enlarged by a lot addition and the resultant lot shall be deemed to comply with all the zone regulations of this By-law including the minimum lot frontage and minimum lot area. All zone regulations applicable to any existing buildings on the resultant lot shall thereafter be deemed to comply with the zone regulations of this By-law.

4.17 ROAD WIDENING CREATING A NON-COMPLYING USE

Nothing in this By-law shall prevent the use of any land, building or structure or the erection of any building or structure on a lot which does not comply to the minimum lot frontage and/or lot area and/or front yard setback and in the case of a corner lot, the exterior side yard setback, as a result of a road widening taken by the Township of Papineau-Cameron or the Ministry of Transportation of Ontario, provided all other zone regulations of this By-law are complied with.

4.18 NON-CONFORMING USES

1. Nothing in this By-law shall apply to prevent the **use** of any land, **building** or **structure** for any purpose prohibited by the By-law if such land, **building** or **structure** was lawfully **used** for such purpose on the day of the passing of the By-law so long as it continues to be **used** for that purpose. The **non-conforming use** of any land, **building** or **structure** shall not be changed or enlarged except to a **use** which is in conformity with the provisions of the **zone** in which the land, **building** or **structure** is located, or without permission from the Township pursuant to the *Planning Act*. Where the **non-conforming use** ceases, the **use** will be deemed to have been discontinued.

2. **Reconstruction of a Non-Conforming Use**

- a) Nothing in this By-law shall prevent the strengthening, restoration or **reconstruction** of any **non-conforming building** or **structure** which existed on the date of the passing of this By-law, provided that the strengthening, restoration or **reconstruction** does not increase the **building height**, size or volume or change the **use** of such **building** or **structure**, except such minor changes as may be expressly required for the restoration of the **building** or **structure** to a safe condition.
- b) Nothing in this By-law shall prevent the strengthening, restoration or **reconstruction** of any **non-conforming building** or **structure** destroyed or rendered uninhabitable by fire or other natural cause, provided the **height** and **gross floor area** are not increased, and the new **building** or **structure** is **erected** on the same building footprint.

3. **Prior Building Permits for a Non-Conforming Use**

Nothing in this By-law shall prevent the **erection** or **use** of any **building** or **structure** for which a building permit has been issued under the *Building Code Act* prior to the passing of this By-law, so long as the **building** or **structure** when **erected** is **used** and continues to be **used** for the purpose for which it was **erected** and provided the building permit has not been revoked under the *Building Code Act*.

4.19 OPEN STORAGE AND OUTDOOR DISPLAY

No person shall use any lot or part thereof for open storage, or outdoor display except as permitted by this By-law and as an area which has been specifically designed and set aside for such purpose, is fully integrated with the principle use of the lot and is in accordance with the following:

1. Open storage shall not be permitted within any required front yard and no closer than 5 metres to any interior side lot line or rear lot line.
2. Where open storage areas abut a residential zone, the required setback of the open storage area shall be increased 10 metres and shall also be visually screened from any residential use.

3. An outdoor display area shall be permitted as an accessory use to any permitted commercial use, industrial use or public service use provided that the outdoor display area does not reduce any required parking area or loading space area required by this By-law. All outdoor display areas shall be setback a minimum of 3.0 metres from any front lot line or interior side lot line. Despite the above, seasonal sales of Christmas trees or a temporary (i.e., weekend) or a yard sale shall be permitted to occupy a designated parking area but shall be subject to any restrictions otherwise imposed by license or permit by the Municipality.

4. Auto Body Shop

The outside storage of damaged vehicles shall be visually obscured from any adjacent land used or zoned to permit a residential dwelling.

5. Salvage Yard

The outside storage of vehicles, equipment or other commodities in an authorized salvage yard shall be visually obscured from any adjacent public road or land used or zoned to permit a residential dwelling with a solid fence having a minimum height of not less than 2 metres.

4.20 HEIGHT EXCEPTIONS

1. The height regulations in this By-law shall not apply to any of the following:
 - a) Air conditioning system
 - b) Chimney
 - c) Church spire or belfry or turret
 - d) Communications facility
 - e) Drying tower
 - f) Elevator or stairway enclosure
 - g) Enclosed mechanical and electrical equipment
 - h) Farm buildings and structures including but not limited to a barn, silo or windmill
 - i) Flag pole
 - j) Hydro electric transmission tower or pole
 - k) Ornamental dome or clock tower
 - l) Receiving and transmitting antenna
 - m) Receiving stations
 - n) Satellite dish/receiver
 - o) Skylight
 - p) Ventilating fan or skylight
 - q) Water tower or tank
 - r) Wind Turbine/commercial wind turbine

4.21 PERMITTED PROJECTIONS

Every part of any yard required by this By-law shall be left open and unobstructed by any structure from the ground to the sky except that those structures listed in Table 4.27 shall be permitted to project into the minimum yards required by this By-law for the following specified distances:

STRUCTURE	MAXIMUM PROJECTION INTO REQUIRED YARD
Chimney breasts, cornices, sills, bay windows, pilasters, eaves or gutters, solar collectors where attached to a building, shutters cornices, parapets or other ornamental structures	0.75 metres into any required front, rear, or interior side yard.
Canopies which are at least 2.13 m in vertical clearance above the established grade, with or without supporting posts	2 metres into any required yard
Canopies for entrances to apartment buildings and commercial buildings	Despite any other provisions in this By-law, a canopy or portico over a major entrance to an apartment building or commercial building may project into the required yard a distance equal to one-half ($\frac{1}{2}$) the setback of the building from the street line
Window awnings	1.2 metres into any required yard
Steps, ramps and walkways for use by persons with disabilities	No maximum into any required yard provided they are no closer than 0.5 metres to any lot line
Porch, uncovered platform landing, patio or deck, balconies or steps	No maximum into any side yard provided they are no closer than 0.5 metres to any lot line and 3.0 metres into any required front or rear yard
Air conditioner	0.5 metres into any yard
Fire escapes, exterior stair cases from a building having two storeys or more above grade	1.5 metres into an interior side or rear yard only
Heat pump or geothermal power facility	1.5 metres into an interior side yard or rear yard
Accessory building	As permitted by and as specified in this By-law
Fences, hedges, shrubs, trees, freestanding walls and retaining walls, flagpoles, light standards, garden trellises, clothes lines, bicycle racks and similar structures or features	No maximum into any yard except with respect to the zone regulations for a sight triangle
Solar collector, wind turbine,	No maximum into any rear yard only provided they are no closer than 3 metres to an interior side yard or rear yard lot line
Renewable Energy Systems	No maximum into any yard provided they are no closer than 3.0 metres to an interior side yard or rear yard lot line or 10 metres from a street line

4.22 PROHIBITED USES

The following uses are prohibited in any zone, unless otherwise permitted by this by-law:

1. All uses not listed as permitted in each accompanying zone.

2. The use of any accessory building or structure, boathouse or storage container for human habitation except as permitted in this by-law.
3. The storage of inoperative rail cars, streetcars, truck bodies or trailers with or without wheels.
4. The outdoor storage of partially dismantled and/or unlicensed motor vehicles or recreational vehicles, or trailers or motor vehicle or trailer parts, unless in a zone that lists Wrecking Yard as a permitted use.
5. Obnoxious uses.
6. Smelters, ethanol plants, the manufacturing, refining, rendering or distillation of acid, ammonia, chlorine, coal, coal oil, creosote, explosives, glue, petroleum, tar or other gases.
7. The bulk storage of industrial chemicals, and hazardous waste, or liquid industrial waste as defined under the Environmental Protection Act, R.S.O., c. E.19, as amended.
8. The Use of any Tent, trailer or motor vehicle for Human Habitation, except where such Tent, trailer or motor vehicle is located in a Campground.

4.23 CAMPGROUND

1. No person shall use any land or erect, alter or use any *Building* or structure for a *Campground*, except in accordance with the following provisions:
 - (a) Permitted Uses shall include a *Campground* and uses *Buildings* and structures accessory thereto, and one single detached dwelling and uses *Buildings* and structures accessory thereto for one gatekeeper or caretaker of the *Campground*.
2. Zone Provisions for Campground Uses
 - (a) The following provisions shall apply in addition to the zone provisions contained in Section 6.3.

Standard	Requirement
Minimum Lot Frontage (m)	60.0
Minimum Lot Area (sq. m)	8,000.0
Minimum Exterior Side Yard Setback (m)	9.0
Minimum Interior Side Yard Setback (m)	7.5
- if abutting a residential zone	15.0
Minimum Camp Site Area (sq. m)	150.0
Maximum Number of Camp Sites	36 per hectare
Minimum Camp Site Frontage (m)	7.5

- (b) The driveway and access roads shall have a minimum width for one-way traffic of at least 3.5 metres and a minimum width for two-way traffic of at least 7.5 metres.

- (c) Camper Trailers and Motor Homes that intended to be used seasonally can be parked on each camp site area throughout the year.
- (d) Tent Structures for the purpose of overnight accommodation are permitted on each camp site area.

4.24 RECREATIONAL VEHICLES

No recreational vehicle shall be used in the Rural (R) or Limited Service Rural (LSR) Zones except in accordance with the following requirements and standards:

- 1. A recreational vehicle shall not be used as a dwelling unit or for permanent occupancy;
- 2. A recreational vehicle shall be permitted within a recreational vehicle park, private campground, recreational campground or a tourist campground;
- 3. The number of recreational vehicles permitted on a lot shall be as follows:

Lot Size	Maximum Number of RVs Permitted
Less than 2 hectares	1
2 hectares to less than 20 hectares	2
20 hectares to less than 40 hectares	3
40 hectares or greater	5

- 4. One detached private garage or accessory storage building or structure may be constructed.
- 5. Where a Recreational Vehicle is connected to a water supply, waste shall be managed by one of the following:
 - a. An approved septic system sized and located to accommodate that use
 - b. A holding tank, provided that the holding tank is pumped by a licensed waste hauler as required to prevent overflow, and records of pumping are maintained and available upon request by the Municipality.

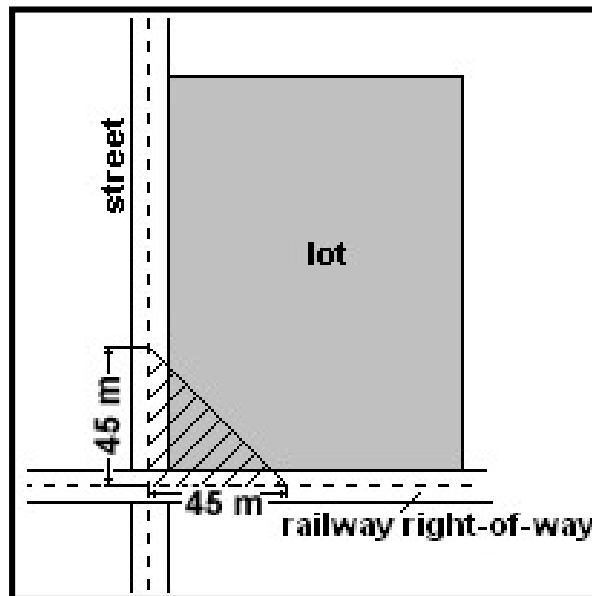
Black/grey water cannot be discharged on-site without proper septic.

- 6. All of the zone standards for the respective zone are complied with (i.e., lot area and frontage, yard setbacks and shoreline setbacks).
- 7. The Municipality may impose a license fee as permitted pursuant to the Municipal Act for the use of any recreational vehicle(s) on any lot of record.

4.25 CORNER VISIBILITY TRIANGLE

On a corner lot with no obstruction higher than 0.75 m [2.5 ft] (except a chain link fence for a school or park) shall be permitted on that part of a lot at the street corner composed of a triangle having sides 4.5 m [14.76 ft] in length along each street line measured from the street corner formed by the lot

lines, or by the straight line projection of lot lines when lot lines are connected by a curved line.



4.26 SIGNS

Unless otherwise stated in this By-law, signs shall be permitted only in accordance with the Signs By-law(s) of the Corporation.

4.27 TEMPORARY BUILDINGS OR STRUCTURES DURING CONSTRUCTION

1. Nothing in this By-law shall prevent the use of land or the use or erection of a temporary building or structure or a scaffold or other equipment essential to the construction in progress for which a valid building permit has been granted, but only until such time as the work has been finished or abandoned or such equipment is no longer required.
2. In addition, temporary accommodation may be permitted on a lot where a building or structure for which a valid building permit has been granted and is under construction provided the form of temporary accommodation is limited to a mobile, relocatable, portable or transportable building or structure provided:
3. Approval is obtained from the Corporation.
4. Such temporary accommodation is removed from the lot immediately upon completion of construction, the issuance of an occupancy permit or abandonment of construction all of which as regulated by the Ontario Building Code Act and any related regulation thereto.
5. Nothing in this By-law shall prevent the use of land or the use or erection of a temporary sales or rental office for which a valid building permit has been issued and/or approval is obtained from the Corporation.

6. Nothing in this by-law shall prevent the temporary use of a recreational Vehicle for the temporary occupancy of farm workers specifically employed for the planting or harvesting of crops provided the recreational vehicle complies with Section 4.29 of this by-law.

4.28 USE BY PUBLIC AUTHORITY OR PUBLIC UTILITY

The provisions of this By-law shall not apply to limit the use of any land or to the erection or use of any building or structure for a utility installation or municipal infrastructure for the purpose of a public service use by the Township of Papineau-Cameron and/or any public authority, any department of the Government of Ontario or Canada, including any Hydro One facilities and a federally or provincially regulated utility of communication service pursuant to the Planning Act, provided that where such land, building or structure is located in a zone that permits residential uses, or on a lot adjacent to a zone that permits residential uses:

1. No goods, materials or equipment shall be stored in the open.
2. The lot coverage and setback regulations of the zone in which such land, building or above ground structure is located shall be complied with.
3. Communications facilities shall comply with federal government requirements for construction and safety.
4. Secondary uses, such as active and passive recreation, agriculture, community gardens, other utilities, and uses such as parking lots and outdoor storage that are accessory to adjacent lands uses, are encouraged on hydro corridor lands, where compatible with surrounding land uses. However, a proponent should be aware of the primacy of electricity transmission and distribution facilities and that secondary uses require technical approval from Hydro One Networks.

4.29 WATER AND SEWAGE DISPOSAL SYSTEMS

No person shall erect or use in whole or in part, any building or structure unless the use, building or structure is properly connected to approved water and sewage systems under the Ontario Water Resources Act or the Building Code Act unless the use is exempted under the Building Code Act or regulated by this By-law.

4.30 MULTIPLE ZONES APPLYING TO ONE PROPERTY

Where a lot is divided into more than one zone, each such portion of the lot shall be used in accordance with the provisions of this By-law for the zone where such portion of the lot is located.

4.31 USES WITHOUT BUILDINGS

Where a main use is established on a lot without the construction of a main Building, the main use or any Accessory Use shall be subject to all provisions of the Zoning By-law as would be applicable to a main Building. This general provision shall not apply to a park under the jurisdiction of a public authority.

4.32 LIVESTOCK

A lot, vacant lands or lands occupied by a dwelling unit, and zoned appropriately to permit the use, may be used for the keeping of domestic livestock including domestic poultry (i.e., chickens, ducks, geese, pigeons quail), domestic livestock (i.e., rabbits, goats, pigs, horses) based on the following nutrient unit to lot area ratio:

1. up to 0.1 nutrient unit provided the minimum lot area shall be half (0.5) acre
2. up to 0.2 nutrient unit provided the minimum lot area shall be one (1) acre
3. up to 0.4 nutrient unit provided the minimum lot area shall be two (2) acres
4. up to 0.6 nutrient unit provided the minimum lot area shall be three (3) acres
5. up to 0.8 nutrient unit provided the minimum lot area shall be four (4) acres
6. up to 1.0 nutrient unit provided the minimum lot area shall be five (5) acres, followed by one (1) extra nutrient unit for every one (1) extra lot area acre.

Livestock facilities or manure storage facilities must comply with the Minimum Distance Formula.

4.33 RENEWABLE ENERGY SYSTEMS & ENERGY STORAGE SYSTEMS

Renewable Energy Systems (RES) and *Energy Storage Systems (ESS)* shall be permitted as-of-right in designated zones as specified in this Section as an *Accessory Use* only. Larger-scale RES and ESS shall require site-specific zoning amendment to assess land use compatibility. *Renewable Energy Systems* and *Energy Storage Systems* that are permitted through site-specific zoning provisions shall not be regulated by the provisions of this section as the site-specific zoning shall contain the relevant provisions.

1. Renewable Energy Systems and Energy Storage Systems that are permitted and regulated by the provisions of this section shall be limited to the following defined Uses:

- (a) *Small-scale Wind Turbine*
 - (b) *Ground-Mount Solar Panel*
 - (c) *Rooftop Solar Panels*

2. Rooftop Solar Panels

- (a) General Regulations

- i. *Rooftop Solar Panels* are permitted on the roof of any legal *Building* in any *Zone*.
 - ii. *Rooftop Solar Panels* may cover the entire roof surface of a *Building*.
 - iii. *Rooftop Solar Panels* may exceed the maximum height permitted in the zone by 1.0 metre.
 - iv. *Rooftop Solar Panels* shall be setback at least 1.0 metre from the roof edges, where required for emergency access.

- v. Any rooftop solar installation must comply with the structural and fire safety standards under the Ontario Building Code.

3. Ground-Mount Solar Panels

(a) Permitted Zones

Ground-Mount Solar Panels shall be permitted as an *Accessory Use* in the Rural and Limited Service Residential zones.

(b) Development Standards

- i. *Ground-Mount Solar Panels* shall comply with setback requirements for *Accessory Buildings and Structures* in the applicable zone.
- ii. No *Ground-Mount Solar Panels* shall be located in a front yard unless screened by landscaping.
- iii. *Ground-Mount Solar Panels* in designated heritage or environmental areas shall require Site Plan Control. No *Ground-Mount Solar Panel installation* shall, at any time, satisfy the definition of a *Solar Farm*, as defined by this By-law.
 - a. Where a use is proposed that meets the definition of a *Solar Farm*, such use shall not be permitted unless a Zoning By-law Amendment has been approved in accordance with the provisions of the *Planning Act*.

4. Small-Scale Wind Turbines

(a) Permitted Zones

Small-Scale Wind Turbines shall be permitted as an *Accessory Use* in the Rural, Limited Service Residential, Commercial Recreational zones.

(b) Development Standards

- i. A maximum of one (1) *Small-Scale Wind Turbine* per Lot.
- ii. Maximum Height is 20.0 metres, measured from ground level to the tip of the rotor blade at its highest point.
- iii. Setbacks:
 - a. A *Small-Scale Wind Turbine* must be setback a minimum distance of its total height plus 10.0 metres from any lot line.
 - b. A *Small-Scale Wind Turbine* shall not be located within 120.0 metres of a residential dwelling on an adjacent property.

(c) Environmental Noise Impact Required

Any *Small-Scale Wind Turbine* above 3 kW capacity must submit a Noise Impact Statement demonstrating compliance with *Ontario Regulation 359/09*. The Turbine would also be subject to Renewable Energy Approval.

(d) Compliance with Transport Canada & NAV Canada

Any *Small-Scale Wind Turbine* taller than 15 metres must comply with Transport Canada regulations regarding aeronautical safety and lighting.

Any Renewable Energy System and *Energy Storage System* exceeding the scale and capacity limits in this Section shall require a Zoning By-law Amendment.

Renewable Energy Systems and *Energy Storage Systems* must be removed within twelve (12) months if they are non-operational for two consecutive years. The owner must restore the site to its previous condition, including removing foundations and underground cabling where feasible.

4.34 DEVELOPMENT WITHIN REGULATED AREA

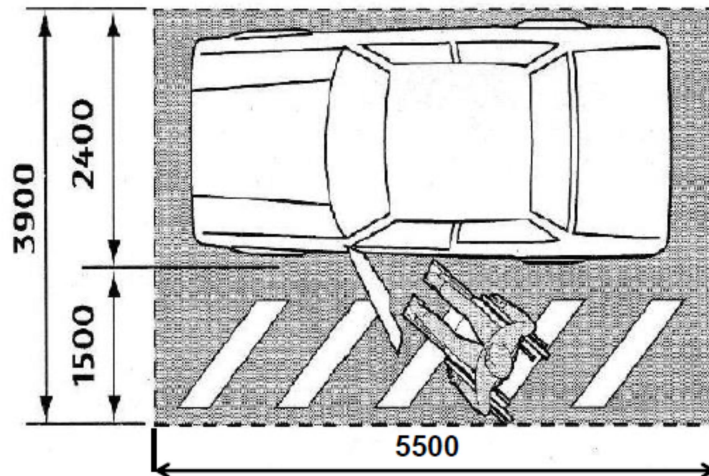
Written permission may be required from the applicable Conservation Authority pursuant to Ontario Regulation 41/24 – Prohibited Activities, Exemptions and Permits where *Development* or site grading is proposed within a Regulated Area as shown on schedules filed with the Conservation Authority, where such mapping exists.

Part 5: Parking and Loading

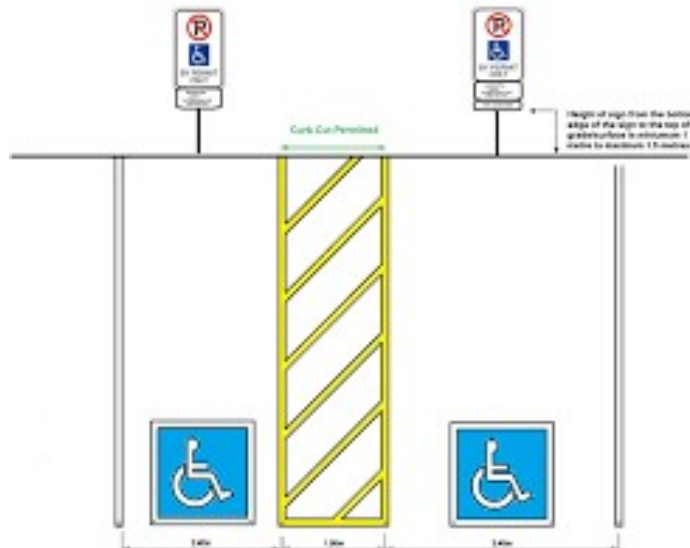
5.1 GENERAL

1. Except as provided herein, no motor vehicles shall be parked or stored in any zone unless the motor vehicle is located within a garage, carport, driveway, parking area, or on a street as permitted by Township By-law.
2. No parking space in a residential zone shall be used for the outdoor parking or storage of a motor vehicle unless such motor vehicle is used in operations incidental to the residential use of the lot on which it is parked or stored and bears a motor vehicle license plate or sticker which is currently valid.
3. Each standard parking space or stacking space in a stacking lane shall have a minimum width of 2.6 metres and a minimum length of 5.5 metres and each barrier-free parking space shall have a minimum width of 3.9 metres and a minimum length of 5.5 metres where a single barrier-free parking space is provided. The minimum width of a barrier-free parking space may be reduced to 2.4 metres provided a shared access aisle having a minimum width of 1.5 metres is provided between any two barrier-free parking spaces.

Barrier-Free Parking Space Dimensions – single space



Barrier-Free Parking Space Dimensions – shared access aisle



4. Unless permitted elsewhere in this By-law, where two or more uses are permitted in any one building or structure on any lot, then the off-street parking regulations for each use shall be calculated as if each use is a separate use, and the total number of off-street parking spaces so calculated shall be provided.
5. The regulations for parking spaces shall not apply to any building or structure in existence at the date of passing of this By-law so long as the gross floor area, as it existed at such date, is not increased and no change in use occurs. If an addition is made to the building or structure which increases the gross floor area or a change in use occurs then parking spaces for the addition or area changed in use shall be provided.
6. In the case of a use not specifically mentioned, the requirement for off-street parking shall be based on the requirements for the most comparable use specified therein.

7. Supplementary regulations for parking spaces for dwellings in residential zones shall be as follows;
 - (a) The driveway and parking space shall be constructed of crushed stone, asphalt paving, concrete, paver stones or similar materials.
 - (b) No more than fifty percent (50%) of the area of any required front yard shall be used or constructed as a driveway or parking space.
 - (c) No more than fifty percent (50%) of the lot frontage shall be used or constructed as a driveway or parking space.
8. Supplementary regulations for a parking area for more than four motor vehicles shall be as follows:
 - (a) The parking area shall be constructed of crushed stone, asphalt paving, concrete, paver stones, or similar materials.
 - (b) Ingress and egress directly to and from every parking space shall be by means of a driveway, lane or aisle having a width of at least 6.0 metres for two-way traffic and 4.0 metres for one-way traffic where parking is angled.
 - (c) A driveway or lane which does not provide ingress and egress directly to a parking space, shall have a minimum width of 3.5 metres where designed for one-way vehicular circulation or 6 metres where designed for two-way vehicular circulation.
9. Where the calculation of the minimum number of parking spaces required results in a fraction, the minimum requirement shall be the next higher whole number.

10. Driveway Entrance Location

No driveway on a corner lot shall be located closer than 15.0 metres from the edge of the travelled road of an intersection of a local road or 20.0 metres from the intersection of a collector road or provincial highway.

11. Barrier Free Parking

One barrier free parking space shall be required for any use requiring 10 standard parking spaces or more and barrier free parking spaces shall be provided at a ratio of one barrier free parking space for each 12 standard parking spaces and shall be included as part of the total number of standard parking spaces required.

12. Drive-Through Facilities

Despite any other zone regulation in this By-law, where a use of land, building or structure incorporates a drive-through facility, the following zone regulations shall apply:

- (a) A drive-through facility shall be a permitted use in the CR and M1 zones.
- (b) A drive-through facility is a principle use in combination with another permitted use and shall comply with the zone regulations in the zone in which the drive-through facility is located.
- (c) The minimum dimensions of a stacking space in a stacking lane shall be 2.6 metres by 5.5 metres.
- (d) No part of any order station shall be located closer than 10.0 metres from the property boundary of any property or lot occupied or zoned for a residential use.
- (e) All drive-through facilities shall comply with the zone regulations for parking as set out in the table below.
- (f) Stacking lanes for any drive-through facility shall be designed to accommodate a minimum of eight (8) motor vehicles.

13. Schedule for Parking Regulations

In any zone, the owner or occupant of any building or structure erected, enlarged or changed in use after the date of passing of this By-law shall provide off-street parking spaces in accordance with the minimum number of parking spaces set out in Table 4.25 as follows:

USE	MINIMUM NUMBER OF REQUIRED PARKING SPACES
Residential: - Duplex Dwelling - Seasonal dwelling - Semi-detached dwelling - Single-detached dwelling	2 spaces per dwelling unit
Residential: Apartment	1.5 spaces per dwelling unit, 15% of which shall be reserved as visitor parking where eight or more parking spaces are required
Residential: - Additional Residential Unit - Mobile Home - Boarding house - Long-Term Care	1 space per dwelling unit, or 1 space per 38 m² whichever is greater - Boarding house: 1 space per occupant
Animal Shelter	1 space per 30 m ² of gross floor area
Auto body shop, auto repair shop, automotive	3 spaces per service bay plus

service station, gas bar, recreational vehicle repair and garage	1 space per employee; minimum 6 spaces
Assembly hall, auction hall, auditorium, banquet facility, dance hall, entertainment establishment, stadium, theatre, bingo hall, funeral home and similar places of assembly	The greater of 1 space for every 4 seats or 1 space for every 12 m ² of assembly space
Bed and Breakfast Establishment	1 space for each guest room available to the travelling public in addition to the required parking for the dwelling
Building supply store, lumber yard, garden centre, nursery, equipment and vehicle storage yard	1 space for each 22 m ² of gross floor area and 1 space for each 35 m ² of open storage
Car Rental Agency	30 spaces minimum
Clinic, medical marijuana facility	3 spaces per medical practitioner
Convenience store	1 space per 18 m ² of gross floor area
Continuum-of-Care Facility	1 space for every 6 patient beds plus 1 space for every 4 employees
Crisis Care Facility	2 spaces minimum in addition to the required parking for a dwelling or if not located in a dwelling, 1 space per 38 m ² [409 ft. ²] of gross floor area
Day nursery	1 space per employee and 1 space per 5 children or 1 space for every 15 children registered or fraction thereof
Drive-through facility	1 parking space per 20 m ² of gross floor area
Equipment Rental Establishment, Equipment Sales Establishment, Equipment Service and Repair Establishment, automotive sales establishment, recreational vehicle sales establishment	1 space per 35 m ² of open storage or gross sales area plus 1 space per employee
Factory Outlet, Retail Outlet	1 space per 28 m ² of gross floor area plus required spaces for an industrial use or commercial use
Garden centre and nursery	1 space per 30 m ² of gross floor area
General business including: adult video rental, animal day care establishment, antique store, bake shop, bank, brewery and winery, catering establishment, commercial and personal service establishment, dry cleaning or laundry outlet, office, grocery store, laundromat, microbrewery, pet grooming establishment, rental store, retail store, service outlet or shop, shopping centre, tourist outfitters establishment, video rental outlet, wholesale establishment	1 space per 28 m ² of gross floor area

Group Home	2 spaces plus the required parking for the dwelling
Home Based Business	A minimum of one (1) parking space and a maximum of three (3) parking spaces shall be permitted in addition to the required parking for the dwelling
Hotel, Motel, Tourist Establishment	1 space per guest unit, plus 1 space per 12 m ² of gross floor area dedicated to administrative, banquet and meeting facilities
Industrial use, abattoir, agricultural-related use, bakery, custom work shop, studio,	1 space per 40 m ² of gross floor area
Industrial Use for storage including a warehouse, cold storage facility, transportation depot or truck terminal	1 space per 75 m ² of gross floor area
Place of amusement, arcade, recreational commercial establishment, fitness centre, massage parlour, wellness centre	1 space for every 4 persons that can be accommodated
Place of worship	1 space for every 5 seats, fixed or otherwise
Restaurant, Tavern	1 parking space per 10 m ²
School - elementary	1.5 spaces per classroom plus 6 spaces for visitors
School - secondary or private	4 spaces per classroom plus 8 spaces for visitors

14. Delivery and Loading Spaces

(a) Delivery Spaces

- i. This section applies to all new *Commercial*, industrial, institutional and mixed-use *Developments* that require *Delivery Space* for business operations. The minimum number of *Delivery Spaces* shall be provided as follows:

Use Type	Delivery Space Requirement
Retail Store	1 space per 2,000 m ² GFA
Restaurant	1 space per 1,500 m ² GFA
Office and Clinics less than 2,000 m ²	1 space

- ii. Any required *Delivery Space* shall be provided on the same lot as the principal use, unless an alternative arrangement is approved through Site Plan Control.
- iii. Delivery Spaces shall be located to the rear or side of the *Building* where possible, and not obstruct pedestrian access, customer parking or fire routes.

Delivery Spaces are to be designed to avoid conflicts with pedestrian areas, customer parking, and site circulation.

- iv. Shared Delivery Spaces are permitted in multi-tenant *Commercial Developments*, subject to Site Plan Control approval.

(b) Loading Spaces

- i. Any *Use*, other than a farm, involving the receiving, shipping, loading or unloading of persons, animals, good, wares, merchandise or raw materials, shall provide and maintain at the premises facilities comprising one or more loading spaces, in accordance with the following:

Use Type	1 Loading Space	2 Loading Spaces	3+ Loading Spaces
Shopping Centre ii. A	176 - 2,000 m ² GFA	2,001 – 4,000 m ² GFA	1 additional space per 2,000 m ²
Offices and Clinics L	2,000 – 10,000 m ² GFA	> 10,000 m ² GFA	N/A
Hotels / Convention Centres a	176 – 3,000 m ² GFA	3,001 – 7,000 m ² GFA	1 additional space per m ²
Warehouse/Distribution/ Manufacturing d n	500 – 1,500 m ² GFA	1,501 – 5,000 m ² GFA	1 additional space per 3,000 m ²
Grocery Stores g S p	176 – 1,000 m ² GFA	1,001 – 3,000 m ² GFA	1 additional space per 2,000 m ²

ace shall be a minimum of 3.75 metres in width, 9.0 metres in length, and a minimum vertical clearance of 4.0 metres.

- iii. A Loading Space shall have a required setback to any street or highway of a minimum of 6.0 metres.
- iv. Any required Loading Spaces shall be provided on the same lot as the principal use, unless an alternative arrangement is approved through Site Plan Control.
- v. Loading Spaces shall be located to the rear or side of the *Building* where possible, and not obstruct pedestrian access, customer parking or fire routes. Loading Spaces are to be designed to avoid conflicts with pedestrian areas, customer parking, and site circulation.

- vi. Access to the required Loading Space shall be provided by means of a driveway at least 6.0 metres wide contained within the lot on which the space is located and leading to a street or land located within or adjoining the zone in which the use is located.

15. Snow Storage and Minimum Parking Requirements

(a) Snow Storage Requirement

Every *Development* required to provide parking under this By-law shall also provide adequate on-site space for the storage of snow resulting from parking lot and driveway clearing.

(b) Exclusion from Parking Count

Under no circumstances shall areas designated or used for snow storage be counted toward the minimum number of parking spaces required by this By-law.

(c) Location and Safety

Snow storage shall not obstruct any required fire route, emergency access, pedestrian walkway, visibility triangle or barrier-free parking space.

Part 6: Rural Commercial (RU1) Zone

No person shall use any land or erect, alter or use any building or structure in the Rural Commercial (RU1) Zone except in accordance with the provisions of this Section and of any other relevant Section of this By-law.

Permitted Uses	
• Abattoir • Agricultural Use • Agriculture Related Use • Auto Repair Garage • Auto Service Station • Auto Sales Establishment • Bed and Breakfast • Animal Day Care Establishment • Animal Shelter • Antique Store • Brewery or Winery • Cabin • Camp – Logging • Camp – Temporary Work • Campground – Private • Campground – Recreational • Cannabis – Licensed Prod. Facility • Cannabis – Micro-cultivation • Catering Establishment • Cemetery • Cemetery – Pet • Commercial Greenhouse • Community Centre • Construction Yard or Contractor’s Yard • Convenience Store • • Long-Term Care Home • Crisis Care Facility • Day Nursery – Licensed • Dwelling – Duplex • Dwelling – Park Model Trailer • Dwelling – Seasonal • Dwelling – Semi-Detached • Dwelling – Single Detached • Eco Establishment • Equestrian Establishment • Equipment Rental Establishment • •	• Equipment Sales, Service, Repair • Fitness Centre • Flea Market • Farmer’s Market • Forestry Uses • Funeral Parlour • Furniture and Home Supply Store • Garden Centre • Gasoline Bar • Golf Course • Group Home • Helipad • Industrial Uses (Class I & II) • Institutional Use • Licensed Refreshment Sales Vehicle • Livestock Facility • Livestock Sales Outlet • Log Hauling Operation • Marine Facility • Nursery • Outdoor Recreation Use • Park - Public • Parking Area • Place of Worship • Place of Assembly • Private Club • Public Access Point • Recreational Vehicle Sales, Storage, Repair • Renewable Energy System • School • School – Private • Tourist Outfitters Establishment • Veterinary Establishment • Wayside Pit or Quarry • Workshop or Custom Workshop • Accessory Uses, including home based businesses, industries and OFDUs • Accessory Dwelling Units

Zone Requirements:

	Dwelling Unit	Accessory	Commercial	Industrial	All Other Uses
Min. Lot Area	0.8 ha per dwelling	0.8 ha per dwelling	0.8 ha	0.8 ha	0.8 ha
Min. Lot Frontage	30.0 m	30.0 m	30.0 m	30.0 m	30.0 m
Min. Front Yard Setback	7.5 m	7.5 m	10.0 m	15.0 m	10.0 m
Min. Rear Yard Setback	7.5 m	1.0 m	7.5 m	15.0 m	7.5 m
Min. Interior Side Yard Setback	3.0 m	1.0 m	7.5 m	15.0 m	7.5 m
Min. Exterior Side Yard Setback	6.0 m	6.0 m	7.5 m	15.0 m	7.5 m
Max. Main Building Height	11.0 m	11.0 m	11.0 m	11.0 m	11.0 m
Min. Gross Floor Area	27.82 m ²	N/A	27.82 m ²	N/A	27.82 m ²
Max. Lot Coverage	20.0 %	Included in Main	20.0 %	30.0 %	20.0 %

Minimum Separation Between Main and Building: 1.0 metre

Maximum Number of Dwellings Per Lot: 3 (only one outside main residence)

Minimum Interior Side Yard (Semi-Detached or Townhouse): 0.0 metres

Part 7: Rural (RU2) Zone

No person shall use any land or erect, alter or use any building or structure in the Rural Zone except in accordance with the provisions of this Section and of any other relevant Section of this By-law.

Permitted Uses	
• Abattoir • Agricultural Use • Agriculture Related Use • Bed and Breakfast • Animal Day Care Establishment • Animal Shelter • Cabin • Camp – Logging • Camp – Temporary Work	• Farmer's Market • Forestry Uses • Golf Course • Group Home • Helipad • Institutional Use • Licensed Refreshment Sales Vehicle • Livestock Facility • Livestock Sales Outlet

• Campground – Private • Campground – Recreational • Cannabis – Licensed Prod. Facility • Cannabis – Micro-cultivation • Catering Establishment • Cemetery • Cemetery – Pet • Commercial Greenhouse • Community Centre • Construction Yard or Contractor’s Yard • Day Nursery – Licensed • Dwelling – Duplex • Dwelling – Park Model Trailer • Dwelling – Seasonal • Dwelling – Semi-Detached • Dwelling – Single Detached • Equestrian Establishment	• Log Hauling Operation • Marine Facility • Nursery • Outdoor Recreation Use • Park - Public • Parking Area • Place of Worship • Place of Assembly • Private Club • Public Access Point • Renewable Energy System • School • School – Private • Veterinary Establishment • Wayside Pit or Quarry • Workshop or Custom Workshop • Accessory Uses, including home based businesses, industries and OFDUs • Accessory Dwelling Units
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Zone Requirements:

	Dwelling Unit	Accessory	Kennel/Veterinary	Long-Term Care/ Crisis Care	All Other Uses
Min. Lot Area	0.8 ha per dwelling	0.8 ha per dwelling	4.0 ha	4.0 ha	0.8 ha
Min. Lot Frontage	30.0 m	30.0 m	152.4 m	30.0 m	30.0 m
Min. Front Yard Setback	7.5 m	7.5 m	152.4 m	10.0 m	10.0 m
Min. Rear Yard Setback	7.5 m	1.0 m	152.4 m	7.5 m	7.5 m
Min. Interior Side Yard Setback	3.0 m	1.0 m	152.4 m	7.5 m	7.5 m
Min. Exterior Side Yard Setback	6.0 m	6.0 m	152.4 m	7.5 m	7.5 m
Max. Main Building Height	11.0 m	11.0 m	11.0 m	11.0 m	11.0 m
Min. Gross Floor Area	27.82 m ²	N/A	N/A	N/A	27.82 m ²
Max. Lot Coverage	20.0 %	Included in Main	20.0 %	20.0 %	20.0 %

Minimum Separation Between Main and Building:	1.0 metre
Maximum Number of Dwellings Per Lot:	3 (only one outside main residence)
Minimum Interior Side Yard (Semi-Detached or Townhouse):	0.0 metres

Part 8: Limited Service Rural (LSR) Zone

The Limited Service Rural Zone identifies land which does not have access to frontage on an opened and maintained public street or a year-round maintained public street and means that municipal services which may normally be provided will not be guaranteed including, but not limited to, snow ploughing, road upgrading, school bussing, garbage pick-up, access by emergency vehicles).

No person shall use any land or erect, alter or use any building or structure in the Limited Service Rural (LSR) Zone except in accordance with the provisions of this Section and of any other relevant Section of this By-law.

Permitted Uses	
• Agricultural Use • Agriculture Related Use • Bed and Breakfast • Cabin • Camp – Logging • Camp – Temporary Work • Campground – Private • Dwelling – Group Home • Dwelling – Park Model Trailer • Dwelling – Seasonal • Dwelling – Single Detached • Equestrian Establishment • Forestry Uses • Livestock Facility	• Log Hauling Operation • Marine Facility • Nursery • Outdoor Recreation Use • Park - Public • Parking Area • Public Access Point • Wayside Pit or Quarry • Accessory Uses, including home based businesses, industries and OFDUs • Accessory Dwelling Units

Zone Requirements:

	Dwelling Unit	Accessory	All Other Uses
Min. Lot Area	0.8 ha per dwelling	0.8 ha per dwelling	0.8 ha
Min. Lot Frontage	30.0 m	30.0 m	30.0 m
Min. Front Yard Setback	7.5 m	7.5 m	10.0 m
Min. Rear Yard Setback	7.5 m	1.0 m	7.5 m
Min. Interior Side Yard Setback	3.0 m	1.0 m	7.5 m
Min. Exterior Side Yard Setback	6.0 m	6.0 m	7.5 m
Max. Main Building Height	11.0 m	11.0 m	11.0 m
Min. Gross Floor Area	27.82 m ²	N/A	27.82 m ²
Max. Lot	20.0 %	Included in Main	20.0 %

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Coverage			
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Minimum Separation Between Main and Building: 1.0 metre

Maximum Number of Dwellings Per Lot: 3 (only one outside main residence)

Minimum Interior Side Yard (Semi-Detached or Townhouse): 0.0 metres

Part 9: Commercial/Recreational (CR) Zone

No person shall use any land or erect, alter or use any building or structure in the Commercial/Recreational (CR) Zone except in accordance with the provisions of this Section and of any other relevant Section of this By-law.

Permitted Uses	
• Adventure Game • Bed and Breakfast • Animal Day Care Establishment • Animal Shelter • Antique Store • Auto Repair Garage • Auto Service Station • Auto Sales Establishment • Brewery or Winery or Microbrewery • Campground – Private • Campground – Recreational • Catering Establishment • Community Centre • Convenience Store • Day Nursery – Licensed • Eco Establishment • Equipment Rental Establishment • Equipment Sales, Service, Repair • Fitness Centre • Flea Market • Farmer’s Market • Funeral Parlour • Furniture and Home Supply Store • Garden Centre • Gasoline Bar • Golf Course • Helipad • Licensed Refreshment Sales Vehicle	• Marina • Marine Facility • Motel • Nursery • Office • Outdoor Recreational Use • Parking Area • Personal Service Establishment • Place of Assembly • Place of Worship • Propane Bar • Printing and Publishing Establishment • Recreational Commercial Establishment • Recreational Vehicle Sales, Storage, Repair • Restaurants • Retail Store • Self-Storage Facility • Seasonal Recreational Building • Service Outlet • Studio • Tavern or Roadhouse • Tourist Establishment • Tourist Outfitters Establishment • Warehouse • Workshop or Custom Workshop • Accessory Uses • Accessory Dwelling Units

Zone Requirements:

	Dwelling Unit	Accessory	All Other Uses
Min. Lot Area	0.8 ha per dwelling	0.8 ha per dwelling	0.8 ha
Min. Lot Frontage	30.0 m	30.0 m	30.0 m
Min. Front Yard Setback	7.5 m	7.5 m	10.0 m
Min. Rear Yard Setback	7.5 m	1.0 m	7.5 m
Min. Interior Side	3.0 m	1.0 m	7.5 m

Yard Setback			
Min. Exterior Side Yard Setback	6.0 m	6.0 m	7.5 m
Max. Main Building Height	11.0 m	11.0 m	11.0 m
Min. Gross Floor Area	27.82 m ²	N/A	27.82 m ²
Max. Lot Coverage	20.0 %	Included in Main	20.0 %

Minimum Separation Between Main and Building: 1.0 metre

Maximum Number of Dwellings Per Lot: 1 (inside main only)

A Commercial /Recreational (CR) zone shall be subject to a limited service within the Township. Limited Service is land which does not have access to frontage on an opened and year-round maintained public road and means that municipal services which may normally be provided will not be guaranteed including, but not limited to, snow ploughing, road upgrading, school bussing, garbage pick-up, access by emergency vehicles

Where a commercial zone abuts a residential use or a sensitive land use on an adjacent lot, a landscaped strip of not less than 1.5 m in width shall be provided along the abutting lot line(s).

Exceptions:

1. Lands legally described as part of Lots 21 and 22, Concession 15, Plan 36R-2990, Part 1, 2 and 3, Plan 36R-2991, Part 1, 2 PCL 23597 NIP CL 1429, 1460, geographic Township of Papineau, located in the corporate boundaries of the Township of Papineau-Cameron, and known by the civic address of 85 Neault, are hereby zoned Commercial/Recreational Special Exception (CR-X1) Zone. In this Zone, a logging yard and a workshop or custom workshop shall be considered an additional permitted use.
2. Lands legally described as part of Lots 17, 18, 19, Concession 14, legally described as Plan NR2216, Part 1, NR1569, Part 1 & 2, NR591, Part 1, Parcel S22230, 21659, 20386, 15734, 18065, 13595 NP geographic Township of Papineau, located in the corporate boundaries of the Township of Papineau-Cameron, and known by the civic address of 4898 Highway 17, are hereby zoned Commercial/Recreational Special Exception (CR-X2) Zone. In this Zone, a logging yard shall be considered an additional permitted use.
3. Lands legally described as part of Lot 30, Concession 15, legally described as Part 1 on Plan 36R-9276, PCL 28136, geographic Township of Papineau, located in the corporate boundaries of the Township of Papineau-Cameron, and known by the civic address of 661 Old Highway 17, are hereby zoned Commercial Recreational Special Exemption (CR-X3). In this Zone, the permitted uses shall be limited to only accessory dwelling, accessory use, adventure game, camp, campground recreational, campground tourist, garage private, home-based business, office,

parking area, public use, recreational commercial establishment, tourist establishment, tourist outfitters establishment, and eco establishment. The maximum accommodation units permitted shall be ten (10).

Part 10: General Industrial (M1) Zone

No person shall use any land or erect, alter or use any building or structure in the General Industrial (M1) Zone except in accordance with the provisions of this Section and of any other relevant Section of this By-law.

Permitted Uses	
• Abattoir • Animal Day Care Establishment • Animal Shelter • Auto Body Shop • Auto Repair Garage • Auto Service Station • Auto Sales Establishment • Brewery or Winery • Car Washing Establishment • Construction Yard or Contractor's Yard • Equipment Rental Establishment • Equipment Sales, Service, Repair • Flea Market • Fuel Depot • Garden Centre • Gasoline Bar • Industrial Uses (Class I & II) • Licensed Refreshment Sales Vehicle • Log Hauling Operation • Lumber Yard	• Manufacturing Services • Nursery • Office • Parking Area • Portable Asphalt and Concrete Plant • Propane Bar • Printing and Publishing Establishment • Recreational Vehicle Sales, Storage, Repair • Self-Storage Facility • Service Outlet • Shooting Range or Rifle Club • Transportation Depot • Warehouse • Welding Shop • Workshop or Custom Workshop • Accessory Uses

Zone Requirements:

	All Uses
Min. Lot Area	0.8 ha
Min. Lot Frontage	30.0 m
Min. Front Yard Setback	15.0 m
Min. Rear Yard Setback	15.0 m
Min. Interior Side Yard Setback	15.0 m
Min. Exterior Side Yard Setback	15.0 m
Max. Main Building Height	11.0 m
Min. Gross Floor Area	N/A
Max. Lot Coverage	30.0 %

Minimum Separation Between Main and Building: 1.0 metre

Maximum Number of Dwellings Per Lot: 1 (inside main only)

A General Industrial (M1) zone shall be subject to a limited service within the Township. Limited Service is land which does not have access to frontage on an opened and year-round maintained public road and

means that municipal services which may normally be provided will not be guaranteed including, but not limited to, snow ploughing, road upgrading, school bussing, garbage pick-up, access by emergency vehicles.

Where an industrial zone abuts a residential use or a sensitive land use on an adjacent lot, a landscaped strip of not less than 1.5 m in width shall be provided along the abutting lot line(s).

Part 11: Heavy Industrial (M3) Zone

No person shall use any land or erect, alter or use any building or structure in the Heavy Industrial (M3) Zone except in accordance with the provisions of this Section and of any other relevant Section of this By-law.

Permitted Uses	
• Auto Body Shop • Auto Repair Garage • Auto Service Station • Auto Sales Establishment • Construction Yard or Contractor's Yard • Equipment Rental Establishment • Equipment Sales, Service, Repair • Fuel Depot • Gasoline Bar • Industrial Uses (Class III) • Log Hauling Operation • Lumber Yard • Manufacturing Services	• Parking Area • Portable Asphalt and Concrete Plant • Propane Bar • Recreational Vehicle Sales, Storage, Repair • Salvage Yard • Sawmill or Planning Mill • Self-Storage Facility • Transportation Depot • Warehouse • Welding Shop • Workshop or Custom Workshop • Accessory Uses

Zone Requirements:

	All Uses
Min. Lot Area	0.8 ha
Min. Lot Frontage	200.0 m
Min. Front Yard Setback	15.0 m
Min. Rear Yard Setback	15.0 m
Min. Interior Side Yard Setback	15.0 m
Min. Exterior Side Yard Setback	15.0 m
Max. Main Building Height	11.0 m
Min. Gross Floor Area	N/A
Max. Lot Coverage	30.0 %

Minimum Separation Between Main and Building: 1.0 metre

Maximum Number of Dwellings Per Lot: 1 (inside main only)

A Heavy Industrial (M3) zone shall be subject to a limited service within the Township. Limited Service is land which does not have access to frontage on an opened and year-round maintained public road and means that municipal services which may normally be provided will not be guaranteed including, but not limited to, snow ploughing, road upgrading, school bussing, garbage pick-up, access by emergency vehicles.

Where an industrial zone abuts a residential use or a sensitive land use on an adjacent lot, a landscaped strip of not less than 1.5 m in width shall be provided along the abutting lot line(s).

Part 12: Mineral Aggregate Resource (MX) Zone

No person shall use any land or erect, alter or use any building or structure in the Mineral Aggregate Resource (MX) Zone except in accordance with the provisions of this Section and of any other relevant Section of this By-law.

Permitted Uses
• Pit • Quarry • Portable Asphalt/Concrete Plant • Accessory Uses

Zone Requirements:

	All Uses
Min. Lot Area	0.8 ha
Min. Lot Frontage	200.0 m
Min. Front Yard Setback	15.0 m
Min. Rear Yard Setback	15.0 m
Min. Interior Side Yard Setback	15.0 m
Min. Exterior Side Yard Setback	15.0 m
Max. Main Building Height	11.0 m
Min. Gross Floor Area	N/A
Max. Lot Coverage	30.0 %

Minimum Separation Between Main and Building:

1.0 metre

Part 13: Environmental Protection (EP) Zone

No person shall use any land or erect, alter or use any building or structure in the Environmental Protection (EP) Zone except in accordance with the provisions of this Section and of any other relevant Section of this By-law.

Permitted Uses
• Conservation Uses • Forestry Uses (selective forestry or passive forest management) • Outdoor Recreation Uses • Accessory Uses

Zone Requirements:

No minimum lot area, frontage or setbacks.

Additional Requirements:

1. Any new building or structure or any expansion of or addition to any buildings or structures permitted in the flood plain after the day of the passing of this By-law must incorporate appropriate engineered construction techniques which reduce or eliminate the risks of flood damage or damage from unstable slopes. The specific approval of the Conservation Authority must be obtained prior to the issuance of a building permit.
2. The Township may require an Environmental Impact Study should any development or tree removal be proposed in the Environmental Protection (EP) area.

Part 14: Mobile Home Park (MHP) Zone

No person shall use any land or erect, alter or use any building or structure in the Mobile Home Park (MHP) Zone except in accordance with the provisions of this Section and of any other relevant Section of this By-law.

A Mobile Home Park (MHP) zone shall be subject to a limited service within the Township. Limited Service is land which does not have access to frontage on an opened and year-round maintained public road and means that municipal services which may normally be provided will not be guaranteed including, but not limited to, snow ploughing, road upgrading, school bussing, garbage pick-up, access by emergency vehicles.

Permitted Uses
• Dwelling – Mobile Homes • Dwelling – Park Model Trailer • Dwelling – Single Detached Dwelling (1) • Administration Building • Accessory Buildings

Zone Requirements:

	Main Use	Accessory Use
Minimum Number of Sites	20	
Max. Density	5 per acre	
Min. Lot Area	1.62 ha	
Min. Lot Frontage	30.0 m per unit	
Min. Front Yard Setback	7.5 m	7.5 m
Min. Rear Yard Setback	7.5 m	1.0 m
Min. Interior Side Yard Setback	3.0 m	1.0 m
Min. Exterior Side Yard Setback	6.0 m	6.0 m
Max. Main Building Height	11.0 m	11.0 m
Min. Gross Floor Area	55.7 m ²	1.0 m
Max. Lot Coverage	30.0 %	20.0%

Minimum Separation Between Main and Building:

1.0 metre

Additional Requirements

1. General

- a) A rezoning application will be necessary in order to allow a Mobile Home Park. No person shall:
 - i. Locate, establish, construct, alter, subdivide, or operate a mobile home park or;

- ii. Cause or allow a mobile home to be parked or to remain in a mobile home park in contravention of this By-Law.
- b) No person shall establish, construct, alter, or subdivide a mobile home park until a permit authorizing such establishing, altering or subdividing has been issued to him/her by the Township of Papineau-Cameron pursuant to this By-Law.
- c) The subject property must front a municipally maintained year-round road.
- d) No person shall locate a mobile home park except on a well-drained site that has no standing water and is graded for adequate drainage.
- e) All parcels of land included in a mobile home park site shall be contiguous.
- f) All additions and alterations thereof to mobile homes shall be in accordance with the building, plumbing, electrical and sewage disposal regulations and codes, and shall comply in all respects with the requirements of the respective By-Laws of the Township of Papineau-Cameron.
- g) No more than one mobile home shall be located on a mobile home space.
- h) No person shall dispose of garbage or refuse or any sort of waste except in accordance with the arrangements made by the owner of the mobile home park pursuant to this By-Law.
- i) In mobile homes located in a mobile home park; installation and maintenance of all oil, propane, natural gas, wood burners and burning equipment including the storage, shall be in accordance with Provincial Acts and Codes and applicable Township By-Laws.
- j) No dependent mobile home shall be located in a mobile home park.

2. Plans and Specifications

- a) All applications for permits for the establishing, construction, alteration, or subdivision of mobile home parks shall be made in writing to the Chief Building Official and shall contain:
 - i. the name and address of the applicant;
 - ii. the intended use of the land;
 - iii. a popularly understandable description of the location of the land and the legal description of the land on which the proposed mobile home park is to be established, constructed, altered or extended.
- b) Two complete and legible sets of plans to scale showing:

- i. The area dimensions and legal description of the parcel of land;
- ii. The dimensions and locations of the buffer area;
- iii. The number, location, dimensions and designation of all mobile home areas, the location and dimensions of all roadways, the owner's residential plot, (if any), and, if included, any amenity or recreation area;
- iv. The dimensions and location of all service buildings, the owner's residence, (if any), and other structures;
- v. The internal layouts of all service buildings and other structures, apart from the owner's residence;
- vi. The location and details of the source of water, water distribution lines and outlets;
- vii. The location and details of all septic systems;
- viii. The location and details of all on-site garbage and refuse disposal areas;
- ix. A north arrow and notation of the scales used.

3. Buffer Area

- a) Every mobile home park shall have immediately within all its boundaries a buffer area, a minimum of seven point six (7.6) metres, except where the said park adjoins or abuts another site which permits placement of a mobile home park and which is used as a mobile home park, such buffer area may be reduced to three (3) metres, within which:
 - i. No mobile home area nor an owner's residential plot may be located;
 - ii. No building or structure may be erected or placed, except a sign, which may only be placed within seven point six (7.6) metres of any highway and subject to the restrictions and provisions of the Township of Papineau-Cameron's Zoning By-Law, and a fence and/or wall;
 - iii. The only roads permitted are those which cross it as close to right angles as practicable and connect directly with the road system contained within the remainder of the mobile home park, and no road shall traverse the buffer area and give direct access from any public highway to any mobile home space.
 - iv. No recreation, amenity, or service areas, except for water-front recreation or amenity areas, may be located.

4. Placement of Mobile Homes and Permissible Additions

- a) Within a mobile home park, no part of any mobile home including permitted addition(s) shall be:
 - i. On land that is not level and kept free from drainage from adjacent land; and
 - ii. Within three (3) metres of any other mobile home including permitted addition(s).

- b) One (1) level easily accessible car parking space shall be provided near each mobile home. In addition, for every four (4) mobile homes, one (1) additional car parking space shall be provided.
- c) No additions to mobile homes are permitted, except;
 - i. Skirting's, but only if an easily removable access panel of a minimum width of one (1) metre provides access to the area enclosed by the skirting;
 - ii. Carports;
 - iii. Decks;
 - iv. Shelters against sun or rain.

Rooms added to a mobile home; provided that any such rooms shall have an exit or access to exit other than through the mobile home, and, further, any such provided that in all cases that the means of egress from a mobile home or additional room is not restricted or diminished by any part of the addition.

5. Owner's Residence Plot

An owner's residential plot shall be permitted within a mobile home park provided the area of the plot is not less than three hundred and twenty-five (325) square metres.

6. Administrative Buildings

Every mobile home park may contain a building to accommodate an administrative office. This building shall conform in all respects to the building, plumbing and electrical Acts, and Codes, including the Township's Zoning By-Law.

7. Garbage Disposal

- a) The owner of each mobile home park shall be responsible for:
 - i. The disposal of all garbage.
 - ii. Maintaining the disposal of all garbage so it shall not become foul smelling, unsightly, or a breeding place for flies;
 - iii. Providing for the collection of all garbage and refuse.

8. Fire Protection

- a) All mobile home parks shall be kept free of litter, rubbish, and other inflammable materials.
- b) Portable fire extinguishers of a type approved by the Townships Fire Chief shall be kept in all locations specified by the Township's Fire Chief and shall be maintained in good operating condition.
- c) Fire shall be made only in stoves, incinerators or other equipment designed for such use.

9. Supervision

- a) The owner shall maintain all equipment in or on the mobile home park in a clean, safe, and sanitary condition.
- b) The owner shall take adequate steps to exterminate vermin and keep the mobile home park free of vermin.

10. Site and Other Requirements

- a) All mobile home parks designed for the accommodation of mobile homes shall be constructed in conformity with the following site and other requirements;
- b) Where a mobile home park adjoins property which is zoned residential use, the buffer area immediately adjacent to such property shall be screen planted and landscaped.
- c) All buffer areas shall be landscaped or otherwise beautified to provide an attractive appearance.
- d) Mobile Homes
 - i. The minimum site area required for each mobile home space shall be two hundred and twenty-five (225) square metres and a minimum width of twelve (12) metres.
 - ii. Each mobile home space shall front upon a roadway of 6.5 m (21 feet) in width. All roadways shall have unobstructed access to a public highway.
 - iii. Roadways and parking space shall have gravel or asphalt surface type.
 - iv. All roads within the mobile park shall be provided with adequate water drainage.
 - v. All mobile homes shall have an approved potable water supply system.
 - vi. All mobile homes shall have an approved septic sewage system.
 - vii. Mobile home pads should be as per the provided manufacturing requirements or provided engineering requirements.
 - viii. All areas within a mobile home park shall be sloped to provide positive and rapid drainage.
 - ix. Swales shall be installed between all mobile home pads or sites to prevent passage of storm water from one site to the adjacent site.
 - x. An approved electrical service shall be provided for each mobile home space. All such electrical services shall be weatherproof, and all on-site wiring shall be underground.

APPENDIX A - Nutrient Unit Table

Tables of Nutrient Unit Assignments to Certain Farm Animals

Type of Animal	# Animals per NU
Dairy / Beef Cow or Bull (1200-1400 lbs)	1
Dairy / Beef heifers or steers (400-1200 lbs)	3
Dairy / Beef calves (100-400 lbs)	6
Pigs (60-230 lbs)	6
Pigs (15-60 lbs)	20
Horses (>1500 lbs)	1
Horses (500 – 1500 lbs)	1.0
Horses (< 500 lbs)	2.0
Chicken Laying Hens	150
Chicken Broilers	100
Turkeys	75
Sheep	8
Goats	8