



DORION

Canyon Country

BY-LAW NO. 1003-22

COMPREHENSIVE ZONING BY-LAW

April 2022

THE CORPORATION OF THE TOWNSHIP OF DORION

BY-LAW NO. 1003-22

Being a By-law to regulate the use of land within
The Corporation of the Township of Dorion.

WHEREAS The *Planning Act* provides that Council of The Corporation of the Township of Dorion may pass a By-law regulating the use of lands and building and the type of construction, height, bulk, location, spacing and character of buildings to be erected or altered within the Township or any defined part thereof;

AND WHEREAS municipal control and regulation over the use of land and the erection and use of buildings and/or structures is desirable in the public interest;

AND WHEREAS it is deemed to be necessary and expedient to pass a by-law to restrict the use which may be made of lands, buildings, and/or structures within The Corporation of the Township of Dorion;

NOW THEREFORE THE COUNCIL OF THE CORPORATION OF THE TOWNSHIP OF DORION ENACTS AS FOLLOWS:

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PREAMBLE

The preamble is intended to assist the reader in understanding and interpreting the Comprehensive Zoning By-law for the Township of Dorion. The preamble does not form part of the Comprehensive Zoning By-law.

I. OVERVIEW OF COMPREHENSIVE ZONING BY-LAWS

A Comprehensive Zoning By-law, or simply “Zoning By-law” or “By-law” is a detailed municipal by-law that regulates the types of land uses and activities that may occur on a property or within buildings; and the height, location, massing and character of buildings and structures.

The specific matters that may be regulated by a Zoning By-law are outlined in Section 34 of the Planning Act, R.S.O., 1990, c.P.13, as amended. Zoning By-laws are used by municipalities in Ontario to manage land use compatibility and manage the character and appearance of neighbourhoods and communities. Zoning By-laws are also prepared to implement the policies of a municipality’s Official Plan, which establishes goals and policies respecting the types of permitted land uses and desired built form within different geographic areas of the municipality. The Zoning By-law is used to translate these policies into more specific permitted land uses, and requirements for lot and buildings by establishing zone categories and regulations which apply to all lands in the municipality.

It is important to refer to the Official Plan Maps - Schedules, A, B and C - when making zoning decisions.

A Zoning By-law is primarily implemented through the Building Permit application process. Where a property owner or occupant wishes to construct something on their property, and applies for a Building Permit, the proposal must conform to the provisions of the Zoning By-law. If the proposal does not conform to the Zoning By-law, the applicant can:

- a) apply for a minor variance to seek relief from the provisions of the Zoning By-law;
- b) apply for a rezoning (Zoning By-law Amendment) to change their zone or seek major relief from the provisions of the Zoning By-law; or
- c) the applicant can rework their proposal so that it complies with the Zoning By-law.

II. AUTHORITY TO PREPARE THIS BY-LAW

The Zoning By-law is prepared in accordance with Section 34 of the Planning Act, R.S.O., 1990, c.P.13, as amended. Generally speaking, the Planning Act allows the Township of Dorion to pass zoning by-laws to restrict the use of land, and to regulate the size, location and character of buildings and structures within the Township.

III. TECHNICAL REVISIONS TO THE ZONING BY-LAW

Revisions may be made to this Zoning By-law without the need for a zoning by-law amendment for technical reasons, including:

1. correction of numbering, cross-referencing, grammar, punctuation or typographical errors or revisions to format in a manner that does not change the intent of the By-law;
2. adding or revising technical information on maps or schedules that does not affect the zoning of lands including, but not limited to, matters such as updating and correcting *infrastructure* information, keys, legends or title blocks; and
3. changes to appendices, footnotes, headings, indices, marginal notes, tables of contents, illustrations, historical or reference information, page numbering, footers and headers, which do not form a part of this By-law and are editorially inserted for convenience or reference only.

IV. SUBSEQUENT ZONING BY-LAW AMENDMENTS

The Zoning By-law may be consolidated from time to time to include subsequent amendments to the Zoning By-law. However, there may have been amendments to the Zoning By-law (both text and mapping) or removals or additions of holding symbols which are not consolidated in the current office consolidation of the Zoning By-law. In all cases, the reader should contact the zoning administrator to confirm the most current zoning of a property and applicable regulations. Additionally, the maps contained in Schedule A may not reflect the latest zoning, or any recent changes to the parcel fabric, which may not have been updated in the most recent Zoning By-law consolidation.

V. MINOR VARIANCES

The Council has the authority to approve minor variances to the Zoning By-law, which may provide minor relief from specific zoning provisions or minor changes to the permitted uses of one or more properties. Minor variances previously granted are not reflected in the Zoning By-law and are not indicated in the Schedule B Site Specific Zoning Amendments. The reader should contact the Township to identify whether there are any approved minor variances applicable to a property.

1 INTERPRETATION AND ADMINISTRATION

1.1. TITLE

This By-law shall be known as "The Zoning By-law".

1.2. APPLICATION

The provisions of this By-law shall apply to all of the lands that are contained within the boundaries of the Corporation of the Township of Dorion, as now or hereafter constituted.

Where any lands are added to the Township, or where any lands are otherwise not designated by this By-law as being within a described zone, such lands shall be deemed to be located in the Rural Zone.

1.3. SCOPE

No lands shall be used and no buildings or structures shall be erected, altered, enlarged, or used within the Township of Dorion except in conformity with this By-law. Notwithstanding, nothing in this By-law prevents the use of any land, buildings and/or structures for any purpose prohibited by this By-law if such land, buildings and/or structures were lawfully used for a purpose on the day that this By-law comes into force and effect.

Known development constraints are shown on the Official Plan Schedules B1 and B2, as amended; and Official Plan policies will apply.

1.4. MINIMUM REGULATIONS

The provisions of this By-law are held to be the minimum requirements for the promotion of the health, safety, comfort, convenience and general welfare of the inhabitants of the Township.

1.5. MEANING OF USE

Unless the context requires otherwise, the expressions "use" or "to use" in this By-law shall include anything done or permitted by the owner or occupant of any land or building directly, indirectly, by or through any trustee, tenant, servant, or agent acting for or with the knowledge or consent of such owner or occupant, for the purpose of making use of the said land or building.

1.6. MEANING OF SHALL

The word "shall" will always be construed as mandatory.

1.7. ADMINISTRATION

This By-law shall be administered by the Clerk-Treasurer and/or such other persons as the Council of the Township of Dorion designates, as updated.

The final determination of the meaning of any clause, text or mapping or of the purpose of any portion of the By-law shall be made by Council, subject to appropriate Court proceedings and determinations.

1.8. LICENSES AND PERMITS

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

1.9. BUILDING TO BE MOVED

No building, residential or otherwise, shall be moved within the limits of the Township or shall be moved into the Township from outside, unless in conformity with the provisions and requirements of this By-law.

1.10 APPLICATION OF OTHER BY-LAWS AND LEGISLATIVE REQUIREMENTS

Nothing in this By-law shall serve to relieve any person from the obligation to comply with the requirements of any other By-law of the Township in force from time to time, or the obligation to obtain any license, permit, authority or approval required under any by-law of the Township.

When the regulations or requirement of any department or office of government impose a greater restriction than the provisions imposed by this By-law, the greater restrictions shall apply.

All references to statutes or regulations of Government of Canada or the Province of Ontario, or to any other Municipal By-Law, shall be deemed to mean reference to that statute, regulation or By-Law as amended or replaced.

1.11 VALIDITY

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

1.12 CONTINUATION OF PROSECUTION FOLLOWING REPEAL

The passage of this By-law shall not affect the right of the Township of Dorion to prosecute any violation of the previous By-law, if the violation occurred while such previous by-law was in effect.

1.13 VIOLATIONS AND PENALTIES

Any person, corporation, or other legal entity who contravenes any of the permitted uses provisions, or any of the regulations and/or provisions or requirements of this By-law is guilty of an offence and is liable, upon summary conviction to a fine as set out in The Planning Act, as amended, as may be amended from time to time, and such fine shall be recoverable under The Provincial Offences Act, as amended.

Where a conviction has been entered under this Subsection in addition to any other remedy or any other penalty provided, the Court in which the conviction has been entered, or any Court of competent jurisdiction may make an Order prohibiting the continuation or repetition of the offence by the person convicted.

1.14 ENACTMENT

This By-law shall come into force and effect upon final passing by Council; and shall include Schedule A comprised of one or more zoning maps and Schedule B site specific text amendments to this By-law which occur after its passing. This Zoning By-law Replaces former By-law No. 642-05 for which the text and mapping will be available at the Township office and on-line.

1.15 OFFICIAL PLAN CONFORMITY

This By-law conforms to the Official Plan, as amended, as it is contained in By-law 998-22.

1.16 CONFORMITY WITH THE BY-LAW

No building or structure or area of a lot shall be used, erected or altered in whole or in part except in conformity with the provisions of this By-law.

No building, structure or area of a lot shall be used or occupied except for uses that are specifically identified in this By-law as permitted uses by the relevant zoning category.

1.17 SITE PLAN CONTROL

Pursuant to Section 41 of the Planning Act, R.S.O. 1990, c.P.13, as amended, all zones are declared as Site Plan Control areas, in accordance with the Official Plan, as amended, and are subject to the provisions of Section 41 of the Planning Act, as amended.

Notwithstanding any other provisions in this Section, a single detached dwelling; semi- detached dwelling; duplex dwelling; sand and gravel pit; and stone quarry are exempt from Site Plan Control and the provisions of Section 41 of the Planning Act, as amended, except those permitted within Natural Hazard Lands or within or adjacent to Natural Environment Areas, on private roads or where contained within a condominium development.

All development located within the zone categories described in this Zoning By-law shall be subject to and built, in accordance with a development agreement, if required, pursuant to Section 41 of the Planning Act, as amended.

1.18 ENFORCEMENT & PENALTIES

Enforcement: This By-law may be enforced by any Municipal law enforcement officer.

Offences relating to use: No person shall use any land, building or structure within a zone for a use that is not permitted within that zone.

Offences Relating to Change of use: No person shall change the use on any land, or within any building or structure, without first obtaining a certificate of occupancy from the Township's Chief Building Official authorizing the change in use.

Offences Relating to Regulations: No person shall undertake a permitted use on any land within any zone where the use, or the locations of buildings or structures, on the land contravene the regulations applicable to the zone within which the land exists.

Offences Relating to Interference: No person shall interfere with a Municipal law enforcement officer who is lawfully conducting an investigation into an allegation that the provisions of this By-law are being contravened.

Penalty Provisions: Any person convicted of an offence under this By-law is subject to the penalties prescribed in Section 67 of the Planning Act, as amended.

Conflicting Regulations: Where regulations in this By-law conflict, the most restrictive regulation shall apply.

2. DEFINITIONS

For the purposes of this By-law, the definitions and interpretations given hereafter shall govern:

- 2.1. Accessory building or structure:** A detached building or structure, the use of which is naturally and normally incidental to, subordinate to, or exclusively devoted to, the permitted main use or building and located on the same lot and that is not used for human habitation. An accessory structure does not include a structure made wholly, or in a large part, of fabric. An accessory building shall be considered as such when a building permit has been issued for a main building, even though the main building has not been completed, and such status shall remain so long as the building permit has not been revoked.
- 2.2. Accessory dwelling unit:** See secondary suite (detached).
- 2.3. Accessory use:** A use naturally and normally incidental to, subordinate to, and exclusively devoted to a principal permitted use and located on the same lot as the principal permitted use.
- 2.4. Active outdoor recreation:** The use of land, water, buildings and/or structures for outdoor leisure and athletic activities and can include sports fields, tracks, parks and playgrounds, but shall not include golf courses, stadiums, amusement parks, or campgrounds.
- 2.5. Agricultural uses:** Raising of livestock; raising of other animals for food, fur or fibre, including poultry and fish; aquaculture; fish hatchery, apiary; agro-forestry; maple syrup production; and associated on-farm buildings and structures, including, but not limited to livestock facilities, manure storages, value-retaining facilities, and accommodation for farm labour when the size and nature of the operation requires additional employment. Also includes the growing of nursery, biomass and horticultural crops excluding the growing of outdoor cannabis.
- 2.6. Agriculture-related use:** Farm-related commercial and farm-related industrial uses that are directly related to the principal farming operation and provide direct products and/or services to farm operations as a primary activity.
- 2.7. Aggregate:** Gravel, sand, clay, earth, shale, stone, limestone, marble, granite, rock, or material other than metallic ores, used for construction purposes.
- 2.8. Alter:** When used:
- a) with reference to a building or structure, or part thereof, to change any one or more of the external dimensions of such building or structure or to change the type of construction of the exterior walls or roof;

- b) with reference to a lot, to change the area, frontage, or depth; or to change the width, depth, or area of any required yard, landscaped open space, or parking area; or to change the location of any boundary of such lot with respect to a street or lane;
- c) with reference to use, shall mean to discontinue and/or replace a use with another use that is distinct from the discontinued use.

2.9. Animal hospital or clinic: A building where animals, birds, fowl, or other livestock are treated or kept under the care of a licensed veterinary surgeon.

2.10. Area of Natural Scientific Interest (ANSI): Areas of land and water containing unique natural landscapes or features. These features have been scientifically identified as having life or earth science values related to protection, scientific study or education.

2.11. Attached: When relating to a building shall mean a building otherwise complete in itself, which depends for structural support, or complete enclosure, upon a division wall or walls that are shared in common with an adjacent building or buildings.

2.12. Automobile body repair shop: A building or structure used primarily for the making of repairs or alterations to the frame, and or body of any vehicle, and may include the carrying out of body work and/or the painting of vehicles, but excludes an automobile wrecking yard or salvage yard.

2.13. Automobile service station: A building or part of a building or a clearly defined space on a lot used primarily for the retail sale of lubricating oils, gasoline, diesel fuel, and/or propane for fuel by motor vehicles, and may include the sale of automobile accessories, and servicing and maintenance essential to the operation of motor vehicles.

2.14. Automobile wrecking or salvage yard: An area outside of an enclosed building where motor vehicles are dismantled, disassembled, junked, or salvaged for parts, or where vehicles not in operable conditions are stored.

2.15. Automotive gas bar: The use of land, building, and/or structures where vehicle fuels, but not propane are offered for sale, but where no or only minor provision is made for the repair or maintenance of vehicles. Such use may include the sale of associated sundry items and the sale of prepared food for consumption off the premises where the floor area devoted to such sale of prepared foods does not exceed 20.0 square metres.

2.16. Basement: That portion of a building between two floor levels which is more than 50 % below the ground level at the exterior walls.

- 2.17. Bed and breakfast:** A dwelling unit, situated in a single detached, semi-detached or duplex dwelling, in which not more than three bedrooms and one less bedroom than the total number of bedrooms in the dwelling unit, are used to provide overnight accommodation for profit or gain, with or without meals to the travelling or vacationing public.
- 2.18. Boarding, rooming house:** A building or portion thereof in which the proprietor supplies to other persons for hire or gain, lodging, meals, or both, but shall not include a hotel, motel, hospital, home for the young or the aged, or institutional accommodation.
- 2.19. Boat house:** A building used for the storage of boats and other watercraft and/or marine equipment, excluding aircraft.
- 2.20. Boat launch:** The use of land and water for the purpose of floating and launching, and/or recovering of small pleasure boats and other watercraft, excluding aircraft, and related area for parking of vehicles and boat trailers, and may include a dock.
- 2.21. Buffer strip:** An area of land being not less than 3.0 metres in width and intended to separate and partially obstruct the view of two adjacent land use or properties from one another, and used for no other purpose than the erection of a fence, or the planting and maintenance of natural shrubs, and the remainder of which is to be used for landscaping. A vegetal buffer shall mean an area in which natural vegetation is maintained for the purpose of providing a visual screen and sound attenuation zone between a recreational, commercial, extractive, or industrial enterprise and abutting land uses.
- 2.22. Building:** Any structure, consisting of walls and a roof, which is used as shelter, accommodation, or enclosure of persons, animals, equipment, and/or goods and materials.
- 2.23. Building area:** An area of a lot within which permitted buildings or other structures may be erected, used and maintained and shall be calculated by deducting all appropriate yard areas and setbacks from the gross lot area.
- 2.24. Building line:** A line within a lot drawn parallel to a lot line, or connecting a part of buildings on abutting properties, which establishes a minimum distance(s) between the lot line and any part of a building or structure which may be erected.
- 2.25. Building, main:** The building which contains the principal use of the lot on which such building is located. In any residential zone a dwelling shall be deemed to be a main building on the lot on which it is located.

- 2.26. Building supply outlet:** Use of land, buildings, and/or structures for the storing and sale of lumber, building supplies, construction and home improvement materials, and may include the sale of construction tools. May also permit or include the cutting of lumber and other construction materials.
- 2.27. Bulk fuel establishment:** Use of land, building and/or structure for the storage and distribution of fuels, but not including retail sales except key lock sales activity.
- 2.28. Bush camp:** A building or structure intended to provide basic shelter and accommodation for a person or group of persons engaged in forestry activities on an occasional or seasonal basis in a remote location where municipal or community services are usually not available. Such structure is accessory to forestry as a main, permitted use; and may be described as being of light frame construction without any water or wash facilities. A bush camp does not include a dwelling or a commercial use.
- 2.29. Campground:** An area which consists of a group of not less than ten individual camp sites for the location of trailers or tents used for short term and/or seasonal camping experiences. Includes unserviced and serviced camp sites; and accessory facilities which support the use such as administrative offices, washrooms, recreation areas, laundry facilities, sale of convenience goods. Does not include the use of mobile homes or trailers on a permanent year-round basis.
- 2.30. Cannabis cultivation, outdoor:** The growing of cannabis in an open-air setting, for medical or recreational purposes, subject to regulations under the Cannabis Act, as amended, and does not include the selling of cannabis products or cannabis paraphernalia.
- 2.31. Cannabis production facility:** Wholly enclosed premises used for cultivating, producing, testing, researching, processing, destroying, storing, or distribution of cannabis, or products containing cannabis, subject to regulations under the Cannabis Act, as amended. This does not include the selling of cannabis products or cannabis paraphernalia.
- 2.32. Carport:** A portion of a dwelling which is a roofed enclosure designed for the storage of a motor vehicle with at least 40 % of the total perimeter open and unobstructed. For this definition perimeter includes the main wall of the dwelling to which such carport is attached.
- 2.33. Camp site:** A portion of land that is contained within a campground that is maintained as a specific location for temporary occupancy by tent, motor home, recreational vehicles, truck campers, but shall not include a mobile home.
- 2.34. Cemetery:** Land that is set apart or used as a place for the interment of the dead or in which human bodies have been buried, and may include structures for the purpose of cremation of human remains

and may include facilities for storing of ashes of human remains that have been cremated or the interment of the dead in sealed crypts or compartments.

- 2.35. Clinic:** A building or structure or part thereof that is used or intended to be used by physicians, dentists, chiropractors, and/or drugless practitioners, or any one or more of them, as well as their staff and patients, for the purpose of consultation, diagnosis, and office treatment.
- 2.36. Commercial use:** The use of land, building and/or structure for the purpose of buying and/or selling of goods or commodities, or for the supplying of services, as distinguished from uses such as manufacturing or assembly of goods, warehousing, transport terminals, construction and other such uses.
- 2.37. Commercial entertainment:** Premises where entertainment is offered for gain or profit such as a motion picture or other theatre, public hall, billiard or pool room, establishment offering more than three electronic games for public use, bowling alley, ice or roller skating rink, miniature golf course and other similar places of amusement.
- 2.38. Commercial fishing establishment:** A use which is primarily devoted to handling, storage, cleaning, cutting, freezing, and/or smoking or cooking of fish products for wholesale and includes accessory uses such as docks, warehouses, processing plants, and repair facilities for commercial fishing equipment.
- 2.39. Community centre:** Any tract of land or any building used for community activities, and not for commercial purposes; the ownership and/or maintenance of which is vested with the Township.
- 2.40. Community facility:** A building or part thereof in which facilities are provided for such purposes as meetings for civic, educational, political, recreational, cultural, religious or social purposes, and without limiting the generality of the foregoing, may include such facilities libraries, museums, auditorium, banquet hall or private club. Facility may include meeting rooms for community use, activity areas, cafeteria, reading rooms, laboratories, accessory office, and space for recreational uses.
- 2.41. Condominium:** A building in which each individual unit is held in separate private ownership and all floor space, facilities, and outdoor areas used in common by all tenants are owned, administered and maintained by a corporation created pursuant to the provisions of the Condominium Act, as amended. A vacant land condominium shall mean a subdivision of land processed under the Condominium Act, as amended, as a vacant land condominium in which individual units of land are established and held under separate private ownership within a condominium corporation, and which may include lands set out as common elements held by the condominium corporation. A common element condominium shall mean a subdivision of land processed under the Condominium Act, as amended, wherein

separate, privately-owned parcels of land, are tied one or more common elements held by a condominium corporation.

- 2.42. Conservation:** The preservation, protection, and improvement of components of the natural heritage system or other lands through a comprehensive management and maintenance program administered for the benefit of the natural heritage system and/or the public.
- 2.43. Conservation Authority:** The local watershed management agency responsible for the administration of the Conservation Authorities Act, as amended, and associated regulations related to development in natural hazards and the administration of Conservation Areas. In the Township of Dorion, this agency is the Lakehead Region Conservation Authority (LRCA).
- 2.44. Conservation and wildlife sanctuary:** Land that is left in its natural state for the purpose of providing sanctuary, habitat, and breeding for wild birds, fowl, animals, and plant life and includes a forest reserve.
- 2.45. Contractor's yard:** A yard of any general contractor or building where equipment and/or materials are stored or where a contractor performs shop or assembly work.
- 2.46. Convenience store:** A retail commercial establishment supplying a limited range of goods and other daily household necessities to the immediate surrounding area.
- 2.47. Cottage or seasonal residence:** See Dwelling, Seasonal.
- 2.48. Coverage:** The combined area of all buildings or structures on a lot, measured at the level of the lowest storey above grade, including all porches and verandahs, open or covered, but not including any outdoor swimming pool, open, unenclosed terraces, patios, steps, cornices, eaves, bay windows, and similar projections and open parking areas.
- 2.49. Craft shop:** A building or part thereof in which a handicraft is conducted for gain or profit and may include sales of such handicraft.
- 2.50. Converted dwelling:** A seasonal recreational dwelling that has been converted to permanent residential use, as documented by the issuance of a building permit and/or occupancy permit by the Township.
- 2.51. Day care centre:** A building duly licensed by Child Care and Early Years Act, as amended, that receives children under 13 years of age, not of common parentage, and may receive children up to 18 years of age if they need supervised care. For the purpose of providing temporary care and guidance for a

continuous period not more than 24 hours. May be private or agency run. A day care centre overseen by a licensed agency shall care for a minimum of 5 children; a licensed private day care centre can care for a maximum of five children.

2.52. Deck: A structure without a roof that is located above ground, and is attached or cantilevered from a dwelling unit and/or supported by a foundation, with or without direct access to the ground, the floor of which is greater than 0.6 metres above finished grade.

2.53. Density: The ratio of the number of dwelling units or number of camp sites to the total lot area of a property.

2.54. Development: The subdivision or severance of land; the erection or alteration of a building and/or structure, and including any improvements made on/and any addition or alteration to a building or structure that has the effect of increasing the size or usability thereof. The use of the term shall be taken to include redevelopment.

2.55. Dock: A structure on land and/or in the water to be used for transferring goods and/or passengers to or from a boat or airplane.

2.56. Dwelling: A building occupied or designed to be occupied exclusively as a home, residence or sleeping place by one or more persons but shall not include a hotel, boarding or rooming house, motel, or crisis residence or similar institutional building.

2.57. Dwelling, duplex: A building that is divided horizontally into two dwelling units each of which has an independent entrance either directly or through a common vestibule.

2.58. Dwelling, double duplex: Two attached duplex dwellings.

2.59. Dwelling, multiple or apartment: A building that contains four or more dwelling units which are independent of each other but which have one or more common entrances from street level and are served by a common corridor and the occupants of which units have the right to common use in the corridors, stairs, or elevators of or relating to such building.

2.60. Dwelling, semi-detached: A building that is divided vertically into two dwelling units each of which has an independent entrance whether directly or through a common vestibule and which has no direct access between the two units.

2.61. Dwelling, single detached: A building used, designed, or intended to be used for occupancy as a single detached unit, but not including a mobile home.

- 2.62. Dwelling, townhouse or rowhouse:** A building containing three or more attached dwelling units and which has a common masonry wall dividing each of the abutting dwelling units vertically, each of which has an independent entrance from the vestibule.
- 2.63. Dwelling, triplex:** A building that is divided horizontally into three separate dwelling units, each of which has an independent entrance whether directly or through a common vestibule, but excluding a townhouse or rowhouse building.
- 2.64. Dwelling unit:** One or more habitable rooms occupied or designated to be occupied by one or more individuals as an independent and separate housekeeping establishment in which separate kitchen and sanitary facilities are provided for the use of such individual or individuals and which have a private entrance from outside the building or from a common hall way or stairway inside the building.
- 2.65. Dwelling, seasonal:** A permanent, single detached dwelling occupied only during the time of road maintenance in accordance with the Dorion Seasonal Road By-law notwithstanding those for which site-specific provisions apply.
- 2.66. Emergency shelter:** A fully detached building used for persons in a crisis situation requiring shelter, protection, assistance and counselling or support which is intended to be short term accommodation of a transient nature. An Emergency Shelter shall not include a residential facility, a boarding or rooming house, a corrections residence, or any other residential facility which is licensed, approved or regulated under any general or special Act. An emergency shelter shall not exceed 25 residents.
- 2.67. Environmental protection area:** Significant river valley corridors, shorelines, wildlife and fish habitat as classified by the Ministry of Natural Resources and Forestry. Such areas are sensitive natural areas which serve as important habitat and migration routes for fish and wildlife.
- 2.68. Equipment sales/rental and/or servicing:** A commercial establishment within a building and/or lot used for the display, sale or lease of new or used industrial equipment. This may also include the sale of accessories including fluids, tires, lights, parts, and other related products as well as services including cleaning, polishing, greasing, and other related maintenance services. This establishment may also include a body shop, as part of the same building that can be used to repair industrial equipment as an accessory use but may not be used for motor vehicles or recreational vehicles.
- 2.69. Erect:** Includes build, construct, place, alter, enlarge, and/or relocate and without limiting the generality of the foregoing, is taken to include any associated physical operation such as excavation, grading, structurally altering any existing building or structure by an addition, deletion, enlargement, or other extension.

- 2.70. Existing:** Existing at the date of the final passing of this By-law.
- 2.71. Farming operation:** Lands that are assessed as farmland, having a valid Farm Business Registration number or a net income of at least \$7,000 directly related to farming operation outputs, for the purpose of growing of crops, raising of livestock, raising of other animals for food, fur or fibre; aquaculture; apiaries; agro-forestry and maple syrup production.
- 2.72. Farming, personal** The use of land for the keeping of animals for the personal enjoyment, use and/or consumption by the resident and the use is not a functioning farming operation in the traditional sense and does not include a commercial breeding kennel, domestic animal boarding facility or hobby kennel.
- 2.73. Fill:** Sand, gravel, earth or other such materials of any component whatsoever placed or deposited by humans.
- 2.74. Financial institution:** A building which is used to provide financial services directly to the public, and includes uses such as a bank, trust company, credit union, securities dealer, finance companies and stockbrokers.
- 2.75. Finished grade:** The average elevation of the natural surface of the ground adjoining each exterior wall of a building or structure excluding any localized depressions for windows or other such building features.
- 2.76. First storey:** The storey with its floor closest to grade and having its ceiling more than 50 % above grade.
- 2.77. Floodplain and shoreline protection work:** Methods to reduce or prevent the effects of flood waters and erosion on the natural environment, including, but not limited to, bank stabilization and re-naturalization.
- 2.78. 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.
- 2.79. Flood proofing:** 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.
- 2.80. Floor area:** The total habitable area within a building measured between the interior faces of the exterior walls or from the interior faces of common or party walls, but excluding any garage,

breezeway, porch, verandah, balcony, sun room, attic, cellar or basement, unless such sunroom or enclosed porch is an integral part of the building and habitable in all seasons.

- 2.81. Food store:** Use of land, buildings, and/or structures for the retail selling of food and associated household items, and may include a butcher shop, bakery, and other such areas where food is cooked and/or prepared for sale; where the minimum gross floor area exceeds 300.0 square metres in size.
- 2.82. Forestry:** The general raising, harvesting, and storage of wood and wood products and without limiting the generality of the foregoing shall include the raising, harvesting, and storage of fuelwood, pulpwood, lumber, Christmas Trees or other forest products, and does not include a saw and/or wood planing mill. For the purpose of this By-law, forestry shall include a temporary
- 2.83. Garage, private:** An accessory building or portion of a main permitted use building designed for a workspace and storage, particularly the storage or maintenance of private passenger motor vehicles; and wherein no service for profit is rendered. Where such structure is attached to the main building, it shall be deemed to be a part of the main building and not an accessory building.
- 2.84. Garage, public:** A garage used for the repair or storage of motor vehicles for remuneration, and may include an auto repair shop and a gas bar.
- 2.85. Garden centre:** The use of a premises for the retail and display of only plants, trees and shrubs, and gardening and landscaping supplies and equipment, but does not include the growing, transplanting or selling of cannabis products and cannabis paraphernalia products.
- 2.86. Garden suite:** A free standing dwelling unit that can be placed temporarily on an existing residential property. The floor area of a garden suite dwelling unit shall not exceed that of the existing living area of the primary residence. A garden suite is to be addressed as a temporary zoning amendment
- 2.87. Gazebo:** A freestanding roofed accessory structure which is not enclosed, except by screening or by glass, and which is typically utilized for the purpose of relaxation in conjunction with a main use that typically provides accommodation or commercial use.
- 2.88. Greenhouse:** A building or structure used for the growing of flowers, plants, shrubs, trees, or similar vegetation, which may be transplanted outdoors on the same lot, and may include the wholesale or retail selling of goods produced in the greenhouse and other types of garden products. The growing of Cannabis is prohibited in a greenhouse or on the same lot as the greenhouse.
- 2.89. Grade:** The average level of finished surface of the ground adjacent to the exterior walls of the building or structure.

2.90. Gravel pit: An open land area where sand, gravel and/or rock fragments are mined or excavated for sale or off-tract use.

2.91. Guest house: A building without cooking or washroom/sanitary facilities that is accessory to a residential dwelling and used only for purposes of sleeping accommodation.

2.92. Habitable: Designed for a combination of living, sleeping, eating or food preparation.

2.93. Hauling sewage disposal site: A site where sewage is deposited into a township owned sewage disposal site, in accordance with the Ministry of the Environment, Conservation and Parks regulations, which has been collected, transported and disposed of by private haulers. Septage is waste from a septic system tank, holding tank or portable toilet and is characterized as raw and untreated sewage that includes both the solids and liquids.

2.94. Hazard lands: Lands that are or that may be inappropriate for residential development by reason of having inherent or natural environmental hazards such as susceptibility to flood or erosion, poor drainage, organic soils, steep slopes, wildland fires, or any physical condition or limitation and which, if developed, may lead to the deterioration or degradation of the environment or cause property damage or loss of life.

2.95. Height: The vertical distance between the average elevation of the finished surface of the ground at the front of the building and

a) in the case of a float roof, the highest point of the surface or the parapet, whichever is the greater;

b) in the case of a mansard roof, the deck roof line;

c) in the case of a gable, hip, or gambrel roof, the mean height between the eaves and the ridge, exclusive of any roof construction used only as ornament or for the mechanical operation of the building including a penthouse, chimney, tower, cupola or steeple.

2.96. Highway commercial use: Commercial uses which rely upon automobile or truck traffic and/or the tourist population.

2.97. Home industry: Small scale commercial or industrial use in a portion of a main dwelling and which may include the use of an accessory building to the single detached dwelling by at least one of the permanent residents of such dwelling unit, and which is clearly secondary to the main use as a dwelling unit, but does not include auto repair, auto painting or a welding shop or furniture stripping. Includes a kennel.

2.98. Home occupation: The small-scale business or professional use of a part of a dwelling unit or a part of an accessory building by at least one of the permanent residents of such dwelling unit and which is clearly secondary to the main use of the dwelling. No sales of commodities that are not produced on the premises shall be included. Excludes a kennel.

2.99. Home sharing: See short-term accommodation.

2.100. Hotel, motel: A tourist commercial establishment containing five or more guest rooms, each guest room having a separate entrance either directly from the outside of the building or from a common hall, and may include dining rooms, beverage rooms, recreational space, and administrative office area (Definition for Hotel amended, as per Zoning By-law Amendment #455, April 1991).

2.101. Industrial, Class I: In accordance with the Ministry of Environment, Conservation and Parks D-series Guidelines, as amended, a building or use for a small scale, self-contained industrial use, where such operations do not involve the emission of air or water pollutants that exceed the standards set by the appropriate Provincial Regulatory Authority, that has infrequent movement of products of heavy trucks or equipment, no outside storage, daytime operation only, and is a low probability source of noise, odour, dust, and/or vibration.

2.102. Industrial, Class II: In accordance with the Ministry of Environment, Conservation and Parks D-series Guidelines, as amended, a building or use of a medium scale, industrial use, where such operations do not involve the emission of air or water pollutants that exceed the standards set by the appropriate Provincial Regulatory Authority, that may include outside storage, frequent movement of products or heavy trucks or equipment, may include shift work, and is occasionally a source of noise, odour, dust, and/or vibration.

2.103. Industrial, Class III: In accordance with the Ministry of Environment, Conservation and Parks D-series Guidelines, as amended, a building or use for a large industrial use, where such operations do not involve the emission of air or water pollutants that exceed the standards set by the appropriate Provincial Regulatory Authority, that produce a large volume or product, with or without outside storage or raw material or goods or product, with outside activity including frequent or continuous movement of raw materials, goods or products, or heavy trucks or equipment, and may include shift work, and is a source of noise, odour, dust and/or vibration.

2.104. Industrial use: The use of land, building, or structure for the manufacturing, processing, fabrication, or assembly of raw materials or goods, warehousing, or bulk storage of goods and related accessory uses, the disassembly of produced goods, materials, equipment, vehicles, or the storage of supplies, goods or materials.

2.105. Institutional use: See Community Facility.

2.106. Kennel: Use of land, building, and/or structure on or within which four or more domesticated animals are housed, groomed, bred, boarded, trained, or sold, for profit or gain, and which may offer provisions for minor medical treatment but does not include a veterinary clinic or an animal hospital. May include a commercial breeding kennel, domestic animal boarding facility or hobby kennel.

2.107. Legally existing or legal existing:

a) When used in reference to a use, lot, building or structure, mean:

- A use, lot, building or structure existing lawfully as of the date of passing of this By-law; or
- A building or structure the plans for which were approved prior to the passing of this By-law.

b) When used in reference to a registered lot, means a registered lot which:

- Is or has been held under distinct and separate ownership from abutting registered lots continuously from the date of passing of this By-law;
- Was subject to consent approved pursuant to the Planning Act, R.S.O. 1990, Chapter P.13, as amended, prior to the date of passing of this By-law, and was subsequently severed; or
- Is located in a plan of subdivision registered prior to the date of passing hereof.

2.108. Loading space: A space or bay located on a lot which is used or intended to be used for the temporary parking of any commercial vehicle while loading or unloading goods, merchandise or materials used in connection with the main use of the lot or any buildings thereon, and which has unobstructed access to an aisleway, street, or lane.

2.109. Lodge: A tourist commercial establishment containing five or more guest rooms serviced by a common entrance which additional guest rooms may have separate entrance directly from outside the building, and may include rental tourist cabins, accommodation for permanent staff and one or more dining rooms, beverage rooms, or recreational facilities for use by the guests.

2.110. Lot: A parcel or tract of land which is capable of being legally conveyed in accordance with the Planning Act, as amended.

2.111. Lot area: The total horizontal area within the lot lines of a lot, excluding the horizontal area of the flood plain or marsh locate on such lot.

2.112. Lot, corner: The lot situated at the intersection of, or abutting upon two or more streets provided the angle of intersection of such streets is not more than 135 degrees and each of which is at least 10.0 metres wide.

2.113. Lot coverage: That percentage of the lot area that is covered with buildings and/or structures including accessory buildings and structures as measured at the level of the grade.

2.114. Lot, depth: The horizontal distance between the midpoints of the front and rear lot lines, or in the case of a waterfront lot, the horizontal distance between the midpoints of the water line and the rear lot line. Where there is no rear lot line, lot depth shall mean the horizontal distance between the midpoint of the front lot line or the water line and the apex of a triangle formed by the side lot lines.

2.115. Lot, frontage: The minimum straight line horizontal distance between the intersection of the side lot lines and the front line. Where the side lot lines are not parallel, measurement shall be perpendicular to the line joining the midpoint of the front and the midpoint of the rear lot lines or apex of the triangle formed by the side lot lines at a point back from the front lot which is equal to the depth of the required front yard in that zone. When a side lot line is curved, measurement along the line between the interior side lot line and the intersection of the tangents to the street line, drawn through the extremities of the front lot line.

2.116. Lot, interior: A lot other than a corner lot.

2.117. Lot lines: The boundary lines of a lot are as follows:

- a) **Front lot line:** In the case of an interior lot the lot line dividing the lot from the street; and in the case of a corner lot, the shorter lot line abutting the street, provide that where such lot lines are of the same length, the front lot line shall be deemed to be the lot line where the principal access to the lot is provided. In the case of a through lot, the lot line where the principal access to the lot is provided. In the case of a lot in a Seasonal Residential Zone that abuts a waterbody, the lot line that abuts such waterbody shall be deemed to be the front lot line.
- b) **Rear lot line:** the lot line furthest from and opposite to the front lot line. In the case of a waterfront lot in the Seasonal Residential Zone, the lot line that is furthest from or opposite to the water line shall be deemed to be the rear lot line.
- c) **Side lot line:** a lot line other than a front or a rear lot line.

2.118. Lot, through: A lot that is bounded on two opposite sides by streets each of which is at least 10.0 metres in width, provided that where a through lot is also a corner lot, such lot shall be deemed to be a corner lot.

2.119. Main building: The building or structure in which a permitted use is conducted.

2.120. Manufacturing operation: A building or structure, used for assembling, fabricating, finishing, inspecting, making, processing, producing, treating or repairing, items either by hand or through the use of machinery, but does not include a food processing plant. A manufacturing facility may include

the temporary on-site storage of commercial vehicles for freight handling including the pick-up, delivery, and transitory storage of goods incidental to motor freight shipment directly related to the permitted use(s).

- 2.121. Marina:** Land, building, and/or structure containing docking facilities and located on a navigable waterway, where boats and/or other watercraft and related accessories are stored, serviced, repaired, or kept for sale and where facilities of the sale of marine fuels and lubricants may be provided.
- 2.122. Merchandise repair establishment:** Use of land and buildings or structures or part thereof wherein articles or goods, other than vehicles or industrial equipment or tools are repaired or serviced or where replacement parts for such articles are offered for sale.
- 2.123. Minimum Distance Separation (MDS) Guidelines:** Guidelines developed by the Ministry of Agriculture, Food and Rural Affairs, as amended from time to time, to separate uses so as to reduce incompatibility concerns about odour from livestock facilities.
- 2.124. Mining exploration:** The exploration of metallic minerals such as gold, copper and nickel or the exploration for non-metallic such as mica and salt-talc.
- 2.125. Mining operation:** Mining operations and associated facilities, or, past producing mines with remaining mineral development potential that have not been permanently rehabilitated to another use.
- 2.126. Mobile home:** A factory built dwelling unit designed as one dwelling unit, having a floor area of not less than 65.0 square metres, transported or designed to be transported on its own chassis, notwithstanding that its running gear has been removed or not, or designed to be placed on a permanent foundation and connected or designed to be connected to public or private services, but shall not include a double wide mobile home or travel trailer.
- 2.127. Mobile home, double wide:** A factory built dwelling unit designed as one dwelling unit, having a floor area of not less than 65.0 square metres, transported or designed to be transported on its own chassis and joined together to form one dwelling unit and placed on a permanent foundation with or without a basement and connected or designed to be connected to public or private services, but not including a single wide mobile home or travel trailer.
- 2.128. Mobile home park:** A lot or part of a lot under a single management which is designed, used or intended for use for the placement of mobile homes, and which consists of two or more mobile sites which are connected to communal water and/or sewage services, and may include administrative buildings.

2.129. Mobile home site: A portion of land within a mobile home park which is serviced and intended for the placement of one mobile home.

2.130. Modular home: A home built elsewhere (prefabricated) and moved in pieces to a permanent foundation.

2.131. Municipality: The Corporation of the Township of Dorion.

2.132. Non-complying: A lot containing a permitted use, buildings and/or structures which is existing but which does not meet or comply with one or more of the regulations of this By-law, either general or relating to the zone in which the lands are located.

2.133. Non-permitted (non-conforming): Use of land, building, and/or structure which is existing but which is not allowed or permitted in the zone in which it is located.

2.134. Nursing home: A building wherein lodgings with or without meals are provided for profit or gain and wherein medical treatment or nursing care may be provided for the occupants.

2.135. Office: A building or part of a building designed, intended, or used for the practice of a profession; the conduct of business or public administration, or where associated with a main use, used for the administration of such use.

2.136. On-farm diversified use: Use or uses that are secondary to the principal agricultural use of the property, and are limited in area.

2.137. Open space: Use of land, buildings and/or structures as park or recreation area controlled or owned by a public authority and normally open for public use.

2.138. Open storage: The storage of goods, merchandise or equipment in the open air and in unenclosed portions of buildings which are open to the air on one or more sides.

2.139. Park: An area permanently devoted to recreational uses and generally characterized by its natural, historical, or landscaped features and used both for passive and active recreation designed to serve a neighbourhood.

a) **Public:** a park controlled or owned by the Township or a public authority and which is normally open to the public.

b) **Private:** a park other than a public park, regardless of whether or not such park is maintained or operated for gain or profit.

- 2.140. Parking lot, parking area:** An area for the temporary parking of vehicles and may include aisleways, parking spaces, and related entrances and exit lanes but shall not include any part of the street.
- 2.141. Passive outdoor recreation and education:** Outdoor recreational activities such as a nature observation, walking trails, hiking, canoeing or kayaking that require minimum facilities or development and that have minimal impact on the environment. A nature interpretation centre on lands owned by a public authority is also considered to be a passive recreational use, but shall not include campgrounds, active outdoor recreation, or golf courses.
- 2.142. Person:** Any human being, any association, partnership, corporation, agent or trustee and the heirs, executors and other legal representatives of a person to whom the context can apply according to law.
- 2.143. Personal service shop:** Use of land, building, and/or structures for services focusing upon individuals, including but not limited to barber shop, beauty salon, shoe repair, Laundromat, tailor or dress maker, photographic studio, but does not include body rub or adult entertainment parlour.
- 2.144. Petty trade Shop:** An establishment other than an automotive use, that provides a non-personal service of craft to the public including but not limited to a painter, carpenter, electrician, baker, caterer, or engraving.
- 2.145. Pit:** A place where unconsolidated gravel, stone, sand, earth, clay, fill, or other such material is being or has been removed by means of an open excavation, and includes processing of such material including screening, sorting, washing, crushing, and other similar operations, together with required building and/or structures.
- 2.146. Portable asphalt plant:** A facility with equipment 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 permanent construction, but which is to be dismantled at the completion of the construction project.
- 2.147. Portable concrete plant:** A building or 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 designed to be dismantled at the completion of the construction project.
- 2.148. Private club:** A building and facilities owned or operated by a corporation, association, person or persons for a social, educational, or recreational purpose but not primarily for profit or to render a service which is customarily carried on as a business.

- 2.149. Private water access point:** Land developed and maintained for public access to a body of water, and may include a watercraft launching facility, dock, and associated parking area.
- 2.150. Public authority:** Any Federal or Provincial agency, school board, public utility commission, library or parks board, board of health, police board or commission, planning board or other such board or commission or committee or legal authority established or exercising any power or authority under any general or specific statute of Ontario or Canada or with respect to the affairs of the Township, including any committee or local authority established by by-law of the Township.
- 2.151. Public service facilities:** Land, buildings or structures used for the provision of public services such as government offices, police, fire protection and land ambulance services and programs which are provided for or subsidized by a government or other body.
- 2.152. Public use/services:** Land, building, and/or structure or equipment owned and/or operated by the Township or by any Ministry of Ontario or Canada, any telephone, telegraph, natural gas, hydro, sewer or water or other such facilities organized for any essential service within the community but shall not include offices, service buildings or warehouses.
- 2.153. Public works yard:** Any building, structure or land, or portion thereof, accommodating any use provided by an agency of government or any public utility works yard for the maintenance, repair and storage of vehicles, equipment and/or construction materials, and shall include any accessory offices.
- 2.154. Quarry:** Lands where consolidated rock has been or is being removed by means of an open excavation, and includes processing thereof including screening, sorting, washing, crushing, and other such operations, and related buildings and/or structures.
- 2.155. Rail and sea storage container:** A vessel commonly or specifically designed for transportation and/or storage of freight goods or commodities and shall include cargo containers and truck trailers.
- 2.156. Recreational:** Use of land, building, and/or structure for outdoor leisure and sporting purposes and for purposes of enjoyment of the natural environment and activities relating thereto, which may include uses such as boating, camping, canoeing, hunting, fishing, snowmobiling, skiing, and swimming or other water sports.
- 2.157. Recreational vehicle:** A motor vehicle designed to provide temporary living, sleeping, and/or eating accommodation for one or more persons involved in a recreation experience.

- 2.158. Recreation and sports facility:** A place, building or part of a building where or wherein facilities are provided for sports and / or recreation which may include an arena, a curling rink, a skating rink, racquet sports, a gymnasium, a swimming pool, a tennis court, an indoor golf facility or a fitness facility.
- 2.159. Remote cottage:** A building or structure in existence since 1981 or before, intended to provide basic shelter and accommodation for a person or group of persons engaged in short-term (less 30 consecutive days for a maximum of 180 days in a single calendar year) recreational activities in a remote location where municipal or community services are usually not available. Such structure may be described as being of light frame construction. A remote cottage is not a seasonal dwelling nor a commercial use.
- 2.160. Renewable energy system, large:** Energy obtained from solar energy, wind energy, or geothermal-energy exceeding 3 kilowatts.
- 2.161. Renewable energy system, individual:** Energy obtained from solar energy (ten kilowatts or less), wind energy (three kilowatts or less), or individual use geo-thermal energy systems.
- 2.162. Renovation:** The repair, strengthening, or restoration of a building to a safe condition but does not include replacement.
- 2.163. Residential facility:** A single detached dwelling for persons who for any reason require a group living arrangement for their well-being, licensed or funded by the government or charitable organizations. Separate and independent residential units are provided, but where common dining areas, lounges, and/or recreation areas are provided; where personal staff care may also be provided and individual care programs may be arranged and delivered on an individual basis, but shall not include hospital or correctional residence or boarding and rooming house.
- 2.164. Residential use:** The use of land, building and/or structures or parts thereof as a dwelling.
- 2.165. Resort:** A tourist commercial establishment that provides accommodation through all or part of the year and that has facilities for serving meals and furnishing equipment, supplies, or services to persons in connection with angling, hunting, fishing or recreational purposes.
- 2.166. Restaurant:** A building or part thereof, other than a tavern, where food is prepared and offered or kept for retail sale to the public for immediate consumption on or off of the premises.
- 2.167. Retail lumber yard:** The use of land, building, and/or structure for the storage of wood construction products for the purpose of wholesale or retail trade, but shall not include a planning mill or sawmill or any process of wood treatment.

2.168. Retail or service store: Use of land, building, or structure or part thereof where goods, wares, merchandise, articles, or things are offered or kept for retail sale or rental and includes storage on or about the store premises.

2.169. Right of way/easement: Any right, liberty, or privilege in, over, along, or under land which a person may have with respect to any land.

2.170. Road, private: A private right of way or thoroughfare over private property, Crown Land, and/or unopened municipal road allowance which affords access to abutting lands, and/or is not maintained by a public roads authority and is not intended for general traffic circulation.

2.171. Salvage yard: Use of land, building, and/or structure for wrecking, dismantling, storing, or selling of used goods, wares or material, and vehicles.

2.172. Sawmill: Land, building, and/or structure where raw logs and/or lumber is cut, sawed or planed either into finished lumber or as an intermediary step and may include facilities for kiln drying of lumber.

2.173. School:

- a) **School trade:** A building or part of a building used for training in specific trades, skills or crafts.
- b) **Elementary school:** An establishment, including outdoor areas, where academic instruction in a full range of the subjects of the elementary school courses of study is provided under the jurisdiction of a school board established by the Province of Ontario for students up to, and including grade 8.
- c) **Private school:** An establishment, including outdoor areas, where academic instruction in a full range of the subjects of the elementary or secondary school courses of study is provided.
- d) **Secondary school:** An establishment, including outdoor areas, where academic instruction in a full range of the subjects of the secondary school courses of study is provided under the jurisdiction of a school board established by the Province of Ontario for students in grade 9 and higher.
- e) **Post-secondary school:** A public school primarily for the instruction of students or adults receiving a post-secondary education and, without limiting the generality of the foregoing, includes an adult retraining school, a community college and a university.

2.174. Sea can: See Rail and Sea Storage Container

2.175. Seasonal road: An open, but narrow road, low traffic volume with an earth or rock/gravel surface which provides limited access to adjacent properties, receives minimal surface and right-of-way maintenance and is not maintained during the winter season, approximately November 1st to April 30th. In accordance with Dorion Seasonal Road By-law. Seasonal Roads include: Crooked Creek Lane North,

Brunner Road west of Fire No. 250, Black Bay Drive (Hurkett Cove Access), Meyers Road East, Crooked Creek Lane South.

- 2.176. Secondary suite (attached):** Use of a single detached dwelling, semi-detached dwelling unit, duplex dwelling unit, double-duplex dwelling unit, or townhouse or rowhouse dwelling unit where a separate self-contained dwelling unit is located within the principal building.
- 2.177. Secondary suite (detached):** Use of a building where a separate self-contained dwelling unit located in a detached building on the same lot as an associated single detached dwelling or semi-detached dwelling unit. A second dwelling unit (detached) is not an accessory building. A tiny dwelling could also be a secondary suite (detached).
- 2.178. Sensitive land uses:** Land, buildings used as amenity area or outdoor space where routine or normal activities occurring at reasonably expected times would experience one or more adverse effects from contamination discharges generated by a nearby major facility, and may include residences, day care centres, and health/educational facilities, or designated wetlands, habitat or other significant natural features.
- 2.179. Service shop:** Land, building and/or structure or part thereof where appliances, equipment, and/or machinery are serviced, repaired, and sold, and includes building trades establishments, but excludes any manufacturing, processing, or wholesaling.
- 2.180. Setback:** The horizontal distance between the nearest part of any main wall of any building and the centre line of a street allowance, or the closest lot line, or zone boundary line.
- a) **Setback from water:** The horizontal distance between the nearest part of any main wall of any building and the normal or controlled high water mark of any waterbody or the shoreline of a watercourse.
- 2.181. Shoreline:** The physical high-water mark made by a waterbody or watercourse, and shall include beaches, exposed rock, and other such features that a part of beach environment. Where the water's edge shows no evidence of a high-water mark, the water's edge shall be deemed to be the high water mark.
- 2.182. Short-term accommodation:** All or part of a dwelling unit, that is used to provide sleeping accommodations for any rental period that is less than 30 consecutive days for a maximum of 180 days in a single calendar year; and the principal residence of the short-term accommodation operator. Short-term accommodation shall not mean or include a motel, hotel, bed and breakfast establishment, tourist cabin or cottage, hospital, commercial resort unit or similar commercial or institutional use.

2.183. Sign: A device designed to inform or attract the attention of persons not on the premises on which the device is located, excluding signs:

- a) not exceeding one square metre and indicating address, name of occupants, or other such property identification;
- b) Flags, insignia;
- c) Legal notices;
- d) Directional signs;
- e) Decorative or architectural items;
- f) Traffic signs directing parking, traffic flow.

2.184. Specialty food store: A retail store engaged primarily in the business of selling a limited range of food products such as, but not limited to, a shop selling baked goods or a catering shop selling frozen meals or prepared foods. Other food and products sold aside from the primary specialty item must be a direct accessory item to the specialty item that is the focus of the store. A specialty food store shall not offer full-service meals or extensive seating.

2.185. Storey: That portion of a building which:

- a) is situated between the surface of any floor and the surface of the floor next above it, or where there is no floor above, the surface of the ceiling or roof above;
- b) which is not a basement;
- c) which has a height of not less than 2.0 metres.

2.186. Street, road, highway: A public highway or public road under the jurisdiction of an appropriate road authority, and being open to the travelling public, and regulated and maintained by such roads authority.

2.187. Structure: Anything that is erected, built or constructed of parts joined together and which is fixed to or supported by the soil but not a terrace, patio, sign, boundary wall, light standard, or fence.

2.188. Tavern: A licensed drinking establishment, the principal business of which is to serve any sort of beverage alcohol to the public for consumption on the premises, and includes a tavern or nightclub but does not include an Adult entertainment parlour. A tavern may also serve food.

2.189. Tiny dwelling: A small, private and self-contained dwelling unit which is or has been constructed, erected or placed on a towable trailer system such as a bumper hitch, frame-towing hitch, or fifth-wheel connection, and cannot move (and was not designed to be moved) under its own power. Roof height is from bottom of tires to the top of the highest exterior point on the house, including any protrusions. A tiny dwelling includes living and dining areas, with kitchen and bathroom facilities, with a sleeping area, and intended for year-round use. A tiny dwelling can be a primary home or a secondary

suite (detached). A recreational vehicle and a tiny dwelling not certified for year-long accommodation is not considered a tiny dwelling.

2.190. Tourist cabin: A separate building, not including a hotel, that is designed to provide only sleeping accommodation for travelling or vacationing public and does not include food preparation or cooking facilities. Also referred to in this Zoning By-law as a housekeeping cabin.

2.191. Tourist commercial establishment: Any premises that operate to provide sleeping accommodation for the travelling public or sleeping accommodation for the use of the public engaged in recreational activities, but excluding a hotel or motel.

2.192. Tower: A structure situated on a non-residential site that is intended for transmission or receiving television, radio, or telephone communications excluding those used exclusively for dispatch communications.

2.193. Township: The Corporation of the Township of Dorion.

2.194. Toxic or noxious substance: Any solid, liquid, or gaseous matter including but not limited to gases, vapours, dusts, fumes, and mists containing properties which by chemical means are inherently harmful and likely to damage or destroy life and impair health, or capable of causing injury to the well-being of persons or property .

2.195. Trail system: An area used for hiking, bicycling, horseback riding, cross country skiing, or snowmobiling.

2.196. Trailer: Any vehicle or recreational vehicle so constructed that it is suitable for being attached to or carried by or on a motor vehicle, and capable of being used for living, sleeping, and eating accommodation by persons notwithstanding that such vehicle may have been jacked up or in a state not immediately ready for travel, and shall include use for recreation or seasonal use, but not for permanent year round occupancy, and shall not include a mobile home.

2.197. Use: The purpose for which a lot or building or structure or any combination thereof is designed, arranged, occupied, or maintained; or, when utilized as a verb, shall mean to put to such a purpose.

2.198. Vehicle: Any automobile, trailer, traction engine, farm tractor, road-building machine, motorized snow machine, and any vehicle drawn, propelled or driven by any kind of power.

2.199. Vehicle repair shop: An establishment or part thereof which contains facilities and equipment for repair and maintenance of vehicles on the premises, and in which vehicle accessories are sold and

vehicle maintenance and repair operations are performed in return for remuneration, but shall not include a body repair shop, paint shop, or welding shop.

2.200. Warehouse: A building or structure used for the storage and distribution of goods, merchandise, substances, or materials which will be sold elsewhere or, subsequently, transported to another location for sale or consumption. The retail or wholesale sale of products may only be permitted as an accessory use.

2.201. Waste disposal or landfill area/site:

- a) any land upon, into, in or through which, or building or structure in which, waste is/was deposited, disposed of, handled, stored, transferred, treated or processed, and
- b) any operation carried out or machinery or equipment used in connection with the depositing, disposal, handling, storage, transfer, treatment or processing referred to in clause (a), and
- c) any facility processing non-hazardous wastes through recycling, composting, recovery, incineration, and/or landfilling and operating under an Environmental Compliance Approval under the Environmental Protection Act, as amended. For the purpose of this By-law, this definition does not include any facility generating energy from waste or waste incineration.

2.202. Waterbody: A lake, marsh, or other such inland expanse of water, but not including water that collects behind a beaver dam on a watercourse.

2.203. Water pump house: An accessory building measuring not more than 1.2 metres in width, 1.2 metres in length and 1.2 metres in height and erected for the purpose of mechanically drawing water to assist in flood management and protection.

2.204. Wayside pit or quarry: A temporary open excavation made for the removal of soil, earth, clay, sand, gravel, or rock, opened and utilized in conjunction with a specific road construction contract, which may include public road authorities or forestry road works.

2.205. Watercourse: Any natural or artificial depression with well-defined banks and a bed below the surrounding land serving to give direction to a current of water, either continuously or intermittently and having a drainage area of at least 2.0 square kilometres.

2.206. Water's edge: That point where the land and water meet.

2.207. Yard: An open area on a lot other than a court, on the same lot as the main building, which is unoccupied and unobstructed except as otherwise provided, and being located between the main wall of the main building and a lot line.

- a) **Front:** A yard extending across the full width of the lot abutting the front lot line.

- b) **Rear:** A yard extending across the full width of the lot abutting the rear lot line.
- c) **Interior side:** A yard extending from the front yard to the rear yard and abutting a side lot line that does not abut or flank upon a street line.
- d) **Exterior side :** A yard extending from the front yard to the rear yard and abutting a side lot line that abuts or flank upon a street line.

2.208. Zone: That portion of the Township within which certain uses of land and buildings are permitted and certain other uses of land and buildings are prohibited and/or within which certain yards and other spaces are required and/or within which certain lot area, frontages or other such regulations are established, all as set forth and specified in this By-law.

3. ZONES AND ZONING MAPS

3.1. ESTABLISHMENT OF ZONES

For the purposes of this By-law the maps hereto annexed as Schedules "A" shall be referred to as the "Zoning Map" and the said map shall be divided into the following zones:

Zone	Zone Symbol
Seasonal Residential	SR
Hamlet Residential	HR
Rural	RU
Highway Commercial	HC
Tourist Commercial	TC
Local Commercial	LC
Industrial	I
Extractive	EX
Waste Disposal	WD
Open Space	OS
Institutional	IN
Use Limitation	UL
Environmental Protection	EP

3.2. USE OF ZONE SYMBOLS

The symbols listed in Subsection 3.1 shall be utilized to refer to land, buildings, and structures and the uses thereof permitted by this By-law in the said zones, and wherever in this By-law the word "zone" is used, such zone shall mean any area of land delineated on the zoning maps and designated therein by the said symbol. Where such symbol is followed by a dash and a number, the special provisions may be found reference to that part of the By-law which deals with the particular zone.

3.3. INTERPRETATION OF ZONE BOUNDARIES

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

- Unless otherwise shown, the boundary of the zones as shown on the zoning maps are the centre line of road allowances, lot lines, and the projections thereof.
- Where zone boundaries are indicated as approximately following lot lines as shown on a registered plan of subdivision, such lot lines shall be deemed to be the said boundaries.

- Where any zone boundaries are indicated approximately parallel to the line of any street and the distance from such street is not indicated, such zone boundaries shall be construed as being parallel to such street and the distance therefrom shall be determined by the use of the scale shown on the zoning maps.
- Unless otherwise indicated, a street, lane, right of way, watercourse included on the zoning map, is included within the zone of the adjoining property on either side thereof; and where such street, lane, right of way or watercourse serves as the boundary between two or more different zones, the line midway in such features and extending in the general direction of the long division thereof is considered the boundary between zones.
- In the event a dedicated street, lane or right of way shown on the zoning map is closed, the property formerly in the said street, lane, or right of way shall be included within the zone of the adjoining property on either side of the said closed feature.
- Where any zone boundary is left uncertain after applying the preceding provisions, then the boundary of such shall be determined according to the scale on the zoning maps in the office of the Clerk and/or the Chief Building Official, and/or such other person or persons as the Council designates.
- Where it occurs, the municipal limit of the Township is the boundary of the zone adjacent to it.

3.4. HOLDING ZONES

Any land in any zone may be further classified as a Holding Zone with the addition of the prefix “H-“. The intent is to signify Council’s approval in principle to future development.

Notwithstanding the list of otherwise permitted uses in any zone, where a holding zone applies, no land shall be used and no buildings or structures shall be erected or used for any purpose other than uses existing on the date of passing of this By-law, or an agricultural use, a conservation use or a forestry use and such uses shall continue to be the only legal uses of the lands until such time as the holding designation has been removed by by-law. Upon removal of the “H” prefix, all permitted uses listed in the zone shall thereafter be permitted uses.

A Holding designation may be removed by By-law where one or more of the following conditions have been introduced or otherwise provided to the lands:

- Where a holding provision is applied to lands that have been granted draft plan of subdivision approval, such provision may be removed where a subdivision agreement has been entered into and dully registered on title.

- Where a holding provision has been applied to lands for which a site plan designation has been enacted, such provision may be removed where a site plan agreement has been entered and duly registered on title.

4. GENERAL PROVISIONS

The provisions of this Section shall apply to all zones except as may be indicated otherwise.

4.1. ACCESSORY USES

Accessory uses, buildings or structures are permitted in any yard, in any zone, subject to the provisions of this By-law for the particular zone, provided:

- a) Buildings shall not be used for human habitation, except where a residential use is a permitted accessory use (refer to Subsections 4.39 and 4.40).
- b) Shall not be built closer than 1.0 metre to any side lot line or 5.0 metres to the front or rear lot line except that a boathouse or boat docks may be built to the lot line where such line corresponds to the water's edge.
- c) Shall not exceed 10 % coverage of the total lot area.
- d) Shall not exceed 5.0 metres in height or contain more than one storey, except where a dwelling unit is a permitted accessory use, it shall not exceed 6.0 metres in height nor contain more than two storeys.
- e) Shall not be built within 2.0 metres of the main building.
- f) Shall not be considered as an accessory building or structure if attached to the main building in any way.
- g) Shall not be considered an accessory building or structure if located completely underground.

4.2. ACCESSORY DWELLING UNITS (SECONDARY, TERTIARY OR ADDITIONAL UNITS)

- a) No commercial building wherein gasoline, petroleum products or any other highly flammable, toxic, or explosive products are handled shall include an accessory dwelling unit.
- b) Where such dwelling units exist, and the use of the commercial establishment changes to involve a use that includes products described in a) above, use of the dwelling unit shall cease.

4.3. AGRICULTURE-RELATED USE

Agriculture-related uses to principal farming operations shall be permitted in the Rural Zone (RU), and may be permitted subject to the following criteria:

- a) The agriculture-related use shall not be permitted in natural heritage features identified in the Official Plan Schedule B1 or as per Section 3.4 of the Township of Dorion Official Plan, as amended,

except for expansions to existing buildings and structures where it is demonstrated, through Site Plan Control, that there is no alternative, the expansion into the feature is minimized and is directed away from the feature to the maximum extent possible and the impact is minimized and mitigated to the maximum extent possible.

- b) The maximum lot coverage for an agriculture-related use shall not exceed 30% of the total lot area of the subject lands.
- c) The majority of the product processed, preserved, packaged and/or stored shall be from the farm operation on the subject lands, including crops used to produce wines, beers, spirits, or similar products.
- d) If a value-retaining use provides support to surrounding farm operations within a reasonable distance of the subject lands, it shall be considered an agriculture related use.
- e) An agriculture-related use may be subject to the Province of Ontario's Minimum Distance Separation (MDS) Guidelines for compatibility between livestock facilities and sensitive land-uses.
- f) The agriculture-related use shall be secondary to the principal farm operation on the subject lands.
- g) Prior to an on-farm diversified use being established on a property, Site Plan Control may be applicable to mitigate the impacts of items such as but not limited to traffic, parking, emissions, noise, water and waste water usage, relevant environmental approvals, landscaping, buffering, size and scale in relation to the applicable requirements of this By-law. The need for Site Plan Control will be established during a pre-application meeting with the Township.

4.4. AREAS OF NATURAL AND SCIENTIFIC INTEREST (ANSI) AND ARCHAEOLOGICAL SITES

No development shall occur on lands containing an ANSI, or significant archaeological sites, or within 20.0 metres of the determined outer boundaries of such sites.

4.5. AUTOMOBILE SERVICE STATION AND GAS BARS

Notwithstanding any other provisions of the By-law, where a lot is used for an automobile service station or gas bar, the following regulations shall apply:

- a) Minimum lot frontage interior lot, 30.0 metres;
- b) Corner lot, 45.0 metres;
- c) Minimum lot depth, 38.0 metres;
- d) No portion of any pump island shall be located closer than 6.0 metres from a street line;

- e) The minimum distance from the intersection of two street lines to the nearest ingress or egress shall not be less than 9.0 metres;
- f) The maximum width of a curb ramp at the street line shall not be more than 7.0 metres;
- g) The minimum distance between ramps shall not be less than 9.0 metres;
- h) Notwithstanding any other provisions of this By-law where a lot is used for a fuel supply station the regulations of the Gasoline Handling Act, as amended, shall apply.

4.6. BED AND BREAKFAST

A bed and breakfast is permitted in any zone which permits a single detached dwelling, a semi-detached dwelling or a duplex dwelling as a main use, in accordance with the following:

- a) The operation of the bed and breakfast shall be incidental and secondary to the main use as a dwelling unit;
- b) Operation of the bed and breakfast shall not change the character or the appearance of the dwelling;
- c) Operation shall be by a person or persons whose principal residence is the dwelling unit containing the bed and breakfast;
- d) The maximum length of stay for a guest shall not exceed ten consecutive days;
- e) One parking space shall be provided for every two bedrooms used for the bed and breakfast, in addition to such parking as is necessary for the dwelling unit;
- f) Parking spaces shall have rectangular dimensions of not less than 3.0 metres by 6.0 metres.
- g) The operation of the bed and breakfast is not permitted in conjunction with rental of accommodation to roomers or boarders;
- h) The number of bedrooms in the building shall be at least one greater than the number of bedrooms utilized for the bed and breakfast;
- i) One non-illuminated identification sign, with a maximum size of 1.0 square metres is permitted.

4.7. BUFFER STRIPS

A buffer strip shall be used for no other purpose than for the erection of a fence or the planting of continuous evergreen trees or natural shrubs, not less than 1.5 metres in height at planting, immediately adjacent to the lot line, provided that the remainder of the strip may be utilized for landscaping, but may be counted as and function as a part of a required yard.

4.8. CAMPGROUND

Where permitted by this By-law and notwithstanding site specific provisions, campgrounds shall be in accordance with the following provisions:

- a) Unless otherwise specified herein, every building, structure, trailer or designated camping area shall comply with the minimum yard requirements of the applicable zone;
- b) The minimum lot area shall be 5.0 hectares;
- c) Every individual camp site shall have:
 - i. A minimum width of 9.0 metres and a minimum area of 185.0 square metres; and
 - ii. Have a minimum of one parking space located on the lot.
- d) Accessory commercial uses, including accessory retail uses, a laundromat, as well as required parking, shall not exceed 1,000.0 square metres;
- e) A single accessory dwelling unit shall be permitted on the lot;
- f) A minimum of 5% of the lot area shall be used for outdoor recreation facilities;
- g) Designated camping area shall have access by a lane, road, or driveway having a minimum unobstructed width as follows:
 - i. Where two-way traffic is permitted – 7.5 metres; and
 - ii. Where one-way traffic is permitted – 3.5 metres.
- h) Recreational vehicles shall not be occupied on an overnight basis between October 31st and April 1st in any year;
- i) Campgrounds shall be subject to Site Plan Control and enter into a site plan agreement with the Township where deemed necessary by the Township. Lot development consisting of the construction of decks and patios or trailer replacement, shall not be subject to Site Plan Control; and
- j) Campgrounds and tent and trailer parks shall meet the requirements of any by-law and amendments thereto passed by the Township in accordance with the provisions of the Municipal Act, as amended, or any successor legislation thereto and where there is a conflict between any such by-law and this By-law, the by-law having the more stringent provisions shall apply.

4.9. COMMERCIAL ACCESSORY USES

Notwithstanding any other provisions of the By-law, where a commercial use is permitted as an accessory use in the industrial zone, it shall be located within the main building or separated by greater than 2.0 metres from the main building, and shall not exceed a maximum floor area of 278.0 square metres.

4.10. CANNABIS PRODUCTION FACILITY

A cannabis production facility shall be allowed in the Rural Zone, and shall comply with all zone provisions of the Rural zone, and subject to the additional:

- a) Minimum setback for all structures associated with a cannabis production facility is 30.0 metres from all property lines;
- b) A building or structure used for security purposes for a cannabis production facility may be located in the front yard and does not have to comply with the required minimum front yard setback;
- c) Loading spaces for a cannabis production facility must be in a wholly enclosed building;
- d) All uses and activities associated with the cannabis production facility, with the exception of growing, must take place entirely within a building.

4.11. CORNER LOT SIGHT RESTRICTIONS

Notwithstanding any other provision of this By-law, and except in a commercial zone on a corner lot, within the triangular space included between the street lines for a distance of 6.0 metres from the point of the intersection, no building or structure including a fence or sign shall be erected and no shrubs or foliage shall be planted or maintained more than 0.8 metres in height above the road level.

4.12. CORNER LOTS IN ANY RESIDENTIAL ZONE

Where a main building is erected on a corner lot, such main building shall not be located not less than 7.5 metres from the front lot line and not less than 3.5 metres from the flank of the lot.

4.13. DANGEROUS USES

No land, building, or structures shall be used within the Township for the industrial manufacture of coal oil, rock oil, fuel oil, burning fluid gas, naphtha, benzene, gasoline, dynamite, or other such combustible or inflammable products.

4.14. EXISTING VACANT LOTS

Where an existing vacant lot having less than the minimum lot area or lot frontage or depth required in the zone, such lot may be developed for uses permitted in the zone provided:

- a) That all other regulations of the By-law are satisfied;
- b) That such lot can be serviced by a private sewer system and a potable water supply;
- c) Such lot shall have a minimum of 12.0 metres of practical and useable frontage on a public road.

4.15. HEIGHT EXEMPTIONS

Height regulations shall not apply to ornamental roof features, chimney, hydro towers, communication towers, storage silo, barn, cupola, water storage tank, flag pole, television or radio antenna, or the roof mechanical enclosures.

4.16. HOME INDUSTRY

A home industry shall be permitted in a permanent residential dwelling or an accessory dwelling in the Rural Zone (RU) with a permanent dwelling unit, except in a multiple residential building provided that such use shall:

- a) Not more than two non-resident employees, in addition to the residents of the dwelling unit, may be engaged in the business and working on the lot;
- b) Any lot upon which a home industry is located shall be occupied as a residence by the operator of the business;
- c) Any accessory building and any associated activity area used for the home industry shall be located no further than 30.0 metres from the detached dwelling on the same lot and no closer than 30.0 metres from any lot line;
- d) Not occupy more than 25 % of the floor area of the permanent residential dwelling, including any part of the basement that is used as living quarters or for the said home industry;
- e) The gross floor area dedicated to the home industry shall not exceed 200.0 square metres of an accessory building;
- f) The driveway accessing the home industry is shared with the driveway that is utilized for the principal use on the lot;
- g) The use is clearly secondary and accessory to the principal use on the same lot;

- h) Only the sale of goods that are primarily manufactured, processed, fabricated, or produced on the premises is permitted;
- i) Outdoor storage of goods or materials related to a home industry is permitted in the rear yard and interior side yards only, provided that the area occupied by such outdoor storage of goods or materials does not exceed 50% of the gross floor area of the home industry;
- j) A maximum of two of businesses may exist, provided floor area outlined in Section d) and e), and outdoor storage area outline in Section i) is not exceeded;
- k) Despite the number of businesses permitted, a maximum of only two non-resident employees shall be permitted on site.
- l) Only currently licensed motor vehicles, associated with the home industry, are parked or stored on the lot and within an interior side or rear yard.
- m) Any outdoor storage associated with the home industry shall be located within a fenced compound and screened from view in accordance with the requirements of this By-law.
- n) Have no external display or advertisement other than one non-illuminated sign which is a maximum of 0.5 square metres.
- o) Home industry uses shall not include the generation of or storage of hazardous waste, liquid industrial waste, or any severely toxic contaminant listed in Schedule 3 contaminants of Ontario Regulation 347 of the Environmental Protection Act, as amended, and shall not generate sewage effluent in excess of 4,500 litres per day.

4.17. HOME OCCUPATION

A home occupation shall be permitted in a permanent residential dwelling, except in a multiple residential building, provided that such use shall:

- a) Have at least one permanent resident of the dwelling unit engaged in the business. Not more than one non-resident shall be employed;
- b) Have no external display or advertisement other than one non-illuminated sign which is a maximum of 0.5 square metres;
- c) Have no external storage of materials, containers, or finished product;
- d) Not change the character of the dwelling;
- e) Not create or become a public nuisance, particularly with regard to noise, odour, fumes, vibration, traffic, emissions or parking nor shall it cause electrical interference or interference with telephone, television, and radio or satellite equipment reception;

- f) Not occupy more than 25 % of the floor area of the dwelling, including any part of the basement that is used as living quarters or for the said home occupation;
- g) Not occupy more than 18.5 square metres of an accessory building;
- h) Any gross floor area used for retail sales shall be no more than 10% of the gross floor area of the home occupation and shall generally include goods related the home occupation or manufactured as a part of the home occupation;
- i) Any number of businesses may exist, provided the cumulative maximum gross floor area outlined in Sections, f), g) and h) is not exceeded;
- j) Despite the unlimited number of businesses permitted, a maximum of only one, on-site, non-resident employee shall be permitted per dwelling unit;
- k) Not offer for sale or rent any goods, wares, or merchandise other than those produced on the premises;
- l) Provide adequate off-street parking in accordance with the provisions of this By-law;
- m) There shall be no expectation of conversion to future commercial zoning.

4.18. LAND WITHOUT BUILDINGS

Where land is used for or in conjunction with any use, but without any buildings thereon, all yards required by the respective zone shall be provided and maintained as yards, except where the land is used for gardening or open space purposes.

4.19. LOADING SPACES

No person shall erect or use any building or structure in any commercial or industrial zone involved in the movement of goods, merchandise, or materials unless loading spaces are provided and maintained on the site in accordance with the following:

- a) One loading space shall be provided for every 278.0 square metres of floor area or fraction thereof, except that the first 556.0 square metres shall be exempt;
- b) Every loading space shall have dimensions not less than 3.0 metres by 7.5 metres;
- c) Loading spaces shall not have less than 4.5 metres of vertical clearance;
- d) All loading spaces shall be provided with unobstructed access;
- e) Loading spaces shall be restricted to the rear yard in instances where a lot has street access to both the front and rear yards.

4.20. MAIN BUILDING ON A LOT

No person shall erect more than one main building on a lot unless permitted in that zone, except for commercial and industrial buildings in commercial and industrial zones, and farm buildings located on a farming operation or personal farm.

4.21. MINIMUM DISTANCE SEPARATION (MDS) FOR LIVESTOCK FACILITIES

All development shall comply with the Minimum Distance Separation (MDS) I and II from livestock facilities as set out by the Ontario Ministry of Agriculture, Food and Rural Affairs (OMAFRA).

4.22. MOBILE HOMES

No new mobile homes shall be permitted as a dwelling in any residential zone. New mobile home parks shall not be allowed.

4.23. NO HABITABLE USE

No bus, railroad car, caboose, coach, streetcar, or automobile shall be used for human habitation whether or not the same is mounted on wheels or not. Rail and sea storage containers may be converted to a habitable dwelling subject to building code, zoning and design requirements.

4.24. NON-COMPLYING USE (DOES NOT MEET ALL PROVISIONS WITHIN A BY-LAW)

A non-complying use may be enlarged, reconstructed, repaired or renovated provided that such action does not further contravene the discrepancy or any other provision or requirement of the By-law. A parcel of land containing a non-complying use may be enlarged or reduced in size provided that such change of size does not further reduce the discrepancy or does not contravene any other regulation or requirement in this By-law. A building or structure that is permitted in the applicable zone on a lot, and which has been constructed to within 98% of the applicable zone provision(s), shall be deemed to comply to this By-law.

4.25. NON-PERMITTED USE (NON-CONFORMING)

- a) Where, for any reason, the use of land, buildings and/or structures for a legally non-conforming use has ceased and is not resumed within a 3-year period of time, such non-permitted status and use shall not be resumed, and any future use of the land, buildings, and/or structures shall be in accordance with this By-law;
- b) Where such a new legal use is undertaken, any deficiencies relating to existing buildings or structures shall be deemed to be legally non-permitted;
- c) Where a non-permitted building is damaged or destroyed by fire or by other causes that are beyond the control of the owner or occupant, such building shall not be repaired or rebuilt;

- d) Nothing herein shall prevent the strengthening or restoration to a safe condition of any non-permitted use, provided that no enlargement of the use is facilitated by such action.

4.26. OBNOXIOUS USES

Nothing in this By-law shall be construed as permitting the use of land, building or structure for any purpose unless specifically authorized in the relevant zone:

- a) That is likely to become a nuisance or offensive by reason of noise, vibration, emission;
- b) For purposes of a wrecking yard, waste disposal/landfill site, a pit or quarry, or for the collection of junk, refuse, or scrap metal.

4.27. ON-FARM DIVERSIFIED USES

On-farm diversified uses accessory to the principal farming operations shall be permitted in the Rural Zone (RU), and may be permitted subject to the following criteria:

- a) An on-farm diversified use shall only be permitted accessory to a farm operation on the same lot.
- b) An on-farm diversified use shall maintain the character of the Rural Zone;
- c) On-farm diversified use(s) shall not exceed a combined total of either one (1) hectare or two percent (2%) of the area of the lands on which the use is proposed, whichever is lesser;
- d) The gross floor area of all buildings or structures used for an on-farm diversified use shall not exceed twenty percent (20%) of the land area;
- e) One hundred percent (100%) of the area needed for parking areas and outdoor storage for the on-farm diversified use shall be included in the area calculation;
- f) Services required for the use proposed are provided on the same lot, to the satisfaction of the Township, and shall not have any negative impacts on neighboring and surrounding land uses;
- g) On-farm diversified uses that include agri-tourism and farm experience activities shall be directly related to the principle agricultural use;
- h) The on-farm diversified use shall not be permitted in natural heritage features shown on Official Plan Schedule B1 or as per the Natural Heritage Section 3.4 of Township of Dorion Official Plan, as amended, except for expansions to existing buildings and structures where it is demonstrated that there is no alternative, the expansion into the feature is minimized and is directed away from the feature to the maximum extent possible and the impact is minimized and mitigated to the maximum extent possible.

- i) An agricultural event is considered an on-farm diversified use and shall be subject to all requirements within this Section 4.27. Agricultural events that are beyond the scale of an on-farm diversified use shall only be permitted on a temporary basis through a temporary zoning by-law amendment.
- j) An on-farm diversified use shall be subject to the Minimum Distance Separation (MDS) Guidelines, except where an On-farm diversified use does not generate a significant number of visitors and does not include agri-tourism or food services or provide accommodations on site.
- k) Prior to an on-farm diversified use being established on a property, Site Plan Control may be applicable to mitigate the impacts of items such as but not limited to traffic, parking, emissions, noise, water and waste water usage, relevant environmental approvals, landscaping, buffering, size and scale in relation to the applicable requirements of this By-law. The need for Site Plan Control will be established during a pre-application meeting with the Township.

4.28. PARTIALLY COMPLETED BUILDING

- a) No building, except in the case of an apartment building, shall be occupied before the main side walls and roof have been erected and the exterior siding and roofing have been installed, and sanitary conveniences, windows, doors, and kitchen and heating facilities have been installed. No building shall be occupied until an occupancy permit has been issued by the Chief Building Official.
- b) In the case of an apartment building, a dwelling unit may be occupied provided that all of the facilities described in a) above have been installed for such unit, notwithstanding that one or more other dwelling units have not been so completed.

4.29. PARKING

- a) For every type of building listed below, off street parking shall be provided and maintained:

Type of use	Minimum parking spaces required
All dwellings	1.5 spaces per unit
Auditoriums, arenas, theatres, community facility	1 space per 6 fixed seats or 1 space for each 9.0 square metres, whichever is greater
Community centres, private clubs	per 9.0 metres of floor space devoted to public use
Schools	2.0 spaces per classroom
Hotel, motel, tavern	1 space per rental unit plus 1 space per 9.0 square metres of floor area devoted to public use
Clinics, retail, service, office	1 space per 28.0 square metres of floor area
Industrial use	1 space per 93.0 square metres of floor area

Tent and trailer park	1 space per site
Home occupation, home industry	1 space per 28.0 square metres of home floor area
Secondary Suite (attached) and (secondary suite detached)	1 additional space per suite
Residential facility	minimum of 2 spaces
All other uses	1 space per 28.0 square metres of floor area

- b) Parking spaces shall be a minimum of 3.0 metres by 6.0 metres
- c) Where more than three parking spaces are provided such spaces shall be provided with an aisleway no less than 6.7 metres in width for 90-degree parking and 6.2 metres in width for parking less than 90 degrees.
- d) Where insufficient parking exists on the date of passing of this By-law, expansion of the use, building, or structure may occur where the additional parking spaces generated by the expansion are provide for, and the existing deficiency shall not be required to be made up,
- e) Lighting to all parking spaces is to be shielded to protect abutting lands,
- f) Accessible parking spaces regulations, as per Accessibility for Ontarians with Disabilities Act, as amended:
 - One (1) accessible parking space where there are 12 or less parking spaces,
 - 4 percent of spaces shall be accessible parking spaces if there are between 13 and 100 parking spaces in total,
 - With an accessible parking space being not less than a minimum width of 3.4 metres by 6.0 metres,
 - Where a minimum aisleway of 1.5 metres abuts adjacent to such space on the full length of one side,
 - Where the maximum distance from a barrier free space to a building entrance is not more than 45.0 metres, and
 - Where such barrier free spaces are identified and/or marked in accordance with applicable law.

4.30. PERMITTED ENCROACHMENTS

The following shall be permitted to encroach or project into yards specified hereafter for the distances that are specified hereafter:

Structure	Yard	Maximum projection
Sills, cornices, gutters, chimneys, eaves	any yard	0.5 metres
Fire escapes, exterior stairs	rear yard only	1.5 metres
Window bays	front, rear only	1.0 metres

Balconies	front, rear	2.0 metres
Open roof, porches, covered terraces	any yard	2.5 metres, but must be not less than 2.0 metres from any lot line

4.31. PERMITTED PUBLIC USES

Notwithstanding anything else in this By-law, the provisions of this By-law shall not apply to the use of any land or the erection or use of any building or structure for the purpose of the public service by any senior level of government, or by the Township either directly or through any of its local boards, or by TransCanada Pipelines, Hydro One, provided that:

- a) The lot coverage, setback, and yard requirements for the zone in which the lands are located are complied with.
- b) No goods, material, or equipment shall be stored in the open in a residential zone or within 60.0 metres of a residential zone.
- c) Required parking and loading spaces are provided.

4.32. PORTABLE ASPHALT AND/OR CONCRETE PLANT

A portable asphalt and/or concrete plant, used by a public roads authority or their agent shall be permitted throughout the Township, except within the Settlement Area or within 200.0 metres of a residence or an environmentally sensitive area or sensitive use during the period of a particular project, after which such plant shall be removed and the site rehabilitated.

4.33. RAIL AND SEA STORAGE CONTAINERS

- a) A rail and sea storage container shall be permitted in all zones, except in the Flood Plain Zone (FP), and subject to the following requirements:
 - The maximum number of rail and sea storage containers located on a lot shall not exceed one (1);
 - The rail and sea storage containers shall:
 - Comply with the zone provisions for a principal structure in the applicable zone
 - One by used for storage purposes considered accessory to the main use on the lot;
 - Be subject to any requirements of the Ontario Building Code, as amended from time to time; and
 - Require a visual barrier.
- b) Notwithstanding the above (4.33 a), a rail and sea storage container may be used in any zone for temporary storage purposes related to moving or renovations, subject to the following requirements:
 - Temporary, for the purpose of these requirements, means a timeframe that does not exceed four months within a calendar year, and

- c) The sea and storage container shall meet the regulations for an accessory structure within the applicable zone category.
- d) Where a rail and sea storage container is converted and used as a construction material for a residential dwelling or accessory building, it will be subject to the Ontario Building Code and will be considered a dwelling or accessory building and shall comply with this By-law. This conversion shall not be permitted in the Use Limitation (UL), Environmental Protection (EP), and Flood Plain (FP) Zones.
- e) Shall meet all requirements set out in the permitted zones.

4.34. RECREATIONAL VEHICLES (RV)

Notwithstanding campgrounds, resorts, and commercial storage establishments, no RV shall be used or stored except in accordance with the following requirements and standards:

- a) Not used as a unit or for permanent occupancy as a year-round residential dwelling.
- b) RV use or occupancy shall be limited to March 31 – October 31.
- c) One RV may be stored on a lot year-round provided all of the zone standards are complied with (i.e., lot area and frontage, yard setbacks, etc.).
- d) One RV may be *occupied* on a vacant lot provided all of the zone standards are complied with (i.e., lot area and frontage, yard setbacks, etc.) provided:
 - Additions are not permitted, unless specifically designed for the RV by the manufacturer.
- e) On lots two (2) ha or larger *two RVs may be occupied*, plus one (1) stored year-round, provided all of the zone standards are complied with (i.e., lot area and frontage, yard setbacks, etc.).
- f) Sewage must be disposed of in accordance with applicable laws.

4.35. REDUCTION OF LOT AREA

- a) No lot shall be reduced in area so that any use, building, or structure located on such lot shall have a lot coverage or ground floor area that exceeds, or yards that are less than that permitted in the zone in which the lands are located.
- b) Notwithstanding a) above, a public roads authority may acquire lands for road purposes, and if the result is the creation or the furthering of an existing discrepancy, such discrepancy shall be deemed to be legally non-complying.
- c) Proposed lots smaller than 1.0 hectares shall require site specific approval based on proof of servicing from Thunder Bay District Health Unit and/or a supporting hydrogeological report

showing capacity for safe servicing and drinking water meets Ontario Drinking Water. Lots must also have sufficient space to accommodate the main use and related accessory uses, including on-site parking and vehicular movement, loading, landscaping, and amenity area, as well as established yard requirements.

4.36. REGULATIONS FOR ROADS AND HIGHWAYS

- a) Notwithstanding any other provision of this By-law, where a public road allowance is less than 20.0 metres in width any building or structure shall be set back an additional 10.0 metres in excess of that required for any applicable front or rear yard.
- b) For lands abutting a Provincial Highway, any and all open storage shall be screened or sheltered by planting or a privacy fence, being not less than 1.8 metres in height.
- c) Direct access to Provincial Highways shall be restricted. Where access is possible, only properties that comply with Ministry of Transportation access management practices and principles shall be considered.

4.37. RENEWABLE ENERGY SYSTEM, LARGE

Commercial renewable energy development is permitted in the Rural Zone (RU) and Industrial Zone (I), subject to the following criteria:

- a) Subject to Site Plan Control.
- b) All commercial renewable energy systems shall comply with applicable Ontario Building Code regulations and other applicable provincial and federal regulations, as amended from time to time.

4.38. RENEWABLE ENERGY SYSTEM, INDIVIDUAL

Individual renewable energy development (wind turbine of three kilowatts or less and solar facilities of ten kilowatts or less), and/or individual use geo-thermal energy systems, are permitted in all zones, subject to the following criteria:

- a) Solar or wind be attached to a principal or accessory building;
- b) Solar or wind not extend beyond the ridgeline of the roof;
- c) Solar or wind not extend beyond the outermost edge of the roof;
- d) Approvals for wind turbines shall also be in accordance with the Provincial Technical Guideline for Renewal Energy Approvals, Chapter 3: Required Setbacks for Wind Turbines, as amended; and
- e) All renewable energy systems shall comply with applicable Ontario Building Code regulations and other applicable provincial and federal regulations, as amended from time to time.

4.39. SECONDARY SUITE (ATTACHED)

A secondary or “additional” suite (attached) shall be allowed in the following zones: Residential Zone (R1), Settlement/Hamlet Residential Zone (HR), and Rural Zone (RU) and subject to the following requirements:

- a) A secondary suite (attached) shall only be permitted on lots with no secondary suite (detached);
- b) One secondary suite (attached) shall be permitted per dwelling unit in a single detached dwelling, semi-detached dwelling, duplex dwelling, double-duplex dwelling, or townhouse or rowhouse dwelling;
- c) Shall be located in the same building as a single detached dwelling, semi-detached dwelling, duplex dwelling, double-duplex dwelling, or townhouse or rowhouse dwelling;
- d) A direct entrance to the secondary suite (attached) from the outside shall be provided from a rear yard or side yard only;
- e) Shall meet all requirements set out in the permitted zones;
- f) Shall demonstrate that existing private sewage system and potable water supply can support a secondary suite (attached), and shall use the existing private sewage system and potable water supply.

4.40. SECONDARY SUITE (DETACHED)

A secondary (detached) shall be allowed in the following zones: Residential Zone (R1), Settlement/Hamlet Residential Zone (HR), and Rural Zone (RU) and subject to the following requirements:

- a) One secondary suite (detached) shall be permitted on a lot;
- b) Shall only be permitted on lots with no existing secondary suite (attached);
- c) Shall be located on the same lot as a single detached dwelling, semi-detached dwelling, or duplex dwelling;
- d) A secondary suite (detached) shall not be severed from the lot containing the single detached dwelling, semi-detached dwelling or duplex dwelling;
- e) The gross floor area of the secondary suite (detached) shall not exceed 40 % of the gross floor area of the single detached dwelling, semi-detached dwelling or duplex dwelling on the same lot;
- f) A secondary suite (detached) shall not be located in the front yard or exterior side yard;
- g) Shall meet all requirements set out in the permitted zones; and

- h) Shall demonstrate that existing private sewage system and potable water supply can support a secondary suite (detached), and shall use the existing private sewage system and potable water supply.

4.41. SERVICES REQUIRED

No person shall erect or use any building unless a private sewage system and potable water supply are provided to the satisfaction of the Thunder Bay District Health Unit or the Ministry of Environment, Conservation and Parks.

4.43. SETBACKS

Unless otherwise specified in this By-law, all permanent buildings and/or structures and excavations shall have a setback determined by the process set out in the Official Plan using Schedule B1 Development Constraints, as amended. Only coastal wetlands have a pre-determined set back, which is 120.0 metres.

4.42. SETBACKS, ADDITIONAL

All permanent buildings and/or structures and excavations shall have the following setbacks of the determined outer boundaries of such sites:

Archaeological features	20.0 metres
Class I Industrial use	20.0 metres
Class II Industrial use	70.0 metres
Class III Industrial use	300.0 metres
Mine Hazard	1,000.0 metres
Pipeline	7.0 metres
Railway	120.0 metres except where an earth berm, whereupon reduced to not less than 30 metres

4.44. SHORT-TERM ACCOMMODATION

A short-term accommodation is permitted in a dwelling unit, if:

- a) If within a secondary suite (attached) and secondary suite (detached), it is exclusively and separately occupied as a principal residence;
- b) A short-term accommodation operator is only permitted to rent out their entire residence for a maximum of 30 consecutive nights to a maximum of 180 nights per year;
- c) It is not in a vehicle.

4.45. SPECIAL USES

Nothing in this By-law shall prevent the use of land or erection of:

- a) Scaffold or other temporary construction equipment, during the period of construction.

- b) A sign not greater than 4.5 square metres upon a site that is under construction, during the period of such construction.
- c) A carnival, circus, fair or festival, held not more than twice per year.
- d) A farmer's market held not more than two days per week.

4.46. STREET/ROAD FRONTAGE

- a) No person shall erect any building or structure unless the lot upon which such building or structure is erected has a minimum 6.0 metres of lot frontage and direct access on a public street or road which is open and maintained by an appropriate roads authority.
- b) Notwithstanding a) above, a building or structure may be erected on a lot within a registered plan of subdivision in accordance with provisions of a subdivision agreement, where the road construction has not been fully assumed by the Township.
- c) Notwithstanding a) above, tourism related development and resource related development, and approved remote cottages and seasonal residential dwellings may be erected and used on land where public road frontage is not available and access is provided by documented arrangements respecting Crown land, water access, and/or legal private access easements or right of way.

4.47. TEMPORARY DWELLING

Notwithstanding Section 4.52 "USES PROHIBITED IN ALL ZONES" of this By-law, a temporary dwelling is permitted as follows:

- a) the use of a recreational vehicle as a principal place of residence on a vacant parcel of land while the principal dwelling is being constructed with an upscale time limit of one year. Any time limit beyond 1 year would require a temporary use by-law;
- b) the use of a recreational vehicle as a principal place of residence on a parcel of land containing a principal dwelling and where said principal dwelling is being demolished and replaced with a new principal dwelling. The permission for the recreational vehicle residency is limited to a maximum of one year. Any time limit beyond 1 year would require a temporary use by-law; and
- c) the use of an existing principal dwelling where said dwelling is to be demolished and replaced with a new principal dwelling. Occupancy of the existing principal dwelling is permitted during the construction of the new principal dwelling on the same lot with an upscale time limit of one year or when the new dwelling is occupied, whichever is less.

4.48. TINY DWELLING

Tiny dwellings shall be allowed in the following zones: Seasonal Residential Zone (SR), Residential Zone (R1), Settlement/Hamlet Residential Zone (HR), and Rural Zone (RU) and subject to the following requirements:

- a) Shall be placed on a foundation with solid skirting finished in like material as the house exterior.
- b) Shall conform to Ontario Building Code, as amended from time to time.
- c) Shall be serviced by an approved private sewage system and potable water supply.

4.47. TRAILER

A trailer is not a dwelling for the purposes of year-round occupation. See Section 4.34. Recreational Vehicle (RV).

4.49. TOLERANCE

Any provision of this By-law that is followed by the word "metres" "square metres" or "hectares" shall be deemed to have a tolerance of plus or minus 3.0 centimetres in the case of a linear measurement; 0.1 square metres in the case of an area expressed in square metres; and 0.1 hectares in the case of any area expressed in hectares, unless specified otherwise in this By-law.

4.50. USES PER LOT

On any property, there shall be one main permitted use per lot, unless otherwise specified in that zone. Accessory uses are permitted in accordance with the regulations of each zone.

4.51. USES PERMITTED IN ALL ZONES

The following uses may be permitted in any zone except the Environmental Protection Zone, subject to applicable setbacks in Section 4.42 and 4.43 of this By-law:

- a) Street, traffic signs and traffic signals;
- b) Public emergency service facility;
- c) Public utility installations;
- d) Water or sewage treatment plant including any accessory public utility yard;
- e) Gas, oil or water pipeline, powerline, telecommunications infrastructure, or any similar utility service line including any substation, transformer or similar utility service building or structure associated therewith, excluding any public utility yard;

- f) Railway line excluding any accessory station, depot or yard;
- g) Park or passive park;
- h) Signs and billboards except within a Residential zone and in accordance with the Township's Sign By-law;
- i) Buildings, structures and uses accessory to any permitted use subject to the provisions within applicable zone;
- j) Public washrooms and change houses for bathers;
- k) Swimming pools and hot tubs accessory to any permitted use;
- l) Construction camp, work camp, tool shed, scaffold or other buildings and structures accessory to and necessary for construction work on a premises, but only until such construction work is completed;
- m) Construction camp, work camp, tool shed, scaffold or other buildings and structures accessory to and necessary for construction work on a premises, but only until such construction work is completed or abandoned. For the purpose of this Subsection, failure to proceed expeditiously with the construction work shall constitute abandonment of such work;
- n) Any building or structure accessory to exploration, drilling or pumping of petroleum or natural gas, but only until the work is completed or abandoned. For the purpose of this Subsection, failure to proceed expeditiously with any work shall constitute abandonment of such work;
- o) Special event sales ancillary to a place of worship, community centre, public service club or park or retail sales accessory to permitted uses within buildings owned or controlled by the Township or Province or agencies thereof;
- p) Aids to navigation;
- q) Dock, pier or wharf;
- r) Canada Post mail boxes;
- s) Model homes or temporary sales and rental office for the sale, rental or promotion of land development; and,
- t) Stormwater management ponds.

4.52. USES PROHIBITED IN ALL ZONES

Unless specifically permitted in a zone, no land shall be used for the following:

- a) Ammonia manufacture;
- b) Commercial manufacturing of fertilizers from dead animals or from human or animal waste;
- c) Industrial liquid waste disposal well;
- d) Industrial waste landfill site;
- e) Industrial waste lagoon;
- f) Manufacture of explosives;
- g) Manufacturing of a hazardous substance;
- h) Sanitary landfill;
- i) Stock yards;
- j) Tannery;
- k) The racing or any other similar competition involving vehicles whether sanctioned or unsanctioned unless authorized as a special event by a license issued pursuant to a by-law passed under the Municipal Act, as amended;
- l) The use of any recreational vehicle as a principal place of residence;
- m) Thermal destructor;
- n) Accessory use to any permitted use until the main use is established; and
- o) Solidification process plant for industrial waste.

4.53. WATERCOURSE MANAGEMENT AND CONSERVATION

Works related to a watercourse management and conservation program shall be permitted in any zone conditional upon required permits from the Province and/or the Lakehead Region Conservation Authority.

4.54. YARD AND OPEN SPACE PROVISIONS FOR ALL ZONES

No part of any yard or other open space shall be included as a part of another yard similarly required for another building.

5. SEASONAL RESIDENTIAL ZONE (SR)

No person shall, within any SR Zone, use any lot or erect, alter, or use any building and/or structure for any purpose except in accordance with the following:

5.1. Permitted Uses, buildings

- a) One single detached dwelling built to permanent residential Ontario Building Code Act standards, as amended
- b) Park, private or public
- c) Tiny dwelling
- d) Accessory uses, buildings, structures including, but not limited to:
 - i. Rail and sea storage container
 - ii. Short-term accommodation
 - iii. Renewable energy system, individual.

5.2. Minimum Lot Area	1.0 hectare
5.3. Minimum Lot Frontage	45.0 metres
5.4. Minimum Front Yard	10.0 metres
5.5. Minimum Side Yards	10.0 metres
5.6. Minimum Rear Yard	10.0 metres
5.7. Maximum Height	10.5 metres
5.8. Maximum Lot Coverage [all buildings]	25 %
5.9. Minimum Setback from water	30.0 metres
For docks, pumphouses, boathouses, saunas	nil
For all other	15.0 metres

5.10. Site Specific Provisions

All lots accessed by Seasonal Roads are considered to be in the Seasonal Residential Zone, in accordance with the Dorion Seasonal Roads By-law. Current Seasonal Roads include: Crooked Creek Lane North, Brunner Road west of Fire No. 250, Black Bay Drive (Hurkett Cove Access), Meyers Road East, Crooked Creek Lane South.

6. HAMLET RESIDENTIAL ZONE (HR)

No person shall, within any HR Zone, use any lot or erect, alter, or use any building and/or structure for any purpose except in accordance with the following:

6.1. Permitted Uses, buildings

- a) Community facility
- b) One single detached residential dwelling
- c) Park, private or public
- a) Residential facility to a maximum of 12 residents not including staff
- d) Tiny dwelling
- e) Accessory uses, buildings, structures including, but not limited to:
 - i. Home occupation
 - ii. Rail and sea storage container
 - iii. Secondary suite (attached)
 - iv. Secondary suite (detached)
 - v. Short-term accommodation
 - vi. Renewable energy system, individual.

6.2. Minimum Lot Area	1.0 hectare
6.3. Minimum Lot Frontage	45.0 metres
6.4. Minimum Front Yard	6.0 metres
6.5. Minimum Side Yards	3.0 metres
6.6. Minimum Rear Yard	10.0 metres
6.7. Maximum Height	10.0 metres
6.8. Maximum Lot Coverage [all buildings]	35 %

6.9. Site Specific Provisions

7. RURAL ZONE (RU)

No person shall, within any RU Zone, use any lot or erect, alter, or use any building and/or structure for any purpose except in accordance with the following:

7.1. Permitted Uses, buildings

- a) Agricultural use, including agriculture-related use and on-farm diversified use
- b) Cannabis cultivation, outdoor
- c) Commercial fishing establishment
- d) Community facility
- e) Conservation, and/or watercourse management and conservation
- f) Farming, hobby
- g) Forestry, including a temporary bush camp for forestry staff
- h) One remote cottage
- i) Mining exploration and/or mining operation
- j) One single detached residential dwelling
- k) Park, private or public
- l) Portable asphalt and/or concrete plant
- m) Residential facility
- n) Tiny dwelling – with approved water and septic
- o) Wayside pit/quarry
- p) Accessory uses, buildings, structures, including but not limited to:
 - i. Greenhouse
 - ii. Garden Suite
 - iii. Home occupation
 - iv. Rail and sea storage container
 - v. Home industry
 - vi. Secondary suite (attached)
 - vii. Secondary suite (detached)
 - viii. Short-term accommodation
 - ix. Renewable energy system, individual
 - x. Renewable energy system, large.

- 7.2. Minimum Lot Area 4.0 hectare, unless lot is on water, in which case 1.0 hectare
- 7.3. Minimum Lot Frontage 90.0 metres, unless lot is on water, in which case 45.0 metres
- 7.4. Minimum Front Yard 30.0 metres

- | | | |
|-------------|--------------------------------------|-------------|
| 7.5. | Minimum Side Yards | 15.0 metres |
| 7.6. | Minimum Rear Yard | 15.0 metres |
| 7.7. | Maximum Height | 10.0 metres |
| 7.8. | Maximum Lot Coverage [all buildings] | 15 % |

7.9. Minimum Agricultural Setbacks

All development shall comply with the Minimum Distances Separation I and II, if applicable.

7.10. Setback for a Portable Asphalt and/or concrete Plant

A portable asphalt and/or concrete plant shall be set back a minimum of 200.0 metres from any existing dwelling.

7.11. Site Specific Provisions

7.11.1. Parcel 5591 TBR; Pt Lot 14, Conc. 3, (Harris)

Notwithstanding any provision to the contrary in the General Provisions or in the Rural Zone, it shall be legal to erect; to use; and to expand a seasonal recreational dwelling and/or related structures on Parcel 5591 TBF, Pt Lot 14, Conc. 3, Township of Dorion, in accordance with all other requirements of this By-law, with access provided by a private road, which road may be partially located on Crown Lands and/or upon a municipal road allowance that is not currently open and maintained by the Township. Nothing herein shall be construed as causing the Township to accept responsibility for maintenance, ploughing, or other such works on such road.

Notwithstanding Subsection 2.120 of this By-law, the lot line that abuts the Wolf River shall be deemed to be the front lot line for Parcel 5591.

7.11.2. Parcel 4351, Pt Lot 13, Conc. 4 (Ellis)

7.11.2.1. In addition to the permitted uses and regulations described above, for the lands and premises being Parcel 4351, being Pt Lot 13, Conc. 4, the following shall apply;

- a) A golf course, driving range, and accessory club house and other such buildings and/or structures shall be permitted, as per Zoning By-law Amendment 582-00 (June 6, 2000).
- b) A planing mill and retail lumber yard shall be permitted, as per Zoning By-law Amendment #326 (January 1984), and amended by Zoning By-law Amendment #483 (April 1993).

7.11.2.2 For the additional permitted uses described in 8.10.2.1 above, the following shall apply;

- a) where lands uses for uses described in 8.10.2.1 above about a legal residential use, a vegetative buffer shall be maintained along the lot line of the active area utilized for such uses, for a distance of not less than 30.0 metres.

7.11.3. Part 1 RP55R3575; Parcel 18841, Lot 4, Conc. 2

Notwithstanding any provisions in the General Regulations and in the Rural Zone, Part 1 RP55R3575; Parcel 18841, Lot 4, Conc. 2, Township of Dorion shall have a reduced lot area, as per Zoning By-law Amendment #326 (January 1984).

7.11.4. Parcel 10334, Lot 14, Conc. 2

In addition to the permitted uses and regulations described above, for the lands and premises being Parcel 10334, Lot 14, Conc. 2, the following shall apply: Storage and sale of bait, fish and fishing tackle, as per Zoning By-law Amendment #360 (March 1986).

7.11.5. Parcel 7326, Lot 7, Conc. 5

In addition to the permitted uses and regulations described above, for the lands and premises being Parcel 7326, Lot 7, Conc. 5, the following shall apply: welding operation, as per Zoning By-law Amendment #360 (March 1986).

7.11.6. Instr. #206, Lot 11, Conc 2

In addition to the permitted uses and regulations described above, for the lands and premises being Instr. #206, Lot 11, Conc 2, the following shall apply: repair of automotive vehicles, heavy equipment and small motors, as per Zoning By-law Amendment #360 (March 1986).

7.11.7. Lot 8, Conc. 3

In addition to the permitted uses and regulations described above, for the lands and premises being Lot 8, Conc. 3, the following shall apply: repeater station for Bell Canada Fibre Optics Transmission System, as per Zoning By-law Amendment #405 (March 1988).

7.11.8. Parcel 5810, Lot 7, Conc. 3

In addition to the permitted uses and regulations described above, for the lands and premises being Parcel 5810, Lot 7, Conc. 3, the following shall apply: multiple dwelling, as per Zoning By-law Amendment #428 (June 1989).

7.11.9. Parcel 6938, Lot 2, Conc 4

Notwithstanding to the permitted uses and regulations described above, reduced lot area for two lots shall apply to Parcel 6938, Lot 2, Conc 4, as per Zoning By-law Amendment #435 (November 1989).

7.11.10. Parcel 5543 TBF, Lot 13, Conc. 1, and Inst. No. 269, Lot 12 Conc. 1 (Surgeon Timber)

In addition to the permitted uses and regulations described above, for the lands and premises being Parcel 5543 TBF, Lot 13, Conc. 1, and Inst. No. 269, Lot 12 Conc. 1 (Sturgeon Timber), the following shall apply: chipper and wood storage area, as per Zoning By-law Amendment #490 (September 7, 1993).

7.11.11. Parcel 7699/7870 TBF, Lot 1, Conc. 4 (Dietrich)

In addition to the permitted uses and regulations described above, for the lands and premises being Parcel 7699/7870 TBF, Lot 1, Conc. 4 (Dietrich), the following shall apply: sale of crafts and gifts, as per Zoning By-law Amendment #506 (June 20, 1995).

7.11.12. Inst. 129801, Lot 9, Conc. 2 (Atkinson/Ross)

In addition to the permitted uses and regulations described above, for the lands and premises being Inst. 129801, Lot 9, Conc. 2 (Atkinson/Ross),, the following shall apply: sale or crafts and gifts, as per Zoning By-law Amendment #529-97 (June 17, 1997).

7.11.13. Parcel 13534, Lot 13, Conc. 2 (Scarfo)

In addition to the permitted uses and regulations described above, for the lands and premises being Parcel 13534, Lot 13, Conc. 2 (Scarfo), the following shall apply: permit granny flat, as per Zoning By-law Amendment #531-97 (November 18, 1997).

7.11.14. Parcel 4351, Lot 13, Conc. 4 (Ellis)

In addition to the permitted uses and regulations described above, for the lands and premises being Parcel 4351, Lot 13, Conc. 4 (Ellis) the following shall apply: golf course, as per Zoning By-law Amendment #582-00 (June 6, 2000).

8. HIGHWAY COMMERCIAL ZONE (HC)

No person shall, within any HC Zone, use any lot or erect, alter, or use any building and/or structure for any purpose except in accordance with the following or combination of the following:

8.1. Permitted Uses, buildings

- a) Hotel, motel, tourist cabins, tourist commercial establishment
- b) Service station, public garage, gas bar, automobile service station
- c) Restaurant, tavern, commercial entertainment
- d) Craft shop
- e) Building supply outlet
- f) Garden centre
- g) Merchandise repair establishment
- h) Existing retail or service store
- i) Accessory uses, buildings, structures, including but not limited to:
 - i. Rail and sea storage container
 - ii. Greenhouse
 - iii. Dwelling unit except where gasoline, propane, or other such fuels are sold as a part of the operation
 - iv. Renewable energy system, individual.

8.2. Minimum Lot Area	1.0 hectare
8.3. Minimum Lot Frontage	90.0 metres
8.4. Minimum Front Yard	30.0 metres
8.5. Minimum Side Yards	10.0 metres
8.6. Minimum Rear Yard	10.0 metres
8.7. Maximum Height	12.0 metres
8.8. Maximum Lot Coverage [all buildings]	40 %

8.9. Buffer Strip

Where a commercial zone abuts a residential zone, institutional zone, or an open space zone, a buffer strip shall be provided along the lot line abutting such uses, for a minimum of 40.0 metres or 10.0 metres beyond the depth of the rear wall of such dwelling, whichever is the lesser.

8.10. Site Specific Provisions

8.10.1. Lot 14, Conc. 2, 346 ac. (Sturgeon/Rustenberg)

Lot 14, Conc. 2, 346 ac. (Sturgeon/Rustenberg) was rezoned from Rural (RU) to Highway Commercial (HC), as per Zoning By-law Amendment #588-00 (August 15, 2000).

In the case of Parcel 11913 being the E Part Lot 14, Conc. 2, formerly known as the Dorion Bottling Plant, an existing water bottling plant shall be a permitted use, and may be expanded in accordance with the regulations within this Section.

8.10.2. Inst. 178630 PT Lot 11, Conc. 2 (Harris Shallow/Shallow)

In addition to the permitted uses and regulations described above, for the lands and premises being Inst. 178630 PT Lot 11, Conc. 2 (Harris Shallow/Shallow) the following shall apply: single detached dwelling as a main use, as supported by MOE permission to use existing septic system for such use.

9. TOURIST COMMERCIAL ZONE (TC)

No person shall, within any TC Zone, use any lot or erect, alter, or use any building and/or structure for any purpose except in accordance with the following:

9.1. Permitted Uses, buildings

- a) Campgrounds
- b) Hotel, motel, and/or tourist cabins
- c) Tourist commercial establishments
- d) Lodges and/or resorts
- e) Park, private or public
- f) Passive outdoor recreation and education
- g) Accessory uses, buildings, structures including but not limited to:
 - i. Dwelling unit
 - ii. Office and/or sale of convenience goods
 - iii. Retail and service store
 - iv. Rail and sea storage container
 - v. Renewable energy system, individual.

9.2. Minimum Lot Area 5.0 hectares, except for hotels, motels and tourist commercial establishments (which exclude camping) which shall be no less than 1 hectare with approved water and septic services.

9.3. Minimum Lot Frontage 90.0 metres

9.4. Minimum Front Yard 15.0 metres

9.5. Minimum Side Yards 10.0 metres

9.6. Minimum Rear Yard 10.0 metres

9.7. Maximum Height 12.0 metres

9.8. Maximum Lot Coverage [all buildings] 40 %

9.9. Buffer Strip

Where a commercial zone abuts a residential zone, institutional zone, or an open space zone, a buffer strip shall be provided along the lot line abutting such uses, for a minimum of 40.0 metres or 10.0 metres beyond the depth of the rear wall of such dwelling, whichever is the lesser.

9.10. Campsites

Where lands are intended to be or being uses as a recreational campground, such lands shall adhere to the following provisions:

- a) Each individual site shall not be less than 12.0 metres by 18.0 metres.
- b) Each camp site shall have access to an internal, private access route of not less than 3.0 metres in width for one way traffic and not less than 6.0 metres in width for two-way traffic.

9.11. Site Specific Provisions

9.11.1. W ½ Lot 9, Conc. 6; and Portion of N ½ of E ½ Lot 8, Conc. 6 (Hamel)

- a) Use as campground.
- b) Notwithstanding any other provision in this By-law, the lands and premises being Part of W ½ Lot 9, Conc. 6 and Portion of N ½ of E ½ Lot 8, Conc. 6. Township of Dorion may be used for up to 30 recreation vehicle campsites, being 12.2 metres by 18.3 metres. In addition, the lands may be used for one accessory dwelling unit, and accessory administration and confectionary goods sales facilities and activity. In addition, a second dwelling unit may be permitted on the lands, provided that, should the campground use cease operation, such second dwelling shall be removed within one year of the termination of such campsite operation.

c) Part 2, 55R - 11858 (Hamel - canyon)

Notwithstanding anything herein to the contrary, Part 2, 55R - 11858, may be used as a part of a commercial tourist operation, as a separate lot, accessed by private road, provided that:

- No buildings or structures, save only a pedestrian bridge; facilities for washrooms; and picnic facilities providing a roof mounted on columns or other supports but not walls may be permitted.

9.11.2. Part Lot 10, Conc. 1 – Holding Zone

Notwithstanding any other provisions in this By-law, the lands and premises being part of Lot 10, Conc. 1, Township of Dorion, may be used for up to 62 recreational vehicle campsites subject to proof of safe servicing from the Lakehead Regional Conservation Authority or Ministry of Environment, Conservation and Parks, and in accordance with Official Plan policies, provisions of this By-law and approved Site Plan to ensure required setbacks.

9.12. Site Specific provisions – 460 Bible Camp Road (former Dorion Bible Camp property), By-law Amendment 869-16, May 2016

9.12.1. For the lands and premises being Concession 1, Part 10, totaling 18.4 acres, and having the current municipal address of 460 Bible Camp Road (Black Bay Resort), the following shall apply:

9.12.1.1. Additional permitted uses:

In addition to the permitted uses in Section 9.1 Permitted Uses, the following shall also be permitted:

- Not more than 31 recreational vehicle pads or sites of which 16 are associated with existing housekeeping cabins
- Not more than 16 existing housekeeping cabins
- One dwelling unit for supervisory staff
- Related and accessory activity area, buildings and/or structures including, but not limited to main lodge, chapel, administration area, kitchen/cafeteria, common washrooms, storage, maintenance

9.12.1.2. The following buildings, structures or facilities shall be permitted:

- 9.12.1.2.1. One staff residence
- 9.12.1.2.2. Medical Facility
- 9.12.1.2.3. Lodge, kitchen/cafeteria, gender separated washrooms and shower facilities
- 9.12.1.2.4. Office and administration, resource centre, chapel
- 9.12.1.2.5. Up to 16 housekeeping cabins
- 9.12.1.2.6. Not more than 31 recreation vehicle pads/sites, of which 16 are associated with existing housekeeping cabins
- 9.12.1.2.7. Accessory buildings existing at the date of passing of By-law

9.12.1.3. Definitions:

- a) A housekeeping cabin shall mean an existing building and related land to be rented out for occupancy for recreation purposes.
- b) A recreation vehicle site shall mean an area of land that is levelled and prepared to accept the temporary parking of a recreation vehicle to be use for recreational purposes, and shall not include a mobile trailer, mobile or modular home. Such recreational vehicle sites may be supplied with electrical service, and shall include space for a recreational vehicle and a parking area for an associated private vehicle, as well as acidity area.

9.12.1.4. Additional regulations:

- 9.12.1.4.1. Sections 9.2 to 9.9 shall not apply
- 9.12.1.4.2. Minimum lot area shall be the whole of the described parcel, being 18.4 acres
- 9.12.1.4.3. Minimum frontage shall be 60.0 metres
- 9.12.1.4.4. A minimum 30.0 metres, vegetative buffer, for new construction only, but not including a relocation of an existing building that constituted an encroachment on abutting lands, shall be provided and maintained along each property line, except for the shoreline where a 15 metre setback from the 100-year Lake Superior Flood Level shall be maintained

- 9.12.1.4.5. No new building or extension to existing buildings shall be permitted unless approved by Council in a rezoning amendment. All existing buildings shall be able to be maintained, repaired, renovated or otherwise subject to normal upkeep
- 9.12.1.4.6. Each recreational vehicle site shall have a minimum length of 16.75 metres and with of 6.85 metres, and shall be accompanied by a minimum 2.8 metres by 6.0 metres parking space for an associated vehicle
- 9.12.1.4.7. A total of 25 general parking spaces shall be provided in addition to 1 parking space per recreational vehicle site and where not associated with a recreational vehicle pad/site, 1 parking space per housekeeping cabin, which shall be located on the recreational vehicle sites or housekeeping cabin sites.

10. LOCAL COMMERCIAL ZONE (LC)

No person shall, within any LC Zone, use any lot or erect, alter, or use any building and/or structure for any purpose except in accordance with the following:

10.1. Permitted Uses, buildings

- a) Commercial use
- b) Convenience store
- c) Financial institutions
- d) Office
- e) Personal service shop
- f) Retail or service store
- g) Specialty Food Store
- h) Accessory uses, buildings, structures including, but not limited to:
 - i. Rail and sea storage container
 - ii. Dwelling unit
 - iii. Renewable energy system, individual.

10.2. Minimum Lot Area	1.0 hectare
10.3. Minimum Lot Frontage	60.0 metres
10.4. Minimum Front Yard	15.0 metres
10.5. Minimum Side Yards	10.0 metres
10.6. Minimum Rear Yard	10.0 metres
10.7. Maximum Height	10.0 metres
10.8. Maximum Lot Coverage [all buildings]	35 %

10.9. Buffer Strip

Where a commercial zone abuts a residential zone, institutional zone, or an open space zone, a buffer strip shall be provided along the lot line abutting such uses, for a minimum of 40.0 metres or 10.0 metres beyond the depth of the rear wall of such dwelling, whichever is the lesser.

10.10. Site Specific Provisions

11. INDUSTRIAL ZONE (I)

No person shall, within any I Zone, use any lot or erect, alter, or use any building and/or structure for any purpose except in accordance with the following:

11.1. Permitted Uses, buildings

- a) Automobile body repair shop
- b) Automobile wrecking or salvage yard
- c) Contractor's yard
- d) Equipment sales/rental and/or servicing
- e) Forestry
- f) Industrial, Class I
- g) Manufacturing operation
- h) Portable asphalt and/or concrete plant
- i) Public works yard
- j) Retail lumber yard
- k) Sawmill
- l) Service shop
- m) Warehouse, open storage
- n) Where an industrial use is located on Highway 17, the permitted uses for the Highway Commercial Zone (Section 8.1) shall also be permitted
- o) Accessory uses, buildings, structures including but not limited to:
 - i. Dwelling unit provided for a caretaker or security person
 - ii. Rail and sea storage container
 - iii. Renewable energy system, individual
 - iv. Renewable energy system, large.

11.2. Minimum Lot Area 1.0 hectare

11.3. Minimum Lot Frontage 90.0 metres

11.4. Minimum Front Yard 20.0 metres

11.5. Minimum Side Yards 20.0 metres, except where a chipper is operated, whereupon the side yard shall be not less than 30.0 metres

11.6. Minimum Rear Yard 20.0 metres

11.7. Maximum Height n/a

11.8. Maximum Lot Coverage [all buildings] 20 %

11.9. Buffer Strip

Where an industrial zone abuts a residential zone, institutional zone, or an open space zone, a vegetative buffer strip with a minimum width of 7.5 metres shall be provided along the lot line abutting such use.

11.10. Wrecking Yard, Scrap Metal/Salvage Yard

Notwithstanding the side yard requirement set out in this Section, where lands are used in this zone for the purposes of a wrecking yard, scrap metal/salvage yard, no storage of vehicles, equipment, material or other components of the business shall be stored in any required yard.

11.11. Site Specific Provisions

12. EXTRACTIVE ZONE (EX)

No person shall, within any EX Zone, use any lot or erect, alter, or use any building and/or structure for any purpose except in accordance with the following;

12.1. Permitted Uses, buildings

- a) Pits and/or quarries
- b) Renewable energy development, individual
- c) Accessory uses, buildings, structures including but not limited to:
 - i. Rail and sea storage container.

12.2. Minimum Lot Area	5.0 hectare
12.3. Minimum Lot Frontage	140.0 metres
12.4. Minimum Front Yard	30.0 metres
12.5. Minimum Side Yards	30.0 metres
12.6. Minimum Rear Yard	30.0 metres
12.7. Maximum Height	20.0 metres
12.8. Maximum Lot Coverage [all buildings]	10 %

12.9. Buffer Strip

Where an extractive zone abuts a residential zone, institutional zone, or an open space zone, a vegetative buffer strip being not less than 7.5 metres in width shall be provided along the lot line abutting such uses.

12.10. Other Provisions and Protections

- a) No excavation, building, equipment, or stockpiling shall be located within 120.0 metres of a lot line where an abutting building is used for residential, recreational, institutional, or commercial purposes.
- b) No excavation, building, equipment, or stockpiling shall be permitted within 60.0 metres of any public road or public road allowance, or to abutting lands that are not zoned as Industrial or Extractive Zone.

12.11. Site Specific Provisions

13. WASTE DISPOSAL ZONE (WD)

No person shall, within any WD Zone, use any lot or erect, alter, or use any building and/or structure for any purpose except in accordance with the following;

13.1. Permitted Uses, buildings

- a) Hauling sewage disposal site
- b) Municipally owned and operated waste disposal or landfill area/site
- c) Renewable energy development, individual
- d) Accessory uses, buildings, structures including but not limited to:
 - i. Rail and sea storage container.

13.2. Minimum Lot Area 5.0 hectare

13.3. Minimum Lot Frontage 140.0 metres

13.4. Minimum Front Yard 30.0 metres

13.5. Minimum Side Yards 30.0 metres

13.6. Minimum Rear Yard 30.0 metres

13.7. Maximum Height 20.0 metres

13.8. Maximum Lot Coverage [all buildings] 10 %

13.9. Buffer Strip

Where a waste disposal zone abuts a residential zone, institutional zone, or an open space zone, a vegetative buffer strip of not less than 7.5 metres in width shall be provided along the lot line abutting such uses.

13.10. Other Provisions and Protections

- a) No excavation, building, equipment, or stockpiling shall be located within 120.0 metres of a lot line where an abutting building is used for residential, recreational, institutional, or commercial purposes.
- b) No excavation, building, equipment, or stockpiling shall be permitted within 60.0 metres of any public road or public road allowance.

13.11. Site Specific Provisions

14. INSTITUTIONAL ZONE (IN)

No person shall, within any IN Zone, use any lot or erect, alter, or use any building and/or structure for any purpose except in accordance with the following:

14.1. Permitted Uses, buildings

- a) Cemetery
- b) Clinics
- c) Community facility
- d) Emergency shelter
- e) Public service facilities
- f) Recreation and sports facility
- g) Residential facility
- h) School
- i) Accessory uses, buildings, structures including but not limited to:
 - i. Rail and sea storage container
 - ii. Renewable energy system, individual.

14.2. Minimum Lot Area 1.0 hectares

14.3. Minimum Lot Frontage 60.0 metres

14.4. Minimum Front Yard 15.0 metres

14.5. Minimum Side Yards 10.0 metres

14.6. Minimum Rear Yard 10.0 metres

14.7. Maximum Height 30.0 metres

14.8. Maximum Lot Coverage [all buildings] 50 %

14.9 Site Specific Provisions

14.9.1. Parcel 10441, TBF; Part of Lot 10 Conc. 1 Township of Dorion (Dorion Bible Camp)

Notwithstanding the permitted uses, and the regulations and provisions set out in Section 14.1 above, for the lands and premises being Parcel 10441 TBF, and being Part of Lot 10, Conc. 1; the following shall apply, as per Zoning By-law Amendment #412 (July 1988):

1. Permitted uses
 - a) A bible camp, involving the use of land, buildings, and/or structures for short duration accommodation, religious teaching, and/or study, and associated recreational activity,
 - b) Three dwelling units for supervisory and/or activity staff,
 - c) Campsites for camping in association with the primary bible camp use,
 - d) Related and accessory uses, buildings, and/or structures.
2. Restrictions on Permitted Uses
 - a) The total number of participants that can be accommodated overnight, exclusive of staff and supervisors, and exclusive of campsites, shall not exceed 300 persons,
 - b) The total number of supervisors and/or activity staff shall not exceed 50 persons,
 - c) The total number or related campsites shall not exceed 30 sites.
3. Buildings, Structures, and Lands
 - a) The following land uses, buildings and/or structures shall be permitted:
 - Staff/supervisory residences
 - Lodge
 - Office/administration, resource centre
 - Cafeteria
 - Beach house and observatory facility
 - Housekeeping cabins or camper's cabins
 - Sports/activity areas
 - Stable
 - Related and accessory storage, maintenance, parking areas
 - Other buildings, structures, and/or uses exclusively devoted to and accessory to the bible camp
 - b) Maximum number of Main buildings:
 - Total of 20 main buildings, of which not more than 15 can be housekeeping cabins, camper's cabins, or other buildings which are intended to accommodate participants
 - Not more than 2 buildings devoted to office and administration
 - Not more than 3 dwellings for staff and/or supervisors
 - Not more than 30 camp sites.
 - c) Maximum number of Accessory Buildings:
 - Not more than 15
 - d) Housekeeping cabins/camper's cabins
 - Any one housekeeping cabin/camper's cabin should not exceed occupancy by more than 50 persons at any one time
4. Additional considerations:
 - a) For any lot line that abuts a property which has residential use as the primary use, a vegetative buffer not less than 30.0 meters in width shall be provided and maintained.

- b) A total of 60 parking spaces shall be provided and maintained, plus an additional 1 space for each campsite that is available on the property.

14.9.2. Reduced Lot Area

Zoning By-law Amendment #385 (January 1988) reduced lot areas within the Institutional Zone (IN).

15. OPEN SPACES ZONE (OS)

No person shall, within any OS Zone, use any lot or erect, alter, or use any building and/or structure for any purpose except in accordance with the following:

15.1. Permitted Uses, buildings:

- a) Cemetery
- b) Community Centre
- c) Conservation
- d) Marina
- e) Parks, public or private
- f) Recreation and sports facility
- g) Watercourse management and conservation
- h) Accessory uses, buildings, structures, including but not limited to:
 - i. Rail and sea storage container
 - ii. Dwelling
 - iii. Renewable energy system, individual.

15.2. Minimum Lot Area 1.0 hectares

15.3. Minimum Lot Frontage 30.0 metres

15.4. Minimum Front Yard 20.0 metres

15.5. Minimum Side Yards 20.0 metres

15.6. Minimum Rear Yard 20.0 metres

15.7. Maximum Height 10.0 metres

15.8. Maximum Lot Coverage [all buildings] 10 %

16. USE LIMITATION ZONE (UL)

NO LONGER EXISTS ON THE MAP No person shall, within any UL Zone, use any lot or erect, alter, or use any building and/or structure for any purpose except in accordance with the following:

16.1. Permitted Uses, buildings

- a) Agricultural use
- b) Conservation
- c) Flood proofing
- d) Floodplain and shoreline protection work
- e) Passive outdoor recreation and education
- f) Public park
- g) Renewable energy development, individual
- h) Watercourse management and conservation
- i) Accessory uses, buildings, structures, including but not limited to:
 - i. Rail and sea storage container.

16.2. Minimum Lot Area n/a

16.3. Minimum Lot Frontage n/a

16.4. Minimum Front Yard n/a

16.5. Minimum Side Yards n/a

16.6. Minimum Rear Yard n/a

16.7. Maximum Height n/a

16.8. Maximum Lot Coverage [all buildings] n/a

16.9. Use in calculation of other zoning consideration

Lands that are zoned as Use Limitation may be utilized in association with portions of the lot designated within other zones in the calculation of lot area, yards, lot coverage, and lot frontage.

17. ENVIRONMENTAL PROTECTION ZONE (EP)

No person shall, within any EP Zone, use any lot or erect, alter, or use any building and/or structure for any purpose except in accordance with the following:

17.1. Permitted Uses, buildings

- a) Conservation
- b) Floodplain and shoreline protection work
- c) Passive outdoor recreation and education
- d) Renewable energy development, individual
- e) Accessory uses, buildings, structures, including but not limited to:
 - i. Rail and sea storage container.

17.2. Minimum Lot Area n/a

17.3. Minimum Lot Frontage n/a

17.4. Minimum Front Yard n/a

17.5. Minimum Side Yards n/a

17.6. Minimum Rear Yard n/a

17.7. Maximum Height n/a

17.8. Maximum Lot Coverage [all buildings] n/a

17.9. Development that is proposed within or adjacent to (i.e., within 120.0 metres or less) EP areas will not be permitted unless such initiative can demonstrate that there will be no negative impact or adverse effects on the feature and/or function being protected, in accordance with the policies of this Zoning By-law.

17.10. Notwithstanding any other provision in this By-law, no building, structure or sewage system, with the exception of boathouses and pumphouses, shall be located within 30.0 metres of the boundaries of the EP Zone.

17.11. This provision shall not prevent the expansion or replacement of buildings or structures, with the exception of boathouses and pumphouses, that existed on the effective date of this By-law within this 30.0-metre setback area, provided the expansion or replacement does not have the effect of reducing

the setback from the EP Zone boundary or increasing the volume or floor area of a building or structure in a minimum required yard.

17.12. Within the EP Zone no natural shoreline vegetation shall be removed, no lawns or gardens shall be developed, no chemical fertilizers shall be used, and no break walls, permanent docks or decks, or no fences shall be constructed, placed, moved or erected.

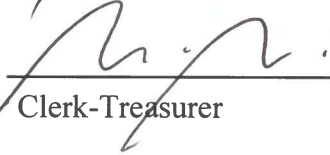
17.13. Site Specific Provisions

Read a first and second time this 5th day of April 2022.

Read a third time and finally passed this 5th day of April 2022.



Reeve



Clerk-Treasurer