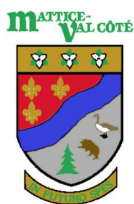


TOWNSHIP OF MATTICE-VAL CÔTÉ

ZONING BY-LAW

FINAL

NOVEMBER 2019



IN ASSOCIATION WITH:



IMAGE SOURCES

LEFT: WSP

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MIDDLE TOP RIGHT: WSP

MIDDLE BOTTOM RIGHT: TOWNSHIP OF MATTICE-VAL CÔTÉ

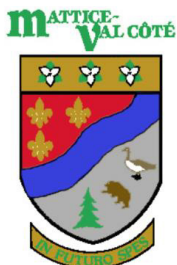
BOTTOM RIGHT: TOWNSHIP OF MATTICE-VAL CÔTÉ

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ZONING BY-LAW

FINAL
NOVEMBER 2019

**PREPARED FOR:
TOWNSHIP OF MATTICE-VAL CÔTÉ**

P.B. 129, 500 Highway 11 East
Mattice, ON POL 1T0
T: 705.364.6511
matticevalcote.ca



**PREPARED BY:
WSP**

2611 Queensview Drive
Suite 300
Ottawa, ON K2B 8K2
T: 613.829.2800





BY-LAW TO BE INSERTED AFTER COUNCIL ADOPTION

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SECTION 1 ADMINISTRATION AND INTERPRETATION

1.1 TITLE

This By-law shall be known as the “Mattice - Val Côté Zoning By-law”.

1.2 GENERAL

1. The provisions of this By-law set out minimum requirements, and shall be interpreted and applied so as to promote the health, safety, comfort, convenience and general welfare of the inhabitants of the Township of Mattice - Val Côté.

1.3 CONTENT

This By-law consists of Sections 1 through 12, including Zoning Schedules A through A3.

1.4 SCOPE

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

1.5 CONFLICTING STANDARDS

1. Where there are any conflicting requirements in this By-law, the more restrictive standards shall apply unless specifically stated otherwise.
2. Where any provision of this By-law conflicts with the provisions of any regulation, by-law or statute of any other government authority, the higher or more stringent standard shall prevail.

1.6 INTERPRETATION

1. Where reference is made in this By-law to a ministry or other body, it shall be interpreted as the ministry or body as it is known at the time of reading that is being referenced.
2. Where reference is made in this By-law to the jurisdiction of a public agency, and where the name or responsibilities of such public agency are changed hereafter, the said reference shall be deemed to include any and all successors to such public agency having jurisdiction over the matters to which the said reference applies.

1.7 TEMPORARY CONSTRUCTION FACILITIES

1. Temporary construction facilities such as sheds, scaffold, sales offices and equipment incidental to building shall be permitted in any Zone so long as work is in progress without the need for a temporary use by-law. In addition, a second dwelling (including a mobile home) may be temporarily located on a lot during the erection, reconstruction or alteration of a permitted permanent dwelling.

1.8 TEMPORARY USE BY-LAW

1. Temporary use by-laws are denoted by the addition of the suffix "-T" after the zone symbol, as shown on the Zoning Schedules.
2. Details concerning the temporary use are listed under the applicable zone category.

3. The Township may require that an applicant enter into an agreement before a temporary use by-law is approved.

1.9 ILLUSTRATIONS

1. The images shown in the Definitions section of this By-law are only intended for the purposes of explaining and illustrating the definitions set out therein. In the event of a conflict between the images and the text, the text shall take precedence.

1.10 IMPLEMENTATION

1.10.1 Designated Officer

1. This By-law shall be administered by the Chief Administrative Officer or such other person as the Council shall designate and enforced by any By-law Officer or other such person designated by the Township.

1.10.2 Minor Variance

1. In accordance with Section 45 of the Planning Act, Minor Variance to the provisions of this By-law may be granted by the Committee of Adjustment.

1.10.3 Permits, Licenses and Approvals

1. No permit for the use of land, or for the erection of a building or structure, shall be issued unless the existing or proposed use of the land, building or structure is in compliance with the provisions of this By-law.
2. No licence shall be issued, or approval given, in respect of any matter within the jurisdiction of the Township, unless the existing or proposed use of the land, buildings or structures in connection with which such licence or approval is sought is in compliance with the provisions of this By-law.

1.10.4 Zoning By-law Amendment

1. In accordance with Section 34 of the Planning Act, changes to this Zoning By-law, including exceptions, may be made by-way of a Zoning By-law Amendment, approved by Council.

1.11 ENFORCEMENT

1.11.1 Violation and Penalties

1. In accordance with the Planning Act, R.S.O, 1990, as amended, every person who contravenes any provision or requirement of this By-law is guilty of an offence and on conviction is liable:
 - a. On a first conviction, to a fine of not more than \$25,000; and
 - b. On a subsequent conviction, to a fine of not more than \$10,000 for each day or part thereof upon which the contravention has continued after the day on which he or she was first convicted.

1.12 CHANGE OF USE

1.12.1 Certificate of Occupancy

1. No person shall change the use of any land to which this By-law applies, or the use of any building or structure located on such land, unless a 'certificate of occupancy' in respect of the proposed change of use has been issued, pursuant to the provisions of this By-law, by the Chief Building Official or such other person as has been designated by Council.
2. A 'certificate of occupancy' shall not be refused if the use proposed for the land, or for the building or structure located on such land, is a use permitted by the provisions of this By-law.

1.13 ZONING CATEGORIES

1. For the purposes of this By-law, all of the land within the Township of Mattice - Val Côté is within one or more of the following zoning categories:

Symbol	Name of Zone
R1	General Residential Zone
R2	Multiple Residential Zone
RS	Seasonal Residential Zone
C1	General Commercial Zone
C2	Highway Commercial Zone
M1	Service Industrial Zone
AR	Aggregate Resource Zone
I	Institutional Zone
OS1	Open Space Zone
RU	Rural Zone
WMS	Waste Management Site Zone

1.13.1 Zoning Schedules

1. The zones listed in this By-law, and the boundaries of such zones, are shown on the maps attached to this By-law and referred to as the Zoning Schedules.

1.13.2 Zone Boundaries

Where any uncertainty exists as to the location of the boundaries of the zones shown on the Zoning Schedules, the following rules shall apply:

1. Streets, Lanes, or Rights-of-way

Unless otherwise specifically indicated, the zone boundaries are the centre line of the streets or lanes, and, unless otherwise specifically indicated, any zone boundaries near streets or lanes shall be deemed to be located at the centre line of such streets or lanes. Where a street, lane, right-of-way, watercourse, etc. shown on the Zoning Schedule does not mark the boundary between different zones, such entire street, lane, right-of-way, watercourse, etc. shall be deemed to be within the same zone as the adjoining property or properties.

2. Lot Lines

Where it is clear that the zone boundaries are not intended to be the centre line of the streets or lanes, but rather along lot lines, such lot lines shall be deemed to be the zone boundaries, unless otherwise specifically indicated.

3. River or Lakeshore

Where any zone shown on the Zoning Schedules abuts a lake, river, watercourse, or any body of water, such zone shall be deemed to extend into such lake, river, watercourse or body of water, and to apply to any land or water lots created in such lake, river, watercourse or body of water by any means be they natural (changing water levels, etc.) or human-made (fill, etc.).

4. Lot Additions

Where the boundaries of an existing property ("Original Property") are changed by the addition of part or all of one or more abutting properties and included as part of the original property, the original property and the additional property shall together be deemed to be within the zoning designation of the original property.

1.14 HOLDING ZONES

1. Holding zones are denoted by the addition of the suffix "-H" after the zone symbol, as shown on the Zoning Schedules.
2. Holding zones shall have the effect of allowing for the uses set out in the corresponding zone at some time in the future, when the holding symbol is removed by an amendment to the Zoning By-law.
3. Where a holding zone applies, no lands shall be used and no buildings or structures shall be erected or used for any purpose other than those existing on the date of passing of this By-law. Any change from the holding status shall require an amendment to this By-law.
4. The Township may require that the applicant enter into an agreement for the development of the land prior to the amendment being approved.

1.15 SPECIAL EXCEPTION ZONES

1. Where a zone symbol is followed by a dash and a number (e.g. M1-1), this denotes a special exception zone. Lands so designated shall be subject to all of the provisions of the zone represented by the symbol except as otherwise provided by the Special Exceptions of the special zone. The Special Exceptions are listed under the appropriate zone (e.g. M1) in the text of this By-law.

1.16 VALIDITY

1.16.1 Continuation

1. If any section, clause or provision of this By-law, including anything contained in the Zoning Schedules, is for any reason declared by a court of competent jurisdiction to be invalid or unenforceable, the same shall not affect the validity of the By-law as a whole or any part thereof other than the section, clause or provision declared to be invalid.
2. It is intended that all of the remaining sections, clauses and provisions of the By-law shall remain in full force and effect until repealed, notwithstanding that one or more provisions have been declared to be invalid or unenforceable.

SECTION 2 DEFINITIONS

In this By-law,

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

AGRICULTURAL USE means the growing of crops, including nursery, biomass, and horticultural crops; raising of livestock; raising of other animals for food, fur or fibre, including poultry and fish; aquaculture; apiaries; agro-forestry; maple syrup production; and associated on-farm buildings and structures, including, but not limited to livestock facilities, greenhouses, manure storages, value-retaining facilities, accommodation for full-time farm labour when the size and nature of the operation requires additional employment, and any building or structure customarily used in connection with a farm, defined in the Ontario Building Code as a farm building.

AGRICULTURE-RELATED USES means those farm related commercial and 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.

ALTER MEANS:

1. With reference to a building or part thereof, to change any one or more of the external dimensions of the building or to change the type of construction of the exterior walls or roof;
2. With reference to a lot, to change the area, frontage or depth thereof; to change the width, depth or area of any required yard, landscaped open space or parking area; or to change the location of any boundary of such lot with respect to a street or lane, whether such alteration is made by conveyance or alienation of any portion of such lot or otherwise; and
3. Altered and alteration shall have corresponding meanings.

BAR means a licensed drinking establishment, the principal business of which is to serve any sort of beverage alcohol to the public for consumption on the premises, and includes a pub or tavern.

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

BLOCK means the smallest unit of land the boundaries of which consist entirely of public streets, rivers, railroads, public parks or any combination thereof.

BUILDING means a structure that has a roof, walls and a floor that stands permanently in one place.

BUILDING, PRINCIPAL means the building in which is carried on the principal or main use of the lot where such building is located.



BUILDING, TEMPORARY means a building or structure intended for removal or demolition within a prescribed time, as set out in a building permit.

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

BUILDING LINE, ESTABLISHED means the median distance between the street line and the wall of existing buildings on one side of one block where one half or more of the frontage of said side of the block has been built on.

BUILDING SUPPLY OUTLET means a lot and a building, or structure, or portion thereof, used for the purpose of retail and/or wholesale sale or storage of building construction materials and related supplies.

CANNABIS PRODUCTION FACILITY means a facility used for the cultivation, processing, testing, destruction, packaging and/or shipping of cannabis and cannabis-based products.

CAMPING SITE means an area of land within a tent and trailer park which is used as the site of, and pertains to, not more than one tent, trailer, or recreational vehicle.

CELLAR means a basement that is more than 50% below grade.

CHIEF BUILDING OFFICIAL means an official appointed by the Township pursuant to the provisions of the Ontario Building Code Act, as amended.

CLINIC means a building or part of a building used for the medical, dental, surgical or therapeutic treatment of human beings, but does not include a public or private hospital.

CLUB means a building or part of a building used as a meeting place for members of an organization, and includes a lodge, fraternity or sorority house, and a labour union hall.

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

COMMUNITY CENTRE means any tract of land, or building or buildings or any part of any buildings used for community activities, including recreational and institutional uses, with commercial uses incidental thereto, and the control of which is vested in the Township, local board or approved agent thereof and which is operated as a non-profit organization.

CONSERVATION means the preservation, protection and improvement of the natural environment, including flood control measures and comprehensive management and maintenance programs administered by a public authority.

CONTRACTOR SERVICE means a place of business for persons employed in trades such as construction, landscaping, concrete, electrical, excavation, drilling, heating, plumbing, paving, road construction, sewer

or similar services of a construction nature which require on-site storage space for materials, construction equipment or vehicles normally associated with the contractor service. Any sales, display, office or technical support services areas shall be accessory to the principal Contractor Service use.

COUNCIL means the Council of the Corporation of the Township of Mattice – Val Côté.

CUSTOM WORKSHOP means a building or part of a building used by a trade, craft or guild for the manufacture in small quantities of made-to-measure clothes or articles and includes upholstering, woodworking or furniture manufacture.

DWELLING means a building, occupied or capable of being occupied as a home, residence or sleeping place by one or more persons, containing one or more dwelling units.

DWELLING, APARTMENT means a building consisting of four or more independent dwelling units.

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

DWELLING, ROW HOUSE means a building that is divided vertically into three or more principal dwelling units, each of which has an independent entrance.

DWELLING, SEASONAL means a single detached dwelling used as an occasional resort for vacation, recreation, rest and relaxation purposes by a person or persons who regularly resides in a permanent dwelling at another location.

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

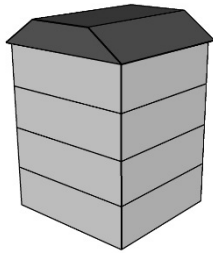
DWELLING, SINGLE DETACHED means a detached building containing one principal dwelling unit only.

DWELLING, TRIPLEX means a building that is divided horizontally into three dwelling units.

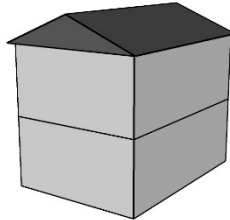
DWELLING UNIT means one or more habitable rooms occupied or capable of being occupied by an individual or individuals as an independent and separate housekeeping unit in which separate kitchen and sanitary facilities are provided for the exclusive use of such individuals, with a private entrance from outside the building or from a common hallway or stairway inside the building.

DWELLING UNIT, ACCESSORY means a dwelling unit which is part of and accessory to a permitted non-residential building.

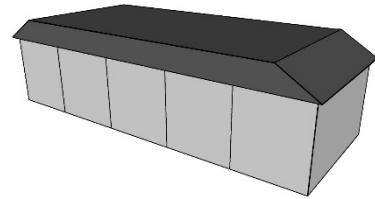
DWELLING UNIT, SECONDARY means a self-contained dwelling unit which is secondary to a principal dwelling unit, typically created by an interior renovation within an existing dwelling or as an exterior addition, and shall not be considered a second dwelling on the lot, or a garden suite for the purposes of this By-law.



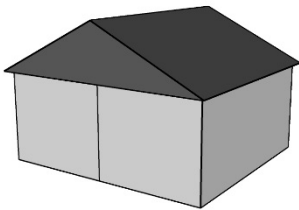
DWELLING, APARTMENT



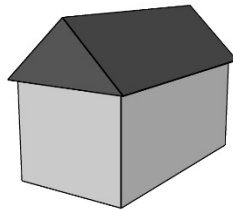
DWELLING, DUPLEX



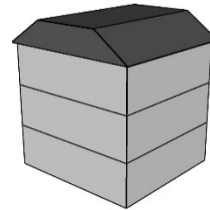
DWELLING, ROW HOUSE



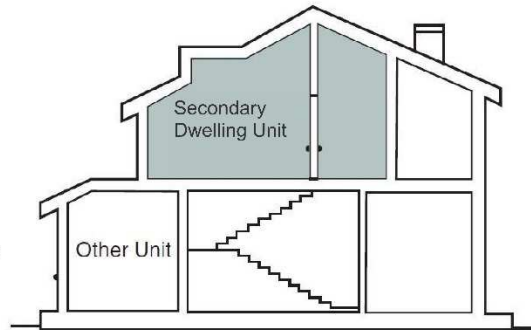
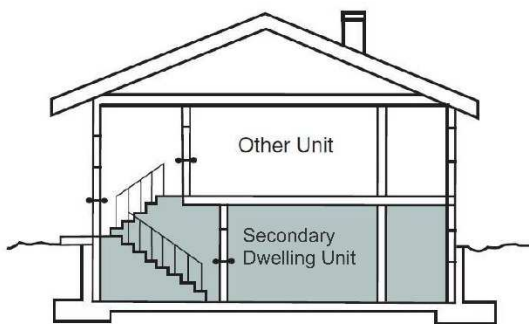
DWELLING, SEMI-DETACHED



DWELLING, SINGLE DETACHED



DWELLING, TRIPLEX



DWELLING UNIT, SECONDARY

EATING ESTABLISHMENT means a building or part of a building where food is offered for sale or sold to the public primarily for immediate consumption therein and includes a restaurant, café, tea or lunch room, dairy bar, coffee shop, or refreshment room or stand; but does not include a take-out food eating establishment.

EATING ESTABLISHMENT, TAKE-OUT means an eating establishment which serves or is intended to serve patrons seated in a motor vehicle parked on a parking lot or driveway, or a building where prepared foods are sold and taken out of the building to be consumed.

ERECT means to build, construct, reconstruct, remove or relocate and shall include any preliminary physical operations such as cutting, grading, excavating, filling or draining, or any altering of an existing building by an addition, extension or other structural change.

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

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

FLOOR AREA, GROSS means the aggregate of the areas of each floor above grade, except in the case of an apartment building where part of a basement is used for habitable purposes in which case such area shall constitute part of the gross floor area, measured between the exterior faces of exterior walls of the building or structure at the level of each floor, including any part of the building or structure above grade used for the storage or parking of motor vehicles, locker storage and laundry facilities, but excluding any part of the building or structure used for recreational or mechanical purposes.

FLOOR AREA, GROSS LEASABLE means the gross floor area designated for tenant occupancy and exclusive use, including basements, mezzanines and upper floors, if any, measured from centre lines of joint partitions and exteriors of outside walls.

FORESTRY USE means the general raising, harvesting and milling of wood including logging and lumber camps.

FUNERAL HOME OR PARLOUR means a business or building designed for the purpose of furnishing funeral supplies and services to the public and includes facilities intended for the preparation of the dead human body for internment or cremation.

GARAGE, COMMERCIAL means a building where the principal use consists of specialized or major repairs to vehicles including the sale of new and used vehicles. Such repairs may include complete repainting of vehicles, major body work, the rebuilding of parts, the specialized repair or servicing of certain parts. This definition does not include a salvage yard nor a service station.

GARAGE, DOMESTIC means an accessory building or portion of a building including a carport which is designed or used for the sheltering of private motor vehicles, and the storage of household equipment incidental to a residential occupancy and in which there are no facilities for repairing or servicing, fabricating or manufacturing of vehicles and/or equipment for remuneration. A domestic garage includes a building used to shelter one (1) commercial vehicle such as a truck.

GARDEN SUITE means a one unit detached residential structure containing bathroom and kitchen facilities that is ancillary to an existing residential unit and that is designed to be portable or temporary and for the purpose of this By-law is not an accessory building.



GOVERNMENT FACILITY means a municipal office, court house, registry office, health and welfare centre, employment office, post office, or other office used for the purpose of local or other government administration, or any public works yard or facility, fire station, police station or emergency services facility.

GREENHOUSE means a building or structure or portions thereof, where trees, shrubs and/or plants are grown for the purpose of retail or wholesale trade; and does not include a cannabis production facility.

HEALTH CLUB means a building or part thereof which is used for the purpose of physical fitness, and may include a gymnasium, exercise room, steam room, sauna, racquet sports, swimming pool, or other related facilities.

HEIGHT means, in reference to a building, the vertical distance measured between finished ground and the highest point of the roof surface.

HOME-BASED BUSINESS means an occupation, trade, business, profession or craft carried on as an accessory use to the use of a dwelling.

HOSPITAL means a public or private hospital as defined by the Public Hospitals Act, R.S.O. 1990, or Private Hospitals Act, R.S.O. 1990.

HOTEL means a building or part of a building designed or used for the purpose of providing overnight guest room accommodation to the traveling or vacationing public, served by a common building entrance, with or without accessory restaurants, dining rooms, or meeting rooms.

HUNTING AND FISHING CAMP means a tourist establishment that provides accommodation throughout all or part of the year and that has facilities for serving meals and furnishes equipment, supplies or services to persons in connection with angling, hunting, camping or recreational purposes and may include liquor licensed premises, accessory retail facilities, and accommodation facilities for staff.

INDUSTRIAL USE means the use of land, building or structure designed for the purpose of manufacturing, assembling, making, preparing, inspecting, ornamenting, finishing, treating, altering, repairing, printing, warehousing, or storing or adapting for sale of any goods, substance, article or thing, or any part thereof and the storage of building and construction equipment and materials, as distinguished from the buying and selling of commodities and the supplying of personal services and shall include a factory.

INSTITUTIONAL USE means the use of land, buildings or other structures operated by a group, organization or society for the promotion of a public, social, scientific, educational or similar purpose.

KENNEL means a building or structure where more than three (3) dogs or cats are kept, bred or boarded on a commercial basis.

LANDFILL SITES means the disposal of domestic or industrial waste by deposit, under controlled conditions, on land and includes compaction of the waste into a cell and the covering of such waste with cover material at regular intervals.

LANDSCAPED OPEN SPACE means an open space free of buildings or structures which is used and maintained for the growth and cultivation of grass, flowers, shrubs, trees and other vegetation; the conservation of natural features; or the provision of landscaping features, but does not include any access driveway or parking area.

LIBRARY means a library, branch library or distribution station to which the provisions of the Public Libraries Act as amended, apply.

LONG-TERM CARE FACILITY means a dwelling or other building in which rooms or lodging are provided for hire or pay in conjunction with the provisions of meals, personal care, nursing services and medical care and treatment.

LOT means a parcel, tract or block of land described either:

1. In accordance with and within a Plan of Subdivision providing such subdivision is deemed to be a registered Plan of Subdivision under the Planning Act;
2. In a registered deed and given consent pursuant to the Planning Act;
3. For those situations not described above, a lot shall mean a parcel, tract or block of land described in a registered deed or deeds; or
4. Any area of Crown land subject to a Ministry of Natural Resources and Forestry land use permit, as well as leased parcels of land within a railway right-of-way.

LOT AREA means the total area within the lot lines of a lot, excluding any part of a navigable waterbody.

LOT, CORNER means a lot situated at the intersection of, and abutting upon, two (2) or more streets, provided that the interior angle of intersection of such streets is not more than one hundred and thirty-five degrees (135°).

LOT COVERAGE means the percentage of lot area that is covered by buildings.

LOT, DEPTH means the horizontal distance between the front and rear lot lines. Where these lines are not parallel, it shall be the length of a line joining the midpoints of the front and rear lot lines.

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

LOT, THROUGH means a lot having frontage on two parallel or approximately parallel streets.

LOT FRONTAGE means the width of a lot measured between the side lot lines with a line 6 metres back from and parallel to the front lot line.

LOT LINE means any boundary of a lot or the vertical projection thereof.

LOT LINE, FLANKAGE means a side lot line which abuts the street on a corner lot.

LOT LINE, FRONT means:

1. In the case of an interior lot, the lot line dividing the lot from the street.
2. In the case of a corner lot or through lot, the shorter lot line abutting a street.
3. In the case of a corner lot or a through lot where the lot lines abutting the street are the same length, the lot line where the principal access to the lot is provided.
4. In the case of a waterfront lot having frontage on a navigable waterway or lake (including an original shoreline reserve or road allowance), the lot line abutting the waterway, lake, or road allowance.

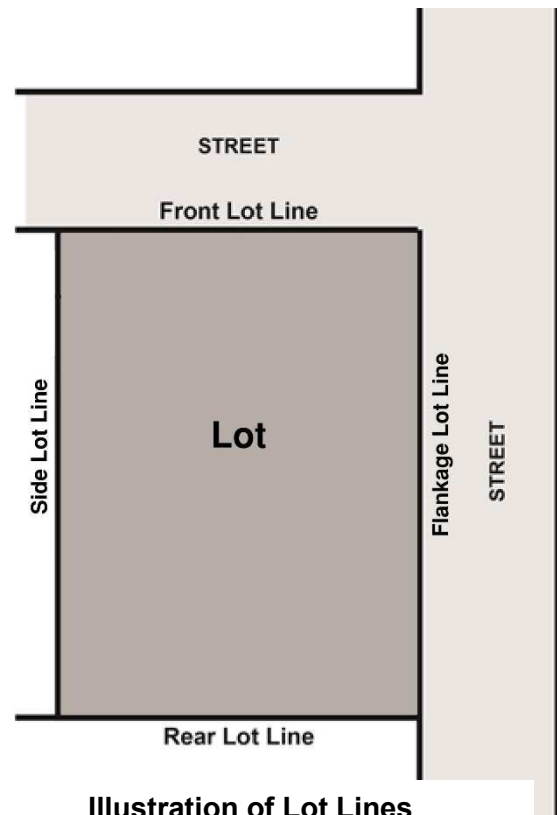


Illustration of Lot Lines

LOT LINE, REAR means, in the case of a lot having 4 or more lot lines, the lot line farthest from and opposite to the front lot line. If a lot has less than 4 lot lines, there shall be deemed to be no rear lot line.

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

MATERIAL RECOVERY FACILITY means a waste processing facility in which source separated material is processed into recyclable or reusable material. Processing may include such activities as sorting, bailing, treatment and other forms of material recovery and short-term storage of processed material.

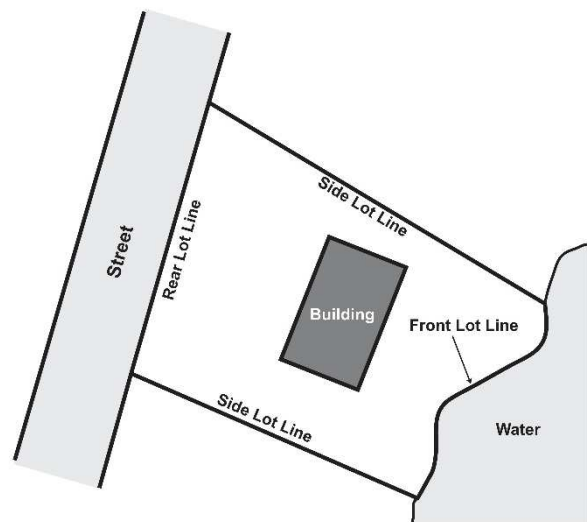


Illustration of Front Lot Line in the Case of a Waterfront Lot

MINERAL AGGREGATE OPERATION means an operation which includes extraction, transport, beneficiation, processing or recycling of mineral aggregate resources and derived products such as asphalt and concrete or the production of secondary related products.

MINERAL MINING OPERATION means mining operations, land and associated facilities, or past producing mines with remaining mineral development potential that have not been permanently rehabilitated to another use, as regulated by the Mining Act.

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

MOBILE HOME, PERMANENTLY INSTALLED means a mobile home which:

1. Has had any running gear removed;
2. Is installed on cement blocks, piles, footings or a conventional foundation; and
3. Is connected to the necessary water supply, sewage disposal and hydro services.

MOTEL means one or more buildings for the purpose of catering to the needs of the traveling public by furnishing sleeping accommodation, provided that each guest room may be entered from a separate entrance to the outside.

MOTOR VEHICLE means an automobile, motorcycle, recreational vehicle, motorized boat, motorized snow vehicle and any other vehicle not propelled or driven by muscular power.

MOTOR VEHICLE SALES OUTLET means a building or place where new and used motor vehicles are kept for display or sale by an agent or dealer authorized by a motor vehicle manufacturer to sell such new and used motor vehicles, and shall include a lot used solely in connection therewith.

MOTOR VEHICLE SERVICE STATION means a building or structure where gasoline, propane, natural gas, oil, grease, antifreeze, tires, tubes, tire accessories, electric light bulbs, sparkplugs, batteries and automotive accessories for motor vehicles and new retail goods are stored or kept for sale to the general public, or where motor vehicles may be oiled, greased or washed, or have their ignition adjusted, tires inflated or batteries charged, and where mechanical or running repairs essential to the actual operation of motor vehicles are executed or performed.

MOTOR VEHICLE WASHING ESTABLISHMENT means a building or part thereof used for the operation of automobile washing equipment which is automatic, semi-automatic and/or coin operated.

NON-COMPLYING means an existing building or structure which does not comply with the provisions of this By-law as of the date of final passing thereof.

NON-CONFORMING means an established use which is not a permitted use in the zone in which the said use is situated at the date of final passing of this By-law.



NURSERY SCHOOL means a licensed day nursery operated for pre-school age children within the meaning of the Day Nurseries Act, Child Care and Early Years Act, or successor legislation.

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

OFFICE means a building or part thereof designed, intended or used for the practice of a profession, the transaction and/or management of a business, or the conduct of public services and administration, or consultation by an officially accredited individual or individuals but shall not include a clinic or a financial establishment or the manufacturing of any product.

ON-FARM DIVERSIFIED USES mean 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.

OPEN SPACE means an area of land on the site which is suitable for landscaping, including any part of the site occupied by recreational accessory buildings, any surfaced walk, patio or similar area, any sports or recreational area, any ornamental or swimming pool, and the roof or other part of a building or structure open to the air and suitable for landscaping and used as a recreational area, but excluding any driveway or ramp, whether surfaced or not, any curb, retaining wall, motor vehicle parking area, or loading space.

OPEN STORAGE means the storage of goods, merchandise or equipment outside of a building or structure on a lot or portion thereof, but does not include the outdoor display of a limited number of samples of the goods, merchandise or equipment for the purpose of sales and advertisement.

PARKING LOT means an open area, other than a street used for the temporary parking of two or more motor vehicles and available for public use whether free, for compensation or as an accommodation for clients or customers or residents.

PERGOLA means an open-roofed structure of parallel columns placed at regular intervals supporting girders and cross-rafters.

PERSONAL SERVICE SHOP means a business which is associated with the grooming or health of persons or the maintenance or repair of personal wardrobe articles and accessories, and may include a barber shop, beauty parlour, shoe repair shop, self-service laundry or dry cleaning establishment.

PHARMACY means a commercial establishment where the primary business is the filling of medical prescriptions and the sale of drugs, medical devices and supplies, non-prescription medicines, and or nutritional supplements.

PIT means land or land under water from which unconsolidated aggregate is being or has been excavated and that has not been finally rehabilitated but does not mean land excavated for a building or structure, and does not include a wayside pit.

PLACE OF WORSHIP means buildings designed, adapted or used for worship by religious orders, and may include but is not limited to a church, synagogue, private chapel, mother house, mosque or other uses incidental thereto.

PORTABLE ASPHALT PLANT means a facility with equipment designed to heat and dry aggregate and to mix aggregate with bituminous asphalt paving material, and includes stockpiling and storage of bulk materials used in the process, and which is not of permanent construction, but which is to be dismantled at the completion of a construction project.

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

PRINCIPAL means the primary use of land, buildings, structures.

PUBLIC PARK means any open space or recreational area, owned or controlled by the Township or by any Board, Commission or other Authority established under any statute of the Province of Ontario and may include therein neighbourhood, community, regional and special parks or areas and may include one or more athletic fields, playgrounds, field houses, community centres, bleachers, public pools, swimming facilities and dressing-rooms, wading pools, greenhouses, botanical gardens, zoological gardens, bandstands, skating rinks, tennis courts, bowling greens, boat liveries, curling rinks, refreshment rooms, fair grounds, picnic areas, arenas, golf courses, or similar uses.

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

RECREATIONAL ESTABLISHMENT means a building used or intended to be used for a theatre, bowling alley, billiard parlour, arcade, or similar indoor commercial recreation uses.

RECREATIONAL VEHICLE means any vehicle so constructed that it is no wider than 2.5 metres and 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 persons. The term Recreational Vehicle includes motor homes and campers.

RETAIL CONVENIENCE STORE means a retail store servicing the daily or occasional needs of the patrons in the immediate area with a variety of goods such as milk and dairy products, groceries, meats, produce, carbonated beverages, sundries, tobacco, stationery, magazines and newspapers, with a gross floor area not exceeding 280 square metres.



RETAIL STORE means a building or part of a building wherein goods, wares, merchandise, substances or articles are offered for sale directly to the general public and may include the storage of such goods, wares, merchandise, substances or articles.

SALVAGE YARD means land, buildings and/or structures used for the keeping and/or storing of used motor vehicles, derelict motor vehicles, used motor vehicle parts, old metal, other scrap materials, used building products, bicycles, bottles and any other recyclable materials or salvage, and where such vehicles, parts and/or materials are bought, sold, exchanged, baled, packed, disassembled and/or handled.

SCHOOL means any place of primary, elementary, or secondary education which has a body of teachers and students on the premises, and is authorized or approved by the Minister of Education for Ontario, and has the same meaning as in the Education Act.

SERVICE OR REPAIR SHOP means a building or part of a building not otherwise classified or defined in this By-law and whether conducted in conjunction with a retail shop or not for the servicing or repairing of articles, goods or materials and includes an appliance store, auto and tire supply store, dry cleaners, electrical store, plumber, radio and television sales, sign painter and tool sharpener, but does not include the manufacture of articles, goods or materials.

SETBACK means:

1. With reference to a lot line, the horizontal distance from a lot line, measured at right angles to such lot line to the nearest part of any wall of any building or structure on the lot;
2. With reference to a road, the distance between the centre line of a street allowance to the nearest part of any wall of any building or structure on the lot; and
3. With reference to a pipeline easement, the distance between the limit of the pipeline easement to the nearest part of any wall of any building or structure on the lot.

SHIPPING CONTAINER means a prefabricated new or used metal container or cargo box designed for the transportation or shipping of goods or for the storage of goods, merchandise or materials and may include a Sea-Can or storage container but shall not include a motor vehicle, a dumpster, or recycling receptacle.

SNACK BAR means a business which is restricted to the serving of fast food and convenience foods only, but does not include a business serving full-course meals.

STOREY means the portion of the building other than the basement which lies between the surface of the floor and the surface of the next floor above it, or if there is no floor above it, then the space between such floor and the ceiling or roof next above it.

STREET means the portion of a road allowance or public highway that is maintained on a year-round basis, open to motor vehicle travel, and provides access to abutting lots, but does not include a lane or alley.

STREET LINE means the limit of the road or street allowance and is the dividing line between a lot and a street.

STRUCTURE means anything constructed or erected, the use of which requires location on the ground or attachment to something having location on the ground. This includes any fence, gasoline pump, commercial stand, monument, permanent base, swimming pool, sewage disposal system, storage tank, well, substation, booster or valve station, tower and other permanent structures.

TENT AND TRAILER PARK means a parcel of land which is divided into camping sites and which is used to provide temporary or seasonal accommodation for the public in tents, trailers, and recreational vehicles and which may include accessory recreation facilities such as an eating establishment or snack bar.

TOWNSHIP means the Corporation of the Township of Mattice - Val Côté.

TRAILER means any vehicle so constructed that it is suitable for being attached to a motor vehicle for the purpose of being drawn or propelled and capable of being used for living, sleeping, eating, accommodation, or for the transport of a boat, tent, or materials, notwithstanding that such a trailer may be jacked up or have its running gear removed.

TRANSPORT TERMINAL means a building, structure or parcel of land where two (2) or more commercial vehicles are parked or stored for temporary periods and where routine maintenance is conducted and where goods and materials may be stored and distributed.

UNIVERSITY OR COLLEGE means a place of post secondary education which has a body of teachers and students on the premises, offers instruction, and is empowered by law to grant a degree, diploma, licenses or certificate.

USE means the purpose for which any land, building, structure or any combination thereof is designed, arranged, occupied or maintained.

VETERINARY ESTABLISHMENT means a building or part of a building used as the premises of a Veterinary Surgeon where domestic animals, birds or other livestock are treated but shall not include a kennel.

WAREHOUSE means a building designated to store or display bulk goods for commercial uses.

WASTE PROCESSING FACILITY means land, buildings or structures in or upon which waste is shredded, baled, pulverized, composted, separated, recycled, or otherwise treated or altered to facilitate further transfer, processing, utilization, or disposal in accordance with a 'Certificate of Approval' issued by the Ontario Ministry of Environment, Conservation, and Parks (or successor) where such certificate is required, or land, buildings or structures used for the management of residue from a water treatment process, including the management of discharge from the water treatment system, which is approved under the Safe Water Drinking Act, 2002, S.O. 2002, (or successor).

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

WELDING AND MACHINE SHOP means a building where the principal use consists of specialized or major repairs to logging and farming vehicles and other vehicles and equipment. This definition does not include a salvage yard nor a motor vehicle service station.

YARD means any open unoccupied space appurtenant to a building measured from the closest supporting structure of the building to the lot line, and includes the following subtypes:

1. **YARD, EXTERIOR SIDE** means the side yard of a corner lot which side yard extends from the front yard to the rear yard between the flankage lot line and the nearest main wall of the principal building or structure.
2. **YARD, FRONT** means a yard extending across the full width of the lot between the front lot line and the nearest main wall of the principal building or structure on the lot.
3. **YARD, INTERIOR SIDE** means a side yard immediately adjacent to a lot.
4. **YARD, REAR** means a yard extending across the full width of the lot between the rear lot line and the nearest main wall of the principal building on such lot.
5. **YARD, SIDE** means a yard between the nearest main wall of the principal building or structure and the side lot line extending from the front yard (or front lot line if no front yard is required) to the rear yard (or rear lot line if no rear yard is required).

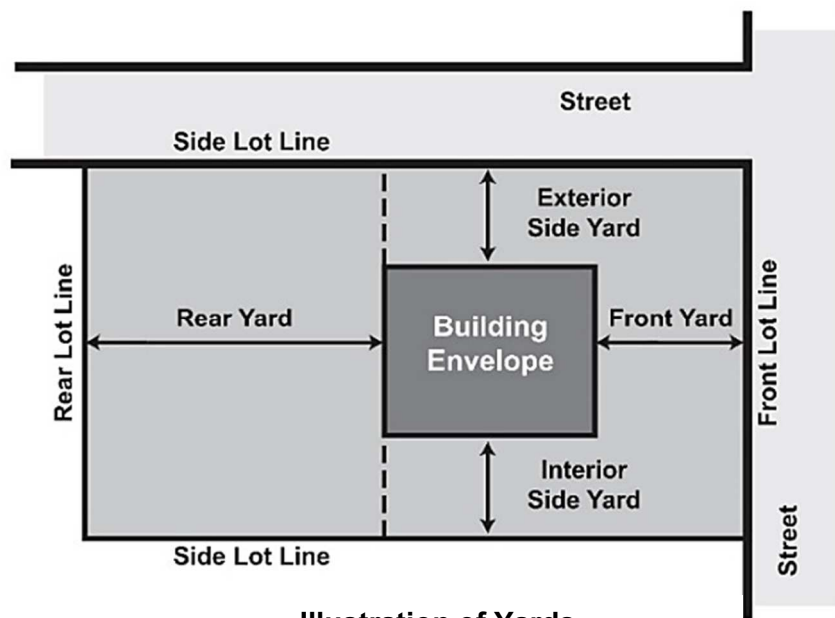


Illustration of Yards



ZONE means:

1. A land use category as defined and regulated in this By-law; or
2. A designated area of land use shown on the Zoning Schedules of this By-law.

SECTION 3 GENERAL PROVISIONS

3.1 ACCESSORY USES

1. Accessory uses, buildings or structures shall be permitted in any zone provided that:
 - a. The total lot coverage of all accessory buildings or structures excluding a swimming pool, sewage disposal system, or well, shall not be greater than 25% of the total lot area;
 - b. The accessory buildings or structures are not located within any minimum front yard or exterior side yard;
 - c. Accessory buildings or structures are not located closer than 1.5 metres to any rear or interior side lot line, nor closer than 5 metres to any flankage lot line, except that domestic garages may be centered on the mutual lot line in the case of permitted semi-detached dwellings and marine facilities may be build up to a lot line that corresponds to the water's edge;
 - d. Accessory buildings or structures do not exceed one storey in any Residential Zone with a maximum finished ceiling height of 3.96 metres. The pitch of the roof may match that of the principal building;
 - e. Detached accessory buildings are located at least 1.5 metres from a principal building; and
 - f. Any building or structure which is attached to the principal building will not be considered accessory for the purposes of this By-law.

3.1.1 Shipping Containers

1. Notwithstanding the provisions of this By-law with respect to accessory buildings, shipping containers shall only be permitted for use as accessory buildings in the Highway Commercial (C2) Zone, Service Industrial (M1) Zone, and in the Rural (RU) Zone in accordance with the following requirements:
 - a. No shipping container shall be installed unless a building permit has been issued therefor;
 - b. Up to a maximum of three (3) shipping containers may be installed on a property at any one time;
 - c. Shipping containers shall only be used for the storage of goods and/or materials;
 - d. Shipping containers shall only be installed in rear yards or side yards;
 - e. Shipping containers shall be set back from rear lot lines, interior side lot lines, and flankage lot lines in compliance with the setback requirements of the Accessory Uses Section; and
 - f. Shipping containers shall be installed in such manner so as not to be visible from public roads, or shall be screened from public view by a fence or hedge not less than 2 metres in height.
2. Notwithstanding the above, shipping containers may be used in any other zone where required for the purpose of storing tools, materials and equipment or refuse during the renovation and/or construction of principal and accessory buildings on the lot.

3.2 BUILDINGS TO BE MOVED

1. No building or structure shall be moved within the limits of the Township or shall be moved from outside the Township into the Township unless the building or structure is a permitted use and satisfies

all the requirements of the Zone in which it is to be located and then only after a permit has been obtained from the Chief Building Official.

3.3 CORNER LOTS

1. Notwithstanding any other provision in this By-law, on a corner lot in a residential zone, no part of any building or accessory building shall be erected closer to the lot line of the flanking street than 5 metres.
2. The yard opposite the flankage lot line may be deemed a rear yard in which case the minimum depth of such rear yard shall be 1.5 metres and the yard opposite the front lot line may be deemed a side yard.

3.4 ESTABLISHED BUILDING LINE IN THE VILLAGE OF MATTICE

1. Notwithstanding the yard and setback provisions of this By-law to the contrary, the following applies to the Village of Mattice, being the area shown on Zoning Schedule A1.
 - a. Where a permitted building or structure is to be erected on a lot where there is an established building line, such permitted building or structure may be erected closer to the street line, or the centreline of the street as the case may be, than required by this By-law provided such permitted building or structure is not erected closer to the street line or the centreline of the street, as the case may be, than the established building line on the date of passing of this By-law.

3.5 FRONTAGE ON A STREET

1. No building or structure shall be erected in any zone unless the lot on which such building or structure is located has frontage on a street. This provision shall not apply to:
 - a. A lot used only for the non-residential purposes referred to in the Rural Zone Section of this By-law;
 - b. A lot on a registered plan of subdivision or condominium where an agreement between the owner and the Township which includes provisions for the construction of the streets in the subdivision is registered in the Registry Office or Land Titles Offices;
 - c. A seasonal dwelling in the Rural Zone;
 - d. A hunting or fishing camp in the Rural Zone; or
 - e. A club.

3.6 GARDEN SUITES

1. Notwithstanding any other provision of this By-law to the contrary, a garden suite shall be permitted in association with a single detached dwelling, in any zone where a single detached dwelling is a permitted use, subject to the following:
 - a. Garden suites shall be permitted as a temporary land use through a temporary use by-law;
 - b. Garden suites may be permitted by By-law for a period of time not exceeding twenty (20) years. Upon the expiration date of said By-law, Council may grant by by-law further periods of time of not more than three (3) years each, during which said permitted use is authorized;
 - c. Parking for the garden suite shall be provided in accordance with the requirements for single detached dwellings as set forth in the Parking Requirements Section of this By-law;

- d. Garden suites shall be located in a rear yard or side yard only;
- e. No garden suite shall be located closer than 1.5 metres to any rear or interior side lot line, nor closer than 5 metres to any flankage lot line;
- f. Garden suites may be subject to Site Plan Control.

3.7 HEIGHT EXCEPTIONS

- 1. Where height limitations are set forth in this By-law, such limitations shall not apply to water tanks, flag poles, lightning rods, lighting standards, ventilators, skylights, mechanical equipment penthouses, antennae, church steeples, belfries, clock towers, chimneys, windmills, silos, grain elevators, electrical supply facilities and communications towers.

3.8 HOME-BASED BUSINESS

- 1. Nothing in this By-law shall prevent the use of dwelling, or accessory building, for a home-based business in a zone where a permanent residential dwelling is a permitted use, provided:
 - a. The home-based business is operated by a maximum of two (2) persons who are residents of the dwelling.
 - b. Where a home-based business is located within a dwelling, not more than twenty-five per cent (25%) of the total gross floor area of the dwelling or a maximum of 46 square metres, whichever is the lesser, is devoted to such uses.
 - c. There shall be no advertising other than a plate or sign which is not flashing and is not larger than 0.5 square metres indicating only the name, occupation and practicing hours of the occupant.
 - d. The plate or sign shall be attached and parallel to a main wall of the building.
 - e. In the case of a physician, dentist or drugless practitioner:
 - i. Such office is used for consultation and emergency treatment only and not as a clinic or hospital; and
 - ii. The ground floor or basement area for such use shall be in addition to the minimum ground floor or basement area requirements of this By-law but shall not exceed twenty-five per cent (25%) of the total gross floor area of the building.
 - f. The residential character of the dwelling is not changed.
 - g. No machinery or instrument shall be used in such a business that is not compatible with a residential area.
 - h. The home-based business shall be clearly secondary to the principal residential use and shall not change the residential character of the dwelling unit nor create or become a public nuisance.
 - i. The home-based business shall not interfere with television or radio reception of others in adjacent buildings or structures.
 - j. The home-based business shall not include a medical clinic, a hospital, a long-term care facility, an eating establishment, a veterinary clinic, a kennel, a retail store, or a retail convenience store.
 - k. There shall be no storage of hazardous chemicals nor emission of fumes, dust, particulate matter or other activities considered obnoxious.

3.9 NON-CONFORMING USES

3.9.1 Continuation of Existing Uses

1. The provisions of this By-law shall not apply to prevent the use of any existing lot or any existing building for any purpose prohibited by this By-law if such lot or building was legally used for such purpose on the date of the passing of this By-law and provided that the lot or building continues to be used for that purpose.

3.9.2 Reconstruction of Damaged Existing Building

1. Nothing in this By-law shall apply to prevent the reconstruction of any legal non-conforming building which existed on the date of the passing of this By-law, which is damaged by causes beyond the control of the owner, and such building maybe be reconstructed in accordance with the previously existing standards, even if such did not conform with one or more of the provisions of this By-law, provided that the building height, gross floor area, or lot coverage is not increased.

3.9.3 Restoration of Buildings to a Safe Condition

1. Nothing in this By-law shall prevent the strengthening or restoration to a safe condition of any building or part thereof, lawfully used on the date of the passing of this By-law, provided that such strengthening or restoration does not increase the building height, gross floor area, or change the use of such building.

3.10 NON-COMPLYING BUILDING AND STRUCTURES

3.10.1 Reconstruction, Enlargement and Extension

1. Where a legal non-complying building or structure is damaged, destroyed, or demolished, the building or structure may be reconstructed within its original location, provided:
 - a. The situation of non-compliance is not further increased; and
 - b. All other provisions of the By-law are complied with.
2. A legal non-complying building or structure may be enlarged or extended provided the situation of non-compliance is not further increased and it complies with all other provisions of the By-law.

3.10.2 Development on Existing Non-Complying Lots

1. Development is permitted on any vacant lot existing as of the date of the passing of this Bylaw and which lot is legally non-complying with respect to lot width and lot area, provided:
 - a. The proposed use is a use permitted in the zone in which the lot is located; and
 - b. The proposed use does not contravene any other provisions.

3.11 OBNOXIOUS USES PROHIBITED

1. Notwithstanding any other provision of this By-law, no land may be used or any building or structure permitted in any Zone for any purpose or in such a manner which constitutes an obnoxious use.

3.12 OCCUPANCY RESTRICTIONS

- Human habitation shall not be permitted in any domestic garage or other accessory building, except in accordance with the Secondary Dwelling Units section of this By-law.
- Human habitation shall not be permitted in any motor vehicle, except a recreational vehicle or trailer in accordance with the Trailers and Recreational Vehicles section of this By-law.
- In new buildings, no dwelling unit in its entirety shall be located in a cellar.

3.13 ONE DWELLING PER LOT

- One principal dwelling is permitted on a lot, unless this By-law provides otherwise.

3.14 PARKING REQUIREMENTS

3.14.1 Accessible Parking

- In addition to requirements listed in the Parking Requirements Section of this By-law, accessible parking spaces shall be provided as follows:

Number of Required Standard Parking Spaces	Number of Accessible Parking Spaces
1 – 12	1 space
13 – 100	4% of the required parking space
101 or greater	3% of the required parking + 2 parking space

- Where the percentage-based requirements in the table above result in a number that is not a whole number, the requirements shall be rounded up to the next whole number.
- When fronting onto a public road, or located within a private road development, the following uses shall be exempt from providing accessible parking:

- Single detached dwellings;
- Semi-detached dwellings;
- Duplex dwellings;
- Triplex dwellings; and,
- Row house dwellings.

- The dimensions of all required accessible parking spaces shall comply with the following:

- A minimum width of 3.5 metres;
- A minimum length of 6 metres;
- Notwithstanding the provisions above, a minimum length of 7 metres is required where aligned for parallel parking.

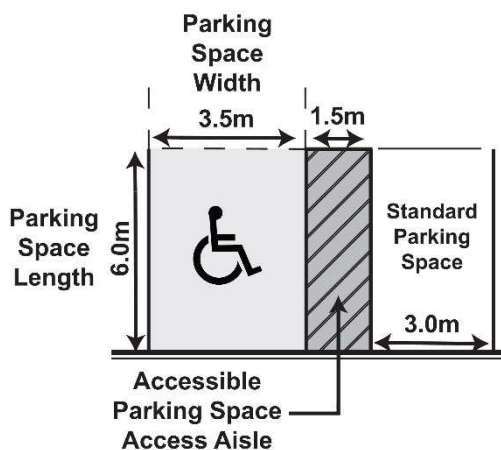


Illustration of Accessible Parking

- Access to accessible parking spaces shall be provided by an accessible parking space access aisle with a minimum width of 1.5 metres which extends the full length of the parking space, and which is marked with high tonal contrast diagonal lines (i.e. hatching) on a hard surface. Two (2) barrier-free parking spaces which are adjacent to one another may share one (1) barrier-free access aisle.

3.14.2 Loading Requirements

1. No person shall, in any zone, erect or use any building or structure for manufacturing, storage, warehouse, department store, retail store, wholesale store, market, freight or passenger terminal, hotel, hospital, mortuary, or other uses similarly involving the frequent shipping, loading or unloading of persons, animals or goods, unless there is maintained in the same premises with every such building, structure or use, one off-street space for standing, loading and unloading for every 1,850 square metres or fraction thereof of building gross floor area, each such space shall be at least 3.5 metres by 9 metres in area (with a minimum height of 4.5 metres clearance).

3.14.3 Minimum Parking Space Requirements

1. In any zone, the owner of any building erected, enlarged or changed in use after the passing of this By-law, shall provide off-street parking in accordance with the following provisions:
 - a. Number of Spaces Required:

Use of Building or Lot	Required Parking Spaces
Any building containing a dwelling unit (not including a secondary dwelling unit)	2 parking spaces per dwelling unit
Secondary dwelling unit	1 parking space per secondary dwelling unit
School	1.5 parking space for each classroom
Eating establishment; Bar	1 parking space for every 4 persons to be accommodated according to permitted capacity
Hotel; Motel	1 parking space per guest room or suite, plus 1 additional parking space for every 20 m ² of gross floor area devoted to public use
Place of worship; Club	Where there are fixed seats, 1 parking space for every 10 seats or 6 m of bench space; Where there are no fixed seats, 1 parking space for each 20 m ² of gross floor area devoted to public use.
Funeral home or parlour	1 parking space for each 5 seats capacity of the chapel with a minimum of ten (10) parking spaces
Hospital; Long-term care facility	1 parking space for each 4 beds or each 40 m ² of gross floor area, whichever is greater
Industrial use	1 parking space for every 70 m ² of gross floor area up to 200 m ² plus 1 additional space for every 200 m ² of gross floor area thereafter.



Use of Building or Lot	Required Parking Spaces
Office; Financial establishment; Retail store; Service or repair shop	1 parking space for each 25 m ² of gross floor area; Minimum 3 spaces.
Uses other than those listed in this table	1 parking space for each 38 m ² of gross floor area

b. Parking Space Dimensions:

Type of Space	Min. Width (m)	Min. Depth (m)	Conditions
Standard Parking Space	3 m	6 m	Provided with unobstructed access to a street by a driveway, aisle or lane.

c. Location

- i. Required parking in a Residential Zone shall be provided on the same lot as the dwelling unit. In all other zones, parking shall be provided within 150 m of the building it is intended to serve.
- ii. No part of any parking area required for a use other than Residential shall be permitted in a Residential Zone.
- iii. Where required parking is not provided on the same lot, the lot or part of the lot where the parking is located shall be in the same ownership or be leased by a long term renewable agreement and the parking spaces shall be retained for the duration of the use.

d. Cumulative Standards

Where two or more uses are permitted in any one building or on any one lot, then the off-street parking requirements for each use shall be calculated as if each use is a separate use, and the total number of off-street parking spaces so calculated shall be provided.

e. Access to Parking Areas

- i. In the case of buildings used for residential purposes only and containing not more than 2 dwelling units, access driveways shall be not less than 3 m in width.
- ii. In other cases, access driveways designated for two-way traffic shall be not less than 6 m in width. Separate entrance and exit driveways shall be not less than 3.5 m in width.
- iii. Access to parking areas for commercial or industrial uses shall not pass through a Residential Zone.

f. Landscaped Open Space

- i. Where, in a yard in any zone, a required parking area providing more than 4 parking spaces abuts a lot in a Residential Zone, then a continuous strip of landscaped open space a minimum width of 3 m shall be provided along the abutting lot line.

- ii. Where, in any yard in any zone, a required parking area providing more than 4 parking spaces abuts a street, then a strip of landscaped open space a minimum width of 3 m shall be provided along the lot line abutting the street and the landscaped strip shall be continuous except for aisles and driveways required for access to the parking area.

g. Additions to Buildings

The parking space requirements shall not apply to any building in existence at the date of passing of this By-law so long as the gross floor area, as it existed at such date, is not increased. If an addition is made to the building or structure which increases the gross floor area, then parking space for the addition shall be provided as required by the Parking Requirements Section of this By-law.

3.14.4 Parking of Derelict Motor Vehicles

1. Notwithstanding anything else in this By-law, no person may use any lot in any zone for the parking or storage of any vehicle that is not in running order except that one (1) such vehicle may be stored in a domestic garage in a residential zone and not more than six (6) such vehicles may be stored in a garage in a commercial or industrial zone.

3.14.5 Supplementary Parking and Loading Area Requirements

1. Parking Areas and Loading Areas shall conform to the following requirements:
 - a. Where in this By-law parking facilities are required or permitted, the parking area shall be maintained with a stable surface treated to prevent the raising of dust.
 - b. Adequate drainage facilities shall be provided.
 - c. When the parking or loading area is adjacent to a Residential Zone, the lighting facilities shall be so arranged as to reflect and/or deflect the light away from such zone.
 - d. In any Residential Zone, parking shall be located only within a side yard, rear yard, or driveway located within the front yard.
 - e. In any Commercial Zone, no parking or loading area shall be located closer than 1.5 metres to any street line nor 3 metres to any other side lot line, or rear lot line where said side or rear lot line abuts a Residential, or Open Space Zone, and the boundaries of such area shall be defined by a permanent curb of concrete or rolled asphalt or other suitable obstruction designed to provide a neat appearance.
 - f. Where a parking or loading area designed to accommodate more than four (4) motor vehicles is situated on the boundary between a Commercial Zone and a Residential or Open Space Zone, a strip of land not less than 3 metres wide and lying in the Commercial Zone being along the said boundary shall not be used for any purpose other than landscaping.
 - g. When a parking area designed to accommodate more than six (6) motor vehicles are situated within a Residential Zone, a strip of land not less than 1.5 metres wide around the periphery of the said parking area and within the lot on which the said parking area is situated shall not be used for any purpose other than landscaping, but this shall not prevent the provision of entrances and exits to the said parking area across the strip.

- h. The approaches to any parking area, other than those required for a Single detached, semi-detached or duplex dwelling, and the approaches to any loading area shall be defined by curb of concrete or rolled asphalt.
- i. All parking or loading areas and their approaches shall be constructed and maintained with a stable surface which is treated to prevent the raising of dust or loose particles and except for the parking areas required for single detached dwellings and semi-detached dwellings, shall have a cement or asphaltic binder or any other permanent type of surfacing.
- j. The width of a driveway leading to any parking or loading area, required by this By-law, designed to accommodate more than four (4) motor vehicles shall be a minimum width of 3 metres if for one-way traffic, and a minimum width of 6 metres if for two-way traffic. The maximum width of a driveway shall be 7.5 metres.

3.14.6 Vehicle Storage

No person shall allow a motor vehicle without current license plates other than 1 motor vehicle used on a seasonal basis to be parked outside on a lot for more than thirty (30) consecutive days except within an approved salvage yard or motor vehicle sales outlet.

3.15 PERMITTED ENCROACHMENTS IN YARDS

1. Every part of any yard required by this By-law shall be open and unobstructed by any building or structure from the ground to the sky provided, however, that fences and hedges in accordance with the Sight Triangles provisions of this By-law shall be permitted and that those structures listed in the following table shall be permitted to project into the minimum yards required by this By-law for the distance specified.

Structure	Yards in Which Projections are Permitted	Maximum Projection Permitted into a Required Yard (m)
Sills, Belt Courses, Cornices, Eaves or Canopies, Gutters, Chimneys, or Pilasters	Any yard	0.7 m
Exterior Staircases	Front, rear and exterior side yards only	1.5 m
Air Conditioners, Fire Escapes	Rear and side yards only	1.5 m
Window Bays	Front, rear and exterior side yards only	1 m over a maximum width of 3 m
Balconies	Front, rear and exterior side yards only for Single detached, semi-detached, duplex, triplex and double-	2 m

Structure	Yards in Which Projections are Permitted	Maximum Projection Permitted into a Required Yard (m)
	duplex dwellings; any yard for other residential buildings	
Open or roofed porches not exceeding one storey in height, Pergola not exceeding one storey in height	Front, exterior side and rear yards only	2.5 m including eaves and cornices

3.16 PUBLIC USES AND UTILITIES PERMITTED

1. This By-law permits the use of land in any Zone for the use, construction or re-construction, of any building or structure for the provision of public services by the Township or by any energy provider, telephone company, cable company, transportation or other public utility owned, operated or authorized by the Township, any department or body of the Federal or Provincial Government, including TransCanada Pipeline, Hydro One Networks Inc., and Bell Canada, provided that:
 - a. The use, building or structure complies with the provisions of the applicable Zone;
 - b. Any building or structure is designed and maintained in general harmony with the buildings and structures in that Zone; and
 - c. There is no exterior storage of goods, materials or equipment in any Residential Zone.

3.17 RAILWAY CROSSINGS AND SIGHT DISTANCE

1. Where any road or street crosses a railway at the same grade, no building or structure shall hereafter be erected closer to the point of intersection of the centre line of both the railway and the road or street than 4.5 metres.

3.18 SECONDARY DWELLING UNITS

1. Secondary dwelling units shall be permitted in existing and proposed single detached dwellings, semi-detached dwellings, and row house dwellings, in any zone where such a dwelling is a permitted use, or in a building accessory thereto.
2. Notwithstanding the above, a secondary dwelling unit is not permitted within a dwelling that is deemed to be a non-conforming use, in accordance with this By-law.
3. A maximum of one (1) secondary dwelling unit is permitted per principal dwelling unit.
4. Notwithstanding any other provisions of this By-law, where a secondary dwelling unit is located in an accessory building, the following provisions apply:
 - a. The height of the accessory building shall not exceed 8 metres.
 - b. Windows in dwelling units above accessory buildings shall be sized and installed in such a manner so as to maintain the privacy of adjacent properties.

3.19 SETBACKS

1. The following setbacks shall be required in all zones:

Location	Parking Required
From Highway 11 (Except within that portion of Mattice between Missinaibi River and Five Mile Creek.)	Residential uses: the distance from the closest limit of the right-of-way plus 7.5 m Commercial and other uses: the distance from the closest limit of the right-of-way plus 14 m
From TransCanada Pipeline	See Required Setbacks from TransCanada Pipeline Section

3.20 SETBACKS FROM TRANSCANADA PIPELINE

1. Development adjacent to the TransCanada pipeline shall be set back a minimum of 10 metres from the pipeline right-of-way.
2. Notwithstanding the above, all dwellings or buildings intended for human occupation shall be set back a minimum of 20 metres from the centreline of the TransCanada Pipeline.
3. Public buildings including schools, hospitals and Long-term care facilities shall be set back a minimum of 200 metres from the centreline of the TransCanada Pipeline.

3.21 SETBACKS FROM WATERCOURSES

1. Except for public parks, conservation, and flood or erosion control works, no building or structure shall be permitted within the following:
 - a. The 220 metres contour line (ASL) along the Missinaibi River;
 - b. The 220 metres contour line (ASL) along Five Mile Creek between the King Street/Highway 11 Corridor and the Missinaibi River;
 - c. The 221 metres contour line (ASL) along Five Mile Creek upstream from the railway line; and
 - d. The 222 metres contour line (ASL) along Five Mile Creek upstream from the point where the 221 metres contour line crosses the Creek.

3.22 SHALLOW LAKE

1. Despite any other provisions of this By-law, approvals for development, redevelopment and residential intensification within 300 metres of Shallow Lake shall only be given where it is confirmed through a Lakeshore Capacity Assessment that there is sufficient capacity available to accommodate the proposed development or redevelopment.

3.23 SIGHT LINES ON CORNER LOTS

1. On a corner lot no obstruction higher than 0.75 m excepting a chain link or wire fence, shall be permitted on that part of a lot at street corner composed of a triangle having sides of 6 metres along

each street measured from the street corner formed by the lot lines, or from the intersection of the straight line projection of lot lines, when lot lines are connected by curved line.

3.24 SLOPE HAZARD

1. No person shall hereafter erect, alter or use any building on land where the slope of the said land is thirty (30) degrees or more from the horizontal.

3.25 THROUGH LOTS

1. In the case of a through lot, the requirements for front yards contained in this By-law shall apply to each yard abutting a street.

3.26 TRAILERS AND RECREATIONAL VEHICLES

1. No trailer used for residential purposes or recreational vehicle shall be used for one or more of the following purposes: living, sleeping, or eating accommodation within the Township for a period of more than 90 days in any period of 12 consecutive months, whether or not such trailer was used before this By-law was passed, unless located in a tent and trailer park as defined in this By-law.

3.27 YARDS MEASURED FROM SURFACE WATER OR HAZARD

1. Where in this By-law a front, side or rear yard is required, and part of the area of the lot is usually covered by water or marsh, or is beyond the rim of a river bank of watercourse, or between the top and toe of a cliff or embankment having a slope of thirty degrees (30°) or more from the horizontal, then the required yard shall be measured from the nearest main wall of the principal building or structure on the lot to the edge of said area covered by water or marsh, or to the rim of said riverbank or watercourse, or to the top of the said cliff or embankment if such area is closer than the lot line.

SECTION 4 RESIDENTIAL ZONES

No person shall hereafter use or alter any lands, nor erect, alter, enlarge or use any building or structure in a Residential Zone except in accordance with the provisions of this Section and of any other relevant Sections of this By-law.

4.1 GENERAL PROVISIONS FOR RESIDENTIAL ZONES

The provisions of this Section shall apply to the following Residential Zones:

- General Residential (R1) Zone
- Multiple Residential (R2) Zone
- Seasonal Residential (RS) Zone

4.1.1 Home-Based Businesses in Residential Zones, Additional Requirements

1. In addition to the provisions set-out in the Home-Based Businesses Section of this By-law, the following applies to home-based businesses within Residential Zones:
 - a. Industrial uses which produce noise, vibration, smoke, or odours are prohibited;
 - b. The home-based business shall not increase traffic volumes beyond the normal level experienced in the residential neighbourhood;
 - c. Open storage or display of materials and/or products is prohibited in front yards and side yards; and
 - d. There shall be at least one (1) off-street parking space for every 28 square metres of floor space occupied as the home-based business in addition to any requirements set out in the Parking Requirements Section of this By-law.

4.1.2 Bed and Breakfast Establishments

1. Notwithstanding any other provisions of this By-law to the contrary, a bed and breakfast establishment shall be permitted as a home-based business associated with a dwelling within any residential zone. The following provisions shall apply to regulate and govern such use:
 - a. The home-based business use shall not include a bar or other facilities for the serving of alcoholic beverages to the general public.
 - b. The use shall comply with the Fire Protection and Prevention Act, 1997, S.O. 1997, c.4, as amended and the Regulations passed thereunder, and such other By-laws and regulations as may be applicable of the Township.
 - c. No portion of a guest room shall contain facilities for the preparation of meals.
 - d. Despite any provisions of the Home-Based Business Section to the contrary, a Bed and Breakfast Establishment is permitted to occupy the entirety of a dwelling unit.

4.2 GENERAL RESIDENTIAL (R1) ZONE

4.2.1 Permitted Uses

- Institutional uses
- Public park
- Seasonal dwelling
- Single detached dwelling

4.2.2 Regulations

Provisions	Permitted Uses	Requirement	
Minimum Lot Area (m ²)	Dwellings	With municipal water and sewer services or with municipal sewer services only	700 m ²
		With municipal water service only or with private services	1400 m ²
	Institutional uses	In accordance with the regulations of the Institutional (I) Zone	
	Public Park	In accordance with the regulations of the Open Space (OS1) Zone	
Minimum Lot Frontage (m)	Dwellings	With municipal water and sewer services or with municipal sewer services only	20 m
		With municipal water service only or with private services	40 m
	Institutional uses	In accordance with the regulations of the Institutional (I) Zone	
	Public Park	In accordance with the regulations of the Open Space (OS1) Zone	
Minimum Yard Requirements (m)	Dwellings	Front Yard	6 m
		Rear Yard	6 m
		Interior Side Yard	1.5 m
		Exterior Side Yard	5 m
	Institutional uses	9 m (all yards)	

Provisions	Permitted Uses	Requirement	
	Public Park	In accordance with the regulations of the Open Space (OS1) Zone	
Maximum Building Height (m)	Dwellings	10 m	
	Institutional uses	12 m	
	Public Park	In accordance with the regulations of the Open Space (OS1) Zone	
Maximum Lot Coverage	Dwellings	With municipal water and sewer services or with municipal sewer service only	40%
		With municipal water service only or with private services	25%
	Institutional uses	40%	
	Public Park	In accordance with the regulations of the Open Space (OS1) Zone	
Maximum Dwelling Units per Lot (excluding permitted secondary dwelling units or garden suites)	Dwellings	1	
	Institutional uses	N/A	
	Public Park	N/A	

4.2.3 Additional Provisions

1. Storage and Parking of Recreational Vehicles and Trailers

No more than two (2) recreational vehicles or trailers may be stored or parked on any lot within the R1 Zone.

4.3 MULTIPLE RESIDENTIAL (R2) ZONE

4.3.1 Permitted Uses

- Apartment dwelling containing no more than 4 dwelling units
- Duplex dwelling
- Institutional uses
- Public park
- Row house dwelling
- Seasonal dwelling
- Semi-detached dwelling
- Single detached dwelling
- Triplex dwelling

4.3.2 Regulations

Provisions	Permitted Uses	Requirement	
Minimum Lot Area (m ²)	Dwellings	Apartment dwelling	1,400 m ²
		Duplex dwelling	875 m ²
		Row house dwelling	185 m ² per unit
		Seasonal dwelling	875 m ²
		Semi-detached dwelling	1235 m ²
		Single detached dwelling	875 m ²
		Triplex dwelling	1235 m ²
	Institutional uses	In accordance with the regulations of the Institutional (I) Zone	
	Public Park	In accordance with the regulations of the Open Space (OS1) Zone	
Minimum Lot Frontage (m)	Dwellings	Apartment dwelling	30 m
		Duplex dwelling	25 m
		Row house dwelling	6 m per unit
		Seasonal dwelling	25 m
		Semi-detached dwelling	30 m
		Single detached dwelling	25 m

Provisions	Permitted Uses	Requirement	
		Triplex dwelling	30 m
	Institutional uses	In accordance with the regulations of the Institutional (I) Zone	
	Public Park	In accordance with the regulations of the Open Space (OS1) Zone	
Minimum Yard Requirements (m)	Dwellings	Front Yard	9 m
		Rear Yard	9 m
		Interior Side Yard	3 m
		Exterior Side Yard	7 m
	All other permitted uses	In accordance with the regulations of the Institutional (I) Zone	
	Public Park	In accordance with the regulations of the Open Space (OS1) Zone	
Maximum Building Height (m)	Dwellings	10 m	
	Institutional uses	In accordance with the regulations of the Institutional (I) Zone	
	Public Park	In accordance with the regulations of the Open Space (OS1) Zone	
Maximum Lot Coverage	Dwellings	40%	
	Institutional uses	In accordance with the regulations of the Institutional (I) Zone	
	Public Park	In accordance with the regulations of the Open Space (OS1) Zone	
Minimum Floor Area per Dwelling Unit	Dwellings	55 m ²	
	Institutional uses	N/A	
	Public Park	N/A	
Maximum Dwelling Units per Lot (excluding permitted)	Dwellings	4	
	Institutional uses	N/A	

Provisions	Permitted Uses	Requirement
secondary dwelling units or garden suites)	Public Park	N/A

4.3.3 Additional Provisions

1. Storage and Parking of Recreational Vehicles and Trailers
 - a. No more than two (2) recreational vehicles or trailers may be stored or parked on any lot within the R2 Zone.

4.3.4 Special Exceptions

1. R2-1 (Schedule A1)

Notwithstanding any provision of the Multiple Residential (R2) Zone Section of this By-law to the contrary, the lands zoned R2-1, as shown on Schedule A1, may be used for a 16 dwelling unit senior citizen building.

4.4 SEASONAL RESIDENTIAL (RS) ZONE

4.4.1 Permitted Uses

- Tent and trailer park

4.4.2 Regulations

Provisions	Permitted Uses	Requirement
Minimum Lot Area (m ²)	Tent and trailer park	16,000 m ²
	Camping site within a tent and trailer park	465 m ²
Minimum Lot Frontage (m)	Tent and trailer park	137 m
	Camping site within a tent and trailer park	15 m
Minimum Front Yard (m)	Tent and trailer park	9 m
Minimum Interior Side Yard (m)	Tent and trailer park	7.5 m
Minimum Exterior Side Yard (m)	Tent and trailer park	15 m
Minimum Rear Yard (m)	Tent and trailer park	7.5 m
Maximum Building Height of accessory buildings (m)	Tent and trailer park	4 m
Maximum Lot Coverage	Tent and trailer park	40%

4.4.3 Additional Provisions

1. Interpretation of requirements for camping sites within a tent and trailer park

Notwithstanding the definitions contained in this By-law, the provisions of this Section pertaining to camping sites within a tent and trailer park shall be interpreted as if such camping sites constituted separate lots.

SECTION 5 COMMERCIAL ZONES

No person shall hereafter use or alter any lands nor erect, alter, enlarge or use any building or structure in a Commercial Zone except in accordance with the provisions of this Section and of any other relevant Sections of this By-law.

5.1 GENERAL PROVISIONS FOR COMMERCIAL ZONES

The provisions of this Section shall apply to the following Commercial Zones:

- General Commercial (C1) Zone
- Highway Commercial (C2) Zone

5.1.1 Accessory Dwellings and Accessory Dwelling Units

1. The following provisions shall apply to accessory dwelling units:
 - a. A minimum of 20 m² of open space shall be provided for the exclusive use of each dwelling unit. Such open space shall not be used for the parking of vehicles or as loading space;
 - b. Pedestrian access to each dwelling unit shall be from an adjacent street and for the sole use of the dwelling unit; and
 - c. Accessory dwellings shall conform to the requirements of the R1 Zone for single detached dwellings.

5.1.2 Additional Provisions for Hotels and Motels

1. Where the exterior wall of a guest room contains a habitable room with a window, such wall shall be located not closer than 9 m from any side or rear lot line.

5.1.3 Additional Provisions for Motor Vehicle Service Stations

1. Notwithstanding anything else in the By-law, where a lot in a commercial zone is used for a motor vehicle service station or commercial garage, the following regulations shall apply:

Provisions	Interior Lot	Corner Lot
Minimum Lot Frontage (m)	46 m	46 m
Minimum Lot Depth (m)	30 m	

2. No portion of any pump island on a motor vehicle service station lot shall be located closer than 4.5 metres from the street line of any street or 6 metres from any lot line.
3. No portion of any building or structure other than a pump island or canopy shall be located closer to the street line than 12 metres or to a side or rear lot line, that does not abut a street, than 7.5 m.
4. No storage of materials incidental to the operation of the motor vehicle service station shall be carried on outside a building that is not completely enclosed by adequate screening in the form of landscaping or fencing to a height of not less than 2 metres.

5.2 GENERAL COMMERCIAL (C1) ZONE

5.2.1 Permitted Uses

- Bar
- Clinic
- Club
- Dwelling unit, accessory to a permitted use (except a parking lot)
- Eating establishment
- Financial establishment
- Funeral home or parlour
- Health club
- Hotel
- Motel
- Motor vehicle service station
- Nursery school
- Office
- Parking lot
- Personal service shop
- Pharmacy
- Recreational establishment
- Retail convenience store
- Retail store
- Service or repair shop
- Take-out eating establishment

5.2.2 Regulations

Provisions	Requirement	
Minimum Lot Area (m ²)	With municipal water and sewer services or with municipal sewer services only	700 m ²
	With municipal water service only or with private services	1400 m ²
Minimum Lot Frontage (m)	With municipal water and sewer services or with municipal sewer services only	20 m
	With municipal water service only or with private services	40 m
	Front Yard	6 m

Provisions	Requirement	
Minimum Yard Requirements (m)	Rear Yard	3 m
	Interior Side Yard	3 m
	Exterior Side Yard	7 m
Maximum Building Height (m)	10 m	
Maximum Lot Coverage	With municipal water and sewer services or with municipal sewer service only	40%
	With municipal water service only or with private services	20%

5.2.3 Additional Provisions

1. Increased Yard Requirements

Where a General Commercial (C1) Zone abuts a Residential Zone, the minimum side and rear yards shall be landscaped open space with visual screening except for any required parking areas as permitted in the Parking Requirements Section of this By-law.

2. Accessory Dwelling Units

Within the General Commercial (C1) Zone, where a dwelling unit is permitted as an accessory use to a permitted use (with the exception of a parking lot), such dwelling unit shall be located above or at the rear of the main commercial use.

5.3 HIGHWAY COMMERCIAL (C2) ZONE

5.3.1 Permitted Uses

- Bar
- Commercial garage
- Dwelling unit, accessory to a permitted use
- Eating establishment
- Health club
- Hotel
- Institutional uses
- Motel
- Motor vehicle sales outlet
- Motor vehicle service station
- Motor vehicle washing establishment
- Nursery school
- Open storage, accessory to a permitted use
- Retail convenience store
- Retail store
- Take-out eating establishment
- Veterinary establishment

5.3.2 Regulations

1. Permitted uses with municipal water service only or with private services:

Provisions	Requirement	
Minimum Lot Area (m ²)	1400 m ²	
Minimum Lot Frontage (m)	30 m	
Minimum Yard Requirements (m)	Front Yard	7 m
	Rear Yard	6 m
	Interior Side Yard	6 m
	Exterior Side Yard	7 m
Maximum Building Height (m)	10 m	
Maximum Lot Coverage	70%	

2. Permitted uses with municipal sewer service only or with municipal water and sewer services:

The requirements of the General Commercial (C1) Zone shall apply.

5.3.3 Additional Provisions

1. Increased Yard Requirements

Where a Highway Commercial Zone abuts a Residential Zone, the minimum side and rear yard requirements shall be increased to 9 m of which 3 m shall be landscaped open space with visual screening.

2. Open Storage

Open storage shall be permitted in accordance with the following:

- a. The open storage must be accessory to the principal use of the lot;
- b. Open storage, as defined in the By-law, shall not be permitted within any minimum front yard or exterior side yard nor within any minimum side or rear yard where the side or rear lot line abuts a Residential Zone;
- c. A strip of landscaped open space, a minimum of 3 metres wide shall be provided around all open storage areas;
- d. Where open storage areas abut a Residential Zone, the required landscaped open space must also include visual screening. Any combination of plant materials, landscaped berms or fencing may be used; and
- e. Any areas used for open storage shall be in addition to any minimum off-street parking areas required by this By-law.



SECTION 6 INDUSTRIAL ZONE

No person shall hereafter use or alter any lands nor erect, alter, enlarge or use any building or structure in an Industrial Zone except in accordance with the provisions of this Section and of any other relevant Sections of this By-law.

6.1 SERVICE INDUSTRIAL (M1) ZONE

6.1.1 Permitted Uses

- Building supply outlet
- Cannabis production facility
- Commercial garage
- Contractor service
- Custom workshop
- Dwelling unit, accessory to a permitted use
- Eating establishment
- Institutional uses
- Open storage, accessory to a permitted use
- Retail convenience store
- Salvage yard
- Transport terminal
- Motor vehicle sales outlet
- Warehouse
- Wayside pits and quarries; portable asphalt plants; and portable concrete plants
- Welding and machine shop

6.1.2 Regulations

Provisions	Requirement	
Minimum Lot Frontage (m)	45 m	
Minimum Yard Requirements (m)	Front Yard	15 m
	Rear Yard	15 m
	Side Yard	7 m
Maximum Building Height (m)	15 m	
Maximum Lot Coverage	40%	

6.1.3 Additional Provisions

1. Accessory Dwellings
 - a. Permitted accessory dwelling units intended for an owner/operator, caretaker or watch person, shall conform to the requirements of the R1 Zone for single detached dwellings.

2. Increased Yard Requirements

- a. Where a M1 Zone abuts a Residential Zone or is separated from a Residential Zone by only a street, the minimum yard requirement of any yard so abutting or facing shall be increased to 20 m of which 3 m shall be landscaped open space with visual screening in the case of a rear or side yard.

3. Open Storage

Open storage shall be permitted in accordance with the following:

- a. The open storage must be accessory to the principal use of the lot;
- b. Open storage, as defined in the By-law, shall not be permitted within any minimum front yard or exterior side yard nor within any minimum side or rear yard where the side or rear lot line abuts a Residential Zone;
- c. A strip of landscaped open space, a minimum of 3 metres wide shall be provided around all open storage areas;
- d. Where open storage areas abut a Residential Zone, the required landscaped open space must also include visual screening. Any combination of plant materials, landscaped berms or fencing may be used; and
- e. Any areas used for open storage shall be in addition to any minimum off-street parking areas required by this By-law.



SECTION 7 AGGREGATE RESOURCE ZONE

No person shall hereafter use or alter any lands, nor erect, alter, enlarge or use any building or structure in an Aggregate Resource Zone except in accordance with the following provisions of this Section and of any other relevant Sections of this By-law.

7.1 AGGREGATE RESOURCE (AR) ZONE

7.1.1 Permitted Uses

- Mineral aggregate operation
- Pit
- Quarry
- Wayside pits and quarries; portable asphalt plants; and portable concrete plants

7.1.2 Regulations

Requirements for principal and accessory buildings and structures are as follows:

Provisions	Requirement
Minimum Front Yard Depth (m)	45 m
Minimum Rear Yard Depth (m)	30 m
Minimum Side Yard Depth (m)	30 m
Maximum Height (m)	11 m
Minimum Distance from Residential use lot	60 m

7.1.3 Additional Provisions

1. Separation Distances for Pits and Quarries

A pit or quarry shall not be established within:

- a. 300 metres of a dwelling unit; or
- b. 50 metres of a street.

2. Required Setback

To ensure public safety and prevent traffic hazards, the excavation of land for aggregate materials shall not be permitted:

- a. Within 15 m of a property boundary;
- b. Within 30 m of any boundary abutting a public road or land used for residential purposes;
- c. Within 15 m of a naturally occurring body of water; and
- d. Within any distance from a property boundary which will be less than half of the height of the face of the excavation.



SECTION 8 INSTITUTIONAL ZONE

No person shall hereafter use or alter any lands, nor erect, alter, enlarge or use any building or structure in an Institutional Zone except in accordance with the following provisions of this Section and of any other relevant Sections of this By-law.

8.1 INSTITUTIONAL (I) ZONE

8.1.1 Permitted Uses

- Clinic
- Community centre
- Dwelling unit accessory to a permitted institutional use
- Government facility
- Hospital
- Institutional use
- Library
- Long-term care facility
- Office accessory to a permitted institutional use
- Pharmacy
- Place of worship
- Public park
- Retail store accessory to a permitted institutional use

8.1.2 Regulations

Provisions	Requirement
Minimum Lot Area (m ²)	1,400 m ²
Minimum Lot Frontage (m)	30 m
Maximum Lot Coverage (%)	30%
Minimum Front Yard (m)	10.5 m
Minimum Interior Side Yard (m)	2 m
Minimum Exterior Side Yard (m)	10.5 m
Minimum Rear Yard (m)	15 m
Maximum Height (m)	10.5 m

8.1.3 Additional Provisions

1. Municipal Services

Institutional uses shall be connected to municipal municipal water and sanitary sewage services.



SECTION 9 OPEN SPACE ZONE

No person shall hereafter use or alter any lands nor erect, alter, enlarge or use any building or structure in an Open Space Zone except in accordance with the provisions of this Section and of any other relevant Sections of this By-law.

9.1 OPEN SPACE (OS1) ZONE

9.1.1 Permitted Uses:

- Conservation
- Public park

9.1.2 Regulations

1. Permanent Buildings Prohibited

No permanent buildings or structures shall be allowed in the OS1 Zone, except those which are accessory to a park and open space use (e.g. rest rooms, shelters) and those required for flood or erosion control.

9.1.3 Additional Provisions

1. Boundaries of OS1 Zone

- a. Where a use is proposed within or directly adjacent to the Open Space (OS1) Zone, other than those uses permitted in this Section, on-site investigations by a qualified professional shall be carried out to determine the presence, extent, and significance of possible natural hazards which may affect such uses.
- b. Where the boundaries of the Open Space (OS1) Zone are refined or adjusted through investigations by a qualified professional and/or empirical evidence, such refinement or adjustment may be incorporated into the Zoning Schedules of this By-law without the need for an amendment.

2. Parking or Active Recreation

No parking or active recreation area shall be located closer than 6 m to any lot line which abuts a Residential Zone.



SECTION 10 RURAL ZONE

No person shall hereafter use or alter any lands nor erect, alter, enlarge or use any building or structure in a Rural Zone except in accordance with the provisions of this Section and any other relevant Sections of this By-law.

10.1 RURAL ZONE (RU) ZONE

10.1.1 Permitted Uses

- Agricultural use
- Agriculture-related uses
- Club
- Conservation
- Forestry use
- Greenhouse
- Hunting and fishing camp
- Kennel
- Mineral mining operation
- Natural gas transmission facility
- On-farm diversified uses
- Open storage, accessory to a permitted use
- Seasonal dwelling
- Wayside pits and quarries; portable asphalt plants; and portable concrete plants

10.1.2 Regulations

Provisions	Permitted Uses	Requirement
Minimum Lot Area (m ²)	Agricultural use, forestry use, conservation, mineral mining operation, and accessory dwelling.	10,000 m ²
	Seasonal dwelling or single detached dwelling where permitted pursuant to the Additional Provisions	1400 m ²
	Other uses	4000 m ²
Minimum Lot Frontage (m)	Agricultural use, forestry use, conservation, mineral mining operation and accessory dwelling	150 m

Provisions	Permitted Uses	Requirement	
	Seasonal dwelling or single detached dwelling where permitted pursuant to the Additional Provisions	30 m	
	Other uses	45 m	
Minimum Yard Requirements (m)	Agricultural use, forestry use, conservation, mineral mining operation, and accessory dwelling	Front Yard	12 m
		Rear Yard	12 m
		Interior Side Yard	6 m
		Exterior Side Yard	7 m
	Seasonal dwelling or single detached dwelling where permitted pursuant to the Additional Provisions	Front Yard	9 m
		Rear Yard	9 m
		Interior Side Yard	3 m
		Exterior Side Yard	7 m
	Other uses	Front Yard	12 m
		Rear Yard	12 m
		Interior Side Yard	6 m
		Exterior Side Yard	7 m
Maximum Dwelling Units per Lot where permitted pursuant to the Additional Provisions (excluding permitted secondary dwelling units or garden suites)	Agricultural use, forestry use, conservation, mineral mining operation, and accessory dwelling	1 (Accessory dwelling only)	
	Seasonal dwelling or single detached dwelling where permitted pursuant to the Additional Provisions of this Section	1	
	Other uses	1	

10.1.3 Additional Provisions

1. Permanent Single Detached Dwellings

Within the Rural (RU) Zone, a permanent single detached dwelling or permanently installed mobile home shall be permitted under the following circumstances:

- a. As an ancillary use to one of the following permitted uses:
 - i. Agricultural use;
 - ii. Forestry use;
 - iii. Hunting and fishing camp;
 - iv. Mineral mining operation; or
 - v. Natural gas transmission facility.
- b. As An undeveloped patented township lot having frontage on an existing year-round maintained road, which will not necessitate the undue extension of other services;
- c. Where a permanent residential dwelling unit has been occupied on a continual basis since January 1, 1980; or
- d. Where the property was created by consent in conformity with the consent policies of the Official Plan.

2. Conversion of Dwelling – Seasonal to Permanent

A site-specific amendment to this By-law will be required to permit the conversion of seasonal dwelling to a permanent dwelling, unless such permanent dwelling is permitted by the Permanent Single Detached Dwellings provisions of this Section.

3. Home-Based Businesses in the Rural Zone, Additional Requirements

In addition to the provisions set-out in the Home-Based Businesses Section of this By-law, the following applies to home-based businesses within the Rural Zone:

- a. A home-based business shall be permitted in zones where a permanent residential dwelling is a permitted use, in accordance with the following:
 - i. No noise, vibration, smoke and/or odours are observable from the property lines;
 - ii. Emissions to air, water and/or land shall meet the requirements of the Province;
 - iii. Adequate water supply and sewage disposal facilities shall be provided in compliance with regulations made under the Building Code Act;
 - iv. No observable increase in the volume or nature of traffic if observable and, the home-based business does not necessitate the upgrading or enhancement of existing rights of way or a change to existing road maintenance practices;
 - v. Open storage and/or display of materials and/or products is not visible from an abutting public right of way or neighbouring property; and
 - vi. Additional exterior lighting that may be required will not be directed towards nor interfere with adjacent land uses.

In the case of an owner/operator of a commercial motor vehicle or forestry equipment, such business use shall include the parking and on-going routine maintenance and repair of the owner/operator's vehicle or forestry equipment, but shall not include a transport terminal as defined in this By-law.

4. Minimum Distance Separation

All development shall comply with the Minimum Distance Separation (MDS) formulae established by the Province, as amended from time to time, in order to minimize odour conflicts between livestock facilities and other development.

5. Open Storage

Open storage shall be permitted in accordance with the following:

- a. The open storage must be accessory to the principal use of the lot;
- b. Open storage, as defined in the By-law, shall not be permitted within any minimum front yard or exterior side yard nor within any minimum side or rear yard where the side or rear lot line abuts a Residential Zone;
- c. A strip of landscaped open space, a minimum of 3 metres wide shall be provided around all open storage areas;
- d. Where open storage areas abut a Residential Zone, the required landscaped open space must also include visual screening. Any combination of plant materials, landscaped berms or fencing may be used; and
- e. Any areas used for open storage shall be in addition to any minimum off-street parking areas required by this By-law.

10.1.4 Temporary Use By-laws

1. RU-T (Schedule A and A2)

The use of the land described as Parcel 8217 CC, being Part 1 of Lot 17, Concession 6, Devitt Township, and municipally known as 162 Highway No.11, shall comply with all of the regulations of this By-law and the Rural (RU) Zone in which said land is located. Notwithstanding any other provision of this By-law, the following temporary use shall be permitted:

Temporary Use Permitted	Enactment Date	Expiry Date
One (1) garden suite	October 21, 2019	October 21, 2029



SECTION 11 WASTE MANAGEMENT SITE ZONE

No person shall hereafter use or alter any lands nor erect, alter, enlarge or use any building or structure in a Waste Management Site Zone except in accordance with the provisions of this Section and any other relevant Sections of this By-law.

11.1 WASTE MANAGEMENT SITE (WMS) ZONE

11.1.1 Permitted Uses

- Landfill sites
- Material recovery facility
- Waste processing facility

11.1.2 Additional Provisions

1. Front Yards

- a. Notwithstanding any other provision of this Bylaw, where a front lot line abuts any of the following Zones, or is separated from any such Zone by a street or lane only, the set-back from the said front lot line shall be a minimum of 500 metres:
 - i. Any Residential Zone;
 - ii. The Open Space (OS1) Zone; or
 - iii. The Institutional (I) Zone.

2. Side Yards

- a. Notwithstanding any other provision of this Bylaw, where a side lot line abuts any of the following Zones, or is separated from any such Zone by a street or lane only, the setback from the said side lot line shall be a minimum of 500 metres:
 - i. Any Residential Zone;
 - ii. The Open Space (OS1) Zone; or
 - iii. The Institutional (I) Zone
- b. Where a side lot line abuts a railway, a set-back from the said side lot line shall not be required.

3. Rear Yards

- a. Notwithstanding any other provision of this By-law, where a rear lot line abuts any of the following Zones, or is separated from any such Zone by a street or lane only, the setback from the said rear lot line shall be a minimum of 500 metres:
 - i. Any Residential Zone;
 - ii. The Open Space (OS1) Zone; or
 - iii. The Institutional (I) Zone.
- b. Where a rear lot line abuts a railway, a set-back from the said rear lot line shall not be required.

4. Permitted Exterior Activities

- a. Where any part of a permitted use is carried on outside a building, that part of the operation shall not be conducted in any front yard nor in any portion of a side or rear yard within 500 metres of an abutting residential Zone, the Institutional (I) Zone, or the Open Space (OS1) Zone.

5. Landscaping

- a. Where a lot in a Waste Management Site (WMS) Zone fronts opposite to or abuts a Residential Zone, the Institutional (I) Zone, or Open Space (OS1) Zone, a strip of land not less than 3 metres in width inside and abutting the Waste Management Site (WMS) Zone boundary shall not be used for any purpose other than landscaping, but this shall not prevent the provision of entrances and exits from the said lot through the required landscaping.

6. Use of Front and Side Yard

- a. No person shall use the front or exterior side yard of any lot in a Waste Management Site (WMS) Zone for any purpose other than for landscaping or the temporary parking of vehicles.

7. Fencing

- a. Where required, a fence may be erected upon the Waste Management Site (WMS) Zone or any part thereof. Fences shall be set back a minimum of 7.5 metres from the adjacent lot lines.



SECTION 12 ZONING SCHEDULES

- Schedule A – Township of Mattice-Val Côté
- Schedule A1 – Village of Mattice
- Schedule A2 – Hamlet of Val Côté
- Schedule A3 – Shallow Lake

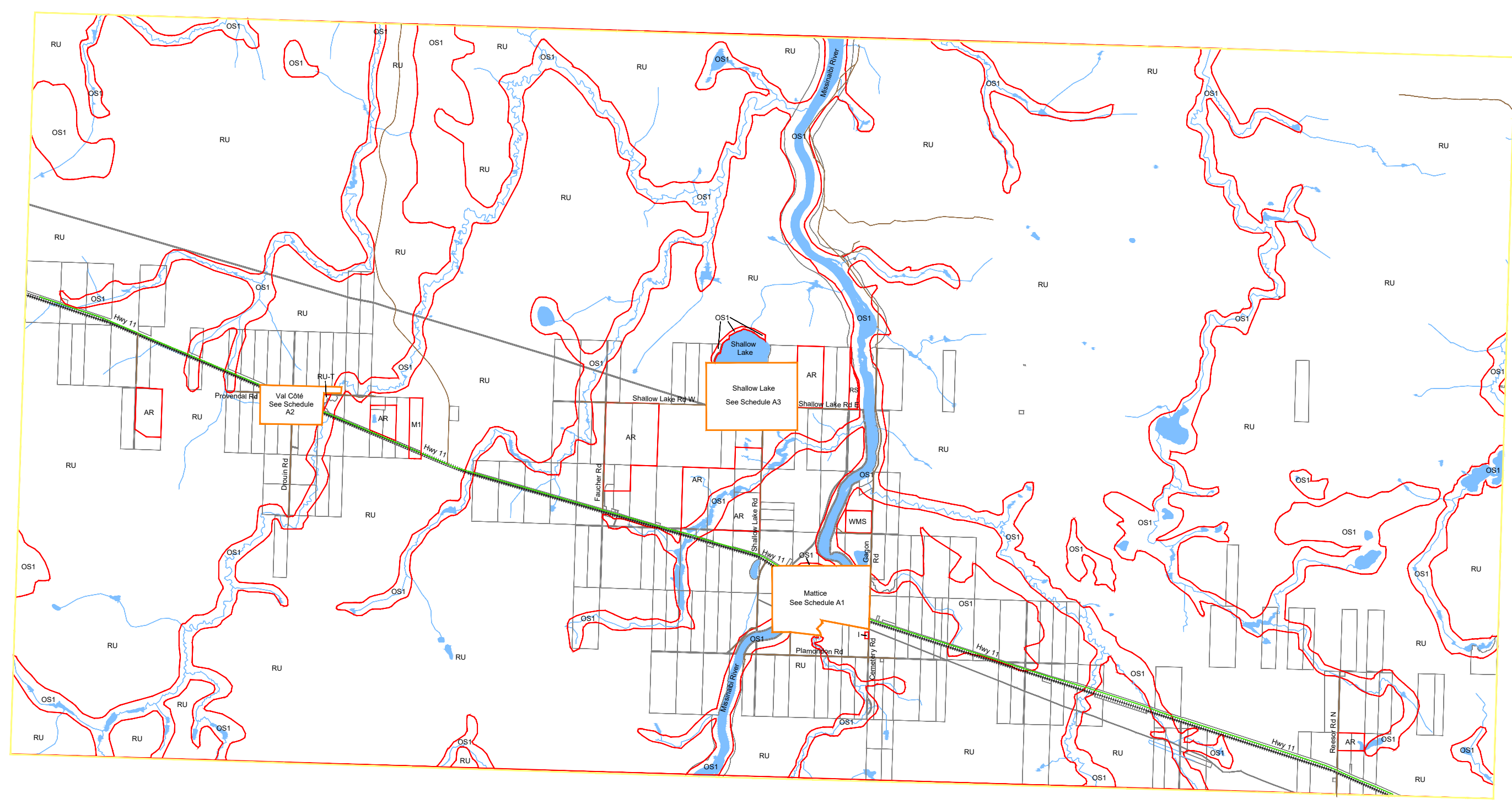
Township of Mattice-Val Côté Zoning By-law Schedule A

- Zone Boundary □
- RS - Seasonal Residential
- M1 - Service Industrial
- AR - Aggregate Resource
- I - Institutional
- OS1 - Open Space
- RU - Rural
- WMS - Waste Management Site
- T - Temporary Use By-Law

- Provincial Highway —
- Local Roads —
- Railway + + +

- Rivers and Streams —

- Municipal Boundary —
- Sub Schedule Boundary —



wsp
 Digital Map Created By:
 CGIS Spatial Solutions
 52 South Street
 Paris, ON N7H 2G7
 TEL: 613-368-4321
 www.cgis.com

Date: November 15, 2019

500m 1000m 1500m 2000m 2500m

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Township of Mattice-Val Côté Zoning By-law Schedule A1 - Village of Mattice

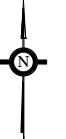
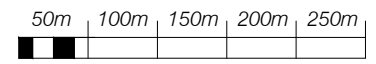
- Zone Boundary □
- R1 - General Residential
 - R2 - Multiple Residential
 - C1 - General Commercial
 - C2 - Highway Commercial
 - M1 - Service Industrial
 - I - Institutional
 - OS1 - Open Space
 - RU - Rural
 - H - Holding
 - # - Special Exception

- Provincial Highway —
- Railway + + +
- Sub Schedule Boundary —

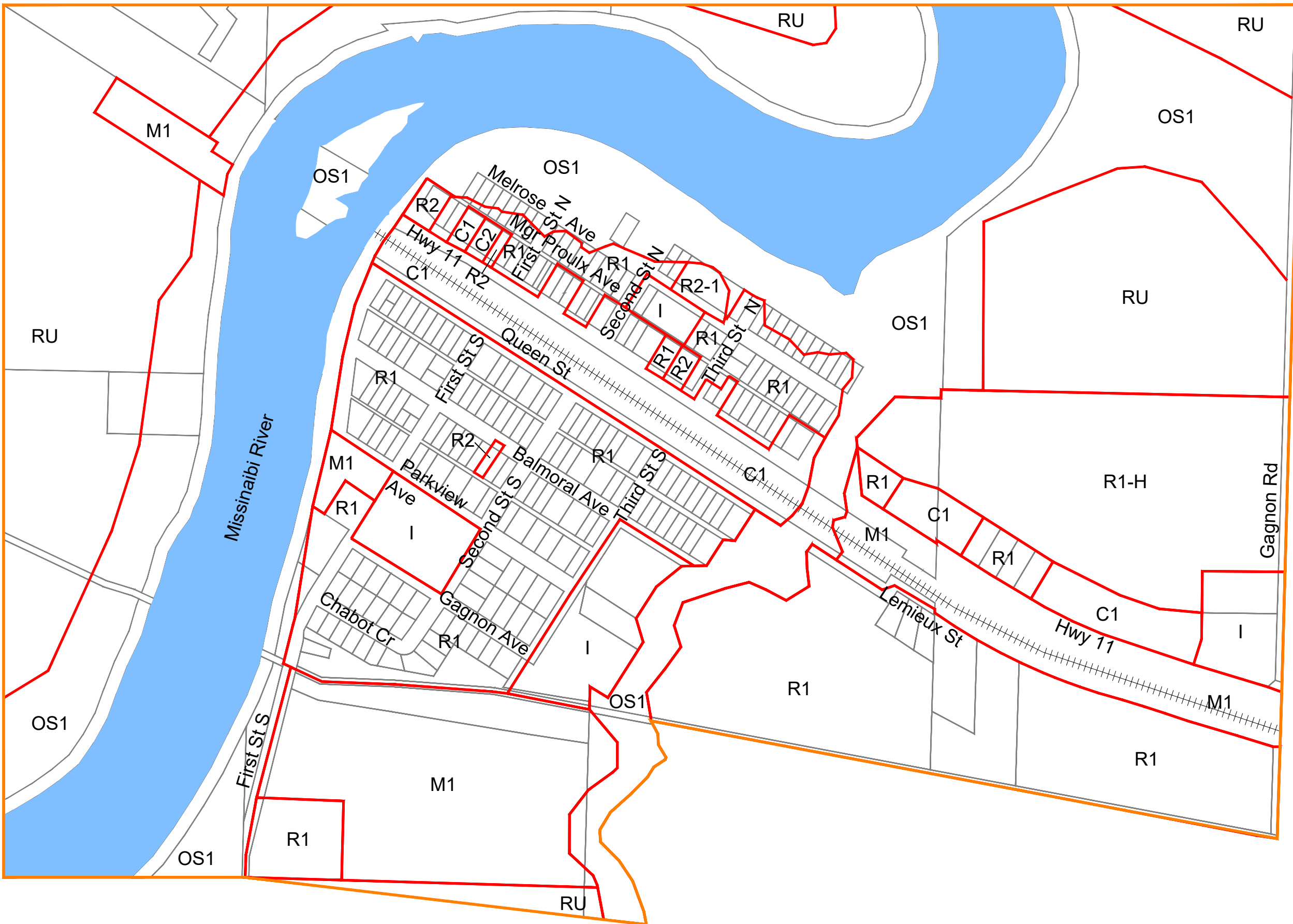


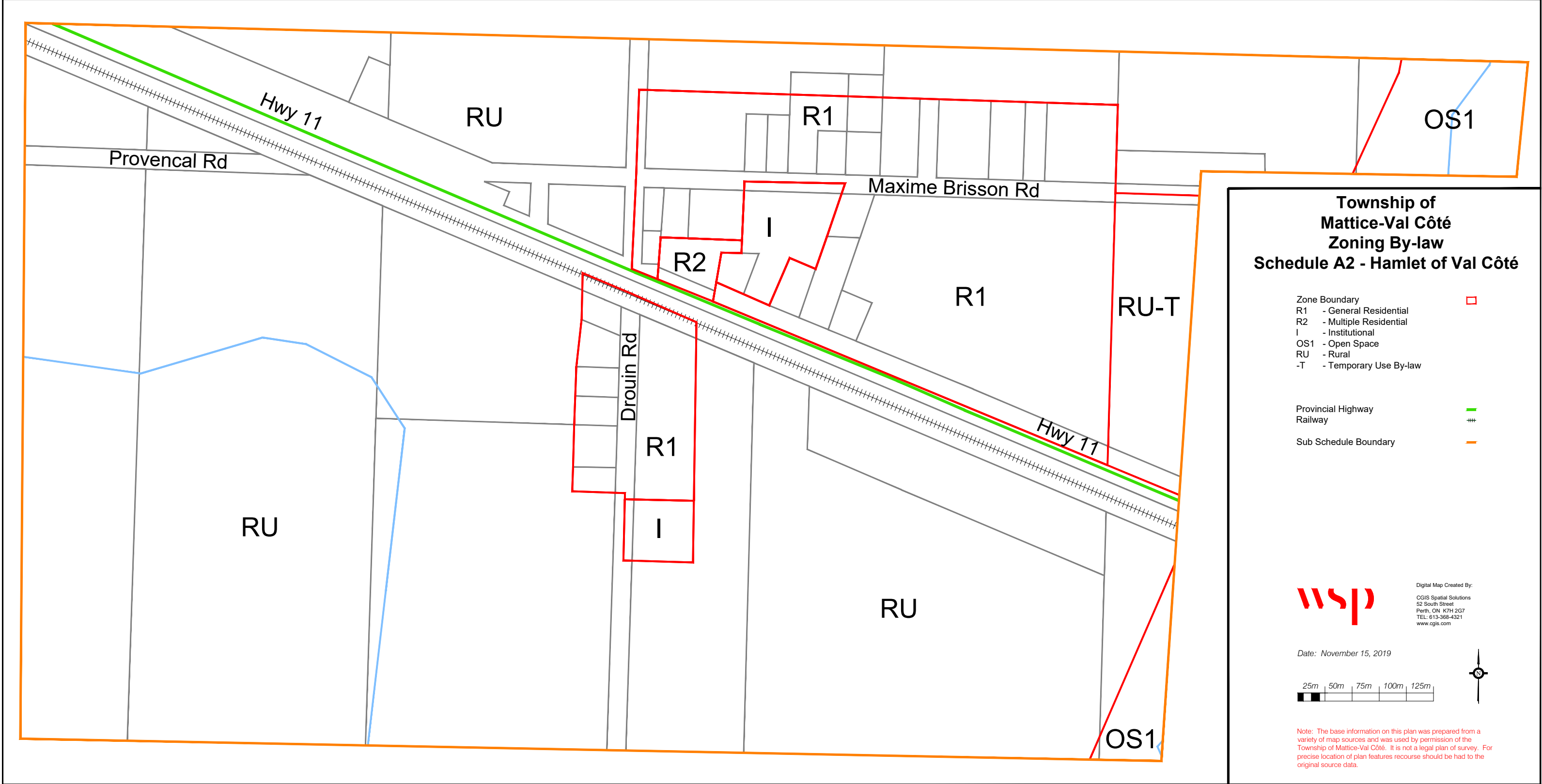
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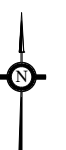
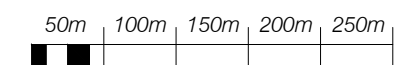
Township of Mattice-Val Côté Zoning By-law Schedule A3 - Shallow Lake

- Zone Boundary
- R1 - General Residential
 - RS - Seasonal Residential
 - OS1 - Open Space
 - RU - Rural

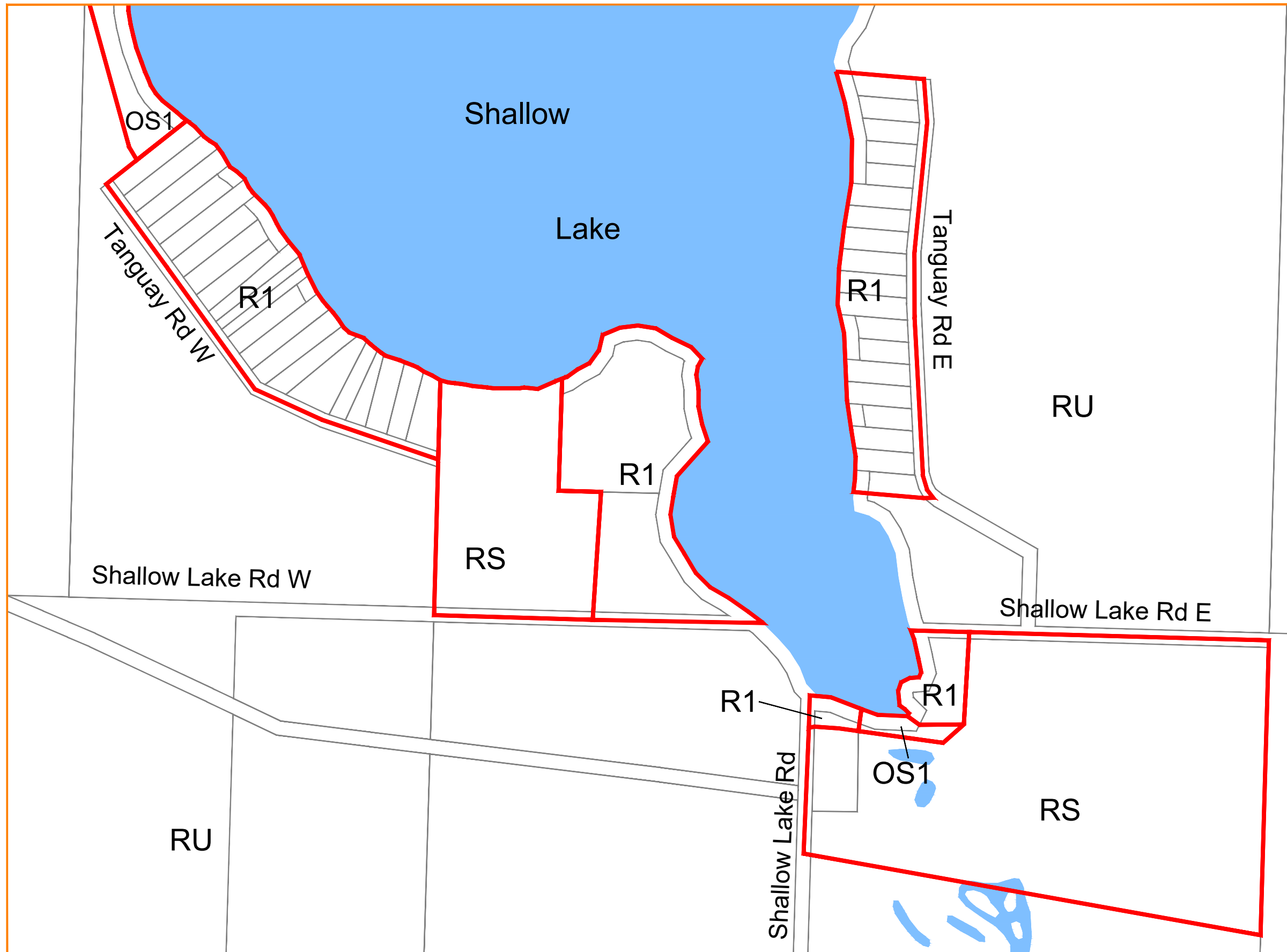
Sub Schedule Boundary

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TOWNSHIP OF MATTICE-VAL CÔTÉ
ZONING BY-LAW

FINAL
NOVEMBER 2019

