

THE CORPORATION OF THE MUNICIPALITY OF TEMAGAMI

BY-LAW NO. 21-1557

**A By-law to amend the Municipality of Temagami By-law No. 06-650 as amended to include regulations regarding Secondary Dwelling Units**

**WHEREAS** the Council of the Corporation of the Municipality of Temagami is empowered to pass By-laws to regulate the use of land pursuant to Section 34 of the Planning Act, R.S.O. 1990, c.P.13; and,

**AND WHEREAS**, the Council of the Corporation of the Municipality of Temagami passed By-law No. 21-1556 adopting a Official Plan for the Municipality of Temagami regarding Secondary Dwelling Units, and,

**AND WHEREAS**, a public meeting was held in accordance with the provisions of Section 34(12) of the *Planning Act*, R.S.O. 1990; and

**AND WHEREAS**, in accordance with Section 34 (17) of the *Planning Act*, R.S.O. 1990, changes have been made to the By-law following the public meeting and Council has determined that no further notice is required to be given; and

**NOW THEREFORE** the Council of the Corporation of the Municipality of Temagami hereby enacts as follows:

1. That Appendix 1 forms part of this By-law and that Zoning By-law No. 06-650 be amended in accordance with Appendix 1 to this By-law.

This By-law will take effect on the date of its passage, subject to the provisions of Section 34(30) and (31) of the Planning Act, R.S.O. 1990, c.P.13.

READ A FIRST AND SECOND TIME on the 15<sup>th</sup> day of April, 2021.

READ A THIRD TIME and finally passed this 15<sup>th</sup> day of April, 2021.

  
E'an O'Mara, Mayor

  
Suzie F. durnier, Municipal Clerk



# **THE CORPORATION OF THE MUNICIPALITY OF TEMAGAMI**

## **BY-LAW NO. 06-650 AS AMENDED**

**CONSOLIDATED OFFICE VERSION**, as amended by By-laws 06-675, 07-722, 07-745, 07-694, 07-695, 08-813, 08-823, 08-768, 08-785, 09-828, 09-834, 09-860, 11-1037, 11-1038, 11-1040, 12-1053, 12-1093, 13-1105, 13-1106, 13-1121, 13-1127, 13-1146, 14-1177, 15-1236, 15-1240, 15-1254, 15-1258, 15-1537, 16-1280 and OMB decisions contained in OMB File PL080067 and OMB File PL131380.

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**Being a By-law to regulate the use of land and the character, location and use of buildings and structures in the Municipality of Temagami.**

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WHEREAS it is considered desirable to regulate the use of land, the character, location and use of buildings and structures within the Municipality of Temagami;

AND WHEREAS authority is granted under Section 34.1 of the Planning Act R.S.O. to the Council of the Municipality of Temagami to exercise such powers subject to appeals to the Ontario Municipal Board;

NOW THEREFORE the Council of the Municipality of Temagami enacts as follows:

### **SECTION 1**

This By-law shall be known as the "Zoning By-law for the Municipality of Temagami".

### **SECTION 2 - DEFINED AREA**

This By-law applies to all land within the boundaries of the Municipality of Temagami, hereafter known as the "Municipality", and to the adjoining shores of various lakes and rivers including land covered by water wherever there is or may be erected any jetty, dock, boathouse, pier or other building or structure.

### **SECTION 3 - INTERPRETATION**

#### **3.01 GENERAL**

In their interpretation and application, the provisions of this By-law shall be held to be the minimum requirement adopted for the promotion of the public health, safety, convenience or general welfare. Whenever the requirements of this By-law are at variance with the requirements of any other By-law, the more restrictive, or the By-law imposing the higher standards, shall govern and apply. Nothing in this By-law shall be construed to exempt any person from complying with the requirements of any other By-law of the Municipality or from any law of the Province of Ontario or of Canada.

## SECTION 5 - DEFINITIONS

In this By-law, unless the context otherwise requires:

ACCESS ROAD shall mean a temporary road constructed on Crown land to facilitate the extraction of natural resources.

ACCESSORY APARTMENT shall mean a ~~second~~-dwelling unit in a ~~commercial building~~~~single detached dwelling~~ for use as a complete, independent living facility with provision within the accessory apartment for cooking, eating, sanitation, and sleeping. Such dwelling unit is an accessory use to the main ~~dwelling~~commercial building.

ACCESSORY BUILDING shall mean a detached building located on the same lot as the main building, the use of which is incidental or secondary to that of the main building and which is not used for human habitation, and includes a detached garage and a boathouse. ~~Aa boathouse with sleeping accommodations, a sleep cabin-and, a standard secondary dwelling unit and cabin secondary dwelling unit are also considered as an accessory building, or a sleep cabin on a residential lot.~~ (By-law-07-715)

ACCESSORY USE shall mean a use that is normally incidental, subordinate and exclusively devoted to a principle use located on the same lot.

ALTER shall mean any alteration in a bearing wall or partition, column, beam, girder or other supporting member of a building or structure or any alteration in the area or volume of a building or structure.

'APARTMENT BUILDING shall mean a building containing four (4) or more dwelling units which units have a common entrance from the street level and common halls and/or stairs, elevators and yards.' (By-law 13-1121)

AUTO BODY REPAIR SHOP shall mean an industrial establishment for the repair of damage to a motor vehicle caused by collision, accident, corrosion or age, and, without limiting the generality of the foregoing, includes the reconstruction of motor vehicles, the painting or repainting of motor vehicles and the rebuilding or conversion of automotive engines or engine parts. (By-law 13-1121)

AUTOMOBILE SERVICE STATION shall mean a building or place where petroleum products and new supplies, parts and accessories are kept for sale to service motor vehicles, snowmobiles, and machinery and where minor and/or emergency repairs are performed to motor vehicles, snowmobiles and machinery but no other activities of an auto body repair shop or a motor vehicle repair shop are conducted.

BASEMENT shall mean that portion of a building which is partly underground but which has more than one-half of its height, from finished floor to underside of floor joists of the next above storey, above the adjacent average finished grade level adjacent to the exterior walls of the building and in which the height from finished grade to underside of the floor joists of the next above storey is less than one and eight-tenths (1.8) metres. (See plate #6).

BASEMENT, WALKOUT shall mean that portion of a building which is partly underground, but which has more than fifty per cent (50%) of the floor area not greater than one (1.0) metre below grade, and which has an entrance and exit at grade level. This definition shall only apply in an area where the natural terrain permits construction of a walkout basement. (See plate #7).

BED AND BREAKFAST ESTABLISHMENT shall mean a single detached dwelling unit or portion thereof, in which the proprietor resides and supplies for hire or gain to other persons, particularly tourists, on a temporary or day to day basis, lodging with or without meals, but shall not include a boarding house, hotel, motel, tourist cabin establishment, sleep cabin or restaurant accommodating

the general public. Such an establishment shall be licensed by the Municipality and shall provide for no more than two (2) guest rooms, with no facilities for cooking, used or maintained for the accommodation of the public and shall be clearly secondary to the use of the dwelling unit as a private residence.

BOARDING HOUSE shall mean any house or building in which the proprietor resides and supplies for hire or gain to at least three persons but not more than eight persons, lodging with or without meals in rooms furnished by the proprietor with necessary furnishings and includes a rooming house, but does not include a bed and breakfast establishment, hotel, motel or tourist commercial establishment.

BOATHOUSE - LAND BASED shall mean a building or structure, located on land and used for the storage of private boats and equipment accessory to their use and accessory to a residential use. Converted boat slips without walls are considered boathouses. (By-law 07-745)

BOATHOUSE - WATER BASED shall mean a building or structure, located on a body of water and adjacent to a residential lot and used for the storage of private boats and equipment accessory to their use and accessory to a residential use. Converted boat slips without walls are considered boathouses. (By-law 07-745)

BUFFER shall mean the land area used to visually separate one use from another or to shield or block noise, lights or other nuisances.

BUILDING shall mean any structure, whether temporary or permanent used or built for the shelter, accommodation or enclosure of persons, animals, materials or equipment, other than a fence or wall.

BUILDING INSPECTOR shall mean the officer or employee of the Municipality who, from time to time, is charged by the Municipality with the duty of administering the provisions of the Zoning By-law.

BUILDING LINE shall mean a line lying in the interior of a lot drawn parallel to a lot line or shoreline for the purpose of establishing the minimum distance that must exist between a building or structure erected upon the land and a lot line or shoreline.

BUILDING, MAIN shall mean a building, the nature of the use of which is determined by the zoning of the lot upon which it is authorised to be constructed or upon which it is constructed.

BUILDING SETBACK shall mean the least horizontal distance permitted between a lot line of a lot or the shoreline of a lot and the nearest portions of any building envelope on such lot.

BULK SALES shall mean the use of land, buildings or structures for the purpose of buying and selling fuel oil, wood, lumber, building materials and similar commodities and includes incidental manufacturing, assembling or processing uses, a building supplies depot or lumber yard.

BUSINESS OR PROFESSIONAL OFFICE shall mean an office in which any business is carried on or any profession is practised.

**CABIN SECONDARY DWELLING UNIT shall mean a self-contained dwelling unit- located on a shoreline lot, with a private kitchen, bathroom facilities and sleeping areas that is the entirety of an accessory building. Such residential unit is an accessory use to the main dwelling.**

CAMPGROUND shall mean a parcel of land managed as a unit operated privately or by the Municipality or the Province of Ontario on a commercial basis for campers who provide their own sleeping facilities such as tents, but such campers are provided with sanitary and waste disposal facilities by the campground management.

RETAIL STORE shall mean a building or part thereof in which goods, wares, merchandise, substances, articles or things are offered or kept for sale directly to the public at retail prices.

RIGHT-OF-WAY shall mean an area of land that is legally described in a registered deed for the provision of private access to abutting lots and does not include a lane, road or street.

ROAD see street.

ROOMING HOUSE means a building or portion thereof in which the proprietor resides and supplies for hire or gain to more than two persons, lodging and/or meals, but shall not include a bed and breakfast establishment, a hotel, hospital or nursing home.

RURAL shall mean areas with municipally maintained road access and limited public services.

SCHOOL shall mean an elementary school, a secondary school, a continuation school, a technical school or any other school established and maintained at public expense but does not include a private school operated for profit.

SCHOOL, COMMERCIAL shall mean a school, other than a private school, operated by one or more persons for gain or profit.

SCHOOL, PRIVATE shall mean a school other than an elementary, secondary or commercial school, under the jurisdiction of a private non-profit board of trustees or governors, a religious organization or a charitable organization, used primarily for the instruction of students receiving education. The term private school shall include a Montessori school. (By-law 13-1121)

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

SCREENING shall be any continuous fence, wall, compact evergreen hedge or combination thereof, supplemented with landscape planting that would effectively screen the property which it encloses, and is broken only where access drives and walks are located. See planting strips Section 6.34. (By-law 13-1121)

~~SECONDARY DWELLING UNIT shall mean a self-contained dwelling unit with a private kitchen, bathroom facilities and sleeping areas created by an interior renovation or exterior addition to the primary dwelling unit or accommodated within an accessory building or part thereof. Such dwelling unit is an accessory use to the main dwelling.~~

SERVICE COMMERCIAL shall mean a building or part of a building in which persons are employed in furnishing services and otherwise administering to the personal needs of persons, such as a barbers shop, a ladies hairdressing establishment, weight loss centre and a shoe repair shop.

SERVICE INDUSTRY shall mean a public garage, a printing establishment, a cleaning establishment, a paint shop, plumbing shop, sheet metal shop and similar uses.

SERVICE OR REPAIR SHOP shall mean a building or part of a building not otherwise classified or defined in this By-law and whether conducted in conjunction with a retail establishment or not, for the servicing, repairing or renting, of articles, goods, materials, but does not include the manufacture or assembly of articles, goods or materials, bicycles, wheel chairs, orthopaedic and prosthetic appliances and articles for fabric mending, window glazing, metal repeating, painting and refinishing furniture and other household goods and includes a key shop, a custom picture framing shop, the business of renting small tools and appliances, costumes, chairs, tables, musical instruments and public address systems and other like articles and equipment, but shall not include the renting of automobiles, trucks, construction equipment or other similar articles.



SETBACK shall mean the distance between the street line or the shoreline and the nearest main wall of any building or structure and extending the full width or length of the lot or the shoreline.

SHORELINE ACTIVITY AREA shall mean the percentage or cumulative percentages of a shoreline frontage of a lot located within fifteen ( 15.0) metres of the normal or controlled high water mark where shoreline activity area structures are permitted. (See Plate #8) (By-law 13-1121)

SHORELINE ACTIVITY AREA STRUCTURES shall mean those structures that are located in the shoreline activity area and include land based boathouses, storage units, pumphouses, gazebos, boat launch facilities, decks and similar buildings and structures.

SITE PLAN shall mean a scaled drawing showing the relationship between the lot lines including the area extending from the lot lines and their uses, buildings or structures, existing or proposed on a lot, including such details as: topographic features, parking areas, access points, docks, boathouses, driveways, walkways, landscaped areas, natural features, shoreline uses, building areas, minimum yards, building heights, utility lines, floor areas, densities and areas for special uses.

SITE PLAN CONTROL shall mean the powers vested in the Municipality under Section 41 of the Planning Act.

**SLEEP CABIN** shall mean an accessory building for sleeping accommodation, that is not a residential premises and is an accessory use to the main dwelling, in which a private kitchen or bathroom facilities may be permitted. A sleep cabin is not a secondary dwelling unit, non-commercial residential accessory building for sleeping accommodation that is accessory to a dwelling unit on the same lot, which may have bathroom facilities, if approved and connected to a sewage disposal system. Cooking facilities may be permitted in one sleep cabin on a lot where there is no bathroom facilities; an accessory building used for non-commercial sleeping accommodation accessory to a dwelling in the Special Management Area, Integrated Management Area, Remote Residential, or Rural Residential Zones. (By law 07-745)

**STANDARD SECONDARY DWELLING UNIT** shall mean a self-contained dwelling unit with a private kitchen, bathroom facilities and sleeping areas created by an interior renovation or exterior addition to the primary dwelling unit or accommodated within part of an accessory building. Such dwelling unit is an accessory use to the main dwelling.

STEEP SLOPE shall mean the degree of deviation of a surface from the horizontal that is in excess of twenty percent (20%).

STOREY shall mean that portion of a building between any floor and the floor, ceiling or roof next above, provided that any portion of a building partly below grade level shall not be deemed a storey unless its ceiling is at least one and eight-tenths (1.8) metres above average grade and provided also that any portion of a storey exceeding four (4.0) metres in height shall be deemed an additional storey for each four (4.0) metres or fraction thereof of such excess. (See plate #6)

STOREY, ONE-HALF shall mean the portion of a building located wholly or partly within a sloping roof having a floor area of not less than one-third or more than two-thirds of the floor area of the storey next below, side walls not less than one and two tenths (1.2) metres in height and a ceiling with a minimum height of two and one third (2.33) metres over an area equal to at least fifty per cent (50%) of its floor area.

STREET OR ROAD, shall mean a public highway as defined by The Municipal Act and The Highway Traffic Act and shall exclude a lane or any private right-of-way or unopened road allowance, or any street which is shown on a registered plan of subdivision which has been deemed

## SECTION 6 - GENERAL PROVISIONS - ALL ZONES

### 6.01 ZONES

For the purposes of this By-law, the following Zones are established and are shown on Schedule B to this By-law:

Zone	Symbol
Protected Area (PA) Zone	(PA)
Special Management Area (SMA) Zone	(SMA)
Integrated Management Area (IMA) Zone	(IMA)
Remote Residential (RI) Zone (Lake Temagami)	(Ri)
Remote Residential (R2) Zone	(R2)
Rural Residential (R3) Zone	(R3)
Low Density Residential (RL) Zone	(RL)
Medium Density Residential (RM) Zone	(RM)
High Density Residential (RH)	(RH)
Mobile Home Park Residential (RMH) Zone	(RMH)
Tourist Commercial (TC) Zone	(TC)
Tourist Commercial Youth Camp (TCYC) Zone	(TCYC)
Tourist Commercial marina (TCM) Zone	(TCM)
Urban Commercial (UC) Zone	(UC)
Highway Commercial (HC) Zone	(HC)
Neighbourhood Commercial (NC) Zone	(NC)
Light Industrial (ML) Zone	(ML)
Heavy Industrial (MH) Zone	(MH)
Mineral Aggregate (MA) Zone	(MA)
Park (P) Zone	(P)
Open Space (OS) Zone	(OS)
Community Use (CU) Zone	(CU)
Waste Disposal (WD) Zone	(WD)
Future Development (FD) Zone	(FD)

(By-law 13-1121)

The Remote Residential (RI) Zone (Lake Temagami) applies to shoreline properties located along the shoreline of Lake Temagami.

The Remote Residential (R2) Zone generally applies to properties that are located on the shoreline with limited access.

The Rural Residential (R3) generally applies to properties that have access to a road.

## 6.02 ABANDONED MOTOR VEHICLES AND EQUIPMENT

The parking or storage of abandoned, unused or discarded motor vehicles or equipment is prohibited in all zones except:

- a) if such vehicles or equipment are stored inside a garage;
- b) if the vehicles are licensed for only part of the year, up to three vehicles may be stored on the same lot from which they are normally operated but not in the front yard; and
- c) vehicles and equipment used directly in the mining or forestry industry may be stored on the industrial site from which they are operated, provided that they are kept in operating condition.

## 6 .03 ACCESSORY APARTMENTS

An accessory apartment for the use of the owner or operator is permitted in certain commercial buildings, in accordance with the provisions of this By-law. Rental apartment units are permitted on the upper floor or floors of certain commercial buildings, in accordance with this By-law.

Apartments in houses shall be subject to the Ontario Regulation Number 384/94 of the Ontario Planning Act.

## 6 .04 ACCESSORY BUILDINGS AND USES

- a) Where this By-law provides that land may be used or a building or structure may be erected or used for a purpose, that purpose shall include any accessory building or accessory use incidental thereto, unless otherwise noted in this By-law. (By-law 13-1121)
- b) An accessory building, in accordance with Section 6.04, shall not be erected prior to the erection of a permitted dwelling on the same lot except where it is necessary for the storage of tools and materials for use in connection with the construction of such dwelling, such accessory building shall be no greater than fifteen (15.0) square metres in gross floor area and no accessory building shall be used prior to the erection of such dwelling for any purpose other than such storage, except as otherwise permitted in this By-law. (By-law 13-1121)
- c) Except as otherwise permitted in this By-law an accessory building shall be limited to a maximum of fifteen (15.0) square metres **gross floor area**. (By-law 13-1121)
- d) Except as may be provided herein any accessory building or structure shall be erected to the rear of the front yard setback line of the main building. Accessory buildings may be permitted in the front yard of shoreline properties, subject to site plan control and the provisions of this By-law. (By-law 07-745).
- e) No accessory building shall be built within two (2.0) metres of the main building in any zone.
- f) Within the RI, R2 and R3 Zones:
  - on lots less than eight tenths (0.8) hectares, the maximum number of accessory buildings shall be 3f in addition to permitted detached garages, sleep cabins, and boathouses;



- on lots from eight tenths (0.8) hectares to one and ~~sixth tenths~~<sup>one-half</sup> (1.6\$) hectares, the maximum number of accessory buildings shall be 4 in addition to permitted garages, sleep cabins, and boathouses; or (By-law 13-1121)
- on lots greater than one and ~~one-half~~<sup>six tenths</sup> (1.6\$) hectares, the maximum number of accessory buildings shall be 6 in addition to permitted garages, sleep cabins, cabin secondary dwelling units and boathouses. (By-law 07-745).

## 6.05 AUTOMOBILE SERVICE STATIONS AND GAS BARS

Where automobile service stations and gas bars are permitted in this By-law, the following provisions shall apply:

	Interior Lot	Corner Lot
a) Minimum Lot Frontage	60 metres	60 metres
b) Minimum Lot Depth	45 metres	60 metres
c) No portion of any pump island on an automobile service station or gasoline bar lot shall be located closer than six (6) metres from the street line of any street;		
d) The minimum distance from the intersection of two street lines to the nearest ingress or egress ramp shall be not less than nine (9) metres;		
e) The maximum width of a curb ramp at the street line shall be not more than nine (9) metres and the minimum width not less than eight (8) metres.		
f) The minimum distance between ramps shall not be less than nine (9) metres;		
g) The minimum distance between the property line of the lot at the street line and the nearest ramp shall be three (3) metres;		
h) The area included between ramps or between ramps and a street line or property line as required by this By-law shall not be used for any purpose other than landscaping;		
i) The following minimum provisions shall apply to buildings and pumps associated with this use:		
(a) Front Yard	7.5metres	
(b) Side Yard	4.5metres	
(c) Rear Yard	7.5metres	
j) There is no external advertising other than a sign erected in accordance with any by-laws of the Municipality regulating signs.		

## 6.06 BOATHOUSES

A boathouse is not permitted on a lot with a lot frontage of less than forty five (45) metres when the lot abuts other patented/developed land.

In Special Management Area (SMA), Integrated Management Area (IMA), Remote Residential (R2) and Rural Residential (R3) Zones, a portion of a land based or a water based boathouse may contain sleeping accommodations and bathroom facilities only in the upper half storey but shall not contain kitchen facilities. . (By-law 07-745)

#### 6.41 SLEEP CABINS AND CABIN SECONDARY DWELLING UNITS

Notwithstanding Section -6.30, sleep cabins and cabin secondary dwelling units are permitted on lots in the Remote Residential (RI and )r4R2) Zones the and Rural Residential (R3) Zone<sup>^</sup> and on existing residential lots in the Special Management Area (SMA) Zone and the -and-Integrated Management Area (IMA) Zones in accordance with the following standards. (By-law 07-745)

- a) Sleep cabins and cabin secondary dwelling units shall not be more than one (1) storey in height. (By-law 07-745)
- b) On any residential lot existing on the date of passing of this By-law? less than four tenths (0.4) hectares in size in the SMA, IMA, RI, R2 and R3 Zones, one (1) main dwelling unit and a maximum of one (1) sleep cabin without bathroom and kitchen facilities is permitted.
- c) On any residential lot existing on the date of passing of this By-law greater than four tenths (0.4) hectares in size in the SMA, IMA, RI, R2 and R3 Zones and any residential lots created after the approval of this By-law in the RI, R2 and R3 Zones, one (1) main dwelling unit and a maximum of two (2) sleep cabins are permitted, in accordance with the provisions of this Section. (By-law 07-745)
- d) The maximum gross floor area of the first sleep cabin on any lot in the SMA, IMA, RI, R2 or R3 Zone shall not exceed seventy two (72.0) square metres and where permitted, the second sleep cabin shall not exceed thirty six (36.0) square metres.
- e) On a lot greater than or equal to four tenths (0.4) hectares but less than one and six tenths (1.6) hectares in the RI Zone, ~~-and-R2, and R3 Zones-Zene~~, one (1) sleep cabin may have bathroom or kitchen facilities, where the sleep cabin is connected to the water supply and/or sewage disposal system of the main dwelling on the lot and subject to the other provisions of this By-law<sup>^</sup> while the second sleep cabin, where permittedi shall have neither bathroom nor kitchen facilities.

f) On an existing lot greater than or equal to one and sixth tenths (1.6) hectares in the RI, R2, and R3 Zones, two (2) sleep cabins are permitted. One (1) sleep cabin may have bathroom or kitchen facilities and the second sleep cabin may have bathroom facilities, where the sleep cabins are connected to the water supply and/or sewage disposal system of the main dwelling on the lot and subject to the provisions of this By-law.

~~g) £) On an existing lot greater than or equal to one and six tenths (1.6) hectares in the RI, R2, and R3 Zones, one cabin secondary dwelling unit is permitted in lieu of one of the two sleep cabins that would otherwise be permitted in accordance with Section 6.42 f). The cabin secondary dwelling unit shall be only one (1)-sleep cabin with bathroom and kitchen facilities may be permitted provided that the sleep cabin is connected to approved individualindependent, on-site water supply and sewage disposal systems independent of those serving the main dwelling. The cabin secondary dwelling unitsleep cabin with kitchen and bathroom facilities and its the associated water supply and sewage disposal systems shall be located on the lot such that a lot containing the sleep-cabincabin secondary dwelling unit and its water supply and sewage disposal systems couldean be severed from a lot containing the main dwellingeabin and itsasseeiated water supply and sewage disposal systems with the severed and retained lots and buildings conforming to the lot size, lot frontage, building setback standards-and all other relevant standards of this By-law. (By-law 07-745)~~

For the purposes of calculating the number of sleep cabins on a lot, a boathouse with sleeping accommodations, is deemed to be a sleep cabin.

For the purpose of complying with the provisions of Section 6.41 g), ~~this section~~, the cabin ~~secondary dwelling unit~~ ~~severed sleep cabin with kitchen and bathroom facilities~~ shall be deemed to be the main building dwelling on the new lot and shall conform to the standards of this By-law, for a main building on a lot.

Sleep cabins shall not be used to accommodate guests as part of a bed and breakfast establishment. (By-law 13-1121)

#### **Add New Section - 6.42 Secondary Dwelling Units on Shoreline Lots**

~~Notwithstanding Section 6.41 f), in lieu of one sleep cabin, one secondary dwelling unit is permitted provided that the secondary dwelling unit is connected to approved independent, onsite water supply and sewage disposal systems. The secondary dwelling unit and the associated water supply and sewage disposal systems shall be located on the lot such that a lot containing the secondary dwelling unit and water supply and sewage disposal systems can be severed from a lot containing the principal dwelling unit and associated water supply and sewage disposal systems, with the severed and retained lots and buildings conforming to the lot size, lot frontage, building setback standards and all other relevant standards of this By law. (By law 07-7444~~

~~For the purpose of complying with the provisions of this section, the severed secondary dwelling unit shall be deemed to be the principal dwelling unit on the new lot and shall conform to the standards of this By-law.~~

~~Secondary dwelling units shall not be used to accommodate guests as part of a bed and breakfast establishment. (By law 13-11-244~~

~~Secondary dwelling units shall only be permitted in an accessory building on shoreline lots.~~

~~A secondary dwelling unit shall be constructed in accordance with the Ontario Building Code.~~

#### **Add New Section - 6.422 — Standard Secondary Dwelling Units within a Dwelling Unit (Non-Shoreline Lots)**

A standard secondary dwelling unit shall be permitted within a single detached, a semi-detached and a duplex dwelling unit in the Low Density Residential (RL) Zone, Remote Residential (R2) Zone and Rural Residential (R3) Zone (not including shoreline lots). Any standard secondary dwelling unit shall be developed in accordance with the following provisions:

- a) A maximum of one (1) standard secondary dwelling unit shall be permitted within single unit dwelling.

- b) A minimum of one (1) parking space shall be provided in addition to the required parking of this By-law.
- c) The secondary dwelling unit shall not exceed 72.0 square metres of any portion of the dwelling unit that is located at or above grade. Except for the entrance, any secondary dwelling unit located entirely in the basement may occupy the entire basement regardless of size.
- d) A secondary dwelling unit is not permitted in a non-conforming single unit dwelling.
- e) The appropriate authority has approved the private sewage disposal system to service the total sewage flow on the lot.
- f) A secondary dwelling unit shall be constructed in accordance with the Ontario Building Code.

**Add New Section - 6.434 - Standard Secondary Dwelling Units within an Accessory Building (Non-Shoreline Lots)**

A standard secondary dwelling unit shall be permitted within an accessory building in the Low Density Residential (RL) Zone, Remote Residential (R2) Zone and Rural Residential (R3) Zone (not including shoreline lots). Any standard secondary dwelling unit within an accessory building shall be developed in accordance with the following provisions:

- a) Only one (1) standard secondary dwelling unit within an accessory building shall be permitted per lot, provided that the lot contains an existing dwelling unit and the existing dwelling unit does not contain any standard secondary dwelling units.
- b) The appropriate authority has approved the private sewage disposal system to service the total sewage flow on the lot.
- c) A standard secondary dwelling unit shall not exceed 72.0 square metres of floor area.
- d) One additional dedicated parking space above the requirements of this By-law for the related zone shall be provided for the standard secondary dwelling unit.
- e) The accessory building must be located in the interior side yard or rear yard.
- f) The standard secondary dwelling unit shall only be permitted in accessory buildings that comply to the minimum yard requirements for the principal building of the zone in which it is located.
- g) A standard secondary dwelling unit in an accessory building is only permitted on a lot with a minimum lot area of 0.8 hectares.
- h) A standard secondary dwelling unit shall be constructed in accordance with the Ontario Building Code.

## SECTION 7.4 - REMOTE RESIDENTIAL (RI) ZONE (LAKE TEMAGAMI)

### 7.4.1 PERMITTED USES

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

- permanent dwelling unit or a seasonal dwelling unit
- a modular home
- sleep cabins, in accordance with the provisions of Section 6.41
- cabin secondary dwelling units, in accordance with the provisions of Section 6.412^  
6.13 and 6.44
- a water based boathouse, in accordance with Section 6.06 or
- a land based boathouse, in accordance with Section 6.06 and 6.40
- a detached garage in accordance with Section 7.4.2
- other accessory buildings, in accordance with Section 6.04 (By-law 07-745)
- a home occupation use, in accordance with Section 6.23
- a bed and breakfast establishment, subject to Section 7.4.3

(By-law 13-1121)

### 7.4.2 ZONE REQUIREMENTS

No person shall within any Remote Residential (RI) Zone use any lot, or erect, alter or use any building or structure except in accordance with the provisions of this section, the applicable provisions of Section 6, General Provisions - All Zones, and Section 8, Special Provisions and the following:

#### The lot:

- |                         |                                  |
|-------------------------|----------------------------------|
| a) Minimum lot frontage | 90.0 m                           |
| b) Minimum lot area     | 0.8 ha/ 1.0 ha with drilled well |
- (By-law 07-745)
- |  |  |
|--|--|
| c) Minimum distance from a Waste Disposal Site     | 500.0 m straight line distance for new Crown lots only |
| d) Minimum distance from a lake access point       | 500.0 m straight line distance for new Crown lots only |
| e) Minimum distance from a residential lot         | 200.0 m straight line distance for new Crown lots only |
| f) Minimum distance from a tourist commercial site | 500.0 m straight line distance for new Crown lots only |
| g) Total lot coverage (%)                          | 8.0  |

#### Any dwelling unit:

- |                                    |                                      |
|------------------------------------|--------------------------------------|
| a) Minimum distance from the shore | 15.0 m                               |
| b) Minimum rear yard               | 5.0 m                                |
| c) Minimum side yard               | 5.0 m                                |
| d) Maximum building height         | 9.0 m                                |
| e) Maximum gross floor area        | 464.0 square metres (By-law 13-1121) |



**A land based boathouse:**

- |    |                                   |  |
|----|-----------------------------------|--|
| a) | Minimum distance from the shore   | 0.0 m  |
| b) | Minimum side yard                 | 5.0 m  |
| c) | Maximum building height           | in accordance with Section 6.06                            |
| d) | Maximum building width and length | in accordance with Sections 6.06 and 6.40 (By-law 13-1121) |

**A water based boathouse:**

- |    |                                   |  |
|----|-----------------------------------|--|
| a) | Minimum side yard                 | 5.0 m from the straight line extension of the side lot lines |
| b) | Maximum building height           | in accordance with Section 6.06                              |
| c) | Maximum building width and length | in accordance with Section 6.06                              |
| d) | Maximum distance from the shore   | 3.0 m  |

**Any sleep cabin or cabin secondary dwelling unit without both bathroom and kitchen facilities; (By-law 07-745)**

- |    |  |   |
|----|--|---|
| a) | Minimum distance from the shore  | the distance from the shoreline to the main dwelling on the lot or 15 metres whichever is greater (By-law 07-745)         |
| b) | Minimum side yard  | 5.0 m (By-law 13-1121)  |
| c) | Maximum building height  | 5.0 m   |
| d) | Maximum gross floor area   | 72.0 sq. m for the first sleep cabin <u>for the cabin secondary dwelling unit;</u><br>36.0 sq. m for a second sleep cabin |
| e) | Minimum distance from the main dwelling or another sleep cabin <u>or the secondary dwelling unit</u> | 3.0 m subject to Sections 6.41, 7.4.3 (By-law 13-1121)  |

**Any sleep cabin with both kitchen and bathroom facilities:**

~~In addition to the above requirements for sleep cabins without both kitchen and bathroom facilities^—a sleep cabin with both kitchen and bathroom facilities shall conform to the provisions of Section 6.41 of this By-law. (By-law 07-745) (By-law 13-1121)~~

**Detached garage**

- |    |   |            |
|----|---|------------|
| a) | Maximum gross floor area                    | 72.5 sq. m |
| b) | Maximum building height                     | 5.0 m      |
| c) | Minimum distance to a side or rear lot line | 1.2 m      |
| d) | Minimum distance from the shore             | 15.0 m     |
- (By-law 13-1121)

**All other accessory buildings: (By-law 07-745)**

- |    |                                 |       |
|----|---------------------------------|-------|
| a) | Minimum distance from the shore | 3.0 m |
| b) | Minimum side yard               | 5.0 m |

- c) Maximum building height 5.0 m
- d) Minimum rear yard 5.0 m

### 7.4.3 RESTRICTIONS

A ~~sleep cabin with bathroom and kitchen facilities~~ sleep cabin secondary dwelling unit shall only be permitted on a lot equal to or greater than one and six tenths (1.6) ha and in accordance with all other provisions of this By-law.

Buildings or structures are subject to further restrictions, as set out in Sections 6.40, 6.42 and other sections of this By-law.

Neither a Home Industry nor a Contractor's Yard is permitted in conjunction with a Bed and Breakfast Establishment.

A Home Industry is permitted, subject to a site specific rezoning, the other sections of this By-law and an approved site plan.

A Contractor's Yard is permitted, subject to a site specific rezoning, the other sections of this By-law and an approved site plan.

A Contractor's Yard shall only be used for the outside storage of tools, equipment and in-transit building materials, except noxious or hazardous goods or materials but shall not be greater in size than ten percent (10.0%) of the lot area or ninety (90.0) square metres, whichever is less and must be located a minimum of ten (10.0) metres from the high water level mark of the natural shoreline. A contractor's yard shall be located on the lot in accordance with the provisions of Section 6.11

In ground swimming pools are not permitted.

~~Notwithstanding Section 6.44 of this By-law, one sleep cabin may be constructed prior to the construction of the main dwelling on the lot. The sleep cabin may have either bathroom or kitchen facilities. The sleep cabin may have permanent bathroom and kitchen facilities subject to an approved connection to an independent, on-site sewage disposal system. The fully serviced sleep cabin shall be located on the lot so that the sleep cabin and the associated sewage disposal system could be severed from the remainder of the lot. Further, the minimum lot size for a lot with a fully serviced sleep cabin is such that the severed and retained lots shall conform to the provisions and standards for the Zoning By-law. (By-law 13-1121)~~

### 7.4.4 EXCEPTIONS

- 1) Notwithstanding the policies of this By-law, on the property described as 2 Lake Temagami Island 166; BRIGGS ISLAND 166 PCL 17141 the following is permitted: a 44.6 square meter boathouse in a narrow water body where the boathouse would project into the water from the shoreline 6.1 meters - in the location identified by By-law 13-1105. (By-law 13-1105)
- 2) Notwithstanding the policies of this By-law, on the property described as 268 Lake Temagami Island 665; PHYLLIS ISLAND 665 PT PCL; 14856 LOCATION 2456 the following is permitted: a) A first sleep cabin 95.26 square meters in size; b) A second sleep cabin 47.63 square meters in size. (By-law 13-1106)

## SECTION 7.5 - REMOTE RESIDENTIAL (R2) ZONE

### 7.5.1 PERMITTED USES

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

- permanent dwelling unit or a seasonal dwelling unit
- a modular home
- sleep cabins, subject to the provisions of Section 6.41
- standard secondary dwelling units and cabin secondary dwelling units, in accordance with the provisions of Section 6.412, 6.422 and 6.434
- a water based boathouse, in accordance with Section 6.06 or
- a land based boathouse, in accordance with Section 6.06 and 6.40
- a detached garage in accordance with Section 7.5.2
- other accessory buildings, in accordance with section 6.04 (By-law 07-745)
- a home occupation use, in accordance with Section 6.23

(By-law 13-1121)

### 7.5.2 ZONE REQUIREMENTS

No person shall within any Remote Residential (R2) Zone use any lot, or erect, alter or use any building or structure except in accordance with the provisions of this section, the applicable provisions of Section 6, General Provisions - All Zones, and Section 8, Special Provisions and the following:

#### The lot:

- |  |  |
|--|--|
| a) Minimum lot frontage                            | 60.0 m   |
| b) Minimum lot area                                | 0.8 ha/1.0 ha with drilled well                        |
| c) Maximum lot area                                | 1.5 ha   |
| d) Minimum distance from a Waste Disposal Site     | 500 m straight line distance for new Crown lots only   |
| e) Minimum distance from a lake access point       | 500 m straight line distance for new Crown lots only   |
| f) Minimum distance from a tourist commercial site | 500.0 m straight line distance for new Crown lots only |
| g) Minimum distance from a residential lot         | 200.0 m straight line distance for new Crown lots only |
| h) Total lot coverage (%)                          | 8.0  |

#### Any dwelling unit:

- |                                    |            |
|------------------------------------|------------|
| a) Minimum distance from the shore | 15.0 m     |
| b) Minimum rear yard               | 5.0 m      |
| c) Minimum side yard               | 5.0 m      |
| d) Maximum building height         | 9.0 m      |
| e) Maximum gross floor area        | 464.0 sq m |

(By-law 13-1121)

#### **A land based boathouse:**

- |    |                                   |  |
|----|-----------------------------------|--|
| a) | Minimum distance from the shore   | 0.0 m  |
| b) | Minimum side yard                 | 5.0 m  |
| c) | Maximum building height           | 1.5 storeys  |
| d) | Maximum building width and length | in accordance with Sections 6.06 and 6.40 (By-law 13-1121) |

#### **A water based boathouse:**

- |    |  |  |
|----|--|--|
| a) | Minimum side yard of the side lot line | 5.0 m from the straight-line extension |
| b) | Maximum building height                | in accordance with Section 6.06        |
| c) | Maximum building width and length      | in accordance with Section 6.06        |
| d) | Maximum distance from the shore        | 3.0 m                                  |

#### **Any sleep cabin or standard secondary dwelling unit or cabin secondary dwelling unit; without both bathroom and kitchen facilities (By-law 07-745)**

- |    |  |  |
|----|--|--|
| a) | Minimum distance from the shore  | the distance from the shoreline to the main dwelling unit on the lot or 15 metres whichever is greater (By-law 07-745)                       |
| b) | Minimum side yard  | 5.0 m (By-law 13-1121)   |
| c) | Maximum building height  | 5.0 m  |
| d) | Maximum gross floor area   | 72.0 sq. m for the first sleep cabin <u>for the cabin secondary dwelling unit; 4 (By-law 13-1121)</u><br>36.0 sq. m for a second sleep cabin |
| e) | Minimum distance from the main dwelling or another sleep cabin <u>or standard secondary dwelling unit or cabin secondary dwelling unit</u> | 3.0 m, subject to Sections 6.41, <u>6.42, 6.43, 7.5.3</u>  |

(By-law 13-1121)

#### **~~Any sleep cabin with both kitchen and bathroom facilities:~~**

~~In addition to the above requirements for sleep cabins without both kitchen and bathroom facilities, a sleep cabin with both kitchen and bathroom facilities shall conform to the provisions of Section 6.41 of this By-law. (By-law 07-745) (By-law 13-1121).~~

#### **Detached garage**

- |    |                                 |            |
|----|---------------------------------|------------|
| a) | Maximum gross floor area        | 72.5 sq. m |
| b) | Maximum building height         | 5.0 m      |
| c) | Minimum distance to an interior |            |

side or rear lot line	1.2 m
d) Minimum distance to a flankage lot line	10.0 m
e) Minimum distance from the shore	15.0 m

**All other accessory buildings:** (By-law 07-745)

a) Minimum distance from the shore	3.0 m
b) Minimum side yard	5.0 m
c) Maximum building height	5.0 m
d) Minimum rear yard	5.0 m

### 7.5.3 RESTRICTIONS

A ~~sleep cabin with bathroom and kitchen facilities~~ cabin secondary dwelling unit shall only be permitted on a lot equal to or greater than one and six tenths (1.6) ha in and accordance with all other provisions of this By-law. (By-law 13-1121)

Buildings or structures are subject to further restrictions, as set out in Sections 6.40, 6.42 and other section of this By-law. (By-law 13-1121)

A Home Industry is permitted, subject to a site specific rezoning, the other sections of this By-law and an approved site plan.

A contractor's yard is permitted, subject to a site specific rezoning, the other sections of this By-law and an approved site plan.

A Contractor's Yard shall only be used for the outside storage of tools, equipment and in-transit building materials, except noxious or hazardous goods or materials but shall not be greater than ten percent (10.0%) of the lot area or ninety (90.0) square metres, whichever is less and must be located a minimum of ten (10.0) metres from the high water mark of the natural shoreline. A contractor's yard shall be located on the lot in accordance with the provisions of Section 6.11.

~~Notwithstanding Section 6.44 of this By-law, one sleep cabin may be constructed prior to the construction of the main dwelling on the lot. The sleep cabin may have either bathroom or kitchen facilities. The sleep cabin may have permanent bathroom and kitchen facilities subject to an approved connection to an independent, on-site sewage disposal system. The fully serviced sleep cabin shall be located on the lot so that the sleep cabin and the associated sewage disposal system could be severed from the remainder of the lot. Further, the minimum lot size for a lot with a fully serviced sleep cabin is such that the severed and retained lots shall conform to the provisions and standards for the Zoning By-law. (By-law 13-1121)~~

### 7.5.4 EXCEPTIONS

- Notwithstanding the policies of this by-law, on the property described as 7400 Hwy. 11 N. the following shall also be permitted: a 111.5 sq. m. detached garage with a bathroom; and overall maximum lot coverage of 14%. (09-860)
- Notwithstanding Section 7.5.2 a) of this by-law, for the lands described as Law Pci. 16594 Location HS2215 Wilson Lake, 101 Wilson Lake, Township of Law, Municipality of Temagami, the minimum distance for a dwelling unit from the



## SECTION 7.6 - RURAL RESIDENTIAL (R3) ZONE

### 7.6.1 PERMITTED USES

No person shall within any Rural Residential (R3) Zone use any lot, or erect, alter or use any building or structure for any purpose except one or more of the following uses:

- permanent dwelling unit or seasonal dwelling unit
- a modular home
- \_\_\_\_\_ sleep cabins, in accordance with Section 6.41

\* standard secondary dwelling units and cabin secondary dwelling units, in accordance with the provisions of Section 6.412, 6.423 and 6.434

- \* a water based boathouse, in accordance with Section 6.06 or
- \* a land based boathouse, in accordance with Section 6.06 and 6.40
- \* a detached garage in accordance with Section 7.6.2
- \* other accessory buildings, in accordance with section 6.04 (By-law 07-745)
- \* a home occupation, in accordance with Section 6.23
- \* a bed and breakfast establishment, subject to Section 7.6.3

(By-law 13-1121)

### 7.6.2 ZONE REQUIREMENTS

No person shall within any Rural Residential (R3) Zone use any lot, or erect, alter or use any building or structure except in accordance with the provisions of this section, the applicable provisions of Section 6, General Provisions - All Zones, and Section 8, Special Provisions and the following:

#### The lot:

- |  |  |
|--|--|
| a) Minimum lot frontage                            | 50.0 m   |
| b) Minimum lot area                                | 0.8 ha / 1.0 ha with drilled well  |
| c) Maximum lot area                                | 1.5 ha   |
| d) Minimum distance from a Waste Disposal Site     | 500.0 m straight line distance for new Crown lots only   |
| e) Minimum distance from a lake access point       | 500.0 m straight line distance for new Crown lots only   |
| f) Minimum distance from a residential lot         | 200.0 m straight line distance for new Crown lots only   |
| g) Minimum distance from a tourist commercial site | 500.0 m straight line distance for new Crown lots only   |
| h) Maximum lot coverage (%)                        | 8.0 for lots greater than 0.8 ha<br>10 .0 for lots between 0.4 and 0.8 ha<br>12 .0 for lots less than 0.4 ha |

(By-law 13-1121)

#### Any dwelling unit:

- |                       |        |
|-----------------------|--------|
| a) Minimum front yard | 10.0 m |
|-----------------------|--------|

b) Minimum distance from the shore	15.0 m
c) Minimum rear yard	5.0 m
d) Minimum side yard	5.0 m
e) Minimum flankage yard	10.0 m
f) Maximum building height	9.0 m
g) Maximum gross floor area	464.0 sq m

(Proposed By-law Amendment)

**A land based boathouse:**

a) Minimum distance from the shore	0.0 m
b) Minimum side yard	5.0 m
c) Minimum flankage yard	10.0 m
d) Maximum building height	1.5 storeys
e) Maximum building width and length	in accordance with Section 6.06

**A water based boathouse:**

a) Minimum side yard	5.0 m from the straight-line extension of the side lot line
	10.0 m from the straight line extension of a flankage lot line
b) Maximum building height	in accordance with Section 6.06
c) Maximum building width and length	in accordance with Section 6.06
d) Maximum distance from the shore	3.0 m

**Any sleep cabin or standard secondary dwelling unit or cabin secondary dwelling unit; without both bathroom and kitchen facilities: (By-law 47-745)**

a) Minimum distance from the shore	the distance from the shoreline of the main dwelling unit on the lot or 15 metres whichever is greater
b) Minimum side yard	5.0 m (By-law 13-1121)
c) Maximum building height	5.0 m
d) Maximum gross floor area	72.0 sq. m for the first sleep cabin <u>for the a-cabin secondary dwelling unit</u> ; 36.0 sq. m for a second sleep cabin
e) Minimum distance from the main dwelling or another sleep cabin <u>or</u>	3.0 m, subject to Sections 6.41, <u>6.42</u> , <u>6.43</u> , 7.6.3

standard secondary dwelling unit

or cabin secondary dwelling unit

(By-law 13-1121)

**~~Any sleep cabin with both kitchen and bathroom facilities:~~**

~~In addition to the above requirements for sleep cabins without both kitchen and bathroom facilities, a sleep cabin with both kitchen and bathroom facilities shall conform to the provisions of Section 6.41 of this By-law. (By-law 07-745) (By-law 13-1121).~~

**Detached garage**

- |  |                             |
|--|-----------------------------|
| a) Maximum gross floor area                              | 72.5 sq. m (By-law 13-1121) |
| b) Maximum building height                               | 5.0 m                       |
| c) Minimum distance to an interior side or rear lot line | 1.2 m                       |
| d) Minimum distance to a flankage lot line               | 10.0 m                      |
| e) Minimum distance from the shore                       | 15.0 m                      |

**All accessory buildings:**

- |  |        |
|--|--------|
| a) Minimum distance to an interior side or rear lot line | 1.2 m  |
| b) Minimum distance to a flankage lot line               | 10.0 m |
| c) Maximum building height                               | 5.0 m  |
| d) Minimum distance from the shore                       | 3.0 m  |

**7.6.3 RESTRICTIONS**

Buildings or structures are subject to further restrictions, as set out in Section 6.40 and Section 6.42. (By-law 13-1121)

~~A sleep cabin with bathroom and kitchen facilities~~ cabin secondary dwelling unit shall only be permitted on a lot equal to or in excess of one and six tenths (1.6) ha and in accordance with all other provisions of this By-law. (By-law 13-1121)

Neither a Home Industry nor a Contractor's yard is permitted in conjunction with a Bed and Breakfast Establishment.

*Former provision deleted.* (By-law 13-1121)

A Home Industry is permitted, subject to a site specific rezoning, the other sections of this By-law and an approved site plan.

A contractor's yard is permitted, subject to a site specific rezoning, the other sections of this By-law and an approved site plan.

A Contractor's Yard shall only be used for the outside storage of tools, equipment and in-transit building materials, except noxious or hazardous goods or materials but shall not be

greater than ten percent (10.0%) of the lot area or ninety (90.0) sq. m, whichever is less. A contractor's yard shall be located on the lot in accordance with the provisions of Section 6.11.

A detached garage may contain bathroom facilities connected to an approved sewage disposal system. (By-law 13-1121)

~~Notwithstanding Section 6.44 of 4th & By-law, one sleep cabin may be constructed prior to the construction of the main dwelling on the lot. The sleep cabin may have either bathroom or kitchen facilities. The sleep cabin may have permanent bathroom and kitchen facilities subject to an approved connection to an independent, on-site sewage disposal system. The fully serviced sleep cabin shall be located on the lot so that the sleep cabin and the associated sewage disposal system could be severed from the remainder of the lot. Further, the minimum lot size for a lot with a fully serviced sleep cabin is such that the severed and retained lots shall conform to the provisions and standards for the Zoning By-law. (By-law 13-1121)~~

## 7.6.4 EXCEPTIONS

*Former provision deleted.* (By-law 08-813)

7.6.4.1 - On lands described as 3470 Highway 11 North; Sisk Loc CL 15837 RP 36R12851 Part 1, the following shall apply:

a) Minimum lot area - 0.8 ha with a drilled well. (By-law 11-1040)

Notwithstanding the policies of this By-law, on the property described as 3470 Highway 11 North; Sisk Loc CL 15837 RP 36R12851 Part 1 the following is permitted: a) A home industry - machine shop; b) An accessory building (detached garage) used for a home industry (machine shop) having a gross floor area of 240% of the ground floor area of the dwelling; c) Employee parking in the front yard for a home industry (machine shop); d) Patron parking in the front yard for a home industry (machine shop); e) A home industry (machine shop) in an accessory building (detached garage) located in the front yard; f) A detached garage 297.3 square meters in size; g) A detached garage 7.62 meters in height; h) A front yard setback for a detached garage of 9.14 meters; i) A detached garage to be erected in front of the front yard setback line of the main building; j) A sleep cabin 6.1 meters in height. (By-law 13-1146)

Notwithstanding the policies of this By-law, on the property described as 3470 Highway 11 North; Sisk Loc CL 15837 RP 36R12851 Part 1 the following provisions shall apply: a) no retail sales of any type are permitted; b) not more than two (2) persons, other than the owner of the dwelling, shall be employed in a home industry on a full-time basis; c) any new structures, signage, and highway access for this property shall comply with Ministry of Transportation regulations and requirements. (By-law 13-1146)

7.6.4.1 (a) On certain lands described as 3319 Highway 11 North; Part of summer resort location JC-213 and EM-7, is hereby amending Schedule A-8 be from Tourist Commercial (TC) and Part of Remote Residential (R-2) to Rural Residential (R-3). (By-law 15-1254)

7.6.4.2 - On certain lands described as Block 50 36M610 the following shall apply:

## SECTION 7.7 - LOW DENSITY RESIDENTIAL (RL) ZONE

### 7.7.1 PERMITTED USES

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

#### 7.7.1.1 Residential Uses

- \* a single detached dwelling unit
- \* a semi detached dwelling unit
- \* a duplex dwelling
- \* a modular home
- \* a bed and breakfast establishment, subject to Section 7.7.3
- \* a boarding house
- \* a home occupation, in accordance with Section 6.23
- \* a detached garage in accordance with the provisions of Section 7.7.2
- \* accessory buildings in accordance with Section 6.04
- \* a water based or land based boathouse on a lot that abuts a navigable waterbody, in accordance with Section 6.06 and 6.40
- standard secondary dwelling units, in accordance with the provisions of Section 6.42 and 6.43 and 6.44

(By-law 13-1121)

### 7.7.2 ZONE REQUIREMENTS

No person shall within any Low Density Residential (RL) Zone use any lot, or erect, alter or use any building or structure except in accordance with the provisions of this section, the applicable provisions of Section 6, General Provisions - All Zones, and Section 8, Special Provisions and the following:

**A single detached dwelling unit, a converted dwelling, a boarding house and a duplex dwelling:**

- |  |                                       |
|--|---------------------------------------|
| a) Minimum lot frontage                  | 15.0 m, 16.5 m corner lot             |
| b) Minimum lot area                      | 460.0 sq. m 505.0 sq. m corner lot    |
| c) Maximum lot coverage (%)              | 35.0                                  |
| d) Minimum front yard                    | 6.0 m                                 |
| e) Minimum front yard on a shoreline lot | 15.0 m                                |
| f) Minimum rear yard                     | 7.5 m                                 |
| g) Minimum interior side yard            | 1.2 m on one side<br>2.4 m other side |
| h) Minimum flankage yard                 | 6.0 m<br>15.0 m on a shoreline lot    |
| i) Maximum building height               | 2.0 storeys                           |