

# Township of Oro-Medonte

## Zoning By-Law

97-95



**Office Consolidation: March 2025**

Note: This document is an Office Consolidation and is not a legal document. In the event of a discrepancy, reference shall be made to the original, approved amending By-law.

# **The Purpose of this By-Law and How it Should Be Used**

## **Introduction**

These pages explain the purpose of this zoning by-law and how it should be used. In addition, these pages also explain what happens if the By-law is not complied with, when the by-law comes into effect and discusses issues relating to non-conforming uses and non-complying buildings and structures.

These pages do not form part of the zoning by-law passed by Council and are intended only to make the zoning by-law more understandable and easier to reference.

## **Purpose of this Zoning By-Law**

The purpose of this zoning by-law is to implement the policies of the Township of Oro-Medonte Official Plan. The Official Plan contains general policies that affect the use of land throughout the Township. These policies specify where certain land uses are permitted and, in some instances, specify what regulations are to apply to the development of certain lands.

The Official Plan is a general document that is not intended to regulate every aspect of the built-form on a private lot. In the Province of Ontario, this is the role of the zoning by-law. Once an Official Plan is in effect, any Zoning Bylaw passed by Council must conform to the Official Plan. For example, if the Official Plan stated that lands in the vicinity of a significant natural feature are to remain in their natural state, the zoning by-law would prohibit the erection of buildings or structures on those lands.

The statutory authority to zone land is granted by the Planning Act, R.S.O 1990 c P. 13. Section 34 of the Planning Act specifies what a by-law passed under this Section can regulate. A zoning by-law can:

- a) prohibit the use of land or buildings by any use that is not specifically permitted by the by-law;
- b) prohibit the erection or siting of buildings and structures on a lot except in locations permitted by the by-law;
- c) regulate the type of construction and the height, bulk, location, size, floor area, spacing, character and use of buildings or structures;
- d) regulate the minimum frontage and depth of a parcel of land;
- e) regulate the proportion of a lot that any building or structure may occupy;
- f) regulate the minimum elevation of doors, windows or other openings in buildings or structures or in any class or classes of buildings or structures;

- g) require the owners or occupants of buildings or structures to be erected or used for a purpose permitted by the by-law to provide and maintain loading or parking facilities; and,
- h) prohibit the use of lands and the erection of a class or classes of buildings or structures on land that is:
  - subject to flooding;
  - the site of steep slopes;
  - rocky, low-lying, marshy or unstable;
  - contaminated;
  - a sensitive groundwater recharge area or head water area;
  - the location of a sensitive aquifer;
  - a significant wildlife habitat area, wetland, woodland, ravine, valley or area of natural and scientific interest;
  - a significant corridor or shoreline of a lake, river or stream; and,
  - the site of a significant archaeological resource.

## **How to Use this By-Law**

The following steps describe what a property owner should do to determine what can be done with a property.

1. Every property owner should first find the map, which in this by-law is called a schedule, that applies to their property, locate their property and determine what Zone their property is in. The maps for this by-law are found immediately following Section 8.0 of this by-law.
2. The property owner should then verify whether the lands are subject to an amendment to the Zoning By-law. Such an amendment may not be incorporated in the version of the by-law referenced by the property owner.
3. Reference should then be made to Section 3.0 - Permitted Uses to determine what uses are permitted in that Zone. All of the uses in the Permitted Uses table are also defined in Section 6.0 of the by-law.
4. Once the permitted use is known, reference should then be made to Section 4.0 - Zone Standards to determine what standards apply to any buildings or structures associated with the permitted use on the lot. The Zone Standards are also contained on tables and the majority of these standards are also defined in Section 6.0 of this by-law.
5. After determining what standards may apply to a permitted use on the property, reference should then be made to the General Provisions section of the by-law to determine what provisions in that section may apply to the property.

6. The drawings provided in an appendix to the by-law should then be referenced to assist the reader in interpreting the by-law. The appendices are solely for illustration purposes only and do not form part of the bylaw.
7. The property owner should also make himself aware that regulations of other government agencies may have an impact on the development of a property. These agencies include:
  - The County of Simcoe, who have regulations regarding the siting of buildings and structures, and driveways on lands that abut a County Road;
  - The Ministry of Transportation, who have regulations regarding the siting of buildings and structures and entrances on lands that abut or are near a Provincial Highway; and,
  - The Nottawasaga Valley Conservation Authority and Lake Simcoe Region Conservation Authority, who have regulations regarding the siting of buildings and structures in certain parts of the Township. [By-law 2013-179]

A by-law number appearing in square brackets denotes the by-law which amends the corresponding subsection, paragraph, table or clause.

It is the responsibility of the property owner to ensure that he has complete understanding of the requirements of the agencies listed above and the requirements of any other agency that may have an interest in the development of property.

An explanation of each of the sections of the by-law is found in the next section.

## **Description of Components of By-Law**

### **Section 1.0 - Administration**

This section of the by-law specifies:

- what lands are covered by the by-law; and,
- that every parcel of land in the area covered by the by-law is to conform and comply with the by-law.

### **Section 2.0 - Establishment of Zones**

This section establishes the Zones that are to apply to the lands covered by the by-law. The section also describes how to determine the location of the Zone boundaries on the schedules.

### **Section 3.0 - Permitted Uses**

This Section lists the uses that are permitted in each Zone. The effect of these Zones is to only permit certain uses in various parts of the municipality. Because of the nature of the Planning Act, zoning by-laws are prohibitive. That is, the only uses that are permitted are those that are specified in the by-law. If a use is not specifically mentioned

as a permitted use in a Zone, or if it is defined in Section 6.0 of the by-law and not listed as a permitted use, then it is not permitted.

#### **Section 4.0 - Use Standards**

This Section contains a number of regulations that control the placement, bulk and height of a building on a lot. Many of these regulations are described in the appendices that are attached to this by-law. Some of the regulations dealt with by the by-law are described below:

**Minimum lot frontage** -This regulation specifies what the minimum width of the lot must be on the street.

**Minimum required front yard** -This regulation specifies how far the main building on the lot must be set back from the front lot line. The front lot line is usually the lot line that separates the lot from the street. For example, if the minimum required front yard is 4.5 metres, the building must be set back a minimum of 4.5 metres from the front lot line. [By-law 2013-179]

**Minimum required rear yard** - This regulation specifies how far the main building on the lot must be set back from the rear lot line. The rear lot line is the lot line that is usually opposite and farthest from the front lot line. [By-law 2013-179]

**Minimum required interior side yard** - This regulation specifies how far the main building on the lot must be set back from the interior side lot line. The interior side lot line is usually the lot line that separates the lot from an abutting lot.

**Minimum required exterior side lot yard** - This regulation specifies how far the main building on the lot must be set back from the exterior side lot line. The exterior side lot line is the lot line that separates the lot from a street on a corner lot.

#### **Section 5.0 - General Provisions**

This section contains a number of regulations that apply to certain types of uses, buildings or structures in the Township of Oro-Medonte. For example, this section contains provisions dealing with the construction of decks in any Zone, provisions dealing with the minimum number of parking spaces required for a use and a section regulating where detached accessory buildings are permitted. The General Provisions also include regulations dealing with:

- the size of accessory buildings; accessory dwelling units;
- permitted encroachments of balconies, porches and eaves
- into required yards;
- home occupations; and, width of driveways.

#### **Section 6.0 - Definitions**

It is necessary to define words in a zoning by-law because it is a legal document. A by-law must be drafted so that it can be enforced in a court of law. All words in this by-law

that are *italicized* are defined in Section 6.0. In order for a law to be effective, it must be capable of being easily interpreted. Often the most common usage of a word is not exactly what is intended by a zoning by-law. Therefore, many common words are defined so that their meaning is perfectly clear.

## **Section 7.0 - Exceptions**

This section contains regulations, which are specific to one property or a group of properties in the Township. For example, the minimum required front yard in a Zone may be 4.5 metres. This required front yard may be reduced to a lesser number if deemed appropriate and the mechanism to accomplish this reduction is by amending the By-law and excepting the property from the general standard. Exceptions are denoted on the schedules by a number following the (\*) symbol.

## **Section 8.0 - Enactment**

This section contains the signatures of the Mayor and the Clerk who signed the by-law when it was passed by Council in accordance with Section 34 of the Planning Act, R.S.O. 1990, c. P.1 3.

### Contravention of the By-Law

Section 67 of the Planning Act describes what could happen if a person or corporation is convicted of a violation of this by-law.

Any person convicted of a violation of this by-law is liable, at the discretion of the convicting justice, on first conviction to a fine of not more than \$25,000.00 and on a subsequent conviction to a fine of not more than \$10,000.00 for each day or part thereof upon which the contravention has continued after the day on which the person was first convicted.

Any corporation convicted of a violation of this by-law is liable, at the discretion of the convicting justice, on first conviction to a fine of not more than \$50,000.00 and on a subsequent conviction to a fine of not more than \$525,000.00 for each day or part thereof upon which the contravention has continued after the day on which the corporation was first convicted.

### Non-Conforming Uses

A non-conforming use is defined as a use that exists on a property but which is not permitted in the zone in which the property is located. Section 34(9) of the Planning Act states that no zoning by-law can prevent the use of any land, building or structure for any purpose prohibited by the by-law if such land was lawfully used on the day of the passing of the by-law, so long as it continues to be used for that purpose. However, expansions to a legal non-conforming use will require the approval of an amendment to the zoning by-law or the approval of the Committee of Adjustment before it can occur. Section 5.1 8 of this by-law deals with this issue.

## Non Complying Buildings and Structures

A non-complying building or structure is a building or structure that does not comply with the yard, setback or other regulatory provisions in the by-law. For example, if a building was required to have a yard of 10.0 metres from a lot line by this by-law, but had a yard of 6.0 metres from the lot line on the effective date of the by-law, the building is then considered to be a legal non complying building.

Expansions to the building in the required yard that have the effect of increasing the floor area or volume of the building or in any other manner increases the extent to which the building does not comply with the provisions of this By-law is not permitted without first obtaining an amendment to the zoning by-law or the approval of the Committee of Adjustment. Section 5.1 6.1 of this by-law deals with this issue.

New setbacks from the average high water mark of Lake Simcoe and Bass Lake and the boundaries of the Environmental Protection Zone have been included in this By-law in order to implement the Official Plan. It is recognized that many existing buildings, structures and septic systems may not comply with these new setbacks. As a result, existing buildings, structures and septic systems that are located in this setback area will be permitted in this setback area. However, expansions to a building, structure or septic system that have the effect of reducing the setback will not be permitted without first obtaining an Amendment to the Zoning By-law or the approval of the Committee of Adjustment. Section 5.28 of this By-law deals with this issue. New buildings, structures and septic systems will be required to comply with the new setback requirements. [By-law 2013-179]

## Effective Date of By-Law

Sections 34(21) and 34(30) of the Planning Act states that a by-law comes into effect on the date it is passed if no appeals are received or, if they are received, they are disposed of by the Ontario Municipal Board. However, if the Ontario Municipal Board repeats a portion of the By-law or amends a portion of the by-law, the amended portion comes into effect on the date of the Board's order. Other portions of the by-law that were not subject to an appeal would then be in effect on the date the by-law was passed.

# Explanation of Where the Zones Apply

## Introduction

These pages generally describe where the zones contained in this By-law apply. These pages do not form part of the zoning by-law passed by Council and are intended only to make the zoning by-law more understandable and easier to reference.

## The Residential Zones

There are six residential zones in this by-law as described below:

1. The Residential One (R1) Zone generally applies to residential properties in the rural settlement areas and the backlot area adjacent to Lake Simcoe and Bass Lake.
2. The Residential Two (R2) Zone applies to lands that are the site of townhouses or apartment buildings in the Township.
3. The Rural Residential One (RUR1) Zone applies to some of the estate residential areas of the municipality.
4. The Rural Residential Two (RUR2) Zone applies to some of the country residential areas of the municipality and also to rural lots that have been created by consent to sever .
5. The Shoreline Residential (SR) Zone applies to lands along the shorelines of Lake Simcoe and Bass Lake.
6. The Residential Limited Service (RLS) Zone applies to lands that are not directly accessed by a municipal road.

## Commercial Zones

There are two commercial zones in this by-law, as described below:

1. The Local Commercial (LC) Zone applies to commercial areas in the settlement areas and in the shoreline area.
2. The General Commercial (GC) Zone generally applies to commercial lands along the Highway 11 corridor.

## Industrial Zones

There are five industrial zones in this by-law, as described below:



1. The Rural Industrial (IR) Zone applies to industrial uses that are not located in the settlement areas or adjacent to Highway 11.
2. The Local Industrial (LI) Zone applies to industrial uses in the settlement areas.
3. The Economic Development (ED) Zone applies to industrial uses adjacent to Highway 11.
4. The Airport (AP) Zone applies to lands that are the site of the Lake Simcoe Regional Airport.
5. The Waste Disposal (WD) Zone applies to the one open waste disposal site and the one closed waste disposal site in the Township.

## **Other Zones**

There are eight other zones in this by-law, each of which is described below:

1. The Agricultural/Rural (A/RU) Zone applies to the agricultural and rural area of the municipality.
2. The Environmental Protection (EP) Zone applies to wetlands, river valleys and other environmentally sensitive areas.
3. The Open Space (OS) Zone generally applies to lands used for park purposes.
4. The Private Recreational (PR) Zone generally applies to lands that are the site of a private recreational facility, such as a ski hill or a golf course.
5. The Mineral Aggregate Resource One (MAR1) Zone applies to lands that are the site of a gravel pit.
6. The Mineral Aggregate Resource Two (MAR2) Zone applies to lands that have been identified in the Official Plan as having a potential use for aggregate extraction.
7. The Institutional (I) Zone applies to lands that are used by the community, such as places of worship and schools.
8. The Future Development (FD) Zone applies to lands in the Horseshoe Valley Village.

# **Explanatory Note to By-Law 97-95**

## **Lands Affected**

This By-law affects all lands within the limits of the Township of Oro-Medonte.

## **Existing Zoning**

The provisions of By-laws 1031, 94-148, 96-75, 96-53 and 96-09 of the former Township of Oro, By-law 1990-22 of the former Township of Medonte, By-law P88-05 of the former Township of Flos, By-law 83-15 of the former Township of Vespra and By-law 1993-50 of the former Township of Orillia, and all amendments thereto, and By-law 97-62 of the Township of Oro-Medonte are hereby repealed insofar as they affect the lands covered by this By-law.

## **Purpose**

The purpose of By-law No. 97-95 to prohibit the use of land and the erection of buildings and structures except for such purposes as set out in this By-law and to regulate the type of construction, height, bulk, location, size, floor area, spacing, character and use of buildings or structures on the lands covered by this By-law. It is intended that this By-law implement the policies contained within the Oro-Medonte Official Plan, which was adopted by Council on February 5, 1997.

## **Effect of By-Law**

The effect of By-law 97-95 is to place all lands within Zones in accordance with the policies of the Oro-Medonte Official Plan.

## **The Corporation of the Township of Oro-Medonte By-Law 97-95**

Whereas it is considered desirable to control development within the Township of Oro-Medonte in accordance with the Official Plan and to prohibit the use of land and the erection and use of buildings or structures except for certain purposes, and to regulate the type of construction and the height, bulk, location, size, floor area, character and use of buildings in accordance with the provisions of Section 34 of the Planning Act, R.S.O. 1990 cP. 13 as amended;

Now Therefore the Council of the Corporation of Township of Oro-Medonte Enacts as Follows:

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# **Section 1.0 Administration**

## **1.1 Title**

This By-law shall be known as the "Oro-Medonte Zoning By-law".

## **1.2 Zoning Schedules**

The *Zones* for all lands covered by this By-law are shown on Schedules 'A1' to A24'.

## **1.3 Conformity and Compliance with Zoning By-Law**

No land, building or *structure* shall be used and no *building* or *structure* shall be erected or altered after the passage of this By-law except in conformity and compliance with the provisions of this By-law.

## **1.4 Building Permits, Certificates of Occupancy and Municipal Licenses**

No permit for the use of land or for the erection or use of any *building* or *structure* and no Certificate of Occupancy or approval of any application for a municipal license shall be issued, where the proposed *building, structure* or use is in violation of any provision contained in this By-law.

## **1.5 Severability**

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

## **1.6 Repeal of Former By-Laws**

The provisions of By-laws 1031, 94-148, 96-75, 96-53 and 96-09 of the former Township of Oro, By-law 1990-22 of the former Township of Medonte, By-law P88-05 of the former Township of Flos, By-law 83-15 of the former Township of Vespra and By-law 1993-50 of the former Township of Orillia, and all amendments thereto, are hereby repealed insofar as they affect the lands covered by this By-law.

## **1.7 Imperial Measurements**

For the convenience of the reader, imperial measurements have been included for information purposes only and do not form part of this By-law.

## **1.8 Definitions**

For the convenience of the reader, all terms that are *italicized* in this By-law are defined in Section 6.0 of this By-law.

## **1.9 Technical Revisions to the Zoning By-Law [By-law 2017-012]**

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

- a) Correction of grammar or typographical errors or revisions to format in a manner that does not change the intent of a provision.
- b) 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 updated and correcting infrastructure information, keys, legends or title blocks.
- c) Changes to appendices, headings, indices, marginal notes, table 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 of reference only.

# **Section 2.0**

## **Establishment of Zones**

### **2.1 Zones**

For the purposes of this By-law, the following *Zones* are established:

#### **Residential Zones**

Residential One (R1) Zone  
Residential Two (R2) Zone  
Rural Residential One (RUR1) Zone  
Rural Residential Two (RUR2) Zone  
Shoreline Residential (SR) Zone  
Residential Limited Service (RLS) Zone

#### **Commercial Zones**

Local Commercial (LC) Zone  
General Commercial (GC) Zone

#### **Industrial Zones**

Rural Industrial (IR) Zone  
Local Industrial (LI) Zone  
Economic Development (ED) Zone  
Airport (AP) Zone  
Waste Disposal (WD) Zone

#### **Other Zones**

Agricultural/Rural (A/RU) Zone  
Environmental Protection (EP) Zone  
Open Space (OS) Zone  
Private Recreational (PR) Zone  
Mineral Aggregate Resource One (MAR1) Zone  
Mineral Aggregate Resource Two (MAR2) Zone  
Institutional (I) Zone  
Future Development (FD) Zone  
Village One (V1) Zone [By-law 2013-179]

### **2.2 Location of Zones**

The *Zones* and *Zone* boundaries are shown on the schedules, which are attached to and form part of this By-law.

## 2.3 Determining Zone Boundaries

Where the boundary of any *Zone* is shown on the schedules forming part of this By-law, the following provisions shall apply:

- a) Where a *Zone* boundary is indicated as approximately following *lot lines* shown on a registered Plan of Subdivision or on lots registered in a registry office or land titles office, the boundary shall follow such *lot lines*.
- b) Where a *public street, private street, lane, railway right-of-way, electrical transmission line right-of-way, or watercourse* is shown on the schedules to this By-law and serves as a boundary between two or more different *Zones*, a line in the middle of such street, *lane, right-of-way* or watercourse shall be the boundary between *Zones* unless specifically indicated otherwise.
- c) Where a *Zone* boundary is indicated as following the limits of the Township of Oro- Medonte, the limits of the Township of Oro-Medonte shall be the boundary.
- d) Where none of the above provisions apply, the *Zone* boundary shall be scaled from the attached schedule(s).

## 2.4 Exception Zones

Where a *Zone* symbol on the attached schedule(s) is followed by one or more numbers following the asterisk (\*) symbol, such as R2\*1 or LC\*7\*9, the numbers following the asterisk (\*) symbol refer to subsections in Section 7.0 (Exceptions) of this By-law that apply to the lands noted.

## 2.5 Holding Provisions

### 2.5.1 Permitted uses

Notwithstanding any other provision in this By-law, where a *Zone* symbol is followed by the letter (H), no person shall use the land to which the letter (H) applies for any use other than the use which existed on the date this By-law was passed, until the (H) is removed in accordance with the policies of the Official Plan and the Planning Act, as amended.

### 2.5.2 The Floodplain-Holding Provision (FP-H) [By-law 2015-192]

For the purposes of this By-law, the Floodplain - Holding Provision (FP-H) applies to lands that are within a floodplain. The lifting of the Holding Provision permitting development of any new use or new or enlarged buildings and structures within the Floodplain area that is the subject of this section shall not occur until Council is satisfied that the appropriate permit has been obtained from the applicable Conservation Authority.



### **2.5.3 Holding One Provision (H1)**

The lifting of the Holding provision permitting the development of any new use or new or enlarged buildings and structures within the waste disposal assessment area that is the subject of this section shall not occur until Council is satisfied that all of the studies required by the Township and County have been completed in accordance with Section B5.1.9 - Waste Disposal Sites of the Official Plan.

### **2.5.4 Holding Two Provision (H2) [By-law 2019-103]**

THAT the (H2) symbol that appears on Schedule "1" attached hereto identifies a Holding Zone pursuant to Section 36 of the Planning Act, R.S.O. 1990, c. P.13. This indicates that the lands so zoned cannot be used for a purpose permitted by Residential One (R1\*301) until the (H2) symbol is lifted pursuant to Section 36 of the Planning Act. The (H2) provision shall be lifted by the Township of Oro-Medonte upon completion of the following matter to the satisfaction of the Township of Oro-Medonte and the Nottawasaga Valley Conservation Authority:

- i. THAT a detailed delineation of the Regulatory Floodplain be completed to the satisfaction of the Nottawasaga Valley Conservation Authority.

### **2.5.5 Holding Three Provision (H3) [By-law 2019-103]**

THAT the (H3) symbol that appears on Schedule "1" attached hereto identifies a Holding Zone pursuant to Section 36 of the Planning Act, R.S.O. 1990, c. P.13. This indicates that the lands so zoned cannot be used for a purpose permitted by Open Space (OS) until the (H3) symbol is lifted pursuant to section 36 of the Planning Act. The (H3) provision shall be lifted by the Township of Oro-Medonte upon completion of the following matter to the satisfaction of the Township of Oro-Medonte and the Nottawasaga Valley Conservation Authority:

- i. THAT a detailed delineation of the Regulatory Floodplain be completed to the satisfaction of the Nottawasaga Valley Conservation Authority.

## Section 3.0 Permitted Uses

### 3.1 Zones [By-law 2013-179, 2014-112]

Uses which are permitted in the following *Zones* are identified on the following Permitted Use Tables:

<b>Zone</b>	<b>Table</b>
Residential Zones	Table A1
Commercial Zones	Table A2
Industrial Zones	Table A3
Agricultural/Rural and the Mineral Aggregate Zones	Table A4
Environmental Protection, Open Space, Private Recreation, Institutional and Future Development Zones	Table A5
Village One Zone	Table A6

Permitted uses in a *Zone* are noted by the letter ‘♦’ in the column for that *Zone* corresponding with the row for a specific permitted use. A number or numbers following the symbol ‘♦’, or following the *Zone* heading, or following the name of a permitted use, indicates that one or more special provisions apply to the noted use or *Zone*. Special provisions are listed at the end of each table.

**Table A1**  
**Residential Zones Permitted Uses**

	Use	Zone					
		R1 Residential One	R2 Residential Two	RUR1 Rural Residential One	RUR2 Rural Residential Two	SR Shoreline Residential	RLS Residential Limited Service
A	<i>Single Detached Dwellings</i>	◆		◆	◆	◆	◆
B	<i>Semi Detached Dwellings</i>	◆					
C	<i>Townhouse Dwellings</i>		◆				
D	<i>Multiple Dwellings</i>		◆				
E	<i>Apartment Dwellings</i>		◆				
F	<i>Day Nurseries</i>		◆				
G	<i>Home Occupations</i>	◆	◆	◆	◆	◆	◆
H	<i>Private Home Daycare</i>	◆	◆	◆	◆	◆	◆
I	<i>Residential Care Homes</i>	◆	◆	◆	◆	◆	◆

**Table A2**  
**Commercial Zones Permitted Uses** [By-law 2017-012]

	Use	Zones	
		LC Local Commercial	GC General Commercial
A	<i>Art galleries</i>	◆	◆
B	<i>Banquet halls</i>		◆
C	<i>Buildings supply outlets</i>		◆
D	<i>Business offices</i>	◆	◆
E	<i>Commercial fitness centres</i>		◆
F	<i>Commercial greenhouses</i>		◆
G	<i>Commercial schools</i>	◆	◆
H	<i>Convenience retail stores</i>	◆	◆
I	<i>Custom workshops</i>	◆	◆
J	<i>Day nurseries</i>	◆	
K	<i>Dry cleaning distribution depots</i>	◆	◆
L	<i>Farm implement dealers</i>		◆
M	<i>Financial institutions</i>	◆	◆
N	<i>Funeral homes</i>	◆	
O	<i>Hotels</i>	◆	◆
P	<i>Marine sales and service establishments</i>		◆
Q	<i>Medical clinics</i>	◆	
R	<i>Motels</i>		◆
S	<i>Motor vehicle sales establishments</i>		◆
T	<i>Motor vehicle service stations</i>		◆
U	<i>Motor vehicle storage yard</i>		◆ (1)
V	<i>Museums</i>	◆	◆
W	<i>Parking lots</i>		◆
X	<i>Personal service shops</i>	◆	◆
Y	<i>Private clubs</i>	◆	◆
Z	<i>Private schools</i>	◆	
AA	<i>Recreational uses</i>	◆	◆
BB	<i>Repair shops</i>	◆	◆
CC	<i>Restaurants</i>	◆	◆
DD	<i>Restaurants, drive-thru</i>		◆
EE	<i>Retail stores</i>	◆	◆
FF	<i>Service shops, light</i>	◆	◆
GG	<i>Trailer or mobile home sales establishments</i>		◆
HH	<i>Veterinary clinics</i>	◆	◆

1. That no more than one *Motor Vehicle Storage Yard* is permitted on a property in a General Commercial (GC) Zone. That a *Motor Vehicle Storage Yard* shall not occupy more than 20% of the total area of the lot.

**Table A3**  
**Industrial Zones Permitted Uses**  
 [By-law 2013-179, 2017-012, 2023-091]

	Use	Zone				
		IR Rural Industrial	LI Local Industrial	ED Economic Development	AP Airport	WD Waste Disposal
A	<i>Accessory Outdoor Storage</i>	◆		◆		
B	<i>Agricultural support uses</i>			◆ (3)		
C	<i>Agricultural uses</i>			◆ (4)		
D	<i>Airports</i>				◆	
E	<i>Auction centres</i>			◆		
F	<i>Building contractor supply outlets</i>			◆		
G	<i>Business offices</i>			◆	◆	
H	<i>Cannabis Production and Processing Facility</i>	◆		◆		
I	<i>Commercial self-storage establishments</i>			◆		
J	<i>Contractor's yards</i>	◆		◆		
K	<i>Custom workshops</i>			◆		
L	<i>Data processing centres</i>			◆	◆	
M	<i>Equipment sales and rental establishments</i>			◆		
N	<i>Farm implement dealers</i>			◆		
O	<i>Industrial uses</i>	◆ (1) (5)	◆ (2) (5)	◆ (3) (5)	◆ (5)	
P	<i>Marine sales and service establishments</i>			◆		
Q	<i>Motor vehicle body shops</i>			◆		
R	<i>Motor vehicle repair garages</i>			◆		
S	<i>Motor vehicle storage yard</i>			◆ (6)		
T	<i>Outdoor storage uses</i>	◆				
U	<i>Parking lots</i>				◆	
V	<i>Printing establishments</i>			◆	◆	
W	<i>Private clubs</i>			◆		

X	<i>Recycling establishment</i>	◆		◆		◆
Y	<i>Research laboratories</i>			◆	◆	
Z	<i>Saw mills and/or planing mills</i>			◆		
AA	<i>Service shops, light</i>	◆	◆	◆		
AB	<i>Trade schools</i>			◆	◆	
AC	<i>Transportation terminals</i>			◆	◆	
AD	<i>Warehouses</i>	◆ (1)	◆ (2)	◆	◆	
AE	<i>Waste disposal sites</i>					◆

1. The maximum permitted *gross floor area* is 185 sq. metres. Accessory retail sales are not permitted.
2. No accessory *outdoor storage* is permitted. A maximum of 25% of the *gross floor area* of the premises may be used for the selling of goods, wares or merchandise at retail or wholesale to the public.
3. A maximum of 25% of the *gross floor area* of the premises may be used for the selling of goods, wares or merchandise at retail or wholesale to the public.
4. A *single detached dwelling* is not permitted as an *accessory use*.
5. Only dry *industrial uses* are permitted.
6. That no more than one *Motor Vehicle Storage Yard* is permitted on a property in an Economic Development (ED) Zone. That a *Motor Vehicle Storage Yard* shall not occupy more than 20% of the total area of the *lot*.

**Table A4**  
**Agricultural/Rural Zone and Mineral Aggregate Resource Zones Permitted Uses**  
 [By-law 2013-179]

	Use	Zone		
		A/RU Agricultural/Rural	MAR1 Mineral Aggregate Resource One	MAR2 Mineral Aggregate Resource Two
A	<i>Agricultural uses, intensive</i>	◆		◆
B	<i>Agricultural uses</i>	◆	◆	◆
C	<i>Agricultural uses, specialized</i>	◆		◆
D	<i>Bed and breakfast establishments</i>	◆		
E	<i>Conservation uses</i>	◆		◆
F	<i>Custom workshops</i>	◆		
G	<i>Equestrian facilities</i>	◆		◆
H	<i>Farm produce sales outlets</i>	◆		◆
I	<i>Forestry uses</i>	◆	◆	◆
J	<i>Hobby farms</i>	◆		◆
K	<i>Home occupations</i>	◆		◆
L	<i>Market gardens</i>	◆		◆
M	<i>Pits</i>		◆	
N	<i>Portable asphalt Plants</i>	◆	◆	◆
O	<i>Private clubs</i>	◆		
P	<i>Private home daycare</i>	◆		◆
Q	<i>Single detached</i>	◆		◆

	<i>dwellings</i>			
R	<i>Veterinary clinics</i>	◆		
S	<i>Wayside pits</i>	◆	◆	◆
T	<i>Residential Care Homes</i>	◆		



## Table A5

### Environmental Protection, Open Space Private Recreation, Institutional and Future Development Zones [By-law 2013-179, 2017-012]

	Use	Zone				
		EP Environmental Protection	OS Open Space	PR Private Recreation	I Institutional	FD Future Development
A	<i>Agricultural uses</i>	◆ (1) (2)				
B	<i>Agricultural uses intensive</i>	◆ (1) (2)				
C	<i>Bed and breakfast establishments</i>			◆		
D	<i>Cemeteries</i>				◆	
E	<i>Community centres</i>				◆	
F	<i>Conservation uses</i>	◆ (2)	◆	◆		◆
G	<i>Cross country ski facilities</i>			◆		◆
H	<i>Day nurseries</i>				◆	
I	<i>Downhill ski facilities</i>			◆		◆
J	<i>Forestry uses</i>		◆	◆		
K	<i>Golf courses</i>			◆		◆
L	<i>Hotels</i>					◆
M	<i>Infrastructure</i>		◆			
N	<i>Libraries</i>				◆	
O	<i>Mountain bike facilities</i>			◆		
P	<i>Museums</i>				◆	
Q	<i>Private parks</i>		◆			
R	<i>Public parks</i>	◆ (2)	◆		◆	
S	<i>Public Storm Sewer</i>		◆			

	<i>System</i>					
T	<i>Places of worship</i>				◆ (3)	
U	<i>Private clubs</i>			◆		
V	<i>Schools, public</i>				◆	
W	<i>Sewage Treatment Facility</i>		◆			
X	<i>Stormwater Management Facilities</i>		◆			

Special Provisions:

1. Only uses that existed on the effective date of this By-law are permitted.
2. No *buildings or structures*, except those required for flood or erosion control are permitted
3. One accessory *dwelling unit* is permitted on a lot



## Table A6

[By-law 2014-112]

### Village One Zone Residential Permitted Uses

	Use
A	<i>Apartment Dwellings</i>
B	<i>Home Occupations</i>
C	<i>Multiple Dwellings</i>
D	<i>Semi Detached Dwellings</i>
E	<i>Timeshares</i>
F	<i>Townhouse Dwellings</i>
G	<i>Village Commercial Resort Units</i>

### Village One Zone Non-Residential Permitted Uses

	Use		
A	<i>Adventure Parks</i>	FF	<i>Medical Clinics</i>
B	<i>Aquatic Centres</i>	GG	<i>Motels</i>
C	<i>Arenas</i>	HH	<i>Mountain Bike Facilities</i>
D	<i>Art Galleries</i>	II	<i>Museums</i>
E	<i>Banquet Halls</i>	JJ	<i>Nightclubs</i>
F	<i>Business Offices</i>	KK	<i>Parking Lots</i>
G	<i>Commercial Fitness Centres</i>	LL	<i>Personal Service Shops</i>
H	<i>Commercial Schools</i>	MM	<i>Pharmacy</i>
I	<i>Community Centres</i>	NN	<i>Places of Worship</i>
J	<i>Conservation Uses</i>	OO	<i>Post-Secondary Institutions</i>
K	<i>Convenience Retail Stores</i>	PP	<i>Private Clubs</i>
L	<i>Convention Centres</i>	QQ	<i>Private Parks</i>
M	<i>Cross Country Ski Facilities</i>	RR	<i>Private Schools</i>
N	<i>Curling Clubs</i>	SS	<i>Public Parks</i>
O	<i>Day Nurseries</i>	TT	<i>Schools, Public</i>
P	<i>Downhill Ski Facilities</i>	UU	<i>Recreational Uses</i>
Q	<i>Dry Cleaning Distribution Depots</i>	VV	<i>Restaurants</i>
R	<i>Farmers Market</i>	WW	Retail outlets for the sale of alcoholic beverages/micro breweries
S	<i>Financial Institutions</i>	XX	<i>Retail Stores</i>
T	<i>Golf Courses</i>	YY	<i>Retirement Homes</i>
U	<i>Grocery Store</i>		
V	<i>Hotels</i>		
W	<i>Libraries</i>		

# Section 4.0 Use Standards

## 4.1 Zones

Standards for the following *Zones* are shown on the following *Zone Standards* tables:

<b>Zone</b>	<b>Table</b>
Residential <i>Zones</i>	Table B1
Commercial <i>Zones</i>	Table B2
Industrial <i>Zones</i>	Table B3
Agricultural/Rural and the Mineral Aggregate Resource <i>Zones</i>	Table B4
Environmental Protection, Open Space, Private Recreation and Institutional <i>Zones</i>	Table B5
Village One <i>Zone</i>	Table B6

A number or numbers following the *Zone* standard, the *Zone* heading or the description of the standard, indicate that a special provision applies to the noted *Zone* or requirement. Special provisions are listed at the end of the table.

**Table B1**  
**Standards for Permitted Uses in R1, R2, RUR1, RUR2, SR and RLS Zones**

<b>Zone</b>	<b>Use</b>	<b>Minimum Lot Area</b>	<b>Minimum Lot Frontage</b>	<b>Minimum Required Front Yard</b>	<b>Minimum Required Exterior Side Yard</b>	<b>Minimum required Interior Side Yard</b>	<b>Minimum Required Rear Yard</b>	<b>Minimum First Storey Floor Area</b>	<b>Maximum Height</b>
R1	<i>Single Detached Dwelling</i>	0.2 Hectares	30m	7.5m	4.5m	2.5m	7.5m	90 sq. m.	11.0m
R1	<i>Semi Detached Dwelling</i>	0.18 Hectares Per Unit	25m per unit	7.5m	4.5m	2.5m and 0.0m	7.5m	90 sq. m.	11.0m
R2	<i>Townhouse Building</i>	N/A	6.0m per unit	6.0m	4.5m	0.0m per interior unit and 1.2m for an end unit	7.5m	N/A	11.0m
R2	<i>Apartment Building</i>	N/A	20m	6.0m	4.5m	3.0m	7.5m	N/A	12.0m
R2	<i>Multiple Unit Building</i>	N/A	20m	6.0m	4.5m	3.0m	7.5m	N/A	12.0m
RUR1	<i>Single Detached Dwelling</i>	0.4 Hectares	45m	15m	15m	8.0m	7.5m	(2)	11.0m
RUR2	<i>Single Detached Dwelling</i>	0.4 Hectares	45m	8.0m	7.5m	4.5m	8.0m (1)	90 sq. m.	11.0m
SR	<i>Single Detached Dwelling</i>	0.2 Hectares	30m	7.5m	7.5m	3.0m	7.5m (1)	90 sq. m.	11.0m

RLS	<i>Single Detached Dwelling</i>	0.2 Hectares	30m	7.5m	7.5m	3.0m	7.5m (1)	90 sq. m.	11.0m
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(1) No *building* shall be located closer than 20 metres from the *average highwater mark* of Lake Simcoe or closer than 15 metres from the *average highwater mark* of Bass Lake (See Section 5.28)

(2) The minimum *gross floor area* required for a *dwelling unit* is 140 square metres.

**Table B2**  
**Standards for Commercial Zones**

Standard	Zone	
	LC	GC
Minimum <i>lot area</i>	1850 sq. m	3,700 sq. m
Minimum <i>lot frontage</i>	30 m	60 m
Minimum required <i>front yard</i>	7.5 m	14.0 m
Minimum required <i>exterior side yard</i>	4.5 m	9.0 m
Minimum required <i>interior side yard</i>	3.0 m	3.0 m
Minimum required <i>rear yard</i>	7.5 m	7.5 m
Width of <i>planting strip</i> adjacent to <i>front lot line</i>	Not applicable	6.0 m
Width of <i>planting strip</i> adjacent to <i>exterior lot line</i>	Not applicable	6.0 m
Maximum <i>height</i>	11.0 m	11.0 m



**Table B3**  
**Standards for Industrial Zones**

Standard	Zone				
	IR	LI	ED	AP	WD
Minimum <i>lot area</i>	0.4 ha	0.18 ha	0.4 ha	0.4 ha	N/A
Minimum <i>lot frontage</i>	40 m	30 m	40 m	40 m	N/A
Minimum required <i>front yard</i>	11.0 m	7.5 m	11.0 m	11.0 m	N/A
Minimum required <i>exterior side yard</i>	11.0 m	4.5 m	11.0 m	11.0 m	N/A
Minimum required <i>interior side yard</i>	6.0 m	3.0 m	6.0 m	6.0 m	N/A
Minimum required <i>rear yard</i>	11.0 m	7.5 m	11.0 m	11.0 m	N/A
Width of <i>planting strip</i> adjacent to <i>front lot line</i>	3.0 m	N/A	6.0 m	6.0 m	N/A
Width of <i>planting strip</i> adjacent to <i>exterior side lot line</i>	3.0 m	N/A	6.0 m	6.0 m	N/A
Maximum <i>height</i>	12.0 m	11.0 m	12.0 m	N/A	N/A

Special Provisions:

1. A *Cannabis Production and Processing Facility* in the Economic Development (ED) Zone or the Rural Industrial (IR) Zone shall also be subject to the following provision:

Minimum set back from a Sensitive Land Use

150 metres

## Table B4

### Standards for Agricultural/Rural Zone and Mineral Aggregate Resource Zone

#### A Minimum Lot Size

Use	Minimum Lot Size
<i>Agricultural uses</i>	2.0 ha
<i>Agricultural uses, intensive</i>	4.0 ha
<i>Agricultural uses, specialized</i>	4.0 ha
<i>Conservation uses</i>	4.0 ha
<i>Custom workshops</i>	4.0 ha
<i>Equestrian facilities</i>	4.0 ha
<i>Farm produce sales outlets</i>	4.0 ha
<i>Forestry uses</i>	4.0 ha
<i>Hobby farms</i>	2.0 ha
<i>Home industries</i>	4.0 ha
<i>Kennel: Class "A"</i>	4.0 ha (2)
<i>Kennel: Class "B"</i>	20.0 ha (2)
<i>Pits</i>	20.0 ha (1)
<i>Private clubs</i>	4.0 ha
<i>Single detached dwellings</i>	0.4 ha
<i>Veterinary clinics</i>	4.0 ha

#### Special Provisions:

1. No part of a *pit* shall be located closer than 30 metres from a *street line* or a Residential Zone boundary or 15 metres from any *interior side* or *rear lot line* that does not serve as a Residential Zone boundary. No setback from the *interior side* or *rear lot line* that serves as a boundary between two or more *lots* that are in the MAR1 Zone.
2. *Kennels* may be permitted in the Agricultural/Rural Zone subject to approval of a site specific Zoning By-law Amendment and Site Plan Approval Application.

**B Standards for Single Detached Dwellings (A/RU Zone)**

Minimum <i>lot frontage</i>	45.0 m
Minimum required <i>front yard</i>	8.0 m
Minimum required <i>exterior side yard</i>	7.5 m
Minimum required <i>interior side yard</i>	4.5 m
Minimum required <i>rear yard</i>	8.0 m
Minimum <i>first storey floor area</i>	90 sq. m
Maximum <i>height</i>	11.0 m

**C Provisions for Buildings, Except Single Detached Dwellings**

	Boarding stables, barns, agricultural buildings	Veterinary clinic, home industries and custom workshops including any accessory outdoor storage (1)	Class "A" Kennel	Class "B" Kennel
Minimum setback from <i>front lot line</i>	30.0 m	30.0 m	30.0 m	100.0 m
Minimum setback from <i>exterior side lot line</i>	15.0m	30.0 m	30.0 m	100.0 m
Minimum setback from <i>interior side lot line</i>	15.0 m	30.0 m	30.0 m	100.0 m
Minimum setback from <i>rear lot line</i>	15.0 m	30.0 m	30.0 m	100.0 m
Maximum <i>height</i>	N/A	11.0 m	11.0 m	11.0 m
Minimum <i>lot size</i>	N/A	N/A	4.0 ha	20.0 ha
Minimum Distance Separation between a <i>Kennel</i> facility and nearest residential dwelling.			130.0 m	200.0 m

Special Provisions:

1. No part of a *veterinary clinic, home industry, custom workshop* or a *kennel* shall be located in the *front* or *exterior side yard* of a *single detached dwelling*.

**Table B5**  
**Standards for Environmental Protection Open Space, Private  
 Recreation and Institutional Zones**

<b>Standard</b>	<b>EP</b>	<b>OS</b>	<b>PR</b>	<b>I</b>
Minimum <i>lot area</i>	N/A	0.18 hectares	0.18 hectares	0.18 hectares
Minimum <i>lot frontage</i>	N/A	30 m	30m m	30 m
Minimum required <i>front yard</i>	7.5 m	7.5 m	7.5 m	7.5 m
Minimum required <i>exterior side yard</i>	7.5 m	7.5 m	7.5 m	4.5 m
Minimum required <i>interior yard</i>	7.5 m	7.5 m	7.5 m	4.5 m
Minimum required <i>rear yard</i>	7.5 m	7.5 m	7.5 m	7.5 m
Maximum <i>height</i>	7.5 m	11.0 m	11.0 m	11.0 m

Special Provisions:

1. All *buildings and structures* shall be set back a minimum of 20.0 metres from the *average high water mark* of Lake Simcoe and 15 metres from the *average high water mark* of Bass Lake. (see Section 5.28)

**Table B6**  
**Village One Zone Standards for Permitted Uses**  
 [By-law 2014-112]

Minimum <i>lot area</i>	0.02 Hectares
Minimum <i>lot frontage</i>	7 metres
Minimum required <i>front yard</i> (1)	1.0 metres
Minimum required <i>exterior side yard</i> (2)	1.0 metres
Minimum required <i>interior side yard</i> (3)	0.3 metres
Minimum required <i>rear side yard</i> (4)	3.0 metres
<i>Minimum required yard</i> for a basement of an <i>apartment dwelling</i> (8)	0.3 metres
Minimum <i>gross floor area</i> (5)	50.0 sq. metres
Maximum <i>height</i> (6)	25.0 metres
Width of <i>planting strip</i> (7)	3.0 metres

Special Provisions:

1. The minimum required *front yard* for ground floor *dwelling units* is 5.0 metres exception ground floor *apartment dwellings* where the minimum shall be 2.0 metres.
2. The minimum required *exterior side yard* for ground floor *dwelling units* is 2.0 metres
3. In the case of *buildings* that share a common wall, the *setback* may be reduced to 0.0 metres
4. In the case of a *townhouse dwelling* or *semi-detached dwelling*, the minimum *rear yard setback* shall be 6.0 metres
5. The minimum *gross floor area* applies only to *dwelling units*.
6. The maximum permitted *height* for a *townhouse dwelling* or *semi-detached dwelling* is 11 metres and for a stacked *townhouse dwelling* is 18 metres.
7. *Planting strips* are required adjacent to stand alone residential, open space and boundary roads.
8. No portion of the basement shall be permitted to have an opening unless the *setback* meets or exceeds the minimum requirement permitted for the *front, rear or side yard* for the other floors.

## **Section 5.0 General Provisions**

### **5.1 Accessory Buildings, Structures and Uses** [By-law 2017-012]

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 may include any detached *accessory buildings*, *accessory structures* or *accessory uses* located on the same *lot* as the primary use to which they are related. For the purposes of this by-law a retaining wall with a height of 1.0 metre (3.2 feet) or more is considered an *accessory structure* and is subject to the provisions of Section 5.1.

#### **5.1.1 Uses Permitted in Detached Accessory Buildings and Structures** [By-law 2015-192]

No detached *accessory building* or *accessory structure* shall be used for human habitation or an occupation for gain, unless specifically permitted by this By-law. A detached *accessory building or structure* is permitted to contain sanitary facilities, including sink and/or toilet, outside an area susceptible to flooding however kitchen facilities including food preparation facilities or facilities for the installation of kitchen equipment are prohibited.

#### **5.1.2 Timing of construction**

No detached *accessory building* or *structure* shall be erected on a *lot* prior to the erection of the *main building* on the *lot*.

#### **5.1.3 Permitted locations for detached accessory buildings and structures in all zones** [By-law 2004-063, 2015-192, 2017-012]

Unless otherwise specified in this By-law, detached *accessory buildings* and *structures*, except *boathouses*, shall:

- a) Not be located in the *front yard*. Notwithstanding this provision, a detached *private garage* is permitted in *the front yard* of a *lot* that abuts Lake Simcoe or Bass Lake provided it is set back a minimum distance equal to the required *front yard* for the *main building* from the *front lot line*. Notwithstanding this provision, a detached *accessory building* is permitted in the *front yard* in the Agricultural/Rural (A/RU) Zone provided it is not located in the required *front yard*. Notwithstanding this provisions, a retaining wall with a height of 1.0 metres or more is permitted in the front yard in all Residential zones provided it is not within the required *front yard*.

- b) Be set back a minimum distance of 2.0 metres (6.5 feet) from the *rear lot line*.
- c) Be set back a minimum distance equal to the required *exterior side yard* for the *main building* from the *exterior side lot line*.
- d) Be set back a minimum distance of 2.0 metres (6.5 feet) from the *interior side lot line*. Notwithstanding this provision, a detached *accessory building* may share a common wall with another detached *accessory building* on an abutting *lot* and no setback from the *interior side lot line* is required on that side of the *lot*.
- e) Be set back a minimum distance of 1.0 metre (3.2 feet) from the *main building* on the *lot* and be set back a minimum distance of 1.0 metres (3.2 feet) from any *detached accessory building* on the *lot*.
- f) Be set back a minimum distance of 20.0 metres (65.6 feet) from the *average high water mark* of Lake Simcoe or 15.0 metres (49.2 feet) from the *average high water mark* of Bass Lake.

#### **5.1.4 Maximum height**

The maximum *height* of any detached *accessory building* or *structure*, except *boathouses*, is 4.5 metres (14.7 feet).

#### **5.1.5 Maximum lot coverage**

The maximum *lot coverage* of all detached *accessory buildings* and *structures* on a *lot*, excluding *boathouses*, is 5 percent.

#### **5.1.6 Maximum floor area [By-law 2003-081, 2017-012]**

The maximum *floor area* of any one detached *accessory building* or *structure*, excluding *boathouses*, is 70 square metres (753.5 square feet). However, on lots in the Agricultural/Rural (A/RU) Zone, the maximum *floor area* of any one detached *accessory building* or *structure* is 100 square metres (1076.4 square feet).

#### **5.1.7 Detached Accessory Buildings Less than 10 Square Metres (107.6 Square Feet) in all Zones [By-law 2017-012]**

Detached accessory building or structures which are less than 10 square metres (107.6 square feet) in *floor area* shall:

- (a) not be located in the required *front yard* or required *exterior side yard*;

- (b) shall be *setback* a minimum of 1.0 metres (3.2 feet) from the *rear lot line*
- (c) shall be *setback* a minimum of 1.0 metres (3.2 feet) from the *interior side lot line*

## 5.2 Accessory Outdoor Display and Sales

The accessory *outdoor display and sales* of materials is permitted in the Local Commercial (LC) and the General Commercial (GC) Zones. The area devoted to the *accessory outdoor display and sales*:

- a) may encroach into the required *front yard* or required *exterior side yard* a maximum distance of 4.5 metres (14.7 feet); and,
- b) may encroach into the required *interior side yard* a maximum distance of 1.5 metres (4.9 feet).

## 5.3 Accessory Outdoor Storage

Where accessory *outdoor storage* is permitted in a Zone, the accessory outdoor storage:

- a) is not permitted in the *front yard* or the *exterior side yard*;  
  
shall be set back a minimum distance of 1.2 metres (3.9 feet) from the *interior side lot line* or the *rear lot line*;
- c) shall be set back a minimum distance of 12.0 metres (39.3 feet) from a *lot line* abutting lands that are in a Residential or Commercial Zone if the *accessory outdoor storage* is located in the Economic Development (ED) Zone; and,
- d) shall be set back a minimum distance equal to the required *interior side yard* and the *rear yard* for the *main building* from the *interior side lot line* and the *rear lot line* if the *accessory outdoor storage* is located in the Rural Industrial (IR) Zone.

This provision shall not apply to permitted uses in the Private Recreation (PR) Zone.

## 5.4 Apartment Dwelling Units Accessory to a Single Detached Dwelling

Notwithstanding any other provisions of this By-law, one apartment *dwelling unit* is permitted in a *single detached dwelling* in the Residential One (R1),



Rural Residential (RUR1), Rural Residential (RUR2) and the Agricultural/Rural (A/RU) Zones provided:

- a) the *single detached dwelling* has a *gross floor area* greater than 110 square metres (1,184 square feet), exclusive of the *apartment dwelling* unit;
- b) the minimum *floor area* of the *apartment dwelling* unit is 50 square metres (538 square feet);
- c) the maximum *floor area* of the *apartment dwelling* unit is 70 square metres (753.5 square feet);
- d) the *apartment dwelling* unit has a means of egress to the outside that is separate from any means of egress for another *dwelling unit*; and,
- e) a window opening in the *apartment dwelling* unit having an area of 0.30 square metres (3.23 square feet) is located above *grade*.

## 5.5 Apartment Dwelling Units Accessory to a Commercial Use

Notwithstanding any other provisions of this By-law, *apartment dwelling* units that are in the same *building* as a permitted commercial use in the Local Commercial (LC) and General Commercial (GC) Zones are permitted provided:

- a) the *floor area* of the *apartment dwelling* units does not exceed 33% of the *gross floor area* of the *principal use* on the *lot*;
- b) the minimum *floor area* of the *apartment dwelling* unit is 50 square metres (538 square feet);
- c) the maximum *floor area* of the *apartment dwelling* unit is 70 square metres (753.5 square feet);
- d) the *apartment dwelling* unit has a means of egress to the outside that is separate from any means of egress for another *dwelling unit* or any commercial use; and,
- e) a window opening in the *apartment dwelling* unit having an area of 0.30 square metres (3.23 square feet) is located above *grade*.

## 5.6 Boathouses [By-law 2015-192, 2017-012]

*Boathouses* are permitted on a *lot* provided:

- a) They are set back a minimum of 2.0 metres (6.5 feet) from the *interior side lot line* or the projection of the *interior side lot line* where it meets the *average high water mark*.
- b) They are set back the minimum distance of the required *exterior side yard* for the *main building* on the *lot*.
- c) The width of the *boathouse*, which is measured from the interior faces of the walls of the *boathouse*, does not exceed 30 percent of the width of the *lot* at the *average high water mark*.

For the purposes of this provision, the width of the *lot* at the *average high water mark* shall be measured by drawing a line between the points where the two *interior side lot lines* intersect with the *average high water mark*. If the *lot* is a *corner lot*, the width of the *lot* shall be measured by drawing a line between the point where the *interior side lot line* intersects with the *average high water mark* and a point where the *exterior side lot line* intersects with the *average high water mark*.

- d) They are not to be used for human habitation and no kitchen or sanitary facilities are permitted to be installed. Notwithstanding these provisions the installation of a sink may be permitted in accordance with the appropriate permit being obtained from the relevant Conservation Authority provided the sink will not be connected to the municipal or private water supply or sewage disposal system.
- e) The highest point of the roof surface or the parapet, whichever is the greater, of a *boathouse* with a flat roof is no more than 4.5 metres (14.7 feet) above the elevation of the *average high water mark*.
- f) The deckline of a *boathouse* with a mansard roof is no more than 4.5 metres (14.7 feet) above the elevation of the *average high water mark*.
- g) The mean level between eaves and ridge of *boathouse* with a gabled, hip or gambrel roof or other type of pitched roof is no more than 4.5 metres (14.7 feet) above the elevation of the *average high water mark*.
- h) They are setback a minimum of 0 metres (0 feet) from the *average high water mark* of Lake Simcoe or Bass Lake

## 5.7 Decks [By-law 2017-012]

- a) *Decks* attached to a *single detached dwelling* are not permitted within 20 metres (65.6 feet) of the *average high water mark* of Lake Simcoe or 15 metres (49.2 feet) from the *average high water mark* of Bass Lake.

- b) *Decks* which are either attached to a *boathouse* or are stand alone are permitted to be located at the water's edge provided the total footprint of the *deck* and the *boathouse* combined does not exceed 70 square metres (753 square feet).
- c) *Decks* are permitted to encroach into the required *interior side yard* a distance of no more than 1.0 metre (3.2 feet) for one *interior side yard* only.

## 5.8 Dwelling Units

Unless otherwise specified by this By-law, no more than one *dwelling unit* is permitted on a *lot*.

## 5.9 Encroachments in Required Yards

### 5.9.1 Architectural features, balconies, and porches [By-law 2017-012]

Architectural features such as sills, belt courses, cornices, eaves or gutters, chimney breasts, pilasters, roof overhangs, stairs, landings and ramps, cantilevered window bays, unenclosed *porches*, *balconies*, and *decks*, may encroach into any *required yard* a distance of not more than 1.0 metre (3.2 feet). Notwithstanding this, no unenclosed *porches*, *balconies*, or *decks* are permitted to encroach into the *interior side yard*, *exterior side yard* or setback area from the average high water mark of 15 metres (49.2 feet) from Bass Lake or 20 metres (65.5 feet) from Lake Simcoe.

### 5.9.2 Height Exceptions [By-law 2015-192]

Notwithstanding the *height* provisions established in each Zone, nothing in this

By-law shall prevent the erection of a church spire, belfry, clock tower, chimney,

satellite dish, air conditioner duct, mechanical penthouse, cupola, steeple, ornamental roof structure, farm building, or structure, water tank, radio or television tower or antenna, silo, windmills, drive-in theatre screen, forestry tower, aid to navigation, flag pole, ventilator, elevation enclosure or fire hose tower that does not comply with the maximum height provision of a *Zone*.

### 5.9.3 Carports and Leantos [By-law 2017-012]

*Carports* and *leantos* which are attached to the *main building* or dwelling may encroach into any *required yard* a distance of not more than 1.0 metre (3.2 feet).

## 5.10 Frontage on a Public Street

Notwithstanding Section 5.17 of this By-law, unless otherwise specified by this By-law, no person shall erect any *building* or *structure* and no person shall use any *building* or *structure*, *lot* or parcel unless the *lot* or parcel to be so used, or upon which the *building* is situated or erected or proposed to be erected, abuts or fronts on a street which is assumed by a *public authority* for maintenance purposes or is being constructed pursuant to a Subdivision Agreement with a *public authority*. For the purposes of this By-law, a *lot* separated from a *public street* by a *reserve* shall be deemed to abut such a *public street*.

### 5.10.1 [By-law 2014-112]

In the Village One (V1) Zone, *Buildings* or *Structures* may be erected on lands which front onto or have access to a *Resort Street*. *Lot* division may occur on a *Resort Street*. For the purpose of definitions within this by-law *resort street* shall have the same meaning as *public street*.

## 5.11 Frontage on a Private Street

Notwithstanding any other provision in this By-law, *buildings* and *structures* that existed on the effective date of this By-law can be used for a purpose permitted by this By-law if the *lot* on which the *building* or *structure* is situated fronts on a *private street*. In addition, alterations to such *buildings* and *structures* and the replacement of such *buildings* or *structures* are permitted provided the alteration or the replacement complies with the provisions of this By-law. The construction of a *dwelling unit* on a *lot* that is vacant on the effective date of this By-law is not permitted.

## 5.12 Home Occupations

Where a *home occupation* is permitted in a Zone, the *home occupation*:

- a) shall clearly be a secondary use of the *lot*;
- b) shall be conducted entirely within a detached *accessory building* and/or the *main building* on the *lot*;
- c) shall be conducted by at least one of the residents of a *dwelling unit* located on the same *lot*;
- d) shall not occupy more than 35 percent of the *gross floor area* of the *dwelling unit*, if the *home occupation* is contained in a *dwelling unit* in the *main building* on the *lot*;

- e) shall not occupy more than 50 percent of the *gross floor area* of a detached *accessory building* in the Residential One (R1), Residential Two (R2), Rural Residential One (RUR1), Rural Residential (RUR2), Shoreline Residential (SR) and the Residential Limited Service (RLS) *Zones* and 100% of a *detached accessory building* in the Agricultural/Rural (A/RU) *Zone*, if the *home occupation* is contained within a detached *accessory building*;
- f) shall not create noise, vibration, fumes, odour, dust, glare or radiation which is evident outside the *dwelling unit*;
- g) shall not employ more than one employee who is not a resident of the *dwelling unit*;
- h) shall not involve the *outdoor storage* or outdoor display of materials or finished products;
- i) shall not involve the repair or maintenance of *motor vehicles*;
- j) shall not consist of an occupation that involves the sale of a commodity not produced on the premises, except that telephone or mail order sales of goods is permitted; and,
- k) shall not require receipt or delivery of merchandise, goods or equipment by other than a passenger *motor vehicle* or by parcel or letter carrier mail service using *motor vehicles* typically employed in residential deliveries.

## **5.13 Loading Space Requirements**

### **5.13.1 Number of loading spaces required in Industrial and Commercial Zones**

*Loading spaces* shall be provided for all uses in any Industrial or Commercial *Zone* in accordance with the standards below:

- a) If the use, or a combination of uses, has a *gross floor area* of less than 300 square metres (3,229 square feet), no *loading spaces* are required.
- b) If the use, or a combination of uses, has a *gross floor area* of between 301 and 2,300 square metres (3,240 and 24,758 square feet), one *loading space* is required.

- c) If the use, or a combination of uses, has a *gross floor area* greater than 2,300 square metres (24,758 square feet), a minimum of two *loading spaces* are required.

### **5.13.2 Permitted Location for Loading Spaces**

*Loading spaces* shall be located only in an *interior side yard* or *rear yard* and on the same *lot* as the use, or combination of uses, requiring the *loading spaces*.

### **5.14 Multiple Uses on One Lot**

Where any *building, structure* or *lot* is used for more than one purpose as provided in Section 3.0 of this By-law, the said *building, structure* or *lot* shall comply with the provisions of this By-law relating to each use. In the case of a conflict, the more stringent provision shall apply.

### **5.15 Multiple Zones on One Lot**

Where a *lot* is divided into more than one *Zone*, each portion of the *lot* shall be used in accordance with the provisions of this By-law for the applicable *Zone*.

### **5.16 Non-Complying Buildings and Structures**

#### **5.16.1 Enlargement, Repair or Renovation [By-law 2015-192]**

A *non-complying building* or *structure* may be enlarged, repaired, replaced or renovated provided that the enlargement, repair, replacement or renovation:

- a) does not further encroach into a required *yard* or *into the setback area from the average high water mark* of 15 metres (49.2 feet) from Bass Lake or 20 metres (65.5 feet) from Lake Simcoe. (see section 5.28)
- b) does not increase the useable *floor area* in a required yard. Crawlspace foundations are permitted provided the same does not allow for human habitation and that same foundation does not exceed 1.8 metres in total height.
- c) does not in any other way increase a situation of non-compliance; and,
- d) complies with all other applicable provisions of this By-law.

#### **5.16.2 Non-Compliance as a Result of Expropriation**

Notwithstanding any other provision of this By-law, where, as a result of an acquisition of land by a *public authority*, such acquisition results in a contravention of this By-law relating to minimum *yards and/or setbacks, lot coverage* or maximum permitted *gross floor area*, then the lands so acquired shall be deemed to continue to form part of the *lot* upon which the *building* or *buildings* are located in determining compliance with this By-law.

## 5.17 Non-Complying Lots

### 5.17.1 Non-Complying Lots

A *lot* in existence prior to the effective date of this By-law that does not meet the *lot area and/or lot frontage* requirements of the applicable *Zone*, may be used and *buildings* thereon may be erected, enlarged, repaired or renovated provided the use conforms with the By-law and the *buildings* or *structures* comply with all of the other provisions of this By-law.

### 5.17.2 Non-Compliance as a Result of Expropriation

Notwithstanding any other provision of this By-law, where, as a result of the acquisition of part of a *lot* by a *public authority*, the *lot*, after the acquisition, is a *non-complying* lot, such *non-complying lot* may be used for any purpose permitted by this By-law within the *Zone* in which the *lot* is located.

## 5.18 Non-Conforming Uses

No lands shall be used and no *building* or *structure* shall be used except in conformity with the provisions of this By-law unless such use existed before the date of passing this By-law and provided that it has continued and continues to be used for such purpose, and that such use, when established, was not contrary to a By-law passed under Section 34 of the Planning Act, R.S.O 1990, cP. 13 or a predecessor thereof that was in force at that time.

## 5.19 Parking Standards

No person shall use any land, *building* or *structure* in any *Zone* for any purpose permitted by this By-law, unless *parking spaces* are provided on the same *lot* in accordance with the provisions of this Section. The number of *parking spaces* required shall be calculated in accordance with the standards set out in the Parking Standards Table:

### Parking Standards Table

Residential Uses	Required Parking
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<i>Single detached dwellings</i>	2 parking spaces per <i>dwelling unit</i>
<i>Semi-detached dwellings</i>	2 parking spaces per <i>dwelling unit</i>
<i>Townhouse dwellings</i>	2 parking spaces per <i>dwelling unit</i>
<i>Multiple dwellings</i>	1.5 parking spaces per <i>dwelling unit</i>
<i>Apartment dwellings</i>	1.5 parking spaces per <i>dwelling unit</i>
<i>Home occupations</i>	1 parking space per <i>home occupation</i>
<i>Private home daycare</i>	No requirement
<i>Accessory apartment dwelling units</i>	1 parking space per <i>dwelling unit</i>

<b>Non Residential Uses</b>	<b>Required Parking</b>
<i>Agricultural support use</i>	1 <i>parking space</i> per 45 square metres of <i>gross floor area</i>
<i>Art gallery</i>	1 <i>parking space</i> per 20 square metres of <i>gross floor area</i>
<i>Assembly hall</i>	1 <i>parking space</i> per 9 square metres of <i>gross floor area</i>
<i>Banquet hall</i>	1 <i>parking space</i> per 9 square metres of <i>gross floor area</i>
<i>Bed and breakfast establishment</i>	1 <i>parking space</i> per bedroom that is rented to travelers
<i>Bowling alley</i>	3 <i>parking spaces</i> for each bowling alley
<i>Building contractor supply outlet</i>	1 <i>parking space</i> per 45 square metres of <i>gross floor area</i>
<i>Building supply outlet</i>	1 <i>parking space</i> per 45 square metres of <i>gross floor area</i>
<i>Business office</i>	1 <i>parking space</i> per 30 square metres of <i>gross floor area</i>
<i>Commercial fitness centre</i>	1 <i>parking space</i> per 20 square metres of <i>gross floor area</i>
<i>Commercial greenhouse</i>	1 <i>parking space</i> per 45 square metres of <i>gross floor area</i>
<i>Commercial school</i>	1 <i>parking space</i> per 20 square metres of <i>gross floor area</i>
<i>Community centre</i>	1 <i>parking space</i> per 20 square metres of <i>gross floor area</i>
<i>Contractors yard</i>	1 <i>parking space</i> per 45 square metres of <i>gross floor area</i>
<i>Convenience retail store</i>	1 <i>parking space</i> per 20 square metres of <i>gross floor area</i>
<i>Curling rink</i>	3 <i>parking spaces</i> for each curling sheet
<i>Custom workshop</i>	1 <i>parking space</i> per 45 square metres of <i>gross floor area</i>
<i>Data processing centre</i>	1 <i>parking space</i> per 45 square metres of <i>gross floor area</i>



Non Residential Uses	Required Parking
<i>Day nursery</i>	1.5 <i>parking spaces</i> per classroom
<i>Dry cleaning distribution depot</i>	1 <i>parking space</i> per 20 square metres of <i>gross floor area</i>
<i>Equipment sales and rental establishment</i>	1 <i>parking space</i> per 20 square metres of <i>gross floor area</i>
<i>Farm implement dealer</i>	1 <i>parking space</i> per 20 square metres. of <i>gross floor area</i>
<i>Financial institution</i>	1 <i>parking space</i> per 30 square metres of <i>gross floor area</i>
<i>Funeral home</i>	1 <i>parking space</i> per 13 square metres of <i>gross floor area</i> accessible to the public
<i>Golf course</i>	24 <i>parking spaces</i> per nine holes
<i>Golf driving range</i>	1 <i>parking space</i> per tee
<i>Hotel</i>	0.85 <i>parking spaces</i> per room plus the requirements for accessory <i>restaurants</i> and <i>banquet halls</i>
<i>Industrial use</i>	1 <i>parking space</i> per 45 square metres of <i>gross floor area</i> for the first 3,001 square metres and then 1 <i>parking space</i> per 100 square metres for the remaining <i>gross floor area</i>
<i>Laundromat</i>	1 <i>parking space</i> per 20 square metres of <i>gross floor area</i>
<i>Laundry plant</i>	1 <i>parking space</i> per 45 square metres of <i>gross floor area</i>
<i>Library</i>	1 <i>parking space</i> per 20 square metres of <i>gross floor area</i>
<i>Marina</i>	1 <i>parking space</i> for each boat slip plus the requirement for accessory <i>restaurants</i> and <i>retail stores</i>
<i>Medical clinic</i>	4 <i>parking spaces</i> per practitioner
<i>Motel</i>	0.85 <i>parking spaces</i> per room plus the requirements for accessory <i>restaurants</i> and <i>banquet halls</i>
<i>Motor vehicle body shop</i>	1 <i>parking space</i> per 45 square metres of <i>gross floor area</i>
<i>Motor vehicle repair garage</i>	1 <i>parking space</i> per 45 square metres of <i>gross floor area</i>
<i>Museum</i>	1 <i>parking space</i> per 20 square metres of <i>gross floor area</i>
<i>Nightclub</i>	1 <i>parking space</i> per 9 square metres of <i>gross floor area</i>

<i>Nursing Home</i>	0.5 <i>parking spaces</i> per bedroom or 1 <i>parking space</i> per 40 square metres of <i>gross floor area</i> , whichever is greater
<i>Personal service shop</i>	1 <i>parking space</i> per 20 square metres of <i>gross floor area</i>
<i>Place of amusement</i>	1 <i>parking space</i> per 9 square metres of <i>gross floor area</i>
<i>Places of worship</i>	1 <i>parking space</i> per 17.5 square metres of <i>gross floor area</i> or 1 <i>parking space</i> per 6 seats, whichever is the greater
<i>Printing establishment</i>	1 <i>parking space</i> per 45 square metres of <i>gross floor area</i>
<i>Private club</i>	1 <i>parking space</i> per 20 square metres of <i>gross floor area</i>
<i>Private school</i>	1 <i>parking space</i> per classroom
<i>Recycling establishment</i>	1 <i>parking space</i> per 45 square metres of <i>gross floor area</i>
<i>Repair shop</i>	1 <i>parking space</i> per 45 square metres of <i>gross floor area</i>
<i>Research laboratory</i>	1 <i>parking space</i> per 45 square metres of <i>gross floor area</i>
<i>Restaurant</i>	1 <i>parking space</i> per 9 square metres of <i>gross floor area</i>
<i>Restaurant, drive-through</i>	1 <i>parking space</i> per 9 square metres of <i>gross floor area</i>
<i>Retail store</i>	1 <i>parking space</i> per 20 square metres of <i>gross floor area</i>
<i>Retirement home</i>	0.5 <i>parking spaces</i> per bedroom or 1 <i>parking space</i> per 40 square metres of <i>gross floor area</i> , whichever is greater
<i>Saw mills and/or planing mill</i>	1 <i>parking space</i> per 45 square metres of <i>gross floor area</i>
<i>Schools, public</i>	1 <i>parking space</i> per classroom
<i>Service shop, light</i>	1 <i>parking space</i> per 20 square metres of <i>gross floor area</i>
<i>Supermarket</i>	1 <i>parking space</i> per 20 square metres of <i>gross floor area</i>
<i>Theater</i>	1 <i>parking space</i> per 5 seats
<i>Timeshare establishment</i>	1.5 <i>parking spaces</i> per timeshare unit
<i>Trade school</i>	1 <i>parking space</i> per 20 square metres of <i>gross floor area</i>

<i>Transportation terminal</i>	1 <i>parking space</i> per 100 square metres of <i>gross floor area</i> for the first 5,000 square metres and then 1 <i>parking space</i> per 200 square metres of <i>gross floor area</i> for any remaining <i>gross floor area</i>
<i>Veterinary clinic</i>	4 <i>parking spaces</i> per practitioner
<i>Warehouse</i>	1 <i>parking space</i> per 100 square metres of <i>gross floor area</i> for the first 5,000 square metres and then 1 <i>parking space</i> per 200 square metres of <i>gross floor area</i> for any remaining <i>gross floor area</i>
All other uses unless specified	1 <i>parking space</i> per 35 square metres of <i>gross floor area</i>

**5.19.1** [By-law 2014-112]

In the Village One (V1) Zone, *parking spaces* are required to be located on the same *lot* as the permitted use or within 200 metres of the permitted use. The following parking standards shall apply:

**Table C6**  
**Village One Zone Parking Standards Table**

Residential Uses	Required Parking
<i>Apartment Dwelling</i>	1.25 spaces / unit
<i>Home Occupation</i>	1.0 spaces / home occupation
<i>Multiple Dwellings</i>	1.25 spaces / unit
<i>Semi-Detached Dwellings</i>	2.0 spaces / unit
<i>Timeshare</i>	1.25 spaces / unit
<i>Townhouse Dwellings</i>	2.0 spaces / unit
<i>Village Commercial Resort Units</i>	1.25 spaces / unit

Non-Residential Uses	Required Parking
<i>Adventure Park</i>	N/A*
<i>Aquatic Center</i>	3.0 spaces / 100 sq m
<i>Arena</i>	1.0 space / 5 seats
<i>Art Galleries</i>	1.0 space / 100 sq m
<i>Banquet Hall</i>	4.0 spaces / 100 sq m
<i>Business Offices</i>	3.0 spaces/ 100 sq m
<i>Commercial Fitness Center</i>	3.0 spaces / 100 sq m
<i>Commercial Schools</i>	2.0 spaces / 100 sq m
<i>Community Center</i>	3.0 spaces / 100 sq m

<i>Conservation Uses</i>	N/A*
<i>Convenience Retail Stores</i>	3.0 spaces / 100 sq m
<i>Convention Center</i>	5.0 spaces / 100 sq m
<i>Curling Club</i>	3.0 spaces / curling sheet
<i>Day Nurseries</i>	1.5 space / classroom
<i>Downhill Ski / Cross County</i>	10 Spaces / Acre of Skiable Terrain
<i>Dry Cleaning Distribution Depots</i>	2.0 spaces / 100 sq m
<i>Farmers Market</i>	N/A*
<i>Financial Institutions</i>	2.0 spaces / 100 sq m
<i>Golf Courses</i>	24.0 spaces / 9 holes
<i>Grocery Store</i>	5.0 spaces / 100 sq m
<i>Hotels</i>	0.85 spaces / Room
<i>Libraries</i>	1.0 space / 100 sq m
<i>Medical Clinics</i>	4.0 spaces / practitioner
<i>Motels</i>	0.85 spaces / Room
<i>Mountain Bike Facilities</i>	N/A*
<i>Museums</i>	1.0 spaces / 100 sq m
<i>Night Club</i>	N/A*
<i>Personal Service Shops</i>	5.0 spaces / 100 sq m
<i>Pharmacy</i>	2.0 spaces / 100 sq m
<i>Place of Worship</i>	6.0 spaces / 100 sq m
<i>Post-Secondary Institutions</i>	4.0 spaces / class
<i>Private Clubs</i>	3.0 spaces / 100 sq m
<i>Private Parks</i>	1.0 space / 4 visitors
<i>Private Schools</i>	1.0 space / classroom
<i>Public Parks</i>	N/A*
<i>Public Schools</i>	1.0 space / classroom
<i>Recreational Uses</i>	3.0 spaces / 100 sq m
<i>Restaurants</i>	5.0 spaces / 100 sq m**
<i>Retail outlets for the sale of alcohol/micro breweries</i>	6.0 space / 100 sq m
<i>Retail Store</i>	2.0 spaces / 100 sq m
<i>Retirement Homes</i>	3.0 spaces / 100 sq m or 0.5 space /bed

\* Non-Peak Parking Uses – Ancillary to Overall Supply

\*\* Parking for a *restaurant* may be reduced to 3.0/100 sq m if the restaurant has less than 15 seats available for public use.

**5.19.2 Parking for the Disabled – Village One (V1) Zone [By-law 2014-112]**

In the Village One (V1) Zone the number of accessibility *parking spaces* required shall be calculated in accordance with the standards set out in Table D6 entitled Village One Zone Accessibility Parking Standards Table.

**Table D6**  
**Village One Zone Accessibility Parking Standards Table**

Total Number of Required Parking Spaces	Minimum Number of Required Parking Spaces for Persons with Disabilities
1 – 25	1.0 space
26 – 50	2.0 spaces
51 – 100	3.0 spaces
101 – 150	4.0 spaces
151 – and greater	2 % of total with a minimum of 5.0 spaces”

5.20.1.1.2 Size of Required Accessibility Parking Spaces [By-law 2014-112]

Each required accessibility *parking space* in a *parking area* shall have a width of not less than 4.5m and a length of not less than 5.5m

**5.20 Parking Area and Driveway Regulations**

**5.20.1 Regulations for parking areas**

5.20.1.1 Size of required parking spaces [By-law 2014-112]

Each required *parking space* in a *parking area* shall have a width of not less than 3.0 metres and a length of not less than 6.0 metres.

5.20.1.1.1 In the Village One (V1) Zone each required *parking space* in a *parking area* shall have a width of not less than 2.7 metres and a length of not less than 5.5 metres.

5.20.1.2 Location of parking in the front yard in the R1 Zone & SR Zone

The parking of *motor vehicles* in the *front yard* is only permitted on a *driveway* in the Residential One (R1) Zone and Shoreline Residential (SR) Zone.

5.20.1.3 Location of parking areas on lots abutting Highway 11

No more than 50 percent of the required *front yard* or exterior side yard on *lots* abutting Highway 11 in the General Commercial (GC) or Economic Development (ED) Zones shall be used for parking.

5.20.1.4 Location of Parking Areas in the GC and ED Zones

*Parking areas* shall be located no closer than 1.0 metre to any *lot line* in the General Commercial (GC) and the Economic Development (ED) Zones.

## 5.20.2 Regulations for driveways

### 5.20.2.1 Surface of driveway to a parking area or a parking lot [By-law 2014-112]

A *driveway* to any *parking area* or *parking lot* shall be maintained with a stable surface, which is treated so as to prevent the raising of dust or loose particles.

### 5.20.2.2 Width of driveways leading to a parking area or a parking lot [By-law 2013-179]

*Driveways* that cross a *front* or *exterior side lot line* and lead to a *parking area* or *parking lot* shall be a minimum of 3.6 metres (11.8 feet) in width for one-way traffic and a minimum of 6.7 metres (22.9 feet) in width for two-way traffic. This provision shall not apply to *driveways* that provide access to *private garages* associated with a residential use. In no case shall the width of a *driveway* exceed 30 percent of the *lot frontage*.

#### 5.20.2.2.1 In the Village One (V1) Zone, driveways that cross a *front* or *exterior side lot line* and lead to a *parking area* or *parking lot* shall be a minimum of 7.0 metres in width for two-way traffic.

### 5.20.2.3 Setbacks for driveways accessing single detached or semi-detached dwellings

*Driveways* that cross a *front* or *exterior side lot line* and are used for the parking of *motor vehicles* and/or are used to access *single detached* or *semi-detached dwelling units* shall be located no closer than:

- a) 3.0 metres (9.8 feet) to the *interior lot line*; and,
- b) 3.0 metres (9.8 feet) to the *exterior side lot line*, if the *driveway* does not cross the *exterior side lot line*.

Notwithstanding the above requirements, a *driveway* may be located closer than 3.0 metre (9.8 feet) to the *interior lot line* if the *driveway* is to be shared with a *driveway* on an abutting *lot* and/or the *driveway* accesses a detached *private garage* in the *rear yard*.

### 5.20.2.4 Location of driveway on a corner lot

No *driveway* shall be located within 15.0 metres (49.2 feet) of the intersection of the *front lot line* and the *exterior side lot line* on a *corner lot*.

### **5.20.3 Barrier Free Requirements**

#### **5.20.3.1 Number of Barrier Free Parking Spaces Required**

Every owner or operator of a *parking area* shall provide designated *parking spaces* for the exclusive use of vehicles operated by or conveying an accessible parking permit holder upon whose vehicles shall properly display an accessible parking permit issued by the Province of Ontario. The minimum number of designated *parking spaces* that must be provided shall equal one (1) accessible *parking space* required for any *parking area* required to have 10 or more *parking spaces* and that one additional accessible *parking space* be required for every 100 *parking spaces* thereafter.

#### **5.20.3.2 Barrier-Free Parking Space [By-law 2015-192]**

A designated barrier-free *parking space* for *motor vehicles* shall have:

- a) A minimum width of 4.6 metres;
- b) A minimum length of 5.5 metres;
- c) An adjacent 1.75 metre wide aisle that is hatch-marked on the *parking lot*, which may be shared by two adjacent designated barrier-free spaces;
- d) A hard surface;
- e) Easy access for persons, whether via ramps, depressed curbs or other means and shall be located within easy access and proximity to the building entrance and accessible ramps, walkways, and elevators; and
- f) Signs to identify barrier-free *parking spaces* in conformance with the regulations under the Highway Traffic Act.

### **5.21 Parking of Commercial Motor Vehicles, Recreational Vehicles, and School Buses [By-law 2015-192]**

#### **5.21.1 Parking of Commercial Motor Vehicles, Recreational Vehicles, and School Buses in the R1, R2, RUR1, RUR2, SR, RLS, and A/RU Zones**

Within any Residential zone and the Agricultural/Rural zone for properties less than 0.4 hectares in *lot area*, no person shall use any *parking space, parking area or lot* for the parking or storage of more than one *commercial motor vehicle* in excess of 3,600 kilograms gross vehicle weight, large recreational trailer, or school bus subject to the following provisions:

- a) The large *commercial motor vehicle*, large recreational trailer, or school bus is parked or stored on the *driveway* and is *setback* a minimum of 3.0 metres from the *front lot line*.
- b) The large *commercial motor vehicle*, large recreational trailer, or school bus is parked or stored on the *driveway* and is *setback* a



minimum of 5.0 metres from the *interior side lot line* or a 2.0 metre high tight wood board *fence* is installed on the property with such *fence* being the length of the large *commercial motor vehicle*, large recreational trailer, or school bus plus 3.0 metres.

- c) The large *commercial motor vehicle* or large recreational trailer is owned by an occupant of the *dwelling unit*.
- d) The large *commercial motor vehicle*, large recreational trailer, or school bus is normally driven by an occupant of the *dwelling unit*.
- e) The repair or maintenance of the vehicle, *trailer*, or bus is not permitted.
- f) Only the tractor portion of the tractor trailer is permitted to be parked or stored on the property in accordance with the above provisions.
- g) On a *corner lot*, the large *commercial motor vehicle*, recreational trailer, or bus is not permitted to be parked or stored within 15 metres of the intersection of the *front lot line* and *exterior side lot line*.

#### 5.21.2.1 Parking of Commercial Motor Vehicles, Recreational Vehicles, and School Buses in the A/RU Zone

Within the Agricultural/Rural zone for properties larger than 0.4 hectares and less than 36 hectares in *lot area*, no person shall use any *parking space*, *parking area* or *lot* for the parking or storage of more than a total of two of the following: a *commercial motor vehicle* in excess of 3,600 kilograms gross vehicle weight, a large recreational trailer, or school bus subject to the following provisions:

- a) The large *commercial motor vehicle* or large recreational trailer is owned by an occupant of the *dwelling unit*.
- b) The large *commercial motor vehicle*, large recreational trailer, or school bus is normally driven by an occupant of the *dwelling unit*.
- c) The repair or maintenance of the vehicle, *trailer*, or bus is not permitted.
- d) Only the tractor portion of the tractor trailer is permitted to be parked or stored on the property in accordance with the above provisions.

#### 5.21.2.2 Parking of Commercial Motor Vehicles, Recreational Vehicles, and School Buses in the A/RU Zone

Within the Agricultural/Rural zone for properties larger than 36 hectares in *lot area*, no person shall use any *parking space*, *parking area* or *lot* for the parking or storage of more than a total of three of the following: a *commercial motor vehicle* in excess of 3,600 kilograms gross vehicle weight, a large recreational trailer, or school bus subject to the following provisions:

- a) The large *commercial motor vehicle* or large recreational trailer is owned by an occupant of the *dwelling unit*.

- b) The large *commercial motor vehicle*, large recreational trailer, or school bus is normally driven by an occupant of the *dwelling unit*.
- c) The repair or maintenance of the vehicle, *trailer*, or bus is not permitted.
- d) Only the tractor portion of the tractor trailer is permitted to be parked or stored on the property in accordance with the above provisions.

## **5.22 Parking of Unlicensed Motor Vehicles in the R1, R2, RUR1, RUR2, SR and RLS Zones**

A maximum of one unlicensed *motor vehicle* is permitted to be parked on a *lot* in the Residential One (R1), Residential Two (R2), Rural Residential One (RUR1), Rural Residential Two (RUR2), Shoreline Residential (SR) and Residential Limited Service (RLS) *Zones*.

## **5.23 Parking of Unlicensed Motor Vehicles in the A/RU Zone**

A maximum of two unlicensed *motor vehicles* are permitted to be parked on a *lot* in the Agricultural/Rural (A/RU) *Zone*. For the purposes of this By-law, *farm vehicles* are exempt from this provision.

## **5.24 Prohibited Uses [By-law 2015-192]**

The following uses are prohibited in any *Zone*:

- a) The use of any *trailer* for human habitation, except where such *trailer* is located in a *camping establishment*, in a *trailer park* or in a mobile home park.
- b) The use of any *motor vehicle* for human habitation.
- c) The use of any *accessory building* or *structure* or *boathouse* for human habitation.
- d) The use of any cargo or shipping container, truck, truck trailer, bus or coach body for sales or human habitation.
- e) The storage of derelict vehicles, cargo or shipping containers, streetcars, truck bodies, or *trailers* unless specifically permitted by this By-law.
- f) The parking or storage of *trailers* or *commercial motor vehicles* on a vacant *lot*.

- g) The outdoor storage of partially dismantled *motor vehicles* or *trailers* or *motor vehicle* or *trailer* parts.
- h) *Obnoxious uses*.
- i) The manufacturing, refining, rendering or distillation of acid, ammonia, chlorine, coal, creosote, explosives, fireworks, glue, petroleum or tar.
- j) The bulk storage of industrial chemicals, hazardous waste or liquid industrial waste as defined under the Environmental Protection Act, as amended.
- k) Tracks or other areas developed for the racing or running of motorcycles, all-terrain vehicles, snowmobiles, or other motorized recreational vehicles unless specifically permitted in this By-law.

## 5.25 Public Uses

The provisions of this By-law shall not apply to prevent the use of any land, *building* or *structure* by any *public authority* provided that:

- a) such use, *building* or *structure* complies with the *yard*, setback and *height* provisions of the *Zone* in which it is located; and,
- b) no *outdoor storage* is permitted, unless such *outdoor storage* is specifically permitted in the *Zone*.

## 5.26 Reduced Front Yard Requirement

Notwithstanding any other provision in this By-law, where a vacant *lot* exists between two developed *lots*, with the main building on one or both of the developed *lots* having a *front yard* less than required, the required *front yard* of the vacant *lot* may be the average of the *front yards* of the two developed *lots*, provided the required *front yard* on the vacant *lot* is not less than 50 percent of the *front yard* required for that *lot*.

## 5.27 Setbacks from Limits of Environmental Protection Zone

Notwithstanding any other provision in this By-law, no *building* or *structure*, with the exception of *boathouses* and *pumphouses*, shall be located within 30 metres (98.4 feet) of the boundaries of the Environmental Protection *Zone*.

This provision shall also 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 setback area,

provided the expansion or replacement does not have the effect of reducing the *setback* from the Environmental Protection *Zone* boundary or increasing the volume or *floor area* of a *building* or *structure* in a *minimum required yard*.

### **5.28 Setback from Natural Gas Pipelines**

Notwithstanding any other provision in this By-law, no *building* or *structure* shall be located within 10 metres (32.8 feet) of a natural gas pipeline right-of-way.

### **5.29 Setback from Railway**

Notwithstanding any other provision in this By-law, no *building* or *structure* shall be located within 30 metres (98.4 feet) of a railway right-of-way that has not been abandoned in accordance with the National Transportation Act.

### **5.30 Setback from Average High Water Mark of Lake Simcoe and Bass Lake**

Notwithstanding any other provision in this By-law, no *building*, or *structure* or with the exception of boathouses and pumphouses shall be located within 20 metres (65.6 feet) of the *average high water mark* of Lake Simcoe or 15 metres (49.2 feet) from the *average high water mark* of Bass Lake.

This provision shall also not prevent the expansion or replacement of *buildings* or *structures* that existed on the effective date of this By-law within this *setback* area, provided the expansion or replacement does not have the effect of reducing the *setback* from the *average high water mark* or increasing the volume or *floor area* of a *building* or *structure* in a *minimum required yard*.

### **5.31 Setback from Slopes**

Be advised that if the slope is located in a registered Plan of Subdivision where the overall *lot* grading of the subdivision was approved by the Township Engineer the 23 metre *setback* from top of bank or a slope or embankment that exceeds 33% does not apply. If the slope is located in a Registered Plan of Subdivision where the overall *lot* grading of the subdivision and associated geotechnical or slope stability report has been approved by the Township Engineer and applicable Conservation Authority, the 23 metre setback from the top-of-bank of a slope or embankment that exceeds 33% does not apply. In these situations, all *buildings* or *structures* shall be *setback* a minimum of 6 metres from the established top-of-bank as approved by the Township and Conservation Authority. [By-law 2013-179, 2015-192]

Notwithstanding any other provision in this By-law, no *building* or *structure* shall be located within 23 metres (75 feet) of top of bank or embankment that exceeds 33%.

This provision shall also not prevent the expansion or replacement of *buildings* or *structures* that existed on the effective date of this By-law within this *setback* area, provided the expansion or replacement does not have the effect of reducing the setback from the slope or increasing the volume or *floor area* of a *building* or *structure* in a *minimum required yard*.

### **5.32 Setback from Water Courses**

Notwithstanding any other provision in this By-law, *no building, or structure* shall be located within 30 metres (98.4 feet) of the top of bank of any watercourse, with the exception of Lake Simcoe and Bass Lake which are dealt with by Section 5.31.

This provision shall also not prevent the expansion or replacement of *building* or *structures* that existed on the effective date of this By-law within this *setback* area, provided the expansion or replacement does not have the effect of reducing the *setback* from the top of bank of any watercourse or increasing the volume or *floor area* of a *Building* or *structure* in a *minimum required yard*.

### **5.33 Sight Lines on a Corner Lot or on a Lot Abutting a Railway**

The following uses shall be prohibited on that portion of a *lot* located between a sight line and the *street line*:

- a) a *building* or *structure*;
- b) a *fence* or tree, hedge, bush or other vegetation, the top of which exceeds 1.0 metre (3.2 feet) in *height* above the elevation of the centreline of the adjacent street; and,
- c) an uncovered surface *parking area*.

For the purpose of this By-law, a sight line on a *corner lot* is a line joining a point on the *exterior side lot line* to a point on the *front lot line*, with each such point being 7.5 metres (24.6 feet) from the hypothetical point of intersection of the *exterior side* and the *front lot line*.

If the *lot* abuts a railway crossing at *grade*, the sight line is a line joining a point on the *lot line* abutting the railway right-of-way to a point on the *lot line* abutting a *public street*, with each point being 30 metres (98.4 feet) from the

hypothetical point of intersection of the *lot line* abutting the railway right-of-way and the *lot line* abutting the *public street*.

### **5.34 Swimming Pools** [By-law 2013-179, 2017-012]

*Swimming pools* are permitted in any *Zone* provided:

- a) They are not located in the minimum required *front yard* or minimum required *exterior side yard*.
- b) They are not closer to a *rear lot line* or *interior side lot line* than the minimum *setback* required from such *lot lines* for an *accessory building or structure* on the lot; and
- c) They are not located within 20 metres (65.6 feet) of the *average high water mark* of Lake Simcoe or 15 metres (49.2 feet) of the *average high water mark* of Bass Lake.

### **5.35 Temporary Construction and Sales Uses**

- a) Nothing in this By-law shall prevent uses incidental to construction, such as a construction camp or other such temporary work camp, tool shed, scaffold or other *building or structure* incidental to the construction, only for so long as the same are necessary for work in progress which has neither been finished nor abandoned.
- b) Nothing in this By-law shall prevent the use of land for a sales office and/or a model home for the sale of *dwelling units* provided the *dwelling units* to be sold are to be located on lands within the limits of the Township of Oro-Medonte.

### **5.36 Storage/Shipping/Cargo Containers** [By-law 2015-192]

No person shall, in any Residential Zone, use any truck, bus, coach, transport truck trailer, streetcar body, railway car body, railway shipping container, or similar structure of any kind, for the purpose of an *accessory structure*.

### **5.37 Minimum Distance Separation** [By-law 2015-192]

#### **5.37.1 Minimum Distance Separation I (MDS I)**

Notwithstanding any other provisions in this By-law to the contrary, land to be rezoned will comply with the MDS I formula established by the Province.

- a) Notwithstanding any other provisions of this By-law to the contrary, a residential use to be located upon an existing *lot* of record greater than 1.0 ha in size will comply with the MDS I calculation.
- b) Notwithstanding any other provisions of this By-law to the contrary, a new use to be located upon an existing *lot* of record 1.0 ha in size or less will not be required to comply with MDS I.

### **5.37.2 Minimum Distance Separation II (MDS II)**

Notwithstanding any other provisions in this By-law to the contrary, a new or expanding livestock facility will comply with MDS II formula established by the Province.

- a) Notwithstanding any other provisions of this By-law to the contrary, the MDS II calculated separation distances will be measured from the nearest point of an existing vacant *lot* of record, 1.0 ha in size or less, to the nearest point of the proposed livestock facility.

### **5.38 Temporary Parking for Special Events [By-law 2015-193]**

Notwithstanding any other provision of this By-law, the temporary and short term parking of *motor vehicles* is permitted in the Agricultural/Rural (A/RU) Zone subject to the following requirements:

- a) The temporary and short term parking of *motor vehicles* is associated with and accessory to a Special Event that has obtained the required Permit for a Special Event from the Township of Oro-Medonte;
- b) The temporary and short term parking of *motor vehicles* on a lot or property shall not occur for more than five (5) consecutive days;
- c) The temporary and short term parking of *motor vehicles* on a lot or property is not permitted overnight and does not include camping;
- d) The temporary and short term parking of *recreational vehicles* on a lot or property is not permitted; and
- e) The location of the temporary and short term parking of *motor vehicles* for a special event is not located on lands designated in a *Prime Agricultural Area* as defined in the Provincial Policy Statement.

### **5.39 Backyard Chickens [By-law 2017-016]**

Notwithstanding where *agricultural uses, intensive* are permitted in the Agricultural/Rural (A/RU) Zone, backyard chickens shall be permitted in the

A/RU Zone as an accessory use to a *single detached dwelling*. Chicken coops and chicken manure storage shall be considered *accessory buildings or structures*.

The following provisions shall apply to the placement of the coop and manure storage structures:

- a) Coops and manure storage *structures* may be built together, separately, or within an existing *building/structure*.
- b) The *coop* and manure storage *structure*, exclusive of the outdoor enclosure, shall not cumulatively exceed an area of 10 square metres.
- c) *Coop* and manure storage *structures* shall not be located closer to a *front lot line* or *exterior side lot line* than the front or exterior side or wall of the *single detached dwelling*;
- d) Coops and manure storage *structures* shall be included within the maximum *lot coverage* calculations for *accessory buildings or structures* (Section 5.1.5);
- e) Coops shall be set back a minimum of 2 metres (6.5 feet) from the *rear lot line* or *interior side lot line*; and
- f) Manure *storage* structures shall be set back a minimum of 3 metres (9.8 feet) from the *rear lot line* or *interior side lot line*.
- g) MDS shall not apply to backyard chicken uses;
- h) The keeping of roosters is prohibited;
- i) Sale of eggs, manure, or other products associated with the keeping of *backyard chickens* is prohibited.



## Section 6.0 Definitions

### **Abattoir**

Means premises designed for the penning and slaughtering of live animals and the preliminary processing of animal carcasses and may include the packing, treating and storing of the product on the premises.

### **Accessory Building or Structure**

Means a detached *building* or *structure*, the use of which is naturally and normally incidental to, subordinate to, or exclusively devoted to, the *principal use* or *main building* on the same *lot*.

### **Accessory Use**

Means a use, customarily and normally subordinate to, incidental to and exclusively devoted to the *principal use* and located on the same *lot*.

### **Adult Entertainment Parlour**

Means *premises* in which is provided, in pursuance of a trade, calling, business or occupation, goods or services appealing to or designed to appeal to erotic or sexual appetites or inclinations; which services include activities, facilities, performances, exhibitions, viewings and encounters, a principal feature or characteristic of which is the nudity or partial nudity of any person, or in respect of which the word “nude”, “naked”, “topless”, “bottomless”, “sexy” or any other word or any picture, symbol or representation having like meaning or implication is used in any advertisement, and goods, which goods include books, magazines, pictures, slides, film, phonograph records, prerecorded magnetic tape and any other reading, viewing or listening matters.

### **Adventure Parks** [By-law 2014-112]

The use of land or small scale buildings where participants engage in outdoor *recreational uses* which are not otherwise defined within the by-law and may include but are not limited to a Zorbing park, mountain coaster, climbing wall, and skateboard park.

### **Alter**

Means any modification to the structural component of a *building* that results in a change of use, or any increase or decrease in the volume or *floor area* of a *building* or *structure*.

### **Agriculture-Related Use** [By-law 2018-108]

means those farm-related commercial and farm-related industrial uses that are directly related to farm operations in the area, support agriculture, benefit from being in close proximity to farm operations, and provide direct products and/or services to farm operations as a primary activity.

### **Agricultural Building**

Means a separate *building* or *structure*, other than a *barn*, that is used to store agricultural equipment and/or to grow specialty crops and/or from which agricultural products are sold and includes a greenhouse.

### **Agricultural Chemicals**

Means chemicals that are intended to control agricultural pests and/or assist in the growth of agricultural products and which are intended to be applied to lands that are being used for agricultural purposes.

### **Agricultural Support Use**

Means *premises* used for storing, blending and distributing agricultural support products such as fertilizers, seed and *agricultural chemicals*.

### **Agricultural Use**

Means the use of land for the growing, producing, keeping or harvesting of farm products and which may include, as an *accessory use*, a *single detached dwelling*. An Agricultural Use does not include a Cannabis Production and Processing Facility or the outdoor growing of Cannabis

### **Agricultural Use, Intensive**

Means the use of land for the purpose of raising livestock such as poultry or cattle for consumption and may include a *feedlot* and which may include, as an *accessory use*, a *single detached dwelling*.

### **Agricultural Use, Specialized**

Means lands where specialty crops such as tender fruits (peaches, cherries, plums), grapes, other fruit crops, ginseng, vegetable crops, greenhouse crops and crops from agriculturally developed organic soil lands are predominantly grown, usually resulting from:

- a) soils that have suitability to produce specialty crops, or lands that are subject to special climatic conditions, or a combination of both; and/or
- b) a combination of farmers skilled in the production of specialty crops, and of capital investment in related facilities to produce, store or process specialty crops.

A specialized agricultural use may also consist of a *market garden* where the products of a specialized agricultural use grown on the *lot* are sold. A Specialized Agricultural Use does not include a Cannabis Production and Processing Facility or the outdoor growing of Cannabis.

### **Agri-tourism Uses [By-law 2019-011]**

Means those farm-related tourism uses, including limited accommodation such as bed and breakfast, that promote the enjoyment, education or activities related to the farm operation.

### **Airport**

Means an area of land used for the landing, storing and taking off of aircraft and their passengers and/or freight and may include, as *accessory uses*, ticket offices, *restaurants*, parcel shipping facilities, customs offices, *business offices* and *retail stores*.

### **Aquatic Centres** [By-law 2014-112]

Any artificially enclosed body of water, including a hot tub, not less than 0.4 m deep, that is intended for recreational or competitive swimming, diving, or other bathing activities.

### **Arenas** [By-law 2014-112]

The use of land or building for establishments primarily engaged in operating sports stadiums and other sports facilities, and organizing and promoting sports events and, or in addition to, similar events held in these facilities. Establishments primarily engaged in promoting and presenting sports tournaments, in their own facilities, are included.

### **Art Gallery**

Means *premises* used for the preservation, exhibition and/or sale of paintings or other works of art.

### **Assembly Hall**

Means *premises* used for the gathering together of a number of persons for charitable, civic, cultural, educational, fraternal, political, recreational, social or like purposes, and may include facilities for the consumption of food or drink, but not for any commercial purpose.

### **Attached** [By-law 2015-112]

Means a *building* otherwise complete in itself, which depends, for structural support or complete enclosure upon a division wall or walls, shared in common with the adjacent building. For the purposes of this definition, the wall may be considered “common” as long as at least forty (40%) percent of the length of the wall is shared in common.

### **Auction Centre**

Means *premises* used for the storage of goods and materials which are to be sold on the premises by public auction.

### **Average High Water Mark** [By-law 2015-192, 2017-012]

Means the average of the high water marks made by the action of water under natural conditions on the shore or bank of a body of water which action has been so common and usual that it has created a difference between the character of the vegetation or soil on one side of the mark and the character of the vegetation and soil on the other side of

the mark. For the purposes of this By-law, the elevations for the average annual High Water Mark of Lake Simcoe is 219.15 m G.S.C Datum. For the purposes of this By-law, the elevation for the High Water Mark of Bass Lake is 252.26 metres above sea level.

**Backyard Chickens** [By-law 2017-016]

Means the accessory keeping of a maximum of six (6) hens for the purposes of companionship as a pet or of providing food for personal consumption of occupants of the dwelling on the same lot; and does not include accessory livestock, or agricultural uses otherwise defined by the Township of Oro-Medonte's Zoning By-law.

**Balcony**

Means a partially enclosed platform attached to or extended horizontally from one or more *main walls* of a *building*.

**Banquet Hall**

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

**Barn**

Means a *building* that is designed to shelter animals such as cattle, poultry, horses or swine.

**Basement**

Means that portion of a *building* below the *first storey*.

**Bed and Breakfast Establishment**

Means a *single detached dwelling* in which a maximum of three rooms are provided with or without meals for hire or pay for the travelling public.

**Boarding Lodging or Rooming House** [By-law 2015-192]

Means a building in which lodging with or without meals is supplied for gain to more than four persons other than the lessee, tenant or owner of said building, but does not mean or include a *motel, hotel, bed and breakfast establishment, group home, hospital* or similar commercial or institutional use or *apartment dwelling*.

**Boarding or Riding Stables**

Means a *building* or *structure* in which horses are kept.

**Boathouse**

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

**Building**

Means a *structure* occupying an area greater than 10 square metres (107.6 square feet) consisting of any combination of a wall, roof and floor, or a structural system serving the function thereof, including all associated works, fixtures and service systems.

### **Building, Apartment**

Means a *building* containing three or more *dwelling units* that share a common external access to the outside through a common vestibule and a common corridor system.

### **Building, Multiple-Unit**

Means a building containing three or more *dwelling units*, but not including a *triplex*, a *fourplex*, a *townhouse building* or an *apartment building*.

### **Building, Townhouse**

Means a *building* that is vertically divided into a minimum of three *dwelling units*, each of which has an independent entrance at *grade* to the front and rear of the *building*.

### **Building Contractors Supply Outlet**

Means *premises* in which *building*, construction and/or home improvement materials are offered for sale to building contractors and/or tradesmen and not to the general public and which may include, as an *accessory use*, the *outdoor storage* of such materials.

### **Building Supply Outlet**

Means *premises* in which *building*, construction and/or home improvement materials are offered for sale to the public and may include, as an *accessory use*, the *outdoor storage* of such materials.

### **Business Office**

Means *premises* used for conducting the affairs of businesses, professions, services, industries, governments, or like activities, in which the chief product of labour is the processing and/or storage of information rather than the production and distribution of goods.

### **Camping Establishment**

Means an area of land used and maintained as grounds for the camping or temporary parking of truck *campers*, *trailers* or tents.

### **Camp Site**

Means that part of a *camping establishment* which is occupied, on a temporary basis only, by a *truck camper*, *trailer* or tent.

### **Cannabis** [By-law 2023-091]

Means the definition of Cannabis as set out in the Cannabis Act, S.C. 2018, c. 16. For clarity, “Cannabis” also includes “industrial hemp” as defined in the Industrial Hemp Regulations, SOR/2018-145.

### **Cannabis Production and Processing Facility** [By-law 2023-091]

Means any building, structure or land in or upon which is carried out any activity authorized pursuant to the *Cannabis Act*, S.C. 2018, c. 16 or the Controlled Drugs and Substances Act, S.C. 1996, c. 19, and any regulations made pursuant to these statutes. For clarity, a Cannabis Production and Processing Facility does not include: the production of up to four (4) Cannabis plants at any one time in a dwelling house; the production of Cannabis by a person who is authorized by Health Canada to produce Cannabis for their town medical purposes; or the production of Cannabis by a person who has been designated to produce Cannabis for the medical purposes of a person registered with Health Canada in accordance with *Cannabis Act*, *the Controlled Drugs and Substances Act* or any regulations made pursuant to these statutes.

### **Carport** [By-law 2017-012]

Means a *building*, attached or not, to a dwelling or main building which is a roofed enclosure open at each end and at least one side except for any structural roof supports, designed for the storage or parking of a *motor vehicle*.

### **Cemetery**

Means a cemetery or columbarium within the meaning of the Cemeteries Act, as amended.

### **Commercial Fitness Centre**

Means *premises* in which facilities are provided for recreational or athletic activities such as bodybuilding and exercise classes and may include associated facilities such as a sauna, a swimming pool, a solarium, a cafeteria and accessory *retail uses*.

### **Commercial Greenhouse**

Means *premises* used for the growing of flowers, fruits, vegetables, plants, shrubs, trees and similar vegetation which is sold directly from the *lot* either at wholesale or retail.

### **Commercial School**

Means *premises* used as a school conducted for gain, including a studio of a dancing teacher or a music teacher, an art school, a golf school or business school and any other similar specialized school but does not include a *trade school*.

### **Commercial Self-Storage Facility**

Means *premises* used for the temporary storage of household items and seasonal, recreational or *commercial vehicles*, boats and *trailers* in storage areas or lockers, which are generally accessible by means of individual loading doors.

### **Community Centre**

Means a facility used for community activities, the control of which is vested in a *public authority*.

### **Conservation Use**

Means an area of land that is generally left in its natural state and which is used to preserve, protect and/or improve components of the *natural heritage system* for the benefit of man and the natural environment and which may include, as an *accessory use*, hiking trails and/or cross country ski trails, *buildings* and *structures* such as *nature interpretation centres* and *public information centres*.

### **Contractors Yard**

Means an area of land where equipment and materials used by a *building* and/or excavating contractor are stored and/or where a contractor performs shop or assembly work.

### **Convenience Retail Store**

Means *premises* where food, tobacco, drugs, periodicals and similar items of household necessity are sold directly to the public but shall not include a *retail store*.

### **Convention Centres** [By-law 2014-112]

The use of land or *building* for establishments primarily engaged in providing large or small meeting rooms for business, civic, educational, political, religious or social group or similar special functions.

### **Coop** [By-law 2017-016]

Means a fully enclosed weatherproof *building* where hens are kept and which the interior of includes nest boxes for egg laying, perches for the hens to sleep on and food and water containers.

### **Corporate Meeting Facility/Chalet** [2018-010]

means premises that are rented on a temporary basis to the public for meeting and accessory accommodation purposes.

### **Corporation**

Means the *Corporation* of the Township of Oro-Medonte.

### **Correctional Residential Care Home** [By-law 2005-037]

means a *dwelling unit* used for the accommodation of up to ten persons, exclusive of members of the staff of the operator, who are serving a sentence imposed by a court or who are on probation or parole, and who are living under the supervision of staff who are present at the *dwelling unit* at all times. Such a residential care home is required to be licensed, approved or supervised and/or funded by the Province of Ontario or the Government of Canada.

Without limiting the generality of the foregoing, a *Correctional Residential Care Home* includes Children's Detention Homes and Phase 1 Open Custody Residences under the Children and Family Services Act or amendments thereto, Phase 2 Open Custody/Open Detention Residences and Community Resource Centres under the Ministry of Correctional Services Act or amendments thereto, and Halfway Houses for Ex-

Offenders under the Charitable Institutions Act or amendments thereto, but does not include Community Residential Centres of Community Correctional Centres which are operated by the Federal Government under Corrections Canada.

## **Council**

Means the Council of the *Corporation*.

## **Crisis Care Facility** [By-law 2005-037]

means a *dwelling unit* used for the accommodation of up to ten persons, exclusive of members of the staff of the operator who require temporary, emergency shelter and aid for a short period of time or who are undergoing treatment for or recovering from substance abuse, and who are living under the supervision of staff who are present at the *dwelling unit* at all times. Such a residential care home is required to be licensed, approved or supervised and/or funded by the Province of Ontario or the Government of Canada. Without limiting the generality of the foregoing, a *crisis care facility* includes shelters for youth, shelters for elderly persons, shelters for the homeless and Halfway Houses for Alcoholics under the Charitable Institutions Act or amendments thereto.

## **Cross Country Ski Facility**

Means an area of land with trails used by skiers who do not require a *ski lift facility* to ski and which may include, as *accessory uses*, a *restaurant*, a club house, a *retail store* that sells ski equipment and accessories, a *dwelling unit* for a caretaker, a fitness centre and other *buildings* or *structures* devoted to the maintenance and operation of the cross country ski facility.

## **Curling Clubs** [By-law 2014-112]

The use of land or *building* for the purpose of playing or practicing the sport of curling.

## **Custom Workshop**

Means *premises* used by a trade, craft or guild for the manufacture, in small quantities, of made to measure clothing or articles including the sale of such products at retail and, for the purpose of this By-law shall include upholstery but does not include metal spinning, woodworking or furniture manufacturing.

## **Data Processing Centre**

Means *premises* used for information storage and retrieval through the use of electronic computers, the production of computer programs, word processing and the maintenance of records including corporate accounts and cheque processing.

## **Day Nursery**

Means *premises* where more than 5 children are provided with temporary care and/or guidance for a continuous period not exceeding twenty-four hours and are licensed in accordance with the Day Nurseries Act.

## **Deck**



Means an unenclosed *structure* that is accessory to a residential use and used as an outdoor living area, with a foundation holding it erect and a floor which is above finished *grade* and shall not include a landing or a stair.

### **Detached Accessory Dwelling Unit** [By-law [2021-029](#)]

Means a dwelling unit located in a detached structure on the same property as, and is subordinate to, a principal single detached dwelling.

### **Downhill Ski Facility**

Means an area of land with trails used by skiers who require a *ski lift facility* to ski and which may include, as *accessory uses*, a *restaurant*, a club house, a *retail store* that sells ski equipment and accessories, a *dwelling unit* for a caretaker, a fitness centre and other *buildings* or *structures* devoted to the maintenance and operation of the downhill ski facility.

### **Driveway**

Means a defined area providing access for *motor vehicles* from a *public* or *private street* or a *lane* to facilities such as a *parking area*, *parking lot*, *loading space*, *private garage*, *building* or *structure*.

### **Dry Cleaning Distribution Depot**

Means *premises* used for the purpose of receiving articles or goods of fabric to be subjected to the process of dry cleaning, dry dyeing or cleaning in a *laundry plant* and for the pressing and distribution of any such articles or goods which have been subjected to any such process.

### **Dry Industrial Use**

Means an *industrial use*, which does not require the use of water in the manufacturing, processing, fabricating or assembling of any good, substance, article or thing.

### **Dwelling, Apartment**

Means a *dwelling unit* in an *apartment building*.

### **Dwelling, Duplex**

Means a *dwelling unit* in a *building* that is divided horizontally into two *dwelling units*, each of which has an independent entrance either directly to the outside or through a common vestibule.

### **Dwelling, Fourplex**

Means a *dwelling unit* in a *building* that is divided horizontally or a combination of vertically and horizontally into four *dwelling units*, each of which has an independent entrance either directly to the outside or through a common vestibule.

### **Dwelling, Mobile Home**

Means a *dwelling unit* that is designed to be mobile, and constructed or manufactured to provide a permanent residence that is certified in accordance with CSA Standard Z240 or CSA Standard A277, but does not include a *travel trailer* or *truck camper*.

### **Dwelling, Multiple**

Means a *dwelling unit* in a *multiple-unit building*.

### **Dwelling, Semi-Detached**

Means a *dwelling unit* in a *building* that is divided vertically into two *dwelling units* that share a common wall above *grade*.

### **Dwelling, Single Detached**

Means a *building* containing only one *dwelling unit*.

### **Dwelling, Townhouse**

Means a *dwelling unit* in a *townhouse building*.

### **Dwelling, Triplex**

Means a *dwelling unit* in a *building* that is divided horizontally or a combination of horizontally and vertically into three *dwelling units*, each of which has an independent entrance to the outside or through a common vestibule.

### **Dwelling Unit [By-law 2015-192]**

Means one or more rooms in a *building*, designed as, or intended as, or capable of being used or occupied as a single independent housekeeping unit and containing living, sleeping, sanitary and food preparation facilities or facilities for the installation of kitchen equipment and has an independent entrance. For the purposes of this By-law, a *dwelling unit* does not include any commercial accommodation or a *recreational trailer*.

### **Equestrian Facility**

Means an area of land where three or more horses are boarded and taken out to be ridden by their owners or rented to others and where riding lessons may be given.

### **Equipment Sales and Rental Establishment**

Means *premises* in which machinery and equipment are offered for sale or kept for rent, lease or hire.

### **Erect**

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

### **Farm Implement Dealership**

Means *premises* where farm machinery is stored and sold and/or leased to the public and which may include facilities for the repairing of farm machinery.

### **Farm Produce Sales Outlet**

Means *premises* where the products of an *agricultural use* on the same *lot* are sold at retail to the travelling public.

### **Farm Vehicle**

Means a licensed or unlicensed *motor vehicle* that is used to cultivate or harvest farm products and/or assist in the general operation of an *agricultural use*, an *intensive agricultural use* or a *specialized agricultural use*

### **Farmers Market** [By-law 2014-112]

The use of land or *building* for the occasional or periodic activity of holding a market where food and/or new or used goods are offered for sale to the public.

### **Feedlot**

Means an area of land within a pen or corral wherein livestock such as cattle, horses, sheep, goats and/or swine are maintained in close quarters for the purpose of fattening such livestock for shipment to market.

### **Fence** [By-law 2017-012]

Means a construction which forms a barrier for enclosing, bounding, delineating, or protecting land. For the purposes of this By-law, a Fence is not a *structure*.

### **Financial Institution**

Means *premises* in which financial services are offered to the public and includes a bank, credit union, trust company, savings office or any other retail banking operation.

### **First Storey**

Means the storey with its floor closest to *established grade* and having its ceiling more than 1.8 metres above *grade*.

### **Fish Hut Rental Establishment**

Means a premises where fish huts are rented to the traveling public, stored and repaired.

### **Floor Area**

Means the total area of all floors in a *building*, measured between the exterior faces of the exterior walls of the *building* at each floor level.

### **Floor Area, First Storey**

Means the floor area of the *first storey*, but excluding car *parking areas* within the *building*.

### **Floor Area, Gross**

Means the aggregate of the *floor areas* of a *building* above or below *established grade*, but excluding car parking areas within the *building*, stairways, elevator shafts, service/mechanical rooms and penthouses, washrooms, garbage/recycling rooms, staff locker and lunch rooms, loading areas, any space with a floor to ceiling height of less than 1.8 metres (5.9 feet) and any part of a basement that is unfinished, is used solely for storage purposes and is not accessible to the public.

### **Food Processing Establishment**

Means *premises* in which food is processed or otherwise prepared for human consumption but not consumed on the *premises*.

### **Forestry Use**

Means an area of land used for the cultivating and harvesting of trees for the purpose of producing commercial and non-commercial wood products and on which the cutting of wood harvested from the *lot* on which the forestry use is located for transport is permitted. For the purposes of this By-law, a forestry use does not include a *saw and/or wood planing mill* or a *wood chipping establishment*.

### **Funeral Home**

Means *premises* used for furnishing funeral supplies and services to the public and includes facilities intended for the preparation of the human body for interment.

### **Garage, Attached** [By-law 2015-192]

Means a private garage, accessory to a dwelling on the same lot, and separated therefrom by a common wall and/or common roof structure, an attached garage may be considered “common” as long as at least forty (40%) percent of the length of the garage wall is common with the dwelling wall.

### **Garage, Private**

Means an enclosed *building*, or part thereof, designed and used for the storage of one or more *motor vehicles*.

### **Glamping** [By-law 2019-011]

means a form of outdoor camping involving accommodation and facilities (such as beds, electricity and access to indoor plumbing) not usually associated with traditional camping.

### **Golf Course**

Means an outdoor public or private area operated for the purpose of playing golf and includes a par three golf course, a miniature golf course and putting greens and which may include, as *accessory uses*, a *restaurant*, a *retail store* that sells golf equipment

and accessories, a *dwelling unit* for a caretaker, a *golf driving range*, fitness centre and other *buildings* or *structures* devoted to the maintenance and operation of the golf course.

### **Golf Driving Range**

Means an outdoor public or private facility used for the practice of golf by the driving of golf balls from fixed golf tees.

### **Grade**

Means the level of the ground adjacent to the outside wall of a *building* or *structure*.

### **Grade, Established**

Means the average level of proposed or finished ground adjoining a *building* at all exterior walls.

### **Grocery Store** [By-law 2014-112]

The use of land or building for establishments primarily engaged in retailing a general line of food, such as canned, dry and frozen foods; fresh fruits and vegetables; fresh and prepared meats, fish poultry, dairy products, baked products and snack foods. These establishments also typically retail a range of non-food household products, such as household paper products, toiletries and non-prescription drugs and may also include a pharmacy and limited lines of other non-food retail merchandise.

### **Habitable** [By-law 2015-192]

Means any floor space within a building or structure designed and intended to be used for living, sleeping, cooking or eating purposes as defined as suite or *dwelling unit* under the Building Code Act, as amended.

### **Height**

Means with reference to a *building* or *structure*, the vertical distance measured from the *established grade* of such *building* or *structure* to:

- a) the highest point of the roof surface or the parapet, whichever is the greater, of a flat roof;
- b) the deckline of a mansard roof;
- c) the mean level between eaves and ridge of a gabled, hip or gambrel roof or other type of pitched roof;
- d) in case of a *structure* with no roof, the highest point of the said *structure*.

Notwithstanding the above, any ornamental roof construction features including towers, steeples or cupolas and mechanical features, such as structures containing the

equipment necessary to control an elevator, shall not be included in the calculation of *height*.

**Hens** [By-law 2017-016]

Means a domesticated female chicken that is at least four months old.

**Highway Commercial Retail Store**

Means the premises for the purposes of selling or offering for the sale goods, wares, merchandise, substances, articles or services directly to and required by the travelling public and the storage and display of such goods in limited quantities and may include the sale of arts, handicrafts and gifts, baked goods, foods, recreational supplies and equipment and shall not include *retail stores* such as a department store, supermarket, pharmacy or apparel store.

**Hobby Farm**

Means the keeping of no more than two horses and/or a limited number of domestic animals for personal use and enjoyment on the same *lot* as a *single detached dwelling*, but does not include an *intensive agricultural use* or a *kennel*.

**Home Industry**

Means a small-scale *industrial use*, such as a carpentry shop, a metal working shop, a welding shop or an electrical shop that provides services or wares to the rural community and which is an *accessory use* to an *agricultural use* or a *single detached dwelling*. For the purpose of this By-law, the repairing of *motor vehicles*, *mobile homes* and *trailers* is not a home industry.

**Home Occupation** [By-law 2015-192]

Means an Occupation which is carried on in accordance with the provisions of this By-law relative thereto, as an *accessory use* to a *dwelling unit* and is clearly incidental, accessory, or secondary to the residential use of a dwelling.

**Hotel**

Means *premises* that contains rooms without cooking facilities that are accessed by a common indoor corridor system and which are rented on a temporary basis to the public for accommodation purposes and which contains a public dining area and which also may contain meeting rooms and accessory banquet facilities and other *accessory uses* such as gift shops, fitness centres, *restaurants*, *nightclubs* and convention facilities.

**Industrial Use**

Means *premises* used for the manufacturing, processing, finishing, treating, ornamenting, altering, fabricating or assembly of raw materials or recycled materials or the adapting for sale of any good, substance, article or thing.

**Infrastructure** [By-law 2017-012]

Means physical structures (facilities and corridors) that form the foundation for development. Infrastructure includes storm and sanitary sewage and water systems, septage treatment systems, waste management systems, electric power generation and transmission facilities, communications/telecommunications facilities, transit and transportation corridors and facilities, oil and gas pipelines and associated facilities.

**Kennel** [By-law 2012-164]

Means any *building, structure*, dog run or other facility, or part thereof where more than three (3) dogs over twelve (12) weeks of age, are boarded or kept for breeding or show purposes, or where registered dogs are kept for hunting purposes, or where dogs are kept solely for the purpose of routinely entering into dogsled or other similar races.

**Kennel, Class ‘A’** [By-law 2012-164]

Means any *kennel* used for keeping of no more than eight (8) dogs over twelve (12) weeks of age.

**Kennel, Class ‘B’** [By-law 2012-164]

Means any *kennel* used for keeping of no more than fifty (50) dogs over twelve (12) weeks of age.

**Landscaping**

Means trees, shrubs, flowers, grass or other horticultural elements, decorative stonework, screening or other architectural elements, all of which are designed to enhance the visual amenity of a property and shall not include *parking areas, driveways* or ramps.

**Lane**

Means a secondary thoroughfare which is not intended for general traffic circulation and which provides a public or private means of vehicular access to an abutting property.

**Laundry Plant**

Means *premises* where dry cleaning, dry dyeing, cleaning or pressing of articles or fabric is carried on by means of dry cleaning machines or units and incidental equipment in which only non-inflammable solvents are or can be used and which emit no odour or fumes, noise or vibration causing nuisance or inconvenience within or without the *premises*.

**Laundromat**

Means *premises* where coin-operated laundry machines, using only water, detergents and additives are made available to the public for the purpose of laundry cleaning.

**Library**

Means *premises* containing printed, electronic and pictorial material for public use for purposes of study, reference and recreation.

**Livestock Facilities** [By-law 2015-192]

Means *barns, buildings or structures* where animals are housed and shall also include beef feedlots and associated manure storage facilities.

**Livestock Housing Capacity** [By-law 2015-192]

Means the total maximum number of livestock that can be accommodated in a livestock facility at any one time.

**Livestock Unit** [By-law 2015-192]

Means the equivalent values for various types of animals and poultry based on manure production and production cycles.

**Loading Space**

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

**Lot**

Means a parcel of land wherein the fee simple may legally be conveyed or transferred by an owner for a period of twenty-one years or more.

**Lot Area**

Means the total horizontal area within the *lot lines* of a *lot*.

**Lot, Corner**

Means a *lot* at the intersection of two or more *public streets* or upon two parts of the same *public street* with such street or streets containing an angle of not more than 135 degrees or a lot upon which the tangents at the street extremities of the interior side lot lines contain an angle of not more than 135 degrees. The corner of a *lot* on a curved corner shall be that point on the *street line* nearest the point of intersection of the said tangents.

**Lot Coverage**

Means that percentage of the *lot* covered by all *buildings* and shall not include that portion of such *lot area* which is occupied by a *building* or portion thereof which is completely below *grade*.

**Lot Frontage**

Means the horizontal distance between the *interior side* and/or *exterior side lot lines*, with such distance being measured perpendicularly to the line joining the mid-point of the *front lot line* with the mid-point of the *rear lot line* at a point on that line eight metres from the *front lot line*.



In the case of a *lot* with no *rear lot line*, the point where two *interior side lot lines* intersect shall be the point from which a line is drawn to the mid-point of *the front lot line*. In the case of a *corner lot* with a daylighting triangle, the *exterior side lot line* shall be deemed to extend to its hypothetical point of intersection with the extension of the *front lot line* for the purposes of calculating *lot frontage*.

### **Lot, Interior**

Means a *lot* situated between adjacent *lots*.

### **Lot Line, Interior Side**

Means a *lot line*, other than a *rear lot line* that does not abut a *public street*.

### **Lot Line**

Means a line delineating any boundary of a *lot*.

### **Lot Line, Exterior Side**

Means the *lot line* of a *corner lot*, other than the *front lot line*, which divides the *lot* from a *public street*.

### **Lot Line, Front**

Means the line which divides the *lot* from the *public street*, but, in the case of:

- a) a *corner lot*, the shortest of the *lot lines* that divides the *lot* from the *public street* shall be deemed to be the *front lot line*;
- b) a *corner lot* where such *lot lines* are of equal length and where one *lot line* abuts a County road or Provincial highway, the *front lot line* shall be deemed to be that line which abuts the County road or Provincial highway; and,
- c) a *corner lot* where such *lot lines* are of equal length and where both *lot lines* abut a *public street* under the same jurisdiction, the *Corporation* may designate either *street line* as the *front lot line*.

### **Lot Line, Rear**

Means the *lot line* opposite to, and most distant from, the *front lot line*.

### **Main Building**

Means a *building* in which is carried on the principal purpose for which the *lot* is used.

### **Main Wall**

Means the exterior, front, side and/or rear wall of a *building* and all structural components essential to the support of a fully enclosed space.

### **Marina**

Means *premises* containing docking facilities where boats or boat accessories are berthed, stored, serviced, repaired, constructed or kept for sale or rent and where facilities for the sale of marine fuels or lubricants, accessory retail sales and a taxi service are provided and where wastewater pumping facilities may be provided.

### **Market Garden**

Means an area of land that is used for the growing of vegetables and/or berry fruit crops and/or flowers that are then sold at retail on the *lot* to customers who either purchase the product after it has been picked or pick the product themselves.

### **Marine Sales and Service Establishment**

Means *premises* where boats and boat accessories are sold, rented, stored and/or repaired.

### **Medical Clinic**

Means *premises* used by two or more practitioners at any one time for the medical, dental, surgical and/or therapeutic treatment of human beings, but does not include a public or private hospital.

### **Motel**

Means *premises* that contains rooms with no private cooking facilities that are rented on a temporary basis to the public with each room being accessed from the outside.

### **Motor Vehicle**

Means an automobile, motorcycle, motor-assisted bicycle unless otherwise indicated in the Highway Traffic Act, as amended, and any other vehicle propelled or driven otherwise than by muscular power.

### **Motor Vehicle Body Shop**

Means *premises* used for the painting and/or repairing of the interior and/or exterior and/or the undercarriage of *motor vehicle* bodies. Car washes are not an *accessory use*.

### **Motor Vehicle Repair Garage**

Means *premises* used for the repairing of *motor vehicles*, but shall not include the sale of *motor vehicle* fuels. Car washes are not an *accessory use*.

### **Motor Vehicle Sales Establishment**

Means *premises* used for the sale or rental of *motor vehicles*.

### **Motor Vehicle Service Station**

Means *premises* used for the sale of *motor vehicle* fuels and which may include the following accessory uses: the sale of *motor vehicle* parts and accessories, *retail* and

personal service uses, *motor vehicle* rental and the servicing and repairing of *motor vehicle*. Car washes are not an *accessory use*.

### **Motor Vehicle Storage Yard** [By-law 2010-178]

Means land, *building*, or *structure* or part thereof used for the temporary storage of impounded or towed vehicles within a secure area which is fenced and gated or inside a building and where a storage fee is charged and may include property held under police or other government authority.

### **Motor Vehicle, Commercial**

Means a commercial motor vehicle as defined by the Highway Traffic Act, as amended.

### **Mountain Bike Facility**

Means an area of land with trails used by non-motorized mountain bikes and which may include, as *accessory uses*, a *restaurant*, a club house, *retail store* that sells mountain bike equipment and accessories, a *dwelling unit* for a caretaker, a fitness centre and other *buildings* or *structures* devoted to the maintenance and operation of the *mountain bike facility*.

### **Museum**

Means a facility owned and operated by a private entity or by a *public authority* and used for the preservation of a collection of paintings and/or other works of art and/or objects of natural history and/or mechanical scientific and/or philosophical inventions, instruments, models and/or designs and which may also include libraries, reading rooms, laboratories and accessory offices.

### **Natural Heritage System**

Means lands that are part of a network of natural areas and/or regenerated areas and the lands that support the ecological functions critical to the survival of these areas.

### **Nature Interpretation Centre**

Means *premises* in which maps, exhibits and documents are displayed for the purpose of explaining the *natural heritage system* to the public.

### **Nightclub**

Means *premises* whose primary function is the provision of theatrical performances, pre-recorded music, or live musical entertainment, whether such pre-recorded music or live music is provided for listening or dancing by the patrons, or any combination of the above functions, and whose accessory function is the sale and consumption on the premises of food and alcoholic beverages, but does not include a *restaurant* or an *adult entertainment parlour*.

### **Non Complying**

Means a *building*, *structure* or *lot* that does not comply with the regulation(s) of this By-Law.

## **Non Conforming Use**

Means a use, which is not a permitted use in the *Zone* in which the said use is situated.

## **Nordic Spa [2018-010]**

means an open space, recreational area, building or buildings, which are operated on a commercial basis and devoted to thermotherapy with the use of saunas, steam baths, hot/cold pools, relaxation areas and massage. A Nordic Spa may also include the following accessory uses: corporate meeting facilities/chalets, parking areas, restaurants/bistros, administrative offices, retail uses and personal service shops.

## **Nursing Home**

Means a *premises* used as a nursing home within the meaning of the Nursing Home Act, as amended.

## **Obnoxious Use**

Means a use which, from its nature or operation, creates a nuisance or is liable to become a nuisance or offensive by the creation of noise or vibration, or by reason of the emission of gas, fumes, dust or objectionable odour, or by reason of the matter, waste or other material generated by the use, and without limiting the generality of the foregoing, shall include any uses which may be declared to be a noxious or offensive trade or business under the Public Health and Promotion Act, as amended.

## **On-farm Diversified Uses [By-law 2019-011]**

Means uses that are secondary to the principal agricultural use of the property, and are limited in area. On-farm diversified uses include, but are not limited to, home occupations, home industries, agri-tourism uses, and uses that produce value-added agricultural products.

## **Outdoor Display and Sales Area**

Means an area of land used in conjunction with a business located within a *building* or *structure* on the same *lot*, for the display or sale of produce, merchandise or the supply of services.

## **Outdoor Storage**

Means an area of land used in conjunction with a business located within a *building* or *structure* on the same *lot*, for the storage of goods and materials.

## **Outdoor Storage Use**

Means an outdoor storage area forming the main use of a *lot*. For the purposes of this definition, the *outdoor storage of motor vehicles* is not considered to be an outdoor storage use.

## **Parking Area**

Means an open area of land not located on a *public street* or *private street* which is used for the parking of *motor vehicles* with or without a fee being charged, but shall not include any area where *motor vehicles* for sale or repair are kept or stored.

### **Parking Garage**

Means a *building*, or part thereof, used for the storage or parking of *motor vehicles*.

### **Parking Lot**

Means an area of land used for the parking of *motor vehicles* with or without a fee being charged, with such use forming the *principal use* of a *lot*.

### **Parking Space**

Means an unobstructed space for the parking of a *motor vehicle*.

### **Personal Service Shop**

Means *premises* in which services involving the care of persons or their apparel are offered and includes a barber shop, a hair dressing shop, a beauty shop, a shoe repair establishment or similar service establishments.

### **Pharmacy** [2014-112]

The use of land or *building* for establishments primarily engaged in retailing prescription or non-prescription drugs and medicines. These establishments also typically retail snacks, cosmetics, personal hygiene products, greeting cards and stationery, and health aids, and may also include as additional retail uses confectionery, novelties and giftware, cameras and photographic supplies.

### **Place of Amusement**

Means *premises* that contains facilities that offer games of skill and competition for the amusement of the public, such as motion simulation rides, virtual reality games, video games, computer games, laser games and similar types of uses, but does not include casinos or any other establishment accommodating gambling or gaming activities, wagering or betting, video lottery and gaming machines or any other similar type of gambling use.

### **Place of Worship**

Means *premises* used by a charitable religious group(s) for the practice of religious services.

### **Planting Strip**

Means an area of land adjacent to a *lot line* that is the site of *landscaping*.

### **Pit**

Means an area of land where unconsolidated gravel, stone, sand, earth, clay, fill or other material is being removed by means of an excavation to supply materials for

construction, industrial or manufacturing purposes and may include, as an *accessory use*, facilities for the crushing, screening, washing and storage of such materials.

### **Porch**

Means a *structure* abutting a *main wall* of a *building* having a roof but with walls that are generally open and unenclosed.

### **Portable Asphalt Plant**

Means equipment that is used to produce asphalt and which is capable of being readily drawn by a *motor vehicle* and which is not permanently affixed to the ground.

### **Post Secondary Institutions** [By-law 2014-112]

Means a premises used for educational purposes by a college, university or adult education facility.

### **Premises**

Means an area of a *building* occupied or used by a business or enterprise.

### **Principal Use**

Means the primary use of the *lot*.

### **Printing Establishment**

Means *premises* in which books, newspapers, periodicals, flyers or other printed materials are produced.

### **Private Club**

Means *premises* used as a meeting place by members and guests of members of non-profit and non-commercial organizations for community, social or cultural purposes. This definition does not include uses that are normally carried out as a commercial enterprise.

### **Private Home Daycare**

Means the use of a *dwelling unit* for the temporary care and custody of not more than five children who do not live in the *dwelling unit* and who are under ten years of age for reward or compensation for a continuous period not exceeding twenty-four hours.

### **Private Park**

Means an open space or recreational area other than a *public park*, operated on a commercial and/or private member basis, and which includes one or more of the following facilities or activities:

- a) Areas for hiking and/or horse-riding;

- b) Recreational or playground areas such as picnic areas, tennis courts, lawn bowling greens, outdoor skating rinks, athletic fields and accessory buildings which may include changerooms, meeting rooms and washrooms.

### **Private School**

Means *premises* used as an academic school, which secures the major part of its funding from sources other than government agencies.

### **Public Authority**

Means any Provincial, County or Municipal commission, board, or authority.

### **Public Information Centre**

Means *premises* in which maps and information on accommodation and recreational activities are sold or given to the travelling public.

### **Public Park**

Means any area of land under the jurisdiction of a *public authority* that is designed and/or maintained for recreational purposes. Without limiting the generality of the foregoing, a public park may include municipal parks and playgrounds, swimming pools, beach areas, tennis courts, bowling greens, arenas, boating facilities, sports fields and ancillary retail uses and regional open space and recreational uses operated by the Province of Ontario which areas may include a *camping establishment* operated by the Province of Ontario.

### **Public Storm Sewer System** [By-law 2017-012]

Means a system of conduits, ditches and related appurtenances, under the jurisdiction of the Township of Oro-Medonte or other public authority, which carries storm surface water and storm drainage but not sanitary sewage or industrial waste.

### **Pumphouse**

Means a structure in which a pump drawing water for consumption is located.

### **Recreational Trailer or Vehicle**

Means any vehicle that is suitable for being attached to a *motor vehicle* for the purpose of being drawn or is self-propelled, and is capable of being used on a short term recreational basis for living, sleeping or eating accommodation of human beings and includes a *travel trailer*, pick-up camper, motorized camper or tent trailer.

### **Recreational Use**

Means a use of land, *building* or *structure* that has been designed and equipped for the conduct of sports and leisure time activities such as a bowling alley, a curling rink, a billiard hall, an indoor golf driving range and other such uses, but does not include a *commercial fitness centre*, any use requiring the outdoor operation of *motor vehicles* or any other sports or leisure time use otherwise defined by this By-law.

### **Recreational Uses [By-law 2014-112]**

An open space or recreational area or building, other than a *public park*, operated on a commercial and/or private member basis, which is devoted to one or more of the following uses or activities or to a similar type of use or activity:

- a) Accessory recreational or playground uses such as picnic area, tennis courts, lawn-bowling greens, outdoor skating rinks, athletic fields, *swimming pools* and similar uses;
- b) *Buildings* accessory to the foregoing such as refreshment booth or pavilion, a marina, dining and recreation facilities and administrative offices to service the clients or members utilizing the principle private recreation use.

### **Recycling Establishment**

Means *premises* in which used materials are separated and/or processed prior to shipment to other uses who will use those materials to manufacture new or recycled products.

### **Repair Shop**

Means *premises* in which mechanical equipment, excluding *motor vehicles*, is repaired.

### **Research Laboratory**

Means *premises* used for research and development involving the natural and physical sciences.

### **Reserve**

Means a strip of land abutting a *public street* and owned by the authority having jurisdiction over such a *public street*. For the purposes of this By-law, a *lot* separated from a *public street* by a reserve shall be deemed to abut such a *public street*.

### **Resort Street [By-law 2014-112]**

Means a private right-of-way that is used by *motor vehicles* but is not owned by the Corporation or any other public authority but is developed to municipal standards and may or may not be a condominium road.

### **Restaurant**

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

### **Restaurant, Drive-Thru**

Means *premises* where food is prepared and served to the public while *in motor vehicles* by means of an order or window service which *motor vehicles* approach in designated lanes.



## **Residential Care Home** [By-law 2005-037]

means:

- a) a *dwelling unit* used for the accommodation of three to ten persons exclusive of members of the staff of the operator, who by reason of their emotional, mental, social, or physical condition or legal status require a group living arrangement for their well-being, and who are living under the supervision of staff who are present at the *dwelling unit* at all times. Such a residential care home is required to be licensed, approved or supervised and/or funded by the Province of Ontario or the Government of Canada; or,
- b) a *dwelling unit* with five or more foster children under the care of a foster care operator who is licensed or approved under Provincial Statute; or,
- c) a *dwelling unit* used for the temporary accommodation of up to ten care-givers who require rest and relaxation in a quiet setting.

## **Retail Store**

Means *premises* in which goods, wares, merchandise, substances, articles or things are displayed, rented or sold directly to the general public.

## **Retaining Wall** [By-law 2017-012]

Means a wall built serving the function of grade separation.

## **Retirement Home**

Means *premises* that provides accommodation primarily to retired persons or couples where each private bedroom or living unit has a separate private bathroom and separate entrance from a common hall but where common facilities for the preparation and consumption of food are provided, and where common lounges, recreation rooms and medical care facilities may also be provided.

## **Salvage Yards** [By-law 2015-192]

Means an establishment where goods, wares, merchandise, articles or things are processed for further use, and where such goods, wares, merchandise, articles or things are stored wholly or partly in the open and includes a junk or scrap metal yard and a motor vehicle wrecking yard or premises.

## **Saw and/or Planing Mill**

Means *premises* where timber is cut, sawed or planed either to finished lumber or as an intermediary step and may include facilities for the kiln drying of lumber and the sale of such products to the public.

## **School, Public**

Means a facility used as an academic school under the jurisdiction of the Simcoe County Board of Education, a school under the jurisdiction of the Simcoe County Roman Catholic Separate School Board, or other similar Provincially approved educational institution or parochial school operated on a non-profit basis.

**Sensitive Land Use** [By-law 2023-091]

Means an existing residential building, existing place of worship building, or lands containing or zoned to permit a public or private school, a day nursery, a public park, a public trail or a community centre.

**Service Shop, Light**

Means *premises* used for the servicing or repairing of radio and television receivers, apparel, vacuum cleaners, refrigerators, washing machines, sewing machines, and other domestic appliances; musical instruments, sound and public address systems, hosiery, shoes, cameras, toys, jewelry, watches, clocks, safes and locks, bicycles, wheel chairs and orthopedic appliances.

**Setback** [By-law 2017-012]

Means the shortest distant between a *Lot Line* or High Water Mark and the nearest main wall of any *building* or *structure* as indicated in the context in which the term is used. For the purposes of a carport or leanto means the shortest distance between a lot line and the closest part of the structure.

**Sewage Treatment Facility** [By-law 2017-012]

Means lands and/or premises used for the storage, treatment and disposal of sanitary sewage.

**Ski Lift Facility**

Means a device used to transport skiers from the base of a hill to the top of the hill, such as a T-bar lift or chair lift.

**Storage, Shipping or Cargo Containers** [By-law 2015-192]

Means a rectangular metal container customarily used for the transport of freight or for storage.

**Storey, Half** [By-law 2015-192]

Means the portion of a *building* situated within the roof or having its floor level not lower than four feet below the line where the roof and interior enclosing walls meet and is greater than 50% of the floor area below and exceeds 6 feet in *height*.

**Stormwater Management Facilities** [By-law 2017-012]

Means facilities that are used to improve the quality of stormwater and may include ditches, or ponds that temporarily store collected stormwater runoff and release it at a controlled rate.

**Street, Private**

Means a private right-of-way that is used by *motor vehicles* but is not owned by the *Corporation* or any other *public authority*.

**Street, Public**

Means a highway owned and maintained by a *public authority* and for the purposes of this By-law does not include a *lane* or any *private street*.

**Street Line**

Means the boundary between a *public street* and a *lot*.

**Structure** [By-law 2013-179]

Means anything that is erected, built or constructed of parts joined together and attached or fixed permanently to the ground or any other *structure*. For the purpose of this By-law, a retaining wall that has a *height* of 1.0 metre (3.2 feet) or less, a light standard and a sign shall be deemed not to be structures.

**Suite**

Means a single room or series of rooms of complementary use, operated under a single tenancy and includes *dwelling units*, individual guest rooms in motels, hotels, boarding houses, rooming houses and dormitories as well as individual stores and individual or complementary rooms for business and personal services occupancies.

**Supermarket**

Means *premises* containing a departmentalized food store.

**Swimming Pool**

Means any body of water located outdoors on privately owned property in which the depth of the water at any point can exceed 0.8 metres (2.6 feet) and shall include any accessory deck or support structure, but does not include a body of water associated with an *agricultural use*, an *intensive agricultural use* or a *specialized agricultural use*.

**Theatre**

Means *premises* that is used for the showing of motion pictures or for dramatic, musical or live performances. For the purposes of this definition, an *adult entertainment parlour* is not considered to be a *theatre*.

**Timeshare Establishment**

Means a commercial use that contains accommodation units that are either held in two or more ownership's, with the occupancy of each unit being shared by the owners, or which are held in one ownership with each of the units available to be rented, leased or used by different parties on a weekly or monthly basis.

**Trade School**

Means *premises* in which pupils are given instruction in specific trades related to the construction and manufacturing industry, the aircraft industry, services for people and services for business and without limiting the generality of the foregoing may include the facilities for the training of carpenters, plumbers, machinists, welders, *motor vehicle* mechanics, flight attendants, airplane mechanics and airplane pilots.

### **Trailer**

Means a vehicle that is at any one time drawn upon a *public street* by a *motor vehicle*, but for the purposes of this By-law, does not include a *mobile home dwelling*.

### **Trailer Park**

Means an area of land used for the temporary or seasonal parking of *trailers* and/or *truck campers* occupied by the travelling or vacationing public.

### **Trailer Site**

Means a site in a *trailer park* or *camping establishment* that is used for the parking or storing of a *trailer* or *truck camper*.

### **Trailer, Recreational Vehicle or Mobile Homes Sales Establishment**

Means *premises* used for the sale or rental of *trailers* and/or recreational vehicles and/or *mobile homes*.

### **Transfer Storage Lagoon**

Means an area of land used to store septage from septic tank systems and/or processed wastes from water pollution control plants in lagoons.

### **Transportation Terminal**

Means *premises* in which goods or wares are stored and where trucks are stored, serviced, repaired and loaded or unloaded.

### **Travel Trailer**

Means a *trailer* which is designed to be temporarily utilized for living, shelter and sleeping accommodation, with or without cooking facilities and which has running gear and towing equipment that is permanently attached, has a current license and is not permanently affixed to the ground.

### **Truck Camper**

Means a unit that is constructed in a manner such that it may be attached to a *motor vehicle*, as a separate unit, and is capable of being temporarily utilized for living, sleeping or eating.

### **Veterinary Clinic**

Means *premises* where a veterinary surgeon treats domestic animals, birds or other livestock and in which such animals may be boarded.

**Village Commercial Resort Unit** [By-law 2014-112]

Means a *dwelling unit* in a *building* where culinary and sanitary services are provided for the exclusive use of the *dwelling unit*, and the *dwelling unit* may be part of a rental or lease management program which includes housekeeping services where the *dwelling unit* is rented or leased to other than the unit owner for a period of time under a rental or lease agreement program.

**Warehouse**

Means *premises* in which goods or wares are stored and where trucks are stored, loaded or unloaded.

**Waste Disposal Area**

Means an area of land where garbage, refuse and/or domestic waste, exclusive of liquid industrial waste or toxic waste, is disposed of or dumped.

**Wayside Pit**

Means a temporary pit or quarry opened and used by a *public authority* for road construction purposes and which is not located within the right-of-way of a *public street*.

**Woodchipping Establishment**

Means *premises* in which timber from the same *lot* or from another location is fed into a wood-chipping machine for the purpose of producing woodchips and which may include, as an *accessory use*, the retail sale of the woodchips to the public.

**Wrecking Yard** [By-law 2010-178]

Means a place where *motor vehicles* are wrecked or dismantled and resold.

**Yard** [By-law 2017-012]

means an area of land which:

- a) is appurtenant to, and located on the same *lot* as, a *main building* or *structure*; and
- b) is open, uncovered and unoccupied from the ground to the sky, except for those uses specifically permitted thereon elsewhere in this By-law.

**Yard, Exterior Side**

Means the *yard* of a *corner lot* extending from the *front yard* to the *rear yard* adjacent to the *exterior side lot line*.

**Yard, Front**

Means a *yard* extending across the full width of the *lot* adjacent to the *front lot line*.

**Yard, Interior Side**

Means a *yard* other than an *exterior side yard*, which extends from the *front yard* to the *rear yard* adjacent to the *interior side lot line*.

**Yard, Minimum Required** [By-law 2017-012]

Means the minimum distance of a *yard* from a *lot line*. In calculating the *Minimum Required Yard*, the minimum horizontal distance from the respective *lot lines* shall be used.

**Yard, Rear**

Means a *yard* extending across the full width of the *lot* adjacent to the *rear lot line*.

**Zone**

Means a designated area of land use shown on the Zoning maps of this By-law

## Section 7 Exceptions

### 7.1 \*1 - Concession 11, Part of Lot 24 (Former Oro)

Notwithstanding any other provision in this By-law, a *trailer park* with a maximum of 54 *trailers sites* is permitted on those lands denoted by the symbol \*1 on the schedules to this By-law.

### 7.2 \*2 - Shoreline Area in Former Orillia

Notwithstanding any other provision in this By-law, the required *interior side yard* is 1.5 metres (4.92 feet) on those lands denoted by the symbol \*2 on the schedules to this By-law.

Stairs, landings, *porches*, *balconies* are permitted to encroach into the required *interior side yard* a distance of no more than 1.0 metre (3.2 feet) for one *interior side yard* only.

### 7.3 \*3 - Lot 3, Concession 2, South Division Plans M-340, M-469, and 1676 (Former Orillia)

Notwithstanding any other provision in this By-law, the following provisions apply to lands denoted by the symbol \*3 on the schedules to this By-law:

a) Minimum <i>lot area</i>	0.6 hectares (1.48 acres)
b) Minimum <i>lot frontage</i>	50 metres (164 feet)
c) Minimum required interior side yard	4.5 metres (14.7 feet)
d) <i>Minimum required rear yard</i>	15.0 metres (49.2 feet)
e) Minimum <i>dwelling unit</i> size	140 square metres (1,507 square metres)
f) Maximum <i>lot coverage</i>	15 percent
g) Maximum <i>height</i>	10.0 metres (32.8 feet)
h) Minimum setback for <i>buildings</i> , structures and septic system <i>tile fields</i> from the Environmental Protection <i>Zone</i> boundary	7.5 metres (26.2 feet)

**7.4 \*4 - Part of Lot 3, Concession 2, South Division, Lot 10, Plans M-340, M-469, And 1676 (Former Orillia)**

Notwithstanding any other provision in this By-law, the required minimum *lot frontage* shall be 35 metres (114.8 feet) on the lands denoted by the symbol \*4 on the schedules to this By-law.

**7.5 \*5 - Special Standards for Certain Residential Development in Former Medonte**

Notwithstanding any other provision in this By-law, the following provisions apply to lands denoted by the symbol \*5 on the schedules to this By-law:

- |   |  |
|---|--|
| a) Minimum <i>lot area</i>  | 0.8 hectares (1.9 acres)                 |
| b) Minimum <i>lot frontage</i>  | 60 metres (196.8 feet)                   |
| c) <i>Minimum required front yard</i>   | 12.0 metres (39.3 feet)                  |
| d) <i>Minimum required rear yard</i>  | 12.0 metres (39.3 feet)                  |
| e) Minimum <i>gross floor area</i>  | 140 square metres<br>(1,507 square feet) |
| f) Maximum <i>lot coverage</i>  | 10 percent                               |
| g) Minimum <i>landscaped open space</i>   | 50 percent                               |
| h) Minimum setback for <i>buildings, structures and septic system tile fields from the interior side lot line serving as the Environmental Protection Zone boundary</i> | 4.5 metres (14.7 feet)                   |
| i) Minimum setback for <i>buildings, structures and septic system tile fields from the rear lot line serving as the Environmental Protection Zone boundary</i>          | 7.5 metres (24.6 feet)                   |

**7.6 \*6 - Fergus Hill Estates (Former Orillia)**

Notwithstanding any other provision in this By-law, the following provisions apply to lands denoted by the symbol \*6 on the schedules to this By-law:

**7.6.1 Permitted uses**

Only the following uses are permitted:

- a) A mobile home park
- b) One accessory *single detached dwelling* or one accessory *apartment dwelling* unit
- c) An accessory *convenience retail store*
- d) An accessory *restaurant*



- e) *Home occupations*
- f) *Recreational uses*

### 7.6.2 Regulations for an accessory single detached dwelling

The following provisions apply to an accessory *single detached dwelling*:

- a) minimum *setback* from non-residential *buildings* 10.0 metres (32.8 feet)
- b) Minimum required *front yard* 8.0 metres (26.2 feet)
- c) Minimum required *exterior side yard* 8.0 metres (26.2 feet)
- d) Minimum required *interior side yard* 1.5 metres (4.9 feet)
- e) Minimum required *rear yard* 8.0 metres (26.2 feet)
- f) Minimum *gross floor area* 65 square metres (699.6 square feet)

### 7.6.3 Regulations for the mobile home park

The following provisions apply to the mobile home park:

- a) Minimum *lot area* 10 hectares (24.7 acres)
- b) Minimum *lot frontage* 150 metres (492 feet)
- c) Minimum required *front yard* 15.0 metres (49.2 feet)
- d) Minimum required *exterior side yard* 15.0 metres (49.2 feet)
- e) Minimum required *interior side yard* 15.0 metres (49.2 feet)
- f) Minimum required *rear yard* 15.0 metres (49.2 feet)
- g) Maximum density of site 10 sites per gross hectare (4.04 sites per gross acre) exclusive of *private streets*.
- h) Minimum *landscaped open space* 30 percent
- l) Maximum *height* 10.0 metres (32.8 feet)

### 7.6.4 Regulations for site within the mobile home park

The following provisions apply to the sites within the mobile home park:

- a) Minimum mobile home site area 668 square metres (7,190 square feet)
- b) Minimum mobile home site frontage 10.0 metres (32.8 feet)
- c) Minimum separation between mobile homes 3.0 metres (9.8 feet)
- d) Maximum mobile home site coverage 25 percent
- e) Minimum size of mobile homes 55 square metres (592 square feet)
- f) Maximum number of mobile homes on one mobile home site One
- g) Minimum landscaped open space

	per mobile home site	10 percent
h)	Maximum <i>height</i>	8.0 metres (26.2 feet)
l)	Maximum <i>gross floor area</i> of <i>accessory buildings or structures</i>	9.0 square metres (96.8 square feet)

#### **7.6.5 Special provision for sites 138 to 151**

No more than 15 mobile home sites are permitted. In addition, the minimum required *rear yard* for sites 143 to 151 is 14.0 metres (45.9 feet).

### **7.7 \*7 - Big Cedar Estates Mobile Home Park**

Notwithstanding any other provision in this By-law, the following provisions apply to lands denoted by the symbol \*7 on the schedules to this By-law:

a)	Minimum <i>lot area</i>	10 hectares (24.7 acres)
b)	Minimum <i>lot frontage</i>	140 metres (459.3 feet)
c)	Minimum required <i>front yard</i>	15.0 metres (49.2 feet)
d)	Minimum required <i>exterior side yard</i>	15.0 metres (49.2 feet)
e)	Minimum required <i>interior side yard</i>	8.0 metres (26.2 feet)
f)	Minimum required <i>rear yard</i>	8.0 metres (26.2 feet)
g)	Maximum <i>height</i>	6.0 metres (19.6 feet)
h)	Maximum number of mobile homes	230

### **7.8 \*8 - Lot 28, Concession 6 (Former Oro)**

Notwithstanding any other provision in this By-law, a *marina* is permitted on the lands denoted by the symbol \*8 on the schedules to this By-law.

### **7.9 \*9 - Automotive Commercial Uses In Warminster and Craighurst**

Notwithstanding any other provision in this By-law, a *motor vehicle service station* and a *motor vehicle sales establishment* are permitted on the lands denoted by the symbol \*9 on the schedules to this By-law.

### **7.10 \*10 - Minimum First Storey Floor Area Required**

Notwithstanding any other provision in this By-law, the minimum *first storey floor area* is 90 square metres (968.7 square feet) on the lands denoted by the symbol \*10 on the schedules to this By-law.

## 7.11 \*11 - Part of Lot 40, Concession 1 (Former Oro)

Notwithstanding any other provision in this By-law, a *motor vehicle repair garage* is permitted on the lands denoted by the symbol \*11 on the schedules to this By-law.

## 7.12 \*12 - Permitted Uses in Local Commercial Zones along the Shoreline [By-law 2015-141]

Notwithstanding any other provision in this By-law, the following permitted uses, regulations, and general provisions apply on the lands denoted by the symbol \*12 on the schedules to this By-law:

Permitted Uses:

Notwithstanding Table A1 or A2, only the following uses are permitted:

- a) *Convenience retail stores and personal service shops; or*
- b) *Single detached dwelling* within the *structure* that existed on the effective date of this By-law

Regulations for a Structure or Building:

Notwithstanding Table B1 or B2, the following provision applies to the *structure* that existed on the effective date of this By-law:

- a) Minimum required *front yard* to a *porch*: 3.27 metres

General Provisions:

- a) Notwithstanding Section 5.4, an *apartment dwelling* unit accessory to a *single detached dwelling* is not permitted.
- b) Notwithstanding Section 5.5, an *apartment dwelling* unit accessory to a commercial use is not permitted.

Section 5.20.2.2 – width of *driveways* leading to a *parking area* or a *parking lot*, and Section 5.20.2.4 – location of *driveway* on a *corner lot*, do not apply to *driveways* serving the *structure* that existed on the effective date of this By-law.

## 7.13 \*13 - Lot 20, Concession 8 (Former Oro)

Notwithstanding any other provision in this By-law, a *camping establishment* with only the number of *trailer sites* or *camp sites* that existed on the effective date of this By-law is permitted on the lands denoted by the symbol \*13 on the schedules to this By-law.



Notwithstanding any other provision in this By-law, the following provisions apply to lands denoted by the symbol \*20 on the schedules to this By-law:

- |                                |                           |
|--------------------------------|---------------------------|
| a) Minimum <i>lot area</i>     | 0.39 hectares (0.9 acres) |
| b) Minimum <i>lot frontage</i> | 42 metres (137.7 feet)    |

#### **7.21 \*21 - Part of Lot 40, Concession 1, W.P.R (Former Vespra)**

Notwithstanding any other provision in this By-law, the only uses permitted on the lands denoted by the symbol \*21 on the schedules to this By-law are *retail stores, personal service shops* and *business offices*. No accessory *outdoor storage* or accessory *outdoor display and sale areas* are permitted.

#### **7.22 \*22 - Lot 41, Concession 1 (Former Medonte)**

Notwithstanding any other provision in this By-law, the only uses permitted on the lands denoted by the symbol \*22 on the schedules to this By-law are a *convenience retail store, a restaurant* and a maximum of two *apartment dwelling* units. The number of required *parking spaces* is 24.

#### **7.23 \*23 - Part of the East Half of Lot 14, Concession 1, E.P.R (Former Oro)**

Notwithstanding any other provision in this By-law, the minimum required *rear yard* is 49 metres (160.7 feet) on the lands denoted by the symbol \*23 on the schedules to this By-law.

#### **7.24 \*24 - Part of Lot 18, Concession 4 (Former Oro)**

Notwithstanding any other provision in this By-law, a *kennel* containing no more than 8 pure bred Labrador retrievers, exclusive of boarding, is permitted on the lands denoted by the symbol \*24 on the schedules to this By-law provided no part of the *kennel* is located any closer than 15 metres (49.2 feet) from any *lot line*.

#### **7.25 \*25 - East Part of Lot 11, Concession 2 (Former Oro)**

Notwithstanding any other provision in this By-law, a go cart track, kiddy car track, miniature golf, bumper boats, and batting cages are permitted on the lands denoted by the symbol \*25 on the schedules to this By-law.

#### **7.26 \*26 - East Part of Lot 21, Concession 4 (Former Oro)**

Notwithstanding any other provision in this By-law, a drive-in *theatre* is permitted on the lands denoted by the symbol \*26 on the schedules to this By-law.

## **7.27 \*27 - Part of Lot 21, Concession 3 (Former Oro)**

Notwithstanding any other provision in this By-law, only the manufacture of dog sleds, snowshoes, and related sporting equipment are permitted on the lands denoted by the symbol \*27 on the schedules to this By-law.

## **7.28 \*28 – Plan M-174, Concession 8 (Former Medonte) [By-law 2013-179]**

Notwithstanding any other provision in this By-law, no *building* or *structure* shall be located any closer than 15.0 metres (49.2 feet) from the top of bank located at the rear of *lots* 12, 13 and 14 on the lands denoted by the symbol \*28 on the schedules to this By-law.

## **7.29 \*29 - West Part of Lot 17, Concession 7 (Former Oro)**

Notwithstanding any other provision in this By-law, only a transfer storage lagoon is permitted on the lands denoted by the symbol \*29 on the schedules to this By-law.

## **7.30 \*30 - East Part of Lot 21 And 22, Concession 8 (Former Oro)**

Notwithstanding any other provision in this By-law, the following provisions apply to the lands denoted by the symbol \*30 on the schedules to this By-law.

### **7.30.1 Permitted uses**

Only the following temporary special event type uses are permitted:

- a) an agricultural fair
- b) antique show
- c) automotive flea market
- d) boat show
- e) craft and hobby show
- f) country festival
- g) vehicle show and sales
- h) highland games
- i) old car sales and auction

For the purposes of this section, a rock music or heavy metal show is not a permitted special event. No permanent *buildings* or *structures* for a temporary special event are permitted.

### **7.30.2 Permitted accessory uses**

Concession booths and overnight camping in conjunction with, and accessory to, a permitted special event is permitted. Parking for the temporary special event is also permitted.

### **7.30.3 Duration and number of permitted special events**

Temporary special events shall not run for more than nine consecutive days and each temporary special event shall be followed by three consecutive days where no temporary special event shall take place on the lands covered by this section and by Section 7.31. Temporary special events shall not run for more than 100 days in any calendar year on the lands covered by this section and by Section 7.31

### **7.30.4 Definitions**

The following definitions apply to the following terms used in this Section of the By-law:

- a) Agricultural fair, market, festival or show – Means an exhibition of: i) animals and/or birds, a rodeo or ploughing match ii) farm products or production of any kind, and which in both cases may include an assembly of vendors offering items for sale, activities, amusements and other possible services to the public, which is associated with such an exhibition.
- b) Antique, craft or hobby show – Means an assembly of vendors and/or exhibitors offering or displaying antiques, crafts and other objects for sale to the public but does not include an Automotive Flea Market or Boat or Vehicle show.
- c) Automotive Flea Market or show – Means a retail sales area held in an open, closed or partially closed area in which groups of individual vendors offer goods for sale to the public. Goods offered for sale shall be comprised primarily of motor vehicles, motor vehicle parts, motor vehicle accessories, recreational vehicles and equipment and collectibles. Old car sales and auctions are also permitted.
- d) Boat or vehicle show – Means an assembly of vendors and/or exhibitors offering boats, motor boats, motor vehicles and/or recreational vehicles for display and/or demonstration and/or sale.
- e) Music and Camping Festival – means a music festival which features music. Groups of vendors or individual vendors are permitted to offer goods for sale or display including but not limited to the sale of food and beverage during such festivals. Camping, amusements, demonstrations and displays (hosted by partners and sponsors) and music concerts are



permitted for the duration of the event.

- f) Music Concert – means a music concert which features music. Groups of or individual vendors are permitted to offer goods for sale including but not limited to the sale of food, beverage and other goods during the event.
- g) Cultural Festival or Event – means a cultural, spiritual, religious and or ethnic festival operated by cultural, religious, spiritual, ethnic and/or other similar groups. Groups of or individual vendors are permitted to offer goods for display, demonstration or sale including but not limited to the sale of food, beverage and other goods. Dance and musical performances are permitted, as are amusements suitable for such an event.
- h) Farmers' Market – shall mean an event (market) operated by a group of or individual farmers and/or vendors for the purpose of:  
The exhibiting and sale of agricultural goods and products, including vegetables, fruits, meats, flowers and other similar food, beverage and products.
- i) Any such Farmers' Market shall be permitted to have a portion of vendors that may sell crafts, clothing, and goods and made to order food for consumption on site, often associated with or accompanying a Farmers' Market.
- j) Flea Market – Means a retail sales area held in an area in which groups of individual vendors are permitted to temporarily exhibit, store and sell merchandise, goods, wares, produce, crafts and arts for the utilization and consumption of the general public. The sale of livestock is not commonly permitted but may be a minor component of such event.
- k) Parking in association with offsite Special Events – means parking associated with off site special events shall be permitted.
- l) Recreational Soccer Club – shall mean recreational soccer clubs operated by municipal and/or non profit organizations. Recreational soccer games are permitted.
- m) Recreational Sport Events – shall mean recreational sporting events including but not limited to lacrosse, field hockey, outdoor hockey or skating, football, snowmobile racing and other similar recreational uses shall be permitted.
- n) Accessory uses, buildings and structures, including concession booths, parking (day and overnight) and camping in conjunction with, and accessory to a permitted use – shall mean accessory type uses including but not limited to temporary buildings and structures such as concession booths and stands offering goods for sale or sample or display, parking

(day and overnight) and camping in conjunction with and accessory to a permitted use.

### **7.31 \*31 - East Part of Lot 22, Concession 8 (Former Oro)**

Notwithstanding any other provision of this By-law, the following provisions apply to lands denoted by the symbol \*31 on the schedules to this By-law.

#### **7.31.1 Permitted uses**

Only the following uses are permitted:

- a) *a motor vehicle* race track
- b) *private parks*
- c) *recreational uses*
- d) the temporary special event type uses listed below:
  - an agricultural fair
  - antique show
  - automotive flea market
  - boat show
  - craft and hobby show
  - country festival
  - vehicle show and sales
  - highland games
  - old car sales and auction

For the purposes of this section, a rock music or heavy metal show is not a permitted special event.

#### **7.31.2 Permitted accessory uses for temporary special events**

Concession booths and overnight camping in conjunction with, and accessory to, a permitted special event is permitted. Parking for the temporary special event is also permitted.

#### **7.31.3 Duration and number of permitted temporary special events**

Temporary special events shall not run for more than nine consecutive days and each temporary special event shall be followed by three consecutive days where no temporary special event shall take place on the lands covered by this section and by Section 7.30. Temporary special events shall not run for more than 100 days in any calendar year on the lands covered by this section and by Section 7.30.

#### 7.31.4 Definitions

The definitions listed in Section 7.30.4 apply to Section 7.31.

#### 7.32 \*32 - Oro Centre (Former Oro)

Notwithstanding any other provision in this By-law, the development of new *buildings* or the construction of additions to *buildings* that existed on the effective date of this By-law are not permitted on those lands denoted by the symbol \*32 on the schedules to this By-law.

#### 7.33 \*33 - Part of Lot 16, Concession 14 (Former Oro)

Notwithstanding any other provision in this By-law, a flea market, *assembly hall* and *banquet hall* are permitted on those lands denoted by the symbol \*33 on the schedules to this By-law.

#### 7.34 \*34 - West Half of Lot 8, Concession 8 (Former Oro)

Notwithstanding any other provision in this By-law, the following provisions apply to the lands denoted by the symbol \*34 on the schedules to this By-law:

- |   |                       |
|---|-----------------------|
| a) Minimum required <i>front yard</i>         | 30 metres (98.4 feet) |
| b) Minimum required <i>interior side yard</i> | 15 metres (49.2 feet) |
| c) Minimum required <i>rear yard</i>          | 15 metres (49.2 feet) |

Notwithstanding the above, the minimum required *interior side yard* is 0.0 metres if the *interior side lot line* forms the boundary of an abutting *lot* that is also in the Mineral Aggregate Resource One (MAR1) *Zone*.

For that portion of the lands zoned with an 'H', the 'H' symbol shall not be removed until such time as *Council* is satisfied, through the submission of appropriate reports, that there will be no significant biological impacts associated with extractive activities in this area.

#### 7.35 \*35 - Part of the West Half of Lot 7, Concession 8 (Former Oro)

Notwithstanding any other provision in this By-law, the following provisions apply to the lands denoted by the symbol \*35 on the schedules to this By-law:

- |   |                       |
|---|-----------------------|
| a) Minimum required <i>interior side yard</i> | 15 metres (49.2 feet) |
| b) Minimum required <i>rear yard</i>          | 15 metres (49.2 feet) |

Notwithstanding the above, the minimum required *interior side yard* is 0.0 metres if the *interior side lot line* forms the boundary of an abutting *lot* that is also in the Mineral Aggregate Resource One (MAR1) *Zone*

**7.36 \*36 - Part of the West Half of Lots 7 and 8, the West Half of Lot 9, and the East Half of Lot 8, Concession 7 (Former Oro)**

Notwithstanding any other provision in this By-law, the following provisions apply to the lands denoted by the symbol \*36 on the schedules to this By-law:

- a) Minimum required *front yard* 30 metres (98.4 feet)
- b) Minimum required *interior side yard* 15 metres (49.2 feet)
- c) Minimum required *rear yard* 30 metres (98.4 feet)

Notwithstanding the above, the *minimum required interior side yard* is 0.0 metres if the *interior side lot line* forms the boundary of an abutting *lot* that is also in the Mineral Aggregate Resource One (MAR1) *Zone*.

**7.37 \*37 - Part of the East Half of Lot 9, Concession 7 (Former Oro)**  
[By-law 2016-126]

Notwithstanding any other provision in this By-law, the following provisions apply to the lands denoted by the symbol \*37 on the schedules to this By-law:

- a) Minimum required *front yard* 30 metres (98.4 feet)
- b) Minimum required *interior side yard*
  - north side 0.0 metres (0.0 feet)
  - south side 15 metres (49.2 feet)
- c) Minimum required *rear yard* 0.0 metres (0.0 feet)

For that portion of the lands zoned with an 'H', the 'H' symbol shall not be removed until such time as *Council* is satisfied, through the submission of appropriate reports, that there will be no significant biological impacts associated with extractive activities in this area.

**7.38 \*38 - Part of the East Half of Lot 6, Concession 8 (Former Oro)**

Notwithstanding any other provision in this By-law, the following standards apply to a *hobby farm* on the lands denoted by the symbol \*38 on the schedules to this By-law:

- a) Minimum *lot area* 1.25 hectares (3.0 acres)
- b) Minimum *lot frontage* 76.2 metres (250 feet)

### 7.39 \*39 - Part of Lots 9 And 10, Concession 13 (Former Oro)

Notwithstanding any other provision in this By-law, the following provisions apply to the lands denoted by the symbol \*39 on the schedules to this By-law:

- a) Minimum required *interior side yard* 15.0 metres (49.2 feet)
- b) Minimum required *rear yard* 15.0 metres (49.2 feet)

### 7.40 \*40 - Part of Lots 8, 9 And 10, Concession 14 (Former Oro) [By-law 2005-099]

Notwithstanding any other provision in this By-law, the following provisions apply to the lands denoted by the symbol \*40 on the schedules to this By-law:

- a) Minimum required *interior side yard* 15.0 metres (49.2 feet)
- b) Minimum required *rear yard* 15.0 metres (49.2 feet)
- c) Notwithstanding the permitted uses of the MAR1 zone, the following use is also permitted as an *accessory use* in the MAR1\*40 zone:
  - aggregate processing including washing of aggregate from a source off-site.

### 7.41 \*41 - Part of Lot 14, Concession 14, Reference Plan 51r-11272, Part 5 (Former Oro)

Notwithstanding any other provision in this By-law, only a *motor vehicle repair garage* and a *single detached dwelling* is permitted on the lands denoted by the symbol \*41 on the schedules to this By-law.

### 7.42 \*42 - Lots 2-4, 6-10, And 19 Plan M-447, Concession 4 (Former Oro)

Notwithstanding any other provision in this By-law, the following provisions apply to lands denoted by the symbol \*42 on the schedules to this By-law:

- a) Minimum required *front yard* 4.5 metres (14.7 feet)
- b) Minimum setback for an accessory detached *private garage* and attached *private garage* from the *front lot line* 6.0 metres (19.6 feet)
- c) Minimum number of parking stalls 2

#### **7.43 \*43 - Lot 17, Plan M-447, Concession 4 (Former Oro)**

Notwithstanding any other provision in this By-law, a detached *private garage* is permitted in the required *front yard* on the lands denoted by the symbol \*43 on the schedules to this By-law.

#### **7.44 \*44 - Part Block 88, Plan M-367, Concession 7 (Former Oro)**

Notwithstanding any other provision in this By-law, a household waste transfer station for exclusive use of the residences in Registered Plans M-8, M-9, M-30, M-31, M-367 and M-368 is permitted on the lands denoted by the symbol \*44 on the schedules to this By-law. In addition, the minimum required *front yard* is 9.0 metres (29.5 feet).

#### **7.45 \*45 - Part of the East Half of Lot 2, Concession 7 (Former Oro)**

Notwithstanding any other provision in this By-law, the minimum *lot frontage* is 34 metres (111.55 feet) and the minimum *first storey floor area* is 90 square metres (968.7 square feet) on those lands denoted by the symbol \*45 on the schedules to this By-law.

#### **7.46 \*46 - Part Of North Half of Lot 1, Concession 8 (Former Oro)**

Notwithstanding any other provision in this By-law, the following provisions shall apply to the lands denoted by the symbol \*46 on the schedules to this By-law:

- a) Minimum *lot area*                      4.5 hectares (11.1 acres)
- b) Minimum *lot frontage*                170 metres (557.7 feet)

#### **7.47 \*47 - Part of Lot 10, Concession 6 (Former Oro)**

Notwithstanding any other provision in this By-law, the only *buildings* or *structures* permitted on the lands denoted by the symbol \*46 on the schedules to this By-law are those that are devoted to the maintenance and operation of a *cross country ski facility*. *Golf courses* and *downhill ski facilities* are not permitted.

#### **7.48 \*48 - Part of Lot 1, Concession 8 (Former Oro)**

Notwithstanding any other provision in this By-law, the only uses permitted on the lands denoted by the symbol \*48 on the schedules to this By-law are *medical clinics*, *business offices* and a *retail store* selling primarily drug products provided the total *gross floor area* of these uses does not exceed 750 square metres (8,073 square feet). In addition, only one accessory *apartment dwelling* unit is permitted.

#### **7.49 \*49 - Part of Lot 41, Concession 1, W.P.R (Former Flos)**

Notwithstanding any other provision in this By-law, more than two school buses may be stored on the lands denoted by the symbol \*49 on the schedules to this By-law. In addition, an accessory *business office* is permitted in a *single detached dwelling*.

#### **7.50 \*50 - Part of Lots 5 and 6 and Part of the Original Road Allowance Between Lots 5 and 6, Concession 14 (Former Oro)**

Notwithstanding any other provision in this By-law, the following provisions apply to the lands denoted by the symbol \*50 on the schedules to this By-law:

- |   |                                      |
|---|--------------------------------------|
| a) Minimum <i>lot area</i>  | 0.35 hectares (0.86 acres)           |
| b) Minimum <i>lot frontage</i>  | 26 metres (85.3 feet)                |
| c) Minimum required <i>interior side yard</i>   | 4.5 metres (14.7 feet)               |
| d) Minimum <i>first storey floor area</i>   | 90 square metres (968.7 square feet) |
| e) Minimum <i>setback</i> for <i>buildings, structures and septic system tile fields</i> from Environmental Protection <i>Zone</i> boundary | 7.5 metres (26.2 feet)               |

#### **7.51 \*51 - Part of Lots 5 And 6, Concession 14 (Former Oro)**

Notwithstanding any other provision in this By-law, the following provisions apply to the lands denoted by the symbol \*51 on the schedules to this By-law:

- |   |                          |
|---|--------------------------|
| a) Minimum <i>lot area</i>  | 4.0 hectares (9.8 acres) |
| b) Minimum <i>lot frontage</i>  | 74 metres (242.7 feet)   |
| c) Minimum <i>setback</i> for <i>buildings, structures and septic system tile fields</i> from Environmental Protection <i>Zone</i> boundary | 7.5 metres (26.2 feet)   |

#### **7.52 \*52 - Part of Lots 5 and 6, Concession 14 (Former Oro)**

Notwithstanding any other provision in this By-law, the following provisions shall apply to the lands denoted by the symbol \*52 on the schedules to this By-law:

- |   |                            |
|---|----------------------------|
| a) Minimum <i>lot area</i>  | 10.3 hectares (25.5 acres) |
| b) Minimum <i>lot frontage</i>  | 317 metres (1,040 feet)    |
| c) Minimum <i>setback</i> for <i>buildings, structures and septic system tile</i> |                            |

*fields* from Environmental Protection  
Zone boundary

7.5 metres (26.2 feet)

**7.53 \*53 - Part of Lots 21, 22, 23 and 24, Plan 1, Concession 1 (Former Oro)**

Notwithstanding any other provision in this By-law, 15 *townhouse dwelling* units are permitted on the lands denoted by the symbol \*53 on the schedules to this By-law.

**7.54 \*54 - Lot 3, Concession 13 (Former Medonte)**

Notwithstanding any other provision in this By-law, an *abattoir* is permitted on the lands denoted by the symbol \*54 on the schedules to this By-law subject to the following provisions:

- |   |                                       |
|---|---------------------------------------|
| a) Minimum <i>lot area</i>                    | 10 hectares (24.7 acres)              |
| b) Minimum <i>lot frontage</i>                | 60 metres (196.8 feet)                |
| c) Minimum required <i>front yard</i>         | 10.0 metres (32.8 feet)               |
| d) Minimum required <i>exterior side yard</i> | 10.0 metres (32.8 feet)               |
| e) Minimum required <i>interior side yard</i> | 10.0 metres (32.8 feet)               |
| f) Minimum required <i>rear yard</i>          | 10.0 metres (32.8 feet)               |
| g) Minimum <i>gross floor area</i>            | 110 square metres (1,184 square feet) |
| h) Maximum <i>lot coverage</i>                | 10 percent                            |

**7.55 \*55 - Lot 9, Concession 14 (Former Medonte)**

Notwithstanding any other provision in this By-law, a *motor vehicle repair garage* and a *motor vehicle body shop* are permitted on the lands denoted by the symbol \*55 on the schedules to this By-law subject to the following provisions:

- |   |                                       |
|---|---------------------------------------|
| a) Minimum <i>lot area</i>                    | 10 hectares (24.7 acres)              |
| b) Minimum <i>lot frontage</i>                | 60 metres (196.8 feet)                |
| c) Minimum required <i>front yard</i>         | 10.0 metres (32.8 feet)               |
| d) Minimum required <i>exterior side yard</i> | 10.0 metres (32.8 feet)               |
| e) Minimum required <i>interior side yard</i> | 10.0 metres (32.8 feet)               |
| f) Minimum required <i>rear yard</i>          | 10.0 metres (32.8 feet)               |
| g) Minimum <i>gross floor area</i>            | 110 square metres (1,184 square feet) |
| h) Maximum <i>lot coverage</i>                | 10 percent                            |



### 7.56 \*56 - Lot 16, Concession 13 (Former Medonte)

Notwithstanding any other provision in this By-law, *repair shop* and a welding shop is permitted on the lands denoted by the symbol \*56 on the schedules to this By-law subject to the following provisions:

- |  |  |
|--|--|
| a) Minimum <i>lot area</i>             | 10 hectares (24.7 acres)                 |
| b) Minimum <i>lot frontage</i>         | 60 metres (196.8 feet)                   |
| c) Minimum required <i>front yard</i>  | 10.0 metres (32.8 feet)                  |
| d) Minimum required exterior side yard | 10.0 metres (32.8 feet)                  |
| e) Minimum required interior side yard | 10.0 metres (32.8 feet)                  |
| f) Minimum required <i>rear yard</i>   | 10.0 metres (32.8 feet)                  |
| g) Minimum <i>gross floor area</i>     | 110 square metres<br>(1,184 square feet) |
| h) Maximum <i>lot coverage</i>         | 10 percent                               |

### 7.57 \*57 - Part Of Lot 11, Concession 13 (Former Medonte)

Notwithstanding any other provision in this By-law, the *front lot line* on a *corner lot* is the longest of the two *streetlines* and the following provisions apply to the lands denoted by the symbol \*57 on the schedules to this By-law:

- |                                    |                                   |
|------------------------------------|-----------------------------------|
| a) Minimum <i>lot area</i>         | 0.4 hectares (0.98 acres)         |
| b) Minimum <i>lot frontage</i>     | 41.0 metres (134.5 feet)          |
| c) Minimum <i>gross floor area</i> | 140 square metres (1506.9 sq. ft) |

### 7.58 \*58 - Mount St. Louis/Moonstone (Former Medonte)

Notwithstanding any other provision in this By-law, only uses that existed on the effective date of this By-law are permitted on those lands denoted by the symbol \*58 on the schedules to this By-law.

### 7.59 \*59 – Plan M-174, Concession 8 (Former Medonte) [By-law 2013-179]

Notwithstanding any other provision in this By-law, no *building* or *structure* shall be located closer than 15.0 metres (49.2 feet) to the *rear lot line* on those lands denoted by the symbol \*59 on the schedules to this By-law.

### 7.60 \*60 - Lots 1 and 2, Concession 4 (Former Medonte)

Notwithstanding any other provision in this By-law, the following provisions apply to those lands denoted by the symbol \*60 on the schedules to this By-law.

### **7.60.1 Maximum number of dwelling units**

A maximum of 250 *dwelling units* are permitted.

### **7.60.2 Size of dwelling units**

The following minimum *dwelling unit* sizes apply to the *dwelling units*:

- |   |  |
|---|--|
| a) Bachelor <i>dwelling unit</i>                        | 50 square metres<br>(538.2 square feet)  |
| b) <i>Dwelling unit</i> containing 1 bedroom            | 75 square metres<br>(807.3 square feet)  |
| c) <i>Dwelling unit</i> containing 2 bedrooms           | 95 square metres<br>(1,022.6 square feet)  |
| d) <i>Dwelling unit</i> containing 3 bedrooms           | 110 square metres<br>(1,184 square feet)   |
| e) <i>Dwelling unit</i> containing more than 3 bedrooms | 110 square metres (1,184 square feet) plus an additional 10 square metres (107.6 square feet) for each bedroom in excess of 3. |

### **7.60.3 Minimum required yards**

The *minimum required yard* adjacent to any *lot line* is 7.5 metres (24.6 feet).

### **7.60.4 Setback from Environmental Protection Zone boundary**

The minimum setback for *buildings* and *structures* from the Environmental Protection *Zone* boundary is 7.5 metres (26.2 feet).

### **7.60.5 Frontage on a private street**

Permitted uses are permitted to front on a *private street*.

### **7.60.6 Width of aisles accessing parking spaces**

The minimum width of any aisle in a *parking area* that accesses a *parking space* is 6.0 metres (19.6 feet).

**7.61 \*61 - Part of Lot 1, Concession 1 (Former Oro)**

Notwithstanding any other provision in this By-law, no *building* or *structure* shall be located closer than 12.0 metres (39.3 feet) from the top of bank on the lands denoted by the symbol \*61 on the schedules to this By-law.

**7.62 \*62 - Part of Lot 1, Concession 4 (Former Medonte)**

Notwithstanding any other provision in this By-law, only uses that existed on the effective date of this By-law are permitted on those lands denoted by the symbol \*62 on the schedules to this By-law. Expansions to the *floor area* of any use is not permitted.

**7.63 \*63 - Part of Lot 1, Concession 4 and Part of Lot 1, Concession 5 (Former Medonte)**

Notwithstanding any other provision in this By-law, the minimum required *exterior side yard* is 3.0 metres (9.8 feet) on those lands denoted by the symbol \*63 on the schedules to this By-law.

**7.64 \*64 - Lot 1, Concession 7 (Former Medonte)**

Notwithstanding any other provision in this By-law, a *contractors yard* is permitted on the lands denoted by the symbol \*64 on the schedules to this By-law.

**7.65 \*65 - Part of Lot 10, Concession 10 (Former Oro)**

Notwithstanding any other provision in this By-law, the minimum *lot frontage* is 25 metres (82 feet) and the minimum *first storey floor area* of the *dwelling unit* is 90 square metres (968.7 square feet) on those lands denoted by the symbol \*65 on the schedules to this By-law.

**7.66 \*66 - Part of Lot 10, Concession 10, Reference Plan 51r-12027, Part 1 (Former Oro)**

Notwithstanding any other provision in this By-law, a *bed and breakfast establishment* is permitted on the lands denoted by the symbol \*66 on the schedules to this By-law.

**7.67 \*67 - Horseshoe Valley Village**

Notwithstanding any other provision in this By-law, only uses that existed on the effective date of this By-law are permitted on those lands denoted by the

symbol \*67 on the schedules to this By-law. Notwithstanding this provision, the following development is permitted:

- a) additions to *buildings* or *structures* that existed on the effective date of this By-law provided the size of the addition does not exceed 70 square metres (753.4 square feet);
- b) renovations to *buildings* and *structures* that existed on the effective date of this By-law;
- c) *decks* and *patios*;
- d) *buildings* and *structures* with a *gross floor area* of less than 10 square metres (107.6 square feet);
- e) *ski lifts*;
- f) *buildings* and *structures* used for the storage of equipment;
- g) *buildings* and *structures* used for maintenance purposes; and,
- h) *swimming pools*.

#### **7.68 \*68 - Part of the West Half of Lot 1, Concession 4 (Former Oro)**

Notwithstanding any other provision in this By-law, only uses that existed on the effective date of this By-law are permitted on those lands denoted by the symbol \*68 on the schedules to this By-law. Notwithstanding this provision, the following development is permitted:

- a) additions to *buildings* or *structures* that existed on the effective date of this By-law provided the size of the addition does not exceed 70 square metres (753.4 square feet);
- b) renovations to *buildings* and *structures* that existed on the effective date of this By-law;
- c) *decks* and *patios*;
- d) *buildings* and *structures* with a *gross floor area* of less than 10 square metres (107.6 square feet);
- e) *buildings* and *structures* used for the storage of equipment;
- f) *buildings* and *structures* used for maintenance purposes; and,
- g) *swimming pools*.

In addition, the maximum *height* is 20 metres (65.6 feet).

#### **7.69 \*69 - Part of Lot 1, Concession 4 (Former Oro)**

Notwithstanding any other provision in this By-law, only uses that existed on the effective date of this By-law are permitted on those lands denoted by the symbol \*69 on the schedules to this By-law. Notwithstanding this provision, the following development is permitted:

- a) additions to *buildings* or *structures* that existed on the effective date of this By-law provided the size of the addition does not exceed 70 square metres (753.4 square feet);
- b) renovations to *buildings* and *structures* that existed on the effective date of this By-law;
- c) *decks* and *patios*;
- d) *buildings* and *structures* with a *gross floor area* of less than 10 square metres (107.6 square feet);
- e) *buildings* and *structures* used for the storage of equipment;
- f) *buildings* and *structures* used for maintenance purposes; and,
- g) *swimming pools*.

In addition, the number of required *parking spaces* is 54.

#### **7.70 \*70 - Lot 15, Concession 4 (Former Medonte)**

Notwithstanding any other provision in this By-law, a minimum security correctional camp owned by a *public authority* is permitted on the lands denoted by the symbol \*70 on the schedules to this By-law.

#### **7.71 \*71 - Part of Lot 3, Concession 7 (Former Oro)**

Notwithstanding any other provision in this By-law, the provisions of Section 5.27 do not apply to the lands denoted by the symbol \*71 on the schedules to this By-law.

#### **7.72 \*72 - Reserved**

#### **7.73 \*73 - Part of Lot 3, Concession 7 (Former Oro)**

Notwithstanding any other provision in this By-law, a recreation centre is permitted on the lands denoted by the symbol \*73 on the schedules to this By-law. For the purposes of this Section, such a recreation centre may include *swimming pools*, tennis courts, change facilities, meeting rooms, lounges, or similar recreation facilities being non commercial in nature, and storage areas for skis and other recreational equipment and a maintenance shop and an storage area for equipment used to maintain the lands and facilities in the Open Space (OS) and Environmental Protection (EP) *Zones*. In addition, the provisions of Section 5.28 do not apply.

#### **7.74 \*74 - Part of Lot 3, Concession 7 (Former Oro)**

Notwithstanding any other provision in this By-law, *buildings* or *structures*, except for those required for flood or erosion control, are not permitted on the lands denoted by the symbol \*74 on the schedules to this By-law.

**7.75 \*75 – Part of the East and West Halves of Lots 2 and 3, Concession 9 and Lots 1 to 59, Inclusive, Registered Plan 51M-1070 (Former Oro) [By-law 2016-145, 2017-115]**

Notwithstanding any other provision in this By-law, the only permitted uses on the lands denoted by the symbol \*75 on the schedules to this By-law are *single detached dwellings*, subject to the following provisions:

- a) Minimum *lot area* 0.2 hectares (0.5 acres)
- b) Minimum *lot area* in R1 Zone 0.18 hectares (0.44 acres)

In addition to the above, if a R1 Zone boundary exists within the boundaries of a lot, all required *interior side yards* are to be measured from the boundary between the R1 Zone on the *lot* and another Zone, instead of the respective *interior side lot line*.

In addition, the provisions of Section 5.28 do not apply.

Notwithstanding any other provisions in this By-law, detached accessory *buildings* and *structures* are subject to the following provisions:

- a) May be located in the *front yard* provided it is set back a minimum distance equal to the required *front yard* for the *main building* from the *front lot line*;
- b) May be set back a minimum distance of 0 metres (0 feet) from the *main building* on the lot and be set back a minimum distance of 0 metres (0 feet) from any detached *accessory building* on the lot subject to both *buildings* being connected by a breezeway and/or by a *deck*;
- c) The parking of *motor vehicles* is permitted within detached *accessory buildings or structures* located in the *front yard* in the Residential One (R1) Zone;
- d) An *attached garage* can be considered “common” if ten percent (10%) of the length of the garage wall is common with the dwelling wall.
- e) the maximum first storey *floor area* for a detached garage shall be 106.8 square metres (1,150.0 square feet). In addition, the maximum *floor area* for a 2-storey detached garage shall be 150.0 square metres (1,615.0 square feet).

**7.76 \*76 - Part of Lots 2 and 3, Concession 9 (Former Oro)**

Notwithstanding any other provision in this By-law, a recreation centre is permitted on the lands denoted by the symbol \*76 on the schedules to this By-law. For the purposes of this Section, such a recreation centre may include *swimming pools*, tennis courts, change facilities, meeting rooms, lounges, or similar recreation facilities being non commercial in nature, and storage areas for skis and other recreational equipment and a maintenance shop and an

storage area for equipment used to maintain the lands and facilities in the Open Space (OS) and Environmental Protection (EP) Zones. In addition, the provisions of Section 5.28 do not apply.

**7.77 \*77 - Part of Lots 2 and 3, Concession 9 (Former Oro)**

Notwithstanding any other provision in this By-law, *buildings* or *structures*, except for those required for flood or erosion control, are not permitted on the lands denoted by the symbol \*77 on the schedules to this By-law.

**7.78 \*78 - Part of Lots 2 and 3 Concession 9 (Former Oro)**

Notwithstanding any other provision in this By-law, *buildings* or *structures*, except for those required for flood or erosion control, are not permitted on the lands denoted by the symbol \*78 on the schedules to this By-law. The absolute depth of the lands subject to this Section shall be 16.0 metres (52.5 feet) measured perpendicularly from the EP\*76 Zone and measured parallel thereto.

**7.79 \*79 - Part of Lots 2 and 3, Concession 9 (Former Oro)**

Notwithstanding any other provision in this By-law, *buildings* or *structures*, except for those required for flood or erosion control, are not permitted on the lands denoted by the symbol \*79 on the schedules to this By-law. The absolute depth of the lands subject to this Section shall be 20.0 metres (65.6 feet) measured perpendicularly from the EP\*76 Zone and measured parallel thereto.

**7.80 \*80 - Part of Lot 6, Concession 1 (Former Oro)**

Notwithstanding any other provision in this By-law, a *place of worship* and an accessory *apartment dwelling* unit are permitted on the lands denoted by the symbol \*80 on the schedules to this By-law.

**7.81 \*81 - Part of Lots 1 and 2, Range 1 (Former Oro)**

Notwithstanding any other provision in this By-law, the following provisions apply to the lands denoted by the symbol \*81 on the schedules to this By-law:

- a) Minimum *lot area* 1.96 hectares (4.8 acres)
- b) Minimum *lot frontage* 63.0 metres (206.7 feet)
- c) Minimum *dwelling unit size* 90 square metres (968.7 square feet)

**7.82 \*82 - Plan M-295, Lots 1- 24, Range 2 (Former Oro)**

Notwithstanding any other provision in this By-law, the following provisions apply to the lands denoted by the symbol \*82 on the schedules to this By-law:

- a) Minimum *lot area* 0.37 hectares (0.91 acres)
- b) Minimum required *front yard* 9.0 metres (29.5 feet)
- c) Minimum *first storey floor area* 90 square metres (968.7 square feet)

### 7.83 \*83 - Part of Lot 28, Concession 3 (Former Oro)

Notwithstanding any other provision in this By-law, the minimum *lot frontage* is 7.5 metres (24.6 feet) on the lands denoted by the symbol \*83 on the schedules to this By-law.

### 7.84 \*84 - Part of Lots 27 And 28, Concession 5 (Former Oro)

Notwithstanding any other provision in this By-law, the following provisions apply to the lands denoted by the symbol \*84 on the schedules to this By-law:

- a) Minimum *lot area* 0.89 hectares (2.2 acres)
- b) Minimum *lot frontage* 60 metres (196.8 feet)

### 7.85 \*85 - Block 37, Plan M-187, Concession 5 (Former Oro)

Notwithstanding any other provision in this By-law, the following provisions apply to the lands denoted by the symbol \*85 on the schedules to this By-law:

- a) Minimum *lot area* 0.7 hectares (1.7 acres)
- b) Minimum *lot frontage* 50 metres (164 feet)
- c) Minimum required *interior side yard* 3.0 metres (9.8 feet)
- d) Minimum required *rear yard* 8.0 metres (26.2 feet)

### 7.86 \*86 - Part of Lot 26, Concession 5 (Former Oro) [By-law 2017-131]

Notwithstanding any other provision in this By-law to the contrary, the following provisions shall apply to the lands denoted by the symbol \*86 on the schedules to this By-law:

- a) A maximum of ten (10) *dwelling units*;
- b) A minimum of one (1) parking space per every 12.0 square metres (129.1 square feet) of *Gross Floor Area* for the existing take out restaurant is required.

### 7.87 \*87 - Part of Block X, Plan 902, Concession 10 (Former Oro)



Notwithstanding any other provision in this By-law, a *bed and breakfast establishment* is permitted on the lands denoted by the symbol \*87 on the schedules to this By-law.

**7.88 \*88 - Lot 20, Plan 51M-381, Concession 14 (Former Oro) [By-law 2013-179]**

Notwithstanding any other provision in this By-law, a non-commercial tennis court and *accessory uses* are permitted and the following provisions shall apply to the lands denoted by the symbol \*88 on the schedules to this By-law:

- |  |   |
|--|---|
| a) Minimum <i>lot area</i>   | 0.4 hectares (0.98 acres)               |
| b) Minimum <i>lot frontage</i>   | 42 metres (137.8 feet)                  |
| c) Minimum <i>first storey floor area</i><br>required for a <i>dwelling unit</i> | 90 square metres<br>(968.7 square feet) |

**7.89 \*89 - Part of Lot 10, Concession 1 (Former Oro)**

Notwithstanding any other provision in this By-law, all habitable and *accessory buildings* shall be flood proofed to a minimum opening elevation (windows/doors) of 237.0 metres (775.5 square feet) c.g.d. on the lands denoted by the symbol \*89 on the schedules to this By-law.

**7.90 \*90 - Lot 3, Concession 2, South Division (Former Orillia)**

Notwithstanding any other provision in this By-law, a *camping establishment* with only the number of *trailer sites* or *camp sites* that existed on the effective date of this By-law is permitted on the lands denoted by the symbol \*90 on the schedules to this By-law.

**7.91 \*91 - Reserved**

**7.92 \*92 - Part of Lot 20, Concession 11**

Notwithstanding any other provision in this By-law, a *camping establishment* with a maximum of 160 *camp sites* or *trailer sites* are permitted on those lands denoted by the symbol \*92 on the schedules to this By-law provided the total number of sites does not exceed 160.

**7.93 \*93 - Part of West Half of Lot 11, Concession 7 (Former Oro)**

Notwithstanding any other provision in this By-law, only a composting / wood chipping operation with accessory weigh scales and workshop is permitted on the lands denoted by the symbol \*93 on the schedules to this By-law. The storage and / or processing of railway ties is prohibited. Prior to the

consideration of the lifting of the Holding provision, Council shall be satisfied that:

- a) the owner has successfully obtained the required Certificates of Approval from the Ministry of the Environment;
- b) the owner has entered into a Site Plan Agreement pursuant to Section 41 of the Planning Act that deal with the matters identified in this section of the by-law and all other matters normally dealt with in the context of a Site Plan Agreement on the understanding that the site plan will be developed substantially in the manner found at exhibit 7 (Board .file PL040812) and that the 5 metre high berms be covered with wood chips;
- c) the owner has entered into a separate agreement with the County of Simcoe pursuant to Section 41 of the Planning Act addressing County interests including, but not limited to the access driveway on the site, closure of the driveway connection, with the adjacent aggregate operation, and which provides for the carrying out of a summer Traffic Audit on an annual basis for 5 years to determine if road improvements are required to be constructed by the owner in the future as a result of higher than anticipated truck traffic levels generated by the composting/wood chipping operation;
- d) the owner has installed appropriate truck traffic warning signs as determined in the County's agreement which asks truck drivers to refrain from using engine brakes and which warn drivers of the upcoming entrance way to the site;
- e) the owner has agreed to limit the use of the wood chipper to between 7 am and 5 pm Monday to Friday, and to between 8 am and noon on Saturdays with such agreement being included within the Site Plan Agreement or as Conditions of the Certificate of Approval, or both;
- f) the owner has agreed as a condition set out in the Certificate of Approval, and Site Plan Agreement to carry out an acoustical audit, conducted by an independent acoustical consultant, at the time the proposed use is initiated and to then carry out follow up audits if necessary as required by the Certificate of Approval and Site Plan Agreement, to ensure compliance with MOE guideline NPC 232 for any equipment used on site; and
- g) the owner has agreed in the Site Plan Agreement that , if the Doppstadt DW 3060 and AK 600 wood chippers are utilized on site, they generate sound emissions which are equal to or less than the sound emission levels (at 10 m) contained in the August 2007 acoustical report prepared by Comco Petroleum management Inc.



**7.94 \*94 - Lots 35 to 43, Lots 45, 46, 51, 52, 57 and 59, Plan M-367, Concession 7 (Former Oro)**

Notwithstanding any other provision in this By-law, the minimum required *front yard* is 6.0 metres (19.7 feet) on the lands denoted by the symbol \*94 on the schedules to this By-law.

**7.95 \*95 - Part of Lots 5 and 6, Concession 14 (Former Oro)**

Notwithstanding any other provision in this By-law, no *building* or *structure* shall be erected, except for those required for flood and/or erosion control, on the lands denoted by the symbol \*95 on the schedules to the By-law.

**7.96 \*96 - Lands Adjacent to Waste Disposal (WD) Zones**

Notwithstanding any other provision in this By-law, extensions and enlargements to existing *buildings* may be permitted and the construction of *agricultural buildings, barns* and other non-habitable *accessory buildings* and *structures* may also be permitted on the lands denoted by the symbol \*96. The construction of new *dwelling units* is not permitted.

**7.97 \*97 - Part of Lot 9, Concession 14 (Former Medonte)**

Notwithstanding any other provision in this By-law, the following uses are the only uses permitted on the lands denoted by the symbol \*97 on the schedules to this By-law:

- a) a *convenience retail store*;
- b) a *bakeshop*;
- c) a *delicatessen*;
- d) a *restaurant* with a maximum of 12 seats; and
- e) two apartment *dwelling units* with a maximum of two bedrooms each.

In addition to the above, a maximum of ten persons are permitted to be employed by the operators of the non-residential uses.

**7.98 \*98 - Lot 19, Plan 755, Concession 7 (Former Oro)**

Notwithstanding any other provision in this By-law, the following provisions apply to the lands denoted by the symbol \*98 on the schedules to this By-law:

- a) Minimum required *interior side yard*  
- from south west *lot line* 0.91 metres (2.9 feet)
- b) Minimum required *rear yard* 4.27 metres (14 feet)

**7.99 \*99 - Part of Lot 20, Concession 1, South Division, Plan M-22, Lots 1 - 52 (Former Orillia)**

Notwithstanding any other provision in this By-law, the following provisions apply to the lands denoted by the symbol \*99 on the schedules to this By-law:

- a) Minimum required *rear yard*
  - lots 29, 30, 31 and 32 12 metres (39.4 feet)
- b) Minimum *gross floor area*
  - for all *lots* 111 square metres  
(1,194.8 square feet)

**7.100 \*100 - Lots 100 and 101, Plan 780, Part of Lot 21, Concession 1, South Division (Former Orillia)**

Notwithstanding any other provision in this By-law, all openings in a *building* containing a *dwelling unit* shall have a minimum opening elevation of 220.1 metres (722.1 feet) on the lands denoted by the symbol \*100 on the schedules to this By-law.

**7.101 \*101- Part Lot 12, Concession 1, South Division (Former Orillia)**

Notwithstanding any other provision in this By-law, the minimum required *front yard* is 12.0 metres (39.3 feet) on the lands denoted by the symbol #101 on the schedules to this By-law.

**7.102 \*102 - Part of Lot 3, Concession 4, South Division (Former Orillia)**

Notwithstanding any other provision in this By-law, only a small engine repair and sales establishment and a snowmobile sales and service establishment are permitted on the lands denoted by the symbol \*102 on the schedules to this By-law.

**7.103 \*103 - Lots 1 to 19, Plan 949, Lot 5, Concession 1, South Division (Former Orillia)**

Notwithstanding any other provision in this By-law, the construction of a *dwelling unit* on a *lot* that is vacant on the effective date of this By-law is permitted on the lands denoted by the symbol \*103 on the schedules to this By-law.

**7.104 \*104 - Part of Lot 15, Concession 1, South Division (Former Orillia)**

Notwithstanding any other provision in this By-law, only a *trailer, recreational vehicle or a mobile home sales establishment* is permitted on the lands denoted by the symbol \*104 on the schedules to this By-law.

**7.105 \*105 - Part of Lot 15, Concession 1, South Division (Former Orillia)**

Notwithstanding any other provision in this By-law, the manufacturing of furniture is permitted as an *accessory use* on the lands denoted by the symbol \*105 on the schedules to this By-law.

**7.106 \*106 - Part of Lot 3, Concession 1, South Division, Lots 6 and 7 of Plan 1128 (Former Orillia)**

Notwithstanding any other provision in this By-law, only a *motor vehicle service station* and/or a *motor vehicle sales establishment* are permitted on the lands denoted by the symbol \*106 on the schedules to this By-law.

**7.107 \*107 - Part of Lot 15, Concession 8 (Former Medonte)**

Notwithstanding any other provision in this By-law, the minimum *lot area* is 1,860 square metres (2,002.1 square feet) on the lands denoted by the symbol \*107 on the schedules to this By-law.

**7.108 \*108 - Part of Lot 41, Concession 1, W.P.R (Former Flos)**

Notwithstanding any other provision in this By-law, the maximum width of the access *driveway* is 9.1 metres (29.8 metres) and the minimum number of *loading spaces* required is two on the lands denoted by the symbol \*108 on the schedules to this By-law.

**7.109 \*109 - Part of Lot 4, Concession 1, W.P.R. (Former Flos)**

Notwithstanding any other provision in this By-law, an ambulance station is permitted on the lands denoted by the symbol #109 on the schedules to this By-law.

**7.110 \*110 - Lot 5, Concession 14 (Former Medonte)**

Notwithstanding any other provision in this By-law, the minimum required *rear yard* is 30 metres (98.4 feet) on the lands denoted by the symbol \*110 on the schedules to this By-law.

**7.111 \*111 - Lot 5, Concession 14 (Former Medonte)**

Notwithstanding any other provision in this By-law, *buildings* or *structures*, except for those required for flood or erosion control, are not permitted on the lands denoted by the symbol \*111 on the schedules to this By-law.

**7.112 \*112 - Lot 6, Concession 14 (Former Medonte) [By-law 2003-050]**

Notwithstanding any other provision in this By-law, only the following uses are permitted on the lands denoted by the symbol \*112 on the schedules to this By-law:

- a) a *motor vehicle sales establishment* in which the repair of *motor vehicles* is not permitted as an *accessory use*
- b) two *dwelling units*
- c) a self-storage establishment within the *building* that existed when this section of the by-law came into effect.

**7.113 \*113 - Registered Plans M-8, M-9, M-30 and M-31 (Former Oro) [By-law 2003-116]**

Notwithstanding any other provision in this By-law, the following provisions apply to lands denoted by the symbol \*113 on the schedules to the By-law:

- a) Minimum required *interior side yard* 4.5 metres (14.7 feet)
- b) Minimum required *rear yard* 8.0 metres (26.2 feet)
- c) Minimum *setback* from a *public street* 6.0 metres (19.7 feet)
- d) The minimum *lot area* and *frontage* shall be deemed to comply with the provisions of this by-law.

**7.114 \*114 - Registered Plans M-8, M-9, M-30 and M-31 (Former Oro)**

Notwithstanding any other provision in this By-law, a recreation centre is permitted on the lands denoted by the symbol \*114 on the schedules to this By-law. For the purposes of this Section, such a recreation centre may include *swimming pools*, tennis courts, change facilities, meeting rooms, lounges, or similar recreation facilities being non commercial in nature, and storage areas for skis and other recreational equipment and a maintenance shop and and storage area for equipment used to maintain the lands and facilities in the *private park*. The following standards apply to the recreation centre:

- a) Minimum *first storey floor area* 280 square metres (3,013 square feet)
- b) Maximum *height* 11.0 metres (36.0 feet)
- c) Minimum setback from a *public street* 12.0 metres (39.3 feet)

In addition, a *dwelling unit* occupied by a caretaker employed by the owners of *lots* within Registered Plans M-8, M-9, M-30 and M-31 is permitted.





### **7.115 \*115 - Registered Plans M-367 and M-368 (Former Oro)**

Notwithstanding any other provision in this By-law, a recreation centre is permitted on the lands denoted by the symbol \*115 on the schedules to this By-law. For the purposes of this Section, such a recreation centre may include *swimming pools*, tennis courts, change facilities, meeting rooms, lounges, or similar recreation facilities being non commercial in nature, and storage areas for skis and other recreational equipment and a maintenance shop and an storage area for equipment used to maintain the lands and facilities in the *private park*. The following standards apply to the recreation centre:

- |   |  |
|---|--|
| a) Minimum <i>first storey floor area</i>             | 280 square metres<br>(3,013 square feet) |
| b) Maximum <i>height</i>                              | 11.0 metres (36.0 feet)                  |
| c) Minimum <i>setback</i> from a <i>public street</i> | 12.0 metres (39.3 feet)                  |

### **7.116 \*116 - West Half of Lot 16, Registered Plan No. 1 (Former Oro)**

Notwithstanding any other provision in this By-law, a *motor vehicle repair garage* is permitted on the lands denoted by the symbol \*116 on the schedules to this By-law.

### **7.117 \*117 - Part of Lots 8 And 9, Concession 9 (Former Oro)**

Notwithstanding any other provision in this By-law, a club house or *restaurant* is not permitted on the lands denoted by the symbol \*117 on the schedules to this By-law.

### **7.118 \*118 - Part of Lot 2, Concession 3 (Former Oro)**

Notwithstanding any other provision in this By-law, a private *sewage treatment facility* and facilities accessory to a water supply system are permitted on the lands denoted by the symbol \*118 on the schedules to this By-law. In addition, the provisions of Section 5.28 do not apply.

### **7.119 \*119 - Setbacks from Environmental Protection Zone**

Notwithstanding any other provision in this By-law, the following provisions apply to lands denoted by the symbol \*119 on the schedules to this By-law:

- |   |                        |
|---|------------------------|
| a) Minimum <i>setback</i> for <i>buildings, structures</i> and septic system tile fields from the interior side <i>lot line</i> serving as the Environmental Protection Zone boundary | 4.5 metres (14.7 feet) |
| b) Minimum <i>setback</i> for <i>buildings,</i>   |                        |

structures and septic system  
tile fields from the rear lot line  
serving as the Environmental  
Protection Zone boundary

7.5 metres (26.2 feet)

**7.120 \*120 - Part of Lot 13, Concession 3 (Former Oro)**

Notwithstanding any other provision in this By-law, a *hobby farm* is permitted on the lands denoted by the symbol \*120 on the schedules to this By-law until November 2, 1997 in accordance with former By-law 94-148 passed in accordance with Section 39 of the Planning Act, R.S.O 1990, cP. 13.

**7.121 \*121 - Part of Lot 11, Concession 6 (Former Oro)**

Notwithstanding any other provision in this By-law, a five unit *bed and breakfast establishment* is permitted on the lands denoted by the symbol \*121 on the schedules to this By-law until June 19, 1999 in accordance with former By-law 96-75 passed in accordance with Section 39 of the Planning Act, R.S.O 1990, cP. 13.

**7.122 \*122 - Part of Lot 10, Concession 1 (Former Oro)**

Notwithstanding any other provision in this By-law, a temporary playing field, a temporary change facility and a portable toilet not exceeding 6.0 square metres (19.6 square feet) is permitted on the lands denoted by the symbol \*122 on the schedules to this By-law until February 7, 1999 in accordance with former By-law 96-09 passed in accordance with Section 39 of the Planning Act, R.S.O 1990, cP. 13.

**7.123 \*123 - Parts of Lots 2 and 3, Concession 4 (Former Oro)**

Notwithstanding any other provision in this By-law, a *timeshare establishment* is permitted on the lands denoted by the symbol \*123 on the schedules to this By-law.

**7.124 \*124 – Part of Lot 1, Concession 3 (Former Oro)**

Notwithstanding any other provision in this By-law, only maintenance garages associated with the operation of a *downhill ski facility* are permitted on the lands denoted by the symbol \*124 on the Schedule to this By-law.

**7.125 \*125 – Part of Lot 8, Concession 10 (Former Oro)**

Notwithstanding any other provision in this By-law, an eight room tourist accommodation facility is permitted on the lands denoted by the symbol \*125

on the Schedule to this By-law. In addition, no *buildings* or *structures* and no portion of any *golf course* fairway shall be located closer than:

- a) 40 metres from the southern *lot line*; and,
- b) 10 metres from any other *lot line*.

In addition, a 40 metre wide *planting strip* is required adjacent to the southern *lot line* and a 10 metre wide *planting strip* is required adjacent to all other *lot lines*. *Driveways* and paths for golfers are permitted to cross or be located in the *planting strip* located adjacent to the 9<sup>th</sup> Line.

### **7.126 \*126 – Part of Lot 8, Concession 10 (Former Oro)**

Notwithstanding any other provision in this By-law, fairways associated with a *golf course* are permitted on the lands denoted by the symbol \*126 on the Schedule to this By-law. In addition, no *buildings* or *structures*, with the exception of those required for the maintenance of the *golf course*, are permitted. In addition, no *buildings* or *structures* and no portion of any *golf course* fairway should be located closer than:

- a) 40 metres from the southern *lot line*; and,
- b) 10 metres from any other *lot line*.

In addition, a 20 metre wide *planting strip* is required adjacent to the southern *lot line* and a 10 metre wide *planting strip* is required adjacent to all other *lot lines*.

### **7.127 \*127 – Part of Lot 8, Concession 10 (Former Oro)**

Notwithstanding any other provision in this By-law, fairways associated with a *golf course* are permitted on the lands denoted by the symbol \*127 on the schedule to this By-law. In addition, no *buildings* or *structure* are permitted. In addition, no *buildings* or *structures* and no portion of any *golf course* fairway shall be located closer than 10 metres from any *lot line*. A 10 metre wide *planting strip* is required adjacent to all *lot lines*.

### **7.128 \*128 – Parts 1, 2, 3 and 4 Of Plan 51R-23973 (Former Flos)**

[By-law 98-70]

Notwithstanding any other provision in this By-law, only the following uses are permitted on lands denoted by the symbol \*128:

- a) *art galleries*;
- b) *business offices*;
- c) *convenience retail stores*;

- d) *custom workshops;*
- e) *dry cleaning distribution depots;*
- f) *financial institutions;*
- g) *medical clinic;*
- h) *museums;*
- i) *personal service shops;*
- j) *repair shops;*
- k) *retail stores;*
- l) *service shops, light.*

In addition, all *buildings* and *structures* shall be *setback* a minimum of 11 metres from the *lot line* abutting County Road 22, or 26 metres from the centreline of County Road 22, whichever is greater.

**7.129 \*129 – Block 47 of Plan 51M-510 (Former Flos) [By-law 98-70]**

Notwithstanding any other provision in this By-law, the minimum *lot frontage* is 26 metres and all *buildings* and *structures* shall be set back a minimum of 11 metres from the *lot line* abutting County Road 22, or 26 metres from the centreline of County Road 22, whichever is greater on the lands denoted by the symbol \*129 on the schedules to this By-law.

**7.130 \*130 – Part of Lot 15, Concession 1 (Former Oro)**

Notwithstanding any other provision in this By-law, a *single detached dwelling* is not permitted on the lands denoted by the symbol \*130 on the schedule to this By-law.

**7.131 \*131 – Part of Lot 21, Concession 9 (Former Oro)**

Notwithstanding any other provisions in this By-law, a *single detached dwelling* is permitted on the lands denoted by the symbol \*131 on the schedule to this By-law.

**7.132 \*132 – Part of Lot 9, Concession 6 (Former Oro)**

Notwithstanding any other provision in this By-law, a *dwelling unit* is not permitted on the lands denoted by the symbol \*132 on the schedule to this By-law.

**7.133 \*133 - Part of Lots 1 and 2, Concession 2 (Former Oro)**

[By-law 2012-106]

Notwithstanding any other provision in this By-law:

- a) the minimum *lot frontage* required is approximately 20.00 metres (66 feet), and minimum *lot area* required is approximately 0.95 hectares (2.35 acres) on the lands denoted by the symbol \*133 on the schedule to this By-law.
- b) *accessory buildings or structures* are prohibited on the lands zoned Agricultural /Rural (A/RU) and denoted by the symbol \*133 on the schedule to this by-law. For the purposes of this Section such *buildings or structures* may include a *swimming pool*, a tennis court, change facilities, and garage /storage buildings, provided such *buildings or structures* are accessory to a residential use on the same lot.
- c) The provisions of Section 5.28, "Setbacks from Limits of Environmental Protection Zone ", do not apply to the lands denoted by the symbol \*133 on the schedules to this By-law.

### **7.134 \*134 - Part of Lots 1 and 2, Concession 2 (Former Oro)**

[By-law 2012-106]

Notwithstanding any other provision in this By-law:

- a) the minimum *lot frontage* required is approximately 180.00 metres (590.55 feet), and minimum *lot area* required is approximately 6.9 hectares (17.05 acres) on the lands denoted by the symbol \*134 on the schedule to this By-law.
- b) *accessory buildings or structures* are prohibited on the lands zoned Agricultural /Rural (A/RU) and denoted by the symbol \*134 on the schedule to this by-law. For the purposes of the Section such *buildings or structures* may include a *swimming pool*, a tennis court, change facilities, and garage /storage buildings, provide such *buildings or structures* are accessory to a residential use on the same lot.
- c) The provisions of Section 5.28, "Setbacks from Limits of Environmental Protection Zone ", do not apply to the lands denoted by the symbol \*134 on the schedules to this By-law.

### **7.135 \*135 - Part of Lots 1 and 2, Concession 1 and 2 (Former Oro)**

[By-law 2003-003]

Notwithstanding any other provision in this By-law, the minimum *lot frontage* required is approximately 138 metres (452 feet), and minimum *lot area* required is approximately 4.5 hectares (11.1 acres) on the lands denoted by the symbol \*135 on the schedule to this By-law. Further notwithstanding any other provisions in this by-law *buildings or structures* are permitted on the lands zoned Agricultural/Rural (A/RU) and denoted by the symbol \*135 on the schedule to this by-law. For the purposes of the Section such *buildings or structures* may include a *swimming pool*, a tennis court, change facilities, and garage/storage buildings, provided such *buildings or structures* are accessory to the residential use on the same *lot*. And further notwithstanding any other

provisions in the By-law, including the provisions under Section 5.28, a *deck* located adjacent to the shoreline is permitted on the lands zoned Environmental Protection (EP) and on lands zoned Shoreline Residential (SR) and denoted by the symbol \*135 on the schedule to this By-law.

#### **7.136 \*136 - West Part of Lot 16, Concession 9 (Formerly Medonte)**

Notwithstanding any other provision in this By-law, only the following uses are permitted on the lands denoted by the symbol \*136

- a) *Business offices;*
- b) Mail order business
- c) Showroom facilities
- d) Sales Office
- e) Assembly facilities
- f) Printing Establishments
- g) *Related Accessory Uses.*

#### **7.137 \*137 – Range 2, Part of Lot 2 (Former Oro) [By-law 2014-030]**

Notwithstanding any other provision in this By-law and in addition to the permitted uses of the Institutional (I) Zone, the following uses are permitted on the lands denoted by the symbol \*137 on the schedules to this by-law:

- a) A non-profit seniors home with a maximum of ten (10) residences and one housekeeping unit; and
- b) *A Residential Care home.*

#### **7.138 \*138 - Part of Lot 1, Concession 1 (Former Oro)**

Notwithstanding any other provision in this By-law, the following provisions apply to the lands denoted by the symbol \*138 on the schedules to this By-law:

- a) Minimum *lot frontage* is 60 metres (196.85 feet).
- b) Minimum *setback* from the top of bank of a watercourse as defined in policy G1.2.1 of the Official Plan is 15 metres (49.2 feet).
- c) Minimum *setback* from the *average high watermark* is 28.5 metres (93.5 feet) in lieu of Section 5.32.

#### **7.139 \*139 - Part of Lot 1, Concession 1 (Former Oro)**

Notwithstanding any other provision in this By-law, the following provisions apply to the lands denoted by the symbol \*139 (H) on the schedules to this By-law:

- a) Minimum *lot frontage* is 60 Metres (196.85).

## 7.140 \*140 – Part Lot 3 & 4, Concession 4 Horseshoe Valley Lands Ltd. (Former Oro) [By-law 2001-42, 2004-143, 2006-067]

Notwithstanding any other provision in this By-law, the following permitted uses and zone provisions apply on the lands denoted by the symbol \*140 on the schedules to this By-law:

### Permitted Uses

Only the following uses are permitted:

- a) *single detached dwellings*
- b) *home occupations*
- c) *private home daycare*
- d) *convenience retail stores*
- e) *medical clinics*
- f) *limited personal service shops*
- g) *private clubs*
- h) *recreational and community centres*
- i) *parking lots*
- j) *recreational uses*
- k) *golf course*
- l) *golf course club house*
- m) *open space areas*
- n) *storm water management facilities*
- o) *sanitary sewage facilities*

### Regulations for single detached dwellings

- a) Minimum *lot area* 0.045 hectares (0.11 acre)
- b) Minimum *lot frontage* 15 metres (49.2 feet)
- c) Minimum required *front yard* to the *dwelling unit* 4.5 metres (14.8 feet)
- d) Minimum required *front yard* to the garage 6.0 metres (19.7 feet)
- e) Minimum required *rear yard* 7.5 metres (24.6 feet)
- f) Minimum required *interior side yard*
  - one side 1.5 metres (4.9 feet)
  - alternate side 0.75 metres (2.5 feet)
- g) Minimum required *exterior side yard* 3.0 metres (9.8 feet)
- h) Maximum building *height* 11 metres (36.1 feet)
- i) Minimum landscape open space 25 percent
- j) Maximum *building coverage* 50 percent
- k) Minimum required *rear yard* for a *deck* is:
  - i. for those lots abutting a *golf course* or recreational trail 4.5 metres (14.7 feet)

- ii. for all other *lots* 5.0 metres (16.4 feet)
- l) Notwithstanding the provisions of Section 5.9, Encroachments in Required Yard the following shall apply to the subject lands being Lots 1 to 66, Plan 51M-741, zoned R1\*140:

Architectural features such as sills, belt courses, cornices, eaves or gutters, chimney breast, pilasters, roof overhangs, cantilevered window bays may encroach into the required side yard a distance of not more than 0.5 metres (1.5 feet). In regards to Lots 1 to 66, Plan 51M-741, landscaping treatments such as natural or man-made stone landings, staircases, or walkways are not subject to the provisions of the Zoning By-Law unless defined as a structure under the Building Code.

Except as otherwise provided in this By-law, the provisions of the R1 Zone and the general provisions of By-law 97-95, as amended, shall continue to apply to Lots 1 to 66, Plan 51M-741.

The Holding Provision applying to the lands not be removed until the recommendations contained in the Spray Analysis Report dated November 12, 2004 are completed to Council's satisfaction.

Regulations for convenience retail, service commercial and medical clinic uses

- a) Minimum *lot area* 0.2 hectares (0.49 acres)
- b) Minimum *lot frontage* 30.0 metres (98.4 feet)
- c) Minimum required *front yard* 7.5 metres (24.6 feet)
- d) Minimum required *rear yard* 7.5 metres (24.6 feet)
- e) Minimum required *interior side yard* 4.5 metres (14.8 feet)
- f) Minimum required *exterior side yard* 4.5 metres (14.8 feet)
- g) Maximum building *height* 9 metres (29.5 feet)
- h) Minimum landscape open space 20 percent
- i) Maximum *coverage* 35 percent
- j) Parking requirements 1 space per 50 square metres of *gross floor area*

Regulations for private clubs, golf course club houses, and community centres

- a) Minimum *lot area* 0.4 hectares (0.99 acres)
- b) Minimum *lot frontage* 30.0 metres (98.4 feet)
- c) Minimum required *front yard* 9 metres (29.5 feet)
- d) Minimum required *rear yard* 8 metres (26.2 feet)
- e) Minimum required *interior side yard* 4.5 metres (14.8 feet)
- f) Minimum required *exterior side yard* 4.5 metres (14.8 feet)
- g) Maximum building *height* 11 metres (36.1 feet)
- h) Minimum landscape open space 25 percent



- i) Maximum *coverage* 40 percent
- j) Parking requirements 1 space per 50 square metres of *gross floor area*

**Regulations for recreational uses**

- a) Minimum *building setback* to all *Lot lines* 3.0 metres (9.8 feet)
- b) Maximum building *height* 9.0 metres (20.5 feet)

**7.141 \*141 – Concession 10, Part of Lot 23 (Former Medonte)**

[By-law 2003-065]

Notwithstanding any other provision in this By-law, a garden suite is a permitted use on the lands denoted by the symbol \*141 as shown on the schedules to this By-law until June 25, 2013 in accordance with By-law 2003-65 passed in accordance with Section 39 of the Planning Act, R.S.O 1990, cP. 13.

**7.142 \*142 - Part of Lots 1 and 2, Concession 2 (Former Oro)**

[By-law 2004-118, 2015-002]

Notwithstanding any other provision in this By-law, the minimum *lot frontage* required is approximately 60.00 metres (196.85 feet), the minimum *lot area* required is approximately 1.9 hectares (4.69 acres), and the minimum *interior side yard* is 20.0 metres and on the lands denoted by the symbol \*142 on the schedule to this By-law. Further notwithstanding any other provisions in this By-law, no *building, structure* or septic tile field shall be located within 65 metres (213.25 feet) of the *average high water mark* of Lake Simcoe. Further notwithstanding any other provisions in this By-law, *accessory buildings or structures* are permitted on the lands zoned Agricultural/Rural (A/RU) and denoted by the symbol \*142 on the schedule to this by-law. For the purposes of the Section such *buildings or structures* may include a *swimming pool*, a tennis court, change facilities, and garage/storage buildings, provide such *buildings or structures* are accessory to a residential use on the same *lot*.

**7.143 \*143 – Part of Lot 19, Concession 7 (Formerly Oro)**

Notwithstanding any other provision in this By-law, the following provisions apply to the lands denoted by the symbol \*143 on the schedules to this By-law.

**Permitted Uses**

Only the following uses are permitted:

- a) commercial air services (including aircraft storage, maintenance and repairs, sales, fixed based operations)

- b) flight training services
- c) charter flight services
- d) airfreight services and associates storage
- e) aeroplane hangars

### Zoning Provisions

The following provisions apply to all buildings:

a)	Minimum <i>lot area</i>	0.4 ha (0.98 acres)
b)	Minimum <i>lot frontage</i>	50 metres (164 feet)
c)	Minimum <i>required front yard</i>	15 metres (49.2 feet)
d)	Minimum required exterior	
e)	<i>side yard</i>	5 metres (16.4 feet)
f)	Minimum required interior	
g)	<i>side yard</i>	5 metres (16.4 feet)
h)	Minimum required <i>rear yard</i>	22 metres (72.2 feet)
i)	Width of <i>planting strip</i>	
j)	adjacent to <i>front lot line</i>	N/A
k)	Width of <i>planting strip</i>	
l)	adjacent to <i>exterior side lot line</i>	N/A
m)	Maximum <i>height</i>	15 metres (49.2 feet)
n)	Minimum number of <i>parking</i>	
o)	<i>spaces</i>	1 <i>parking space</i> per 60 square metres of <i>gross floor area</i>

### Exemptions

Section 5.10 Frontage on a Public Street does not apply to the lands denoted by the Symbol \*143 on the schedules to this By-law.

#### 7.144 \*144 – Concession 6, West Part of Lot 26, RP 51R-22285 Part 1, (Oro),

Notwithstanding any other provision in this By-law, the following provisions apply to the lands denoted by the symbol \*144 on the schedules to this By-law. The Zoning would permit a *motor vehicle repair garage*. The Holding Provision would not be removed until Council has executed a Site Plan Agreement and it is registered on title.

#### 7.145 \*145 - West Part of Lot 7, Concession 10 (Former Oro)

Notwithstanding any other provision in this By-law, an aggregate washing facility is not a permitted *accessory use* on the lands denoted by the symbol \*144 on the schedules to this By-law. Furthermore the following provisions apply to a pit operating on lands denoted by the symbol \*145:

- a) Minimum *Lot Area* 8 hectares

**7.146\*146 – West Part of Lot 7, Concession 10 (Former Oro)**

Notwithstanding any other provision in this By-law, an aggregate washing facility is not a permitted accessory use on the lands denoted by the symbol \*146 on the schedules to this By-law. Furthermore the following provisions apply to a *pit* operating on lands denoted by the symbol \*145:

- a) Minimum Limit of Excavation  
From a RUR2 Zone Boundary 50 metres
- b) Minimum Setback for a Processing Plan  
From a RUR2 Zone Boundary 200 metres

For the purposes of this section, a processing plan includes both portable plants and permanently fixed plants.

**7.147 \*147 - Part of Lots 1, and 2, Concession 4 (Oro)**

Notwithstanding any other provision in this By-law, the following provisions apply to lands within Part of Lots 1 and 2, Concession 4 and Zoned R1\*147 as shown on the schedules to this By-law:

Lot #	Minimum Frontage	Lot Minimum Setback from 3:1 Slope
1	29 metres	8.0 metres
2	20 metres	8.0 metres
3	66 metres	8.0 metres
4	15 metres	0.0 metres
5	66 metres	0.0 metres
6	29 metres	0.0 metres
7	33 metres	18.0 metres
8	33 metres	18.0 metres
9	33 metres	8.0 metres
10	32 metres	0.0 metres
11	33 metres	0.0 metres
12	33 metres	0.0 metres
13	25 metres	0.0 metres

**7.148 \*148 – Lot 41 and East Part of Lot 42, Concession 2, RP 51r-30187, Part 1 (Medonte)** [By-law 2002-012]

Notwithstanding any other provision in this By-law, a minimum 5 metre wide buffer strip is required adjacent to the naturally occurring forest edge on the north part of the lands denoted by the symbol \*148.

**7.149 \*149 – Concession 5, Plan M-324, Lot 23 (Oro)** [By-law 2001-015]

Notwithstanding any other provision in this By-law, a *bed and breakfast* is permitted on the lands denoted by the symbol \*149 on the schedules to this By-law.

**7.150 \*150 – Concession 9, Plan M-535, Lot 14 (Oro)**

Notwithstanding any other provision in this By-law, a *bed and breakfast* is permitted on the lands denoted by the symbol \*150 on the schedules to this By-law.

**7.151 \*151- Concession 1, North Part of Lot 40 (Oro)**

Notwithstanding any other provision in this By-law, no *dwelling* shall be erected on the lands denoted by the symbol \*151.

**7.152 \*152 – Concession 6, North Part of Lot 21 (Oro)**

Notwithstanding any other provision in this By-law, the lands denoted by the symbol \*152 permit the additional use of the property for a mobile home/modular home sales establishment. Only three display units on site with no manufacturing or additional storage on site. The display units are not intended to be serviced and are mobile at any time.

**7.153 \*153 - Part of Lot 10 and Lot D, Concession 2 (Oro)** [By-law 2002-104]

Notwithstanding any other provision in this By-law, a *golf course*, exclusive of any *buildings*, but including such facilities and structures as may be necessary for erosion and sedimentation control, stormwater management, drainage and flood control, water supply and distribution systems, and no more than three structures necessary for crossing the watercourse, are permitted on the lands denoted by the symbol \*153 on the schedules to this By-law.

**7.154 \*154 – Concession 9, South Part Lot 8, RP 51R-28291 Part 1 (Oro)** [By-law 2004-046]

Notwithstanding any other provision in this By-law, the following provisions apply to the lands denoted by the Symbol \*154 on Schedule A13 to this By-law:

- |  |                       |
|--|-----------------------|
| a) Maximum setback from the <i>front lot line</i><br>for all <i>buildings and structures</i> | 190 metres (623 feet) |
| b) Minimum required <i>front yard</i>  | 30 metres (98.4 feet) |

**7.155 \*155 – East Part of Lot 13, Concession 5 (Oro)** [By-law 2003-077]

Notwithstanding any other provision in this By-law, a *single detached dwelling* is not permitted on the lands denoted by the symbol \*155 on the schedules to this By-law. In addition, the minimum *lot area* for any other permitted use is 3.6 hectares.

**7.156 \*156 – Part of Lot 28, Concession 3 (Oro)** [By-law 2003-093]

Notwithstanding any other provision in this By-law, a *bed and breakfast establishment* is permitted on the lands denoted by the symbol \*156 on the schedules to this By-law.

**7.157 \*157 – Reserved (Hillway)**

**7.158 \*158 – Concession 3, Part Lot 1 (Medonte)** [By-law 2004-031, 2005-096]

Notwithstanding the Residential Two (R2) provisions in this By-law, no more than 52 townhouse dwelling units may be constructed on lands denoted by the Symbol \*158 on Schedule A15 to this By-law. In addition, the *dwelling units* are not required to be located on a lot that abuts or fronts on a *public street*, provided the *lot* has access to a *public street* by way of easement or right-of-way. In addition, the following provisions apply:

- |   |                        |
|---|------------------------|
| a) Minimum <i>lot frontage</i>              | N/A                    |
| b) Minimum required <i>building setback</i> | 1.5 metres (4.9 feet)  |
| c) Minimum required <i>setback for deck</i> | 1.2 metres (3.9 feet)  |
| d) Minimum <i>setback</i> to a slope        | 7.5 metres (24.6 feet) |

The Holding provision shall not be removed until a Site Plan Agreement that is satisfactory to Council has been entered into. (Holding Provision removed by By-law 2004-106)

**7.159 \*159 - Concession 8, West Part of Lot 26 (Former Oro) [By-law 2005-005]**

Notwithstanding any other provision in this By-law, only the following uses are permitted on lands denoted by the symbol \*159:

- a) *Fish Hut Rental Establishment;*
- b) *Accessory Single Detached Dwelling;*
- c) *Convenience Retail Store;*
- d) *Business Offices.*

**7.160 \*160 – Concession 3, Part of Lots 27 & 28, RP 51R-33437, Part 1 (Oro) [By-law 2005-051]**

Notwithstanding any other provisions in this By-law, the following provisions apply to the lands denoted by the symbol \*160 on Schedule A2 to this By-law:

- a) Maximum *height of boathouse* in accordance with Section 5.6 (g) is no more than 9.8 metres (32 feet) above the elevation of the *average high water mark*
- b) Accessory guest accommodations which include only sleeping and sanitary facilities are permitted in the second storey of the *boathouse*.

**7.161 \*161 – Concession 7, Part of Lot 21, RP 51R-15045, Part 1 (Oro) [By-law 2005-053]**

Notwithstanding any other provision in this By-law, an *industrial use* consisting of a micro-brewery is permitted on the lands denoted by the Symbol \*161 on Schedule A10 to this By-law. The Holding Provision shall not be removed until execution and registration of the appropriate Site Plan Control Agreement.

**7.162 \*162 – Concession 3, West Part Lot 15 (Moon Point) [By-law 2005-082]**

Notwithstanding any other provision in this By-law, the following provisions apply to the lands denoted by the symbol '162 on the schedules to this By-law:

- a) A maximum of 14 lots are permitted.
- b) The minimum *lot frontage* is 18.8 metres.
- c) Maximum *gross floor area* for a *single detached dwelling* - 557.4 square metres

**7.162a \*162a – Part of Lots 15 and 16, Concession 3 (Former Orillia)**

[By-law 2005-082]

Notwithstanding any other provision in this By-law, the following provisions apply to the lands denoted by the symbol \*171 on the schedules to this By-law:

- a) *Buildings or structures* are prohibited
- b) The maximum width of an access/view corridor extending from the water's edge to the zone boundary between the SR\*162 and SR\*171 Zone is 12 metres

**7.163 \*163 – Part of Lots 8 and 9, Concession 12 and Part Lot 9, Concession 13, (Former Oro), Now Township of Oro-Medonte**

[By-law 2005-098, 2009-078]

Notwithstanding any other provision in this By-law the following special provisions apply on those lands denoted by the symbol MAR 1\*163 on the schedule to this By-law.

- a) (i) *Setback* to pit excavation, adjacent to existing woodlots in the west half of Lots 8 and 9, Concession 12 shall be a minimum of 50 metres.  
(ii) The required *setback* to *pit* excavation adjacent to a woodlot in Part of Lot 9, Concession 13 at the northeast corner of the pit shall be a minimum of 20 metres.
- b) no washing of aggregate on site is permitted,
- c) no extraction below 1.5 metres above the water table is permitted.

**7.164 \*164 – Concession 5, Part of Lot 10 (Medonte)** [By-law 2005-127]

Notwithstanding any other provision in this By-law, only a *single detached dwelling* shall be permitted on the lands denoted by the symbol \*164 on the schedules to this By-law.

**7.165 \*165 – Part Lot 15, Concession 8, Blocks 65-66, Reg. Plan 51M-679 (Medonte)** [By-law 2006-008]

Notwithstanding the other provision in this By-law, the following provisions apply to the lands denoted by the symbol \*165 on the schedules to this By-law:

- a) Minimum *lot area*: 1860 square metres
- b) *Setbacks*: The minimum *setback* for *structures* from the original centreline of County Road 19 shall be 26 metres or 10.7 metres from the property line, whichever is greater. This *setback* shall not apply to *accessory building* without a permanent foundation.

**7.166 \*166 – Concession 1, Part of Lot 1, RP 51R-12429, Part 1(Former Orillia)** [By-law 2006-023]

Notwithstanding any other provision in this By-law, a *commercial self storage establishment* is permitted on the lands denoted by the symbol \*166 on the schedules to this By-law

**7.167 \*167 – Part of Lots 1 and 2, Concession 2 (Former Oro)** [By-law 2006-024]

Notwithstanding any other provision in this By-law, the minimum *lot frontage* required is approximately 75 metres (246 feet), and minimum *lot area* required is approximately 3.0 hectares (7.4 acres) on the lands denoted by the symbol \*167 on the schedule to this by-law. Further notwithstanding any other provisions in this by-law *buildings* or *structures* are permitted on the lands zoned Agricultural/Rural (A/RU) and denoted by the symbol \*167 on the schedule to this by-law. For the purposes of the Section such *buildings* or *structures* may include a *swimming pool*, a tennis court, change facilities, and garage/storage *buildings*, provide such *buildings* or *structures* are accessory to the residential use on the same *lot*. And further notwithstanding any other provisions in the by-law, including the provisions under Section 5.28, a *deck* located adjacent to the shoreline is permitted on the lands zoned Environmental Protection (EP) and on lands zoned Shoreline Residential (SR) and denoted by the symbol \*167 on the schedule to this By-law

**7.168\*168 – East Part of Lot 10, Concession 5 (Former Medonte)** [By-law 2006-027]

Notwithstanding any other provision in this By-law, only a *single detached dwelling* with an attached triple car garage and a detached workshop shall be permitted on the lands denoted by the symbol \*168 on the schedules to this By-law.

**7.169 \*169 – Concession 1, East Part of Lot 1 (Former Oro)** [By-law 2007-070]

Notwithstanding the provisions of “Table ‘B1’ Standards For Permitted Uses” for Minimum Lot Frontage, the minimum *lot frontage* for the severed lands (Part 1) will be 6.0m and the minimum *lot frontage* for the retained lands (Part 2) will be 14.0m as shown on the Schedule to this By-law.

In addition, notwithstanding Section 5.23 Setback From Slopes, no *building* or *structure*, including a pool and septic system on the severed lot (Part 1) shall be located within 10 metres (32.8 feet) of a slope or embankment that exceeds 33% or 3 to 1.



**7.170 \*170 – Concession 10, West Part Lot 20, (Former Oro)** [By-law 2009-098]

Notwithstanding the permitted uses listed on ‘Table A2’ – Commercial Zones – Permitted Uses” for GC General Commercial Zone, only the following uses are permitted on the lands denoted by the symbol GC\*170 on Schedule A10 to this By-law:

- a) The existing landscaping supply operation with limited expansion,
- b) *Business offices* accessory to permitted uses
- c) *Custom workshops*,
- d) *Hotels*,
- e) *Marine sales and service establishments*,
- f) *Motels*,
- g) *Motor vehicle service stations* which may have an accessory *convenience retail store*,
- h) *Recreational uses*,
- i) *Restaurants*,
- j) *Drive-thru restaurants*
- k) Highway commercial *retail store*

**7.171 \*171 - Concession 7, East Part Lot 1, (Oro)** [By-law 2006-099]

A site-specific *Home Industry* which specializes in the restoration and sale of military vehicles (Jeeps), related equipment and parts/accessories shall be a permitted use on the subject lands denoted by the symbol A/RU\*186 (H) on Schedule A16. The *Home Industry* will also permit the repair of military *motor vehicles* only. No *outside storage* related to the above noted *Home Industry* shall be permitted on the subject lands. The firing of guns and/or military armored vehicles on the subject lands shall be expressly prohibited. No construction of additional *buildings* for the *Home Industry* use shall be permitted.

**7.172 \*172 – Part of Lots, 26, 27 and 28, Concession 5, Oro; Township of Oro-Medonte, County of Simcoe.** [Mar 12, 2007 OMB Decision 0601]

Notwithstanding any other provisions in this By-law, only the following uses are permitted on lands denoted by the symbol \*172 on the Schedules to this By-law:

- a) Conservation uses (excluding *buildings*, *structures* and trails except for a single non-paved trail suitable for pedestrian, cyclist and golf cart use only, which connects the north-eastern portion of the lands denoted by the symbol \*173 to the northwest portion of the lands denoted by the symbol \*174, which trail shall be located and designed to minimize

- impacts on the features and functions of the Wildlife Corridor/Environmental Protection Area) and;
- b) Infrastructure in the form of a bridge, culvert or other structure to allow golf carts travelling between the residential development and the golf course to traverse the stream that will intersect the single non-paved trail outlined in (1) above and;
  - c) Water and sewage distribution and collection infrastructure required to support development within the lands denoted \*173 and \*174. Stormwater management, water treatment and sewage treatment facilities, including related buildings and structures, are not permitted with the exception that the residential stormwater management pond may encroach eastward within lands denoted by the symbol \*172 provided that there are no negative impacts on the features and functions within these.

The Holding provision applying to the lands subject to this By0law shall not be lifted until council is satisfied that:

- a) Council has approved a site plan in accordance with section 41 of the *Planning Act*;
- b) The means of supplying water, including for potable and irrigation purposes, is approved by the Ministry of Environment;
- c) Any proposed water taking will protect groundwater and will not have a negative impact on adjacent users of groundwater;
- d) The application of fertilizers, herbicides and fungicides on the subject lands will protect groundwater and will not have a negative impact on adjacent users of groundwater;
- e) The proposed means of sewage disposal is appropriate for the type and location of the development and will not have an impact on surface and groundwater;
- f) The means of sewage treatment and disposal, including stormwater has been approved by the Ministry of Environment, where the treatment exceeds 10,000 litres per day, and a Responsibility Agreement has been entered into with the municipality to the satisfaction of the Ministry of Environment and in accordance with Section B2.6 (Communal Services and Responsibility Agreements) of the Official Plan;
- g) An appropriate groundwater monitoring program has been established to the satisfaction of the Ministry of Environment that will:
  - i. Establish water quality and quantity baseline conditions and a representative sample of adjacent drilled and dug wells;
  - ii. Identify how these wells will be monitored, at pre-construction, during construction and post construction;
  - iii. Identify how the data collected will be reported; and,
  - iv. Identify remediation measures to deal with any issues that may arise as the result of the monitoring

- h) All development and site alteration, including infrastructure, will be carried out in accordance with the recommendations and conclusions of the approved Environmental Analysis dated January 30, 2007, to ensure that the development and site alteration will not have a negative impact on the significant natural heritage features ecological functions on the subject lands and in the immediate area;
- i) Locations of the in-play areas associated with the *golf course* are located an acceptable distance from non golf course uses on adjacent lands;
- j) An Environmental Management and Enhancement Plan, and a Golf Course Management Plan have been prepared in accordance with the recommendations and conclusions of the approved Environmental Analysis dated January 30, 2007 and to the satisfaction of the appropriate agencies. The plan shall identify measures that will be taken to maintain lands zoned EP\*172 (33% of the subject lands) and those identified as being retained as natural cover on lands zoned PR\*174 (approximately 25% of the subject lands) in a natural condition as identified in the Environmental Analysis dated January 30, 2007 and which shows how existing natural features and proposed natural areas are to be protected and enhanced on the subject lands over time.
- k) That the appropriate development agreements have been prepared for the subject lands in accordance with the environmental management and enhancement plan and golf course management plan and such agreements have been entered into with the Municipality which ensure the ongoing operation and maintenance of uses on the subject lands in accordance with these plans, all to the satisfaction of the Township in consultation with the Ministry of Municipal Affairs and Housing.

**7.173 \*173-Part of Lots, 26, 27 and 28, Concession 5, Oro; Township of Oro-Medonte, County of Simcoe [Mar 12, 2007, OMB Decision 0601]**

Notwithstanding any other provisions of this By-law, the following provisions apply to the lands denoted \*173 on the Schedules to this By-law:

- a) The only permitted uses are *single detached dwellings*, a private community centre, tennis courts, a private *sewage treatment facility*, water treatment facility, stormwater management facilities, and *buildings and structures accessory* to the permitted uses;
- b) A maximum of 40 *single-detached dwellings* is permitted;
- c) No *building of structure* shall be located any closer than 20 metres from the 4<sup>th</sup> Line;
- d) The maximum *gross floor area* permitted for a *single detached dwelling* is 240 square metres, excluding the floor area in the private garage;
- e) No building of structure shall be located any closer than 6 metres from the boundary of the EP\*172 zone;

- f) The maximum height for the single detached dwelling shall be one storey. Notwithstanding this provision, a second storey may be permitted, provided the floor area of the loft is not greater than 50% of the first storey floor area;
- g) No more than two bedrooms are permitted in a single detached dwelling;
- h) Basements are not permitted in a single detached dwelling. Notwithstanding this provision, cellars may be permitted provided they are not used for habitable purposes;
- i) The private community centre shall have a maximum gross floor area of 250 square metres; and,
- j) The private community centre shall have a maximum height of one storey
- k) The plans shall identify measures that will be taken to maintain the lands zoned \*172 (33% of the subject lands) and those lands identified as being retained as natural cover on lands designated PR\*174 (approximately 25% of the subject lands) in a natural condition as identified in the Environmental Analysis dated January 30, 2007 and which shows how existing natural features and proposed natural areas are to be protected and enhanced on the subject lands over time,
- l) A maximum of two tennis courts are permitted

The Holding provision applying to the lands subject to this By-law shall not be lifted until council is satisfied that:

- a) Council has approved a site plan in accordance with section 41 of the *Planning Act*;
- b) The means of supplying water, including for potable and irrigation purposes, is approved by the Ministry of Environment;
- c) Any proposed water taking will protect groundwater and will not have a negative impact on adjacent users of groundwater;
- d) The application of fertilizers, herbicides and fungicides on the subject lands will protect groundwater and will not have a negative impact on adjacent users of groundwater;
- e) The proposed means of sewage disposal is appropriate for the type and location of the development and will not have an impact on surface and groundwater;
- f) The means of sewage treatment and disposal, including stormwater has been approved by the Ministry of Environment, where the treatment exceeds 10,000 litres per day, and a Responsibility Agreement has been entered into with the municipality to the satisfaction of the Ministry of Environment and in accordance with Section B2.6 (Communal Services and Responsibility Agreements) of the Official Plan;
- g) An appropriate groundwater monitoring program has been established to the satisfaction of the Ministry of Environment that will:

- i. Establish water quality and quantity baseline conditions and a representative sample of adjacent drilled and dug wells;
  - ii. Identify how these wells will be monitored, at pre-construction, during construction and post construction;
  - iii. Identify how the data collected will be reported; and,
  - iv. Identify remediation measures to deal with any issues that may arise as the result of the monitoring
- h) All development and site alteration, including infrastructure, will be carried out in accordance with the recommendations and conclusions of the approved Environmental Analysis dated January 30, 2007, to ensure that the development and site alteration will not have a negative impact on the significant natural heritage features ecological functions on the subject lands and in the immediate area;
- i) Locations of the in-play areas associated with the golf course are located an acceptable distance from non golf course uses on adjacent lands;
- j) An Environmental Management and Enhancement Plan, and a Golf Course Management Plan have been prepared in accordance with the recommendations and conclusions of the approved Environmental Analysis dated January 30, 2007 and to the satisfaction of the appropriate agencies. The plan shall identify measures that will be taken to maintain lands zoned EP\*172 (33% of the subject lands) and those identified as being retained as natural cover on lands zoned PR\*174 (approximately 25% of the subject lands) in a natural condition as identified in the Environmental Analysis dated January 30, 2007 and which shows how existing natural features and proposed natural areas are to be protected and enhanced on the subject lands over time.
- k) That the appropriate development agreements have been prepared for the subject lands in accordance with the environmental management and enhancement plan and golf course management plan and such agreements have been entered into with the Municipality which ensure the ongoing operation and maintenance of uses on the subject lands in accordance with these plans, all to the satisfaction of the Township in consultation with the Ministry of Municipal Affairs and Housing.

**7.174 \*174-Part of Lots, 26, 27 And 28, Concession 5, Oro; Township of Oro-Medonte, County of Simcoe [Mar 12, 2007, OMB Decision 0601]**

Notwithstanding any other provision in this By-law the following provisions apply to the lands denoted by the symbol \*174 on the Schedules to this By-law:

- a) The only uses permitted are conservation uses, two tennis courts, one 18 hole *golf course* and *accessory buildings and structures* such as maintenance *buildings*, security *buildings* and *infrastructure* required to support permitted uses within the R1\*173 and PR\*174 zones, including a treated effluent infiltration bed and *stormwater management facilities*;

- b) The maximum *gross floor area* permitted for *first storey* of the clubhouse is 400 square metres;
- c) A minimum of 160 *parking spaces* are required;
- d) A minimum of two *loading spaces* are required; and,
- e) No *buildings* or *structures* shall be located any closer than 20 metres from the Fifth Line.

The Holding provision applying to the lands subject to this By0law shall not be lifted until council is satisfied that:

- a) Council has approved a site plan in accordance with section 41 of the *Planning Act*;
- b) The means of supplying water, including for potable and irrigation purposes, is approved by the Ministry of Environment;
- c) Any proposed water taking will protect groundwater and will not have a negative impact on adjacent users of groundwater;
- d) The application of fertilizers, herbicides and fungicides on the subject lands will protect groundwater and will not have a negative impact on adjacent users of groundwater;
- e) The proposed means of sewage disposal is appropriate for the type and location of the development and will not have an impact on surface and groundwater;
- f) The means of sewage treatment and disposal, including stormwater has been approved by the Ministry of Environment, where the treatment exceeds 10,000 litres per day, and a Responsibility Agreement has been entered into with the municipality to the satisfaction of the Ministry of Environment and in accordance with Section B2.6 (Communal Services and Responsibility Agreements) of the Official Plan;
- g) An appropriate groundwater monitoring program has been established to the satisfaction of the Ministry of Environment that will:
  - i. Establish water quality and quantity baseline conditions and a representative sample of adjacent drilled and dug wells;
  - ii. Identify how these wells will be monitored, at pre-construction, during construction and post construction;
  - iii. Identify how the data collected will be reported; and,
  - iv. Identify remediation measures to deal with any issues that may arise as the result of the monitoring
- h) All development and site alteration, including infrastructure, will be carried out in accordance with the recommendations and conclusions of the approved Environmental Analysis dated January 30,2007, to ensure that the development and site alteration will not have a negative impact on the significant natural heritage features ecological functions on the subject lands and in the immediate area;

- i) Locations of the in-play areas associated with the golf course are located an acceptable distance from non golf course uses on adjacent lands;
- j) An Environmental Management and Enhancement Plan, and a Golf Course Management Plan have been prepared in accordance with the recommendations and conclusions of the approved Environmental Analysis dated January 30, 2007 and to the satisfaction of the appropriate agencies. The plan shall identify measures that will be taken to maintain lands zoned EP\*172 (33% of the subject lands) and those identified as being retained as natural cover on lands zoned PR\*174 (approximately 25% of the subject lands) in a natural condition as identified in the Environmental Analysis dated January 30, 2007 and which shows how existing natural features and proposed natural areas are to be protected and enhanced on the subject lands over time.
- k) That the appropriate development agreements have been prepared for the subject lands in accordance with the environmental management and enhancement plan and golf course management plan and such agreements have been entered into with the Municipality which ensure the ongoing operation and maintenance of uses on the subject lands in accordance with these plans, all to the satisfaction of the Township in consultation with the Ministry of Municipal Affairs and Housing.

**7.175 \*175 – East Part Lot 16, Concession 8 (Former Medonte)**

[By-law 2007-051]

Notwithstanding any other provision in this By-law, the minimum *lot area* shall be 0.128 Hectares on the lands denoted by symbol \*175 on the schedules to this By-law.

**7.176 \*176 – West Half Lot 18, Concession 14, 191 Line 13 South (Former Oro)** [By-law 2007-060]

Notwithstanding any other provision in this By-law, lands denoted with the symbol \*176 shall be rezoned from Agricultural/Rural (A/RU) Zone to the Agricultural/Rural Exception \*176 (A/RU\*176) Zone to prohibit the construction of a *single detached dwelling*.

**7.177 \*177 – Part of Lot 66, 67, 100, Plan 309 (Former Medonte)**

[By-law 2007-067]

Notwithstanding the provisions of Section 3 – “Permitted Uses”, Table A2 “Commercial Zones – Permitted Uses”, uses on lands denoted by the symbol LC\*177 on the schedules to this By-law shall be limited to:

- a) All uses permitted in the Residential One (R1) Zone;

- b) A “Refreshment Vehicle”, as defined in the Township of Oro-Medonte Refreshment Vehicle By-law.

**7.178 \*178 – Blocks 67, 68, 69 and 70 of Plan 51m-741 and Located In Part Lots 3 And 4, Concession 4 (Former Oro) [By-law 2007-125]**

Notwithstanding the provisions of Section 3 – “Permitted Uses”, Table A5 “Environmental Protection, Open Space, Institutional and Future Development Zones”, uses on the lands denoted by symbol EP\*178 on the schedule to this By-law shall be limited to stormwater management and servicing purpose (sanitary and/or water) uses.

Further, the provisions of Section 5.28 “Setbacks from Limits of Environmental Protection Zone” shall not apply to lands denoted with the symbol EP\*178 on the schedule to this By-law

**7.179 \*179 – Concession 9, Part of Lot 26 (Former Oro) [By-law 2007-127]**

Notwithstanding the provisions of Section 4.0 – “Use Standards”. Table B1 “Standards for Permitted Uses in the R1, R2, RUR1, RUR2, SR and RLS Zones”, “Minimum Required Interior Side Yard” for lands denoted with the symbol SR\*179 (H) on the schedule to this By-law, the following shall apply:

- a) The lot abutting 14 Memorial Crescent shall have a minimum require *interior side yard* of 7.5 metres on the east side of the lot

Section 5.28 “Setbacks From Limits of Environmental Protection Zone” shall not apply to the lands denoted by the symbol SR\*179 (H) on the Schedule to this By-law.

**7.180 \*180 – Range 2, Part of Lot 3, 892 Line 2 South (Former Oro) [By-law 2008-043]**

Notwithstanding the provisions of Section 4.0 – “Use Standards”, Table B1 “Standards for Permitted Uses on the R1, R2, RUR1, RUR2, SR and RLS Zones”, “Minimum Lot Area” for lands denoted by the symbol R1\*180 on the schedule to this By-law, the following shall apply:

- a) The lot known as 892 Line 2 South shall have a minimum *Lot Area* of 0.18 hectares.

**7.181 \*181 – Part of Lot 25, Concession 10 (Oro) [By-law 2008-046]**

Notwithstanding the provisions of Section 4.0 – “Use Standards”, Table B1 “Standards for Permitted Uses on the R1, R2, RUR1, RUR2, SR and RLS



Zones”, “Minimum Required Front Yard” for lands denoted by the symbol SR\*181(H) on Schedule ‘A’ to this By-law, the following shall apply:

- a) The minimum require *front yard* shall be 30.0 metres.

Notwithstanding the provisions in this By-law, no *building, or structure* shall be located within 15 metres (49.2 feet) of the top of bank of any watercourse.

**7.182 \*182 – West Part of Lot 27, Concession 3 Being Part 2 on Plan 51R-36134 (Former Oro) [By-law 2008-102]**

Section 5.28 “Setbacks from Limits of Environmental Protection Zone” shall not apply to the lands denoted by the symbol R1\*182 on the schedule to this By-law.

**7.183 \*183 – South Part of Lot 1, Concession 1 (Former Orillia) Municipally Known as 8976 Highway 12 [By-law 2008-131]**

Notwithstanding Section 5.3 “Accessory Outdoor Storage”, *accessory outdoor storage* in the form of commercial vehicles shall be permitted on the subject lands and apply to the lands denoted by the symbol GC\*183 (H) on the Schedule “A” to this By-law.

**7.184 \*184 – East Part of Lot 10, Concession 5 (Former Medonte) [By-law 2008-155]**

Notwithstanding the provisions of “Table ‘B4 A’ - Standards For The Agricultural/Rural Zone And The Mineral Aggregate Resource Zone - Minimum Lot Size”, the minimum lot size of 0.24 hectares for a single detached dwelling use shall apply to the subject lands as shown on the Schedule ‘A’ to this By-law.

Notwithstanding the provisions of “Table ‘B4 B’ - Standards for Single Detached Dwellings (A/RU Zone) - Minimum lot frontage”, the minimum lot frontage of 30.0 m shall apply to the subject lands as shown on the Schedule ‘A’ to this By-law.

In addition, any subsequent development of the subject lands as shown on the Schedule ‘A’ to this By-law will require a separate Ministry of the Environment Guideline D-4 study for review and approval by the County of Simcoe.

**7.185 \*185 – Part of Lot 24, Concession 10, (Former Oro) Municipally Known as 551 Line 9 South [By-law 2008-156]**

Notwithstanding any other provision in this By-law, a *Home Industry* is permitted on the lands denoted by the symbol \*185 on the schedule to this By-law.” as shown on Schedule “A” to this By-law.

The lands zoned Agricultural/Rural Exception (A/RU\*185) shall be subject to a Holding (H) Provision in accordance with Section 2.5 of By-law 97-95, as amended. The Holding Provision shall not be removed until a Site Plan Agreement that is satisfactory to Council has been entered into.

**7.186 Reserved**

**7.187 \*187 - Concessions 4 & 5, Part of Lot 1 (Oro) [By-law 2009-018]**

- (a) Notwithstanding Section 5.32 of this By-law, the following zone provisions apply on the lands denoted by the symbol R1\*187 on the schedules to this By-law:  
No *building* or *structure* shall be located within 5 metres of a slope or embankment that exceeds 33% or 3 to 1.
- (b) The minimum required *setback* from County Road 22 (Horseshoe Valley Road West) shall be 15 metres;
- (c) Notwithstanding the provisions of Section 4.0 –Use standards, Table B1 “Standards for Permitted Uses on the R1,R2.RUR2, SR and RLS Zones” the following provisions will also apply:

	<b>Lot 1</b>	<b>Lot 2</b>	<b>Lot 3</b>	<b>Lot 4</b>
Minimum Lot Area	1.45 ha	1.23 ha	1.45 ha	2.04 ha
Minimum Lot Frontage	105.1 m	59.0 m	35.3 m	47.4 m

**7.188 \*188 - Part of Lot 3, Concession 6, Part of Block D, Plan M-8, Designated as Part 1, Plan 51R-36289 (Oro) [By-law 2009-050]**

Notwithstanding the Minimum Lot Frontage and Minimum Lot Area for R1 zoned land outlined in Table B1 of this By-law, the following Minimum Lot Frontage and Minimum Lot Area shall apply on the land denoted by the symbol R1\*188 on the schedules to this By-law:

- a) Minimum *Lot Frontage* 110 metres
- b) Minimum *Lot Area*: 0.68 hectares
- c) Minimum required *interior side yard* 4.5 metres (14.7 feet)
- d) Minimum required *rear yard* 8.0 metres (26.2 feet)
- e) Minimum *setback* from a *public street* 6.0 metres (19.7 feet)

**7.189\*189 Part of Lot 11, Concession 8 (Oro) [By-law 2009-113]**

Notwithstanding any other provision in this By-law, a Recycling Establishment is permitted on the lands denoted by the symbol \*189 on the schedules to this By-law

The lands are to be subject to a Holding provision. Prior to lifting of the Holding Provision, Council shall be satisfied that:

- a) The required Certificate of Approval from the Ministry of Environment has been obtained;
- b) A site plan agreement pursuant to Section 41 of the Planning Act has been entered into.

**7.190 \*190 – Part of Road Allowance Known as Poplar Crescent, Part of Registered Plan 985 and Lot 23 of Registered Plan 985, Municipally Known as 117 Poplar Crescent, (Former Oro) [By-law 2009-125]**

Notwithstanding the provisions of Section 4 –Table B1 Standards for Permitted Uses in the SR Zone, the following provision applies to the lands denoted by the symbol \*190 on the schedule to this By-law.” as shown on Schedule “A” to this By-law;

- a) Minimum *lot frontage* 20 metres (66 feet).

**7.191 \*191 – East Part of Lot 15, Concession 9, Municipally Known as 592 15/16 Sideroad East, (Former Oro) [By-law 2009-160]**

Notwithstanding “Table B1 Standards for Permitted Uses”, the minimum required *front yard setback* shall be 4.9 metres.

**7.192 \*192 - Part of Lot 17, Concession 4, Municipally Known as 5696 Line 4 North, (Former Medonte) [By-law 2010-020]**

Minimum *setback for buildings, structures* and septic systems tile fields from Environmental Protection Zone boundary shall be 4.5 metres.

**7.193 \*193 – Part of Lot 4, Concession 4, Municipally Known as 2764 Line 4 North (Former Oro) [By-law 2009-162]**

Notwithstanding “Table B1 Standards for Permitted Uses” the minimum *lot area* shall be 0.13 hectares.

**7.194 \*194 – Part of Lot 3, Concession 6, Parts of Block B, Plan M-30, on Huronwoods Drive, Known as Lot 4 and Lot 5 (Former Oro) [By-law 2009-183]**

Notwithstanding any other provision in this By-law, the following provisions apply to lands denoted by the symbol \*194 on the schedules to the By-law:

- |    |  |                     |
|----|--|---------------------|
| a) | Minimum required <i>interior side yard</i>         | 4.5 metres (14.7ft) |
| b) | Minimum required <i>rear yard</i>                  | 8.0 metres (26.2ft) |
| c) | Minimum <i>setback</i> from a <i>public street</i> | 6.0 metres (19.7ft) |
| d) | Minimum <i>setback</i> to a <i>steep slope</i>     | 8.0 metres (26.2ft) |

The Holding Provision cannot be removed until a Site Plan Agreement has been entered into and an Archeological Study has been completed as per the Ministry of Culture requirements.

**7.195 \*195-Part of Lot 5, Concession 14 (Medonte) [By-law 2010-006]**

If and when a new residential dwelling is constructed on the subject lands, the minimum *lot frontage* shall be 29 metres (95 feet) abutting Street A of Draft Plan of Subdivision File 2008-SUB-01. The existing *driveway* access onto Highway 12 shall be removed and the highway ROW be restored to the satisfaction of the Ministry of Transportation

Until such time when the new dwelling is constructed, the existing access and frontage will remain on Highway 12, to the satisfaction of the Township of Oro-Medonte and the Ministry of Transportation.

**7.196 \*196 –Part of Lot 10, Concession 7, Plan 51R-18193, Part 3, Municipally Known as 33 Mount St. Louis Road West, (Former Medonte) [By-law 2010-019]**

Notwithstanding “Table B4(a) Standards for Agricultural/Rural Zone and the Mineral Aggregate resource Zone”, the minimum required *lot area* for a *single detached dwelling* shall be 0.2 hectares;

Notwithstanding “Table B4(b) Standards for Single Detached Dwellings (A/RU Zone)”, the minimum *lot frontage* shall be 30.6 metres.

**7.197 \*197 – Part of Lot 5, Concession 6, Municipally Known as 478 Bass Lake Sideroad West (Former Oro) [By-law 2010-028]**

Notwithstanding any other provision in this By-law a *bed and breakfast establishment* is permitted on the lands denoted by the symbol \*197 on the schedules to this By-law.

**7.198 \*198 – Part of Lot 5, Concession 14 of Plan 51R-32598 Being Part 2, Municipally Known as 1803 Warminster Sideroad, (Former Medonte Township) [By-law 2010-053]**

- a) Notwithstanding “Table B1 Standards for Permitted Uses”, the minimum lot area shall be 0.08 hectares and minimum *lot frontage* shall be 27 metres

**7.199 \*199 – Reserved**

**7.200 \*200 – Concession 6, Parts Of Lot 2 & 3, Part of Blk A Plan M-9, Part 1 on Plan 51R-37479, S/T Easement in LT354320, LT441545 & SC27085 on Huronwoods Drive, Known as Lot 2 (Former Oro) [By-law 2010-142]**

Notwithstanding any other provision in this By-law, the following provisions apply to lands denoted by the symbol \*200 on the schedules to the By-law:

- a) Minimum required *interior side yard* 4.5 metres (14.7ft)
- b) Minimum required *rear yard* 8.0 metres (26.2ft)
- c) Minimum *setback* from a *public street* 6.0 metres (19.7ft)
- d) Minimum *setback* to a *steep slope* 8.0 metres (26.2ft)

**7.201 \*201 - Part West Half of Lot 24, Concession 7 (Oro), Township of Oro-Medonte; Part of Lot 25 Concession 7 (Former Township of Oro) as in Ro662159; Except Part 1, 51R-6080, Oro-Medonte, and Except Part 1, 51R-37419, Save and Except Part 1 & 2, 51R-37365, Ridge Road West [By-law 2010-145, 2011-138, 2023-091]**

a) Notwithstanding “Table A1-Permitted Uses”, a *single detached dwelling* is not permitted on the lands denoted by the symbol \* 201 on the schedule to this By-law.

b) Notwithstanding Section 6 – *Definitions for Agricultural Use and Agricultural Use, Specialized*, the outdoor growing of Cannabis is permitted;

c) Notwithstanding Table A4- Permitted Uses, in addition to the permitted uses of the Agricultural/Rural (A/RU) Zone. A *Cannabis Production and Processing Facility* is permitted.

d) Notwithstanding any other provisions of this By-law to the contrary, the following provisions apply:

- i. For a Cannabis Production and Processing Facility:
  - Minimum Front Yard 94 metres
  - Minimum Rear Yard 15 metres
  - Minimum Westerly Interior Side Yard 79 metres
  - Minimum Easterly Interior Side Yard 15 metres

- ii. For the outdoor growing of Cannabis:
  - Minimum distance from all lot lines 12 metres

By-law 2010-145 repealed through By-law 2011-138 but denied by OMB Order dated May 15, 2012 OMB CASE NO. PL111083

**7.202 \*202 - Part of Block B and Part of Block C, Plan M-9, on Huronwoods Drive and Algonquin Trail (Former Oro) [By-law 2011-017]**

Notwithstanding any other provision in this By-law, the following provisions apply to lands denoted by the symbol \*202 on the schedules to the By-law:

- a) Minimum required *interior side yard* 4.5 metres (14.7ft)
- b) Minimum required *rear yard* 8.0 metres (26.2ft)
- c) Minimum *setback* from a *public street* 6.0 metres (19.7ft)
- d) Minimum *setback* to a *steep slope* 8.0 metres (26.2ft)

**7.203 \*203 – Plan M22, Part Block D, 51R-11728, Part 3, And Parts 4, 5, and 6, Respectively (Former Orillia) [By-law 2011-043]**

Notwithstanding any other provision in this By-law, no *building* or *structure* shall be located within 30 metres of the *average high water mark* of Lake Simcoe, on the lands denoted by the symbol \*203 on the schedules to this By-law.

**7.204 \*204 – Part of Lot 1, Concession 11, Municipally Known as 883 Horseshoe Valley Road East (Former Oro) [By-law 2011-044]**

Notwithstanding any other provision in this By-law, a “Retail Store” consisting of an “antique shop” and a “gift shop” is permitted on the lands denoted by the symbol \*204 on the schedules to this By-law. The following provisions also apply to lands denoted by the symbol \*204 on the schedules to this By-law:

- a) Up to 100 per cent of the *floor area* of one detached *accessory building* may be used in association with the “Retail Store” use, consisting of an “antique shop”, to a maximum of 70 square metres; and
- b) Up to 25 per cent of the *floor area* of the *single detached dwelling* may be used in association with the “Retail Store” use, consisting of a “gift shop”, to a maximum of 50 square metres, exclusive of *business office* also used in association with the “Retail Store” use.

**7.205 [Intentionally Left Blank]**

**7.206 \*206 – North Part of Lot 10, Concession 1, Municipally Known as 2621 Gore Road (Former Oro)**

Notwithstanding any other provision in this By-law, the Maximum *Height* is 18 metres

**7.207 \*207 – Concession 11, East Part Lot 4, RP 51R 8032, Municipally Known as 3886 Line 11 North (Former Medonte)**

Notwithstanding any other provision in this By-law, a *Commercial Motor Vehicle* Inspection Station is permitted on the lands denoted by the symbol \*207 on the schedules to this By-law.

**7.208 [Empty]**

**7.209 \*209 – East Part of Lot 6, Concession 13, RP 51R-8715, Municipally Known as 1792 Line 13 North (Former Oro)**

Notwithstanding Table B4C “Provisions for Buildings, Except Single Detached Dwellings”, the minimum required *interior side yard setback* for *agricultural buildings* that existed on the effective date of this By-law on lands denoted by the symbol \*209, as shown on the schedules to this By-law, is 6.0 metres.

**7.210 \*210 – East Part of Lot 6, Concession 13, 1808 Line 13 North (Former Medonte)**

Notwithstanding Table B1 “Standards for Permitted Uses”, the minimum required *lot area* for lands denoted by the symbol \*210, as shown on the schedules to this By-law, is 0.37 hectares.

**7.211A \*211 – Part of Lot 21, Concession 8, Municipally Known as 3017 Highway 11 (Former Oro) [By-law 2012-009]**

Notwithstanding the number of *parking spaces* required by Section 5.19 “Parking Standards”; the minimum required number of *parking spaces* shall be 44 *parking spaces*.

**7.211B \*211 – North Part of Lot 21, Concession 6, Municipally Known as 2493 Highway 11 (Former Oro) [By-law 2012-019]**

Notwithstanding Table A2 Commercial Zones – Permitted Uses, a “Motor Vehicle Storage Yard” is also permitted on lands denoted by the symbol \*211B, as shown on the schedules to this By-law.

**7.212 \*212 – East Part of Lot 16, Concession 7, Municipally Known as 36 Moonstone Road West (Former Medonte)**

Notwithstanding any other provision in this By-law, the following provisions apply to lands denoted by the symbol \*212, as shown on the schedules to this By-law.

- |    |                                    |                            |
|----|------------------------------------|----------------------------|
| a) | Minimum <i>lot area</i>            | 0.18 hectares (0.45 acres) |
| b) | Minimum required <i>front yard</i> | 4.26 metres (14 feet)      |

**7.213 \*213 – West Part of Lot 23, Concession 10, Municipally Known as 865 Ridge Road East (Former Oro)**

Notwithstanding Table A4 “Agricultural/Rural Zone and the Mineral Aggregate Resources Zones – Permitted Uses”, a “*Motor Vehicle Storage Yard*” is also permitted on lands denoted by the symbol \*213, as shown on the schedules to this By-law. In addition, no permanent *buildings* or *structures* shall be located or installed within 15 metres of the limit of County Road 20 right-of-way, unless an exception to this requirement has been approved in writing by the County of Simcoe, in accordance with the County Road Setback By-law.

**7.214 \*214 – Part of Lots 1 and 2, Concession 2 (Former Oro)**

Notwithstanding any other provisions of the Zoning Bylaw, one *Boathouse* per residential *lot* shall be permitted, in accordance with Section 5.6, “Boathouses”.

**7.215 \*215 – East Part of Lot 28, Concession 3, Municipally Known as 1753 Ridge Road West (Former Oro)**

Notwithstanding the provisions of Section 5.6 (g) a maximum height of 6.84 metres is permitted for such portion of the *boathouse* whose *floor area* does not exceed 44.1 square metres on the lands denoted by the symbol \*215, as shown on the schedules to this By-law.

**7.216 \*216 – East Part of Lot 13, Concession 4, Municipally Known as 5094 Line 4 North (Former Medonte)**

Notwithstanding any other provision in this By-law, a *kennel* for a maximum of eight (8) dogs is permitted on the lands denoted by the symbol \*216, as shown on the schedules to this By-law. In addition, the following provisions apply:

- |    |   |   |
|----|---|---|
| a) | Minimum lot size  | 0.955 hectares  |
| b) | Minimum <i>setback</i> from <i>interior side lot line</i> | 3.65 metres (north east corner)<br>9.2 metres (north west corner) |
| c) | Minimum <i>setback</i> from <i>rear lot line</i>          | 24.4 metres   |
| d) | Minimum Distance Separation                               |   |





**7.222 \*222 – Part of Lot 22, Concession 3, Municipally Known as 6208 Line 3 North (Former Medonte)**

Notwithstanding “Table A4 –Permitted Uses”, a *single detached dwelling* is not permitted on the lands denoted by the symbol \*222 on the schedule to this By-law.

**7.223 \*223 – Part of Lot 22, Concession 3, Municipally Known as 6208 Line 3 North (Former Medonte)**

In addition to Table B4 – Standards for the Agricultural/Rural Zone and the Mineral Aggregate Resource Zone, the following provisions apply:

- a) Minimum *lot size for hobby farm* 0.76 hectares
- b) Minimum *setback from rear lot line to existing agricultural building* 6.1 metres

**7.224 \*224 – Part of Lot 1, Concession 10, Municipally Known as 3270 Line 10 North (Former Oro)**

Notwithstanding Table B1 –Standards for Permitted Uses in the R1 Zone, the following provisions apply:

- a) Width of *planting strip* adjacent to *front lot line* 6.0 metres

**7.225 \*225 – Part of Lot 1, Concession 10, Municipally Known as 3270 Line 10 North (Former Oro)**

In addition to Table B1 – Standards for Permitted Uses in the R1 Zone, the following provision applies:

- a) Minimum required *front yard* (dwelling) 3.0 metres

And Notwithstanding Section 5.1.6 – Maximum Floor Area, one detached *accessory building* is permitted with a maximum *floor area* of 139.1 sq.m.

**7.226 \*226 – Lots 70-72, Plan 798, Concession 8, Municipally Known as 7 Symond Avenue (Former Oro)**

Notwithstanding Table B1- Standards and Section 5.10 - Frontage on a Public Street, the following provisions apply:

- |  |               |
|--|---------------|
| a) Minimum <i>Lot Frontage</i> on <i>Public Street</i> | 10.0 metres   |
| b) Minimum <i>Lot Area</i>                             | 0.18 hectares |

**7.227A \*227A – North Part of Lot 8, Concession 8, Municipally Known as 4128 Line 8 North (Former Medonte) [By-law 2013-060]**

Notwithstanding any other provision in this By-law, a kennel for a maximum of fifty (50) dogs is permitted on the lands denoted by the symbol \*227A, as shown on the schedules to this By-law. In addition, the following provisions apply:

- |   |                                     |
|---|-------------------------------------|
| a) Minimum setback from front lot line  | 71 metres                           |
| b) Minimum Distance Separation between kennel facility and nearest residential dwelling | 125 metres (dwelling to north east) |

**7.227B\*227B – Part of Lot 23, Concession 6, Municipally Known as 480 Line 6 South (Former Oro) [By-law 2013-131]**

Notwithstanding “Table A4 –Permitted Uses”, a *single detached dwelling* is not permitted on the lands denoted by the symbol \*227B on the schedule to this By-law.

**7.228 \*228 – Part of Lot 25, Concession 5, Municipally Known as 767 Line 4 South (Former Oro)**

Notwithstanding “Table A4 –Permitted Uses”, a *single detached dwelling* is not permitted on the lands denoted by the symbol \*228 on the schedule to this By-law.

**7.229 \*229 – Part of Lot 25, Concession 5, Municipally Known as 767 Line 4 South (Former Oro)**

In addition to Table B4– Standards for the Agricultural/Rural Zone and the Mineral Aggregate Resource Zone, the following provisions apply:

- |  |                      |
|--|----------------------|
| a) Minimum <i>lot size</i> for <i>hobby farm</i>   | 0.6 hectares         |
| b) Minimum <i>setback</i> from <i>rear lot line</i> to existing <i>agricultural building</i> | 12.2 metres          |
| c) Maximum <i>lot coverage</i> by detached <i>accessory buildings</i>                        | 12.3 percent         |
| d) Maximum <i>floor area</i> for an existing detached <i>accessory building</i>              | 139.35 square metres |

**7.230 \*230 – Part of Lot 25, Concession 8, Municipally Known as 707 Line 7 South (Former Oro), Part of the West Half of Lot 11, Concession 13 (Former Oro) [By-law 2018-065]**

The provisions of Section 5.28 – Lands Adjacent to Environmental Protection Zone, shall not apply to lands adjacent to the lands denoted by the symbol \*230\* on the schedule to this By-law.”

**7.231 \*231 – Block 64, Plan M-679, Concession 8, Municipally Known as 51 Boyd Crescent (Former Medonte)**

Notwithstanding Section 5.33 “Setback from Watercourses”, a 15 metre (49.2 foot) setback to the centerline of the watercourse is permitted on the lands denoted by the symbol \*231 on the schedule to this By-law.

**7.232 \*232 - Part of the South Half of Lot 3 and Part of Lot 4, Concession 4 (Former Oro), Horseshoe Valley Lands Ltd.**

Notwithstanding Table A1 – Residential Zones Permitted Uses, on the lands denoted by the symbol \*232\* on the Schedule A15 to this By-law, the following uses are permitted:

- a) *Single Detached Dwellings;*
- b) *Home Occupations;*
- c) *Private Home Daycares; and*
- d) *Residential Care Homes.*

Notwithstanding Table B1 – Standards for Permitted Uses, on the lands denoted by the symbol \*232\* on the Schedule A15 to this By-law, the following provisions shall apply:

- |    |  |                    |
|----|--|--------------------|
| a) | Minimum <i>Lot area</i>                      | 575 m <sup>2</sup> |
| b) | Minimum <i>Lot Frontage</i> of               | 19.25 m            |
| c) | Minimum <i>Front Yard:</i>                   |                    |
|    | i) to dwelling                               | 4.5 m              |
|    | ii) to garage                                | 6.0 m              |
| d) | Minimum <i>Rear Yard:</i>                    |                    |
|    | i) to dwelling                               | 7.5 m              |
|    | ii) to <i>deck on golf course lot</i>        | 4.5 m              |
|    | iii) to <i>deck not on a golf course lot</i> | 5.5m               |
| e) | Minimum <i>Exterior Side Yard:</i>           |                    |
|    | i) to dwelling                               | 3.0 m              |
|    | ii) to garage                                | 6.0 m              |
| f) | Minimum <i>Interior Side Yard</i>            | 1.2 m              |
| g) | Maximum Building <i>Height</i>               | 11.0 m             |
| h) | Maximum Building Coverage                    | 50 %               |

Notwithstanding Section 5.9.1 of Zoning By-law 97-95, unenclosed porches and balconies may encroach into the exterior side yard a distance of no more than 1.5 metres on lands zoned R1\*232.

**7.233 \*233 - Part of the South Half of Lot 3 and Part of Lot 4, Concession 4 (Former Oro), Horseshoe Valley Lands Ltd.**

Notwithstanding Table A1 – Residential Zones Permitted Uses, on the lands denoted by the symbol \*233\* on the Schedule A15 to this By-law, the following uses are permitted:

- a) *Single Detached Dwellings;*
- b) *Home Occupations;*
- c) *Private Home Daycares; and*
- d) *Residential Care Homes.*

Notwithstanding Table B1 – Standards for Permitted Uses, on the lands denoted by the symbol \*233\* on the Schedule A15 to this By-law, the following provisions shall apply:

a)	Minimum <i>Lot area</i>	750 m <sup>2</sup>
b)	Minimum <i>Lot Frontage</i> of	25 m
c)	Minimum <i>Front Yard:</i>	
	i) to dwelling	4.5 m
	ii) to garage	6.0 m
d)	Minimum <i>Rear Yard:</i>	
	i) to dwelling	7.5 m
	ii) to <i>deck on golf course lot</i>	4.5 m
	iii) to <i>deck not on a golf course lot</i>	5.5m
e)	Minimum <i>Exterior Side Yard:</i>	
	i) to dwelling	3.0 m
	ii) to garage	6.0 m
f)	Minimum <i>Interior Side Yard</i>	1.5 m
g)	Maximum Building <i>Height</i>	11.0 m
h)	Maximum Building Coverage	50 %

Notwithstanding Section 5.9.1 of Zoning By-law 97-95, unenclosed porches and balconies may encroach into the exterior side yard a distance of no more than 1.5 metres on lands zoned R1\*233.

**7.234 \*234 - Part of the South Half of Lot 3 and Part of Lot 4, Concession 4 (Former Oro), Horseshoe Valley Lands Ltd.**

Notwithstanding Table A1 – Residential Zones Permitted Uses, on the lands denoted by the symbol \*234\* on the Schedule A15 to this By-law, the following uses are permitted:

- a) *Townhouse Dwellings*;
- b) *Home Occupations*;
- c) *Private Home Daycares*; and
- d) *Residential Care Homes*.

Notwithstanding Table B1 – Standards for Permitted Uses, on the lands denoted by the symbol \*234\* on the Schedule A15 to this By-law, the following provisions shall apply:

a)	Minimum <i>Lot area</i>	350 m <sup>2</sup> per unit
b)	Minimum <i>Lot Frontage</i> of	10.15 m per unit
c)	Minimum <i>Front Yard</i> :	
	i) to dwelling	4.5 m
	ii) to garage	6.0 m
d)	Minimum <i>Rear Yard</i> :	
	i) to dwelling	7.5 m
	ii) to <i>deck on golf course lot</i>	4.5 m
	iii) to <i>deck not on a golf course lot</i>	5.5m
e)	Minimum <i>Exterior Side Yard</i> :	
	i) to dwelling	3.0 m
	ii) to garage	6.0 m
f)	Minimum <i>Interior Side Yard</i> :	
	i) interior unit	0 m
	ii) end unit	1.5 m
g)	Maximum Building <i>Height</i>	11.0 m
h)	Maximum Building Coverage (including <i>deck</i> )	50 %

Notwithstanding Section 5.9.1 of Zoning By-law 97-95, unenclosed *porches* and *balconies* may encroach into the *exterior side yard* a distance of no more than 1.5 metres on lands zoned R2\*234.

**7.235 \*235 – East Part of Lot 12, Concession 11, Municipally Known as 1400 Line 11 North (Former Oro)**

Notwithstanding “Table A4 –Permitted Uses”, a *single detached dwelling* is not permitted on the lands denoted by the symbol \*235\* on the schedule to this By-law.

**7.236 \*236 – West Half of Lots 24 & 25, Concession 7, Municipally Known as 290 Ridge Road West (Former Oro)**

Notwithstanding “Table A4 –Permitted Uses”, a *single detached dwelling* is not permitted on the lands denoted by the symbol \*236\* on the schedule to this By-law.

**7.237 \*237 – Part of Lot 11, Concession 4, Municipally Known as 1495 Line 3 North (Former Oro)**

Notwithstanding “Table A4 –Permitted Uses”, a *single detached dwelling* is not permitted on the lands denoted by the symbol \*237\* on the schedule to this By-law.

**7.238 \*238 – Part of Lot 11, Concession 4, Municipally Known as 1495 Line 3 North (Former Oro)**

In addition to Table B4 – Standards for the Agricultural/Rural Zone and the Mineral Aggregate Resource Zone”, the following provisions apply:

Minimum <i>lot size for hobby farm</i>	1.0 hectare
Minimum <i>setback from rear lot line to existing agricultural building</i>	12.5 metres

**7.239 \*239 - Part of the West Half of Lots 18 and 19, Concession 8 (Former Oro).**

Notwithstanding any other provision in this By-law, the following uses and provisions apply to lands denoted by the symbol \*239, as shown on the schedules to this By-law.

**7.239.1 Permitted uses**

The following additional uses are permitted:

- a) school, post secondary
- b) water supply uses, *buildings and structures*
- c) sewage treatment uses, *buildings and structures*
- d) *repair shop*
- e) *parking lot*

**7.239.2 Prohibited uses**

Uses resulting in the production of steam or other exhaust, glare, the attraction of birds, the production of electronic signal interference, or any other uses which would impact the long term operation and economic role of the **Lake Simcoe Regional Airport** shall be prohibited. Any temporary uses that may

cause short term negative construction impacts such as the use of cranes and the creation of excessive dust and debris shall be coordinated with **Lake Simcoe Regional Airport staff and the Township of Oro-Medonte staff** prior to such a use being commenced or established.

**7.239.3 Minimum number of required parking spaces for a school, post secondary**

The minimum number of required parking spaces for a *school, post secondary* shall be as follows:

a) Barrier Free Parking

Where parking facilities are required, barrier free *parking spaces* for the exclusive use of persons with disabilities shall be identified with the provincially regulated vertical sign displaying the international symbol for barrier free access. Barrier free *parking spaces* shall be included in the calculation of minimum number of required *parking spaces* and shall be provided in accordance with the following standards:

Required Parking	Barrier Free Parking
1 to 25 spaces	1 barrier free space
26 to 50 spaces	2 barrier free spaces
51 to 100 spaces	3 barrier free spaces
Over 100 spaces	3% of required parking

Each *parking space* shall have a minimum width of 4.5 metres or for adjoining pairs of barrier free spaces, a combined width of 7.5 metres. The minimum length shall be 6 metres.

**7.239.5 Definitions**

The following definitions shall also apply:

**School, Post Secondary**

Means *premises* used as a teaching and learning facility in which students are given instruction in business trade, vocations, aviation or airport-related studies, university, community college or any other specialized instruction which is provided for a fee (tuition/registration), or gain or profit.

**Height**

Means the vertical distance measured from 291.205 metres above sea level (masl) to the highest point of the roof surface, parapet, deckline, eave, ridge, tower, steeple, cupola, mechanical feature, or the highest point of any other temporary or permanent, natural or artificial object.



**7.239.6 Maximum *height* regulations for all buildings and structures**

Notwithstanding any other provision of this By-law to the contrary, the maximum *height* regulation for *buildings* and *structures* in the Economic Development Exception 239 (ED\*239) Zone is distinct for the lots/blocks as identified on the chart to this by-law, outlined as follows:

Maximum Height Chart

Area	Lots / Blocks	Maximum <i>height</i>
A	Block 26, Lot 19	6.9 metres
B	Lot 20	8.9 metres
C	Lots 4, 16, 17, 18, 21, 22, 23	9.4 metres
D	Lots 1, 2, 3, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, 15	15.5 metres

**7.239.7 Regulations for any other objects**

Any artificial or natural object, including but not limited to temporary construction equipment, signs, landscaping and landscaping features, public utility equipment including hydro poles, flag poles and any other object having a *height* above the established grade, cannot exceed the maximum *height* regulation for *buildings* and *structures*. Any temporary uses that may cause short term negative construction impacts such as the use of cranes and the creation of excessive dust and debris shall be coordinated with **Lake Simcoe Regional Airport staff and Township of Oro-Medonte staff prior to such a use being commenced or established.**

**7.239.8 Regulations for obstruction lighting**

Obstruction lighting shall be installed on all *building structures* and any other objects where required by Transport Canada’s Canadian Aviation Regulations, in accordance with federal regulations.”

**7.240 \*240 - Part of the West Half of Lots 18 and 19, Concession 8 (Former Oro).**

Notwithstanding any other provision in this By-law, the following provision applies to lands denoted by the symbol \*240, as shown on the schedules to this By-law.

**7.240.1 Maximum *height* regulations for all buildings and structures**

Notwithstanding any other provision of this By-law, the maximum *height* regulation for *buildings* and *structures* in the Environmental Protection Exception 240 (EP\*240) Zone being Blocks 24 and 25 identified on the schedule to this By-law will be 7.5 metres. *Height* means the vertical distance measured from 291.205 metres above sea level (masl) to the highest point of the roof surface, parapet, deckline, eave, ridge, tower, steeple, cupola, mechanical feature, or the highest point of any other temporary or permanent, natural or artificial object.

#### **7.240.2 Setback from Limits of Environmental Protection Zone**

Notwithstanding Section 5.28, the provision that no *building* or *structure* shall be located within 30 metres (98.4 feet) of the boundaries of the Environmental Protection Exception 240 (EP\*240) Zone shall not apply.

#### **7.240.3 Permitted Uses**

The following additional uses are permitted:

- a) water supply uses, *buildings* and *structures*
- b) *stormwater management uses*, *buildings* and *structures*

#### **7.241 \*241 – Part of Block 88, Plan M-367, Concession 7, Municipally known as 3375 Line 6 North (Former Oro) [By-law 2013-161]**

The provisions of Section 5.28 – Lands Adjacent to Environmental Protection Zone, shall not apply to lands adjacent to the lands denoted by the symbol \*241 on the schedule to this By-law. Notwithstanding Table B1- Standards for Permitted Uses in the R1 Zone, no permanent *buildings* or *structures* shall be located or installed within 15 metres of the limit of County Road No. 22 right-of-way, unless an exception to this requirements has been approved in writing by the County of Simcoe, in accordance with the County Road Setback By-law.

#### **7.242 \*242 – Part of Lot 1, Concession 8 (Former Oro), 3225 Line 7 North [By-law 2014-028]**

Notwithstanding any other provision of this by-law and in addition to the uses permitted in table A1 a welding shop within an existing building and associated outside storage shall be permitted on the lands denoted by the symbol \*242 on the schedules of this by-law.

#### **7.243 \*243 - 498 Moon Point Drive Part Lots 15 & 16 Concession 3, South Orillia, & Part Road Allowance between Lots 15 & 16, Concession 3 South Orillia Part 2, Plan 51 R 34471. [By-law 2014-048]**

Notwithstanding any other provision of this by-law, only the following uses; recreation/leadership camp, conservation uses, cross country ski facilities, forestry uses, mountain bike facilities, and private clubs shall be permitted on the lands denoted by the symbol \*243 on the schedules of this by-law.

Notwithstanding Table B5 the following provisions shall apply:

Minimum Setback Distance for Buildings and Structures from Moon Point Drive. As Existing

**7.244 \*244 - Part of Lot 17, Concession 5 (Former Township of Medonte) [By-law 2014-054]**

Notwithstanding any other provision of this bylaw, the following provisions shall apply to a single detached dwelling on the lands denoted by the symbol \*244 on the schedules to this By-law:

- a) Minimum *Lot Area* within RUR2\* 244 Zone 0.18 hectares
- b) Minimum *Lot Frontage* within RUR2\* 244 Zone 30 metres
- c) Minimum *setback* from Top of Bank located in an Environmental Protection Zone, with Top of Bank determined by the Nottawasaga Valley Conservation Authority. 6 metres
- d) Minimum *Setback* from the Edge of Watercourse located in an Environmental Protection Zone, with Edge of Watercourse determined by the Nottawasaga Valley Conservation Authority. 15 metres
- e) Minimum *setback* from Toe of Slope located in an Environmental Protection Zone, adjacent to the most northerly boundary of the RUR2\* 244 Zone for the first 20 metres as measured easterly from and perpendicular to the front lot line, with Toe of Slope determined by the Nottawasaga Valley Conservation

Authority. 15 metres

- f) Minimum setback from Environmental Protection Zone boundary 0.5 metres

**7.245 \*245 - Concession 1 Part Lot 40 (Vespra) Township of Oro-Medonte** [By-law 2014-065, 2018-050]

Notwithstanding any other provision of this bylaw, the following provisions shall apply to the lands denoted by the symbol \*245 on the schedules to this By-law:

- a) The only permitted uses are: *art galleries, business offices, commercial schools, day nurseries, dry cleaning distribution shops, museums, personal service shops, private schools, retail stores, service shops light, veterinary clinics*, a single detached dwelling in an existing building and an apartment dwelling unit accessory to a commercial use in an existing building.
- b) A minimum of 5 *parking spaces* are required for permitted uses within the existing *building*.
- c) Section 5.20.2.2 shall not apply with respect to a *driveway* serving an existing *building*.
- d) Notwithstanding Table B2 the following provisions shall apply:
  - i. Minimum Lot Area: 796 square metres
  - ii. Minimum Lot Frontage: 18 metres
  - iii. Minimum Westerly Interior Side Yard: 1.2 metres

**7.246 \*246 - Concession 8, North Part Lot 21 (Oro) Township of Oro-Medonte** [By-law 2014-107]

Notwithstanding Table A4-Agricultural/Rural Zone Permitted Uses and Table B4 – Standards for the Agricultural/Rural Zone, the following provisions shall apply to the lands denoted by the symbol \*246 on the schedules to this By-law:

- a) That a *single detached dwelling* and small scale commercial use (small scale retailer of fresh fish) be permitted.
- b) That the small scale commercial use be wholly contained within those lands designated “Oro Centre - Commercial” on Schedule E – Oro Centre Secondary Plan Area of the Township’s Official Plan.
- c) Maximum area of the small scale commercial use is 229 square metres (2465 square feet).
- d) Minimum required *exterior side yard* is 2.67 metres (8.76 feet).
- e) Minimum required *rear yard* is 2.25 metres (7.38 feet).

- f) *Planting strip* adjacent to *front lot line* not required.
- g) *Planting strip* adjacent to *exterior lot line* not required.

**7.247 \*247 - Concession 11, East Part Lot 16 (Oro), Township of Oro Medonte** [By-law 2014-117]

Notwithstanding Table A1 -Residential Zone Permitted Uses the following provisions shall apply to the lands denoted by the symbol \*247 on the schedules to this By-law:

- a) That a *duplex dwelling* be permitted.

**7.248 \*248 Concession 11, East Part Lot 16 (Oro), Township of Oro Medonte** [By-law 2014-117]

Notwithstanding Table B1 – Standards for Permitted Uses in the R1, R2, RUR1, RUR2, SR, AND RLS Zones a *lot frontage* of 20 metres is permitted for lands fronting on Line 11 North.

**7.249 \*249 - Concession 1, South Part Lot 11 (Oro) Township of Oro-Medonte** [By-law 2014-167]

Notwithstanding Table A5 –Institutional Zone Permitted Uses for the Institutional Zone, the following provisions shall apply to the lands denoted by the symbol \*249 on the schedules to this By-law:

- a) That a martial arts (judo) school be permitted.

**7.250 \*250 - Concession 5, East Part Lot 14, East Part Lot 15 (Former Oro)** [By-law 2014-187]

Notwithstanding “Table A4 – Permitted Uses”, a *single detached dwelling* is not permitted on the lands denoted by the symbol \*250 on the schedule to this By-law.

**7.251 \*251 - Concession 5, Part of Lot 14, Part 1 of Plan 51R-39440 (Former Oro)** [By-law 2014-187]

Notwithstanding “Table B4 – Standards for the Agricultural/Rural Zone”, the minimum *lot* size for a *hobby farm* is 1.52 hectares (3.76 acres) on the lands denoted by the symbol \*251 on the schedule to this By-law.

**7.252 \*252 - Concession 3, West Part Lot 23 (Former Oro)**  
[By-law 2014-189]

Notwithstanding “Table A4 – Permitted Uses”, a *single detached dwelling* is not permitted on the lands denoted by the symbol \*252 on the schedule to this By-law.

**7.253 \*253 – Concession 9, West Part Lot 17 (Former Oro)**  
[By-law 2014-188]

Notwithstanding “Table A4 – Permitted Uses”, a *single detached dwelling* is not permitted on the lands denoted by the symbol \*253 on the schedule to this By-law.

**7.254 \*254 – Part of Concession 9, West Part Lot 17 (Former Oro)**  
[By-law 2014-188]

Notwithstanding “Table B4 – Standards for the Agricultural/Rural Zone”, the minimum *lot* size for a *hobby farm* is 0.83 hectares (2.05 acres); and

Notwithstanding “Table B4 – Provisions for Buildings”,

- a) the minimum *setback* from *front lot line* is 10.99 metres; and
- b) minimum *setback* from the *interior side lot line* is 7.9 metres on the lands denoted by the symbol \*254 on the schedule to this By-law.

**7.255 \*255 - Concession 2, Part Lot 4 (Orillia), Township of Oro-Medonte** [By-law 2014-200]

Notwithstanding Table B1 –Standards for Permitted Uses in the R1, R2, RUR1, RUR2, SR, and RLS Zones, the minimum *lot frontage* required is 25 metres (82 feet) for the lands denoted by the symbol \*255 on the schedules to this By-law.

In addition, notwithstanding the provisions of Section 5.28 – Lands Adjacent to Environmental Protection Zone, no *building* or *structure* shall be located within 0 metres (16.4 feet) of the boundaries of the Environmental Protection (EP) Zone

**7.256 \*256 - Part of the South Half of Lot 3 and Part of Lot 4, Concession 4 (Former Oro), Plan 51m-1035 Lots 9-13 and Lots 45-48 Inclusive, Horseshoe Valley Lands Ltd.** [By-law 2015-062]

Notwithstanding Table A1 – Residential Zones Permitted Uses, on the lands denoted by the symbol \*256 on the Schedule A15 to this By-law, the following uses are permitted:

- a) *Townhouse Dwellings*;
- b) *Home Occupations*;

- c) *Private Home Daycares*; and
- d) *Residential Care Homes*.

Notwithstanding Table B1 – Standards for Permitted Uses, on the lands denoted by the symbol \*256\* on the Schedule A15 to this By-law, the following provisions shall apply:

- |    |  |                   |
|----|--|-------------------|
| a) | Minimum <i>Lot area</i>                            | 324 square metres |
| b) | Minimum <i>Lot Frontage</i>                        | 9 metres          |
| c) | Minimum <i>Front Yard</i> :                        |                   |
|    | iv) to dwelling                                    | 4.5 metres        |
|    | v) to garage                                       | 6.0 metres        |
| d) | Minimum <i>Rear Yard</i> :                         |                   |
|    | i) to dwelling                                     | 7.5 metres        |
|    | ii) to deck on golf course lot                     | 4.5 metres        |
|    | vi) to deck not on a golf course lot               | 5.5 metres        |
| e) | Minimum <i>Exterior Side Yard</i> :                |                   |
|    | iii) to dwelling                                   | 3.0 metres        |
|    | iv) to garage                                      | 6.0 metres        |
| f) | Minimum <i>Interior Side Yard</i> :                |                   |
|    | i) interior unit                                   | 0 metres          |
|    | ii) end unit                                       | 1.5 metres        |
| g) | Maximum Building <i>Height</i>                     | 11.0 metres       |
| h) | Maximum Building Coverage (Including <i>deck</i> ) | 50 percent.       |

Notwithstanding Section 5.9.1 of Zoning By-law 97-95, unenclosed porches and balconies may encroach into the exterior side yard a distance of no more than 1.5 metres on lands zoned R2\*256

**7.257 \*257 – Part of Lots 1 and 2, Concession 3 (Former Medonte)** [By-law 2015-087]

Permitted Uses:

Notwithstanding Table A5, the Uses Permitted in the PR\*257 Zone are those uses set out under the heading Private Recreation (PR) in Table A5, together with the following uses:

- a) *Banquet hall*
- b) *Commercial fitness centre*
- c) *Day nursery* or daycare centre
- d) *Accessory buildings, structures* and uses are permitted, including the following:
  - i) *Nature interpretation centre*
  - iii) *Private park*
  - iv) Summer day camp

Use Standards:

Notwithstanding Table B5, for those Permitted Uses in the PR\*257 Zone the Use Standards shall be those set out in Private Recreation (PR) Column of Table B5, together with that notwithstanding Sections 5.1.3, 5.19, 5.20, 5.20.1.1, 5.20.2.2 and 6.0, the following Use Standards and Definitions shall apply:

- |    |   |  |
|----|---|--|
| a) | Maximum combined <i>gross floor area</i> for all <i>main buildings</i> and <i>accessory buildings</i> | 4,000 square metres  |
| b) | <i>Accessory buildings and structures</i>   | Permitted in <i>front yard</i>   |
| c) | Minimum width of two lane <i>driveways</i>  | 6.4 metres   |
| d) | Minimum <i>parking space</i> size   | 2.7 metres by 5.5 metres   |
| e) | Minimum number of <i>parking spaces</i>   | 1 space per 20 square metres of <i>gross floor area</i>                                  |
| f) | <i>Front Lot Line</i><br><br>as   | Means the line which divides the lot from the private road known<br><br>High Vista Drive |
| g) | <i>Exterior Lot Line</i>  | Means the line which divides the lot from Horseshoe Valley Road (County Road 22)         |

**7.258 \*258 – Part of Lot 5, Concession 14 (Medonte), Township of Oro Medonte (Owen Estates) [By-law 2015-100]**

Notwithstanding Table B1 – Standards for Permitted Uses in the R1, R2, RUR1, RUR2, SR, and RLS Zones, a minimum *lot frontage* of 26 metres is permitted for the lands denoted with the symbol R1\*258.

**7.259 \*259 – Concession 1, Part of Lot 12 (Former Orillia) [By-law 2015-128]**

Notwithstanding any other provision in this By-law including Table A5-Institutional Permitted Uses and Section 5.19 Parking Standards, the following uses are permitted and zone provisions apply on the lands denoted by the symbol \*259 on the schedules to this By-law:



- a) A 20 unit “*Residential Care Home*” with ancillary office and gymnasium space is permitted.
- b) A “*Correctional Residential Care Home*” is prohibited.
- c) A minimum of 30 *parking spaces* for employees and residents is required.

**7.260 \*260 – Concession 1, Plan 1, E Pt Lot 16, W Pt Lot 16, Pt Blk H and RP 51R-37843, Part 1, and Pt Lots 15 and 16, Pt Block H, 298-302 Shanty Bay Road [By-law 2015-149]**

Notwithstanding any other provision in this By-law, the following zone provisions apply on the lands denoted by the symbol \*260 on the schedules to this By-law:

- i) minimum *lot frontage* required is 21.0 metres (68.9 feet)
- ii) minimum *lot area* required is 1200 m<sup>2</sup>

**7.261 \*261 – Concession 1, Plan 1, E Pt Lot 16, W Pt Lot 16, Pt Blk H and RP 51R-37843, Part 1, and Pt Lots 15 and 16, Pt Blk H, 298-302 Shanty Bay Road [By-law 2015-149]**

Notwithstanding any other provision in this By-law, the following zone provisions apply on the lands denoted by the symbol \*261 on the schedules to this By-law:

- i) floor one (1) of the existing *structure* is permitted to be used as personal storage space only;
- ii) floor two (2) of the existing *structure* is permitted to continue to be used for multi-residential purposes in the form of two (2) residential apartments for a period of three years from date of adoption of this by-law
- iii) minimum *lot frontage* required is 21.0 metres (68.9 feet)
- iv) minimum *lot area* required is 1200 m<sup>2</sup>
- v) minimum *front yard setback* required is 3.8 m
- vi) upon redevelopment of the existing structure, all other provisions of the R1 zone shall apply.

**7.262 \*262 – All of the East Half of Lot 5, Concession 3, Part of the West Half of Lot 5, Concession 3, Part of Lot 5, Concession 4, and Part of the Road Allowance between Concessions 3 and 4, 1552 Bass Lake Side Road West [By-law 2015-150]**

Notwithstanding the provisions of Table B1, the following zone provisions apply on the lands denoted by the symbol \*262 on the schedules to this By-law:

- i) minimum *lot area* required is 0.2 hectares (0.49 acres)

- ii) Minimum required *front yard* 8 metres
- iii) Minimum required *exterior side yard* 7.5 metres
- iv) Minimum required *interior side yard* 4.5 metres

**7.263 \*263 - All of the East Half of Lot 5, Concession 3, Part of the West Half of Lot 5, Concession 3, Part of Lot 5, Concession 4, and Part of the Road Allowance between Concessions 3 and 4, 1552 Bass Lake Side Road West [By-law 2015-150]**

Notwithstanding the provisions of Table A5 – Open Space Zone, the following uses are permitted on the lands denoted by the symbol \*263 on the schedules to this By-law:

- i) A Water Treatment Plant is permitted

**7.264 \*264 – Part of Lot 7, Concession 1 (Oro), Township of Oro Medonte (Heritage Estates Winery & Cidery) [By-law 2015-209]**

**7.264.1 Permitted Uses**

Notwithstanding Table A4 – Agricultural/Rural Zone and in addition to the permitted uses in the A/RU Zone, on the lands zoned A/RU\*264 the following uses are permitted:

- a) **Agricultural Processing:**  
Means a facility to process farm products including fruits and vegetables and includes a winery and cidery.
- b) **Hospitality Space:**  
Means part of a winery or cidery building where wine, cider and food may be served and where functions may be held, but does not include a *restaurant*.
- c) *Single detached dwelling or apartment dwelling* unit in the same *building* as agricultural processing, winery and cidery or hospitality space.
- d) **Winery and Cidery:**  
Means the use of land, *buildings* or *structures* for the processing of Ontario grown fruit, fermentation, production, bottling, aging and storage of wine, cider and related products, all as secondary agricultural uses to a vineyard and/or fruit farm located on the same lands as the winery and cidery, where the fruit and juice used in the production of the wine and cider shall be sourced firstly from the farmer’s own vineyards and/or fruit farms and secondly from other farms in Ontario. A winery and cidery

may also include the following *accessory uses*: retail outlet, hospitality space, office, laboratory, and indoor and outdoor special events.

#### **7.264.2 Provisions**

Notwithstanding any other provision in this by-law to the contrary, the following provisions apply to the permitted uses identified in Section 7.264.1:

- a) Maximum combined *gross floor area* for retail outlet and hospitality space accessory to a winery and cidery: 200 square metres
- b) Minimum required parking in the A/RU\*264 Zone for the uses identified in Section 7.264.1: 1 parking space per 50 square metres of gross floor area
- c) Notwithstanding the permitted uses of A/RU Zone, temporary parking is permitted in an A/RU Zone located on the same lands as the A/RU\*264 Zone, for persons attending a special event in the A/RU\*264 Zone

#### **7.265 \*265 – Concession 13, East Part Lot 5 (Meadow Acres) [By-law 2015-191]**

Notwithstanding any other provision in this By-law, the following provisions apply to single detached dwellings on lands denoted by the symbol \*265 on the schedules to this By-law:

- a) Minimum *Floor Area*, excluding car parking areas within the *building* 90 square metres
- b) Minimum *First Storey Floor Area* 45 square metres
- c) Minimum required *Interior Side Yard* 3.0 metres

#### **7.266 \*266 – Concession 13, East Part Lot 5 (Meadow Acres) [By-law 2015-191]**

Notwithstanding any other provision in this By-law, only a Stormwater Management Facility is permitted on the lands denoted by the symbol \*266 on the schedules to this By-law.

**7.267 \*267 – Part of Lot 20, Concession 11, 3982 Highway 11 (Former Oro) [By-law 2014-043]**

Notwithstanding any other provision in this By-law, a *camping establishment* with 257 *camp sites or trailer sites* are permitted on those lands denoted by the symbol \* 267 on the schedules to this By-law. In addition, the provisions of Section 5.20 shall not apply to the lands denoted by the symbol \*267.

**7.268 \*268 – NE Part of Lot 2 & SE Part of Lot 3, Concession 8 (Medonte), Township of Oro-Medonte [By-law 2016-051]**

Notwithstanding Table A4 – Agricultural/Rural Zone and in addition to the permitted uses in the A/RU Zone, on lands zoned A/RU\*268 the following uses are permitted:

- a) Well drilling business, defined as a location where equipment and materials for the drilling of wells is staged, stored and serviced. The business may also include an office.
- b) Motor vehicle repair garage.

**7.268.2 Provisions**

Notwithstanding any other provision in this by-law to the contrary, the following provisions apply to the permitted uses identified in Section 7.268.1:

- a) Maximum size of *accessory structure* to be used for well drilling business and *motor vehicle repair garage*: 300 square metres
- b) Maximum number of vehicles parked outside in association with a well drilling business and a motor vehicle repair garage: 10 vehicles
- c) Minimum *setback* from Line 8 North for the parking of vehicles in association with a well drilling business and a motor vehicle repair garage: 65 metres

**7.269 \*269 – Permitted Uses in the Agricultural/Rural Zone [By-law 2017-005]**

Notwithstanding any other provision in this By-law, the following permitted uses, regulations and general provisions apply on the lands denoted by the symbol \*269 on Schedule A attached hereto:

Additional Permitted Use:

Notwithstanding Table 3, the following additional use is permitted:

- a) Indoor and outdoor special events such as banquets, weddings, receptions, or similar functions.

General Provisions:

- a) *Lot Area* – 3.5 hectares
- b) *Front Yard Setback* – 30 metres

**7.270 \*270 – East Part of Lot 6, Concession 14 (Former Medonte)**  
[By-law 2016-123]

Notwithstanding any other provision in this By-law to the contrary, the following provision applies to lands denoted by the symbol \*270 on Schedule ‘A21’ to this By-law:

- a) Minimum *Lot Area*: 1,930 square metres

**7.271 \*271 – (Stormwater management and water supply uses, buildings and structures)** [By-laws 2016-133, 2017-068]

Notwithstanding Table A5, permitted uses in the OS\*271 Zone are limited to *stormwater management* and water supply uses, *buildings* and *structures*.

**7.272 \*272 – Concession 10, Part of Lots 22 and 23 (Former Oro)**  
[By-law 2017-009]

Notwithstanding “Table A4 – Permitted Uses”, a *single detached dwelling* is not permitted on the lands denoted by the symbol \*272 on the schedule to this by-law.

**7.273\*273 – West Part of Lot 12, Concession 4 (Oro)** [By-law 2017-029]

Notwithstanding “Table A4 – Permitted Uses”, a *single detached dwelling* is not permitted on the lands denoted by the symbol \*273 on the schedule to this by-law.

**7.274 \*274 – Part of Lot 10, Concession 13 (Medonte), Township of Oro Medonte (Cahiague Farms Inc.)** [By-law 2017-031]

**7.274.1 Permitted Uses**

Notwithstanding Table A4 – Agricultural/Rural Zone and in addition to the permitted uses in the A/RU Zone, on the lands zoned A/RU\*274 the following uses are permitted:

- a) **Agricultural Processing:**  
Means a facility to process farm products including fruit, vegetables and hops and includes a brewery.
- b) **Hospitality Space:**  
Means part of a brewery building where beer and food may be served and where functions may be held, but does not include a restaurant.
- c) **Brewery:**  
Means the use of land, *buildings* or *structures* for the processing of hops, fruit or vegetables, the fermentation, production, bottling and storage of beer and related products, all as secondary agricultural uses to a hops farm located on the same lands as the brewery. A brewery may also include the following accessory uses: retail outlet, indoor hospitality space, patio, office, laboratory, and indoor and outdoor special events.

#### **7.274.2 Provisions**

Notwithstanding any other provision in this by-law to the contrary, the following provisions apply to the permitted uses identified in Section 7.264.1:

- a) Maximum combined *gross floor area* for retail outlet and indoor hospitality space accessory to a brewery: 200 square metres
- b) Minimum required parking in the A/RU\*274 Zone for a brewery: 1 parking space per 50 square metres of *gross floor area*
- c) Notwithstanding the permitted uses of A/RU Zone, temporary parking is permitted in an A/RU Zone located on the same lands as the A/RU\*274 Zone, for persons attending a special event in the A/RU\*274 Zone.

#### **7.275 \*275 –East Part of Lot 18, Concession 5 [By-law 2017-041]**

Notwithstanding Table A4 – Permitted Uses, a single detached dwelling is not permitted on the lands denoted by the symbol \*275 on the schedule to this By-law.

#### **7.276 \*276 –East Part of Lot 18, Concession 5 [By-law 2017-041]**

Notwithstanding Section 5.1.4 (*Maximum Height*), Section 5.1.6 (*Maximum Floor Area*) and Section 5.16 (Non-Complying Buildings and Structures), a barn and silos existing on the lands on the date of the passing of this By-law shall only be used for the purposes of residential *accessory buildings*, and any new

or replacement *accessory buildings* and *structures* shall comply with Section 5.1 of the Zoning By-law.

**7.277 \*277 –Part of Lot 3, Concession 9 (Medonte), Township of Oro-Medonte (Gray)** [By-law 2017-091]

Notwithstanding Section 5.4, on the lands denoted as A/RU\*277 on Schedule A21 an accessory *apartment dwelling* unit shall be permitted subject to the following provisions:

- a) A maximum of one (1) accessory *apartment dwelling* unit is permitted on the lot.
- b) The accessory *apartment dwelling* unit shall:
  - (i) Be permitted in a detached accessory *building*; and
  - (ii) Have a maximum *gross floor area* of 85 square metres.
- c) The detached accessory building and the accessory *apartment dwelling* unit shall have a maximum combined floor area of 286 square metres.
- d) The detached accessory *building* shall have a maximum *height* of 6.7 metres.
- e) The minimum *lot size* shall be 22.6 hectares.

**7.278 \*278 –Part of Lot 15, Concession 9 (Medonte)** [By-law 2017-109]

Notwithstanding Table B1 – Standards for Permitted Uses and Section 5.20.2.3, on the lands denoted by the symbol \*278 the following provisions apply:

- c) Minimum *lot frontage*: 58 metres
- d) Distance from side lot line for a driveway crossing a *front lot line*: 1 metre

**7.279 \*279 – South Part of Lot 22, Concession 2 (Oro)** [By-law 2017-113]

Notwithstanding "Table A4 - Permitted Uses", a single detached dwelling is not permitted on the lands denoted by the symbol \*279 on the schedule to this By-law.

**7.280 \*280 – South Part of Lot 22, Concession 2 (Oro)** [By-law 2017-113]

Notwithstanding "Section 5.1.6 - Maximum Floor Area", a detached accessory building with a maximum size of 169.0 square metres (1820.0 square feet) is

permitted on the lands denoted by the symbol \*280 on the schedule to this By-law.

## **7.281 [Renumbered as 227A]**

## **7.282 \*282 –Lot 8, Plan 860, Township of Oro Medonte (Campbell)**

[By-law 2017-149]

### **7.282.1 Permitted Uses**

Notwithstanding Table A1 –Shoreline Residential Zone and in addition to the permitted uses in the SR Zone, on the lands zoned SR\*282 the following uses are permitted:

- a) **Bed and Breakfast Establishment:**  
means a single detached dwelling which is owner occupied and the primary residence of the owner, in which not more than two bedrooms with double occupancy are used or maintained for the accommodation of the travelling or vacationing public, with or without meals.

## **7.283 \*283 – East Part of Lot 1, North Part Lot 2, Concession 11 (Medonte), Township of Oro-Medonte (Braestone Land Corp)**

[By-law 2018-007]

### **7.283.1 Permitted Uses**

Notwithstanding Table A5 – Private Recreation (PR) Zone and in addition to the permitted uses in the PR Zone, on the lands zoned PR\*283 the following uses are permitted:

- a) **1 Health/Wellness Spa**  
Means a special building or room where a person may exercise, swim, relax, otherwise condition, or beautify the body.
- b) **8 Guest Cabins**  
Means a small *dwelling, single detached*, that provides lodging to the public on a temporary occupancy.
- c) **1 Steam room**  
Means an enclosed space with large amounts of high-temperature steam, creating a high-humidity environment for relaxation and purported benefits to health and well-being.

### **7.283.2 Provisions**



Notwithstanding any other provision in this by-law to the contrary, the following provisions apply to the permitted uses identified in Section 7.283.2:

- d) Maximum combined *gross floor area* for spa/steam room 350.0 square metres
- e) Maximum combined *gross floor area* for 8 Guest cabins 491.0 square metres
- f) Maximum *gross floor area* for steam room 140.0 Square metres

**7.284 \*284 - Part of Lots 1 and 2, Concession 3 (Oro), Township of Oro-Medonte (Vetta Nordic Spa) [By-law 2018-010]**

**7.284.1 Permitted Uses**

Notwithstanding Table A4 – Agricultural/Rural Zone and in addition to the permitted uses in the A/RU Zone, on the lands zoned A/RU\*284 the following uses are permitted:

- a) Nordic Spa; and,
- b) Corporate Meeting Facility/Chalet.

**7.284.2 Provisions**

Notwithstanding any other provision in this by-law to the contrary, the following provisions apply to the permitted uses identified in Section 7.284.1:

- a) Minimum required front yard 20 metres (65.6 feet)
- b) Minimum required side yard 15 metres (49.2 feet)
- c) Minimum required rear yard 30 metres (98.4 feet)
- d) Maximum building height
  - administration building 15 metres (49.2 feet)
  - corporate meeting facilities/chalets, saunas, steam baths and relaxation areas 12 metres (39.3 feet)
- e) Minimum required parking spaces 120
- f) Maximum number of corporate meeting facilities/chalets 3
- g) Notwithstanding f), the maximum number of people on-site for overnight/sleeping accommodations within each corporate meeting facility/chalet shall be 20.

**7.285 \*285 – Part of Lot 40, Concession 1 (Oro), Township of Oro-Medonte (Costellos of Craighurst Inc.) [By-law 2018-016]**

Notwithstanding any other provision in this By-law, the following uses and provisions apply to the lands denoted by the symbol \*285 on the schedules to

this By-law and in addition to the permitted uses in Table A2-Commercial Zones Permitted Uses, a Restaurant, Drive-Thru shall also be permitted.

**7.286 \*286 - Part of Lot 19, Concession 13, (Former Oro), Municipally Known as 77 Line 12 North [By-law 2009-063]**

- a) Notwithstanding any other provision in this By-law, a *Home Industry* for the repair, maintenance, and sale of agricultural, small industrial and recreation equipment is permitted on the lands denoted by the symbol \*286 on the schedule to this By-law.” as shown on Schedule “A” to this By-law;

In addition the following provision applies:

- b) Minimum *lot area* 0.78 hectares (1.95 acres)  
c) Minimum *required yard* adjacent to any *lot line* 12 metres (39.3 feet)

**7.287 \*287 –Part of the West Half of Lot 11, Concession 13 (Former Oro) [By-law 2018-065]**

Notwithstanding Table B1 (R1 Zone) the following provisions shall apply:

- I. Minimum *Lot Area*: 0.17 hectares  
II. Minimum *Lot Frontage*: 25 metres

**7.288 \*288 – Plan M381 Lot 4, Township of Oro-Medonte (Jenereaux) [By-law 2018-062]**

Notwithstanding any other provision in this By-law, the following provisions apply to lands denoted by the symbol \*288 on the schedules to this By-law:

- a) Minimum lot area 0.39 hectares (0.9 acres)  
b) Minimum lot frontage 42 metres (137.7 feet)

**7.288.1 Permitted Uses**

Notwithstanding Table A1 – Rural Residential One Zone and in addition to the permitted uses in the RUR1 Zone, on the lands zoned RUR1\*288 the following additional uses are permitted:

- a) Bed and Breakfast Establishment:  
Means a single detached dwelling, which is owner occupied and the primary residence of the owner, in which not more than three bedrooms with double occupancy are used or maintained for the accommodation of the travelling or vacationing public, with or without meals.

**7.289 \*289 – Concession 6 South Part Lot 20 (Oro) Township of Oro-Medonte (Michaud)**

[By-law 2018-069]

**7.289.1 Permitted Uses**

Notwithstanding Table A2 – General Commercial (GC) Zone the following uses are permitted in the GC Zone, on the lands zoned GC\*289.

- a) 1 Single detached dwelling
- b) Art galleries
- c) Business offices
- d) Commercial schools
- e) Convenience retail stores
- f) Custom workshop
- g) Day nurseries
- h) Dry cleaning distribution depots
- i) Financial institutions
- j) Funeral homes
- k) Hotels
- l) Medical clinics
- m) 1 Motor vehicle storage yard
- n) Museums
- o) Personal service shop
- p) Private clubs
- q) Private schools
- r) Recreational uses
- s) Repair shops
- t) Restaurants
- u) Retail stores
- v) Service shops, light
- w) Veterinary clinics

The Holding Provision would not be removed until Council has executed a Site Plan Agreement and it is registered on title.

**7.290 \*290 – Part of Lot 1, Concession 5 (Oro), Township of Oro-Medonte (1911745 Ontario Limited)**

[By-law 2018-090]

Notwithstanding Table A2-Local Commercial Zone and in addition to the permitted uses in the LC Zone, on the lands zoned LC\*290 the following uses are permitted:

- a) Banquet Halls; and,
- b) Commercial Fitness Centres.

Notwithstanding Table A2-Local Commercial Zone, on the lands zoned LC\*290 the following permitted uses are deleted:

- a) Funeral Homes; and,
- b) Hotels.

## **7.291 \*291 – East Part of Lot 1, Concession 13 (Former Township of Oro)**

[By-law 2018-097]

Notwithstanding any other provision in this By-law, the following uses and provisions apply to the lands denoted by the symbol \*291 on the schedules to this By-law:

Notwithstanding Section 5.4, an accessory apartment dwelling unit shall be permitted subject to the following:

- a) Only one accessory apartment dwelling unit is permitted on the lot.
- b) The accessory apartment dwelling unit shall be permitted in an accessory building.
- c) The accessory apartment dwelling unit shall have a maximum floor area of 120 square metres.
- d) The accessory building shall have a maximum floor area of 240 square metres; and shall also have a carport of a maximum of 40 square metres, a deck of a maximum of 36 square metres, and a covered porch over a portion of the deck of a maximum of 15 square metres.
- e) The accessory building shall have a maximum height of 7.5 metres.
- f) The minimum lot size shall be the lot size as existed on the date of passing of this By-law.

## **7.292 \*292 – Part of Lot 21, Concession 6, Part 1 Reference Plan 51R-17288 (Oro), Township of Oro-Medonte (Kurtin) [By-law 2018-108]**

### **7.289.1 Permitted Uses**

Notwithstanding Table A1 – Residential Zones and in addition to the permitted uses in the RUR2 Zone, on the lands zoned RUR2\*292 the following uses are permitted:

- a) Agriculture-related use

### **7.289.2 Provisions**

Notwithstanding any other provision in this by-law to the contrary, the following provisions shall apply to the permitted uses identified in Section 7.292.1:

- a) Minimum required parking spaces for an

- |  |                              |
|--|------------------------------|
| agriculture-related use  | 5                            |
| b) Minimum number of loading spaces  | 0                            |
| c) Minimum width of a driveway leading to a parking area or a parking lot  | 6.0 metres (19.6 feet)       |
| d) Maximum building height for a building and/or structure for an agriculture-related use  | 8.0 metres (26.2 feet)       |
| e) Maximum gross floor area for an agriculture-related use   | 660.0 sq.m. (7,104.4 sq.ft.) |
| f) Minimum required setback of all buildings and structures related to the agriculture-related use, including septic beds, parking areas and aisles to the existing single detached dwelling | 20.0 metres (65.6 feet)      |
| g) Minimum required interior side yard for a building and/or structure for an agriculture-related use  | 6.0 metres (20.0 feet)       |
| h) Minimum required rear yard for a building and/or structure for an agriculture-related use   | 8.0 metres (26.2 feet)       |
| i) Section 5.37.1 Minimum Distance Separation I (MDS I) shall not apply.   |                              |
| j) The agriculture-related use shall be in conjunction with a single detached dwelling on the subject lands.   |                              |

**7.293 \*293 – North Part of Lot 21, Concession 7 (Oro), Township of Oro-Medonte (Davtech Industries Ltd.)**

[By-law 2019-007]

Notwithstanding any other provision in this By-law to the contrary, Section 5.27 Setbacks from Limits of Environmental Protection Zone and Section 5.32 Setbacks from water Courses shall not apply.

**7.294 \*294 – Lot 5, Concession 10 (Oro), Township of Oro-Medonte (Glen Oro Farm)**

[\[By-law 2021-080\]](#)

**7.294.1 Permitted Uses**

Notwithstanding Table A4 – Agricultural/Rural Zone and Mineral Aggregate Resource Zones Permitted Uses and in addition to the permitted uses in the A/RU Zone, on the lands zoned A/RU\*294 the following uses are permitted:

- a) On-farm diversified uses.
- b) Agri-tourism uses

**7.294.2 Provisions**

Notwithstanding any other provision in this by-law to the contrary, the following provisions shall apply to the permitted uses identified in Section 7.294.1:

- a) Minimum required parking spaces for on-farm diversified uses and agri-tourism uses 100 spaces
- b) Maximum footprint for an outdoor tent structure 400 sq.m. (4,305.7 sq.ft.)
- c) Multi-purpose building used for on-farm diversified uses
  - maximum height 2 storeys 11m. (36 ft.)
  - maximum first storey floor area 400 sq.m. (4,305.7 sq.ft.)
  - maximum gross floor area 700 sq.m. (7,534.9 sq.ft.)
- d) On-farm diversified uses may occupy no more than 1.2% of the property on which the uses are located, to a maximum of 0.9 hectares, which shall include areas containing buildings, structures, outdoor storage, well and septic systems, hard surface driveways/laneways and hard surface parking areas. Existing laneways shared between agricultural uses and on-farm diversified uses or agri-tourism uses are not to be included in the area calculation.
- e) Maximum number of guests for an on-farm diversified use shall be 250 per event including staff and guests.

- f) The on-farm diversified use events shall only occur between May 1 and October 31 of each calendar year. Upon completion of the multi-purpose building, the season of operation may be extended to include weekends (Friday to Sunday) for the period between December 15 and the end of March 31.
- g) The maximum number of on-farm diversified use events, excluding equestrian events, shall be 50 in a calendar year.
- h) On-farm diversified use events will not be scheduled at the same time as equestrian events in order to limit the number of guests attending the site at any one time.
- i) Hours of Operation 9:00am to 12:00 midnight
- j) Maximum number of horse farm vacation glamping sites 14
- k) Maximum size of a glamping platform 64.5 sq.m. (694.3 sq.ft.)
- l) Buildings accessory to a glamping area
  - maximum number 1
  - maximum floor area of building 200.0 sq.m (2,152.8 sq.ft.)
- m) Maximum of two existing guest cabins shall be permitted.
- n) Section 5.37.1 Minimum Distance Separation I (MDS I) shall not apply.
- o) On-farm diversified uses shall include, but not be limited to, horse farm vacation glamping use, walking tours and educational workshops, the growing of local produce and serving of meals at ongoing equestrian riding events as well as at weddings, horse farm and equestrian facilities education programs for schools and other organizations and community picnics charity dinners.
- p) On-farm diversified uses and agri-tourism uses including horse farm vacation glamping use shall be secondary to the principal horse farm use on the subject lands.
- q) The minimum setback for a parking area from a public street shall be 60 metres (196.8 feet).
- r) The minimum setback from a glamping area in the West Half of Lot 5, Concession 10 to a neighbouring lot line shall be 100 metres (328.0 feet).
- s) On-farm diversified use and agri-tourism use buildings, structures and facilities shall not be located within the Nottawasaga Valley Conservation Authority regulated area without their approval.

**7.295 \*295 – Concession 10, North Part Lot 25 (Oro), Township of Oro-Medonte**

The provisions of Section 5.27- Lands Adjacent to Environmental Protection Zone, shall not apply to lands adjacent to the lands denoted by the symbol \*295\* on the schedule to this by-law.

**7.296 \*296 – West Part of Lot 17, Concession 9 (Oro), Township of Oro-Medonte (Lucas, Partridge & Lamadeleine)**

Notwithstanding any other provision in this by-law to the contrary, Section 5.27 Setbacks from Limits of Environmental Protection Zone and Section 5.32 Setback from Water Courses shall not apply.

**7.297 \*297 – Part of Lot 20, Concession 12 (Oro), Township of Oro-Medonte (McKillop)**

Notwithstanding Table A4 – Permitted Uses, a single detached dwelling is not permitted on the lands denoted by the symbol \*297 on the schedule to this By-law.”

**7.298 \*298 – Part of Lots 21 & 22, Concession 12 (Oro), Township of Oro-Medonte (Erwin) [By-law 2019-059]**

The provisions of Section 5.27 – Lands Adjacent to Environmental Protection Zone, shall not apply to lands adjacent to the lands denoted by the symbol \*298 on the schedule to this by-law.

**7.299 \*299 – Part of Lot 22, Concession 10 (Oro), Part 1 51R-36372, Township of Oro-Medonte (Johnstone) [By-law 2019-062]**

The provisions of Section 5.27 – Setback from Limits of Environmental Protection Zone, shall not apply to lands denoted by the symbol \*299.

**7.300 \*300 – Part of Lot 17, Concession 1 (Orillia), Township of Oro-Medonte (Miller) [By-law 2019-083]**

Notwithstanding the provisions of Section 5.27- Setbacks from Limits of Environmental Protection Zone, no building or structure shall be located within 10 metres (32.8 feet) of the boundaries of the Environmental Protection (EP) Zone.

**7.301 \*301 – Part of Lots 11, 18, 19 and Lots 20, 21, 22, 23, 24, 25, 28, 31, 32, 33, 34 and Part of Craig Street and Part of First Street Registered Plan 91 and Part of Lots 41 and Part of the Northeast and South Halves of Lot 42, Concession 1 (Geographic Township of Medonte) Township of Oro-Medonte (Craighurst Land Corp.) [By-law 2024-046, 2019-103]**

Notwithstanding anything to the contrary found in this By-law, the following exceptions shall apply to the lands zoned (R1\*301):

**1.1 Permitted Uses**



- a) Single detached dwellings
- b) Home occupations
- c) Private home daycare
- d) Convenience retail stores
- e) Medical clinics
- f) Limited personal service shops
- g) Recreational uses
- h) Open space areas
- i) Storm water management facilities
- j) Sanitary sewage facilities

## 1.2 Regulations for Single Detached Dwellings

Zoning Provision	Standard
Minimum Lot Area	450m <sup>2</sup>
Minimum Lot Frontage	15m
Minimum Front Yard to the Dwelling Unit	4.5m
Minimum Front Yard to the Garage	6.0m
Minimum Interior Side Yard Depth	1.5m/0.75m
Minimum Rear Yard Depth	7.5m
Minimum Exterior Side Yard	3.0m
Maximum Building Height	11m
Minimum Landscape Open Space	25%
Maximum Building Coverage	50%
Minimum Setback Between a Driveway and Interior Lot Line	1.2m
Maximum Encroachment for Architectural Features, Balconies and Porches	1.5m
Minimum Setback Between a Driveway and the Intersection of the Front Lot Line and Exterior Lot Line	10.5m

On lands denoted by the symbol \*301 on the schedules to this By-law, no structure may be erected within 10m of the right-of-way limit of Horseshoe Valley Road or Penetanguishene Road.

## 1.3 Holding Provision

That the (H2) symbol that appears on the schedules to this By-law identifies a Holding Zone pursuant to Section 36 of the Planning Act, R.S.O. 1990, c. P.13. This indicates that the lands so zoned cannot be used for a purpose permitted by Residential One (R1\*301) until the (H2) symbol is lifted pursuant to Section 36 of the Planning Act. The H2 -provision shall be lifted upon completion of the following matter to the satisfaction of the Township of Oro-Medonte and the Nottawasaga Valley Conservation Authority:

- i) That a detailed delineation of the Regulatory Floodplain be completed to the satisfaction of the Nottawasaga Valley Conservation Authority.

**7.302 \*302 – Part of Lots 11, 18, 19 and Lots 20, 21, 22, 23, 24, 25, 28, 31, 32, 33, 34 and Part of Craig Street and Part of First Street Registered Plan 91 and Part of Lots 41 and Part of the Northeast and South Halves of Lot 42, Concession 1 (Geographic Township of Medonte) Township of Oro-Medonte (Craighurst Land Corp.) [By-law 2019-103]**

Notwithstanding anything to the contrary found in this By-law, the following exceptions shall apply to the lands zoned (EP\*302):

**Minimum Required Yards**

The provisions of Section 5.27, "Setbacks from Limits of Environmental Protection Zone ", do not apply to the lands denoted by the symbol \*302 on the schedules to this By-law.

**7.303 \*303 – Part of Lots 11, 18, 19 and Lots 20, 21, 22, 23, 24, 25, 28, 31, 32, 33, 34 and Part of Craig Street and Part of First Street Registered Plan 91 and Part of Lots 41 and Part of the Northeast and South Halves of Lot 42, Concession 1 (Geographic Township of Medonte) Township of Oro-Medonte (Craighurst Land Corp.) [By-law 2019-103]**

Notwithstanding anything to the contrary found in this By-law, the following exceptions shall apply to the lands zoned (EP\*303):

Notwithstanding Section 3.1 of this By-law, on those lands zoned Environmental Protection (EP\*303) no development or site alteration shall be permitted until such time as:

Clearance has been obtained from the Ministry of Tourism, Culture and Sport with respect to the Stage 4 archaeological assessment.

**Minimum Required Yards**

The provisions of Section 5.27, "Setbacks from Limits of Environmental Protection Zone ", do not apply to the lands denoted by the symbol \*303 on the schedules to this By-law.

**7.304 \*304 – Part of Lot 21 & 22, Concession 8, as in RO850934 and Part of Lot 22, Concession 8, being Part 1 on 51R-35062; Part**

**of Lot 22, Concession 9, as in RO1326331, Except PT 1, 51R31499; Part of Lot 22, Concession 8, as in RO1116954; Part of Lot 22, Concession 8, being Part 1 on 51R-3247; Part of Lot 23, Concession 9 being Part 1 on 51R-31789; and PT LT 21, CON 8, ORO, designated as Parts 1, 2 & 3, 51R20880 all in the Township of Oro-Medonte (Burl's Creek.) [By-law 2019-121]**

Notwithstanding anything to the contrary found in this By-law, the following exceptions shall apply to the lands zoned (PR\*304):

### **1.1 Permitted Uses**

- a) an agricultural fair, market, festival or show
- b) an antique, craft or hobby show
- c) an automotive flea market or show
- d) a boat or vehicle show
- e) a music and camping festival
- f) a music concert
- g) a cultural festival or event
- h) a farmers market
- i) a flea market
- j) parking in association with off site special events
- k) a recreational soccer club
- l) recreational sport events
- m) accessory uses, buildings and structures, including concession booths, parking (day and overnight) and camping in conjunction with, and accessory to, a permitted use.

### **1.2 Permitted Accessory Uses**

Concession booths, camping and parking (day and overnight) in conjunction with, and accessory to, a permitted use as identified in Section 1.1 is permitted.

### **1.3 Duration and Number of Permitted Uses**

Permitted uses may occur for a maximum of one hundred (100) days in a calendar year. Permitted uses shall not be open to the public for more than five (5) consecutive days which excludes the time required for set up and tear down of event facilities and concessions. Any sole permitted use which runs for more than two (2) consecutive days shall be followed by two (2) consecutive days where no permitted use shall take place on the lands zoned PR\*304.

### **1.4 Definitions**

The following definitions applied to the permitted uses listed in Section 1.1 of this By-law. The definitions in Section 7.30.4 of Zoning Bylaw 97-95 shall be deleted with the following:

**Agricultural fair, market, festival or show** – Means an exhibition of: i) animals and/or birds, a rodeo or ploughing match ii) farm products or production of any kind, and which in both cases may include an assembly of vendors offering items for sale, activities, amusements and other possible services to the public, which is associated with such an exhibition.

**Antique, craft or hobby show** – Means an assembly of vendors and/or exhibitors offering or displaying antiques, crafts and other objects for sale to the public but does include an Automotive Flea Market or Boat or Vehicle show.

**Automotive Flea Market or show** – Means a retail sales area held in an open, closed or partially closed area in which groups of individual vendors offer goods for sale to the public. Goods offered for sale shall be comprised primarily of motor vehicles, motor vehicle parts, motor vehicle accessories, recreational vehicles and equipment and collectibles. Old car sales and auctions are permitted.

**Boat or vehicle show** – Means an assembly of vendors and/or exhibitors offering boats, motor boats, motor vehicles and/or recreational vehicles for display and/or demonstration and/or sale.

**Music and Camping Festival** – Means a music festival which features music. Groups of vendors or individual vendors are permitted to offer goods for sale or display including but not limited to the sale of food and beverage during such festivals. Camping, amusements, demonstrations and displays (hosted by partners and sponsors) and music concerts are permitted for the duration of the event.

**Music Concert** – Means a music concert which features music. Groups of or individual vendors are permitted to offer goods for sale including but not limited to the sale of food, beverage and other goods during the event.

**Cultural Festival or Event** – Means a cultural, spiritual, religious and or ethnic festival operated by cultural, religious, spiritual, ethnic and/or other similar groups. Groups of or individual vendors are permitted to offer goods for display, demonstration or sale including but not limited to the sale of food, beverage and other goods. Dance and musical performances are permitted, as are amusements suitable for such an event.

**Farmers' Market** – Shall mean an event (market) operated by a group of or individual farmers and/or vendors for the purpose of:

the exhibiting and sale of agricultural goods and products, including vegetables, fruits, meats flowers and other similar food, beverage and products.

Any such Farmers' Market shall be permitted to have a portion of vendors that may sell crafts, clothing, and goods and made to order food for consumption on site, often associated with or accompanying a Farmers' Market.

**Flea Market** – Means a retail sales area held in an area in which groups of individual vendors are permitted to temporarily exhibit, store and sell merchandise, goods, wares, produce, crafts and arts for utilization and consumption of the general public. The sale of livestock is not commonly permitted but may be a minor component of such event.

**Parking in association with offsite Special Events** – Means parking associated with off special events shall be permitted.

**Recreational Soccer Club** – Shall mean recreational soccer clubs operated by municipal and/or non profit organizations. Recreational soccer games are permitted.

**Recreational Sport Events** – Shall mean recreational sporting events including but limited to lacrosse, field hockey, outdoor hockey or skating, football, snowmobile racing and other similar recreational uses shall be permitted.

**Accessory uses, buildings and structures, including concession booths, parking (day and overnight) and camping in conjunction with, and accessory to a permitted use** – Shall mean accessory type uses including but not limited to temporary buildings and structures such as concession booths and stands offering goods for sale or sample or display, parking (day and overnight) and camping in conjunction with and accessory to a permitted use.

**7.305 \*305 – Part of Lot 21 & 22, Concession 8, as in RO850934 and Part of Lot 22, Concession 8, being Part 1 on 51R-35062; Part of Lot 22, Concession 9, as in RO1326331, Except PT 1, 51R31499; Part of Lot 22, Concession 8, as in RO1116954; Part of Lot 22, Concession 8, being Part 1 on 51R-3247; Part of Lot 23, Concession 9 being Part 1 on 51R-31789; and PT LT 21, CON 8, ORO, designated as Parts 1, 2 & 3, 51R20880 all in the Township of Oro-Medonte (Burl's Creek.) [By-law 2019-121]**

Notwithstanding anything to the contrary found in this By-law, in addition to the permitted uses and provisions of the A/RU Zone, the following exceptions shall also apply to the lands zoned (A/RU\*305):

- i) Permitted uses:
  - a. Parking (day and overnight), Camping and Concession Booths accessory to a permitted use on lands zoned as PR\*304.
- ii) Duration of Permitted Uses:
  - b. Parking (day and overnight), Camping and Concession Booths accessory to a permitted use on lands zoned as PR\*304 shall not be permitted for more than twenty seven (27) nights in any calendar year not including set up and tear down of event facilities and concessions, on lands zoned A/RU\*305, A/RU\*306, A/RU\*307 and A/RU\*308 cumulatively.
  - c. The Development of new non-agricultural buildings or the construction of additions to non-agricultural buildings that existed on the effective date of this By-law is not permitted.

**7.306 \*306 – Part of Lot 21 & 22, Concession 8, as in RO850934 and Part of Lot 22, Concession 8, being Part 1 on 51R-35062; Part of Lot 22, Concession 9, as in RO1326331, Except PT 1, 51R31499; Part of Lot 22, Concession 8, as in RO1116954; Part of Lot 22, Concession 8, being Part 1 on 51R-3247; Part of Lot 23, Concession 9 being Part 1 on 51R-31789; and PT LT 21, CON 8, ORO, designated as Parts 1, 2 & 3, 51R20880 all in the Township of Oro-Medonte (Burl’s Creek.) [By-law 2019-121]**

Notwithstanding anything to the contrary found in this By-law, in addition to the permitted uses and provisions of the A/RU Zone, the following exceptions shall also apply to the lands zoned (A/RU\*306):

- i) Permitted uses:
  - a. Recreational Soccer Club and accessory day parking
  - b. Parking (day and overnight), Camping and Concession Booths accessory to a permitted use on lands zoned as PR\*304.
- ii) Duration of Permitted Uses:
  - c. Parking (day and overnight), Camping and Concession Booths accessory to a permitted use on lands zoned as PR\*304 shall not be permitted for more than twenty seven (27) nights in any calendar year not including set up and tear down of event facilities and concessions, on lands zoned A/RU\*305, A/RU\*306, A/RU\*307 and A/RU\*308 cumulatively.

- d. The Development of new non-agricultural buildings or the construction of additions to non-agricultural buildings that existed on the effective date of this By-law is not permitted.

**7.307 \*307 – Part of Lot 21 & 22, Concession 8, as in RO850934 and Part of Lot 22, Concession 8, being Part 1 on 51R-35062; Part of Lot 22, Concession 9, as in RO1326331, Except PT 1, 51R31499; Part of Lot 22, Concession 8, as in RO1116954; Part of Lot 22, Concession 8, being Part 1 on 51R-3247; Part of Lot 23, Concession 9 being Part 1 on 51R-31789; and PT LT 21, CON 8, ORO, designated as Parts 1, 2 & 3, 51R20880 all in the Township of Oro-Medonte (Burl’s Creek.) [By-law 2019-121]**

Notwithstanding anything to the contrary found in this By-law, in addition to the permitted uses and provisions of the A/RU Zone, the following exceptions shall also apply to the lands zoned (A/RU\*307):

- i) Permitted uses:
  - a. Parking (day and overnight), Camping and Concession Booths accessory to a permitted use on lands zoned as PR\*304.
  - b. Accessory Parking (day) for Recreational Soccer
- ii) Duration of Permitted Uses:
  - c. Parking (day and overnight), Camping and Concession Booths accessory to a permitted use on lands zoned as PR\*304 shall not be permitted for more than twenty seven (27) nights in any calendar year not including set up and tear down of event facilities and concessions, on lands zoned A/RU\*305, A/RU\*306, A/RU\*307 and A/RU\*308 cumulatively.

**7.308 \*308 – Part of Lot 21 & 22, Concession 8, as in RO850934 and Part of Lot 22, Concession 8, being Part 1 on 51R-35062; Part of Lot 22, Concession 9, as in RO1326331, Except PT 1, 51R31499; Part of Lot 22, Concession 8, as in RO1116954; Part of Lot 22, Concession 8, being Part 1 on 51R-3247; Part of Lot 23, Concession 9 being Part 1 on 51R-31789; and PT LT 21, CON 8, ORO, designated as Parts 1, 2 & 3, 51R20880 all in the Township of Oro-Medonte (Burl’s Creek.) [By-law 2019-121]**

Notwithstanding anything to the contrary found in this By-law, in addition to the permitted uses and provisions of the A/RU Zone, the following exceptions shall also apply to the lands zoned (A/RU\*308):

- i) Permitted uses:
  - a. Storage of equipment related to a permitted use on lands zoned as PR\*304
- ii) The development of new non-agricultural buildings or the construction of additions to non-agricultural buildings that existed on the effective date of this By-law is not permitted

**7.309 \*309 – Part of Lot 21 & 22, Concession 8, as in RO850934 and Part of Lot 22, Concession 8, being Part 1 on 51R-35062; Part of Lot 22, Concession 9, as in RO1326331, Except PT 1, 51R31499; Part of Lot 22, Concession 8, as in RO1116954; Part of Lot 22, Concession 8, being Part 1 on 51R-3247; Part of Lot 23, Concession 9 being Part 1 on 51R-31789; and PT LT 21, CON 8, ORO, designated as Parts 1, 2 & 3, 51R20880 all in the Township of Oro-Medonte (Burl’s Creek.) [By-law 2019-121]**

Notwithstanding anything to the contrary found in this By-law, the following exceptions shall apply to the lands zoned (EP\*309):

- i) Permitted uses:
  - a. Existing uses (existing camping areas) as of the effective date of the passing of this by-law.
  - b. Agricultural uses – only uses that existed on the effective date of the passing of this by-law.
  - c. Agricultural uses intensive – only uses that existed on the effective date of the passing of this by-law.

**7.310 \*310 – East Half Lot 3, Concession 10 (Medonte), Township of Oro-Medonte [By-law Pending]**

**7.311 \*311 – Part of Lots 11, 18, 19 and Lots 20, 21, 22, 23, 24, 25, 28, 31, 32, 33, 34 and Part of Craig Street and Part of First Street Registered Plan 91 and Part of Lots 41 and Part of the Northeast and South Halves of Lot 42, Concession 1 (Geographic Township of Medonte) Township of Oro-Medonte (Craighurst Land Corp.) [By-law 2019-103]**

On lands denoted by the symbol \*311 on the schedules to this By-law, no structure may be erected within 10m of the right-of-way limit of Horseshoe Valley Road or Penetanguishene Road.



**7.312 \*312 – Part of Lot 5, Range 2 (Oro), Township of Oro-Medonte (Piotrowski)** [By-law [2020-063](#)]

Notwithstanding Table A4 – Permitted Uses, a single detached dwelling is not permitted on the lands denoted by the symbol \*312 on the schedule to this By-law.

**7.313 \*313 – Part of Lot 5, Range 2 (Oro), Township of Oro-Medonte (Piotrowski)** [By-law [2020-063](#)]

Notwithstanding Section 5.1.6 (Maximum Floor Area), a detached accessory building on the lands on the date of the passing of this By-law shall only be used for the purpose of a residential accessory building, and any new or replacement accessory building(s) and structure(s) shall comply with Section 5.1 of the Zoning By-law.

**7.314 \*314 South Part of Lot 20, Concession 3 (Oro), Township of Oro-Medonte (Lavery)** [By-law [2020-023](#)]

**7.314.1 Permitted Uses**

Notwithstanding the definition of a custom workshop, woodworking is permitted as a custom workshop on the lands zoned GC\*314, in addition to the permitted uses listed in Table A2.

**7.314.2 Provisions**

Notwithstanding any other provision in this by-law to the contrary, the following provisions apply to the permitted uses listed in Table A2 and identified in Section 7.314.1:

- |  |   |
|--|---|
| a) Width of the planting strip adjacent to the front lot line                                | 0 metres (0 feet)                         |
| b) Width of the planting strip adjacent to the exterior side lot line                        | 0 metres (0 feet)                         |
| c) Width of the driveway leading to a parking area or parking lot for two-way traffic        | 6.0 metres (19.7 feet)                    |
| d) Maximum encroachment into the required front yard for accessory outdoor display and sales | 9.5 metres (31.2 feet)                    |
| e) Maximum height for one detached accessory building in the rear yard                       | 6.0 metres (19.7 feet)                    |
| f) Maximum floor area for one detached accessory building                                    | 150.0 square metres (1,614.6 square feet) |

g) Minimum required setback from the Environmental Protection (EP) Zone 5 metres (16.4 feet)

**7.315 \*315 – Part of Lot 5, Range 2 (Oro), Township of Oro-Medonte (Penman) [By-law 2020-020]**

Notwithstanding Table A4 – Permitted Uses, a single detached dwelling is not permitted on the lands denoted by the symbol \*315 on the schedule to this By-law.

**7.316 \*316 – Part of Lot 14, Concession 14 (Oro), Township of Oro-Medonte (Wigg) [By-law [2020-026](#)]**

Notwithstanding any other provision in this By-law, the following uses and provisions apply to the lands denoted by the symbol \*316 on the schedules to this By-law:

Notwithstanding Section 5.4, an accessory apartment dwelling unit shall be permitted subject to the following:

- a. Only one accessory apartment dwelling unit is permitted on the lot.
- b. The accessory apartment dwelling unit shall be permitted in an accessory building.
- c. The accessory apartment dwelling unit shall have a maximum floor area of 134.7 square metres (1,450.0 square feet).
- d. The accessory building shall have a maximum floor area of 298.0 square metres (3,208.0 square feet); and shall have a second storey screen porch with a maximum floor area of 29.7 square metres (320.0 square feet).
- e. The accessory building shall have a maximum height of 6.0 metres (19.7 feet).
- f. The floor area for the existing single detached dwelling is 86.9 square metres (936.0 square feet).

**7.317 \*317 – West Part of Lot 32, Concession 1 (Oro), Township of Oro-Medonte (Sheldrake) [By-law [2020-087](#)]**

Notwithstanding Table A4 – Permitted Uses, a landscaping business is permitted on the lands denoted by the symbol \*317 on the schedule to this By-law.

**7.318 \*318 – Part of Lot 1 Concession 4 (Oro) [By-law [2020-096](#)]**

Notwithstanding the provisions of Section 4.1-Table B6, Village One Zone Standards, the following provisions shall apply to the lands denoted by the symbol V1\*318 on the schedules to this By-law:

Minimum Rear Yard:

- |  |          |
|--|----------|
| a) To a main wall of a building or structure | 3 metres |
| b) To a staircase                            | 0 metres |
| c) To an enclosed or unenclosed terrace      | 2 metres |

**7.319 \*319 – East Half of Lot 5, Concession 3, Part of the West Half of Lot 5, Concession 3, part of Lot 5, Concession 4, and Part of the Road Allowance Between Concessions 3 and 4, 1552 Bass Lake Side Road West,12 (Oro), Township of Oro-Medonte (Eagles Rest Estates) [By-law [2020-088](#)]**

Notwithstanding Table B1 of Zoning By-law 97-95, single detached dwellings on lands zoned Residential One Exception 319 (R1\*319) shall be permitted the following provisions:

- Minimum Lot Area 900.0 m<sup>2</sup>
- Minimum Lot Frontage 20.0 m
- Minimum Front Yard 7.5 m
- Minimum Exterior Side Yard 4.5 m
- Minimum Interior Side Yard 2.5 m
- Minimum Rear Yard 7.5 m
- Minimum First Story Floor Area 90 m<sup>2</sup>
- Maximum Building Height 11.0 m

**7.320 \*320 – East Half of Lot 5, Concession 3, Part of the West Half of Lot 5, Concession 3, part of Lot 5, Concession 4, and Part of the Road Allowance Between Concessions 3 and 4, 1552 Bass Lake Side Road West,12 (Oro), Township of Oro-Medonte (Eagles Rest Estates) [By-law [2020-088](#)]**

Notwithstanding Table B1 of Zoning By-law 97-95, single detached dwellings on lands zoned Residential One Exception 320 (R1\*320) shall be permitted the following provisions:

- Minimum Lot Area 990.0 m<sup>2</sup>
- Minimum Lot Frontage 25.0 m
- Minimum Front Yard 7.5 m
- Minimum Exterior Side Yard 4.5 m
- Minimum Interior Side Yard 2.5 m
- Minimum Rear Yard 7.5 m

- Minimum First Story Floor Area 90 m<sup>2</sup>
- Maximum Building Height 11.0 m

**7.321 \*321 – W Part of Lot 5, W Part of Lot 6, E of CPR, Concession 8 (Medonte), Township of Oro-Medonte (Moyle)** [By-law [2020-104](#)]

Notwithstanding any other provision in this By-law to the contrary, Section 5.27 Setbacks from Limits of Environmental Protection Zone shall not apply to the lands denoted by the symbol \*321 on the schedules to this By-law.

**7.322 \*322 – Part Lot 11, Concession 9 (Oro), Township of Oro-Medonte (Partridge)** [By-law [2020-118](#)]

Notwithstanding Table A4 – Permitted Uses, a *single detached dwelling* is not permitted on the lands denoted by the symbol \*322 on the schedule to this By-law.

**7.323 \*323 – Part Lot 11, Concession 9 (Oro), Township of Oro-Medonte (Partridge)** [By-law [2020-118](#)]

Notwithstanding Table B4, the minimum *lot frontage* shall be 10.0 metres (32.8 feet).

**7.324 \*324 – Part of Lot 22, Concession 12 (Oro), Township of Oro-Medonte (Johnwood Investments)** [By-law [2020-119](#), [2021-082](#)]

Notwithstanding any other provisions in this By-law, the following provisions shall apply on the lands in the R2\*324 Zone:

- |  |                            |
|--|----------------------------|
| a) Maximum number of dwelling units  | 5                          |
| b) Maximum height for an existing residential building                             | 12.55 metres (41.18 feet). |
| c) Minimum required interior side yard for an existing detached accessory building | 1.49 metres (4.88 feet)    |
| d) Minimum width of driveways leading to a parking area or a parking lot           | 6.0 metres (19.68 feet)    |

**7.325 \*325 – West Part Lot 13, Concession 11 (Medonte), Township of Oro-Medonte (Whiston)** [By-law 2020-127]

Notwithstanding Section 5.1.3(b)(c) (Permitted Locations for Detached Accessory Buildings) and Section 5.1.6 (Maximum Floor Area), detached *accessory buildings* existing on the lands on the date of the passing of this By-law shall only be used for the purpose of a residential *accessory building*, and

any new or replacement *accessory building(s) and structure(s)* shall comply with Section 5.1 of the Zoning By-law.

**7.326 \* 326 – Concession 3, Part Lots 21 and 22 (Oro), Township of Oro-Medonte (Hewitt Creek Farms Ltd.)** [By-law [2021-103](#)]

Notwithstanding “Table A4-Agricultural/Rural Zone Permitted Uses”, a single detached dwelling is not permitted on the lands denoted by the symbol \*326 on the schedule to this By-law; and,

Notwithstanding “Table B4 – Provisions for Buildings”, the minimum setback from the interior side lot line to the existing agricultural building is 2.7 metres (8.9 feet) on the lands denoted by the symbol \*326 on the schedule to this By-law”.

**7.327 \* 327 – Concession 3, Part Lots 21 and 22 (Oro), Township of Oro-Medonte (Hewitt Creek Farms Ltd.)** [By-law [2021-103](#)]

Notwithstanding “Table B4 – Minimum Lot Size”, the minimum lot size for a hobby farm is 0.45 hectares (1.12 acres) on the lands denoted by the symbol \*327 on the schedule to this By-law;

Notwithstanding the definition of a hobby farm, the keeping of horses is prohibited on the lands denoted by the symbol \*327 on the schedule to this By-law; and,

Notwithstanding “Section 5.1.6 - Maximum Floor Area”, a detached accessory building on the lands on the date of the passing of this By-law with a maximum size of 124.9 square metres (1,344.0 square feet) is permitted, and any new or replacement accessory buildings and structures shall comply with Section 5.1 of the Zoning By-law”.

**7.328 \*328 – Concession 2 Part Lot 50 (Medonte), Township of Oro-Medonte (Hill)** [By-law [2021-029](#)]

Notwithstanding any other provision in this By-law, the following uses and provisions apply to the lands denoted by the symbol \*328 on the schedules to this By-law:

Notwithstanding Section 5.4, on the lands denoted as A/RU\*328 on Schedule A20, a *detached accessory dwelling unit* shall be permitted subject to the following provisions:

- a) A maximum of one (1) *detached accessory dwelling unit* is permitted on the lot.

- b) The detached accessory building containing a *detached accessory dwelling unit* shall have a maximum floor area of 177.95 square metres.
- c) The detached accessory building shall have a maximum height of 8.0 metres.
- d) The minimum lot size shall be 8.09 hectares.

**7.329 \*329 – Plan 1128 Lot 3 (Orillia), Township of Oro-Medonte (Rice)** [By-law [2021-059](#)]

Notwithstanding any other provision in this By-law, the following uses and provisions apply to the lands denoted by the symbol \*329 on the schedules to this By-law:

Notwithstanding Section 5.4, an accessory apartment dwelling unit shall be permitted subject to the following:

- a) Only one accessory apartment dwelling unit is permitted on the lot.
- b) The accessory apartment dwelling unit shall be permitted in a detached accessory building.
- c) The accessory apartment dwelling unit shall have a minimum floor area of 48.0 square metres (517.0 square feet).

**7.330 \*330 – West Part Lot 26, Concession 6 (Oro), Township of Oro-Medonte (MacGregor)** [By-law 2021-081]

Notwithstanding Table A4 – Permitted Uses, a single detached dwelling is not permitted on the lands denoted by the symbol \*330 on the schedule to this By-law.

**7.331 \*331 – Part of West Half of Lot 15, Concession 8 (Medonte), Township of Oro-Medonte** [By-law [2021-096](#)]

The provisions of Section 5.27 – Lands Adjacent to Environmental Protection Zone, shall not apply to lands adjacent to the lands denoted by the symbol \*331\* on the schedule to this By-law.

## 7.332 \*332 – Concession 1 East Part Lot 9 (Orillia), Township of Oro-Medonte (French Properties) [By-law 2022-097]

### 7.332.1 Permitted Uses

Notwithstanding Table A4 – Agricultural/Rural Zone and Mineral Aggregate Resource Zones Permitted Uses and in addition to the permitted uses in the MAR2 Zone, on the lands zoned MAR2\*332 the following uses are permitted:

- a) *On-farm diversified uses*
- b) *Agri-tourism uses*

### 7.332.2 Provisions

Notwithstanding any other provision in this by-law to the contrary, the following provisions apply to the permitted uses identified in Section 7.332.1:

a)	Minimum required parking spaces for <i>on-farm diversified uses</i> and <i>agri-tourism uses</i>	55 spaces
b)	<i>Building</i> used for <i>on-farm diversified uses</i> <ul style="list-style-type: none"> <li>• maximum <i>height</i></li> <li>• maximum <i>gross floor area</i></li> </ul>	13.7 metres (45.0 feet) 1085.0 sq.m. (11,679.2 sq.ft.)
c)	Maximum <i>lot area</i> dedicated to the <i>on-farm diversified use</i> , which shall include areas containing <i>buildings</i> , well and septic systems, hard surface <i>driveways/laneways</i> and <i>parking areas</i> . Existing laneways shared between <i>agricultural uses</i> and <i>on-farm diversified uses</i> or <i>agri-tourism uses</i> are not to be included in the area calculation.	Maximum 2% of the property or 0.81 hectares (2.0 acres)
d)	Maximum number of guests and staff per event for an <i>on-farm diversified use</i>	150
e)	The frequency and timing of any events must not interfere with cropping cycles or other <i>agricultural uses</i> on the farm or in the surrounding area.	
f)	<i>On-farm diversified uses</i> shall include, but not be limited to: single-day events, such as, or similar to, a wedding, reception and banquet.	
g)	<i>Agri-tourism uses</i> shall include, but not be limited to: farm related attractions and events lasting multiple days which include, or are similar to, a fun farm, Halloween displays and Christmas displays.	
h)	Maximum number of <i>on-farm diversified use</i> events in a calendar year	50
i)	Hours of operation for hosted events	10:00 am to 12:00

		am (midnight)
j)	<i>On-farm diversified use</i> events must occur in the barn that is existed on the effective date of this By-law, or within any additions to the existing barn that are done in accordance with the provisions of Section 7.332.2 of the Zoning By-law, with the exception of an outdoor wedding ceremony.	
k)	<i>On-farm diversified uses and agri-tourism uses</i> shall be secondary to the principal <i>agricultural use</i> on the subject lands	
l)	Minimum setback for a <i>parking area</i> from a <i>public street</i>	140.0 metres (459.3 feet)

**7.333 \*333 – Part of Lot 4, Concession 4 (Oro), Township of Oro-Medonte** [By-law 2021-136]

Notwithstanding Table B1 of Zoning By-law 97-95, single detached dwellings on lands zoned Residential One Exception 333 (R1\*- 333) and Residential One Exception 334 (R1\*334) shall be permitted the following provisions:

- Single detached dwellings
- Accessory uses

**7.334 \*334 – Part of Lot 4, Concession 4 (Oro), Township of Oro-Medonte** [By-law 2021-136]

Notwithstanding Table B1 of Zoning By-law 97-95, single detached dwellings on lands zoned Residential One Exception 333 (R1\*333) and Residential One Exception 334 (R1\*334) shall be permitted the following provisions:

For Single Detached Dwellings:

- Minimum Lot area of 420 m<sup>2</sup>
- Minimum Lot Frontage of 14.5 m
- Minimum Front Yard
  - to dwelling 4.5 m
  - to garage 6.0 m
- Minimum Rear Yard
  - to dwelling 7.5 m
  - to deck 4.5 m
- Minimum Exterior Side Yard 3.0 m
- Minimum Interior Side Yard 1.2 m
- Minimum Building Height 11.0 m
- Maximum Building Coverage 50 %

**7.335 \*335 – Part of Lot 4, Concession 4 (Oro), Township of Oro-Medonte** [By-law 2021-136]



Notwithstanding Table B1 of Zoning By-law 97-95, townhouse dwellings on lands zoned Residential Two Exception 335 (R2\*335) shall be permitted the following provisions:

For townhouse dwellings:

- Minimum Lot area of 320 m<sup>2</sup>
- Minimum Lot Frontage of 9.0 m
- Minimum Front Yard
  - to dwelling 4.5 m
  - to garage 6.0 m
- Minimum Rear Yard
  - to dwelling 7.5 m
  - to deck 4.5 m
- Minimum Exterior Side Yard 3.0 m
- Minimum Interior Side Yard
  - for interior unit 0 m
  - for end unit 1.5 m
- Minimum Building Height 11.0 m
- Maximum Building Coverage 50 %

**7.336 \*336 – Part of Lot 25 South of CNR, Concession 8 (Oro), Township of Oro-Medonte [By-law 2023-019]**

On the lands denoted by the symbol \*336 on the schedule to this By-law:

- a) Notwithstanding Table A4 – Permitted Uses, in addition to the permitted uses of the Agricultural/Rural (A/RU) Zone, a *Cannabis Production and Processing Facility* is permitted;
- b) Notwithstanding any other provisions of this By-law, the outdoor growing, outdoor producing or outdoor processing of *Cannabis* is prohibited.
- c) Notwithstanding any other provisions of this By-law, the minimum setback for a *Cannabis Production and Processing Facility* from a *Sensitive Land Use* is 100 metres.

**7.337 \*337 East Part of Lot 16, Concession 14 (Oro), Township of Oro-Medonte [By-law 2022-062]**

Notwithstanding Table A4 – Agricultural/Rural Zone Permitted Uses, the following uses are also permitted on the lands denoted by the symbol \*337:

- a) Uses permitted within existing buildings:
  - i. Buildings Supply Outlets and Showroom
  - ii. Business Offices
  - iii. Custom Workshops
  - iv. Retail Stores accessory to a permitted use

- v. Building Contractors Supply Outlet
- vi. Auction Centre
- vii. Contractor's Yard
- viii. Warehouses
- ix. Equipment Sales and Rental Establishment
- x. Banquet Hall
- xi. Recreational Vehicle Sales Establishment (Snowmobiles, All Terrain Vehicles).
- xii. Swimming Pool and Spa Sales Establishment
- xiii. Dock and Seasonal Sales Establishment
- xiv. Motor Vehicle Sales Establishment
- xv. Trailer/Recreational Vehicle Sales Establishment
- xvi. Mobile/Modular Home Sales Establishment
- xvii. Service Shops, Light

- b) Outdoor Storage Uses, including:
  - i. Maximum of 50 motor vehicles for sale
  - ii. Maximum of 135 trailers and recreational vehicles combined
  - iii. Maximum of 5 modular home units
- c) Accessory Outdoor Display and Sales (to a maximum of 7 businesses)
- d) Accessory Temporary Tents

**7.338 \*338 – Part 1 Plan 51R-43534, Part of Lot 10, Concession 8 (Vespra), Township of Oro-Medonte** [By-law 2022-072]

Notwithstanding 4.0, Table B1, no permanent buildings or structures shall be located or installed within 15 metres of the limit of the County Road 93 right-of-way.

**7.339 \*339 – Part of West Part Lot 16, Concession 8 (Medonte)** [By-law 2023-015]

Notwithstanding the provisions of Section 4.0, Table B4 (B) – Minimum *Lot Frontage*, the following provision, shall apply:  
*Minimum Lot Frontage* – 20 metres.

**7.340 \*340 – Concession 5 East, Part 10 (Medonte)** [By-law 2023-018]

Notwithstanding any other provision of this By-law, all permitted uses in the Agricultural/Rural Zone shall be permitted on the lands shown by symbol \*340 on the schedule to this By-law, including:

- a) *Single detached dwelling*; and

- b) One (1) detached *accessory building* with a maximum *gross floor area* of 150 square metres, and a maximum *height* of 6.5 metres.

Notwithstanding any other provision of this By-law, the *minimum required rear yard* to all *buildings* or *structures* is 20.0 metres (65.6 feet)

**7.341 \*341 – Concession 8, Part 26, Part1 51R-16095, Part 1 51R-34454 (Oro), 983 Line 7 South, Township of Oro-Medonte**

Notwithstanding Table A4 – Permitted Uses, a *retail store* and outdoor storage of boats and recreational vehicles shall be permitted on lands denoted by the symbol \*341 on the schedule to this By-law. Furthermore, notwithstanding Table B4-B – Standards for Single Detached Dwellings (A/RU Zone), the minimum *lot frontage* of 24.0 metres shall be permitted on lands denoted by the symbol \*341 on the schedule to this By-law.

**7.342 \*342 Plan 979 Lot 47 (Oro), Township of Oro-Medonte (Cadiou)**  
[By-law 2023-042]

Notwithstanding Section 5.4, one (1) *apartment dwelling unit* is permitted in the *single detached dwelling* on the lands denoted by the symbol \*342 on the schedule to this By-law.

**7.343 \*343 – Part of Lots 11, 12, 13, 18 and 19, and all of Lots 20, 21, 22, 23, 24, 25, 26, 27, 28, 31, 32, 33 and 34 and Part of Craig Street and Part of First Street, Registered Plan 91, and Part of Lots 41 and 42, Concession 1 E.P.R., and Part of the South Half of Lot 42, Concession 1 (Medonte)** [By-law 2024-046, 2023-050]

Notwithstanding the provisions of Section 4.0, Table B1 Use Standards R2 Zone, the following provisions shall apply to semi-detached dwellings:

- a) Minimum Lot Area 235 square metres
- b) Minimum Lot Frontage 7.6 metres
- c) Minimum Front Yard Setback to Dwelling 4.5 metres
- d) Minimum Front Yard Setback to Garage 6.0 metres
- e) Minimum Interior Side Yard Setback 1.5 metres on one side
- f) Minimum Interior Side Yard Setback 0.75 metres on one side
- g) Minimum Exterior Side Yard Setback 3.0 metres

Notwithstanding the provisions of Section 5.0, General Provisions, the following provisions shall apply:

- a) Minimum Setback Between a Driveway and Interior Lot Line 1.2 metres
- b) Maximum Encroachment for Architectural Features, Balconies and Porches 1.5 metres

**7.344 \*344 – Part of Lots 11, 12, 13, 18 and 19, and all of Lots 20, 21, 22, 23, 24, 25, 26, 27, 28, 31, 32, 33 and 34 and Part of Craig Street and Part of First Street, Registered Plan 91, and Part of Lots 41 and 42, Concession 1 E.P.R., and Part of the South Half of Lot 42, Concession 1 (Medonte)**

Notwithstanding the provisions of Section 4.0, Table B5 Use Standards OS Zone, the following provisions shall apply:

- a) Minimum Lot Area                      0.14 hectares
- b) Minimum Lot Frontage                0 metres

**7.345 \*345 – Part of Lots 11, 12, 13, 18 and 19, and all of Lots 20, 21, 22, 23, 24, 25, 26, 27, 28, 31, 32, 33 and 34 and Part of Craig Street and Part of First Street, Registered Plan 91, and Part of Lots 41 and 42, Concession 1 E.P.R., and Part of the South Half of Lot 42, Concession 1 (Medonte)**

Notwithstanding the provisions of Section 4.0, Table B5 Use Standards OS Zone, the following provisions shall apply:

- a) Maximum Height                      15 metres

**7.346 \* 346 Concession 7 Part Lot 27 (Oro), Township of Oro-Medonte (Dykstra) [By-law 2023-073]**

Notwithstanding any other provision in this By-law, the following provisions apply to lands denoted by the symbol \*345 on the schedules to this By-law:

- a) Minimum lot area: 760.0 square metres;
- b) Minimum lot frontage: 22.75 metres (74.6 feet).

**7.346 \* 346 Concession 7 Part Lot 27 (Oro), Township of Oro-Medonte (Dykstra) [By-law 2023-073]**

Notwithstanding Section 5.1.3 (d), a detached *accessory building* existing on the lands on the date of the passing of this By-law shall have a minimum westerly *interior side yard* setback of 0.19 metres (0.65 feet) on the lands denoted by the symbol \*346 on the schedule to this By-law.

Notwithstanding Section 5.1.3 (b), a detached *accessory building* existing on the lands on the date of the passing of this By-law shall have a minimum *rear yard* setback for a detached accessory building of 1.5 metres (4.9 feet) on the lands denoted by the symbol \*346 on the schedule to this By-law

**7.347 \*347 – Concession 5 East, Part Lot 10 (Medonte)** [By-law 2023-076]

Notwithstanding any other provision of this By-law, all permitted uses in the Agricultural/Rural Zone shall be permitted on the lands shown by symbol \*347 on the schedule to this By-law, including:

- a) Single detached dwelling.

Notwithstanding the above, the minimum required rear yard to all buildings or structures is 10.0 metres (32.8 feet)

**7.348 \*348 – Concession 10 West, Part Lot 21, (Oro), Township of Oro-Medonte (2374357 Ontario Inc.)** [By-law 2023-083]

Notwithstanding “Table A4 – Agricultural/Rural Zone Permitted Uses”, a *single detached dwelling* is not permitted on the lands denoted by the symbol \*348 on the schedule to this By-law; and,

Notwithstanding “Table B4 (C) – Provisions for *Buildings*”, the minimum *setback* from the *interior side lot line* to the existing silo is 3.0 metres (9.8 feet) on the lands denoted by the symbol \*348 on the schedule to this By-law.

**7.349 \*349 – Concession 10 West Part Lot 21 (Oro), Township of Oro-Medonte (2374357 Ontario Inc.)** [By-law 2023-083]

Notwithstanding “Section 5.1.4 – Maximum *Height*” and “Section 5.1.6 – Maximum *Floor Area*”, a *detached accessory building* on the lands on the date of the passing of this By-law with a maximum *height* of 5.0 metres (16.4 feet) and a maximum *floor area* of 400.0 square metres (4,305.7 square feet) is permitted, and any new or replacement *accessory buildings and structures* shall comply with Section 5.1 of the Zoning By-law.

Notwithstanding “Section 5.1.5 – Maximum *Lot Coverage*”, all existing *detached accessory buildings* on the lands on the date of the passing of this By-law with a maximum *lot coverage* of 7.8% are permitted.

**7.350 \*350 – Concession 5 Part West 1/2 Lot 11;51R18407 Part 3 (Medonte)** [By-law 2023-089]

Notwithstanding any other provision of this By-law, all permitted uses in the Agricultural/Rural Zone within the approved building envelope shall be permitted on the lands shown by symbol \*350 on the schedule to this By-law , including:

- a) Single detached dwelling.

Notwithstanding the above, the minimum required rear yard to all buildings or structures is 10.0 metres (32.8 feet)

**7.351 \* 351 Concession 9, Part 20 (Oro), Township of Oro-Medonte (Reynolds)** [By-law 2024-007]

**7.351.1 Permitted Uses**

Notwithstanding Table A4 – Agricultural/Rural Zone and Mineral Aggregate Resource Zones Permitted Uses and in addition to the permitted uses in the A/RU Zone, on the lands zoned A/RU\*351, *on-farm diversified uses* are permitted.

**7.351.2 Provisions**

Notwithstanding any other provision in this by-law to the contrary, the following provisions shall apply to the permitted uses identified in Section 7.351.1:

- a) Existing detached *structure* used for *on-farm diversified uses*  
 - maximum *floor area* 450.0 sq.m. (4,843.9 sq.ft.)
- b) *On-farm diversified uses* may occupy no more than 3.2% of the property on which the uses are located, to a maximum of 1.3 hectares, which shall include areas containing *buildings, structures, outdoor storage*, well and septic systems, hard surface *driveways/laneways* and hard surface *parking areas*.
- c) *On-farm diversified uses* shall be secondary to the principal Christmas tree farm use on the subject lands.

**7.352 \* 352 Concession 4 West Part Lot 28 (Oro), Township of Oro-Medonte (Van Muyen)** [By-law 2024-005]

**7.352.1 Permitted Uses**

Notwithstanding Table A4 – Agricultural/Rural Zone and Mineral Aggregate Resource Zones Permitted Uses and in addition to the permitted uses in the A/RU Zone, on the lands zoned A/RU\*352 the following uses are permitted:

- a) *glamping*

**7.352.2 Provisions**

Notwithstanding any other provision in this by-law to the contrary, the following provisions apply to the permitted use identified in Section 7.352.1:

a)	Maximum number of <i>glamping</i> sites	5
b)	Each <i>glamping</i> site shall include:	1 furnished dome tent on a platform with a composting toilet.
c)	Maximum size of the <i>glamping</i> platform	36.0 square metres (387.5 square feet)

d)	Maximum number of washroom trailers	1
e)	Maximum floor area for the washroom trailer	16.0 square metres (172.2 square feet)
f)	Minimum setback for the <i>glamping</i> sites and washroom trailer from the edge of the woodland	10.0 metres (32.8 feet)
g)	Minimum setback for the <i>glamping</i> sites and washroom trailer from the drainage feature	15.0 metres (49.2 feet)
h)	Minimum required parking spaces for the <i>glamping</i> use	1 parking space per <i>glamping</i> site
i)	Minimum width of the <i>driveway</i> leading to the <i>parking area</i>	6.0 metres (19.7 feet)
k)	The <i>glamping</i> use shall be secondary and incidental to the permitted <i>single detached dwelling</i> on the same lot and operated by the residential property owner.	

**7.353 \* 353 Plan 1222 Lot 15 (Oro), Township of Oro-Medonte (Meirovich)** [By-law 2024-006]

Notwithstanding “Section 5.1.1 – Uses Permitted in Detached Accessory Buildings and Structures”, the existing detached accessory building on the subject lands is permitted to be used as a sleeping cabin (bunkie).

**7.354 \*354 Concession 13 West Part Lot 13 (Oro), Township of Oro-Medonte (Langman)** [By-law 2024-019]

Notwithstanding “Table A4 – Agricultural/Rural Zone Permitted Uses”, a *single detached dwelling* is not permitted on the lands denoted by the symbol \*354 on the schedule to this By-law; and,

Notwithstanding “Table B4 (C) – Provisions for *Buildings*”, the minimum *setback* from the *interior side lot line* to the existing *agricultural building* is 2.0 metres (6.5 feet) on the lands denoted by the symbol \*354 on the schedule to this By-law.

**7.355 \*355 Part of Lot 4, Concession 4 (Oro)** [By-law 2024-025]

Notwithstanding the provisions of Section 4.0, Table B1 Use Standards R1 Zone, the following provisions shall apply to *single detached dwellings*:

- |  |                     |
|--|---------------------|
| a) Minimum <i>Lot Area</i>                       | 900.0 square metres |
| b) Minimum <i>Lot Frontage</i>                   | 20 metres           |
| c) Minimum <i>Front Yard Setback to Dwelling</i> | 4.5 metres          |
| d) Minimum <i>Front Yard Setback to Attached</i> |                     |

<i>Garage</i>	6.0 metres
e) Minimum <i>Interior Side Yard Setback</i>	1.2 metres
f) Minimum <i>Exterior Side Yard Setback</i>	3.0 metres
g) Maximum <i>Building Coverage</i>	50%

For the purposes of this By-law, *building setbacks* shall be measured from the *lot line* prior to the dedication of 0.3 metre reserves, where required.

Notwithstanding the provisions of Section 5.9.1, unenclosed *porches* and *balconies* may encroach into the *exterior side yard* setback a distance of not more than 1.5 metres on lands zone R1\*355

**7.356 \*356 Concession 13, East Part Lot 14, West Part Lot 15 (Oro), Township of Oro-Medonte (Moore) [By-law 2024-036]**

Notwithstanding “Table A4 – Agricultural/Rural Zone and Mineral Aggregate Resource Zones Permitted Uses”, a *single detached dwelling* is not permitted on the lands denoted by the symbol \*356 on the schedule to this By-law.

**7.357 \*357 Concession 13, East Part Lot 14, West Part Lot 15 (Oro), Township of Oro-Medonte (Moore) [By-law 2024-036]**

Notwithstanding “Section 5.1.6 – Maximum *Floor Area*”, a *detached accessory building* on the lands on the date of the passing of this By-law with a maximum *floor area* of 359.5 square metres (3,870.0 square feet) is permitted, and any new or replacement *accessory buildings and structures* shall comply with Section 5.1 of the Zoning By-law.

**7.358 \*358 Part of Lot 26 and Part of Lot 27, Concession 3 (Oro), Township of Oro-Medonte [By-law 2024-098]**

a) Notwithstanding Table A4- Permitted Uses, one *single detached dwelling* is permitted;

b) Notwithstanding Section 6 — Definitions for *Agricultural Use* and *Agricultural Use, Specialized*, the outdoor and indoor growing and production of Cannabis are permitted, including processing activities related to harvesting, sorting, trimming, drying and storing of Cannabis;

c) Notwithstanding Table A4 - Permitted Uses, in addition to the permitted uses of the Agricultural/ Rural ( A/ RU) Zone, a *Cannabis Production and Processing Facility* is permitted;

d) Onsite retail packaging and retail sale of Cannabis are prohibited;

e) A new building containing a maximum of 9, 290 square metres (100,000 square feet) of floor area devoted to the indoor growing of *Cannabis* plants restricted to



a non-flowering state of vegetation only, plus any additional floor area devoted to operations ancillary thereto (such as storage, drying and/ or fertigation of *Cannabis*, and irrigation and other farming equipment), is permitted, as are all buildings and structures existing on the effective date of this By-law, and any new buildings and structures in accordance with By-law 97-95 as amended by this Bylaw exception; ;

f) Minimum *setbacks* of Table B4-C apply to lands within the Agricultural/ Rural Exception 358 Hold [A/RU\*358 (H)] Zone, except that such setbacks run from lot lines and not from Exception boundaries.

g) Notwithstanding any other provisions of this By-law to the contrary, the following provisions shall apply as delineated by the Agricultural/ Rural Exception 358 Hold A/ RU\*358 (H)] on Schedule ' A':

- i. The outdoor growing of *Cannabis* shall be permitted within the area of this Exception as shown on Schedule "A".

### **7.359 \*359 West Part Lot 8, Concession 14 (Medonte), Township of Oro-Medonte (Andrews) [By-law 2024-079]**

Notwithstanding "Sec Section 5.1.1 – Uses Permitted in *Detached Accessory Buildings and Structures*", on the date of passing of this By-law a single apartment dwelling unit is permitted on the second floor of a detached accessory building on the lands denoted by the symbol \*359 on the schedule to this By-law.

Notwithstanding "Section 5.1.4 – Maximum Height" and "Section 5.1.6 – Maximum Floor Area", on the date of passing of this By-law a detached *accessory building* with a maximum height of 6.5 metres (21.5 feet) and a maximum floor area of 233.2 square metres (2,510.0 square feet) is permitted on the lands denoted by the symbol \*359 on the schedule to this By-law.

Notwithstanding "Section 5.4 – Apartment Dwelling Units Accessory to a Single Detached Dwelling" and "Section 5.4(c) Maximum Floor Area of an Apartment Dwelling Unit", on the date of passing of this By-law, a single apartment *dwelling unit* that is 165.4 square metres (1,780.0 square feet) in size is permitted to be located in a detached accessory building on the lands denoted by the symbol \*359 on the schedule to this By-law.

### **7.360 \*360 Concession 14 North Part 5 (Medonte), Township of Oro-Medonte (12 West South) [By-law 2024-078]**

Notwithstanding Table B1 of Zoning By-law 9795, *single detached dwellings* on lands zoned Residential One Exception 360 (R1\*360) shall be permitted subject to the following provisions:

- |                         |               |
|-------------------------|---------------|
| a) Minimum Lot Area     | 0.14 hectares |
| b) Minimum Lot Frontage | 24.0 metres   |

- c) Minimum Setback for all above and below ground structures and buildings from Highway 12 14.0 metres

**7.361 \*361 Concession 3 South Part Lot 27 Part 28, Reference Plan 51R19629 Parts 1 to 4 (Oro), Township of Oro-Medonte (Shanty Bay Estates Ltd.) [By-law 2024-083]**

Notwithstanding Table B1 of Zoning By-law 97-95, *single detached dwellings* on lands zoned Residential One Exception 361 (R1\*361) shall be permitted subject to the following provisions:

- a) Minimum Setback for all buildings and structures (septic systems and fields, wells and stormwater management ponds) from Ridge Road West 10 metres

**7.362 \*362 Part Lot 13, Concession 13 (Medonte), Township of Oro-Medonte (Freskiw) [By-law 2024-092]**

Notwithstanding “Section 5.1.1 – Uses Permitted in Detached *Accessory Buildings and Structures*”, on the date of passing of this By-law a single detached *dwelling unit* is permitted as a detached *accessory building* on the lands denoted by the symbol \*362 on the schedule to this By-law.

Notwithstanding “Section 5.1.4 – Maximum *Height*” and “Section 5.1.6 – Maximum *Floor Area*”, on the date of passing of this By-law a detached *accessory building* with a maximum *height* of 6.1 metres (20.0 feet) and a maximum *floor area* of 244.9 square metres (2,637.0 square feet) is permitted on the lands denoted by the symbol \*362 on the schedule to this By-law.

**7.363 \*363 Lot 18, Part Block C, Plan 863 (Oro), Township of Oro-Medonte (Monkman)**

Notwithstanding “Section 5.1.4 – Maximum *Height*” and “Section 5.1.6 – Maximum *Floor Area*”, on the date of passing of this By-law a detached *accessory building* with a maximum *height* of 5.77 metres (18.9) and a maximum *floor area* of 147.4 square metres (1,587.0 square feet) is permitted on the lands denoted by the symbol SR\*363 on the schedule to this By-law.

**7.364 \*364 Concession 14 North Lot 5 (Medonte), Township of Oro-Medonte (12 West South Inc.)**

Notwithstanding Table B1 of Zoning By-law 97-95, *single detached dwellings* on lands zoned Residential One Exception 364 (R1\*364) shall be permitted subject to the following provisions:

- a) Minimum *Front Yard* Setback 6.0 metres

**7.365 \*365 – Concession 12, Part East ½ Lot 10 (Oro), Township of Oro-Medonte (ATS Holding Corp.)**

Notwithstanding “Table A2 Commercial Zones Permitted Uses”, only a private vehicle repair and maintenance repair shop shall be permitted on the lands denoted by the symbol \*365 on the schedule to this By-law.

**7.366 \*366 -**

**7.367 \*367 – Concession 12, North Part Lot 19 (Oro), Township of Oro-Medonte (Northern Diversified Ltd.)**

Notwithstanding “Table A4 – Agricultural/Rural Zone and Mineral Aggregate Resources Zones Permitted Uses”, a *single detached dwelling* is not permitted on the lands denoted by the symbol \*367 on the schedule to this By-law.

**7.368 \*368 Concession 12, North Part Lot 20 (Oro), Township of Oro-Medonte (2520309 Ontario Inc.)**

Notwithstanding “Table A4 – Agricultural/Rural Zone and Mineral Aggregate Resources Zones Permitted Uses”, a *single detached dwelling* is not permitted on the lands denoted by the symbol \*368 on the schedule to this By-law.

## **Section 8 Enactment**

By-law read a first and second time this 5th day of November, 1997.

By-law read a third and final time and passed this 5th day of November, 1997.

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MAYOR

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CLERK

# Appendices

The text and drawings that are found on the following pages are intended to assist in understanding a number of provisions found in By-law 97-95. However, these appendices are to be used for illustration purposes only and do not form part of the By-law.

## Appendices Contained in this Section

Appendix 1 Tables B1, B2, B3, B4, and B5 with all numbers in imperial.

Appendix 2 How to calculate the height of buildings and structures.

Appendix 3 Illustration of dwelling types.

Appendix 4 Lot line descriptions.

Appendix 5 Yard definitions on an irregular lot with no parallel lot lines.

Appendix 6 Yard definitions on a corner lot with parallel lot lines.

Appendix 7 Yard definitions on a corner lot with curved lot lines.

Appendix 8 Yard definitions on an irregular lot with no rear lot line.

# **Appendix 1**

## **Zone Standards Tables in Imperial**

This appendix is intended to provide the public with all of the distances and areas contained in tables B1, B2, B3, B4, and B5 using the imperial form of measurement. This appendix is provided for reference purposes only and does not form part of the By-law.

## Table B1

### Standards for Permitted Uses in the R1, R2, RUR1, RUR2, SR and RLS Zones (Imperial Units of Measurement)

(this table does not form part of the By-law)

Zone	Use	Minimum Lot Area	Minimum Lot Frontage	Minimum Required Front Yard	Minimum Required Exterior Side Yard	Minimum Required Interior Side Yard	Minimum Required Rear Yard	Minimum First Storey Floor Area	Maximum Height
R1	Single Detached Dwelling	0.49 acres	98.4 feet	24.6 feet	14.7 feet	8.2 feet	24.6 feet	968 sq. ft.	36 feet
R1	Semi Detached Dwelling	0.44 acres per unit	82 feet per unit	24.6 feet	14.7 feet	8.2 feet and 0.0 feet	24.6 feet	968 sq. ft.	36 feet
R2	Townhouse Building	N/A	19.6 feet per unit	19.6 feet	14.7 feet	0.0ft per unit & 3.9 ft for an end unit	24.6 feet	N/A	36 feet
R2	Apartment Building	N/A	65.6 feet	19.6 feet	14.7 feet	9.8 feet	24.6 feet	N/A	39.3 feet
R2	Multiple Unit Building	N/A	65.6 feet	19.6 feet	14.7 feet	9.8 feet	24.6 feet	N/A	39.3 feet
RUR1	Single Detached Dwelling	0.98 acres	147.6 feet	49.2 feet	49.2 feet	26.2 feet	24.6 feet	(2)	36 feet
RUR2	Single Detached Dwelling	0.98 acres	147.6 feet	26.2 feet	24.6 feet	14.7 feet	26.2 feet (1)	968 sq. ft.	36 feet

SR	Single Detached Dwelling	0.49 acres	98.4 feet	24.6 feet	24.6 feet	9.8 feet	24.6 feet (1)	968 sq. ft.	36 feet
RLS	Single Detached Dwelling	0.49 acres	98.4 feet	24.6 feet	24.6 feet	9.8 feet	24.6 feet (1)	968 sq. ft.	36 feet

Special Provisions:

1. No building shall be located closer than 65.6 feet from the *average highwater mark* of Lake Simcoe or closer than 49.2 feet from the *average highwater mark* of Bass Lake (See Section 5.28)
2. The minimum *gross floor area* required for a dwelling unit is 1506.9 square feet.



## Table B2

### Standards for Commercial Zones (Imperial Units of Measurement)

(This table does not form part of this By-law)

Standard	Zone	
	LC	GC
Minimum <i>lot area</i>	0.45 acres	0.91 acres
Minimum lot frontage	98.4 feet	196.8 feet
Minimum required <i>front yard</i>	24.6 feet	45.9 feet
Minimum required exterior side yard	14.7 feet	29.5 feet
Minimum required interior side yard	9.8 feet	9.8 feet
Minimum required <i>rear yard</i>	24.6 feet	24.6 feet
Width of planting strip adjacent to front lot line	Not applicable	19.6 feet
Width of planting strip adjacent to exterior lot line	Not applicable	19.6 feet
Maximum <i>height</i>	36 feet	36 feet

## TABLE B3

### Standards for Industrial Zones (Imperial Unit of Measurement)

(This table does not form part of this By-law)

Standard	Zone				
	IR	LI	ED	AP	WD
Minimum lot area	0.98 acres	0.44 acres	0.98 acres	0.98 acres	N/A
Minimum lot frontage	131.2 feet	98.4 feet	131.2 feet	131.3 feet	N/A
Minimum required front yard	36 feet	24.6 feet	36 feet	36 feet	N/A
Minimum required exterior side yard	36 feet	14.7 feet	36 feet	36 feet	N/A
Minimum required interior side yard	19.6 feet	9.8 feet	19.6 feet	19.6 feet	N/A
Minimum required rear yard	36 feet	24.6 feet	36 feet	36 feet	N/A
Width of planting strip adjacent to front lot line	9.8 feet	N/A	19.6 feet	19.6 feet	N/A
Width of planting strip adjacent to exterior side lot line	9.8 feet	N/A	19.6 feet	19.6 feet	N/A
Maximum height	39.3 feet	36 feet	39.3 feet	N/A	N/A

## Table B4

### Standards for the Agricultural/Rural Zone and the Mineral Aggregate Resource Zone (Imperial Units of Measurement)

(This table does not form part of this By-law)

#### A Minimum Lot Size

Use	Minimum Lot Size
Agricultural uses	4.9 acres
Agricultural uses, intensive	9.8 acres
Agricultural uses, specialized	9.8 acres
Conservation uses	9.8 acres
Custom workshops	9.8 acres
Equestrian facilities	9.8 acres
Farm produce sales outlets	9.8 acres
Forestry uses	9.8 acres
Hobby farms	4.9 acres
Home industries	9.8 acres
Pits	49.4 acres (1)
Private clubs	9.8 acres
Single detached dwellings	0.98 acres
Veterinary clinics	9.8 acres

#### Special Provisions:

1. No part of a *pit* shall be located closer than 98.4 feet from a *street line* or a *Residential Zone* boundary or 49.2 feet from any *interior side* or *rear lot line* that does not serve as a Residential Zone boundary. No setback from the interior side or rear *lot line* that serves as a boundary between two or more *lots* that are in the MAR1 Zone.

**B Standards for Single Detached Dwellings (A/RU Zone)**

Standard	
Minimum lot frontage	147.6 feet
Minimum required front yard	26.2 feet
Minimum required exterior side yard	24.6 feet
Minimum required interior side yard	14.7 feet
Minimum required rear yard	26.2 feet
Minimum first storey floor area	968.7 square feet
Maximum height	36 feet

**C Provisions for Buildings, Except Single Detached Dwellings**

	Boarding stables, barns, agricultural buildings	Veterinary clinic, home industries and custom workshops including any accessory outdoor storage (1)	Kennels
Minimum setback from front lot line	96.4 feet	96.4 feet	328 feet
Minimum setback from exterior side lot line	49.2 feet	96.4 feet	328 feet
Minimum setback from interior side lot line	49.2 feet	96.4 feet	328 feet
Minimum setback from rear lot line	49.2 feet	96.4 feet	328 feet
Maximum height	N/A	36.0 feet	36 .0 feet

Special Provisions:

1. No part of a veterinary clinic, home industry, custom workshop or a kennel shall be located in the front or exterior side yard of a single detached dwelling.

## Table B5

### Standards for the Environmental Protection Open Space, Private Recreation and Institutional Zones (Imperial Units of Measurement)

(This table does not form part of the By-law)

Standard	EP	OS	PR	I
Minimum lot area	N/A	0.45 acres	0.45 acres	0.45 acres
Minimum lot frontage	N/A	98.4 feet	98.4 feet	98.4 feet
Minimum required front yard	24.6 feet	24.6 feet	24.6 feet	24.6 feet
Minimum required exterior side yard	24.6 feet	24.6 feet	24.6 feet	14.7 feet
Minimum required interior yard	24.6 feet	24.6 feet	24.6 feet	14.7 feet
Minimum required rear yard	24.6 feet	24.6 feet (1)	24.6 feet	24.6 feet
Maximum height	24.6 feet	36 feet	36 feet	36 feet

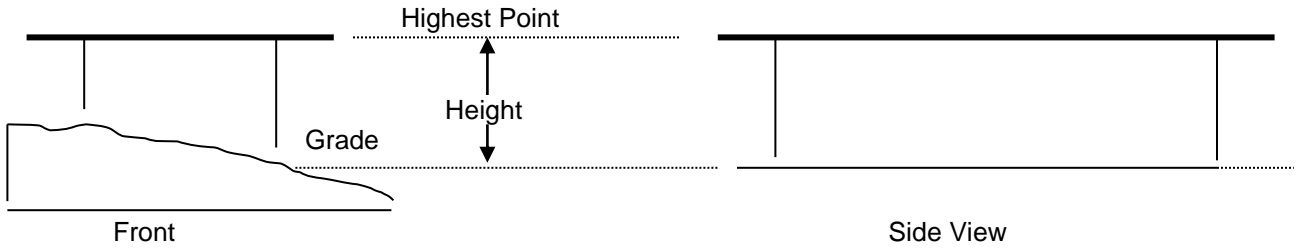
Special Provisions:

1. All buildings and structures shall be set back a minimum of 65.6 feet from the average high water mark of Lake Simcoe and 49.2 feet from the average high water mark of Bass Lake. (see Section 5.28)

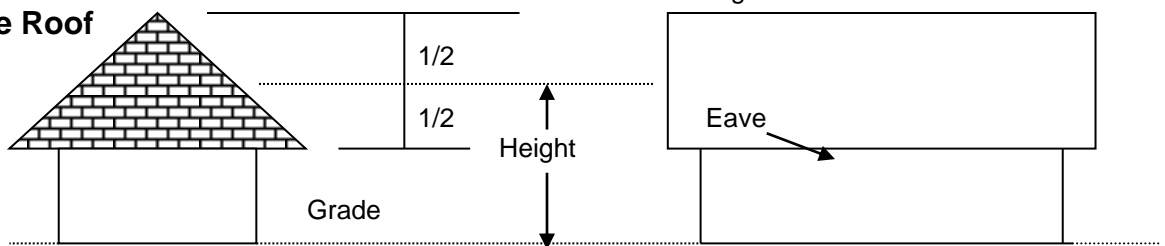
# Appendix 2

## How to Calculate the Height of Buildings and Structures

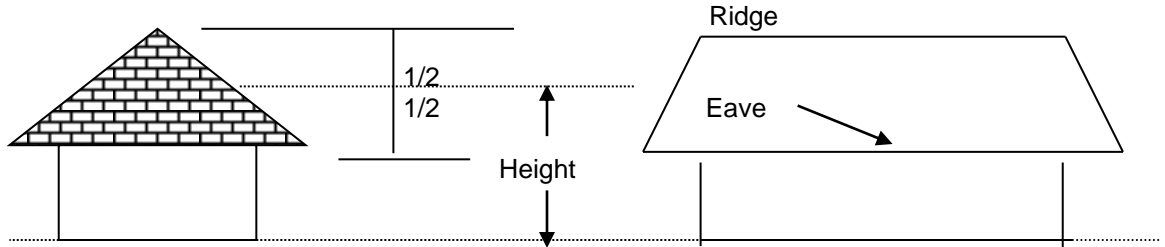
### Flat Roof



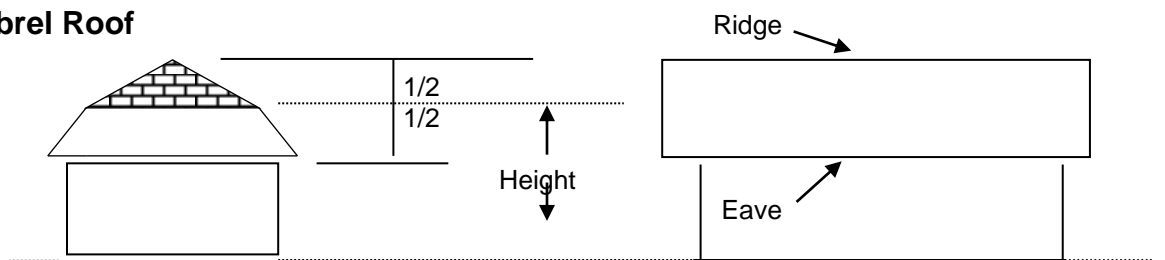
### Gable Roof



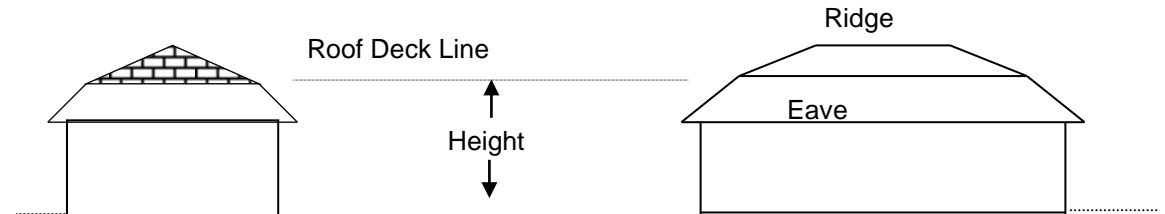
### Hip Roof



### Gambrel Roof

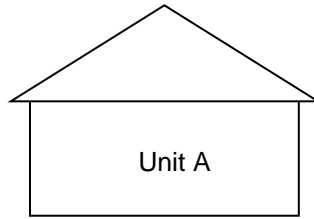


### Mansard Roof

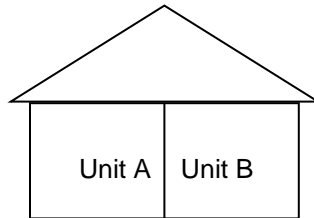


# APPENDIX 3

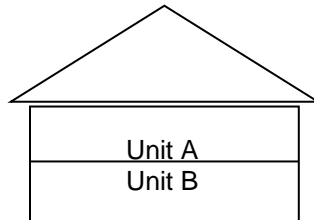
## Illustration of Dwelling Types



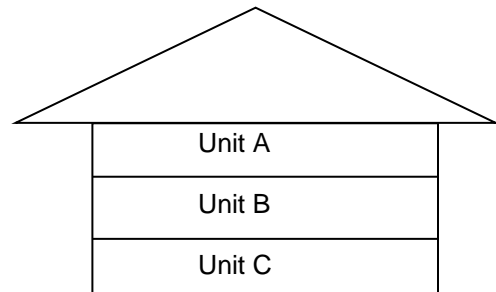
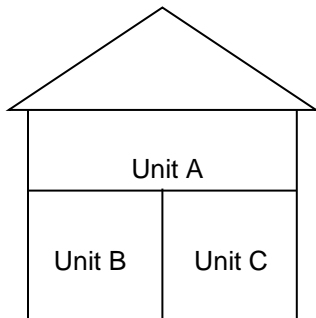
**Single Detached Dwelling**



**Semi-Detached Dwellings**



**Duplex Dwellings**

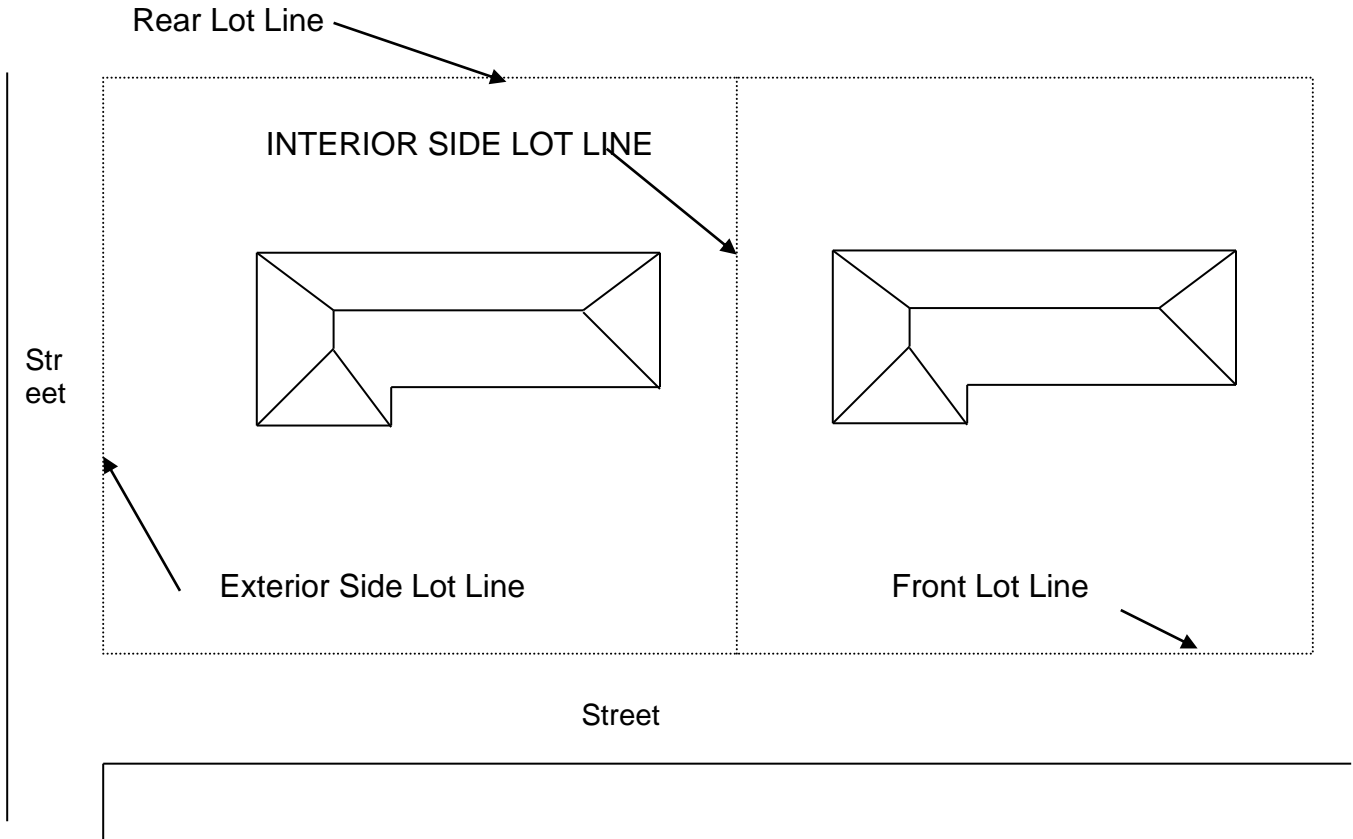


**Triplex Dwellings**

Note: this appendix is to be used for illustration purposes only and does not form part of the By-law

# Appendix 4

## Lot Line Descriptions

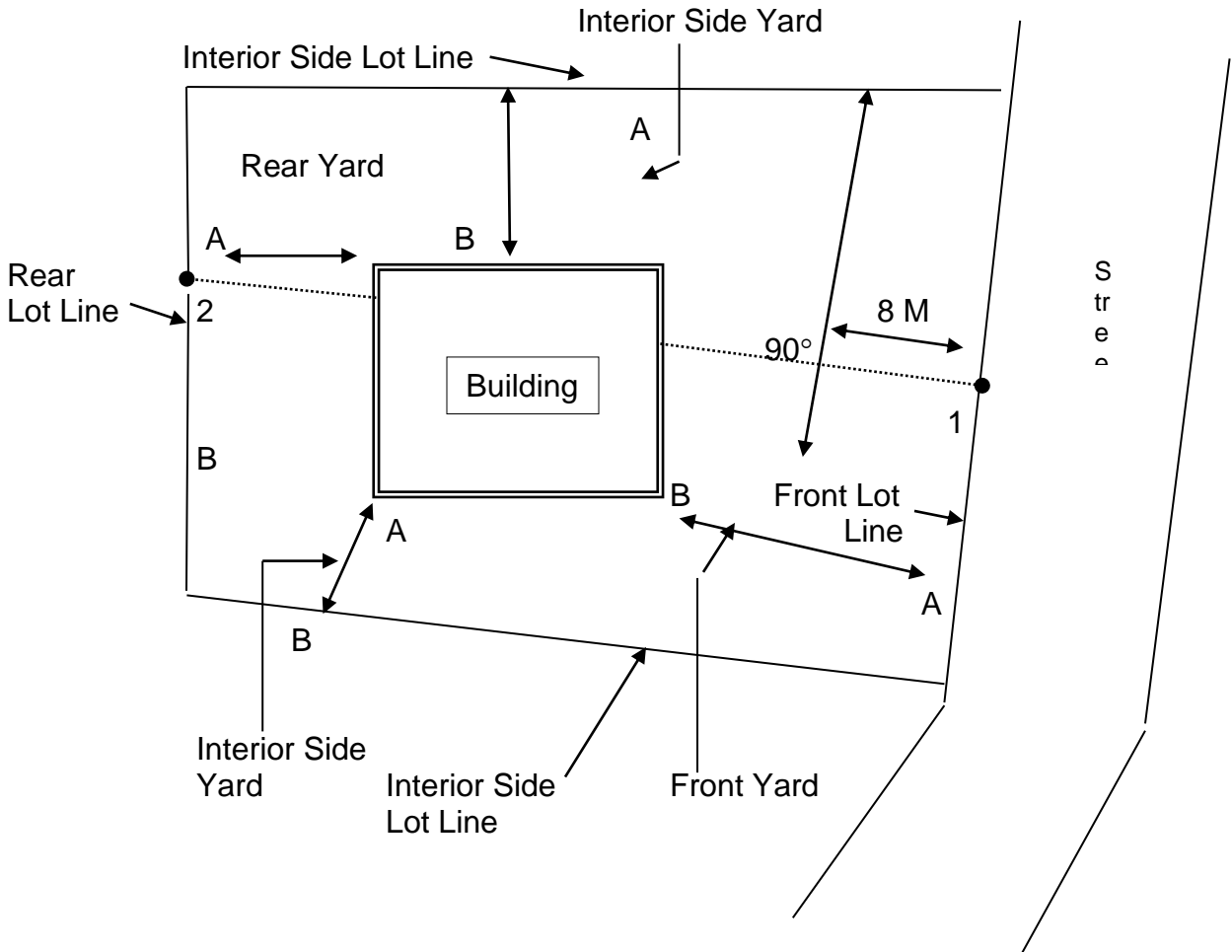


Note: This appendix is to be used for illustration purposes only and does not form part of the By-law



# Appendix 5

## Yard Definitions on an Irregular Lot with No Parallel Lot Lines



### Lot Frontage

1. Mid-Point of Front Lot Line
2. Mid-Point of Rear Lot Line

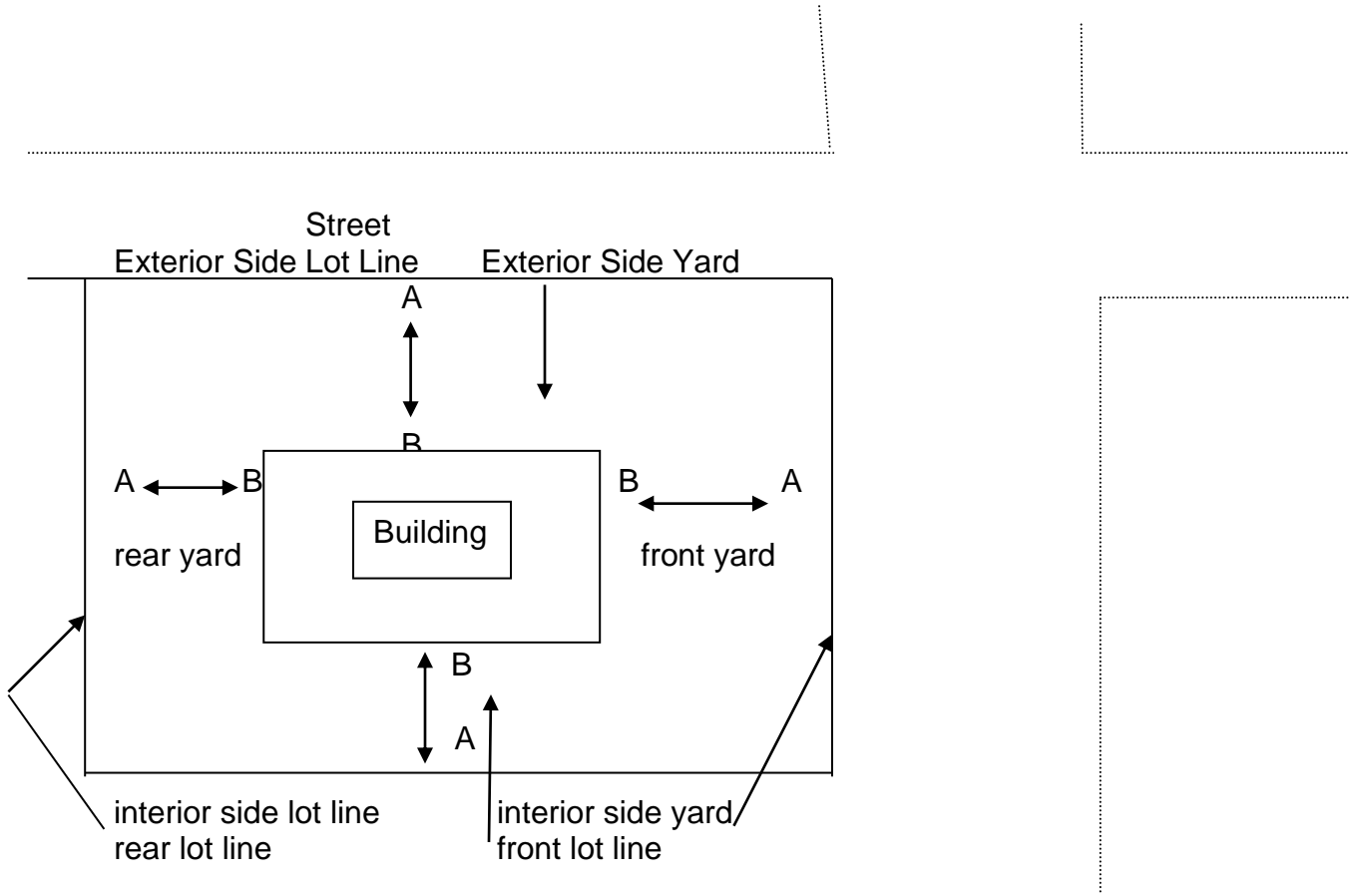
Lot frontage measured at right angles to the line joining points 1 and 2 at a distance of 8 metres from the mid-point of the front lot line.

Distance AB represents the shortest distance measured between the lot line and the nearest part of the main building. Distance AB must be a minimum of the required yard specified in the by-law

Note: this appendix is to be used for illustration purposes only and does not form part of the by-law

# Appendix 6

## Yard Definitions On A Corner Lot With Parallel Lines

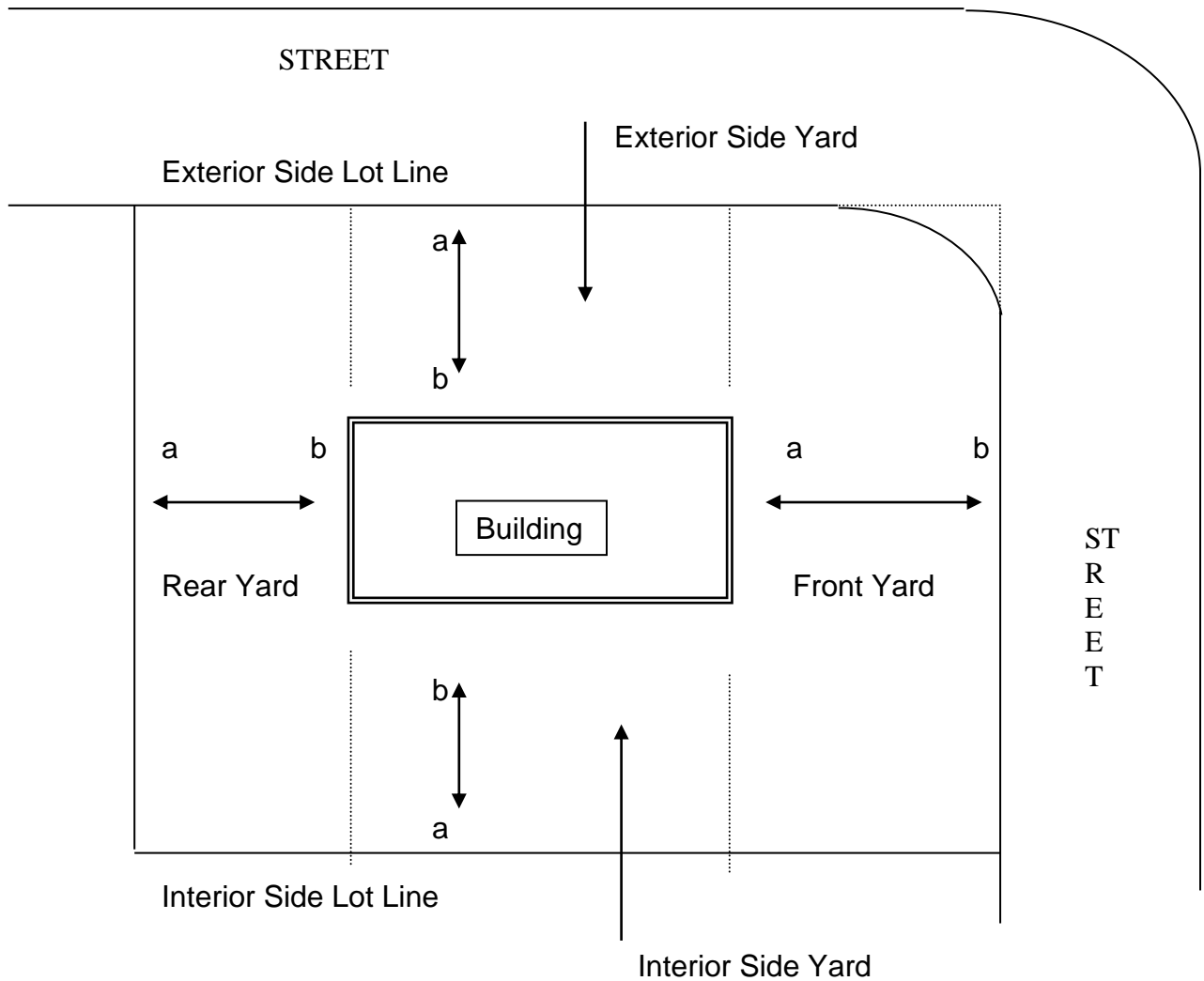


Distance AB represents the shortest distance measured between the lot line and the nearest part of the main building. Distance AB must be a minimum of the required yard specified in the By-law.

Note: This appendix is to be used for illustration purposes only and does not form part of the By-law.

# Appendix 7

## Yard Definitions on a Corner Lot with Curved Lot Lines

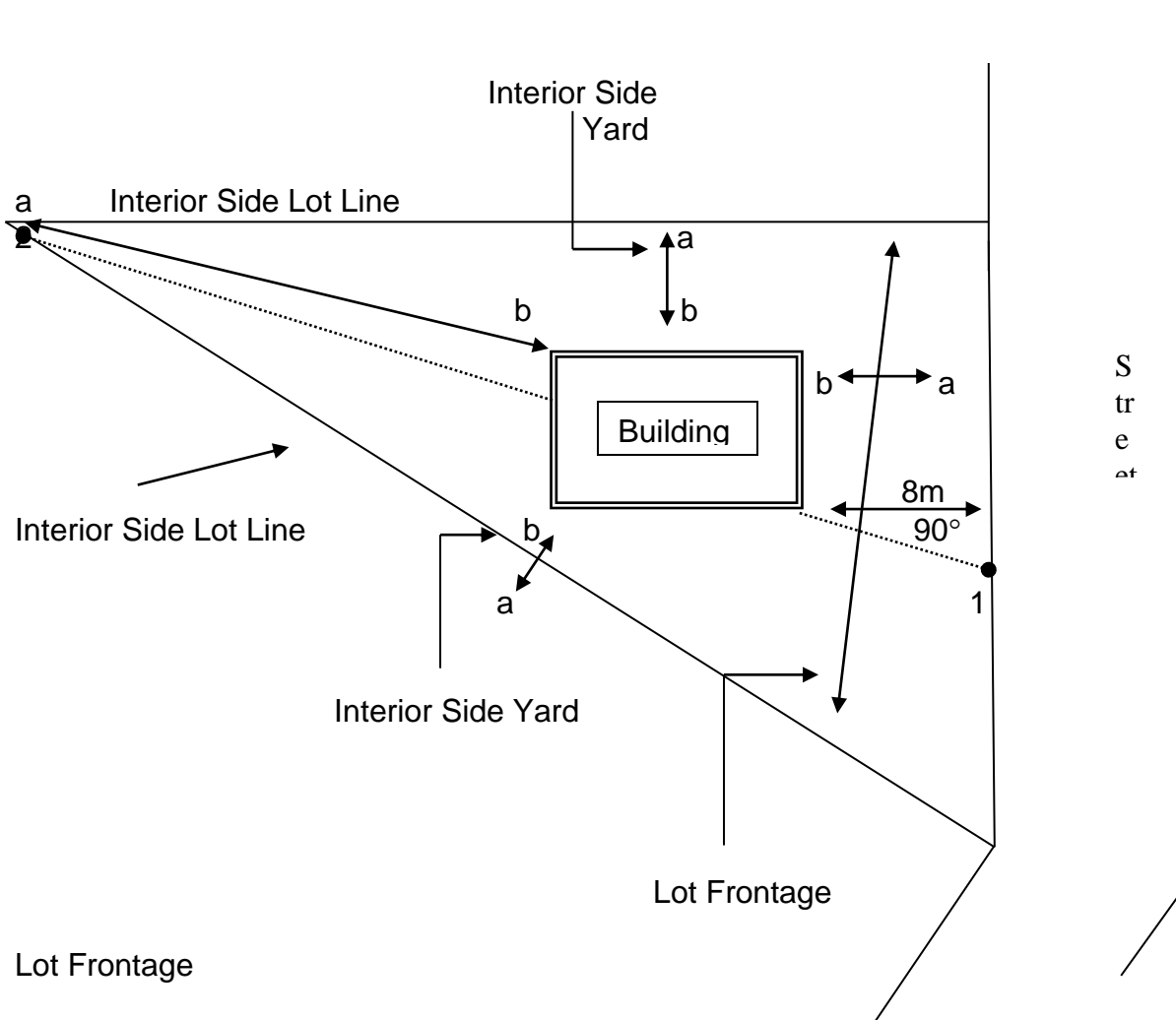


Distance  $ab$  represents the shortest distance between the lot line and the nearest part of the main building. Distance  $ab$  must be a minimum of the required yard specified in the by-law.

Note: this appendix is to be used for illustration purposes only and does not form part of the by-law

# Appendix 8

## Yard Definitions on an Irregular Lot with no Rear Lot Line



Lot Frontage

1. mid-point of front line
2. Point where the two interior side lot lines intersect

Lot frontage measured at right angles to the line joining points 1 and 2 at a distance of 8 metres from the mid-point of the front lot line.

Distance ab represents the shortest distance measured between the lot line and the nearest part of the main building. Distance ab must be a minimum of the required yard specified in the by-law.

Note: this appendix is to be used for illustration purposes only and does not form part of the by-law