



Corporation of the Township of Severn

Zoning By-law 2010-65

Consolidation Version – July 24, 2026

This version of the Zoning By-law has been updated to include all amendments to the By-law passed by Council and/or approved by the Ontario Municipal Board, Local Planning Appeals Tribunal, and Ontario Land Tribunal up to July 24, 2026.

Please contact the Planning Department for the most recent amendments to the Zoning By-law.

TABLE OF CONTENTS

TABLE OF CONTENTS	1
SECTION 1 ADMINISTRATION AND INTERPRETATION	6
1.1 Title	6
1.2 Components.....	6
1.3 Application	6
1.4 Administration	6
1.5 Conformity and Compliance with By-law	6
1.6 Interpretation	7
1.7 Definitions	7
1.8 Building Permits and Municipal License.....	7
1.9 Enforcement.....	7
1.10 Penalties for Contravention	7
1.11 Severability	8
1.12 Technical Revision to the Zoning By-law.....	8
1.13 Transition Provisions	8
SECTION 2 ESTABLISHMENT OF ZONES	9
2.1 Zones	9
2.2 Zone Schedules	11
2.3 Zone Symbols	11
2.4 Determining Zone Boundaries	11
2.5 Land Ownership.....	11
2.6 Zoning of Water and Islands	12
2.7 Discrepancies	12
2.8 Overlay Zones	12
2.9 Site Specific Zones	12
2.10 Holding Zones.....	12
2.11 Haul Routes.....	12
2.12 Limited Service Areas	13

SECTION 3	GENERAL PROVISIONS	14
3.1	Accessory Uses, Buildings and Structures	14
3.2	Antennae, Towers, Satellite Dishes	20
3.3	Additional Residential Units	21
3.4	Environmental Protection Area	22
3.5	Established Building Line	23
3.6	Flood Hazard Overlay	23
3.7	Garage and Yard Sales	25
3.8	Garden Suites	26
3.9	Group Homes	26
3.10	Height Exceptions	26
3.11	Home Industries	27
3.12	Home Occupations	28
3.13	Landscaping and Buffers	29
3.14	Lighting	29
3.15	Minimum Separation Distances (MDS)	30
3.16	Motor Vehicle Service Stations and Fuel Bars	30
3.17	Multiple Uses on One Lot	30
3.18	Multiple Zones on One Lot	31
3.19	Non-Complying Lots, Buildings and Structures	31
3.20	Non-Conforming Uses	32
3.21	Outdoor Display of Goods and Material	33
3.22	Outdoor Storage	34
3.23	Permitted Uses in All Zones	35
3.24	Pits and Quarries	36
3.25	Prohibited Uses/Activities	36
3.26	Public Street, Private Road, Navigable Waterway or Condominium Access	37
3.27	Refreshment Vehicles	38
3.28	Restrictions on Dwelling Units in Non-Residential Buildings	38
3.29	Roadside Garbage Containers	38
3.30	Servicing Requirements	39
3.31	Storage Containers	40

3.32	Sight Triangles.....	40
3.33	Signs.....	41
3.34	Special Setback Requirements.....	41
3.35	Temporary Uses.....	42
3.36	Tent Structures	43
3.37	Through Lots	43
3.38	Recreational Accommodation Vehicles	44
3.39	Trucks, Buses, and Coach Bodies	44
3.40	Yard Encroachments Permitted.....	44
3.41	Source Protection	45
3.42	Backyard Chickens.....	45
3.43	Accessory Apartments.....	46
SECTION 4 PARKING AND LOADING PROVISIONS		47
4.1	General	47
4.2	Parking Space Requirements	47
4.3	Barrier-Free Parking Requirements.....	54
4.4	Queuing Lane Requirements	54
4.5	Parking of Special Vehicles	56
4.6	Loading Space Requirements.....	57
4.7	Snow Storage.....	58
SECTION 5 AGRICULTURAL AND RURAL ZONES		59
5.1	Establishment of Agricultural and Rural Zones	59
5.2	General Prohibition	59
5.3	Permitted Uses.....	59
5.4	Lot Requirements	61
5.5	Exceptions	62
SECTION 6 RESIDENTIAL ZONES		82
6.1	Establishment of Residential Zones.....	82
6.2	General Prohibition	82
6.3	Permitted Uses.....	83

6.4	Lot Requirements	84
6.5	Exceptions	86
SECTION 7 COMMERCIAL ZONES.....		135
7.1	Establishment of Commercial Zones	135
7.2	General Prohibition	135
7.3	Permitted Uses.....	135
7.4	Lot Requirements	139
7.5	Exceptions	141
SECTION 8 INDUSTRIAL ZONES.....		156
8.1	Establishment of Zones	156
8.2	General Prohibition	156
8.3	Permitted Uses.....	156
8.4	Lot Requirements	159
8.5	Exceptions	160
SECTION 9 MISCELLANEOUS ZONES		166
9.1	Establishment of Miscellaneous Zones	166
9.2	General Prohibition	166
9.3	Permitted Uses.....	166
9.4	Lot Requirements	168
9.5	Exceptions	170
SECTION 10 HOLDING ZONES.....		182
10.1	Holding Provisions	182
10.2	Requirements for Removal of Holding Provision	182
10.3	List of Holding Provisions.....	182
SECTION 11 DEFINITIONS.....		193
SECTION 12 ENACTMENT		232
12.1	Force and Effect.....	232
12.2	Repeal of Former By-laws	232

12.3 Reading by Council232

SECTION 1 ADMINISTRATION AND INTERPRETATION

1.1 Title

This By-law may be referred to as the “Township of Severn Zoning By-law” and applies to all lands within the Township of Severn.

1.2 Components

This By-law consists of all textual components and schedules contained herein.

1.3 Application

(amended by By-law 2024-13)

The provisions of this By-law shall apply to all lands, islands, watercourses, and navigable watercourses within the jurisdiction of the Corporation of the Township of Severn.

The provisions of this By-law apply to Crown land.

1.4 Administration

This By-law shall be administered and enforced by municipal staff as appointed by the Council of the Corporation of the Township of Severn.

1.5 Conformity and Compliance with By-law

- a) No land, building or structure may be used, erected, or altered except in accordance with the provisions of this By-law.
- b) In the event of an inconsistency or conflict between two or more provisions in this By-law, the more restrictive provision shall prevail.
- c) Any use established in violation of a predecessor of this By-law is deemed to have been established unlawfully.

1.6 Interpretation

(amended by By-law 2024-13)

The provisions of this By-law are the minimum requirements except where the word “maximum” is used, in which case the maximum requirement applies.

Nothing in this By-law shall serve to relieve any person from any obligation to comply with the requirements of any other By-law of the Township of Severn, including any applicable municipal licensing or permitting requirements, or any requirement of the Province of Ontario including the Ontario Building Code and the Fire Protection and Prevention Act, or Government of Canada that may affect the use of lands, islands, watercourses, navigable watercourses, buildings, or structures in the Municipality.

All measurements in this By-law appear in metric. Appendix “A” has been included for information purposes only and the imperial figures are not exact conversions of the metric figures. Reference shall always be made to the metric figures in determining conformity with the By-law.

Illustrations have been included in Appendix “B” to assist in providing a visual interpretation of various provisions in the By-law.

1.7 Definitions

For the purposes of this By-law, the definitions and terms given in Section 11 of this By-law shall govern.

1.8 Building Permits and Municipal License

The requirements of this By-law must be met before a Building Permit, Certificate of Occupancy, or approval of an application for a municipal license is issued for the use of land or the use, erection, addition to or alteration of any building or structure.

1.9 Enforcement

Any designated employee of the Township of Severn acting under their direction may, at any reasonable hour and upon producing proper identification, enter and inspect any property but shall not enter any building or structure used as a dwelling unit without the consent of the occupier, or the authority of a Search Warrant issued pursuant to the provisions of the Provincial Offences Act.

1.10 Penalties for Contravention

Any person who contravenes any provision of this By-law is guilty of an offense and upon conviction is liable to the fine(s) as provided for under the Planning Act, R.S.O. 1990, c.P. 13 as amended.

1.11 Severability

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

1.12 Technical Revision to the Zoning By-law

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

- a) Correction of grammar or typographical errors or revisions to format in a manner that does not change the intent of a provision.
- b) Adding or revising technical information on maps or schedules that does not affect the zoning of lands including, but not limited to, matters such as updating and correcting infrastructure information, keys, legends, or title blocks.
- c) Changes to appendices, footnotes, headings, indices, marginal notes, table of contents, illustrations, historical or reference information, page numbering, footers, and headers, which do not form a part of this By-law and are editorially inserted for convenience of reference only.
- d) Minor adjustments to the boundary of the Environmental Protection Zone on a property may be made, without amendment to the Zoning By-law, where the Official for the Corporation of the Township of Severn is satisfied that the mapping of the Environmental Protection Zone on a schedule is in obvious error.

1.13 Transition Provisions

- a) Where the Committee of Adjustment of the Township of Severn or the Ontario Municipal Board has authorized a minor variance from the provisions of By-laws 720, 1767, 778/78, 1990-22 or 1993-50, as amended, in respect of any land, building or structure and the decision of the Committee of Adjustment of the Township of Severn or the Ontario Municipal Board authorizing such minor variance has become final and binding prior to the enactment of this By-law, the provisions of this By-law, as they apply to such land, building or structure, shall be deemed to be modified to the extent necessary to give effect to such minor variance.
- b) Where a Site Plan Agreement or Subdivision Agreement has been entered into prior to the effective date of this by-law, the provisions of this By-law, as they apply to such land, building or structure, shall be deemed to comply to such Site Plan Agreement or Subdivision Agreement.
- c) Where a building permit has been issued prior to the effective date of this by-law, the provisions of this By-law, as they apply to such building or structure, shall be deemed to comply with the zone regulations in effect at the time of issue of the building permit.

SECTION 2 ESTABLISHMENT OF ZONES

2.1 Zones

For the purposes of this By-law, the Township of Severn is divided into the following Zones:

Zone	Symbol
Agricultural and Rural Zones	
Agriculture	AG
Rural	RU
Residential Zones	
Residential Type One	R1
Residential Type Two	R2
Medium Density Residential	RM1
High Density Residential	RM2
Shoreline Residential Serviced	SR1
Shoreline Residential Non-Serviced	SR2
Shoreline Residential Restricted Access	SR3
Rural Residential	RR
Estate Residential	ER
Mobile Home Residential	MHR
Commercial Zones	
General Commercial	C1
Downtown Commercial	C2
Neighbourhood Commercial	C3
Highway Commercial	C4

Space Extensive Commercial	C5
Shopping Centre Commercial	C6
Rural Commercial	C7
Tourist Resort Commercial	C8
Recreational Commercial	C9
Shoreline Commercial	C10
Industrial Zones	
Light Industrial	M1
General Industrial	M2
Extractive Industrial	M3
Waste Management Industrial	M4
Miscellaneous Zones	
County Forest	CF
Crown Land	CL
Environmental Protection	EP
Greenlands	GL
Institutional	I
Open Space	OS

2.2 Zone Schedules

The location and boundaries of the Zones established by this By-law are contained on Zoning Schedules attached to and forming part of this By-law. Schedules include:

- A-1 to A-2
- B-1 to B-5
- C-1 to C-5
- D-1 to D-6
- E-1 to E-6
- F-1 to F-5
- G-3 to G-5
- S-1 to S-8
- FP-1 to FP-6

2.3 Zone Symbols

The symbols listed in subsection 2.1 may be used to refer to the Zone in which the lands are situated, and the provisions of such Zone shall apply.

2.4 Determining Zone Boundaries

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

- a) a boundary indicated as following lot lines shown on a registered plan of subdivision, or the municipal boundaries of the Township of Severn shall follow such lot lines;
- b) a boundary indicated as following a highway, street, lane, railway right-of-way, utility corridor or watercourse shall be the centreline of such highway, street, lane, railway right-of-way, utility corridor or watercourse;
- c) where a boundary passes through a lot and the distance is not indicated, the Zone boundary shall be measured using the scale of the Zoning Schedules;
- d) where none of the above provisions apply, the Zone boundary shall be scaled from the legally approved Schedule(s).

2.5 Land Ownership

No representation or implication is made by the Township, nor should any inference be drawn from the Schedules attached to this By-law as to the ownership of private land and/or rights of access to such land. Ownership and access rights are legal matters that fall solely within the purview of the courts.

2.6 Zoning of Water and Islands

- a) Where a zone boundary abuts a waterbody, such zone shall be deemed to extend into the waterbody and to apply to any waterlots, Crown lakebed or any land created by changing lake levels, and to extend over all docks, boathouses, boatports and any other structures appertaining to the lot.
- b) All islands not identified as being within a Zone on the Zone Schedules shall be zoned Open Space (OS).

2.7 Discrepancies

In the event that there is a discrepancy between regulations in the “General Provisions” of this By-law and a specific Zone, the most restrictive provision shall apply.

2.8 Overlay Zones

Where a property is identified within one of the overlay Floodplain Zones on Schedules “FP-1 to FP-6”, the property shall be subject to the special provisions contained within Subsection 3.6 of this By-law.

2.9 Site Specific Zones

Where a Zone symbol on the attached Schedule(s) is followed by a dash “-”, and a number, such as “R1-17”, the number refers to a site-specific exception that applies to the lands noted.

2.10 Holding Zones

Notwithstanding any other provision in this By-law, where a Zone symbol is followed by the letter “H” and a number, no person shall use the land to which the letter “H” applies for any use other than the use which existed on the date this By-law was passed, until the “H” is removed in accordance with the policies of the Official Plan and the provisions of Section 10 of this By-law and/or the requirements of any amending By-law, and the requirements of the *Planning Act*, as amended.

2.11 Haul Routes

(amended by By-law 2012-30)

Where a Zone symbol on the attached Schedule(s) is followed by a slash “/” and the letters “HR”, such as “R1/HR”, the “HR” identifies the lands as being located on an identified aggregate haul route and the special setbacks contained within Subsection 3.33.3 of this By-law shall apply.

2.12 Limited Service Areas

Properties that do not have frontage and/or access on a year-round, municipally maintained public road, where development is permitted, are identified as being within the “SR3” Zone or a Site-Specific Zone. Given the restricted access to these properties, the provision of municipal services to these properties such as fire protection, ambulance, garbage collection, and school busing, amongst other matters, may be limited.

SECTION 3 GENERAL PROVISIONS

3.1 Accessory Uses, Buildings and Structures

3.1.1 Permitted Uses

Where this By-law provides that a lot may be used or a building or structure may be erected or used for a purpose, that purpose shall include any detached accessory building or structure or accessory use.

3.1.2 Uses Permitted in Detached Accessory Buildings and Structures

No detached accessory building or structure shall be used for human habitation or an occupation for gain, except where specifically permitted elsewhere in this By-law.

3.1.3 Location on Lot

A detached accessory building or structure shall not be erected in any of the required yards unless specifically provided for elsewhere in this By-law.

3.1.4 Principal Building to be Constructed First

(amended by By-law 2012-30, 2018-61)

No accessory building or structure shall be erected on any lot until the principal building has been erected, with the exception of:

- a septic system; or
- a dock on a property that is accessed by water only, provided that a building permit for a structure has been issued.

3.1.5 Building Size

(amended by By-law 2022-19, 2026-40)

In addition to the provisions of Section 3.1.8 herein, the size of any enclosed or partially enclosed accessory building accessory to a residential use, shall not exceed the lesser of 75 per cent (%) of the floor area of the principal building or 110.0 square metres, unless specifically provided for elsewhere in this By-law.

3.1.6 Building Height

Any accessory building or structure shall not exceed one-storey and be limited to a height of 5.0 metres, unless specially permitted elsewhere in this By-law.

3.1.7 Number

(amended by By-law 2012-30, 2018-61, 2022-19, 2025-28, 2026-40)

The maximum number of detached accessory buildings permitted on a lot shall be three (3). This number does not include: a sleeping cabin, a privy, a pumphouse, a gazebo, a boatport or a boathouse. Included within the three (3) accessory building maximum shall be a detached accessory building that contains an additional residential unit, where permitted by the By-law.

3.1.8 Coverage

(amended by By-law 2022-19)

The maximum lot coverage of all detached accessory buildings and structures (with the exception of a tile field and swimming pool) shall not exceed:

- 5.0 per cent (%) of the total lot area, where the lot is privately or partially serviced; or
- 7.5 per cent (%) of the total lot area, where the lot is fully serviced unless specifically provided for elsewhere in this By-law.

3.1.9 Accessory Structure Encroachments

Notwithstanding the yard and setback provisions of this By-law to the contrary, drop awnings, clothes poles, flag poles, garden trellises, retaining walls, fences, signs, or similar uses which comply with this By-law are permitted in any required yard. Fences shall not exceed a height of 1.2 metres in the required front yard of lots in the SR1, SR2 or SR3 Zones.

3.1.10 Fire Escapes

Unenclosed fire escapes, in which the stairs, steps and floor are latticed in such a manner that the proportion of voids to solids is not less than two to one and in which guards, consisting of handrails and the structural members necessary for their support, may project into any required yard a maximum distance of 1.2 metres, provided however, that such structures are no closer than 1 metre from the lot line.

3.1.11 Exception to Yard Requirements

(amended by By-law 2012-30, 2018-61)

Unless specified elsewhere in this By-law, an accessory structure shall meet the minimum front yard and exterior side yard requirements of the zone in which it is located but on a lot where the principal use is residential, an accessory structure not containing habitable space may be located within an interior side yard and/or rear yard provided it is no closer than 1.5 metres to the lot line, no closer than 7.5 metres to a municipal road allowance and no closer than 3.0 metres to a private right-of-way for vehicular access.

3.1.12 Shoreline Structures

3.1.12.1 Identification

(amended by By-law 2018-61)

Shoreline structures refer to accessory buildings and structures erected at or near the shoreline in the required yard located between the shoreline and the dwelling on a lot where the principal use is residential. They include buildings and structures that are on the lot and/or attached to the land that forms the bed of a navigable waterway adjacent to the lot.

3.1.12.2 Permitted Uses

(amended by By-law 2018-61, 2024-13)

Shoreline structures include boathouse, boatport, dock, boatlift, launch ramp, marine railway, marine storage facility, pumphouse, deck, gazebo, sauna, swimming pool or hot tub but shall not include floating accommodation.

3.1.12.3 Shore Road Allowance

No new detached building or structure, with the exception of a means of pedestrian access, deck, dock, pumphouse or gazebo shall be erected on a shore road allowance that is owned by the Township or the Crown. Where a structure is erected on a shore road allowance that is owned by the Township or the Crown, such structure shall be deemed to be an accessory use to the principal use located on the adjacent back lot.

3.1.12.4 Maximum Width

The maximum cumulative width of docks, boathouse, boatport, boatlift, launch ramp, marine railway and marine storage facility shall not exceed 25.0 per cent (%) of the lot frontage to a maximum of 15.0 metres of the shoreline. The width shall be measured from the exterior walls or posts of a boathouse, boatport, boatlift or marine storage facility, and from the outer edge of a dock, launch ramp or marine railway.

3.1.12.5 Boathouses and Boatports

(amended by By-law 2018-61, 2022-19)

A boathouse or boatport may be erected and used in the required yard of a lot abutting a shoreline provided:

- a) a maximum of one boathouse or one boatport shall be permitted per lot provided the lot has a minimum of 30.0 metres of water frontage;
- b) only single storey boathouses shall be permitted;
- c) flat roofs are not permitted;
- d) the height of a boathouse or boatport shall not exceed a maximum height of 4.5 metres measured to the highest point of the roof;
- e) a minimum setback of 4.5 metres is maintained from the side lot lines and/or the straightline projection of the lot line into the water from the high water mark;
- f) the outside dimensions of the boathouse or boatport, including any cribs, the roof eaves, attached walkway or dock, but excluding an access ramp, shall fit within an 8.0 metre by 10 metre rectangular area or envelope;
- g) An access ramp to a boathouse or boatport shall not exceed a width of 2.0 metres and a length of 2.0 metres;
- h) a 3.0 metre open span along the shore is required;
- i) the maximum total footprint of supporting structure, being cribs, poles or piles, shall not exceed 15.0 square metres;

- j) a minimum of 50.0 per cent (%) of total length of supporting structure that extends from shoreline, must be one or more open spans;
- k) a maximum supporting structure width of 2.4 metres plus a maximum of three (3) fingers no wider than 2.4 metres may be installed from the main supporting structure with a minimum separation distance of 2.0 metres between fingers.

3.1.12.6 Docking Facilities

(amended by By-law 2018-61, 2022-19)

A dock, boatlift, launch ramp or marine railway may be erected and used in the required yard of a lot abutting a shoreline provided:

- a) a maximum of one dock is permitted per lot, unless the lot is a water access only lot, in which case a total of two docks are permitted;
- b) a minimum setback of 4.5 metres is maintained from the side lot lines and/or the straightline projection of the lot line into the water from the shoreline;
- c) docks fit within a 8.0 metre by 10.0 metre rectangular area or envelope adjacent to the shore;
- d) maximum dock width of 2.4 metres plus a maximum of two fingers no wider than 2.0 metres may be installed from the main dock section;
- e) the combined maximum surface area of a dock and fingers shall not exceed 45.0 square metres;
- f) access ramps are not to exceed 2.0 metres in width and 2.0 metres in length;
- g) the first 3.0 metres of dock adjacent to the shore must be open span;
- h) the maximum total footprint of supporting structure for a dock (e.g., cribs, pipes, etc.) is 15.0 square metres;
- i) a minimum of 50.0 per cent (%) of the total dock length, including attached fingers, must be one or more open spans;
- j) boatlifts must be located within or adjacent to the specified dock;
- k) boatlifts are not permitted to have walls; and,
- l) a minimum separation distance of 2.0 metres between fingers is required.

3.1.12.7 Swim Raft

(added by By-law 2018-61)

One swim raft may be permitted offshore of a lot abutting a shoreline provided:

- a) The structure does not exceed a size of 3.0 metres by 3.0 metres;
- b) The structure is located no further than 30.0 metres from the shoreline;
- c) A minimum setback of 4.5 metres is maintained from the straight-line projection of the side lot lines;
- d) Approval is obtained from all other applicable jurisdictions; and,
- e) If the swim raft is located within 3.0 metres of a docking facility, the swim raft shall be deemed to be part of the docking facility.

3.1.12.8 Gazebo

One freestanding gazebo may be permitted within the required yard abutting a shoreline, provided that:

- a) the structure does not exceed 15.0 square metres in floor area, but may not be located on a dock;
- b) the gazebo is set back at least 4.0 metres from the shoreline; and,
- c) the gazebo is set back at least 2.0 metres from any side lot line.

3.1.12.9 Marine Storage Facility

A marine storage facility may be erected and used in the required yard of a lot abutting a shoreline provided:

- a) a boathouse does not exist on the lot and/or attached to the land that forms the bed of a navigable waterway adjacent to the lot;
- b) the gross floor area of the marine storage facility does not exceed 45.0 square metres;
- c) a minimum setback of 15.0 metres is maintained from the high water mark; and,
- d) a minimum setback of 4.5 metres is maintained from the side lot lines.

3.1.12.10 Pumphouse

A pumphouse may be erected and used in the required yard of a lot abutting a shoreline provided it complies with the minimum required side yard. A free standing pumphouse shall not exceed a height of 2.0 metres or an area of 9.0 square metres.

3.1.12.11 Unenclosed Deck

(amended by By-law 2018-61)

An unenclosed, free-standing deck not attached to a dwelling or sleeping cabin, may be permitted within the required yard abutting a shoreline, provided that the structure:

- a) does not exceed 30.0 square metres in floor area;
- b) is located no closer than 5.0 metres to the shoreline, except where such deck is attached to a dock;
- c) the deck floor is no more than 1.0 metre from the grade below it; and,
- d) Where an unenclosed deck is attached to a dock, the width of the deck within 5.0 metres of the shoreline shall not exceed the width of the dock to which it is attached.

3.1.12.12 Sauna

(added by By-law 2018-61)

One freestanding sauna may be permitted within the required yard abutting a shoreline provided:

- a) The structure does not exceed 10.0 square metres in floor area;
- b) A minimum setback of 4.5 metres is maintained from the side lot lines;
- c) The height does not exceed a maximum height of 4.5 metres to the highest point of the roof;
- d) A sauna shall not be located on a dock or within a boathouse or boatport; and,
- e) If a sauna is attached to any other permitted shoreline structure, the applicable setback for the combined structure shall be the greater setback required for either of the shoreline structures to be combined.

3.1.12.13 Swimming Pool

(added by By-law 2018-61)

A swimming pool may be permitted within the required yard abutting a shoreline subject to the provisions of Section 3.1.14 of this By-law.

3.1.12.14 Hot Tub

(added by By-law 2018-61)

One hot tub may be permitted within the required yard abutting a shoreline provided:

- a) a hot tub, that is not located on a deck, shall be setback a minimum of 10 metres from the high water mark; and,
- b) a hot tub, that is located on a deck, is subject to the setback requirements of the deck and is included in the floor area of the deck.

3.1.13 Sleeping Cabin

(amended by By-law 2018-61)

A sleeping cabin may be erected on a lot within the SR2 and SR3 Zones, subject to the following provisions:

- a) such sleeping cabin complies with the minimum yard requirements for the principal use within the Zone;
- b) such sleeping cabin does not exceed a maximum gross floor area of 45.0 square metres including porches and covered decks;
- c) such sleeping cabin does not include kitchen or cooking facilities; and,
- d) a maximum of one sleeping cabin is permitted per lot.

3.1.14 Swimming Pools

(amended by By-law 2018-61, 2022-19)

Swimming pools are permitted in any Zone, with the exception of the Environmental Protection (EP) Zone, provided they are not located:

- a) in the required front or exterior side yards of a non-waterfront property;
- b) closer to a rear lot line or interior side lot line than the minimum setback required from such lot lines for an accessory building or structure on the lot; and,
- c) within 10.0 metres of the average high-water mark of a property abutting a waterbody.

3.1.15 Decks, Unenclosed Porches, Balconies or Steps

(amended by By-law 2022-19, 2025-28)

Unenclosed decks, porches, balconies, raised steps and ramps, covered or uncovered, may project into any required front, exterior, or rear yard a maximum distance of 3.5 metres and provided that in the case of decks, porches, or steps such uses are not more than 2.0 metres above finished grade immediately below and measured to the top of the deck boards, exclusive of the railing.

3.2 Antennae, Towers, Satellite Dishes

Radio and television antenna towers, satellite dishes greater than 1.0 metre in diameter and dish antennas and other similar structures are permitted in any zone provided they meet the minimum requirements of the zone in which they exist and are not located in any front yard or exterior side yard. Satellite dishes 1.0 metre or less in diameter are permitted in any yard.

3.3 Additional Residential Units

(added by By-law 2026-40)

3.3.1 General Provisions

- a) Additional residential units are not permitted in the SR2 and SR3 Zones including any site-specific exceptions thereto.
- b) An Additional Residential Unit is not permitted in the front yard of a waterfront property.
- c) A Mobile Home shall not be permitted as an Additional Residential Unit, except where expressly permitted elsewhere in this By-law.
- d) In addition to the primary dwelling unit, a maximum of two Additional Residential Units are permitted on properties within Zones that permit an Additional Residential Unit:
 - a. Up to two (2) Additional Residential Units are permitted within a single detached, semi detached, or townhouse dwelling; or,
 - b. One (1) Additional Residential Unit is permitted to be located within the principal dwelling and one Additional Residential Unit is permitted to be located in a detached accessory structure. For clarification, only one Additional Residential Unit can be detached from the principal dwelling.
- e) A detached accessory building or structure containing an Additional Residential Unit shall comply with the minimum yard requirements applicable to the principal building in the zone in which the lot is located. For greater clarity, the yard requirements applicable to accessory buildings or structures shall not apply to detached accessory buildings that contain an Additional Residential Unit.
- f) A detached accessory building or structure that contains an Additional Residential Unit must maintain a minimum separation distance of 3.0 metres from any other building or structure on the same lot that also contains a residential unit.
- g) Where an Additional Residential Unit is established on a parcel of Urban Residential Land a maximum 45 percent lot coverage is permitted.
- h) An Additional Residential Unit shall be accessed from the same driveway as the principal dwelling or an existing driveway. A shared driveway may include an internal branching or split to provide access to the Additional Residential Unit; however, such branching shall not be considered a separate driveway, and no additional point of vehicular access from a public or private road shall be permitted.

3.3.2 In addition to Section 3.3.1, the following shall also apply to additional residential units in the **R1, R2, RM1, ER, and SR1** zones:

- a) The maximum gross floor area of an Additional Residential Unit shall not exceed a footprint of the lesser of 75 per cent (%) of the floor area of the principal building or 110.0 square metres.
- b) A detached accessory building containing an Additional Residential Unit shall not exceed a height of 5 metres. An Additional Residential Unit may be located in the half storey or second storey of a detached accessory building. In such instances, the maximum height of the accessory building shall be 8 metres. However, under no circumstances, shall the height of the detached accessory building exceed the height of the principal dwelling on the lot.
- c) All other applicable zone requirements shall apply.

3.3.3 In addition to Section 3.3.1, the following shall also apply to additional residential units in the **AG, RU, RR, and GL** zones:

- a) The maximum gross floor area of an Additional Residential Unit shall not exceed a footprint of the lesser of 75 per cent (%) of the floor area of the principal building or 110.0 square metres.
- b) A detached accessory building containing an Additional Residential Unit on the first storey shall not exceed a height of 5 metres and one storey. An Additional Residential Unit may be located in the half storey or second storey of a detached accessory building. In such instances, the maximum height of the detached accessory building shall be 8 metres.
- c) Notwithstanding 3.3.3 b) where an Additional Residential Unit is located above another permitted use within a building legally existing at the time of the passing of this By-law within the AG and RU zones, the maximum height permitted shall be 11 metres.
- d) The maximum distance of a detached Additional Residential Unit from the closest portion of the principal dwelling is 75 metres. This provision shall not apply to an Additional Residential Unit located within a legally existing building or structure as of the date of the passing of this By-law.
- e) All other applicable zone requirements shall apply.

3.4 Environmental Protection Area

Lands zoned Environmental Protection (EP) may be included in the calculation of lot area and yard requirements except that, lands below the normal or controlled high water mark shall not be included as part of the lot area.

3.5 Established Building Line

Where a permitted building or structure or addition is to be erected on a lot where there is an established building line extending on both sides of the lot, 50.0 metres in either direction, such permitted building, structure or addition may be erected closer to the front lot line than required by this By-law, provided such permitted building or structure is not erected closer to the front lot line than the average setback, being a line drawn from the corner of each building abutting the subject lot. This provision does not apply to lands abutting a watercourse, Provincial Highway or County Road.

3.6 Flood Hazard Overlay

Schedules “FP-1” to “FP-6” are flood plain overlays related to the Severn River, which identify floodplain, floodway and flood fringe areas based on a specific flood risk assessment that was undertaken. Development is restricted in these areas in an effort to minimize the threat of injury or loss of life and prohibit land uses where flooding may compromise the ability to deliver essential services, or where flooding may cause unacceptable risk of property damage.

Schedule “FP-6” identifies Flood Proofing Areas related to the Coldwater River as approved by the Ministry of Natural Resources as a Special Policy Area.

The following provisions take precedence over the provisions of the underlying zone (which is shown on Schedules A-1 to G-5 and S1 to S8). Any development permitted by the regulations herein shall be subject to the corresponding site regulations for setbacks, height, and lot coverage.

3.6.1 Floodplain (FP) and Floodway (FW) Lands

(amended by By-law 2022-19)

- a) Despite the provisions of the underlying zone or other zoning provisions herein, development is prohibited within any area identified as “Floodplain (FP)” or “Floodway (FW)” on Schedules “FP-1” to “FP-6”.
- b) Notwithstanding (a) above, where permitted in the underlying zone, the following development may be permitted in an area identified as “FP”:
 - i) Conservation
 - ii) Flood Control Facility
 - iii) Public Uses excluding essential emergency services such as:
 - iv) Police Department
 - v) Fire Department
 - vi) Ambulance Service
 - vii) Outdoor Recreational Use, Active, provided there is no more than 15.0 square metres of floor area and/or gross floor area within the Floodway (FW)
 - viii) Outdoor Recreational Use, Passive

- ix) Alterations, replacement, repair, or reconstruction of existing buildings may be permitted:
 - provided that the building is flood proofed to protect it from the identified regulatory flood;
 - flood proofing greater than 1.0 metres shall be designed and approved by a qualified professional engineer;
 - provided that the alterations, replacement, repair or reconstruction does not increase the building height, size or volume of the existing building or structure;
 - reconstruction shall also include the relocation of an existing building.
- x) An accessory building or structure, with the exception of a sleeping cabin, to a use permitted in the underlying zone which does not exceed a gross floor area of 15.0 square metres and subject to the provisions of Section 3.1;
- xi) Shoreline structures in accordance with Section 3.1.12; and,
- xii) A change of use from one permitted use to another.

3.6.2 Flood Fringe (FF) Lands

- a) Despite the provisions of the underlying zone or other zoning provisions herein, development is restricted within any area identified as "Flood Fringe (FF)" on Schedules "FP-1" to "FP-5" as follows:
 - i) Development of an existing vacant lot is subject to applicable flood proofing of buildings and motor vehicle access.
 - ii) Minor alterations and repairs to buildings which existed on the date of the passing of this By-law, not exceeding an increase of 35.0 square metres in gross floor area to the existing building, shall be permitted without flood proofing.
 - iii) Alterations, replacements, repair, reconstruction, or enlargements of existing buildings in excess of that permitted in ii) above, or the construction of new buildings shall be permitted provided such building is flood proofed above the identified regulatory flood level.
 - iv) New accessory buildings shall be permitted subject to Section 3.1 provided such buildings, other than shoreline structures, are flood proofed above the identified regulatory flood level.

3.6.3 Flood Proofing Area (FPA1, FPA2 and FPA3) Lands

(amended by By-law 2025-28)

- a) Development of any existing lot of record identified as "FPA1", "FPA2" or "FPA3" on "Schedule FP-6" may be permitted in accordance with the provisions of the underlying zone and other zoning provisions herein, in addition to the following:

- i) For lands identified as “FPA1”, no building openings may be permitted below the elevation of 180.2 metres Canadian Geodetic data;
- ii) For lands identified as “FPA2”, no building openings may be permitted below the elevation of 180.8 metres Canadian Geodetic data;
- iii) For lands identified as “FPA3”, no building openings may be permitted below the elevation of 183.0 metres Canadian Geodetic data;
- iv) The extension, enlargement or repair of any existing building may be permitted without the requirement of floodproofing measures provided that any at grade portion of such extension, enlargement or repair is no greater than 25 per cent (%) of the floor area at grade of the existing building and provided that no rooms below grade shall be added without meeting the floodproofing requirements; and
- v) No new accessory structure shall be permitted with a building opening below the applicable elevation as set out in Subsections i), ii), and iii) above.

3.6.4 Lake Flood Elevations

(amended by By-law 2018-61, 2022-19)

The minimum elevation of doors, windows or other openings in habitable buildings or structures shall be located above the following Flood Elevations for the following waterbodies, except where provided for elsewhere in this By-law:

Waterbody	Flood Elevation
Georgian Bay	178.3 metres G.S.C. above sea level
Gloucester Pool	181.02 metres G.S.C. above sea level
Lake Couchiching	219.77 metres G.S.C. above sea level
Sparrow Lake	214.61 metres G.S.C. above sea level

3.7 Garage and Yard Sales

Where this By-law provides that land may be used for a dwelling, the permitted accessory uses shall include a garage/yard sale provided:

- a) no more than four (4) garage/yard sales shall be conducted per calendar year from any one lot; and,
- b) no garage/yard sale shall exceed two (2) days in duration.

3.8 Garden Suites

(amended by By-law 2022-19)

A Garden Suite as defined by this By-law, may be permitted by way of a Temporary Use By-law, in accordance with the *Planning Act*, and furthermore, may be subject to an Agreement with the Township.

3.9 Group Homes

Where a Group Home is a permitted use, the following provisions shall apply:

- a) a group home shall only be permitted within a single detached dwelling;
- b) a group home shall be separated from any other group home by a minimum distance of 1,000.0 metres; and,
- c) all the provisions of the respective zone in which a group home is located shall be complied with.

3.10 Height Exceptions

Notwithstanding the height provisions contained in any zone of this By-law to the contrary, nothing in this By-law shall prevent the erection, alteration or use of the following accessory buildings or structures, provided the main use is a permitted use with the zone in which is it located and all other applicable provisions of this By-law are complied with:

- air conditioner duct;
- barn, silo, conveyor or grain elevator used for farm purposes;
- belfry;
- church spire;
- chimney;
- clock tower;
- drive-in theatre screen;
- elevator enclosure;
- flagpole;
- forestry tower;
- radio or television tower or antenna;
- structure for crushing, washing, screening or processing relating to an asphalt, aggregate, concrete or cement plant;
- structure containing heating, cooling or other mechanized equipment pertaining to a building; and
- water tank.

3.11 Home Industries

Where a Home Industry is a permitted use, the following provisions shall apply:

- a) the lot on which the home industry is located shall have a minimum lot area of 1.0 hectares;
- b) there shall be no emission of noise, vibration, odour, or dust that is not normally attributable to the use of the land for other uses permitted in the Zone;
- c) such home industry shall not be a nuisance to, nor interfere with, television or radio reception of others in neighbouring buildings or structures;
- d) there shall be no display to indicate that any part of the property is being used for other than residential or agricultural uses except for an unlit sign of not more than 0.8 metres square, except where a lot fronts on a County Road or Provincial Highway, in which case the requirements of the County or the Province shall be complied with;
- e) the home industry shall meet the same yard provisions as required for the principal residential use for the Zone in which it is located, with the exception of the interior side yard, which shall be a minimum of 10.0 metres;
- f) the use shall not occupy more than 25 per cent (%) of the gross floor area of a dwelling, or where located in an accessory building, shall not occupy more than 140.0 square metres of gross floor area;
- g) a maximum of three (3) employees, one of whom must reside in the dwelling, may be employed on site in the home industry and additional employees may be employed off-site;
- h) any permitted open storage shall be screened from view;
- i) a landscaped buffer shall be provided on the lot in accordance with the provisions of this By-law;
- j) there shall be no goods, wares or merchandise offered for sale or rent from the dwelling which are not manufactured or processed on the lot; and,
- k) the home industry shall be subject to site plan control to regulate storage and accessory buildings.

3.12 Home Occupations

(amended by By-law 2026-40)

Where a Home Occupation is a permitted use, the following provisions shall apply:

- a) the home occupation shall clearly be secondary to the main residential use of the property and shall not change the residential character of the dwelling;
- b) there shall be no emission of noise, vibration, odour or dust that is not normally attributable to the use of the land for other uses permitted in the Zone;
- c) such home occupation shall not be a nuisance to, nor interfere with, television or radio reception of others in neighbouring buildings or structures;
- d) such home occupation shall not include a medical clinic, a private hospital, a nursing home, a boarding house, an eating establishment or a veterinary clinic, but may include a business or professional office that complies with the provisions of this subsection;
- e) there shall be no display to indicate that any part of the property is being used for other than residential or agricultural uses except for an unlit sign of not more than 0.5 metres square, except where a lot fronts on a County Road or Provincial Highway, in which case the requirements of the County or the Province shall be complied with;
- f) the home occupation use shall be conducted entirely within the dwelling;
- g) the use shall not occupy more than 25 per cent (%) of the gross floor area of a dwelling;
- h) such use is conducted by a person or persons residing in the dwelling and a maximum of one employee employed on site who does not live in the dwelling;
- i) there shall be no outside storage of equipment, goods or materials associated with the home occupation use;
- j) there shall be no goods, wares or merchandise offered for sale or rent from the dwelling which are not manufactured or processed on the lot with the exception of a limited number of complementary associated products; and,
- k) adequate on-site parking is provided for the home occupation use, in addition to the parking required for the residential use.
- l) a home occupation shall only be permitted in an Additional Residential Unit for a business or administrative-type office which does not require the delivery or pick-up of goods, does not have clients coming to the unit, and does not have employees that reside on a different lot.

3.13 Landscaping and Buffers

- a) A minimum 3.0 metre landscaped buffer shall be provided along a side or rear lot line of a Commercial, Industrial or Residential Multiple Two Zone where it abuts a residential zone.
- b) Landscaping shall be provided, planted or located, and maintained in a healthy condition by the owner of the land on which the landscaping is located.
- c) Where landscaping is required on a lot, such lot shall not be used for any purpose other than that which existed at the date of passing of this by-law, until the required planting strip/privacy fence is planted or located, unless as otherwise provided for in a registered site plan agreement.
- d) Where a lot abuts a watercourse, a shoreline buffer shall be restored and maintained across a minimum of 50 per cent (%) of the lot, and shall maintain a minimum width of 15.0 metres. Areas not built on with structures will have soft landscaping.
- e) In all Commercial, Industrial, Institutional or Residential Multiple Two Zones, a 1.5 metre landscaped buffer shall be provided along the full outer perimeter of any parking lot containing more than 10 parking spaces. A driveway may cross the landscaped buffer.
- f) Interior landscaping within parking lots containing fifty (50) or more parking spaces shall be provided in the form of landscaped islands, landscaped medians, or pedestrian pathways.

3.14 Lighting

Lighting fixtures designed to provide exterior illumination on any lot shall be installed with the light directed or deflected away from adjacent lots and streets and in such a manner as to not confuse or distract persons driving vehicles on such streets and shall be directed downward.

3.15 Minimum Separation Distances (MDS)

(amended by By-law 2018-61)

Notwithstanding any other yard or setback provisions of this By-law to the contrary, the following provisions apply to those lands located outside of the settlement area boundaries as identified on Schedules "S-1 to S-8", inclusive:

- a) new non-agricultural development in proximity to existing livestock operations must comply with provincial regulations regarding minimum distance separation.
- b) the development of new livestock facilities or the expansion of existing livestock facilities must comply with the government regulations regarding minimum distance separation.
- c) despite subsection 3.15.1, development is permitted for one detached dwelling on a vacant lot in existence as of the date of adoption of this by-law, provided that the dwelling is located the furthest distance possible from the livestock operation and that the applicable zone setback provisions are complied with.

Reference should be made to the Minimum Distance Separation Formulae as developed by the Ontario Ministry of Agriculture and Rural Affairs, as amended from time to time, in completing the required calculations.

3.16 Motor Vehicle Service Stations and Fuel Bars

- a) No portion of any fuel pump island, fuel pump island canopy or kiosk, shall be located closer than 5.0 metres to any street line or sight triangle.
- b) The minimum distance between access driveways shall be 10.0 metres.
- c) The interior angle of intersection between an access driveway and the street shall not be less than 45 degrees for a one-way entrance or exit or less than 70 degrees and not greater than 90 degrees for two way entrances.
- d) All repair and mechanical servicing of motor vehicles shall be conducted within a wholly enclosed building and there shall be no outdoor storage permitted.

3.17 Multiple Uses on One Lot

Where any land, building or structure is used for more than one purpose, the applicable provisions of this By-law which serve to regulate each such use shall be complied with, provided that no dwelling, as may be permitted, shall be erected closer than 10.0 metres to any other building or structure on the lot, except for such accessory building or structure as may be permitted in accordance with the provisions of this By-law.

3.18 Multiple Zones on One Lot

(amended by By-law 2025-28)

Where a lot is divided into more than one Zone under the provisions of this By-law, each such portion of the lot shall be used in accordance with the Permitted Uses and Zone Requirements of this By-law for the applicable Zones. Notwithstanding the above, only one (1) dwelling unit shall be permitted per lot, except as otherwise permitted.

3.19 Non-Complying Lots, Buildings and Structures

3.19.1 Existing Undersized Lots

- a) Where a lot, having a lesser lot area or lot frontage than that required herein:
 - i) is held under distinct and separate ownership from abutting lots or was legally created prior to the passing of this By-law; or,
 - ii) is created as a result of an expropriation; or
 - iii) is created as a result of a natural severance such as the presence of a public road, a navigable waterway or a railway;then the said lot shall be deemed to conform to the requirements of this By-law with respect to the lot area or lot frontage, and the provisions herein respecting lot area and lot frontage shall not apply to prevent a permitted use, building or structure thereupon, provided that all other applicable provisions of this By-law are complied with and provided that a sewage disposal system (where required) can be installed on the lands.
- b) Where lands are added to an existing undersized lot that complies with (a) above, the resulting lot shall be deemed to comply with (a) above.

3.19.2 Reconstruction or Repair of Existing Non-Complying Buildings and Structures

(amended by By-law 2022-19, 2025-28)

- a) Where in any Zone, a non-complying building or structure may be reconstructed provided the height, size or volume of the building or structure is not increased, and reconstructed in the same location, unless the reconstruction brings the building into better compliance with the By-law.
- b) Nothing in this By-law shall prevent the strengthening or restoration to a safe condition of any building or structure or part thereof lawfully used on the date of passing of this By-law, provided that the strengthening or restoration does not increase the building height, size or volume.
- c) Submission of an application for a building permit to reconstruct or repair a legal structure, relying upon Subsections (a) and (b) above, must occur within two years of the damage or destruction, otherwise these subsections do not apply.

3.19.3 Addition, Extension or Enlargement of Existing Non-Complying Buildings and Structures

(amended by By-law 2012-30, 2022-19, 2025-28)

The enlargement, extension or addition to a legal non-complying building or structure that does not comply with the required rear or side yard may be permitted, provided:

- a) the situation of non-compliance is not further increased;
- b) the amount of floor area and/or gross floor area in a required yard or setback area is not increased by more than 10 per cent (%) from the date of passing of this By-law;
- c) it does not pose a threat to public health or safety; and,
- d) all other applicable provisions of this By-law are complied with.

3.19.4 Interior Alterations

Nothing in this By-law shall prevent the interior alteration of a legal non-complying building or structure.

3.19.5 Non-Compliance as a Result of Expropriation

(added by By-law 2022-19)

Notwithstanding any other provision of this By-law, where, as a result of an acquisition of land by a Public Authority, such acquisition results in a contravention of this By-law relating to minimum lot frontage, lot area, yards and/or setbacks, lot coverage or landscaped open space, then the lands so acquired shall be deemed to continue to form part of the lot upon which the building(s) and/or structure(s) are located in determining compliance with this By-law, and will be deemed to comply with this By-law.

3.20 Non-Conforming Uses

3.20.1 Continuation of Use

The provisions of this By-law shall not apply to prevent the use of any lot, building or structure for any purpose prohibited by the By-law if such lot, building, or structure was lawfully used and legally established for such purposes on the date of the passing of this By-law so long as it continues to be used for that purpose and the use has not been discontinued.

3.20.2 Building Permit Issued

The provisions of this By-law shall not apply to prevent the erection or use of any lot, building or structure for any purpose prohibited by the By-law if the plans for which have, prior to the date of passing of this By-law, been approved and the building permit has been issued by the Chief Building Official, so long as the building or structure when erected is used and continues to be used for the purpose for which it was approved.

3.20.3 Change in Use

No change in the use of any land, building or structure shall be permitted, unless such change in use complies with the permitted uses within the zone in which such land, building or structure is located or unless such change has been approved through the provisions of the *Planning Act*.

3.20.4 Exterior Extensions

No building or structure, which at the date of passing of this By-law was used for a purpose not permitted within the zone in which it is located, shall be enlarged or extended unless such building is thereafter to be used for a purpose permitted within such Zone and complies with all requirements of the By-law or unless approved through the provisions of the *Planning Act*.

3.20.5 Interior Alterations

Nothing in this By-law shall prevent the interior alteration of a legal non-conforming building or structure.

3.20.6 Reconstruction or Repair of Existing Non-Conforming Buildings and Structures

Where a building or structure containing a legal non-conforming use is damaged or destroyed, the reconstruction or repair of the building or structure is permitted provided the reconstruction or repair does not increase the original footprint, building size, height or location and provided the reconstruction or repair occurs within two years.

3.21 Outdoor Display of Goods and Material

Where outdoor display and sale of goods and materials is permitted, the following provisions shall apply:

- a) Such outdoor display and sale shall be accessory to a commercial use carried on in an enclosed building, or portion thereof, on the same lot;
- b) The area used for outside display and sale shall be in addition to the areas required for parking, loading, and landscaping; and,
- c) The area used for outside display of goods and materials shall comply with the yard requirements for the zone in which the land is situated.

3.22 Outdoor Storage

Where outdoor storage is permitted, the following provisions shall apply:

- a) Outdoor storage is located behind the front or exterior wall of the main building facing any street and complies with all yard requirements;
- b) Any portion of a lot used for outside storage is screened from adjacent uses and streets adjoining the lot by a building, planting strip, and or fence at least 2.0 metres in height from the ground; and,
- c) The area used for outdoor storage shall be in addition to the areas required for parking, loading and landscaping.

3.23 Permitted Uses in All Zones

3.23.1 The following uses are permitted in any zone:

- i) a telephone booth;
- ii) a tool shed, scaffold or other such building or structure incidental to any construction, provided it is located on the premises where such work is under way, until such construction has been finished or discontinued for sixty (60) days;
- iii) a temporary sales office in a plan of subdivision or condominium description incidental to construction and sale of lots, units, or buildings in such development until construction has been finished or discontinued for sixty (60) days, but no such sales offices shall be established within 30 metres of any occupied dwelling.
- iv) a trailer, a temporary construction structure incidental to construction and used temporarily for office or storage purposes, provided that the trailer or camp is located on the same lot as the construction and in compliance with the yard requirements for the zone in which it is located and provided the trailer or structure shall not be located on the premises until a building permit for said construction has been issued and the trailer or structure shall be removed within 60 days of the completion or discontinuance of construction; but in no case shall the trailer or structure remain on the lot for a period exceeding one year from the date of issue of the building permit.
- v) a guardhouse or gatehouse located in any industrial zone;
- vi) a ticket office to serve a vehicle parking lot;
- vii) a receiving/transmitting tower or any steel tower used for signaling purposes and associated buildings, provided the tower and buildings are located at a minimum distance of 150 metres from the boundary of a residential zone, and provided the minimum lot area is 2 hectares;
- viii) decorative walls, fences, planting strips, walkways, and other landscaping structures subject to the regulations contained herein;
- ix) recreational trails and minor associated structures including outdoor sports courts/fields;
- x) an aerodrome;
- xi) the processing of firewood for private use;
- xii) temporary special events licensed or approved by the Township of Severn;
- xiii) a wayside pit, quarry, portable asphalt plant or portable concrete plant operated by or on behalf of a public authority, except on those lands identified on Schedules S-1 to S-8 or zoned Environmental Protection (EP);
- xiv) a conservation use;
- xv) flood or erosion control facilities;
- xvi) a public park;
- xvii) a public use.

3.23.2 Public Uses

(amended by By-law 2012-30)

- a) The provisions of this By-law shall not apply to prohibit the use of any lot or the erection or use of any building or structure for the purposes of a public use.
- b) Nothing in this By-law shall prevent a public authority from providing or using land as a street nor prevent the installation of a utility including a water main, sanitary sewer, storm sewer, gas main, pipeline or overhead or underground hydro, telephone or other utility supply or communication line.
- c) Notwithstanding section (a) herein, the general provisions of this By-law as contained in Section 3 and the lot coverage, setback and yard requirements prescribed for the zone in which the lot is located shall be complied with.

3.24 Pits and Quarries

The making, establishment or operation of pits or quarries is prohibited within the area covered by this By-law, except in the locations specifically permitted by this by-law, and in accordance with the provisions of this By-law. No person shall use land or erect any building or structure for the purpose of processing, blasting, washing, screening, sorting, or crushing rock, sand or gravel, except as expressly provided for in this By-law.

3.25 Prohibited Uses/Activities

(amended by By-law 2018-61, 2024-13)

Except as otherwise specifically permitted in this By-law, the following uses are prohibited in any zone:

- a) The use of any motor vehicle for human habitation;
- b) The use of school portables for human habitation;
- c) The use of any accessory building or structure for human habitation, unless specifically permitted by this By-law;
- d) The use of any truck, trailer, bus, coach body or similar structure of any kind for storage, sales, or human habitation or for the purpose of an accessory structure unless specifically permitted by this By-law;
- e) The storage of derelict vehicles, cargo containers, streetcars, truck bodies, or trailers unless specifically permitted by this By-law;
- f) The parking or storage of trailers or commercial and non-commercial motor vehicles on a vacant lot;
- g) The outdoor storage of partially dismantled motor vehicles, trucks, trailers, motor vehicles, or parts of vehicles other than in a permitted wrecking or scrap yard;

- h) Tracks, or other areas developed for the racing or running of motorcycles, all-terrain vehicles, snowmobiles, or other motorized recreational vehicles unless specifically permitted by this By-law. This is not intended to interfere with any lawful use of a public road or highway, or enjoyment of private property by the owners or tenants of such property or the use of an organized trail approved by the Township;
- i) The manufacturing, refining, rendering, bulk storage or distillation of fertilizers, oil, glue from organic sources, acids, ammonia, chlorine, coal, creosote, explosives, petroleum, tar, fireworks, ammunition, glue, petroleum, tar, or other hazardous materials unless specifically permitted as a use in this By-law or stored for sale in direct association with a permitted use in the Zone and on the property on which the permitted use occurs;
- j) The bulk storage of industrial chemicals and the storage of radioactive, hazardous waste, hazardous biological waste, or liquid industrial waste unless specifically permitted by this By-law or stored for sale in direct association with a permitted use in the Zone and on the property on which the permitted use occurs;
- k) The manufacturing or bulk storage of combustible, explosive, inflammable, or dangerous liquids, gases, or materials unless specifically permitted as a use in this By-law or stored for sale in direct association with a permitted use in the Zone and on the property on which the permitted use occurs;
- l) Rendering of fats or animal products, a tannery, or an abattoir unless specifically permitted;
- m) A hunt farm; and,
- n) Floating Accommodation.

A prohibited use above shall only be permitted if such use is a normal and integral component of a permitted use or shall be specifically listed as a permitted use.

3.26 Public Street, Private Road, Navigable Waterway or Condominium Access

3.26.1 Frontage on a Public Street

(amended by By-law 2022-19)

No person shall erect any building or structure in any zone unless the lot upon which such building or structure is to be erected fronts upon and is directly accessible from a road maintained year round by a public authority. This provision does not apply where there is an existing road use agreement with the Township granting use over the public road allowance, or where a lot is directly accessed from a road maintained year round by a public authority via a legal existing right-of-way.

3.26.2 Unassumed Road

The provisions of this By-law shall not apply to prevent the erection of a permitted building or structure on a lot in a Registered Plan of Subdivision where a properly executed subdivision agreement has been entered into with the Township where the street or streets will not be assumed by the Township until such time as specified in the agreement.

3.26.3 Access in Shoreline Residential Three (SR3) Zone

Notwithstanding the provisions of Subsection 3.26.1, where a lot is located within a Shoreline Residential Three (SR3) Zone, a use, building or structure may be used on such lot in accordance with the provisions of the zone with access by a seasonally maintained public road, a Crown road, a private road, or water access from a navigable waterway.

3.26.4 Condominium Access

Notwithstanding the provisions of Subsection 3.26.1, where property is developed by condominium description, the lot frontage and access may be on a private road for individual units within the condominium description.

3.27 Refreshment Vehicles

(amended by By-law 2014-28, 2025-28)

Refreshment vehicles shall only be permitted as an accessory use within a Commercial/Institutional Zone and subject to the following:

- a) Refreshment vehicles shall not be permitted to locate on a municipal road allowance;
- b) Refreshment vehicles shall not be located within the parking lot of a commercial business, if the result would be a deficiency in parking spaces for the existing commercial use and the refreshment vehicle;
- c) All refreshment vehicles shall obtain written approval from the Township Fire Chief, Chief Building Official and Simcoe-Muskoka District Health Unit.

3.28 Restrictions on Dwelling Units in Non-Residential Buildings

Notwithstanding any other provision of this By-law to the contrary, no dwelling unit shall be located within a portion of a non-residential building which has gasoline or other flammable fluids stored in bulk for commercial or industrial purposes.

3.29 Roadside Garbage Containers

Notwithstanding the setback provisions of this By-law, containers used in the storage of roadside garbage are permitted but shall not be permitted within any municipally owned road allowance and the use of any freezer or fridge body as a roadside garbage container shall be expressly prohibited.

3.30 Servicing Requirements

3.30.1 Connection to Services

No land may be used and no building or structures may be erected unless:

- a) connected to a municipal sanitary sewer and/or water supply where available; or
- b) where municipal services are not available, alternative servicing shall be provided to the satisfaction of the approval authority having jurisdiction.

3.30.2 Commercial or Industrial Uses in Areas without Full Municipal Services

Notwithstanding any other provisions of this By-law with regard to servicing requirements for an industrial or commercial use, where full municipal services are not available, and privately serviced development is permitted, only dry industrial or commercial uses shall be permitted.

Dry industrial or commercial uses are those in which only the disposal and treatment of domestic waste of employees and customers is permitted. No treatment of industrial liquid wastes or processed waste is allowed. This provision does not apply to prevent the on-site treatment of kitchen or sanitary wastes from a permitted commercial eating establishment. This provision also does not apply where a use has been approved by the Township or any other responsible authority, on the basis of an advanced private treatment system. In such cases, it must be demonstrated to the satisfaction of the Township, Ministry of the Environment Conservation and Parks, and/or other responsible authorities, in studies submitted by the applicant, that appropriate treatment can be provided with no detrimental impact to surface, groundwater resources, and the surrounding environment.

3.30.3 Water Mark Setback for Leaching/Filter Beds

(added by By-law 2018-61)

In addition to the requirements of the [Ontario Building Code](#), no part of any septic system leaching/filter bed distribution pipes are permitted within a Floodway (FW) or 20 metres from the high water mark of any watercourse unless one of the following is satisfied:

- a) The lot on which the septic system leaching/filter bed distribution pipes are to be installed is entirely within 35 metres of the high water mark of a watercourse;
- b) There is no suitable location on the lot outside of the Floodway (FW) or beyond 20 metres from the high water mark as determined to the satisfaction of the Township of Severn's Chief Building Official; or
- c) The septic system leaching/filter bed distribution pipes would be replacing existing septic system leaching/filter bed distribution pipes and the new septic system leaching/filter bed distribution pipes is not required to accommodate additional development and would not be located closer to the high water mark than the existing septic system leaching/filter bed distribution pipes.

3.30.4 Setback for Leaching Bed

(added by By-law 2018-61)

Where Section 3.30.3 does not apply, the Ontario Building Code minimum setbacks will regulate the location of a septic system leaching/filter bed distribution pipes.

3.31 Storage Containers

(added by By-law 2018-61, amended by By-law 2022-19, 2025-28)

Storage containers are permitted in all zones with the exception of all Residential Zones and the Environmental Protection (EP) Zone, provided that:

- a) Storage containers may require a building permit and shall only be permitted as an accessory use on a lot where a principal use already exists;
- b) No storage container shall be used for human habitation;
- c) Storage containers shall meet the minimum yard requirements of the zone in which it is located; and,
- d) No storage container or combination of shipping containers shall exceed a height of 3.0 metres.

3.32 Sight Triangles

3.32.1 Street Intersections

On a corner lot fronting on two roads, within the triangular space formed by the streetlines and a line drawn from a point on each street line, each such point being:

- a) 15.0 metres measured along the street line from the point of intersection of the street lines, if one of the streets is a County Road; and
- b) 9.0 metres measured along the street line from the point of intersection of the street lines, for local streets

no motor vehicle shall be parked, no building or structure which would obstruct the vision of drivers or motor vehicles shall be erected, and no land shall be used for the purposes of growing shrubs or trees in excess of 0.6 metres in height. Where the two street lines do not intersect at a point, the point of intersection of the two street lines shall be deemed to be the intersection of the projection of the street lines or the intersection of the tangents to the street lines.

3.32.2 Railway Intersections

Where a railway line intersects with a street, within the triangular space formed by the street and railway line and a line drawn from a point on the street line to a point on the railway line, each such point being 9.0 metres measured along the abutting lot lines no motor vehicle shall be parked, no building or structure which would obstruct the vision of drivers or motor vehicles shall be erected, and no land shall be used for the purposes of growing shrubs or trees in excess of 0.6 metres in height.

3.33 Signs

Any sign shall be in conformity with the respective requirements of the Ministry of Transportation, the County of Simcoe, or the Township of Severn Sign By-laws.

3.34 Special Setback Requirements

3.34.1 County Roads

Notwithstanding any other provision in this By-law, no building or structure shall be located any closer to any County Road than as set out in By-law No. 5604 of the County of Simcoe, or its successor.

3.34.2 Environmental Protection (EP) Zone

- a) No building or structure, other than those permitted within the Environmental Protection (EP) Zone, shall be erected within 3.0 metres of an Environmental Protection (EP) Zone identified within the Settlement Areas on Schedules “S-1” to “S-8”.
- b) No building or structure, other than those permitted within the EP Zone, shall be erected within 10.0 metres of an Environmental Protection (EP) Zone within any area outside of the Settlement Areas.

3.34.3 Haul Routes

Lots abutting a haul route are identified by “/HR” following the zoning of the property and on those lots, new residential dwellings shall be setback a minimum of 30.0 metres from any lot line abutting a road identified as a haul route.

3.34.4 Provincial Highways

- a) Notwithstanding any other provision in this By-law, properties located adjacent to a provincial highway will be subject to the setback requirements of the Ministry of Transportation.
- b) In addition to all applicable municipal requirements, all proposed development located in proximity of a provincial highway, within Ministry of Transportation permit control area, will be subject to the approval of the Ministry of Transportation. A Ministry of Transportation permit shall be obtained prior to any construction being undertaken.

3.34.5 Railway Right-of-Way

New residential dwellings shall be setback a minimum of 7.5 metres from any railway right-of-way.

3.34.6 Sewage Treatment Plant

No new residential dwelling unit or sensitive land use shall be permitted within 100.0 metres of a municipal sewage treatment plant.

3.34.7 TransCanada Pipeline

(amended by By-law 2025-28)

No building or structure shall be located within 7.0 metres of a TransCanada Pipeline right-of-way. A minimum setback of 7.0 metres from the nearest portion of the TransCanada Pipeline right-of-way shall also apply to any parking area or loading area, including any parking spaces, loading spaces, stacking spaces, bicycle parking spaces, and any associated aisle or driveway

3.34.8 Watercourses

Buildings and structures, unless specifically permitted in this By-law, shall be setback a minimum of 20.0 metres from any navigable watercourse and 10.0 metres from any other identifiable watercourse, with the setback to be measured from the water's edge.

3.34.9 Private Roads and Rights-of-Way

(added by By-law 2025-28)

All buildings and structures, unless specifically permitted in this By-law, shall be setback a minimum of 3.0 metres from any private road or private right-of-way for vehicular access.

3.35 Temporary Uses

3.35.1 Construction

- a) A temporary building, structure, or trailer incidental to the construction of a principal building on a lot is permitted in all Zones provided that a valid building permit has been issued, but only for as long as it is necessary for the work in progress and until the work is completed or abandoned. In this case, 'abandoned' shall mean the failure to proceed with the work within a one-year time period.
- b) The continued use of an existing dwelling or building on a lot during the construction of a dwelling or building intended to replace such dwelling or building is permitted provided that:
- c) In no case may such existing building remain un-demolished on the lot for longer than 60 days after the building intended to replace such existing building is ready in whole or in part for occupancy, or two years after the date of issue of the building permit for the building intended to replace such existing building, whichever comes first;
- d) Safety and emergency access are provided and maintained to the satisfaction of the Chief Building Official and the Fire Chief; and,
- e) The Owner enters into a demolition agreement with the Township including the posting of securities sufficient to cover the costs of such demolition of such existing building by the Township in the event it is not demolished within the timeframe stipulated above.

3.35.2 Sales Office / Model Home

One temporary sales office and/or up to four (4) model homes may be located on lands which are the subject of a draft approved plan of subdivision or condominium in any Residential, Commercial or Industrial Zone provided that:

- a) The temporary sales office and model home are located in accordance with the zone provisions of the zone in which it is located; and,
- b) An Agreement has been executed with the Township addressing the temporary sales office and model homes. The agreement may permit up to four (4) model homes.

3.36 Tent Structures

3.36.1 Special Occasion Tents

Nothing in this By-law shall prevent the erection of temporary tents for special occasions and holidays by individual landowners for their own use (which shall include use by social guests) provided only that no such use remains in place for more than seven (7) consecutive days, and on no more than two (2) separate occasions per year on a Residential property, and provided that such tent structure complies with the provisions of the zone other than that lot coverage may be temporarily exceeded.

3.36.2 Storage Tents

(amended by By-law 2018-61)

One (1) prefabricated temporary tent structures may be located in the side or rear yard of any property within any Residential zone except Shoreline Residential zones, subject to all setback and lot coverage requirements of the zone. In Shoreline Residential Zones (SR1, SR2 and SR3), the tent structure may be located in the side or front yard. Such tent structure is subject to the following conditions:

- a) Shall be prefabricated and shall consist of a tubular steel frame covered with a flame-resistant fabric or film;
- b) Are securely anchored to the ground;
- c) Shall not restrict in any manner any required exit from the residential structure on the property;
- d) Are used solely as a temporary vehicle or boat shelter; and
- e) Shall not be located beyond the high water mark.

3.37 Through Lots

Where a lot, which is not a corner lot, has lot frontage on more than one street, the setback and front yard requirements contained herein shall apply on each street in accordance with the provisions of this By-law.

3.38 Recreational Accommodation Vehicles

(added by By-law 2018-61)

The outside parking and storage of more than one (1) Recreational Accommodation Vehicle shall be prohibited in all Zones except where such parking or storage is a permitted use in accordance with this By-law. The outside parking and storage of a Recreational Accommodation Vehicle shall not be permitted on an otherwise vacant lot and shall only be permitted as accessory to the main use established on the lot. No human habitation shall be permitted in a stored Recreational Accommodation Vehicle.

3.39 Trucks, Buses, and Coach Bodies

No trucks, bus, coach or streetcar body shall be used for human habitation or storage of goods and materials within any area affected by this By-law whether or not the same is mounted on wheels.

3.40 Yard Encroachments Permitted

Every part of a required yard shall be unobstructed from its lower level upwards, except that the following obstructions may project not more than 1 metre (3.3 feet) into any required yard:

- bay window
- belt course
- chimney
- cornice
- eave or gutter
- lintel
- ornamental projection
- pilaster
- sill
- window canopy

3.41 Source Protection

3.41.1 This Section applies to lands within the Well Head Protection Area (WHPA) and the Intake Protection Zone Area (IPZ) Overlay Zones (WHPA-A, WHPA-B, WHPA-C, WHPA-D, WHPA-E, IPZ-1, IPZ-2). The regulations set forth in this section shall apply to the applicable overlay zone and shall be in addition to those regulations set forth in the underlying zone. In the event of a conflict between the provisions of the regulations of this overlay zone and the provisions of the underlying zone, the provisions of the Overlay Zone shall prevail.

3.41.1.1 Within the WHPA-A and IPZ-1 Overlay Zones, any non-residential use that is listed below is prohibited where they would be a significant threat to drinking water:

- a) Storage facilities for agricultural source material.
- b) Storage facilities for non-agricultural source material.
- c) Commercial fertilizer storage facilities.
- d) Pesticide storage facilities.
- e) Road salt storage facilities.
- f) Snow storage facilities.
- g) Fuel storage facilities.
- h) Storage facilities for organic solvents.
- i) Outdoor confinement area of farm animal yard.

3.41.1.2 Within the WHPA-A, WHPA-B, WHPA-C, IPZ-1, or IPZ-2 Overlay Zones, any non-residential use that is proposed and has the potential to use or store any dense non-aqueous phase liquids (DNAPLs), shall be prohibited where it would be a significant drinking water threat.

3.41.2 The provisions of this Section shall apply to all lands within the Township of Severn.

3.42 Backyard Chickens

(added by By-law 2025-28)

The keeping of Backyard Chickens shall be allowed in Residential and Greenland zones, subject to the requirements of the Animal Care By-law.

3.43 Accessory Apartments

(amended by By-law 2014-28, 2018-61, 2022-19, 2026-40)

Notwithstanding any other provisions of this By-law regarding the number of dwelling units on a single lot, an accessory apartment is only permitted in the following exception zones: AG-27, RU-21, RU-24, R1-31, SR2-8, SR2-10, RR-18, and GL-7 subject to the following provisions:

- i) the accessory apartment is located within a permitted single detached dwelling or a semi-detached dwelling;
- ii) only one (1) accessory apartment may be created within the principal dwelling unit;
- iii) an accessory apartment shall not be permitted if the lot also contains a garden suite;
- iv) an accessory apartment shall have a minimum floor area of 25.0 square metres for a studio or bachelor apartment; a minimum floor area of 32.0 square metres for a 1 bedroom apartment; or, shall have a minimum floor area of 32.0 square metres for one bedroom plus 9.0 square metres for each additional bedroom;
- v) the maximum floor area of an accessory apartment shall not exceed 35 per cent (%) of the combined floor area of the principal dwelling unit and proposed accessory apartment;
- vi) the accessory apartment shall be an integral part of the principal dwelling unit and be designed so as to maintain the general character of the dwelling and surrounding neighbourhood and shall not alter any façade facing a street;
- vii) a new accessory apartment shall not be permitted unless the Township is satisfied that adequate services exist to support the accessory apartment, or an agreement has been entered into by the owner with the Township to provide such services; and,
- viii) the accessory apartment and principal dwelling shall meet all other applicable provisions of this By-law and any other fire, health, safety, or occupancy regulations or by-laws.

SECTION 4 PARKING AND LOADING PROVISIONS

4.1 General

- a) The parking and loading space requirements of this Section of the By-law shall apply:
 - i) when any new development is constructed;
 - ii) when any existing development is enlarged; or
 - iii) when any use is changed.
- b) No person shall use any land, building or structure in any Zone for any purpose permitted by this By-law, unless parking spaces are provided in accordance with the requirements of this Section of the By-law.
- c) Parking and loading spaces required by this By-law and all driveways and aisles leading to those spaces must be set aside for and used exclusively for that purpose.

4.2 Parking Space Requirements

4.2.1 Number of Parking Spaces

Off-street motor vehicle parking shall be provided for any land use at the rate set out in Table 4.1.

4.2.2 Parking Space Calculation

Where the minimum number of parking spaces is calculated on the basis of a rate, the required number of spaces shall be rounded to the next higher whole number.

4.2.3 More Than one Use on a Lot

When a lot, building or structure accommodates more than one type of use, the parking space requirement for the whole building or site shall be the sum of the requirement for the separate parts of the building or site occupied by the separate types of use, except where specifically provided for elsewhere in this By-law.

4.2.4 Parking Space Size

A motor vehicle parking space shall have:

- a) A minimum width of 2.75 metres; and,
- b) A minimum length of 6.0 metres, except for parallel parking, where a minimum length of 6.7 metres is required.

4.2.5 Width of Aisles

The minimum width of an aisle providing access to a parking space within a parking area shall be 6.0 metres, except in the case of angled off-street parking accessed by a one-way aisle, which shall be a minimum width of 4.5 metres.

Table 4.1: Parking Requirement Table

(amended by By-law 2018-46, 2022-19, 2026-40)

Type or Nature of Use	Minimum Off-Street Parking Requirements
Bank or Financial Institution	1 parking space for each 25.0 square metres of gross floor area
Bar	1 parking space for each 4 persons that can be accommodated on the premises at one time
Bowling Alley	3 parking spaces for each bowling lane
Business and/or Professional Office	1 parking space per 25.0 square metres of gross floor area
Camping Establishment	1 parking space for each tent or trailer site plus 1 visitor parking space for each 4 sites, plus 1 parking space per 10.0 square metres of gross floor area devoted to meeting, dining and banquet facilities.
Convenience Stores	1 parking space per 20.0 square metres of gross floor area
Curling Rink	4 parking spaces for each curling sheet, plus such additional parking as is required for a lounge licenced in accordance with the Liquor Licence Act of Ontario.
Driving Range; Miniature Golf	1 parking space for each hole or practice tee space.
Farm	2 parking spaces per farm
Funeral Homes	1 parking space for each 5 seating spaces or fraction thereof, with a minimum of 10 parking spaces.

Golf Courses	30 parking spaces for each 9 holes of golfing facilities
Grocery Store	1 parking space for each 20.0 square metres of gross floor area
Group Home	2 parking spaces, one of which is accessible, plus 1 space for every five residents
Hospitals	1.5 parking spaces per bed
Hotel, Motel, Motor Hotel, Resort Establishment, Cottage or Cabin Establishment, Tourist, Bed and Breakfast Establishment	1 parking space for each guest room, plus 1 parking space per 10.0 square metres of gross floor area devoted to meeting, dining and banquet facilities.
Institutional Uses, Places of Assembly, Cinema/Theatre, Place of Entertainment	1 parking space for each 25.0 square metres of gross floor area or 1 parking space for each 4 seats in the facility, whichever is the greater
Kennel	1 parking space per 30.0 square metres of gross floor area.
Laundry or Dry Cleaning Depots or Laundromats	1 parking space per 20.0 square metres of gross floor area
Manufacturing or Processing Building	1 space for each 40.0 square metres of gross floor area
Marina	1.5 spaces for each boat slip plus 1 space for each 25.0 square metres of gross floor area of commercial space (excluding storage area)
Medical, Veterinary or Dental Clinic or offices of a Drugless Practitioner	The greater of 5 parking spaces per practitioner or 1 parking space per 15.0 square metres gross floor area
Mobile Home Park	1.5 parking spaces per unit

Motor Vehicle Body Shops, Motor Vehicle Repair Facilities, Motor Vehicle Service Stations	3 parking spaces per service bay plus 1 parking space per 20.0 square metres of gross floor area for the office and any retail use, and exclusive of fuel dispensing spaces
Motor Vehicle Sales (New and Used) Establishments	1 space per 20.0 square metres gross floor area exclusive of display and storage parking
Museums	1 parking space per 100.0 square metres of gross floor area where no retail; 1 per 60.0 square metres where retail component.
Outdoor Recreational Use, Passive, Park, Public or Private	5 spaces per hectare to a maximum of 50.0 parking spaces.
Places of Worship	1 parking space per 10.0 square metres of gross floor area or 1 parking space for each 4 seats in the facility, whichever is the greater
Self-Storage Facility	1 parking space per 30.0 square metres of gross floor area within the office; plus 1 parking space per 100.0 square metres of gross floor area of the building.
Recreational Uses	30 parking spaces per baseball field
	30 parking spaces per soccer field
	4 parking spaces per tennis court
Residential – single detached, semi-detached, townhouse	2 parking spaces per unit
Residential – duplex	2 parking spaces per unit
Residential – Additional Residential Unit	1 parking space for each additional residential unit maintained for the sole use

	of the occupant of the additional residential unit. A parking space that is provided and maintained for the sole use of the occupant of an additional residential unit may be a tandem parking space.
Residential – apartment building, dwelling, multiple	1.5 parking spaces for each dwelling unit
Residential – accessory apartment, accessory dwelling unit in non-residential building	1 parking space for each dwelling unit
Residential Care Facility, Senior Citizen's Home, Retirement Home, Nursing Home	1 parking space for each dwelling unit or rooming unit plus 1 parking space per 100.0 square metres of gross floor area used for medical or personal services
Restaurants, Banquet Halls	1 parking space per 15.0 square metres of gross floor area or 1 parking space for each 4 persons that can be accommodated on the premises at one time, excluding patios, whichever is greater
Retail Stores, Service and Repair Shops, Personal Service Shops, Factory Outlets, Retail Warehouse, Merchandise Service Shops, Video Outlet/Rental Stores, Light Equipment Rental Establishment, Home Occupation, Home Industry	1 parking space per 20.0 square metres of gross floor area
Schools	Elementary – 1 space per 100.0 square metres of gross floor area and 1 space per portable
	Secondary – 1.5 spaces per 100.0 square metres of gross floor area and 1 space per portable

Shopping Centre	5.5 parking spaces for each 100.0 square metres of gross leasable floor area or fraction thereof.
Sports Arena	1 space per 5 seats of design capacity
Warehousing or other industrial building, Contractor's Establishment, Wholesaling	1 space per 100.0 square metres of gross floor area
Uses permitted by this By-law other than those listed in this Table	1 parking space per 35.0 square metres of gross floor area

4.2.6 Width of Access Ramps and Driveways

- a) Access ramps and driveways accessing a parking area or parking lot shall be a minimum of 3.0 metres in width for one-way traffic and a minimum of 6.0 metres in width for two-way traffic. For a Commercial, Industrial, Institutional or Municipal Parking Lot, a minimum of 9.0 metres in width shall be provided.
- b) For individual residential dwellings, the maximum driveway width shall be 8.0 metres or 50.0 per cent (%) of the lot frontage, whichever is less.

4.2.7 Tandem Parking

(amended by By-law 2026-40)

Tandem parking is permitted for the required parking spaces for a single detached dwelling, duplex, semi-detached dwelling, townhouse unit, accessory apartment, additional residential unit, and bed and breakfast establishment.

4.2.8 Parking Area Surface Treatment

All required parking spaces and parking areas and all driveways to any parking area or parking lot shall be maintained with a stable surface which is treated with asphalt, concrete, concrete pavers, gravel or similar material which is treated so as to prevent the raising of dust or loose particles.

4.2.9 Location of Required Parking Spaces

- a) Parking spaces and all driveways and aisles leading to those spaces shall be:
 - i) located on the same lot as the use or building for which they are provided; or
 - ii) located on a lot located within 150.0 metres of the site, provided the parking facilities are legally secured for that use, to the satisfaction of the Township; or
 - iii) for water access properties, the parking area may be more than 150.0 metres of the site.
- b) The provisions of Section 4.2.9 a) ii) shall not apply in the Highway Commercial and Industrial Zones.

4.2.10 Parking Area Location on a Lot

Parking areas will be permitted in any required yard in accordance with Table 4.2.

Table 4.2: Parking Area on Lot

(amended by By-law 2022-19)

Zone	Yard in Which Required Parking Permitted
R1, R2, RM1, RM2, SR1	All yards. No parking space shall be permitted within 1.5 metres of a street line.
RR, ER, MHR	All yards. No parking space shall be permitted within 3.0 metres of a street line.
SR2, SR3	All yards except the front yard. No parking space shall be permitted within 3.0 metres of a street line.
Commercial, Institutional, Industrial, and Open Space Zones	All yards provided that no part of any parking area, other than the ingress or egress points, is located closer than 1.5 m to a County Road or 1.0 m to any other street line and no closer than 1.5 m to any other lot line and provided that no part of any parking area is located in a minimum planting strip adjacent to a street line as required by this By-law.
Agricultural, Greenlands and Rural Zones	All yards provided that no part of any parking area, other than the ingress and egress points used for access from the street, is located closer than 7.5 m to any street line and no closer than 5.0 m to any other lot line.

4.2.11 Parking Illumination

Where parking areas are illuminated, the lighting fixtures shall be provided in accordance with the following provisions:

- No part of the lighting fixture shall be more than 9.0 m above grade;
- They shall be installed in such a manner that all light emitted by the fixture, either directly from the lamp or a diffusing element, or indirectly by reflection or refraction from any part of the fixture is projected below the lamp and onto the lot the lighting is intended to serve; and,
- Setback 1.5 m from any street line.

4.3 Barrier-Free Parking Requirements

4.3.1 Number of Barrier-Free Parking Spaces Required

The minimum designated barrier-free parking spaces requirements for new development shall be as noted in Table 4.3.

Table 4.3: Barrier-Free Parking Requirements

Total Number of Parking Spaces Required	Minimum Barrier-Free Spaces Required
1 – 25	1
26 – 50	2
51 – 75	3
76 – 100	4
101 and beyond	5 spaces plus 1 additional space for each 50 spaces beyond 150 spaces

4.3.2 Additional Requirements

In the case of personal service establishments, restaurants and health services, the minimum number of designated barrier-free parking spaces noted in Table 4.3 shall be increased by one.

4.3.3 Barrier-Free Parking Space

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

- A minimum width of 3.5 metres;
- A minimum length of 5.5 metres;
- An adjacent 1.75 metre wide aisle that is hatch marked on the parking lot, which may be shared by two adjacent designated barrier-free spaces;
- A firm, level surface;
- Easy access for disabled persons, whether via ramps, depressed curbs or other means and shall be located within easy access distance for the building or complex intended to be accessed; and
- Signs to identify barrier-free parking spaces in conformance with the regulations made under the Highway Traffic Act.

4.4 Queuing Lane Requirements

Where drive-through service facilities are permitted, queuing lanes are required and shall be exclusive of any other parking space and aisle requirements contained within this By-law and shall be provided in accordance with the provisions of this section.

4.4.1 Queuing Space Requirements

The minimum queuing space requirements within a designated queuing lane shall be as set out in Table 4.4. In addition, one space shall be provided for each point of service delivery.

Table 4.4: Queuing Lane Requirements

Use Associated with Drive-Through Service Facility	Minimum Required Ingress Spaces	Minimum Required Egress Spaces
Financial Institution	3	1
Restaurant	10	2
Motor vehicle service station or Gas Bar	3	1
Motor vehicle washing establishment	3 per bay	2
All Other Uses	3	1

4.4.2 Location of Ingress and Egress Spaces

Required ingress spaces shall be located before the first point of contact and required egress spaces shall be located after the final point of contact.

4.4.3 Length of Queuing Lane

The length of the queuing lane associated with the drive-through service facility shall be the total number of required ingress spaces and egress spaces, plus one space for each point of service delivery and shall not form part of the required parking spaces or aisles.

4.4.4 Multiple Queuing Lane Requirements

Where multiple queuing lanes are required on a lot, the queuing space requirements shall be provided for each individual queuing lane in compliance with the provisions of Section 4.4.1.

4.4.5 Size of Queuing Space

All queuing spaces shall be rectangular in shape, with a minimum length of 6.0 m and a minimum width of 2.75 m.

4.5 Parking of Special Vehicles

4.5.1 Vehicle Storage and Display

Where a permitted use involves the storage and/or display of operational motor vehicles, such as a motor vehicle dealership, such storage and/or display shall be subject to the same provisions that would apply to any parking area required by this By-law.

4.5.2 Parking of Boats, Recreational Sport Trailers, and Utility Trailers

(amended by By-law 2018-61, 2022-19)

- a) A maximum of one (1) motorized boat with associated trailer, one (1) recreational sport trailer, and one (1) utility trailer are permitted to be stored outside on a lot in a Residential Zone and up to three (3) motorized boats with associated trailers and three (3) recreational sport trailers in all other zones, as an accessory to a dwelling unit provided the motorized boat or recreational sport trailer is licensed, in good repair, and serviceable condition and is owned by an occupant of the dwelling unit.
- b) Notwithstanding a) above, there is no maximum to the number of personal use motorized boats stored on a SR1, SR2 or SR3 lot.
- c) A stored motorized boat or parked recreational sport trailer shall be deemed to be an accessory structure as set out in Section 3.1 of this By-law and shall be required to meet the provisions of that Section except being allowed to be located in a parking space.
- d) Where a motorized boat, recreational sport trailer, or utility trailer is stored in the rear yard, it shall be screened from adjacent residential lots by a fence or landscaping at least 1.2 m in height.

4.5.3 Parking of School Buses

In a Residential Zone, a maximum of one (1) school bus is permitted to be parked on a lot as an accessory use to a dwelling unit provided the school bus is driven by an occupant of the dwelling unit and the bus shall be parked no closer than 15.0 metres to the exterior wall of an adjacent residential dwelling unit.

4.5.4 Prohibition on Parking of Unlicensed Motor Vehicles

(amended by By-law 2018-61)

Unless otherwise specifically permitted in this By-law, an unlicensed motor vehicle shall not be parked on a lot. Notwithstanding this provision, the parking of unlicensed farm vehicles which have not been abandoned and are in a workable condition, as a permitted agricultural use, is permitted. Furthermore, notwithstanding this provision, the parking of unlicensed vehicles for sale is only permitted where vehicle sales are a permitted use.

4.6 Loading Space Requirements

4.6.1 Off-Street Loading Spaces

(amended by By-law 2018-61)

Off-street loading spaces shall be provided in accordance with the standards of this By-law for any Industrial, Commercial or Institutional Use or Apartment Building Dwelling. One loading space shall be required for an Apartment Building Dwelling and the required loading spaces for the other uses shall be provided as set out in Table 4.5.

Table 4.5: Loading Space Requirements

Gross Floor Area	Number of Loading Spaces Required
280 square metres or less	1 loading space
281 square metres to 2,299 square metres	2 loading spaces
2,300 square metres or greater	3 loading spaces

4.6.2 Size of Loading Space / Loading Area

Each loading space shall be a minimum of 12.0 metres long, 3.5 metres wide and have a vertical clearance of at least 4.2 metres, except where only one (1) loading space is required the loading space may be reduced to a minimum of 6.0 metres long, 3.5 metres wide and have a vertical clearance of at least 3.0 metres.

4.6.3 Location of Loading Spaces

- Required Loading spaces shall be provided on the same lot for the use or building for which it is required, and the loading space(s) shall be located within 20.0 metres of the use or building for which it is required.
- Such loading space shall not be located in a required yard.
- Loading spaces shall not obstruct any required parking spaces or vehicular movement on the lot.
- In all Zones, with the exception of any Industrial Zone, loading spaces are not permitted in the front yard or exterior side yard and loading bay doors are not permitted on any wall facing a street unless the loading space and loading bay door are located no closer than 10.0 metres from any street line.

4.6.4 Access to Loading Spaces

Where a loading space(s) is required, the access to the loading space(s) shall be provided by means of a driveway that is a minimum of 6.0 metres wide in the Industrial Zones and Institutional Zones and a minimum of 3.5 metres wide in a Commercial Zone.

4.7 Snow Storage

(added by By-law 2022-19)

- 4.7.1** An area equivalent to 2.0 per cent (%) of parking areas, loading spaces, private streets and driveways shall be required for snow storage for commercial, industrial, or institutional uses, and residential uses where five (5) or more parking spaces are required. This Section does not apply to existing (as of the date of this amendment) development approvals.

SECTION 5 AGRICULTURAL AND RURAL ZONES

5.1 Establishment of Agricultural and Rural Zones

The Agricultural and Rural Zones established by this By-law are:

Zone	Symbol	Description
Agricultural Zone	AG	Prime Agricultural Area
Rural Zone	RU	Rural Area with varied Agricultural potential

5.2 General Prohibition

No person shall within any Agricultural or Rural Zone, use any land, or erect, alter, enlarge, use, or maintain any building or structure except as specified hereunder, and with all other applicable provisions of this By-law.

5.3 Permitted Uses

Uses permitted in a Zone are noted by the symbol '●' in the column applicable to that Zone and corresponding with the row for a specific permitted use in the Permitted Uses Table. A letter(s) following the symbol '●', zone heading or identified permitted use, indicates that one or more conditions apply to the use noted or, in some cases, to the entire Zone. Conditions are listed in the Footnotes below the Permitted Uses Table, Table 5.1.

Table 5.1: Permitted Uses in Agricultural and Rural Zones

(amended by By-law 2018-61, 2026-40)

Use	Zone	
	AG	RU
Abattoir	●(a)	●
Additional Residential Unit	● (b)	● (b)
Agricultural Produce Warehouse	●	●
Conservation or Wildlife Area	●	●
Dwelling, Single Detached	●(a)	●
Equestrian Facility	●	●
Farm	●	●
Farm Produce Sales Outlet	●	●
Forestry	●	●
Group Home		●
Home Occupation	●	●
Kennel	●(a)	●
Outdoor Recreational Use, Passive	●	●
Park, Public		●
Public Use		●
Veterinary Clinic	●(a)	●

Footnotes for Table 5.1

- a) Use is permitted only as accessory to a permitted use.
- b) Use is permitted only in accordance with Section 3.3.

5.4 Lot Requirements

No person shall, within any Agricultural or Rural Zone, use any lot or erect, alter or use any building or structure except in accordance with the standards in the Lot Requirements Table. A letter(s) following a Lot Requirement, zone heading or description of the requirement, indicates that one or more conditions apply to the requirement noted or, in some cases, to the entire Zone. Conditions are listed in the Footnotes below the Lot Requirements Table, Table 5.2.

Table 5.2: Lot Requirements for Agricultural and Rural Zones

Requirement	ZONE	
	AG	RU
Minimum lot area (hectares)	40	10
Minimum lot frontage (metres)	60	60
Maximum lot coverage (per cent)	10	10
Minimum yard requirements (metres)	front yard	15
	rear yard	15
	interior yard	15 (a)
	exterior yard	15
Maximum building height (metres)	11	11

Footnotes for Table 5.2

- a) Reduced to 6.0 m for Accessory Dwelling Unit, Additional Residential Unit, and Detached Dwelling
- b) Maximum Building Height does not apply to any farm building or structure (except dwellings)

5.5 Exceptions

The provisions of this Section are modified for those properties and to the extent identified in Sections 5.5.1 and 5.5.2 below.

5.5.1 Exceptions to Agricultural Zone

Exception	By-law	Location	Special Provisions
AG-1	2003-92	Pt. Lot 17-19 Conc. 1 Orillia 1886 Wainman Line	<u>Permitted Uses:</u> In addition to the permitted uses of the AG Zone, the following use shall also be permitted: i) A second single detached dwelling
AG-2	2008-13	Pt. Lot 13 Conc. 5 Orillia 2359 Burnside Line	<u>Lot Requirements:</u> i) Minimum Lot Area – 19 hectares
AG-3	2009-14	Pt. Lot 13 Conc. 6 Orillia 2403 Carlyon Line	<u>Lot Requirements:</u> i) Minimum Lot Area – 20 hectares
AG-4	2009-67	Pt. Lot 14 Conc. 5 Orillia 2253 Burnside Line	<u>Lot Requirements:</u> ii) Minimum Lot Area – 20 hectares iii) Minimum Lot Frontage – 194 metres
AG-5		2565 Hodgins Road 2671 Hodgins Road 2741 Hodgins Road 3291 New Brailey Line 3383 Lake St. George Blvd.	<u>Permitted Uses:</u> In addition to the permitted uses of the AG Zone, the following use shall also be permitted: i) A Home Industry in accordance with Section 3.11
AG-6		4145 Burnside Line	<u>Permitted Uses:</u> In addition to the permitted uses of the AG Zone, the following use shall also be permitted:

Exception	By-law	Location	Special Provisions
			i) A business, professional or administration office
AG-7	2011-02	1859 Uhthoff Line	<u>Lot Requirements:</u> i) Minimum Lot Area – 25.65 hectares
AG-8	2011-02	1895 Uhthoff Line	<u>Lot Requirements:</u> i) Minimum Lot Area – 4.46 hectares
AG-9	2011-90	2680 Hampshire Mills Line (part of property)	<u>Permitted Uses:</u> Uses of the property shall be restricted to the following: ii) Farm (excluding any structures) iii) Forestry iv) Outdoor Recreational Use, Passive No buildings or structures shall be permitted on the property.
AG-10	2011-90	2680 Hampshire Mills Line (part of property)	<u>Permitted Uses:</u> Use of the property shall be restricted to the following: i) Agricultural Produce Warehouse ii) Dwelling, Single Detached iii) Home Occupation iv) Farm v) Farm Produce Sales Outlet
AG-11	2012-13	165 Steeles Line	<u>Lot Requirements:</u> i) Minimum Lot Area – 3 hectares
AG-12	2012-13	181 Steeles Line	<u>Lot Requirements:</u> i) Minimum Lot Area – 29 hectares
AG-13	2013-07	1346 and 1366 Cambrian Road	<u>Lot Requirements:</u> i) Minimum Lot Area – 18 hectares

Exception	By-law	Location	Special Provisions
AG-14	2013-38 2015-54	1449 Upper Big Chute Road 1323 Anderson Line Conc. 7 Part Lot 2, Medonte	<u>Permitted Uses:</u> Uses of the property shall be restricted to the following: ii) Farm iii) Forestry iv) Outdoor Recreational Use, Passive A single detached dwelling shall not be permitted.
AG-15	2015-53	Conc. 7 Part Lot 2, North Orillia 3713 Hampshire Mills Line	<u>Permitted Uses:</u> i) Notwithstanding Section 5.3, neither an abattoir or a dwelling unit are permitted.
AG-16	2015-21 2015-86 2017-78	1195 Dunns Line 2002 Carlyon Line 1393 Dunns Line	<u>Permitted Uses:</u> i) Notwithstanding Section 5.3, a Dwelling, Single Detached shall be prohibited.
AG-17	2016-24	South Part Lot 7, Conc. 2 (Matchedash) 2748 Upper Big Chute Road	<u>Lot Requirements:</u> i) Minimum Lot Area: 11 hectares
AG-18	2016-36	Part Lot 6, Conc. 8 (North Orillia) 3310 Brennan Line	<u>Lot Requirements:</u> i) Minimum Lot Area – 39 hectares
AG-19	2026-40	East Part Lot 13, Conc. 5 (North Orillia) 2460 Carlyon Line	<u>Permitted Uses:</u> In addition to the Permitted Uses under Section 5.3: i) a garden suite is permitted as a temporary use for a period not to exceed ten years from the passage of By-law 2017-20, subject to the provisions of Section 3.8.

Exception	By-law	Location	Special Provisions
			ii) An existing mobile home is permitted as an additional residential unit. <u>Lot Requirements:</u> i) The maximum distance of a detached Additional Residential Unit from the closest portion of the principal dwelling is 110.0 metres.
AG-20	2017-42	Part Lot 3, Conc. 3 (North Orillia) 3658 Uthoff Line	<u>Permitted Uses:</u> i) Notwithstanding Section 5.3, a Dwelling, Single Detached shall be prohibited. <u>Lot Requirements:</u> i) Minimum Lot Area - 39 hectares, Minimum Interior Yard - 3 metres (for existing agricultural building only) <u>Special Provisions:</u> i) Minimum Distance Separation Formula I will apply to the use of the existing agricultural building for livestock.
AG-21	2019-05	2324 Hampshire Mills Line	<u>Permitted Uses:</u> ii) Notwithstanding Section 5.3, a Dwelling, Single Detached shall be prohibited. iii) Livestock without a Minimum Distance Separation (MDS) Report.
AG-22	2019-38	Part Lot 12, Conc. 5, geographic Township of North Orillia. 2604 Carlyon Line (part of)	<u>Permitted Uses:</u> In addition to the permitted uses of the AG Zone, the following 'on farm diversified use' shall also be permitted: i) Seasonal Wedding Venue. And that 'Seasonal Wedding Venue' be defined as follows:

Exception	By-law	Location	Special Provisions
			- The use of land, buildings or structures for wedding ceremonies and/or wedding celebrations or similar ceremonial events. The building and/or buildings associated with the wedding ceremonies and/or celebrations or similar ceremonial events will reflect the rural and agricultural character of the community. <u>Special Provisions:</u> i) Notwithstanding Section 3.18 of the Zoning By-law the lot requirements as listed in Section 5.2 of the Zoning By-law apply to the entire property. ii) Notwithstanding Section 4.2.8 of the Zoning By-law a grass parking lot is permitted. iii) The minimum parking requirements for 'banquet halls' as listed in the Zoning By-law shall apply to a 'Seasonal wedding venue'.
AG-23	2019-59	South Part Lot 3, Conc. 3, Geographic Township of North Orillia. 3769 Fairgrounds Road	<u>Lot Requirements</u> for lands jointly zoned AG-23 and GL-10: i) Minimum Lot Area – 19 hectares <u>Special Provisions</u> - Notwithstanding Section 3.18, for the lands jointly zoned AG-23 and GL-10 setbacks to the respective zone boundaries shall not apply.
AG-24	2021-07	1403 Carlyon Line	<u>Permitted Uses:</u> Home Industry in accordance with Section 3.11. Limited in size to 140.0 square metres within an existing agricultural / residential accessory structure. The remaining space of the structure may be occupied by other permitted uses established by Table 5.1 for the Agricultural (AG) Zone, excluding any type of Dwelling Unit.

Exception	By-law	Location	Special Provisions
AG-25	2022-13	West 1/2 Lot 6, Conc. 1, North Orillia 3331 Town Line	<u>Permitted Uses:</u> In addition to the permitted uses of the AG Zone, the following 'on farm diversified use' shall also be permitted: i) Fun Farm And that 'Fun Farm' be defined as follows: • The use of land, buildings, or structures for activities, events, and entertainment that encourage education for the local community, in particular children, about the importance of the agricultural system and promote physical activity. In addition to the above, the use of a temporary or permanent structure for a refreshment vehicle and/or refreshment station for the sale of food and drink to visitors is permitted, subject to the appropriate health and safety licenses required by the Township and the Health Unit. A Miniature Golf Course may be permitted as a part of the Fun Farm. <u>Special Permissions:</u> ii) Notwithstanding Section 3.18 of the Zoning By-law, the lot requirements as listed in Section 5.2 of the Zoning By-law shall apply to the entire property. iii) Notwithstanding Section 4.2.8 of the Zoning By-law, a grass parking lot is permitted. iv) The minimum number of required parking spaces for the Fun Farm is 125.
AG-26	2023-03	East Part Lot 21, Concession 13, in the former Township of Medonte, now in the	<u>Lot Requirements:</u> i) Minimum Lot Area – 4.16 hectares

Exception	By-law	Location	Special Provisions
		Township of Severn	
		2474 Southorn Road	
AG-27	2024-20	Part of Lot 6, Concession 6, Parts 1, 2, & 4 on 51R-42503, except Part 1 on 51R-44419 & Part of Part Lot 6, Concession 6, being Part 2 on 51R-44419 3244 Hampshire Mills Line	<u>Permitted Uses:</u> In addition to the permitted uses of the AG Zone, the following use shall also be permitted: - An accessory apartment in an accessory building for a maximum of two (2) dwelling units. <u>Special Provisions:</u> That a two (2) storey accessory building shall be permitted with the following special provisions: - A maximum ground floor area of 140.0 square metres for use as a private garage; - a second storey gross floor area of 140.0 square metres containing the accessory apartment; - a maximum gross floor area of 280.0 square metres (over two (2) storeys); - a maximum accessory building height of 8.5 metres; and - a minimum interior yard setback of 4.5 metres.
AG-28	2024-63	North Part Lot 22, Concession 13 1198 Dunns Line	<u>Permitted Uses:</u> In addition to the permitted uses of the AG Zone, the following uses shall also be permitted: - One (1) detached additional residential unit (ARU). <u>Special Provisions:</u> - The existing single-detached dwelling, which is to be converted into an ARU, shall be deemed to comply with the requirements of the Zoning By-law 2010-65, as amended; and, The ARU shall be located within 75.0 metres of the principal single-detached dwelling.

Exception	By-law	Location	Special Provisions
AG-29	2025-16	Part Lot 3, Concession 8, Part 1 on 51R27693, Except Part 1 on 51R-29323, in the former Township of North Orillia 3689 Ardrea Drive	<u>Permitted Uses:</u> In addition to the permitted uses of the AG Zone, the following uses shall also be permitted: - One (1) detached additional residential unit (ARU) in an accessory building. <u>Special Provisions:</u> That a two (2) storey accessory building shall be permitted with the following special provisions: i) A maximum gross floor area of 250.0 square metres (over two (2) storeys); ii) A maximum second storey gross floor area of 125.0 square metres containing the ARU; iii) A maximum accessory building height of 6.2 metres. The ARU shall be located within 50.0 metres of the primary dwelling.
AG-30	2025-15	Part Lot 16, Concession 9, S/T Interest of the Municipality, Except Part 1 on Plan 51R- 28194, North Orillia; SEVERN 2368 Maple Valley Road	<u>Special Provisions:</u> i) Any residential use is prohibited. ii) Interior yard setback for an existing horse shelter – 5.15 metres
AG-31	2025-82	Part Lot 16, Concession 2, being Part 1 on 51R-24624 1826 Foxmead Road	<u>Special Provisions:</u> i) Notwithstanding the provisions of Section 3.1, 3.2 and 5.1 of Zoning By-law 2010-65, as amended, one (1) ARU shall be permitted within a detached accessory building with the following site-specific provisions: - Maximum floor area – 111.4 square metres - Maximum building height – two (2) storeys and 5.8 metres.

Exception	By-law	Location	Special Provisions
			The ARU shall be located within 100.0 metres of the primary dwelling. metres
AG-32	2026-08	East Part Lot 13, Concession 1 2458 Wainman Line	<u>Special Provisions:</u> i) Notwithstanding the general provision of Section 3.1 of the Zoning By-law, a maximum of two (2) Additional Residential Units (ARUs) shall be permitted on the subject lands. ii) One (1) ARU may be located in a detached accessory building located within 50.0 metres of the principal (primary) single detached dwelling with the following site-specific provisions: - Notwithstanding Section 3.1.5 a Maximum Size of 281.2m² (inclusive of the main floor and second storey). - Notwithstanding Section 3.1.6 a Maximum Building Height of 7.8 metres and two (2) storeys. - Notwithstanding Section 3.1 v) the maximum size of the detached ARU shall not exceed 145.0m² (representing 40.8% of the combined floor area of the primary and detached ARU). metres.

5.5.2 Exceptions to Rural (RU) Zone

Exception	By-law	Location	Special Provisions
RU-1	1996-14	Pt. Lot 4 and 5 Conc. 2, S.D. Orillia	<u>Special Provisions:</u> i) Notwithstanding Section 3.26.1, access may be via an entranceway across an adjacent property.
RU-2		3632 Telford Line	<u>Permitted Uses:</u> In addition to the permitted uses of the RU Zone, the following use shall also be permitted:

Exception	By-law	Location	Special Provisions
			i) Self Storage Facility
RU-3	1999-33	Pt. Lot 3 Conc. 3 Orillia	<u>Permitted Uses:</u> Restricted to: i) Dwelling, Single Detached ii) Residential Care Facility iii) Boarding or Rooming House
RU-4	2004-96	Pt. Lot 3 Conc. 4 Orillia 3699 Uhthoff Line	<u>Permitted Uses:</u> In addition to the permitted uses of the RU Zone, the following use shall also be permitted: i) Group Home
RU-5	2004-124	Pt. Lot 2 Conc. 2 Orillia 3845 Wainman Line	<u>Lot Requirements:</u> i) Minimum Interior Yard – 3.0 metres
RU-6	2008-13	Pt. Lot 13 Conc. 5 Orillia 2359 Burnside Line	<u>Lot Requirements:</u> i) Minimum Lot Area – 2.4 hectares ii) Minimum Rear Yard for accessory building – 10 metres <u>Special Provisions:</u> i) a farm operation shall be limited to a maximum of five (5) animal units (AU) calculated in accordance with the following: Beef Cattle • Mature bull (>1700 pounds) = 1.5 AU • Mature cow (1000 pounds) = 1 AU • Calves (450 pounds) = 0.5 AU Dairy Cattle • Holstein bull = 1.9 AU • Holstein cow = 1.5 AU Equine

Exception	By-law	Location	Special Provisions
			• Work horse (mature) = 2 AU • Saddle horse (mature) = 1.25 AU • Colt (<2 years) = 0.5 AU Swine • Boar = 0.5 AU • Brood Sow = 0.25 AU • Feeder pigs (100 lbs) = 0.05 AU Sheep and Goats • Sheep (mature) = 0.2 AU • Goat (mature) = 0.17 AU Poultry • Roaster = 0.004 AU • Broiler = 0.0025 AU • Cornish = 0.0015 AU
RU-7	2008-78	Pt. Lots 7 and 8 Conc. 11 Orillia 3231 Nichols Line	<u>Permitted Uses:</u> Restricted to: i) Farm ii) Transportation Depot including an office and waiting room <u>Lot Requirements:</u> i) Minimum Setback from Nichols Line – 15.0 metres ii) Minimum Setback from Highway 11 – 100.0 metres iii) Minimum Setback from Northwest Lot Line – 180.0 metres iv) Minimum Setback from Northerly Lot Line – 200.0 metres <u>Special Provisions:</u> i) No trucks shall use the Transportation Depot except those trucks used in the hauling of aggregates from quarry operations. ii) Maximum number of truck parking spaces shall be sixty (60).

Exception	By-law	Location	Special Provisions
RU-8	1999-42	Pt. Lots 17 and 18 Conc. 2, N.D. Orillia 1806 Balkwill Line	<u>Lot Requirements:</u> i) Minimum Lot Area – 2.9 hectares ii) Minimum Interior Yard – 6 metres <u>Special Provisions:</u> i) The use of an abattoir shall be limited to poultry and the maximum number of fowl to be slaughtered in one year shall not exceed 100,000. ii) A temporary residential structure to accommodate seasonal workers shall be a permitted accessory use. iii) The temporary residential structure shall not be inhabited for more than 200 days per year. iv) The temporary residential structure shall meet or exceed a CSA Z240 standard.
RU-9		Pt. Lot 18 Conc. 2 Matchedash 3222 Pioneer Road	<u>Special Provisions:</u> i) Notwithstanding Section 3.26.1, frontage and access may be via an existing private road.
RU-10		2250 Stockdale Road 2901 Telford Line	<u>Permitted Uses:</u> In addition to the permitted uses of the RU Zone, the following use shall also be permitted: i) A Home Industry in accordance with Section 3.11
RU-11		1638 Penley Road	<u>Permitted Uses:</u> In addition to the permitted uses of the RU Zone, the following use shall also be permitted: i) A motor vehicle repair garage <u>Special Provisions:</u> i) There shall be limited outside storage of goods, materials, products, parts (not more than 10 units). ii) The outside storage of derelict or unlicensed motor vehicles is prohibited.
RU-12	2000-40	Pt. Lots 1 and 2	<u>Permitted Uses:</u>

Exception	By-law	Location	Special Provisions
		Conc. 4 Orillia	In addition to the permitted uses of the RU Zone, the following use shall also be permitted: i) a sewage treatment facility
RU-13	2010-59	Pt. Lot 17 Conc. 13 Orillia 1935 South Sparrow Lake Road	<u>Lot Requirements:</u> i) Minimum Rear Yard for a principal dwelling – 100 metres ii) Minimum Rear Yard for an accessory structure – 30 metres iii) Minimum Setback from the boundary of an EP Zone – 1.5 metres
RU-14	2011-86	Pt Lot 1, Conc. 12 Tay 1008 Upper Big Chute Rd	<u>Permitted Uses:</u> Uses of the property are restricted to the following: i) A Contractor's Establishment, Office and warehouse only, (no yard); ii) A Business or Administrative Office that is accessory to i) above and iii) An existing single detached dwelling. <u>Lot Requirements:</u> i) Maximum Lot Coverage for accessory buildings and structures – 10.0 per cent (%) of total lot area ii) No outside storage of goods or materials. iii) Maximum outside parking for the contractor's office and warehouse shall be only two trailers and two vehicles.
RU-15	2013-18		<u>Lot Requirements:</u> i) Minimum Lot Frontage – 30 metres ii) Minimum Lot Area – 1.5 hectares iii) Minimum Front Yard Setback – 110.0 metres <u>Permitted Uses:</u> In addition to the permitted uses of the RU Zone the following use shall also be permitted:

Exception	By-law	Location	Special Provisions
			i) A farm operation limited to three (3) Animal Units (AU) calculated in accordance with the following: Equine-Saddle horse (mature) = 1.25 AU, Colt (<2 years) = 0.5 AU
RU-16	2013-38	1551 Upper Big Chute Rd	<u>Permitted Uses:</u> In addition to the permitted uses of the RU Zone, the following use shall also be permitted: i) A second detached dwelling ii) The existing home industry <u>Lot Requirements:</u> i) Minimum Lot Area – 27479.13 square metres
RU-17	2015-53	Conc. 7 Part Lot 2, North Orillia 3713 Hampshire Mills Line	<u>Lot Requirements:</u> i) Minimum Lot Area – 1.9 hectares ii) Minimum Lot Frontage – 75.0 metres iii) Minimum Front Yard – 30.0 metres iv) Minimum setback from pipeline right-of-way – 7.0 metres
RU-18 (H29)	2017-49	Part Lot 24, Conc. 12 (Village of Coldwater) 1052 Anderson Line (retained lands from B-13-16)	<u>Permitted Uses:</u> i) Notwithstanding Section 5.3, a Dwelling, Single Detached shall be prohibited. <u>Special Provisions:</u> i) Minimum Distance Separation Formula I will apply to livestock.
RU-19	2018-32	West Part Lot 2, Conc. 2 (Orillia) 4163 Wainman Line	<u>Permitted Uses:</u> i) In addition to the Permitted Uses under Section 6.3, a Garden Suite is permitted as a temporary use for a period not to exceed ten years, subject to the provisions of Section 3.8.
RU-20	2020-05	A portion of West Part Lot 12, Conc. 14, in the former	<u>Special Provisions:</u> Not withstand Section 3.18 with respect to Zone Requirements;

Exception	By-law	Location	Special Provisions
		Township of Tay. A portion of 2545 Quarry Road/2396 Saint Amant Road	i) Permit a Home Industry in accordance with Section 3.11, notwithstanding 3.11 f). ii) Allow for one (1) accessory structure with the following special provisions: a. A maximum building Height of 7.6 metres (25 feet); b. A maximum size of 558.0 square metres (6000 square feet); c. The Home Industry may occupy a maximum of 400 square metres of the structure; and A maximum of 158 square metres of the structure may be occupied by other Permitted Uses established by Table 5.1 for the Rural (RU) Zone excluding any type of Dwelling Unit.
RU-21	2022-64	Part Lot 1, Concession 7 as in RO484764, geographic Township of North Orillia, now in the Township of Severn 1882 Big Chief Road	<u>Special Provisions:</u> i) Notwithstanding Section 3.1(a) of the Zoning By-law, an accessory apartment be permitted within an existing detached accessory building or structure; ii) Notwithstanding Section 3.1.2 of the Zoning By-law, an accessory building or structure be permitted to be used for human habitation, in the form of an accessory apartment. iii) Notwithstanding Section 3.1.6 of the Zoning By-law, an accessory building or structure containing the accessory apartment shall be permitted to contain two-storeys, having a maximum Floor Area of 102 square metres; Notwithstanding Section 5.4 of the Zoning By-law, an accessory dwelling unit be permitted to have an interior side yard setback of 4.8 metres
RU-22	2023-34	A portion of Part Lot 3, Concession 7, and a Part of Part 1 on 51R-15364, former	<u>Prohibited Uses:</u> Notwithstanding Section 5.3, a dwelling, single detached and a group home shall be prohibited. For absolute clarity, all residential uses of the lands shall be prohibited.

Exception	By-law	Location	Special Provisions
		Township of Orillia, now in the Township of Severn. 3665 Hampshire Mills Line	<u>Permitted Uses:</u> In addition to the permitted uses of the RU Zone, the following use shall also be permitted: i) Wildlife Conservation Centre And that “Wildlife Conservation Centre” be defined as follows: A provincially licensed facility providing permanent sanctuary to non-releasable Ontario wildlife and providing education to the general public. Educational uses include Private Guided Tours, Special Events, Photography programs and On-site Filming. Educational uses are guided by staff and by appointment only and are not permitted to take place inside the primary structure. No bus tours are permitted.
RU-23	2024-34	Part Lot 19, Concession 2 3487 Tower Line Road	<u>Special Provisions:</u> i) Notwithstanding Section 3.26.1 frontage and access may be via a driveway over Crown Land. ii) Notwithstanding Section 3.18, the lot requirements shall apply to the lands as a whole.
RU-24	2024-53	Part Lot 1, Concession 11 1161 Old Creamery Road	<u>Permitted Uses:</u> In addition to the permitted uses of the RU Zone, the following uses shall also be permitted: i) Notwithstanding Section 3.1 two (2) additional residential units (“accessory apartments”) may be permitted on the subject lands: a. One must be attached to and form part of the single-detached dwelling b. One may be detached from the single-detached dwelling ii) On-Farm Diversified Use being a “Horse Therapy Centre” <u>Special Provisions:</u> i) On-Farm Diversified Use a. A minimum of five (5) parking spaces

Exception	By-law	Location	Special Provisions
			b. May occupy no more than 4.0% of the total lot area c. A maximum of ten (10) visitors at one time ii) An “additional residential unit” shall be defined as: a. “a self-contained residential dwelling unit on the same lot, or within the same building, as an existing residential dwelling unit. An Additional Residential Unit must have its own separate entrance, washroom, sleeping area(s) and kitchen facilities.” iii) A “Horse Therapy Centre” shall be defined as: “an on-farm diversified use where visitors participate in learning, caring for, and engaging with horses and other farm animals aimed at resulting in emotional healing. Small scale group activities may also be included such as those aimed at connecting with nature and arts/craft classes/workshops.”
RU-25	2024-78	Part Lot 4, Concession 3, being Part 1 on 51R-39455 4511 Fairgrounds Road	<u>Special Provisions:</u> In addition to the permitted uses of the RU zone, the following uses shall also be permitted: i) An Accessory Dwelling Unit be permitted in a detached Accessory Building
RU-26	2025-34	Part Lot 18, Concession 8, in the former Township of Matchedash, now in the Township of Severn	<u>Special Provisions:</u> i) Minimum Lot Area – 4.7 hectares

Exception	By-law	Location	Special Provisions
		3599 Severn River (retained lands of B-02-23)	
RU-27	2025-34	Part Lot 18, Concession 8, in the former Township of Matchedash, now in the Township of Severn 3599 Severn River (severed lands of B-02-23)	<u>Special Provisions:</u> i) Minimum Lot Area – 2.7 hectares
RU-28	2025-60	Part West Half Lot 7, Concession 9, Parts 4 to 6 on 51R-25086, in the former Township of North Orillia 3237 Brennan Line	<u>Special Provisions:</u> i) Notwithstanding the general provision of Section 3.1 of the Zoning By-law, a maximum of two (2) Additional Residential Units (ARUs) shall be permitted on the subject lands. ii) One (1) ARU may be located in a detached accessory building located within 50.0 metres of the principal (primary) single detached dwelling with the following site-specific provisions: a. Notwithstanding Section 3.2.5 a Maximum Size of 405.5m ² (inclusive of the main floor and lower level). b. Notwithstanding Section 3.1 v) the maximum size of the detached ARU (inclusive of the main floor and lower level) shall not exceed 47.0% of the combined floor area of the principal (primary) single detached dwelling and detached ARU. whole.

Exception	By-law	Location	Special Provisions
			iii) Notwithstanding Section 3.2.7 of the Zoning By-law, a maximum of four (4) accessory buildings are permitted.
RU-29	2026-09	Part of Lots 1 & 2, Concession 8, being parts 2, 3, and 4 on 51R 31121, former Township of North Orillia, now in the Township of Severn 3900 Menoke Beach Road	<u>Special Provisions:</u> i) Any residential use is prohibited
RU-30	2026-40	2104 Irish Line	<u>Permitted Uses:</u> In addition to the permitted uses under Section 5.3, an existing mobile home is permitted as an Additional Residential Unit. <u>Lot Requirements:</u> i) Minimum Exterior Yard Setback – 6.0 metres, for an additional residential unit.
RU-31	2022-63 2025-13	Part Lot 19, Concession 12, Medonte, except Part 1 on 51R-43650 1644 Anderson Line	<u>Permitted Uses:</u> i) Notwithstanding Section 5.3, a dwelling, single detached and a group home shall be prohibited. ii) For absolute clarity, all residential uses of the lands shall be prohibited iii) A Maple Syrup Establishment (processing, agri-tourism, retail) shall be permitted <u>Special Provisions:</u>

Exception	By-law	Location	Special Provisions
			i) Maple Syrup Establishment (processing, agri-tourism, retail) shall be defined as: the use of land, buildings or structures for the processing and sale of maple syrup and related products from the subject property. The building and/or buildings and parking areas (in accordance with approved site plan control measures) may be used to host community events such as: facility tours; tastings; cooking classes and workshops; and for retail uses such as maple syrup product sales counter, farmer and artisan markets ii) The maximum permitted area of the use, building(s), and/or parking areas associated with the Maple Syrup Establishment (processing, agri-tourism, retail) shall be limited to 2% of the total lot area iii) Notwithstanding Section 5.4, a minimum rear yard setback of 8.8 metres for an existing shipping container used for sap storage/maple syrup production A minimum of fifty (50) parking spaces be required

SECTION 6 RESIDENTIAL ZONES

6.1 Establishment of Residential Zones

The Residential Zones established by this By-law are:

Zone	Symbol	Description
Residential One Zone	R1	Single Detached Residential
Residential Two Zone	R2	Single and Semi-detached Residential
Residential Multiple One Zone	RM1	Medium Density Residential
Residential Multiple Two Zone	RM2	High Density Residential
Shoreline Residential One Zone	SR1	Shoreline Residential Municipal Services
Shoreline Residential Two Zone	SR2	Shoreline Residential Private Services
Shoreline Residential Three Zone	SR3	Shoreline Residential Restricted Access
Rural Residential Zone	RR	Single Detached Residential on rural lots
Estate Residential Zone	ER	Single Detached Residential on estate lots
Mobile Home Residential Zone	MHR	Mobile Home Park

6.2 General Prohibition

No person shall within any Residential Zone, use any land, or erect, alter, or use any building or structure except as specified hereunder, and in accordance with all other applicable provisions of this By-law.

6.3 Permitted Uses

Uses permitted in a Zone are noted by the symbol '●' in the column applicable to that Zone and corresponding with the row for a specific permitted use in the Permitted Uses Table. A letter(s) following the symbol '●', zone heading or identified permitted use, indicates that one or more conditions apply to the use noted or, in some cases, to the entire Zone. Conditions are listed in the Footnotes below the Permitted Uses Table, Table 6.1.

Table 6.1: Permitted Uses in Residential Zones

(amended by By-law 2026-40)

Use	Zone									
	R1	R2	RM1	RM2	SR1	SR2	SR3	ER	RR	MHR
Dwelling, Single Detached	●	●			●	●	●	●	●	
Dwelling, Semi-Detached		●								
Dwelling, Duplex		●								
Dwelling, Multiple			●							
Dwelling, Townhouse			●							
Dwelling, Apartment				●						
Additional Residential Unit	● (b)	● (b)	● (b)		● (b)			● (b)	● (b)	
Group Home	●	●			●			●		
Mobile Home										●
Home Occupation	●	●			●	●		●	●	
Park, Public	●	●	●	●	●	●	●	●	●	●
Public Use	●	●	●	●	●	●	●	●	●	●

Footnotes for Table 6.1

- a) a convenience store and a restaurant shall be permitted within the Mobile Home Residential (MHR) Zone, as accessory uses only.
- b) Use is permitted only in accordance with Section 3.3.

6.4 Lot Requirements

No person shall, within any Residential Zone, use any lot or erect, alter or use any building or structure except in accordance with the standards in the Lot Requirements Table. A letter(s) following a Lot Requirement, zone heading or description of the requirement, indicates that one or more conditions apply to the requirement noted or, in some cases, to the entire Zone. Conditions are listed in the Footnotes below the Lot Requirements Table, Table 6.2.

Table 6.2: Lot Requirements in Residential Zones

Requirement		ZONE									
		R1	R2	RM1	RM2	SR1	SR2	SR3	RR	ER	MHR(b)
Minimum lot area (square metres)	full services	600	300/unit	250/unit	850	650	n/a	n/a	n/a	n/a	n/a
	partial services	2000	n/a	n/a	n/a	2000	n/a	n/a	n/a	n/a	n/a
	private services	4000	n/a	n/a	n/a	4000	4000	4000	4000	8000	40000
Minimum lot frontage (metres)	full services	14	7/unit	6/unit	18	15	n/a	n/a	n/a	n/a	n/a
	partial services	30	30	n/a	n/a	60	n/a	n/a	n/a	n/a	n/a
	private services	60	60	n/a	n/a	60	60	60	60	60	135
Maximum lot coverage (per cent)	full services	30	30	35	35	30(c)	25	25	n/a	n/a	n/a
	partial services	25	25	30	30	25(c)	20	20	n/a	n/a	n/a
	private services	20	20	25	25	20(c)	15(c)	15(c)	15	15	25
Minimum yard requirements (metres)	front yard	7.5	7.5	7.5	7.5	20	20	20	15	15	15
	rear yard	7.5	7.5	7.5	7.5	7.5	7.5	7.5	15	15	15
	interior yard	1.5	1.5(a)	1.5(a)	6	1.5	3	3	4.5	6	15
	exterior yard	7.5	7.5	7.5	7.5	7.5	7.5	7.5	15	15	15
Maximum building height (metres)		9	9	9	11	9	9	9	9	9	9
Minimum gross floor area (square metres)		65	65	n/a	n/a	65	65	65	65	140	n/a
Maximum number of dwellings		1	1	n/a	n/a	1	1	1	1	1	n/a
Maximum number of dwelling units		3	3	37/ha (e) or 3 per lot	37/ha	3	1	1	3	3	10/ha
Minimum landscaped open space (per cent)		n/a	n/a	30	30	40	40	40	n/a	n/a	n/a

Footnotes for Table 6.2

- a) For a semi-detached dwelling or townhouse dwelling and where the dwelling units share a common wall, there shall be no required interior yard for the common wall.
- b) Requirements for individual mobile home sites:
 - Minimum Site Area – 750.0 square metres
 - Minimum Site Frontage – 18.0 metres
 - Maximum Site Coverage – 30.0 per cent (%)
 - Maximum Height – 8.0 metres
- c) Where buildings or structures are located wholly or partially within 60.0 metres of the shoreline in the SR1, SR2 or SR3 Zones, lot coverage shall be based on the area of the lot within 60.0 metres of the shoreline. Where buildings or structures are located more than 60.0 metres from the shoreline, lot coverage shall be based on the total lot area.
- d) For properties in the SR1, SR2 and SR3 Zones which do not front onto a navigable watercourse or original shore road allowance, the lot requirements of the Residential One (R1) Zone shall apply.
- e) For the purposes of calculating maximum density, an additional residential unit located within a townhouse dwelling shall not be included in the calculation of dwelling units per hectare.

6.5 Exceptions

The provisions of this Section are modified for those properties and to the extent identified in Sections 6.5.1 to 6.5.10 below.

6.5.1 Exceptions to Residential One (R1) Zone

Exception	By-law	Location	Special Provisions
R1-1			
R1-2		Parts 1, 2, 4, 5 and 6 Plan 174 Washago	<u>Special Provisions:</u> i) Fill on lots shall be placed to a minimum elevation of 219.9 metres CGD. ii) No openings on dwellings shall be less than 220.2 metres CGD.
R1-3	1994-135	Plan M-407 Conc. 6, S.D. Orillia	<u>Lot Requirements:</u> i) Minimum Front Yard – 7.0 metres
R1-4	1999-41	Pt. Lot 1 Conc. 1, S.D.	<u>Special Provisions:</u>

Exception	By-law	Location	Special Provisions
		Orillia	i) Minimum Setback from Top of Bank – 9.0 metres
R1-5	2000-39	Pt. Lots 4 and 5 Conc. 4, S.D. Orillia	<u>Permitted Uses:</u> In addition to the permitted uses of the R1 Zone, the following uses shall also be permitted: i) Dwelling, Semi-detached ii) Dwelling, Townhouse (maximum number of units in townhouse block - 8) iii) Private indoor recreation facility, activity centre and/or clubhouse iv) Private outdoor recreation facilities such as swimming pool, tennis courts and play ground <u>Special Provisions:</u> i) separation distance between detached dwelling units – 3.0 m ii) dwelling units shall be setback a minimum of 5.0 m from private roads iii) tennis courts shall be setback a minimum of 20.0 m from residential uses iv) recreation facility and activity centre setback – 7.0 m from residential uses v) dwelling units are to be setback a minimum of 20.0 m from an Estate Residential (ER) Zone
R1-6	2001-70	Pt. Lot 4 Conc. 6, S.D. Orillia 1536 Cunningham Crescent	<u>Permitted Uses:</u> Restricted to: i) A Private Garage
R1-7	2004-41	Lots 1-9 Plan M-242 Orillia 1820-1916 Peninsula Point Road	<u>Lot Requirements:</u> i) Minimum Lot Area – 0.69 hectares ii) Minimum Lot Frontage – 46.0 metres iii) Minimum Front Yard – for Lots 2, 4, 5, 6, 7, 8 and 9 – 50.0 metres, for Lots 1 and 3 – 20 metres iv) Minimum Interior Yard – 6.0 metres

Exception	By-law	Location	Special Provisions
			v) Minimum Rear Yard – 15.0 metres vi) Minimum Gross Floor Area – 140.0 square metres <u>Special Provisions:</u> i) Minimum Elevation of Openings to all Habitable Buildings – 215.2 m C.G.D. Minimum Elevation of Fill Around all Exterior Walls of all Habitable Buildings – 215.2 m C.G.D. ii) Minimum Horizontal Distance of Fill Around all Exterior Walls of Habitable Buildings – 2.0 m iii) Section 3.6 of this By-law shall not apply.
R1-8	2005-23	Pt. Lot 1 Conc. 1, S.D. Orillia Division Road W.	<u>Lot Requirements:</u> i) Minimum Gross Floor Area – 140 square metres
R1-9	2006-59	Pt. Lot 3 Conc. 1, N.D. Orillia Providence Lane	<u>Lot Requirements:</u> i) Minimum Interior Yard – 4.0 metres ii) Minimum Rear Yard – 20.0 metres
R1-10	2008-46	Pt. Lot 4 Conc. 9 Orillia 2595 Westshore Crescent	<u>Lot Requirements:</u> i) Maximum Lot Coverage – 25.0 per cent (%)
R1-11	2008-47	Pt. Lot C Plan 820 Orillia 3795 Menoke Beach Road	<u>Lot Requirements:</u> ii) Minimum Lot Frontage – 17.0 metres
R1-12	2008-96	Pt. Lot B Plan 820 Orillia 3920 Wood Avenue	<u>Lot Requirements:</u> iii) Minimum Lot Area – 630.0 square metres iv) Minimum Lot Frontage – 15.0 metres v) Maximum Lot Coverage – 35.0 per cent (%) vi) Minimum Exterior Side Yard – 4.0 metres

Exception	By-law	Location	Special Provisions
			vii) Maximum protrusion of a garage from a porch or building line – 2.5 metres
R1-13	2009-50	Pt. Lot 2 Conc. 8 Orillia 3795 Menoke Beach Road	<u>Lot Requirements:</u> i) Maximum Lot Coverage – 25.0 per cent (%) ii) Minimum Front Yard – 6.0 metres (provided that the Front Yard Minimum to a Private Garage which faces a street shall be 8.0 metres) iii) Interior Yard – 1.2 metres (increased to 1.5 metres for a two (2) storey dwelling) iv) Exterior Yard – 6.0 metres <u>Special Provisions:</u> i) All development to be connected to municipal water and sewer services.
R1-14 R1-14 (H8)	2009-50 2017-52 (Remove H)	Pt. Lot 2 Conc. 8 Orillia 3795 Menoke Beach Road Part Lot C, Reg. Plan 820 (North Orillia) 3793 Menoke Beach Road	<u>Lot Requirements:</u> i) Minimum Lot Area – 460.0 square metres ii) Minimum Lot Frontage – 15.0 metres (except in the case of a corner lot, where the Minimum Lot Frontage shall be 16.0 metres) iii) Maximum Lot Coverage – 25.0 per cent (%) iv) Minimum Front Yard – 6.0 metres (provided that the Front Yard Minimum to a Private Garage which faces a street shall be 8.0 metres) v) Interior Yard – 1.2 metres (increased to 1.5 metres for a two (2) storey dwelling) vi) Exterior Yard – 6.0 metres vii) Minimum Gross Floor Area – 55.0 square metres <u>Special Provisions:</u> i) All development to be connected to municipal water and sewer services.

Exception	By-law	Location	Special Provisions
R1-15	2006-78	Pt. Lot 5 Conc. 11 Tay 12874 County Road 16	<u>Permitted Uses:</u> In addition to the permitted uses of the R1 Zone, the following use shall also be permitted: i) Antique Shop
R1-16	2006-18	Pt. Lot 57 Plan 1721 Coldwater 47 Gray Street	<u>Permitted Uses:</u> In addition to the permitted uses of the R1 Zone, the following use shall also be permitted: i) Residential Care Facility <u>Special Provisions:</u> i) The maximum number of beds within the Residential Care Facility, exclusive of the receiving family – 6 beds
R1-17	2004-63	Pt. Lot 21 Conc. 7 Matchedash 5648 Big Chute Road	<u>Special Provisions:</u> A Private Garage may be erected prior to a dwelling
R1-18		3189 Stonewall Lane 3190 Stonewall Lane	<u>Special Provisions:</u> i) Notwithstanding Section 3.26.1, frontage and access may be via an existing private road.
R1-19		1973 Marchmont Road	<u>Permitted Uses:</u> In addition to the permitted uses of the R1 Zone, the following use shall also be permitted: i) Artist's or Photography Studio
R1-20	2015-97	Jean Street Mary Crescent Twin Oaks Crescent Sugar Maple Drive	<u>Special Provisions:</u> i) Notwithstanding Section 3.26.1, frontage and access may be via an existing private road or unmaintained municipal road.

Exception	By-law	Location	Special Provisions
		Conc. 11 Part Lot 20 (Medonte), former Village of Coldwater 2, 4, 6, 8 Dunlop Drive	
R1-21	2000-40	Pt. Lots 1 and 2 Conc. 4 Orillia	<u>Permitted Uses:</u> In addition to the permitted uses of the R1 Zone, the following uses shall also be permitted: i) Dwelling, Semi-detached ii) Private indoor recreation facility, activity centre and/or clubhouse iii) private outdoor recreation facilities such as swimming pool, tennis courts and playground iv) Stormwater management facilities <u>Special Provisions:</u> i) Minimum Separation Distance between semi-detached dwellings – 3.0 metres ii) Minimum Separation Distance between single detached dwellings – 3.0 metres iii) Minimum Setback from centreline of adjacent golf course fairways – 25.0 metres iv) Minimum Setback from EP Zone – 0.0 metres
R1-22	2018-45 (Add H36)	Bass Lake/Marchmont Part 3 on Plan 51R-38931 2084 Birkeshire Woods Lane (in-part)	<u>Lot Requirements</u> i) Minimum Lot Area on Private Services – 2,000.0 square metres ii) Minimum Lot Frontage on Private Services – 30.0 metres All of the uses permitted by the underlying R1-22 zone category are still permitted while the Holding provision applies to the subject lands with the following exception:

Exception	By-law	Location	Special Provisions
			The subject lands may not be further subdivided as a new lot until it has been confirmed that both the severed and retained lands can be adequately serviced with private wells and private sewage treatment systems to the satisfaction of the Township, which may include the requirement for the submission of supporting studies and/or information.
R1-23		5521 Upper Big Chute Road	<u>Permitted Uses:</u> In addition to the permitted uses of the R1 Zone, the following use shall also be permitted: i) A Home Industry in accordance with Section 3.11
R1-24	2011-63	2010 Marchmont Road	<u>Lot Requirements</u> i) Minimum Lot Area on private services – 3000.0 square metres ii) Minimum Lot Frontage on private services – 29.0 metres iii) Minimum Rear Yard – 30.0 metres
R1-25	2011-63	2010 Marchmont Road	<u>Lot Requirements</u> i) Minimum Lot Area on private services – 3600.0 square metres ii) Minimum Lot Frontage on private services – 50.0 metres iii) Minimum setback from the boundary of an Environmental Protection Zone – 3.0 metres
R1-26	2011-63	2010 Marchmont Road	<u>Lot Requirements</u> i) Minimum Lot Area on private services – 3100.0 square metres ii) Minimum Lot Frontage on private services – 30.0 metres
R1-27	2011-73	Pt Lot 23, Conc. 12, Medonte 13/15 Sturgeon Bay Rd.	<u>Lot Requirements</u> i) Minimum Lot Area on full services – 490.0 square metres

Exception	By-law	Location	Special Provisions
		5 Sheridan Drive	ii) Minimum Side Yard for a Garage – 0.9 metres
R1-28	2011-73	Pt Lots 22 and 23, Conc. 12, Medonte 13/15 Sturgeon Bay Rd. 5 Sheridan Drive	<u>Lot Requirements</u> i) Minimum Lot Area on full services – 520.0 square metres ii) Minimum Lot Frontage on full services – 13.0 metres
R1-29	2015-47	Part of Blocks B and C, Plan 1233, North Orillia	That the minimum first floor elevation and minimum opening (regional storm flood-proofing) elevation shall be in accordance with Schedule "2" of By-law No. 2015-47
R1-30	2016-28	South Part Lot 1, Conc. 1 (North Orillia) 4089 Digby Drive (severed lands of B-03-16)	<u>Lot Requirements:</u> i) Minimum Lot Area – 2,500.0 square metres
R1-31	2016-48	Lot 6, Plan 302 (North Orillia) 3608 Shadow Creek	<u>Special Provisions:</u> Two dwelling units permitted being either: i) 'Dwelling, Duplex'; or ii) 'Dwelling, Single Detached' with one 'Accessory Apartment'
R1-32 (H33)	2018-16	Lot 21, Conc. 12 (Medonte) 27 Gill Street	<u>Special Provisions:</u> i) Minimum Lot Area – 440.0 square metres; ii) Maximum Lot Coverage – 35.0 per cent (%); iii) No Dwelling openings may be permitted below the elevation of 180.8 metres Canadian Geodetic Datum.
R1-33	2021-25	1894 Marchmont Road	<u>Permitted Uses:</u> i) Accessory Apartment in an accessory building for a maximum of two (2) dwelling units.

Exception	By-law	Location	Special Provisions
			<u>Regulations:</u> ii) The maximum Floor Area of the Accessory Apartment shall not exceed 36.0 per cent (%) of the Floor Area of the principal dwelling unit.
R1-34			
R1-35	2022-23	A portion of the lands described as Part Lot 9, South Part Lot 10, Conc. 11, in the former Township of Orillia, now in the Township of Severn, (3156 South Sparrow Lake Road, a portion of)	<u>Lot Requirements:</u> i) Minimum Required Lot Area – 0.55 hectares ii) Minimum Required Lot Frontage – 65.0 metres iii) Minimum Required Interior Yard – 5.0 metres iv) Minimum Required Rear Yard – 10.0 metres A Landscaped Area to be used as a buffer consisting of Soft Landscaping shall be required within the required Rear and Interior Yards.
R1-36	2022-19	Part Lot 2, Concession 1, being Part 4 on 51R-7882 1848 Ridley Boulevard	Section 3.26.1 does not apply.
R1-37			
R1-38	2025-77	Part Lot 6, Concession 12, Parts 3 & 4 on 51R-26331 former Township of Tay 12967 County Road 16	<u>Lot Requirements:</u> i) A minimum interior side yard setback of 0.9 metres for an existing dwelling (Dwelling No. 2) ii) A minimum gross floor area of 45.6 square metres for an existing dwelling (Dwelling No. 2) iii) A maximum floor area of 84.1 square metres for an existing accessory building (Accessory Building No. 1)

Exception	By-law	Location	Special Provisions
			iv) A minimum interior side yard setback of 1.0 metre for an existing accessory building (Accessory Building No. 1) v) A minimum interior side yard setback of 0.1 metres for an existing accessory building (Accessory Building No. 2) vi) Notwithstanding Section 3.1 of Township Zoning By-law 2010-65, as amended, an accessory apartment or Additional Residential Unit shall not be permitted.
R1-39	2025-77	Part Lot 6, Concession 12, Parts 3 & 4 on 51R-26331 former Township of Tay 12967 County Road 16	<u>Special Provisions:</u> i) Notwithstanding Section 3.2.4 of Township Zoning By-law 2010-65, as amended, a standalone accessory building or structure in accordance with the provisions of Section 3.2 be permitted on the subject property without the requirement for a principal dwelling.
R1-40			
R1-41			

6.5.2 Exceptions to Residential Two (R2) Zone

Exception	By-law	Location	Special Provisions
R2-1	2005-46	Lot 6 Plan 23 Coldwater 3 Sturgeon Bay Road	<u>Lot Requirements:</u> i) Minimum Rear Yard – 2.49 metres ii) Minimum Exterior Yard – 6.0 metres iii) Minimum Interior Yard – 1.2 metres iv) Maximum Number of Dwelling Units – one (1)
R2-2	2013-10	3486 Turnbull Drive	<u>Lot Requirements:</u> i) Minimum Lot Area for lots with frontages less than 15.5 metres – 500 square metres

Exception	By-law	Location	Special Provisions
			ii) Minimum Front Yard – 6 metres (provided that the Front Yard Minimum to a street that faces a garage shall be 8 metres). iii) Minimum Side Yard – 1.2 metres (increased to 1.5 metres for a two (2) storey dwelling).
R2-3	2022-62	A part of Lot 49 on Registrar's Compiled Plan 1721, more specifically being Part 1 on Plan 51R43756 former village of Coldwater, now in the Township of Severn 60 Gray Street	<u>Special Permissions:</u> i) Notwithstanding Section 6.4 of the Zoning By-law, the lands be permitted to have a maximum lot coverage of 40%

6.5.3 Exceptions to Residential Multiple One (RM1) Zone

Exception	By-law	Location	Special Provisions
RM1-1	2008-23	Pt. Lot 22 Conc. 12 Medonte 1 Shaw Street	<u>Permitted Uses:</u> Restricted to: i) A maximum of forty-eight (48) townhouse dwelling units and two (2) semi-detached dwelling units <u>Lot Requirements:</u> i) Minimum Lot Area – 2.4 hectares ii) Minimum Lot Frontage on Shaw Street – 100.0 metres iii) Minimum Lot Frontage on Sheridan Drive – 230.0 metres iv) Maximum Lot Coverage – 25.0 per cent (%) v) Maximum Building Height – 7.6 metres vi) Parking Spaces – 1.5 per unit

Exception	By-law	Location	Special Provisions
			vii) Minimum Setback from Shaw Street – 8.0 metres viii) Minimum Setback from Sheridan Drive – 5.0 metres ix) Minimum Townhouse Setback from internal road – 6.0 metres x) Minimum Semi-detached Setback from internal road – 6.0 metres xi) Minimum Separation Distance between end walls of adjacent buildings – 3.0 metres xii) Minimum Setback from R1 Zone – 4.5 metres xiii) Minimum Internal Road Width – 6.0 metres xiv) Maximum Internal Road Width – 9.0 metres xv) Minimum Driveway Width per unit – 3.3 metres xvi) Maximum Driveway Width per unit – 4.0 metres xvii) Minimum Dwelling Unit Setback from Coldwater River – 20.0 metres - xviii) Minimum Dwelling Unit Setback from EP Zone – 5.0 metres xix) Steps or stairs may project up to a distance of 1.5 metres into any required yard xx) Minimum Dwelling Unit Size – 70.0 square metres xxi) No building openings shall be permitted below the 180.2 metres C.G.D elevation xxii) No accessory structure shall be permitted except one gazebo or picnic shelter and those related to the servicing of the site.
RM1-2	2009-24	Pt. Lots 9-11 Plan 452 Coldwater 5 River Street	<u>Lot Requirements:</u> i) Minimum Lot Area – 0.36 hectares ii) Maximum Number of Townhouse Dwelling Units – 15 iii) Minimum Floor Area – 110.0 square metres iv) Maximum Building Height – 7.6 m

Exception	By-law	Location	Special Provisions
			v) Parking Spaces – 1 inside and 1 outside per unit vi) Visitor Parking Spaces – 5.0 vii) Minimum Setback from Gray Street – 4.5 metres viii) Minimum Setback from River Road – 4.5 metres ix) Minimum Setback from the rear lot line of 1 Harriet Street – 5.5 metres for the rear yard of a townhouse unit x) Minimum Setback from the rear lot line of 5 Harriet Street – 3.5 metres for the side yard of a townhouse unit xi) Minimum Front Yard from internal road – 3.0 metres xii) Minimum Internal Road Width – 6.0 metres xiii) Minimum Driveway Width per unit – 3.0 metres xiv) Steps or stairs may project up to a distance of 1.0 metre into any required yard xv) No accessory structure shall be permitted except for those related to the servicing of the site.
RM1-3	2000-40	Pt. Lots 1 and 2 Conc. 4 Orillia	<u>Permitted Uses:</u> In addition to the permitted uses of the RM1 Zone, the following uses shall also be permitted: i) multiple unit condominium dwellings/stacked townhouses of up to 10.0 units ii) private indoor recreation facility, activity centre and/or clubhouse iii) private outdoor recreation facilities such as swimming pool, tennis courts and playground iv) stormwater management facilities <u>Special Provisions:</u> i) Maximum Building Height – 10.0 metres

Exception	By-law	Location	Special Provisions
			ii) Minimum Setback from centreline of adjacent golf course fairways – 25.0 metres iii) Minimum Setback from Environmental Protection (EP) Zone – 0.0 metres
RM1-4	2011-73	Pt Lot 23 Conc. 12, Medonte 13/15 Sturgeon Bay Rd. 5 Sheridan Drive	<u>Lot Requirements</u> i) Minimum Lot Area on full services – 210.0 square metres per unit
RM1-5	2013-10	3486 Turnbull Drive	<u>Permitted Uses:</u> In addition to the permitted uses of the RM1 Zone, the following uses shall also be permitted: i) Dwelling, Single Detached (subject to the provisions of the R2-2 Zone) ii) Dwelling, Semi- Detached (subject to the provisions of the R2-2 Zone) iii) Dwelling Townhouse subject to the provisions below: <u>Lot Requirements:</u> i) Minimum Front Yard – 6.0 metres (provided that the Front Yard Minimum to a private garage which faces a street shall be 8 metres) ii) Minimum Side Yard – 1.2 metres (increased to 1.5 metres for a two (2) storey dwelling).
RM1-6	2015-47	Part of Blocks B and C, Plan 1233, North Orillia	<u>Lot Requirements:</u> i) Minimum first floor elevation – 222.5 metres G.C.D. ii) Minimum opening (regional storm flood-proofing) elevation – 221.4 metres G.C.D. iii) Minimum Interior Side Yard - 1.5 metres iv) Minimum Front yard - 7.0 metres
RM1-7	2015-52	West Part Lot 5, Conc. 12, Tay	<u>Permitted Uses:</u>

Exception	By-law	Location	Special Provisions
		12833 County Road 16	i) Dwelling, multiple, being a residential building on private services, other than a townhouse or apartment dwelling, containing a maximum of four dwelling units. <u>Lot Requirements</u> ii) Minimum lot frontage – 39.0 metres iii) Minimum lot area 1,821.0 square metres iv) Minimum number of required parking – six (6) spaces.
RM1-8	2017-35	Lot 3, Block 'B', North Side of Gray Street, Plan 390 (Coldwater) Part of 20 Gray Street	<u>Permitted Uses:</u> Restricted to: i) Multiple Dwelling containing a maximum of 3 Dwelling Units ii) Home Occupation in accordance with Section 3.12 <u>Special Provisions:</u> i) Minimum number of Parking Spaces - 1.5 per Dwelling Unit plus 1.0 per Home Occupation ii) Minimum Setback from Gray Street - 6.5 metres iii) Minimum Setback from easterly Lot Line – 0.0 metres for existing Building only iv) Section 3.18 shall not apply with the exception of: a. Maximum Lot Coverage – 35.0 per cent (%) v) Minimum Landscaped Open Space – 30.0 per cent (%)
RM1-9 (H34)	2018-16	Lot 21, Conc. 12 (Medonte) 27 Gill Street	<u>Special Provisions:</u> i) No Dwelling openings may be permitted below the elevation of 180.8 metres Canadian Geodetic Datum.

Exception	By-law	Location	Special Provisions
RM1-10 (H35)	2018-16	Lot 21, Conc. 12 (Medonte) 27 Gill Street	<u>Permitted Uses:</u> i) In addition to the permitted uses of the RM1 Zone, an Apartment Dwelling shall also be permitted and for an Apartment Dwelling, the zone provisions of the RM2 Zone shall apply. <u>Special Provisions:</u> i) A minimum total of 30.0 residential Dwelling Units shall be developed on the lands zoned RM1-10. ii) No Dwelling openings may be permitted below the elevation of 180.8 metres Canadian Geodetic Datum.
RM1-11	2018-46	Part Lot 23, Conc. 12 North (Village of Coldwater) being Part 1, Reg. Plan 51R-15123 47 River Street	<u>Permitted Uses:</u> i) Dwelling, Multiple restricted to a maximum of 5.0 Dwelling Units. ii) Dwelling, Townhouse restricted to a maximum of 10.0 Dwelling Units iii) An Accessory Building for the purpose of enclosed vehicular parking and waste enclosure <u>Special Provisions:</u> i) Minimum Required Lot Frontage – 40.0 metres
RM1-12	2020-55	2627 Grand Tamarack Crescent	<u>Permitted Uses:</u> Restricted to: i) A maximum of 40.0 townhouse units <u>Lot Requirements:</u> i) Maximum lot coverage per unit of 45.0 per cent (%), save and except for units 2, 5, 6, 9, 12, 13, 20, 21, which will have maximum lot coverages of 50.0%.

Exception	By-law	Location	Special Provisions
			ii) Minimum front yard to the private right-of-way of 6.5 metres, save and except for units 39 and 40, which will have minimum front yards to the garages of 6.5 metres and minimum setbacks to the dwellings of 5.85 metres. iii) Minimum rear yard of 7.0 metres for unit 22, 6.5 metres for unit 26, 4.75 metres for unit 27, 6.5 metres for unit 39, and 2.5 metres for unit 40. iv) Minimum lot frontage on either a public road or private right-of-way of 8.0 metres. <u>Special Provisions:</u> i) Notwithstanding Section 3.34.8, Unit 1 will may be constructed with a 4.0 metre setback to the high-water mark of the adjacent intermittent watercourse ii) Notwithstanding Section 3.1.16, unit 40 may extend a deck to within 1.5 metres of the rear lot line iii) Minimum width of the private road to be 6.5 metres iv) Minimum number of visitor parking spaces to be 12, including 2 barrier free spaces v) Each unit shall include 1 inside and 1 outside parking space vi) For the purposes of this By-law 'exterior side lot line' shall be defined as "a side lot line that abuts a private right-of-way" vii) The minimum opening elevation of Units 1 through 7 shall be 221.2 metre C.G.D elevation viii) The minimum opening elevation of Units 23 through 40 shall be 221.0 metre C.G.D elevation

Exception	By-law	Location	Special Provisions
			ix) Notwithstanding Section 3.34.2 a minimum building setback of 1.5 metres to the EP-2 Zone shall apply to units 1 and 23
RM1-13	2021-52	Conc. 12, Part Lot 23, Plan 307 Part Lot 2; Registered Plan 51R17070 Part 3 and Part of Part 2; Except Part 1 and 2 on Registered Plan 51R42800 1 Buchanan Street	<u>Lot Requirements:</u> i) Minimum Zone Frontage of 7.8 metres on Lynch Street (Existing) and 12.0 metres on Buchanan Street (Unopened Township Road Allowance) Whereas Zone Frontage refers to the straight-line measurement of the RM1-13 Zone on the road allowances.
RM1-14	2025-73	Part of Lots 3, 4, and 5, Concession 9, former Township of North Orillia, and now in the Township of Severn 8743 Highway 11 North and 3651 Menoke Beach Road	<u>Permitted Uses:</u> In addition to the permitted uses of the RM1 zone, the following uses shall also be permitted: i) Dwelling, Single Detached <u>Special Provisions:</u> For lots developed with a "Dwelling, Single Detached": i) Minimum Lot Area (full services) – 270.0m ² ii) Minimum Lot Frontage (full services) – 9.0m iii) Maximum Lot Coverage – 52.0% iv) Minimum Front Yard – 6.0m v) Minimum Rear Yard – 6.0m vi) Minimum Interior Yard – 1.2m on one side and 0.6m on the other. A minimum of 1.8m must be provided between structures vii) Minimum Exterior Yard – 2.4m viii) Maximum Building Height – 11.0m ix) Notwithstanding Section 3.2.11, the minimum exterior yard setback for accessory buildings and structures, shall be 2.4 metres.

Exception	By-law	Location	Special Provisions
			x) Notwithstanding Section 3.2.15, Unenclosed decks, porches, balconies, raised steps, and ramps, covered or uncovered, may project into the required rear yard a maximum distance of 3.5 metres, provided such structures are not more than 3.3 metres above grade. xi) Notwithstanding Section 3.23.1.vii, a receiving/transmitting tower or any steel tower used for signaling purposes and associated buildings, may be located within 150.0m of the boundary of a residential zone. • In all other respects, the provisions of the Residential One (R1) Zone shall apply and be complied with. <u>Special Provisions:</u> For all other dwellings: i) Minimum Lot Area (full services) – 180.0m² ii) Minimum Lot Frontage – 6.0m iii) Maximum Lot Coverage – 62.0% iv) Minimum Front Yard – 6.0m v) Minimum Rear Yard – 6.0m vi) Minimum Interior Yard – 1.2m – for clarity, Footnote (a) to Table 6.2 applies. vii) Minimum Exterior Yard – 2.4m viii) Maximum Building Height – 11.0m ix) Maximum Number of Dwelling Units – 55.0/hectare x) Maximum Driveway Width for Dwellings with two (2) or more spaces located within a private garage – 60.0% xi) Notwithstanding Section 3.2.11, the minimum exterior yard setback for accessory buildings and structures, shall be 2.4 metres.

Exception	By-law	Location	Special Provisions
			xii) Notwithstanding Section 3.2.15, Unenclosed decks, porches, balconies, raised steps, and ramps, covered or uncovered, may project into the required rear yard a maximum distance of 3.5 metres, provided such structures are not more than 3.3 metres above grade. xiii) Notwithstanding Section 3.23.1.vii, a receiving/transmitting tower or any steel tower used for signaling purposes and associated buildings, may be located within 150.0m of the boundary of a residential zone. xiv) In all other respects, the provisions of the Residential Multiple One (RM1) Zone shall apply and be complied with.
RM1-15	2026-01	Lot 21, Plan 370A 3332 Muskoka Street	<u>Lot Requirements:</u> i) Minimum lot area – 1000.0 square metres ii) Minimum lot frontage – 20.1 metres iii) Minimum required front yard – 6.2 metres iv) Minimum required interior yard – 0.7 metres v) Maximum number of dwelling units – 49.8 per hectare vi) Minimum landscaped open space – 14.0% <u>Special Provisions:</u> i) The parking area shall be lit with dark-sky compliant fixtures in accordance with the Township's Engineering Standards. ii) A 1.8 metre high wood privacy fence shall be installed and/or maintained along the rear property lines.

Exception	By-law	Location	Special Provisions
			iii) A 1.8 metre high wood privacy fence shall be installed and/or maintained along the interior property lines extending 33.0 metres from the rear property line.
RM1-16			

6.5.4 Exceptions to Residential Multiple Two (RM2) Zone

Exception	By-law	Location	Special Provisions
RM2-1		Pt. Lot 14 Conc. 5, N.D. Orillia Former Uhthoff School	<u>Lot Requirements:</u> i) Maximum Number of Dwelling Units – 7.0 ii) Minimum Lot Area – 9000 square metres
RM2-2	2021-88	Part of the South West Half of Lot 22, Conc. 12, being Part 1, 51R-26969 and Part 3, 51R37880, Geographic Township of Medonte 15 Michael Anne Drive	<u>Lot Requirements:</u> i) Minimum Interior Side Yard Setback – 3.0 metres. ii) Minimum Off-Street Parking Requirements – 1.15 parking spaces per dwelling unit. iii) Maximum Number of Dwelling Units – 87.0 units per hectare. iv) Minimum landscape buffer (north property line) – 0.6 metres
RM2-3	2025-28	Part Lot 22, Concession 12, Part 1 on 51R- 10958 11 Mill Street	<u>Permitted Uses:</u> In addition to the permitted uses of the RM2-3 Zone, the following accessory uses shall also be permitted: i) Health Services Establishment ii) Residential Care Facility iii) Personal Service Establishment <u>Special Provisions:</u> i) Minimum of 0.6 parking spaces per dwelling unit or rooming unit be required.

6.5.5 Exceptions to Shoreline Residential One (SR1) Zone

Exception	By-law	Location	Special Provisions
SR1-1	2009-09	Pt. Lot 6 Conc. 11 Orillia 3023 Third St. 3029 Third St. 3316 Turnbull Dr. 3322 Turnbull Dr.	The following applies to the property as a whole: <u>Permitted Uses:</u> i) Dwelling, Single Detached <u>Lot Requirements:</u> i) Maximum number of Dwelling Units – 78 ii) Maximum Lot Coverage – 43.0 per cent (%) iii) Minimum Setback from Public Roads: a. Turnbull Drive: i. Units 42 to 46 - 4.2 metres ii. Unit 61 - 2.9 metres b. Third Street: i. Unit 10 – 5.0 metres ii. Unit 9 – 3.0 metres c. Lakeside Drive: i. Units 23 to 27 – 4.0 metres ii. Unit 77 – 3.0 metres d. Grayshott Drive: i. Unit 54 – 2.0 metres iv) Minimum Setback from High Water Mark – 20.0 metres v) Minimum Number of Visitor Parking Spaces – 17.0 vi) Maximum Height – 7.0 metres vii) Number of Common Docks – one (1) viii) Common Dock Standards: a. Maximum Length – 20.0 metres b. Maximum Width – 5.0 metres c. Side Yard Setback – 30.0 metres ix) Boathouses and Boatports prohibited The following shall apply to individual lots within the vacant land condominium plan:

Exception	By-law	Location	Special Provisions
			<u>Lot Requirements:</u> i) Minimum Lot Frontage: a. Units 1 to 5 – 10.0 metres b. Units 6 to 8 – 9.7 metres c. Units 9 to 52 – 10.0 metres d. Unit 53 – 8.0 metres e. Unit 54 – 3.0 metres f. Units 55 to 78 – 10.0 metres ii) Minimum Front Yard: a. Dwelling – 4.0 metres b. Garage – 6.0 metres iii) Minimum Driveway Length – 6.0 metres iv) Minimum Rear Yard – 3.0 metres v) Minimum Interior Yard – 0.6 metres vi) Minimum Exterior Yard – 1.2 metres vii) Maximum Lot Coverage – 62 per cent (%) <u>Definition</u> For the purpose of the SR1-1 Zone, Height shall be defined as the vertical distance, measured between the average finished grade at the front of the building and the average height between the eaves and ridge at the rear of the building. Height measurement shall be taken at the rear of the building using the rear roof line and the average front grade line. Height measurement shall be taken using the majority of the rear roof line and will not be taken from rear dormers, porch roofs or decorative features. <u>Special Provisions for Decks:</u> i) Minimum Required Rear Yard Setback: a. Unit 56 – 0.37 metres b. Unit 34 – 0.32 metres c. All other units – 0.6 metres ii) Shall meet the required Minimum Interior Yard Setback iii) Shall be uncovered with the exception of a pergola structure

Exception	By-law	Location	Special Provisions
			iv) Shall be under 1.0 metre in height measured from the finished grade v) Decks and pergolas shall be considered landscaping and not form part of any Lot Coverage calculation. <u>Definition:</u> For the purposes of the SR1-1 Zone, Pergola shall be defined as an architectural element consisting of vertical posts or pillars that support an open roof consisting of horizontal crossbeams and may include lattice.
SR1-2		Pt. Lot 6 Conc. 11 Orillia 3055 Brooks Lane 3059 Brooks Lane 3063 Brooks Lane	<u>Special Provisions:</u> i) Notwithstanding Section 3.25.1, frontage and access may be via an unimproved public road.

6.5.6 Exceptions to Shoreline Residential Two (SR2) Zone

Exception	By-law	Location	Special Provisions
SR2-1	2003-22	Pt. Lot 20 Conc. 13, N.D. Orillia 1601 Port Stanton Parkway	<u>Lot Requirements:</u> i) Minimum Setback from High Water Mark for dwelling unit – 0.0 metres
SR2-2	2003-22	Pt. Lot 20 Conc. 13, N.D. Orillia 1583 Port Stanton Parkway	<u>Lot Requirements:</u> i) Minimum Setback from High Water Mark for existing accessory structure – 5.0 metres
SR2-3	2007-112	Pt. Lot 10 Conc. 17 Orillia 5139 Severn Pines Crescent	<u>Lot Requirements:</u> i) Easterly Side Yard for accessory building – 10.0 metres

Exception	By-law	Location	Special Provisions
			ii) Maximum Lot Coverage for accessory buildings – 6.0 per cent (%)
SR2-4		2205 South Sparrow Lake Road 2167 South Sparrow Lake Road 2139 South Sparrow Lake Road 2085 South Sparrow Lake Road	<u>Special Provisions:</u> i. Setback from Environmental Protection (EP) Zone – 30.0 metres
SR2-5	2010-85	3005 Wasdell Falls Road	<u>Special Provisions:</u> i) Minimum Front Yard Setback for Primary Structure – 9.74 metres ii) Minimum Lot Area – 1989.0 square metres
SR2-6	2010-85	3005 Wasdell Falls Road	<u>Special Provisions:</u> i) Minimum Lot Area – 2006 square metres ii) Minimum Lot Frontage – 39.0 metres
SR2-7	OMB Approval	Pt. Lot 18 Conc. 13 North Orillia 1959 Peninsula Point Road	<u>Permitted Uses:</u> Restricted to: i) Dwelling, Single Detached ii) Home Occupation <u>Lot Requirements:</u> i) Minimum Lot Area = 150.0 square metres ii) Minimum Lot Frontage = 0.0 metres <u>Special Provisions:</u> i) Maximum number of Dwelling Units per Lot – 1.0 ii) Maximum number of Dwelling Units within total SR2-7 Zone – 11.0

Exception	By-law	Location	Special Provisions
			iii) Maximum Lot Coverage – as existing iv) Minimum Setback from Lot Line – 0.6 metres v) Minimum Landscaped Open Space – 0.0 per cent (%) vi) Notwithstanding Sections 3.1.12.10 and 3.1.16 of this By-law, all decks, porches, balconies, and steps existing on the day this By-law is passed are permitted. Such structures may be repaired or replaced provided the areas of the existing structures are not increased by more than 5.0 per cent (%) from what exists as of the date of passing of this By-law and they do not encroach further into any required yard or setback. vii) Notwithstanding Section 3.6.2 of this By-law, all dwelling units shall be flood proofed and no openings on dwelling shall be located below the 214.54 metre GSC elevation.
SR2-8	2018-65	Plan 1609, Lot 21, North Orillia 3979 Sandcastle Court	<u>Permitted Uses:</u> i) In addition to the Permitted Uses under Section 6.3, an accessory apartment in accordance with the provisions of Section 3.1 is permitted. <u>Special Provisions:</u> i) Where an accessory apartment exists, a sleeping cabin or cabin, guest is not permitted.
SR2-9		Pt. Lot 19, Conc. 14, Tay 3600 Narrow Road	<u>Permitted Uses:</u> Restricted to: i) Dwelling, Single Detached ii) Home Occupation provided the lot has direct access to a public road iii) Public Use <u>Special Provisions:</u>

Exception	By-law	Location	Special Provisions
			i) The Minimum Front Yard shall be 30.0 metres. ii) The Minimum Setback from EP Zone shall be 0.0 metres. iii) Notwithstanding any other provisions of the Zoning By-law, no buildings, or structures, including shoreline structures, shall be permitted within 30.0 metres of high-water mark, with the exception of utilities. iv) Notwithstanding any other provisions of the Zoning By-law, the shoreline buffer shall be maintained across 100% of the lot and shall maintain a width of 30 metres, with the exception of site alteration for utilities. Minor adjustments to the SR2-9 zone boundary may be made without amendment to the Zoning By-law, where the Official for the Township of Severn is satisfied that the adjustment implements the final zone boundaries of the registered plan of subdivision and registered common elements condominium plan.
SR2-10	2021-16	3307 Point Bush Court	<u>Permitted Uses:</u> i) Accessory Apartment in an accessory building for a maximum of two dwelling units. <u>Regulations:</u> That a two-storey accessory structure shall be permitted subject to the following: i) Maximum Height of 6.4 metres (midpoint of dormer) and 5.2 metres (midpoint of main roof line) ii) Maximum floor area of accessory apartment of 94.5 square metres iii) Maximum total area of 201.5 square metres over the two-stories

Exception	By-law	Location	Special Provisions
			iv) Maximum lot coverage for accessory structures of 7 per cent (%) <u>Prohibited Uses:</u> i) Sleeping Cabin
SR2-11	2022-11	Part Lot 1, Conc. 7, being Lot 1 on Plan 1731, in the former Township of Orillia, now in the Township of Severn 8041 Highway 11 North	<u>Lot Requirements:</u> i) Minimum Front Yard Setback – 30.0 metres ii) Maximum Habitable Floor Area for Dwelling “A” shall be 127.0 square metres. iii) Dwelling “B” shall be a one (1) storey dwelling with a walkout basement and a maximum footprint of 362.3 square metres (excluding unenclosed and attached decks). iv) Dwelling Unit “C” shall be located on the second storey of a boathouse and have a maximum habitable floor area for 90.0 square metres. <u>Permitted Uses:</u> i) Notwithstanding Table 6.2 (Lot Requirements for Residential Zones) the maximum number of dwellings shall be two (2). ii) Notwithstanding Table 6.2 (Lot Requirements for Residential Zones) the maximum number of dwelling units shall be three (3).
SR2-12	2022-19	Hendi Lane Properties	<u>Special Provisions:</u> i) Notwithstanding Section 3.26.1 frontage and access may be via an existing private road or unmaintained municipal road.
SR2-13	2025-14	Part Lot 17, Concession 1, being Part 1 on 51R-1994	<u>Special Provisions:</u>

Exception	By-law	Location	Special Provisions
		1954 South Riverside Drive	i) Notwithstanding Section 3.2.12.5 a maximum of one (1) dryland boathouse and one (1) dryland boatport shall be permitted. ii) Notwithstanding Section 3.2.12.5 f) the outside dimensions of the dryland boathouse and boatport, including any cribs, the roof eaves, attached walkway or dock, shall fit within a 10.7 metre by 11.4 metre area or envelope. iii) Notwithstanding Section 3.2.8 the maximum lot coverage of all detached accessory buildings and structures (with the exception of a tile field and swimming pool) shall not exceed 6.9%.
SR2-14			

6.5.7 Exceptions to Shoreline Residential Three (SR3) Zone

Exception	By-law	Location	Special Provisions
SR3-1	2009-51	Pilkington Island	<u>Special Provisions:</u> i) Shoreline Buffer – 25.0 metres ii) Setback from High Water Mark – 25.0 metres iii) Interior Side Yard – 4.0 metres iv) Maximum Lot Coverage for principal structure – 20.0 per cent (%) v) Maximum Building Height – 8.0 metres vi) No boathouse or boatport shall be permitted vii) A dock having a maximum length of 3.5 metres may be constructed parallel to the shoreline on the Northerly facing side of the island only viii) Maximum area of dock shall be 37 square metres

Exception	By-law	Location	Special Provisions
			ix) Minimum side yard for a dock shall be 5.0 metres
SR3-2	2009-51 2015-51	Pilkington Island Plan 949, Lots 3, 4 and 5 (Tay) 2229, 2239 and 2249 Pilkington Lane	<u>Special Provisions:</u> i) Shoreline Buffer – 25.0 metres ii) Setback from High Water Mark – 25.0 metres iii) Interior Side Yard – 4.0 metres iv) Maximum Lot Coverage for principal structure – 20 per cent (%) v) Maximum Building Height – 8.0 metres vi) No boathouse
SR3-3	1997-24	Lot 7 Plan 770 Matchedash Burrows Island	<u>Special Provisions:</u> i) Side Yard Setback for Boathouse – 27.4 metres ii) Maximum Size of Boathouse – 37.0 square metres
SR3-4	1998-59	Pt. Lot 15 Conc. 9 Matchedash	<u>Lot Requirements:</u> i) Minimum Setback from High Water Mark – Top of Bank
SR3-5	1999-20	Pt. Lot 5 Conc. 14 Matchedash	<u>Special Provisions:</u> i) No structures shall be permitted in the area zoned SR3-5, including a subsurface sewage disposal system.
SR3-6	2000-13	Pt. Lot 3 Conc. 14 Matchedash	<u>Special Provisions:</u> i) Side Yard Setback for Boathouse – 3.0 metres ii) Maximum Size of Boathouse – 60 square metres
SR3-7	2003-62	Pt. Lot 4 Conc. 15 Matchedash 4220 Riverview Drive	<u>Lot Requirements:</u> i) Minimum Setback from Highwater Mark – 30.0 metres ii) Minimum Setback from Highwater Mark for Septic System – 60.0 metres
SR3-8	2004-31	Pt. Lot 25 Conc. 2	<u>Special Provisions:</u>

Exception	By-law	Location	Special Provisions
		Matchedash 4090 East Shore Road	i) Side Yard Setback for Boathouse – 30.0 metres from the south side lot line ii) Maximum Size of Boathouse – 98.0 square metres iii) Maximum Height of Boathouse – 5.4 metres
SR3-9	2004-32	Pt. Lot 25 Conc. 2 Matchedash 4104 East Shore Road	<u>Special Provisions:</u> i) Side Yard Setback for Boathouse – 0.6 metres ii) Maximum Size of Boathouse – 95.0 square metres
SR3-10	2001-122	Pt. Lot 28 Conc. 5 Matchedash 4415 Copp Bay Road	<u>Lot Requirements:</u> i) Minimum Lot Area – 1.3 hectares ii) Minimum Lot Frontage – 250.0 metres iii) Maximum Number of Sleeping Cabins – 3.0 iv) Maximum Gross Floor Area for a Sleeping Cabin – 30.0 square metres
SR3-11	2003-72	Pt. Lot 26 Conc. 6 Matchedash 4189 Smith Lane	<u>Lot Requirements:</u> i) Minimum Interior Yard – 1.2 metres ii) Maximum Gross Floor Area of Dwelling – 90.0 square metres
SR3-12	2003-73	Pt. Lots 21 and 22 Plan 974 Matchedash 4333 Lavis Lane	<u>Special Provisions:</u> i) Side Yard Setback for Boathouse – 30.0 metres from the north side lot line ii) Maximum Size of Boathouse – 70.0 square metres
SR3-13	2003-93	Pt. Lot 27 Conc. 6 Matchedash Marr Lane	<u>Lot Requirements:</u> i) Minimum Setback from High Water Mark – 18.0 metres
SR3-14	2005-102	Pt. Lot 27 Conc. 6 Matchedash 4310 Manton Lane	<u>Special Provisions:</u> i) Side Yard Setback for Boathouse – 3.0 metres

Exception	By-law	Location	Special Provisions
			ii) Maximum Size of Boathouse – 120.0 square metres
SR3-15		2219 South Sparrow Lake Road	<u>Special Provisions:</u> i) Setback from Environmental Protection (EP) Zone – 30.0 metres
SR3-16	1998-83	3984 East Shore Rd	<u>Special Provisions:</u> i) Side Yard Setback for Boathouse – 15.0 metres ii) Maximum Size of Boathouse – 135.0 square metres
SR3-17	1999-44	3920 East Shore Rd.	<u>Special Provisions:</u> i) Side Yard Setback for Boathouse – 3.0 metres ii) Maximum Size of Boathouse – 120.0 square metres
SR3-18	1996-55	1995 Island Rd.	<u>Special Provisions:</u> i) Side Yard Setback for Boathouse – 3.0 metres ii) Maximum Size of Boathouse – 65.0 square metres
SR3-19	2018-26 (remove H)	Pt. Lots 18 and 19 Conc. 14 Tay 3720 Narrows Road 3870 Darling Island Road	<u>Special Provisions:</u> i) Shoreline Buffer – 25.0 metres ii) Setback from High Water Mark – 20.0 metres iii) Interior Side Yard – 4.0 metres iv) Maximum Lot Coverage for principal structure – 20 per cent (%) v) Maximum Building Height – 8.0 metres vi) No boathouse, boatport or dock shall be permitted <i>* Minor Variance A-34-17 clarified dock permissions for Lots 1 and 2.</i>
SR3-20	2018-42 (remove H)	Pt. Lots 18 and 19 Conc. 14 Tay 3720 Narrows Rd.	<u>Special Provisions:</u> i) Shoreline Buffer – 30.0 metres ii) Setback from High Water Mark – 30.0 metres iii) Interior Side Yard – 4.0 metres

Exception	By-law	Location	Special Provisions
		3891 Darling Island Road	iv) Maximum Lot Coverage for principal structure – 20.0 per cent (%) v) Maximum Building Height – 8.0 metres vi) No boathouse, boatport or dock shall be permitted
SR3-21		Scarlet Park	<u>Special Provisions:</u> i) Minimum Front Yard – 6.0 metres ii) Minimum Rear Yard – 6.0 metres iii) Minimum Interior Side Yard – 1.5 metres iv) Minimum Exterior Side Yard – 3 metres
SR3-22	2013-60	Part 1, Lot 120, Plan 1079, designated as Parts 2 and 3, Plan 51R-28328, Orillia 3469 Lunge Point Lane	<u>Special Provisions:</u> i) The existing dwelling is limited to a maximum Floor Area of 180.0 square metres.
SR3-23	2019-39	Part Lot 27, Conc. 5, Matchedash, being Parts 6 to 10, 17 and 18 on 51R-34904. 6651 Upper Big Chute Road	<u>Special Provisions:</u> i) That notwithstanding Section 3.1.4, an accessory structure (boathouse) be permitted on the subject lands prior to the erection of a principal building.
SR3-24	2019-47	Part Lot 27, Conc. 5, Matchedash, being Parts 1 to 5 and 16 on 51R-34904. 6655 Upper Big Chute Road	<u>Special Provisions:</u> i) That notwithstanding Section 3.1.5, one (1) residential accessory structure (garage) with a gross floor area of 223 square metres be permitted; ii) That notwithstanding Section 3.1.6 one (1) residential accessory structure (garage) be permitted to have a maximum building height of 6.0 metres; iii) That a minimum 30 metre Front Yard Setback apply to the accessory

Exception	By-law	Location	Special Provisions
			structure (garage) to be constructed in accordance with i) and ii) above; and iv) That notwithstanding Section 3.1.13(b), a sleeping cabin with a gross floor area of 68.0 square metres be permitted.
SR3-25	2019-50	Lot 4, Plan 51M-818, former Township of Matchedash. 3420 Chown Trail	<u>Special Provisions:</u> i) The maximum number of accessory buildings permitted on this lot shall not exceed two (2) with all other provisions of Section 3.1.7 continuing to apply. <u>Special Provisions (pertaining to one accessory building/structure):</u> i) A maximum ground/first floor area of 167.3 square metres (1,800 square feet); ii) A maximum of two stories with a maximum building height of 6.24 metres (20.5 feet); iii) A sleeping cabin in accordance with Section 3.1.13 be located within the second storey; iv) A non-habitable, unfinished second storey storage area with a maximum area of 107.0 square metres (1152 square feet); v) Establish a minimum 30.0 metre (98.5 feet) setback from the high-water mark; and vi) Establish a minimum 65.0 metre (213.3 feet) setback from the mapped Environmental Protection (EP) Zone.

Exception	By-law	Location	Special Provisions
SR3-26	2019-65	Part Lot 8, Conc. 13, being Part 1 on 51R-8086, geographic Township of North Orillia 3129 Mossy Stonecrop Trail	<u>Special Provisions</u> i) Minimum Rear Yard – 10.0 m ii) Minimum Exterior Side Yard – 15 m iii) In addition to the docking provisions of Section 3.1.12.6 Docking Facilities, a minimum setback of 20 metres shall apply to the straight line projection of the exterior side yard lot line. iv) Notwithstanding Section 3.13.4 Landscaping and Buffers, a shoreline buffer shall be maintained on the balance of the property outside of the building envelope identified on Schedule “2” of this By-law, and the shoreline shall be enhanced with native plantings. v) Notwithstanding Section 4.2.8 Parking and Area Surface Treatment, driveways and parking areas are to be constructed of permeable materials only. With the exception of a dock, access to the dock, and a driveway, all buildings and structures shall be restricted to within the building envelope identified on Schedule “2” of this By-law.
SR3-27	2020-61	3073 Village Lane	<u>Lot Requirements:</u> i) Minimum Lot Area – 1800.0 square metres ii) Minimum Lot Frontage – 16.0 metres
SR3-28	2020-61	3081 Village Lane	<u>Lot Requirements:</u> i) Minimum Lot Area – 3300.0 square metres ii) Minimum Lot Frontage – 33.5 metres iii) Maximum Floor Area for Dwelling “A”, as shown on Schedule “1” shall be 140.0 square metres iv) Maximum Floor Area for Dwelling “B”, as shown on Schedule “1” shall be 167.0 square metres

Exception	By-law	Location	Special Provisions
			<u>Permitted Uses:</u> i) Notwithstanding Table 6.2 (Lot Requirements for Residential Zones) the maximum number of dwellings shall be two (2) ii) Notwithstanding Table 6.2 (Lot Requirements for Residential Zones) the maximum number of dwelling units shall be two (2)
SR3-29	2021-05	1745 Island Road	<u>Lot Requirements:</u> i) Maximum Ground Floor Area for Dwelling "A" shall be 94.2 square metres ii) Maximum Gross Floor Area for Dwelling "A" shall be 132.8 square metres iii) Minimum Front Yard Setback for Dwelling "A" shall be 45.0 metres iv) Maximum Gross Floor Area for Dwelling "B" shall be 187.0 square metres. <u>Permitted Uses:</u> i) Notwithstanding Table 6.2 (Lot Requirements for Residential Zones) the maximum number of dwellings shall be two (2). ii) Notwithstanding Table 6.2 (Lot Requirements for Residential Zones) the maximum number of dwelling units shall be two (2).
SR3-30	2021-27	3640 Chown Trail	<u>Additional Permitted Uses:</u> i) A two-storey Detached Accessory Building with a total area of 150.0 square metres (1,614.0 square feet) over the two storeys containing a private garage and Sleeping Cabin. <u>Regulations:</u>

Exception	By-law	Location	Special Provisions
			ii) A private garage on the main floor of the two storey accessory building of 100 m² (1,076 ft²) for personal residential storage iii) A maximum Floor Area for a Sleeping Cabin of 50 m² to be located within the second storey of the two storey Accessory Building iv) A maximum height for the two storey accessory building of 6 metres (19.7 ft.) <u>Prohibited Uses:</u> i) An additional Sleeping Cabin is not permitted on the property.
SR3-31	2022-49	Part Lot 15, Concession 2, being Parts 1, 3, 4, and 5 on 51R- 42855 2783 Bay Road	i) The one (1) dock existing as of the date this By-law Amendment was passed is deemed to comply with the requirements of this By-law. ii) Notwithstanding Section 3.1.4, permit the construction of one (1) accessory building, being a detached garage, prior to the construction of the principal building. iii) Notwithstanding Section 3.1.5, the maximum size of one (1) accessory building, being a detached garage constructed prior to the principal building shall be limited to 36.0 square metres.
SR3-32	2026-34	Part Lot 19, Concession 13, being Parts 5 and 7 on 51R-4416 2630 Blake Avenue	<u>Special Provisions:</u>

Exception	By-law	Location	Special Provisions
			i) Notwithstanding Section 3.1 as it pertains to the zones in which Accessory Apartments are permitted, Section 3.1 i), and Section 6.3, Table 6.1 regarding the maximum number of dwelling units, one (1) Accessory Apartment is permitted in accordance with Section 3.1 in a detached accessory building (garage) located within 19.0 metres of the principal (primary) dwelling together with the following site-specific provisions: a. Notwithstanding Section 3.2.5, a maximum size for one (1) detached accessory building of 187.3 square metres (inclusive of the main floor and second storey); and, b. Notwithstanding Section 3.2.6, a maximum height for one (1) detached accessory building of 6.9 metres and two (2) storeys.

6.5.8 Exceptions to Rural Residential (RR) Zone

Exception	By-law	Location	Special Provisions
RR-1		Pt. Lot 13 Conc. 3 Orillia	<u>Special Provisions:</u> i) All building openings shall exceed the elevation of the 4th Conc. Road by a minimum of 0.3 metres
RR-2	2007-53	Pt. Lot 7 Conc. 11 Tay 13143 County Road 16	<u>Permitted Uses:</u> In addition to the permitted uses of the RR Zone, the following use shall also be permitted: i) Trailer Fabricating Business

Exception	By-law	Location	Special Provisions
RR-3		2326 Irish Line 1403 Upper Big Chute Road 1423 Upper Big Chute Road 3567 Wainman Line	<u>Permitted Uses:</u> In addition to the permitted uses of the RR Zone, the following use shall also be permitted: i) An existing custom workshop in an accessory structure
RR-4		1872 Anderson Line	<u>Permitted Uses:</u> In addition to the permitted uses of the RR Zone, the following use shall also be permitted: i) A motor vehicle repair garage <u>Special Provisions:</u> i) There shall be limited outside storage of goods, materials, products, parts (not more than 10 units). ii) The outside storage of derelict or unlicensed motor vehicles is prohibited.
RR-5	2010-84	2597 South Sparrow Lake Road	<u>Permitted Uses:</u> In addition to the permitted uses of the RR Zone, the following use shall also be permitted: i) A Greenhouse/Nursery/Garden Centre. <u>Special Provisions:</u> ii) Parking areas shall be provided in accordance with the provisions of Section 4 of this By-law. One (1) parking space shall be provided for every 20.0 square metres of gross floor area of the greenhouse building. iii) Minimum Front Yard – 10.62 metres iv) Minimum Interior Yard (south lot line) – 8.23 metres
RR-6	2012-81	4299 Wainman Line	<u>Special Provisions:</u> i) Minimum Lot Frontage: 25.9 metres

Exception	By-law	Location	Special Provisions
			ii) Minimum Lot Area: 2380 square metres
RR-7	2012-82	3205 Burnside Line	<u>Special Provisions:</u> i) Minimum setback from the boundary of an EP Zone – 6.4 metres ii) Maximum Height of Accessory Structure – 5.3 metres iii) Maximum Size of Accessory Structure – 143.0 square metres iv) Maximum Lot Coverage for Accessory Structures – 10 per cent (%) v) Minimum Lot Size – 1448.7 square metres vi) Minimum Lot Frontage – 47.2 square metres vii) Minimum Interior Yard for Principal Structure – 3.5 metres viii) Minimum Rear Yard for Principal Structure – 5.7 metres
RR-8	2015-54	Conc. 7 Part Lot 2, Medonte 1281 Anderson Line	<u>Lot Requirements:</u> i) Minimum Lot Frontage – 46.0 metres
RR-9	2016-13	Conc. 2 Part Lot 1, 51R33802, Part 2 (North Orillia) 3952 Fairgrounds Road	<u>Permitted Uses:</u> Notwithstanding the provisions of Section 6.3 Home Occupation, permitted home occupations on the subject lands may include the conducting of special events such as corporate retreats, family reunions, outdoor weddings and receptions, but does not include concerts or similar events; provided no building or structure associated with the use is located within 20.0 metres of a lot line, save and except for a wedding chapel which may be located a minimum of 10.0 metres from the rear lot line. Attendance at such special events shall be limited to a maximum of 150 people and parking for a minimum of 50.0 vehicles is to be provided for such events to take place.

Exception	By-law	Location	Special Provisions
RR-10	2026-40	South Part Lot 7, Conc. 2 (Matchedash) 1787 Irish Line	<u>Permitted Uses:</u> In addition to the Permitted Uses under Section 6.3, an existing mobile home is permitted as an additional residential unit.
RR-10	2016-24	2748 Upper Big Chute Road	<u>Permitted Uses:</u> In addition to the Permitted Uses under Section 6.3, a garden suite is permitted as a temporary use for a period not to exceed ten years, subject to the provisions of Section 3.8
RR-11	2017-42	Part Lot 3, Conc. 3 (North Orillia) 3658 Uhthoff Line	<u>Lot Requirements:</u> i) Maximum Lot Coverage for Accessory Buildings and Structures – 6.0 per cent (%)
RR-12	2017-78	Part Lot 21, Conc. 14 (Medonte) 1429 Dunns Line	<u>Special Provisions:</u> The two (2) accessory buildings existing on the date of the passing of By-law 2017-78 are deemed to comply with Zoning By-law 2010-65, as amended.
RR-13	2019-05	Part 1, 51R-41230 2296 Hampshire Mills Line	<u>Lot Requirements:</u> i) Minimum lot frontage of 10.0 metres <u>Special Provisions:</u> The accessory building existing on the date of the passing of By-law 2019-05 is deemed to comply with Zoning By-law 2010-65, as amended.
RR-14	2019-51	West Part Lot 4, Concession 3 being Part 1 on 51R24772, geographic Township of South Orillia. 4407 Fairgrounds Road	<u>Permitted Uses:</u> In addition to the permitted uses of the RR Zone, the following use shall also be permitted: i) A landscaping and landscaping design company <u>Special Provisions:</u> That an accessory structure associated with the Home Industry be permitted as follows: i) Gross floor area of 297 m ² for a new stand-alone structure, or an increased gross floor area of 297 m ² to an existing accessory structure;

Exception	By-law	Location	Special Provisions
			ii) Height of 7.5 metres; iii) Minimum 5 metre setback to the southern interior lot line. And that, the existing unlit sign on Fairgrounds Road be deemed to comply
RR-15	2019-83	Part of Lot 6, Concession 6, being a portion of Part 3 on 51R24290, Geographic Township of North Orillia. 3274 Hampshire Mills Line	<u>Special Provisions:</u> The existing accessory structure shall be deemed to comply with Section 3.1 of the Zoning By-law.
RR-16	2020-74	Part Lot 13, Concession 4 North, Township of Orillia, being Part 1 on Plan 51R-29501, now in the Township of Severn 2352 Burnside Line	<u>Permitted Uses:</u> In addition to the permitted uses of the RR Zone, the following use shall also be permitted: i) A Home Industry <u>Special Provisions:</u> i) That an accessory structure associated with the Home Industry being a Landscapers Yard be permitted as follows: a. Gross floor area of 204m ² ; b. Height of 7 metres; c. Minimum 17 metre setback to the northern interior lot line. ii) A Home Industry shall be permitted where the subject property has a lot area of less than 1 hectare. All development shall be subject to Site Plan Control pursuant to Section 41 of the Planning Act
RR-17	2024-78	Part Lot 4, Concession 3, being Part 2 on 51R-39455	<u>Special Provisions:</u> i) A minimum lot frontage of 16.8 metres

Exception	By-law	Location	Special Provisions
		4493 Fairgrounds Road	
RR-18	2022-52	1948 Upper Big Chute Road	<u>Permitted Uses:</u> In addition to the permitted uses of the RR Zone, the following use shall also be permitted: i) Accessory Apartment within an accessory building. <u>Special Provisions:</u> i) That Maximum floor area of an accessory apartment (unit) of 92.9 m² (1,000 square feet). ii) The accessory building is permitted to be used for human habitation. iii) That in addition to those uses listed in Table 6.1, a farm operation limited to the following animal count shall be permitted: a. 5 goat b. 6 turkey c. 2 goose d. 8 ducks e. 12 chickens f. 12 rabbits g. 2 pigs h. 2 guinea fowl 2 horses
RR-19	2022-63	Part of Part Lot 19, Concession 12, being Part 1 on 51R-43650, in the former Township of Medonte, now in the Township of Severn 1664 Anderson Line	<u>Special Provisions:</u> i) The two (2) existing accessory buildings existing on the date of the passing of By-law 2022-61, containing no habitable space, are deemed to comply with Zoning By-law 2010-65, as amended, with respect to the size and height.

Exception	By-law	Location	Special Provisions
RR-20	2023-51	East Half Part Lot 10, Concession 1, designated as Part 1 on 51R-32128, in the former Township of North Orillia, now in the Township of Severn 2920 Wainman Line	i) Notwithstanding Section 3.1.2, an accessory building for the use of personal storage and parking of commercial heavy equipment and vehicles that are owned and operated by the property owner be permitted; ii) Notwithstanding Section 3.1.5 an accessory building with a gross floor area of 335 m² (3,600 ft²), that includes a 37m2 (400 ft2) loft space, be permitted; iii) Notwithstanding Section 3.1.6 an accessory building with a height of 7.5 metres be permitted; iv) Notwithstanding Section 3.1.7 a maximum of two (2) Accessory Structures be permitted, being one: - Shed – 25 m² - Accessory building – 335 m² gross floor area; v) Soft landscaping shall be planted along the north and east sides of the Accessory Building consisting of native trees and shrubs, where appropriate; and Notwithstanding Table 6.2 an interior side yard setback of 2.0 metres be recognized for the existing dwelling only. Any addition to or the reconstruction of the existing dwelling shall meet the minimum interior side yard setback of the RR Zone

Exception	By-law	Location	Special Provisions
RR-21	2024-38	Part Lot 21, Concession 5, and Part of Road Allowance between Lots 20 & 21, Concession 5 as Closed by RO1233637, being Parts 2, 7, and 12 on 51R-23738, except Part 1 on 51R-32920 1171 Jerney Road	<u>Permitted Uses:</u> Notwithstanding Section 6, Table 6.2: i) A maximum of two (2) single- detached dwellings may be permitted; and, ii) A maximum of three (3) dwelling units may be permitted.
RR-23	2025-15	Part Lot 16, Concession 9, S/T Interest of the Municipality, Except Part 1 on Plan 51R-28194, North Orillia; Severn 2368 Maple Valley Road	<u>Special Provisions:</u> i) Any agricultural use is prohibited; ii) Existing accessory buildings are deemed to comply with the provisions of Zoning By-law 2010-65, as amended iii) Minimum Lot Frontage – 8.5 metres
RR-24	2026-09	Part of Lots 1 & 2, Concession 8, being parts 2, 3, and 4 on 51R 31121, former Township of North Orillia, now in the Township of Severn 3900 Menoke Beach Road	<u>Special Provisions:</u> i) Any agricultural use is prohibited ii) The existing accessory chicken coop (20.0 sq. m.) and enclosed chicken run (107.0 sq. m.) on the severed lands be deemed to comply with the Animal Care and Exotic Animals By- law 2023-33, as amended with respect to maximum size. For absolute clarity, all other provisions of the Animal Care and Exotic Animals By-law 2023-33, as amended, shall continue to apply and be complied with.

6.5.9 Exceptions to Estate Residential (ER) Zone

Exception	By-law	Location	Special Provisions
ER-1	2000-39	Pt. Lots 4 and 5 Conc. 4, S.D. Orillia	<u>Lot Requirements:</u> ii) Minimum Lot Area – 4,000.0 square metres iii) Minimum Lot Frontage – 55 .0 metres iv) Minimum Gross Floor Area – 176.5 square metres, if a one-storey dwelling, and 232.0 square metres if more than one-storey dwelling <u>Special Provisions:</u> i) No attached, semi-detached, duplexes, apartments, multiple dwellings or business properties shall be permitted on any lot.
ER-2	2004-19	Pt. Lot 10 Conc. 17 Orillia 5214, 5238, 5252, 5264 Severn Pines Crescent	<u>Lot Requirements:</u> i) Minimum Lot Area – 0.8 hectares
ER-3	2004-19 2019-22	Pt. Lot 10 Conc. 17 Orillia 5174 Severn Pines Cres.	<u>Lot Requirements:</u> i) Minimum Lot Area – 4.5 hectares <u>Lot Requirements:</u> i) The entirety of the lands may be used for a total of four (4) lots. <u>Special Provisions:</u> i) Notwithstanding Section 3.22.2(b), no building or structure shall be erected within 3.0 metres of the Environmental Protection (EP) Zone.
ER-4		Pt. Lot 1 Conc. 1. N.D. Orillia Pt. Lot 1 Conc. 1, S.D. Orillia	<u>Special Provisions:</u> i) All buildings, structures, and the placing and removing of fill within 30.0 metres of the centerline of the creek shall be prohibited.

Exception	By-law	Location	Special Provisions
ER-5	2010-26	Pt. Lot 3 Conc. 7 Orillia	<u>Lot Requirements:</u> i) Minimum Lot Area – 6,070.0 square metres ii) Minimum Lot Frontage – 34.0 metres iii) Minimum Interior Side Yard – 4.5 metres iv) Maximum Building Height – 10.0 metres v) Setback from Environmental Protection (EP) Zone – 0.0 metres
ER-6	2010-26	Pt. Lot 3 Conc. 7 Orillia	<u>Lot Requirements:</u> i) Minimum Lot Area – 6,070.0 square metres ii) Minimum Lot Frontage – 50.0 metres iii) Minimum Interior Side Yard – 4.5 metres iv) Maximum Building Height – 10 metres v) Setback from Environmental Protection (EP) Zone – 0.0 metres <u>Special Provisions:</u> i) Lands located within the ER-6 Zone shall be subject to a conservation easement as contained within the subdivision agreement and registered on title.
ER-7	2010-26	Pt. Lot 3 Conc. 7 Orillia	<u>Lot Requirements:</u> ii) Minimum Lot Area – 6,070.0 square metres iii) Minimum Lot Frontage – 29.0 metres iv) Minimum Interior Side Yard – 4.5 metres v) Maximum Building Height – 10 metres vi) Setback from Environmental Protection (EP) Zone – 0.0 metres

Exception	By-law	Location	Special Provisions
ER-8	2010-26	Pt. Lot 3 Conc. 7 Orillia	<u>Lot Requirements:</u> i) Minimum Lot Area – 6,070.0 square metres ii) Minimum Lot Frontage – 42.0 metres iii) Minimum Interior Side Yard – 4.5 metres iv) Maximum Building Height – 10.0 metres v) Setback from Environmental Protection (EP) Zone – 0.0 metres <u>Special Provisions:</u> Lands located within the ER-8 Zone shall be subject to a conservation easement as contained within the subdivision agreement and registered on title.
ER-9	2010	Pt. Lot 3 Conc. 7 Orillia	<u>Permitted Uses:</u> Restricted to: i) Stormwater Management Facilities
ER-10	2000-50 2005-143	Pt. Lots 2, 3 and 4 Conc. 2 Orillia	<u>Lot Requirements:</u> ii) Minimum Lot Area – 6,070.0 square metres iii) Minimum Lot Frontage – 50.0 metres iv) Minimum Interior Side Yard – 4.5 metres v) Maximum Building Height – 10 metres vi) Setback from Environmental Protection (EP) Zone – 0.0 metres
ER-11	2012-30	Pt. Lot 3 Conc. 7 Orillia N.D.	<u>Lot Requirements:</u> i) Minimum Lot Area – 6,050.0 square metres ii) Minimum Lot Frontage – 49.0 metres iii) Minimum Interior Side Yard – 4.5 metres iv) Maximum Building Height – 10.0 metres

Exception	By-law	Location	Special Provisions
			v) Setback from Environmental Protection (EP) Zone – 0.0 metres
ER-12	2021-35	Lots 1-63, Plan 51M-1003 (North Valley Subdivision)	Lot Requirements (from ER-10 Zone): i) Minimum Lot Area – 6,070.0 square metres ii) Minimum Lot Frontage – 50.0 metres iii) Minimum Interior Side Yard – 4.5 metres iv) Maximum Building Height – 10.0 metres v) Setback from Environmental Protection (EP) Zone – 0.0 metres <u>Special Provisions:</u> i) The provisions and definitions pertaining to attached accessory buildings and/or structures do not apply for the purposes of a Private Garage that is attached to a Dwelling. ii) The area of the Private Garage portion of the building shall not exceed 75% of the Floor Area of the Dwelling.

6.5.10 Exceptions to Mobile Home Residential (MHR) Zone

Nil

SECTION 7 COMMERCIAL ZONES

7.1 Establishment of Commercial Zones

The Commercial Zones established by this By-law are:

Zone	Symbol	Description
General Commercial Zone	C1	Traditional commercial areas
Downtown Commercial Zone	C2	Commercial core of settlement areas
Neighbourhood Commercial Zone	C3	Small-scale neighbourhood commercial uses
Highway Commercial Zone	C4	Highway commercial uses
Space Extensive Commercial Zone	C5	Commercial uses requiring large land and building areas
Shopping Centre Commercial Zone	C6	Enclosed shopping centres
Rural Commercial Zone	C7	Commercial uses in the rural area
Tourist Resort Commercial Zone	C8	Commercial properties providing primarily tourist accommodation and camps.
Recreational Commercial Zone	C9	“Open air” recreational commercial uses
Shoreline Commercial Zone	C10	Marinas and small-scale commercial uses in the shoreline area

7.2 General Prohibition

No person shall within any Commercial Zone, use any land, or erect, alter, or use any building or structure except as specified hereunder, and in accordance with all other applicable provisions of this By-law.

7.3 Permitted Uses

Uses permitted in a Zone are noted by the symbol ‘●’ in the column applicable to that Zone and corresponding with the row for a specific permitted use in the Permitted Uses Table. A letter(s) following the symbol ‘●’, zone heading or identified permitted use, indicates that one or more conditions apply to the use noted or, in some cases, to the entire Zone. Conditions are listed in the Footnotes below the Permitted Uses Table, Table 7.1.

Table 7.1: Permitted Uses in Commercial Zones

(amended by By-law 2025-61)

Use	Zone									
	C1	C2	C3	C4	C5	C6	C7	C8	C9	C10
Artist's or Photography Studio	●	●				●				
Bakery	●	●	●	●		●				
Bank or Financial Institution	●	●				●				
Building Supply Yard/Outlet	●			●	●	●				
Business, Professional or Administrative Office	●	●		●	●	●				
Contractor's Establishment	●						●			
Convenience Store	●	●	●	●	●	●		● (a)		●
Dry Cleaning Establishment	●	●				●				
DSTM Retail Store	●					●				
Dwelling Unit, Accessory	●	●	●	●	●		●	●	●	●
Dwelling, Single Detached (Existing Only)	●	●	●	●	●		●	●	●	●
Educational Institution	●	●				●				
Equipment Sales, Service and Rental Establishment	●	●		●	●	●				
Farm Supply/Implement Dealership				●	●		●			
Golf Course								● (a)	●	

Use	Zone									
	C1	C2	C3	C4	C5	C6	C7	C8	C9	C10
Greenhouse/Nursery /Garden Centre	●			●	●	●	●			
Grocery Store	●	●				●				
Hotel	●	●		●	●	●		●		
Health Services Establishment	●	●		●		●				
Kennel							●			
Laundromat	●	●				●				
Marina	●	●		●	●			●		● (b)
Marine Sales and Services Establishment	●	●		●	●					
Market	●	●		●	●	●	●			
Motel	●	●		●	●	●		●		
Motor Vehicle Repair and Body Shop				●	●					
Motor Vehicle Dealership	●	●		●	●					
Motor Vehicle Service Station	●	●		●	●	●				
Motor Vehicle Washing Establishment	●	●		●	●					
Nursing Home	●	●								
Outdoor Display and Sales	● (a)	● (a)		● (a)	● (a)	● (a)				● (a)
Outdoor Recreational Use, Active and Passive	●	●						●	● (b)	
Outdoor Storage	● (a)	● (a)		● (a)	●		● (a)	● (a)	● (a)	● (a)

Use	Zone									
	C1	C2	C3	C4	C5	C6	C7	C8	C9	C10
Park, Private	●	●					●	●	●	
Park, Public	●	●	●	●	●		●	●	●	●
Personal Service Establishment	●	●	●			●				
Place of Assembly	●	●		●	●	●				
Place of Entertainment	●	●		●		●				
Printing and Publishing Establishment	●	●			●					
Public Use	●	●	●	●	●	●	●	●	●	●
Recreational Establishment	●	●		●	●	●		●		
Recreational Vehicle Sales and Service Establishment	●	●		●	●	●				
Residential Care Facility	●	●								
Restaurant	●	●		●	●	●		●		
Retail Store	●	●		●		●		●		
Self Storage Facility				●	●					
Service Establishment	●	●		●	●	●				
Shopping Centre						●				
Taxi Establishment	●	●			●					
Tourist Camping Establishment								●		
Tourist Establishment	●	●						●		
Trailer Park								●		

Use	Zone									
	C1	C2	C3	C4	C5	C6	C7	C8	C9	C10
Veterinary Clinic	●			●	●	●	●			
Wellness Centre	●	●				●				

Footnotes for Table 7.1

- a) As accessory to a permitted use only.
- b) As exists on the date of passage of this By-law.

7.4 Lot Requirements

No person shall, within any Commercial Zone, use any lot or erect, alter or use any building or structure except in accordance with the standards in the Lot Requirements Table. A letter(s) following a Lot Requirement, zone heading or description of the requirement, indicates that one or more conditions apply to the requirement noted or, in some cases, to the entire Zone. Conditions are listed in the Footnotes below the Lot Requirements Table, Table 7.2.

Table 7.2: Lot Requirements for Commercial Zones

Requirement		ZONE									
		C1	C2	C3	C4	C5	C6	C7	C8	C9	C10
Minimum lot area (square metres)	full services	450	325	650	1000	1000	20000	n/a	2000	20000	n/a
	partial services	2000	2000	2000	2000	2000	n/a	n/a	4000	20000	n/a
	private services	4000	4000	4000	4000	4000	n/a	4000	4000	20000	4000
Minimum lot frontage (metres)	full services	10	7	15	25	25	60	n/a	30	60	n/a
	partial services	30	n/a	30	60	60	n/a	n/a	60	60	n/a
	private services	60	n/a	60	60	60	n/a	60	60	60	60
Maximum lot coverage (per cent)	full services	60	80	35	45	45	40	n/a	40	10	n/a
	partial services	50	n/a	25	35	40	n/a	n/a	35	10	n/a
	private services	40	n/a	20	25	40	n/a	15	30	10	40
Minimum yard requirements (metres)	Front Yard	7.5	0	7.5	7.5	7.5	7.5	15	7.5	15	20(b)
	Rear Yard	6	0	7.5	7.5	7.5	7.5	15	7.5	15	7.5
	Interior Yard	3	0	1.5	3	3	7.5	15	4.5	15	4.5
	Exterior Yard	7.5	0	7.5	7.5	7.5	7.5	15	7.5	15	7.5
	Interior abutting Res.	6	6	6	10	10	15	15	10	15	10
	Rear abutting Res.	10	6	10	10	10	15	15	10	15	15
Setback from watercourse (metres)		20	20	20	20	20	20	20	20	20	20(b)
Maximum building height (metres)		11	11	10	11	11	11	11	11	11	11
Maximum number of dwelling units		n/a	n/a	n/a	1	1	0	1	1 (a)	1(a)	1
Minimum landscaped open space (per cent)		n/a	n/a	n/a	10	10	10	30	30	30	10

Footnotes for Table 7.2

- a) Staff Quarters are also permitted in addition.
- b) Not applicable to Marinas with the exception of boat storage buildings.

7.5 Exceptions

The provisions of this Section are modified for those properties and to the extent identified in Sections 7.5.1 to 7.5.10 below.

7.5.1 Exceptions to General Commercial (C1) Zone

Exception	By-law	Location	Special Provisions
C1-1	2005-113	Lot 50 Plan 174 Washago Island 3367 Muskoka Street	<u>Permitted Uses:</u> Restricted to: ii) Retail Store iii) Ancillary Art Classes
C1-2	2018-68	Pt. Lot 3 Conc. 4 North Orillia 4260 Burnside Line	<u>Permitted Uses:</u> Restricted to: i) Business, Professional or Administrative Office ii) Spa Complex iii) Artisan's or Photographer's Studio iv) Bank or Financial Institution v) Commercial School vi) Dwelling Unit, Accessory vii) Health Services Establishment viii) Personal Service Establishment ix) Retail Store (Ancillary to a permitted use only) x) Veterinary Clinic within a wholly enclosed building xi) Wellness Centre
C1-3	2004-42	Pt. Lot 7 Conc. 11 Tay 13150 County Road 16	<u>Permitted Uses:</u> Restricted to: i) Dwelling, Single Detached ii) Contractor's Yard iii) Motor Vehicle Repair and Body Shop iv) Equipment Service Establishment v) Motor Vehicle Inspection Station vi) Accessory Outdoor Storage
C1-4	2006-60	Pt. Lot 18 Conc.. 12, Tay	<u>Permitted Uses:</u> Restricted to: i) Business or Professional Office

Exception	By-law	Location	Special Provisions
		3268 Port Severn Road	ii) Accessory Dwelling Unit
C1-5	2024-39	East Half Part Lot 4, Concession 11, being Part 2 on 51R-34833	<u>Permitted Uses:</u> In addition to the permitted uses of the C1 Zone, the following use(s) shall also be permitted:
		12778 County Road 16	i) Self-Storage Facility
C1-6			

7.5.2 Exceptions to Downtown Commercial (C2) Zone

Exception	By-law	Location	Special Provisions
C2-1	2010-77	Pt. Lot 13 Conc. 15 North Orillia 8409 County Road 169	<u>Permitted Uses:</u> Restricted to: i) a bank or financial institution including an automated teller machine; ii) business, professional or administrative offices; iii) retail commercial establishment (including the sale of liquor, wine and beer); and iv) a personal service shop, including video rentals <u>Special Provisions:</u> i) Maximum Gross Floor Area of all structures – 770.0 square metres ii) Minimum Front Yard – 10.0 metres iii) Minimum Rear Yard – 6.0 metres iv) Interior Side Yard – 6.0 metres v) Maximum Height of Buildings – 12.8 metres (for front cupola) vi) Minimum Lot Frontage – 0.0 metres

Exception	By-law	Location	Special Provisions
			vii) A building or structure may be erected on the subject property which does not front upon and is not directly accessible from an improved street or road, maintained year round by the Municipality, County or Province.
C2-2	2017-54	Parts 1 and 2, 51R-29623, Southwest quarter Lot 23, Conc. 12 (Medonte), Part Block P, Plan 516 (Village of Coldwater) 2 Gray Street	<u>Special Provisions:</u> i) Notwithstanding any other provision of the By-law, the existing non-complying building shall be deemed to comply with respect to any deficiencies. ii) Notwithstanding the definition in Section 11, a "Bakery" shall mean "A building, or part of a building, in which the milling of grain, production of bread, roasting of nuts, candying of foods, production of candies and other similar products is undertaken, and includes ancillary uses of storage, warehouse, office facilities in connection with this operation and the retail sale of products beyond just those produced on the subject lands."
C2-3	2022-55	Lot 49 and Part of Lot 48 on Plan 174 3375 Muskoka Street	<u>Special Provisions:</u> Notwithstanding Section 3.1.6, an accessory use building containing two-storeys with a maximum height of 9.3 metres be permitted.

Exception	By-law	Location	Special Provisions
C2-4	2025-33	Portion of Part Lot 22, Concession 12, Lot 21 and Part Lot 20, Plan 61, Part 4 on 51R 12090, Parts 2 and 3 on 51R 12183, in the former Village of Coldwater, now in the Township of Severn, municipally known as 68 Coldwater Road (portion of)	<u>Permitted Uses:</u> Restricted to: i) Artist's or Photography Studio ii) Bakery iii) Bank or Financial Institution iv) Business, Profession or Administrative Office v) Dwelling Unit, Accessory vi) Educational Institution vii) Grocery Store viii) Hotel ix) Health Services Establishment x) Market xi) Nursing Home xii) Outdoor Recreational Use, Passive xiii) Park, Private xiv) Park, Public xv) Personal Service Establishment xvi) Printing and Publishing Establishment xvii) Public Use - xviii) Residential Care Facility xix) Restaurant a. Shall be limited to: café, ice cream parlour, tea and lunchroom, coffee shop, or snackbar. xx) Retail Store xxi) Service Establishment xxii) Tourist Establishment - xxiii) Wellness Centre <u>Special Provisions:</u> i) Required parking not permitted within the front yard abutting Coldwater Road. ii) Subject to Site Plan Control to ensure conformity with Official Plan design goals and objectives.

7.5.3 Exceptions to Neighbourhood Commercial (C3) Zone

Nil

7.5.4 Exceptions to Highway Commercial (C4) Zone

Exception	By-law	Location	Special Provisions
C4-1	1997-58	Pt. Lot 3 Conc. 8 Orillia	<u>Permitted Uses:</u> In addition to the permitted uses for the C4 Zone, the following uses shall also be permitted: i) Outdoor Recreational Use, Active ii) Outdoor Recreational Use, Passive
C4-2	1998-25	Pt. Lot 8 Conc. 11 Orillia	<u>Lot Requirements:</u> i) Minimum Rear Yard – 3.0 metres
C4-3		Pt. Lot 3 Conc. 1, S.D. Orillia 4252 Wainman Line	<u>Permitted Uses:</u> In addition to the permitted uses of the C4 Zone, the following use shall also be permitted: i) Motor Vehicle Salvage or Wrecking Yard
C4-4	2003-96	Pt. Lot 3 Conc. 1, S.D. Orillia 8601 Hwy 12	<u>Permitted Uses:</u> In addition to the permitted uses of the C4 Zone, the following uses shall also be permitted: ii) The permitted uses of the M1 Zone, as outlined in Table 8-1; iii) Grocery Store with a maximum gross floor area of 2,325.0 square metres iv) DSTM Retail with a maximum gross floor area of 2,325.0 square metres <u>Special Provisions:</u> i) Minimum Yard abutting Residential Zone – 15.0 metres
C4-5	2003-108	Pt. Block B Plan 1278 Orillia 3779 Campbell Road	<u>Permitted Uses:</u> In addition to the permitted uses of the C4 Zone, the following use shall also be permitted: i) Kennel <u>Special Provisions:</u>

Exception	By-law	Location	Special Provisions
			i) The Kennel shall be contained totally within the single detached dwelling.
C4-6	2004-139	Pt. Lots 4 and 5 Conc. 2, S.D. Orillia 8201 Highway 12	<u>Permitted Uses:</u> Restricted to: i) Motor Vehicle Dealership
C4-7	2005-08	Pt. Lot 1 Conc. 7, N.D. Orillia 1753 Division Road East	<u>Permitted Uses:</u> Restricted to: i) Marine Sales and Service Establishment ii) Retail Store for sale of cottage furniture and gifts iii) Accessory Dwelling or Dwelling Unit
C4-8	2006-94	Pt. Lot 8 Conc. 12, N.D. Orillia 3469 Agnew Road	<u>Permitted Uses:</u> Restricted to: i) Self Storage Facility
C4-9		Pt. Lot 12 Conc. 15, N.D. Orillia	<u>Permitted Uses:</u> In addition to the permitted uses of the C4 Zone, the following use shall also be permitted: i) Transportation Depot
C4-10		Pt. Lot 5 Conc. 9, N.D. Orillia	<u>Permitted Uses:</u> i) A parking lot used only for the parking of motor vehicles and commercial motor vehicles, the occupants of which use the overhead pedestrian walkways to gain direct access only to and from an eating establishment located on the east side of Highway No. 11, within Part Lot 5, Conc. 9, N.D., Orillia; ii) A bridge abutment, stairway and an overhead pedestrian walkway that spans the Highway No. 11 right-of- way which walkway provides direct pedestrian access only to and from an eating establishment located on the east side of Highway No. 11, within Part Lot 5, Conc. 9, N.D., Orillia;

Exception	By-law	Location	Special Provisions
			iii) Accessory landscaping, walkways, fencing lighting and signage to the foregoing permitted uses; and iv) A public use. <u>Lot Requirements:</u> i) Minimum Lot Area – 4,100.0 square metres ii) Minimum Lot Frontage – 91.0 metres iii) Minimum Front Yard – nil iv) Minimum Setback from Highway No. 11 – nil v) Maximum Number of Access Ramps and Driveways – two (2)
C4-11		Pt. Lot 4 Conc. 2, S.D. Orillia	<u>Permitted Uses:</u> Restricted to: i) Equipment Sales, Service and Rental Establishment ii) Motor Vehicle Repair and Body Shop
C4-12		Pt. Lot 11 Conc. 12 Tay	<u>Permitted Uses:</u> In addition to the permitted uses of the C4 Zone, the following use shall also be permitted: i) Display Model Home ii) Light Assembly Operation
C4-13	2002-56 2002-76	Pt. Lot 11 Conc. 12 Tay 2919 and 2929 Mayhew Road	<u>Permitted Uses:</u> In addition to the permitted uses of the C4 Zone, the following use shall also be permitted: i) Light Assembly Operation
C4-14		Pt. Lot 11 Conc. 16 Orillia 3068 Brady Drive	<u>Permitted Uses:</u> In addition to the permitted uses of the C4 Zone, the following use shall also be permitted: i) Contractor's Establishment ii) Saw and/or Planing Mill iii) Processing of Firewood
C4-15	2013-82	Pt. Lot 6 Conc. 9, N.D. Orillia	<u>Permitted Uses:</u> Restricted to: i) An existing detached dwelling

Exception	By-law	Location	Special Provisions
		8966 Highway 11 S	ii) an arts and craft shop iii) a convenience store where accessory to a principle non-residential use iv) a farmers market v) a garden nursery and sales and supply establishment vi) a gift or antique shop vii) a public use viii) a service shop, and ix) a veterinary clinic in a totally enclosed building
C4-16 (H30)	2017-77	Part Lot 1, Conc. 1 South (North Orillia), being Part 1, 51R-3182 2088 Division Road	<u>Permitted Uses:</u> In addition to the permitted uses for the C4 Zone, the following use shall also be permitted: i) Fencing Contractor a. The use of land, buildings or structures where fencing is sold and/or fencing materials are kept for sale and may include the fabrication of certain materials related to fencing. <u>Special Provisions:</u> i) A maximum of five (5) Shipping Containers may be used for storage subject to being screened with a Landscaped Buffer and/or fence. ii) The Business, Professional or Administrative Office associated with the Fencing Contractor may be located within a Trailer. iii) Parking shall be calculated as 1 space per 100.0 square metres of Gross Floor Area.
C4-17			

7.5.5 Exceptions to Space Extensive Commercial (C5) Zone

Nil

7.5.6 Exceptions to Shopping Centre Commercial (C6) Zone

Nil

7.5.7 Exceptions to Rural Commercial (C7) Zone

Nil

7.5.8 Exceptions to Tourist Resort Commercial (C8) Zone

Exception	By-law	Location	Special Provisions
C8-1		Pt. Lots 11 and 12 Conc. 14, N.D. Orillia	<u>Lot Requirements:</u> i) Maximum Number of Units – 6.0
C8-2		Pt. Lot 21 Conc. 13, N.D. Orillia	<u>Permitted Uses:</u> In addition to the permitted uses of the C8 Zone, the following use shall also be permitted: i) Commercial Sea Plan Operation and associated facilities
C8-3		Pt. Lots 1 and 2 Conc. 14, N.D. Orillia	<u>Permitted Uses:</u> Restricted to: i) Tourist Establishment
C8-4		Pt. Lot 18 Conc. 13, N.D. Orillia	<u>Permitted Uses:</u> Restricted to: i) Marina ii) Retail Store iii) Tourist Establishment
C8-5		Pt. Lot 9 Conc. 11, N.D. Orillia	<u>Permitted Uses:</u> Restricted to: i) Tourist Establishment
C8-6		Pt. Lot 7 Conc. 12 Tay	<u>Permitted Uses:</u> Restricted to: i) Tourist Camping Establishment ii) Trailer Park
C8-7	2008-52	Pt. Lot 18 Conc. 13 Tay Baguley Road	<u>Permitted Uses:</u> In addition to the permitted uses of the C8 Zone, the following use shall also be permitted: i) Banquet Hall ii) Spa

Exception	By-law	Location	Special Provisions
			<u>Lot Requirements:</u> i) Minimum Yard Requirements for principal buildings a. Front Yard – 90.0 metres b. Rear Yard – 50.0 metres c. Interior Yard – 30.0 metres ii) Maximum Lot Coverage of principal buildings – 30.0 per cent (%) iii) Maximum Building Height for principal buildings – 48.0 metres iv) Minimum Yard Requirements for maintenance and accessory buildings a. Front Yard – 30.0 m b. Rear Yard – 10.0 m c. Interior Yard – 10.0 m v) Maximum Lot Coverage of maintenance and accessory buildings – 8.0 per cent (%) vi) Maximum Height for maintenance and accessory buildings – 10.0 metres vii) Minimum Number of Parking Spaces – 200
C8-8		Pt. Lots 18 and 19 Conc. 14 Tay Narrows Island	<u>Permitted Uses:</u> Restricted to: i) Marina ii) Retail Store iii) Accessory Office iv) Restaurant v) Accessory Single Detached Dwelling <u>Special Provisions:</u> i) Accessory buildings and structures, including gas pumps, may be erected in the front yard adjacent to the shoreline with no setback subject to the side yard provisions of the By-law; ii) Maximum building height – 10.0 metres
C8-9		Pt. Lots 18 and 19 Conc. 14	<u>Permitted Uses:</u>

Exception	By-law	Location	Special Provisions
		1 ay Narrows Island	Restricted to: i) Communal Boat Docking ii) Boat Storage iii) Vehicle Parking Lot <u>Special Provisions:</u> i) Accessory buildings and structures may be erected in the front yard subject to the side yard provisions of the By-law; ii) Maximum Building Height – 10.0 metres
C8-10	2023-71	1726 Earl Haid Avenue	<u>Special Provisions:</u> i) Notwithstanding Section 3.1.15, a new attached deck on an existing noncomplying building be permitted with: a. A minimum front yard setback of 0 metres (and a maximum projection of 2 metres over the shoreline); b. A minimum northern interior yard setback of 0.8 metres; c. A minimum southern interior yard setback of 0 metres. Not withstand Section 3.18 with respect to Lot Coverage
C8-11	2025-01	Part Lot 18, Concession 12, S/T & T/W RO423442 3296 Port Severn Road	<u>Permitted Uses:</u> In addition to the permitted uses of the C8 Zone, the following uses shall also be permitted: i) Single-detached dwelling <u>Special Provisions:</u> i) Interior Side Yard Setback to a Residential Zone for a single detached dwelling and attached garage - 6.0 metres ii) Front Yard and Watercourse setback for a single detached dwelling - 15.0 metres

Exception	By-law	Location	Special Provisions
			iii) Front Yard and Watercourse setback for an attached unenclosed deck - 11.6 metres iv) Maximum accessory building size for an attached garage - 123.0 square metres v) Maximum accessory building height for an attached garage - 7.08 metres containing two-storeys with unheated storage within the second storey. vi) Minimum landscaped buffer abutting a Residential Zone - 0.0 metres vii) Minimum High Water Mark setback for an on-site septic system - 15.0 metres Minimum number of required barrier-free parking spaces - zero (0)
C8-12	2026-26	Part Lot 18, Concession 2, Parts 7 & 8 on 51R-2532 2900 Kellys Road	<u>Special Provisions:</u> i) Notwithstanding Section 7.4, the following minimum exterior yard setbacks are permitted: a. Pool Deck – 0.6 metres b. Building B (sauna & mechanical) – 0.6 metres c. Building C (green house) – 0.6 metres d. Cold Tub – 1.7 metres e. Canopy Structure – 3.8 metres f. Pool – 6.5 metres g. Fitness Gym / Shipping Container “A” – 6.0 metres h. Shipping Container “B” & “C” – 1.2 metres i. Greenhouse – 7.4 metres ii) Notwithstanding Sections 3.34.8 and 7.4, the following minimum watercourse and front yard setbacks are permitted: a. Pool Deck – 8.4 metres b. Pool Deck Stairs – 7.0 metres c. Building C (green house) – 9.0 metres d. Canopy Structure – 12.0 metres

Exception	By-law	Location	Special Provisions
			e. Hot Tub – 12.0 metres f. Cold Tub – 16.0 metres g. Building B (sauna) – 18.5 metres h. Pool – 18.7 metres iii) Notwithstanding Section 4.2.1 a minimum of 54 parking spaces (motor vehicle) plus boat mooring (parking) are required. iv) Notwithstanding Section 4.2.9 a minimum of 37.0 parking spaces, including all required barrier-free spaces, shall be located on-site. The remaining required motor vehicle parking spaces, not including barrier free, may be located off-site on a lot within 205.0 metres of the subject lands.

7.5.9 Exceptions to Recreational Commercial (C9) Zone

Exception	By-law	Location	Special Provisions
C9-1	1996-16	Pt. Lot 4 Conc. 4, S.D. Orillia	<u>Lot Requirements:</u> i) The provisions of Table 7.2 shall apply to all structures except for the Clubhouse and Curling Facility Suites where a zero metre setback is permitted from the mutual lot line separating the units.
C9-2		Pt. Lot 10 Conc. 12 Tay	<u>Permitted Uses:</u> Restricted to: i) Storage and rental of small craft and associated open space uses

7.5.10 Exceptions to Shoreline Commercial (C10) Zone

Exception	By-law	Location	Special Provisions
C10-1	2014-56	Part of Lots 50 and 51, Plan 1713, Registered Plan 51R-39558, Part 3, Matchedash	<u>Lot Requirements:</u> i) Minimum Lot Frontage – 7.0 metres ii) Minimum Lot Area – 2560 square metres iii) Minimum Front Yard – 0.0 metres iv) Minimum Interior Yard – 4.0 metres
C10-2	2014-56	Part of Lots 50 and 51, Plan 1713, Registered Plan 51R-39558, Part 4, Matchedash	<u>Lot Requirements:</u> i) Minimum Lot Frontage – 7.0 metres ii) Minimum Lot Area – 1580.0 square metres iii) Minimum Interior Yard to a Deck – 1.5 metres
C10-3	OMB Approved	Pt. Lot 18 Conc. 13 North Orillia 1959 Peninsula Point Road	<u>Permitted Uses:</u> <u>Restricted to:</u> i) Convenience Store ii) Dwelling Unit, Accessory iii) Dwelling, Single Detached iv) Multiple Dwelling v) Accessory Outdoor Display and Sales to a Convenience Store vi) Home Occupation <u>Lot Requirements:</u> i) Minimum Lot Area – 320.0 square metres ii) Minimum Lot Frontage – 0.0 metres <u>Special Provisions:</u> i) Maximum Lot Coverage – 42.0 per cent (%) ii) Minimum Setback from Lot Line – 1.0 metre iii) Minimum Setback from Municipal Road Allowance – 7.0 metres iv) Minimum Landscaped Open Space – 0.0 per cent (%) v) A maximum of two (2) accessory dwelling units are permitted if a convenience store is being operated on the lot.

Exception	By-law	Location	Special Provisions
			vi) A maximum of three (3) dwelling units are permitted in the Multiple Dwelling if no convenience store is being operated on the lot. vii) Notwithstanding Section 4.6 of this By-law, the provision of a loading space shall not be required. viii) all decks, porches, balconies and steps existing on the day this By-law is passed are permitted. Such structures may be repaired or replaced provided the areas of the existing structures are not increased by more than 5.0 per cent (%) from what exists as of the date of passing of this By-law and they do not encroach further into any required yard or setback. ix) Notwithstanding Section 3.6.2 of this By-law, all dwelling units shall be flood proofed and no openings on dwellings shall be located below the 214.54 metre GSC elevation.

SECTION 8 INDUSTRIAL ZONES

8.1 Establishment of Zones

The Industrial Zones established by this By-law are:

Zone	Symbol	Description
Light Industrial Zone	M1	Industrial uses primarily within a building that do not create significant compatibility issues
General Industrial Zone	M2	Industrial uses more intensive in nature which may include portions of the operation outdoors
Extractive Industrial Zone	M3	Licensed pit and/or quarry operations
Waste Management Industrial Zone	M4	Public and private waste management uses

8.2 General Prohibition

No person shall within any Industrial Zone, use any land, or erect, alter, or use any building or structure except as specified hereunder, and in accordance with all other applicable provisions of this By-law.

8.3 Permitted Uses

Uses permitted in a Zone are noted by the symbol '●' in the column applicable to that Zone and corresponding with the row for a specific permitted use in the Permitted Uses Table. A letter(s) following the symbol '●', zone heading or identified permitted use, indicates that one or more conditions apply to the use noted or, in some cases, to the entire Zone. Conditions are listed in the Footnotes below the Permitted Uses Table, Table 8.1.

Table 8.1: Permitted Uses in Industrial Zones (amended by By-law 2012-30)

Use	Zone			
	M1	M2	M3	M4
Assembly, Fabricating, Manufacturing or Processing		●		
Bakery	●	●		
Broadcasting and Communications Establishment	●	●		
Building Supply Outlet/Yard	●	●		
Business, Professional or Administrative Office	●	●	● (a)	● (a)
Cartage or Transportation Depot		●		
Concrete Plant			●	
Contractor's Establishment	●	●		
Custom Workshop	●			
Dry Cleaning Establishment	●	●		
DSTM Retail Store		●		
Dwelling, Accessory	●	●		
Equipment Sales, Service or Rental Establishment	●	●		
Farm Supply / Implement Dealer	●	●		
Fuel Storage Tank or Supply Yard		●		
Greenhouse/Nursery/Garden Centre	●	●		
Heavy Industrial		●		
Laundromat	●	●		
Light Manufacturing	●	●		
Marina Sales and Service Establishment	●	●		
Material Recovery Facility				●

Motor Vehicle Dealership	●	●		
Motor Vehicle Repair and Body Shop	●	●		
Motor Vehicle Service Station	●	●		
Motor Vehicle Washing Establishment	●	●		
Outdoor Storage, Accessory		●	●	●
Pit			●	
Printing and Publishing Establishment	●	●		
Public Use	●	●	●	●
Quarry			●	
Research Establishment	●	●		
Retail Store	●			
Retail Warehouse		●		
Salvage or Wrecking Yard		●		●
Saw and/or Planing Mill		●		
Self Storage Facility	●	●		
Service Establishment	●	●		
Sewage Lagoon				●
Sewage Treatment Facility				●
Storage Yard		●		
Warehouse	●	●		
Waste Disposal Site				●
Water Treatment Facility				●
Wholesaling Uses	●	●		

Footnotes for Table 8.1

- a) As accessory to a permitted use only.

8.4 Lot Requirements

No person shall, within any Industrial Zone, use any lot or erect, alter or use any building or structure except in accordance with the standards in the Lot Requirements Table. A letter(s) following a Lot Requirement, zone heading or description of the requirement, indicates that one or more conditions apply to the requirement noted or, in some cases, to the entire Zone. Conditions are listed in the Footnotes below the Lot Requirements Table, Table 8.2.

Table 8.2: Lot Requirements for Industrial Zones

Requirement		ZONE			
		M1	M2	M3	M4
Minimum lot area (square metres)	full services	750	4000	40000	40000
	private services	4000	10000	40000	40000
Minimum lot frontage (metres)	full services	20	40	40	40
	private services	60	60	40	40
Maximum lot coverage (per cent)	full services	60	40	20	20
	private services	40	40	20	20
Minimum yard requirements (metres)	Front Yard	15	15	30	30
	Rear Yard	15	15	30	30
	Interior Yard	6	15	15	30
	Exterior Yard	15	15	15	30
	Interior abutting Res.	15	15	60	60
	Rear abutting Res.	15	15	60	60
Maximum building height (metres)		11	11	11	11
Minimum landscaped open space (per cent)		10	10	n/a	5
Other provisions		(c)	(b) (c)	(a)	-

Footnotes for Table 8.2

- a) No building, structure, extraction area or outside storage of materials, equipment, finished or unfinished products, or parking or staging of trucks or cranes or any other mechanical equipment is permitted:

- i) Within 60 m of a public street or road;
 - ii) Within 30 m of a zone boundary.
- b) Accessory outside storage not to be located within the front yard.
- c) Uses not on full services shall be limited to low water using and low effluent producing uses. Such uses are characterized as uses that:
 - i) use a water supply or sewage disposal not greater than domestic requirements;
 - ii) do not use water for processing;
 - iii) do not create discharge which would be a hazard to ground or surface water, or negatively affect the operation of the sewage disposal system.

8.5 Exceptions

The provisions of this Section are modified for those properties and to the extent identified in Sections 8.5.1 to 8.5.4 below.

8.5.1 Exceptions to Light Industrial (M1) Zone

Exception	By-law	Location	Special Provisions
M1-1	1995-82	Pt. Lot 5 Conc. 3, N.D. Orillia	<u>Permitted Uses:</u> Restricted to: i) a service shop restricted to the servicing and custom modifications of trucks with special fittings and bodies including but not limited to hoists and cranes; provided that all such operations are carried on entirely within the existing structures on the property. <u>Special Provisions:</u> i) The buildings on the site shall not be structurally enlarged or extended. ii) There shall be limited outside storage of goods, materials, products, parts (not more than 10 units). iii) The outside storage of derelict or unlicensed motor vehicles is prohibited. iv) In addition to the licensed vehicles which belong to the owner, a maximum of two (2) currently licensed motor vehicles awaiting servicing may be temporarily parked within the M1-1 Zone outside the building.
M1-2	2000-02	Pt. Lot 14 Conc. 3, N.D. Orillia	<u>Permitted Uses:</u> In addition to the permitted uses for the M1 Zone, the following uses shall also be permitted: i) Dwelling, Single Detached
M1-3	1998-33	Pt. Lot 9 Orillia Island Orillia	<u>Permitted Uses:</u> Restricted to: i) Dwelling, Single Detached ii) Transportation Depot
M1-4	2002-77	Pt. Lot 11 Conc. 15 Orillia	<u>Permitted Uses:</u> Restricted to: i) Dwelling, Single Detached

Exception	By-law	Location	Special Provisions
		2971 Brady Drive	ii) Machine Shop <u>Lot Requirements:</u> i) Maximum Lot Coverage of non-residential use – 225 m ² ii) Minimum Setback from Any Lot Line – 60.0 m
M1-5		Pt. Lot 17 Conc. 12, N.D. Orillia	<u>Permitted Uses:</u> Restricted to: i) Manufacturing and sale of concrete products ii) Accessory Outdoor Storage and Display iii) Accessory Retail Sales iv) Accessory Business or Professional Office
M1-6	2015-01	Conc. 1, Part Lot 1, Reference Plan 51R-14480, Parts 2 and 1, North Orillia 4069 Digby Drive	<u>Permitted Uses</u> Restricted to: i) a sawmill ii) planning mill iii) building supply outlet/yard iv) bakery v) business or professional office vi) contractor's establishment vii) custom workshop viii) self-storage facility ix) service establishment
M1-7	2018-60	Part of Park Lot 12, Plan 171 (South Orillia), being Parts 4 to 6, Plan 51R- 35861 1118 Brodie Drive	<u>Permitted Uses:</u> In addition to the permitted uses of the M1 Zone, the following use shall also be permitted: i) Health Service Establishment

8.5.2 Exceptions to General Industrial (M2) Zone

Exception	By-law	Location	Special Provisions
M2-1	1996-01	Pt. Lot 12 Conc. 5, S.D. Orillia	<u>Permitted Uses:</u> In addition to the permitted uses for the M2 Zone, the following uses shall also be permitted:

Exception	By-law	Location	Special Provisions
			i) An accessory dwelling unit, not exceeding 93 square metres, shall be permitted; ii) A retail and service business, not exceeding 600 square metres of gross floor area of the existing structure, for commercial and industrial businesses.
M2-2	2000-39	Pt. Lots 4 and 5 Conc. 4, S.D. Orillia	<u>Permitted Uses:</u> In addition to the permitted uses of the M2 Zone, the following uses shall also be permitted: i) bakery ii) those uses permitted within the C5 Zone <u>Lot Requirements:</u> i) Minimum Lot Area – none ii) Minimum Lot Frontage – none iii) Minimum Front Yard – 7.0 metres iv) Minimum Exterior Yard – 7.5 metres v) Minimum Interior Yard – 3.0 metres vi) Minimum Rear Yard abutting Burnside Line – 11.0 metres vii) Minimum Rear Yard abutting Highway 11 – 14.0 metres; which may be reduced to 8.0 metres with MTO approval viii) Maximum Lot Coverage – 60.0 per cent (%)
M2-3	2002-18	Pt. Lot 3 Conc. 6, S.D. Orillia 4277 Carlyon Line	<u>Permitted Uses:</u> In addition to the permitted uses of the M2 Zone, the following use shall also be permitted: i) An accessory dwelling unit
M2-4		1324 Stockdale Road	<u>Permitted Uses:</u> Restricted to: i) Dwelling, Single Detached ii) Salvage or Wrecking Yard

Exception	By-law	Location	Special Provisions
M2-5	2019-85	West Part Lot 3, Conc. 6, South Division Orillia 4265 Carlyon Line	<u>Permitted Uses:</u> Restricted to the following in accordance with Section 3.30.2: i) Assembly, Fabricating, Manufacturing or Processing ii) Broadcasting and Communications Establishment iii) Building Supply Outlet/Yard iv) Business, Professional or Administrative Office v) Cartage or Transportation Depot vi) Contractor's Establishment vii) Custom Workshop viii) Dwelling, Accessory ix) Equipment Sales, Service or Rental Establishment x) Farm Supply / Implement Dealer xi) Greenhouse/Nursery/Garden Centre xii) Light Manufacturing xiii) Marina Sales and Service Establishment xiv) Motor Vehicle Dealership xv) Motor Vehicle Repair and Body Shop xvi) Motor Vehicle Service Station xvii) Outdoor Storage, Accessory - xviii) Printing and Publishing Establishment xix) Public Use xx) Research Establishment xxi) Self-Storage Facility xxii) Service Establishment - xxiii) Storage Yard xxiv) Warehouse <u>Special Provisions:</u> i) Minimum Lot Frontage – 20.0 metres ii) No disturbance of the natural vegetation within 20.0 metres (minimum) of land zoned Rural Residential (RR) or Residential (R1). iii) No Outdoor Storage or loading shall occur within 70.0 metres (minimum) of a Rural Residential (RR) lot or Residential (R1) lot.

Exception	By-law	Location	Special Provisions
			iv) No disturbance of the natural vegetation within 30.0 metres (minimum) of land zoned Environmental Protection (EP).

8.5.3 Exceptions to Extractive Industrial (M3) Zone

Exception	By-law	Location	Special Provisions
M3-1	1994-108 and 2013-73	Pt. Lot 15 Conc. 9, N.D. Orillia 2181 Brennan Line	<u>Special Provisions:</u> i) The use of explosives shall be prohibited.
M3-2	2006-39	Pt. Lots 12 and 13 Conc. 8 Orillia 2434 and 2564 Brennan Line	<u>Permitted Uses:</u> <u>Restricted to:</u> ii) Accessory Outdoor Storage iii) Agriculture iv) Conservation or Wildlife Area v) Forestry vi) Public Use vii) Quarry inclusive of primary processing facilities for the crushing, screening and washing of aggregates and the stockpiling of aggregate materials

8.5.4 Exceptions to Waste Management Industrial (M4) Zone

Nil

SECTION 9 MISCELLANEOUS ZONES

9.1 Establishment of Miscellaneous Zones

The Miscellaneous Zones established by this By-law are:

Zone	Symbol	Description
County Forest	CF	County Forest lands
Crown Lands Zone	CL	Lands in the ownership of the Crown
Environmental Protection	EP	Environmentally sensitive lands
Greenlands Zone	GL	Lands intended to be maintained primarily in their natural state
Institutional Zone	I	Institutional uses
Open Space Zone	OS	Public and private open space uses

9.2 General Prohibition

No person shall within any of the Miscellaneous Zones, use any land, or erect, alter, or use any building or structure except as specified hereunder, and in accordance with all other applicable provisions of this By-law.

9.3 Permitted Uses

Uses permitted in a Zone are noted by the symbol '●' in the column applicable to that Zone and corresponding with the row for a specific permitted use in the Permitted Uses Table. A letter(s) following the symbol '●', zone heading or identified permitted use, indicates that one or more conditions apply to the use noted or, in some cases, to the entire Zone. Conditions are listed in the Footnotes below the Permitted Uses Table, Table 9.1.

Table 9.1: Permitted Uses in Miscellaneous Zones

(amended by By-law 2018-61, 2022-19, 2026-40)

Use	Zone					
	CF	CL	EP	GL	I	OS
Additional Residential Unit				● (a)		
Arena					●	
Assembly Hall					●	
Cemetery					●	●
Community Centre					●	
Conservation or Wildlife Area	●	●	●	●		●
Day Nursery					●	
Dwelling, Accessory Single Detached						●
Dwelling, Single Detached				●		
Fairgrounds						●
Farm, Existing			●	●		●
Farmers Market					●	●
Firehall					●	
Forestry	●		●	●		●
Government Office and Building					●	
Health Services Facility					●	
Historic Site or Monument	●	●	●	●	●	●
Home Occupation				●		
Museum					●	
Outdoor Recreation, Active						●
Outdoor Recreation, Passive	●		●	●		●

Park, Private				●		●
Park, Public		●		●	●	●
Place of Worship					●	
Public Use	●	●	●	●	●	●
Recreational Establishment, Public						●
Residential Care Facility					●	
School and educational institution					●	
Scientific Research and Education		●	●	●		
Senior Citizens Home					●	
Tourist Establishment, Existing				●		
Utility, Public	●				●	

Footnotes for Table 9.1

a) Use is permitted only in accordance with Section 3.3.

9.4 Lot Requirements

No person shall, within any Miscellaneous Zone, use any lot or erect, alter or use any building or structure except in accordance with the standards in the Lot Requirements Table. A letter(s) following a Lot Requirement, zone heading or description of the requirement, indicates that one or more conditions apply to the requirement noted or, in some cases, to the entire Zone. Conditions are listed in the Footnotes below the Lot Requirements Table, Table 9.2.

Table 9.2: Lot Requirements for Miscellaneous Zones

Requirement		ZONE					
		CF	CL	EP	GL	I	OS
Minimum lot area (m2)	full services	n/a	n/a	n/a	existing	1000	n/a
	private services	n/a	n/a	n/a	existing	4000	n/a
Minimum lot frontage (m)	full services	n/a	n/a	n/a	existing	20	n/a
	private services	n/a	n/a	n/a	existing	30	n/a
Maximum lot coverage (%)	full services	n/a	5	10	20	50	30
	private services	n/a	5	10	20	40	20
Minimum yard requirements (m)	Front yard	n/a	15	15	15	7.5	7.5
	Rear Yard	n/a	15	15	15	6	7.5
	Interior Yard	n/a	15	15	15	3	7.5
	Exterior Yard	n/a	15	15	15	7.5	7.5
	Interior abutting Res.	n/a	15	15	15	6	7.5
	Rear abutting Res.	n/a	15	15	15	10	7.5
	Maximum building height (m)	n/a	11	11	11	14	11
	Minimum landscaped Open Space (%)	n/a	50	n/a	30	10	30

Footnotes for Table 9.2

- a) Where the “Greenlands (GL)” Zone abuts a navigable watercourse, the provisions of the “Shoreline Residential Two (SR2)” Zone, as set out in Tables 6.1 and 6.2, shall apply to any development within 150 metres of the watercourse.

9.5 Exceptions

The provisions of this Section are modified for those properties and to the extent identified in Sections 9.5.1 to 9.5.6 below.

9.5.1 Exceptions to County Forest (CF) Zone

Nil

9.5.2 Exceptions to Crown Land (CL) Zone

Nil

9.5.3 Exceptions to Environmental Protection (EP) Zone

Exception	By-law	Location	Special Provisions
EP-1		Pt. Lot 19, Conc. 14, Tay 3600 Narrows Road	<u>Permitted Uses:</u> Restricted to: i) Conservation ii) Utilities <u>Special Provisions:</u> i) No buildings or structures, other than those associated with a utility shall be permitted. ii) Notwithstanding any other provisions of the Zoning By-law, the shoreline buffer shall be maintained across 100.0 per cent (%) of the lot and shall maintain a width of 30.0 metres, with the exception of site alteration for utilities. iii) Vegetation removal and site alteration, including grading, filling and dredging, shall not be permitted, with the exception of utilities. iv) The application of pesticides and fertilizers shall not be permitted.

Exception	By-law	Location	Special Provisions
			v) Minor adjustments to the EP-1 zone boundary may be made without amendment to the Zoning By-law, where the Official for the Township of Severn is satisfied that the adjustment implements the final zone boundaries of the registered plan of subdivision and registered common elements condominium plan.
EP-2	2020-55	2627 Grand Tamarack Crescent	<u>Permitted Uses:</u> i) Stormwater Management Facility.
EP-3	2021-26	3298 Point Bush Court	<u>Permitted Uses:</u> i) Dock <u>Regulations:</u> i) Located (setback) 8.0 metres from the west property line (measured at the shoreline) ii) A maximum length of 22.0 metres iii) A maximum dock width of 2.5 metres iv) A maximum surface area of dock and fingers shall not exceed 55.0 square metres
EP-4	2022-19	Various (Housekeeping)	<u>Special Provisions:</u> Notwithstanding Section 3.34.2, the setback to the EP Zone boundary shall be 0.0 metres.
EP-5	2023-40	Part Lot 1, Concession 1, Parts 3 and 4 and Part of Part 2, 51R-16559 3879 Town Line	<u>Special Provisions</u> Includes a tree preservation area at a minimum depth of 15.0 metres along the rear lot line of the proposed lots in which no development or site alteration is permitted.
EP-6			
EP-7			
EP-8			

9.5.4 Exceptions to Greenlands (GL) Zone

Exception	By-law	Location	Special Provisions
GL-1		4012 Cambrian Road	<u>Permitted Uses:</u> In addition to the permitted uses of the GL Zone, the following use shall also be permitted: i) a greenhouse/nursery/garden centre
GL-2		2462 South Sparrow Lake Road	<u>Permitted Uses:</u> In addition to the permitted uses of the GL Zone, the following use shall also be permitted: i) A facility for the breeding, training, and sale of exotic birds.
GL-3		1935 South Sparrow Lake Road 3018 New Brailey Line 4152 Carlyon Line	<u>Permitted Uses:</u> In addition to the permitted uses of the GL Zone, the following use shall also be permitted: i) A Home Industry in accordance with Section 3.11
GL-4		4242 Carlyon Line	<u>Permitted Uses:</u> In addition to the permitted uses of the GL Zone, the following use shall also be permitted: i) A market
GL-5	2013-37	Part of the East Half of Lot 8, Conc. 9, Designated as Part 2, Plan 51R-25039	<u>Lot Requirements:</u> i) Minimum Lot Area – 7972.59 square metres ii) Minimum Lot Frontage – 65.0 metres
GL-6	2013-37	Part of the East Half of Lot 8, Conc. 9, Designated as Part 2, Plan 51R-25039	<u>Lot Requirements:</u> i) Minimum Lot Area – 99,960.9 square metres ii) Minimum Lot Frontage – 87.0 metres <u>Special Provisions:</u>

Exception	By-law	Location	Special Provisions
			i) The development envelope shall be limited to a front yard setback of 110.0 metres and a 15.0 metre setback from the Trans-Canada Pipeline to protect the natural features on the property
GL-7	2017-34	West Half Lot 8, Conc. 2 (North Orillia), except Part 1, 51R-3669 3067 Wainman Line	<u>Permitted Uses:</u> In addition to the permitted uses of the GL Zone, the following use shall also be permitted: i) Accessory Apartment <u>Special Provisions:</u> i) The maximum floor area of the accessory apartment shall not exceed the lesser of 35.0 per cent (%) of the floor area of the entire dwelling or 130.0 square metres (1400.0 square feet); ii) all other aspects of Section 3.1 Accessory Apartments of Zoning By-law 2010-65, as amended shall apply. iii) The areas of the property zoned Environmental Protection (EP) will not change.
GL-8	2017-87	Part Lot 4, Conc. 15 (Matchedash), being Part 2, 51R-32165 4240 Riverview Drive (Portion of)	<u>Special Provisions:</u> i) To permit Shoreline Structures in accordance with the provisions within Section 3.1.12 save and except for 3.1.12.5 f) and g), to permit a width of 10.0 metres and an 8.0 by 10.0 metre envelope located a maximum of 4.0 metres (13.0 feet) from the shore for a boathouse. ii) To not withstand Section 3.26.1 (frontage on a public street). iii) To be subject to Sections 3.1.5 and 3.1.7 (accessory building size and number).
GL-9	2018-31	Part Lot 11, Conc. 11 (Matchedash)	<u>Special Provisions:</u>

Exception	By-law	Location	Special Provisions
		2837 Hord Way	i) To permit Shoreline Structures in accordance with the provisions within Section 3.1.12; ii) To notwithstanding Section 3.26.1 (frontage on a public street); and iii) To be subject to Sections 3.1.5 and 3.1.7 (accessory building size and number).
GL-10	2019-59	South Part Lot 3, Conc. 3, Geographic Township of North Orillia. 3769 Fairgrounds Road	<u>Lot Requirements</u> for lands jointly zoned GL-10 and AG-23: i) Minimum Lot Area – 19.0 hectares ii) Minimum Frontage – 300.0 metres <u>Special Provisions</u> i) Notwithstanding Section 3.18, for the lands jointly zoned GL-10 and AG-23 setbacks to the respective zone boundaries shall not apply.
GI-11	2022-50	Part Lot 6, Concession 5 3340 Carlyon Line	<u>Permitted Uses:</u> In addition to the permitted uses of the GL Zone, the following use shall also be permitted: i) A Home Industry <u>Special Provisions:</u> i) That an accessory building be permitted with a height of 5.27 metres; ii) That an accessory building be permitted with a maximum size of 297.7 square metres (3200 square feet); and, That the Home Industry may occupy 232.25 square metres of the accessory building.

Exception	By-law	Location	Special Provisions
GL-12	2025-24	Part of Lot 8, Concession 12, Parts 1-3 & 5 on 51R-15294 and Part 11 on 51R13948, S/T & T/W RO1404376 and S/T NSO23353, former Township of North Orillia, now in the Township of Severn 3372 Agnew Road	<u>Special Provisions:</u> Notwithstanding Section 3.18 Multiple Zones on One Lot with respect to minimum Zone requirements for Lot Area and Frontage.

9.5.5 Exceptions to Institutional (I) Zone

Exception	By-law	Location	Special Provisions
I-1	1995-64	Pt. Lot 2 Conc. 5, N.D. Orillia	<u>Permitted Uses:</u> Restricted to: i) a residential care facility accommodating a maximum of 175 beds and accessory structures.
I-2	2008-25 2018-17 (remove H)	W. Part of Pt. Lot 6, Conc. 10 (North Orillia) 2700 Cumberland Road	<u>Permitted Uses:</u> In addition to the permitted uses of the I Zone, the following use shall also be permitted: i) Dwelling, Duplex <u>Special Provisions:</u> i) Loading Space Requirements shall not apply.
I-3		Pt. Lot 9 Conc. 15, N.D. Orillia	<u>Special Provisions:</u> i) Frontage on a Public Street shall not be required.
I-4	1998-84	9 Michael Anne Dr	<u>Special Provisions:</u> i) Frontage on a Public Street shall not be required. ii) Parking requirements shall not apply.

Exception	By-law	Location	Special Provisions
I-5	2025-73	Part of Lots 3, 4, and 5, Concession 9, former Township of North Orillia, and now in the Township of Severn 8743 Highway 11 North and 3651 Menoke Beach Road	<u>Permitted Uses:</u> In addition to the permitted uses of the I zone, the following uses shall also be permitted: i) Dwelling, Single Detached (subject to the provisions of the RM1-14 Zone) ii) Dwelling, Multiple (subject to the provisions of the RM1-14 Zone) iii) Dwelling, Townhouse (subject to the provisions of the RM1-14 Zone) required. <u>Special Provisions:</u> For lots developed with a School or Educational Institution: i) Maximum Building Height – 15.0m ii) Minimum Front Yard Setback – 3.0m iii) Minimum Rear Yard Setback – 3.0m iv) Minimum Exterior Yard Setback – 3.0m v) Minimum Setback to RM1 Zone – 3.0m Zone)
I-6	2025-28	Block Mill Site, Plan 216, Part 3 on 51R-12090 1 Mill Street	<u>Permitted Uses:</u> In addition to the permitted uses of the I Zone, the following use shall also be permitted: i) Restaurant

9.5.6 Exceptions to Open Space (OS) Zone

Exception	By-law	Location	Special Provisions
OS-1		Pt. Lots 5 and 6 Conc. 11 Orillia	<u>Permitted Uses:</u> Restricted to:

Exception	By-law	Location	Special Provisions
			i) A private gun club and associated facilities, including a club house.
OS-2		Pt. Lots 7, 8 and 9 Conc. 15 Orillia	<u>Permitted Uses:</u> In addition to the permitted uses of the OS Zone, the following use shall also be permitted: i) Municipally operated campground
OS-3		Pt. Lot 22 Conc. 14 Orillia	<u>Permitted Uses:</u> Restricted to: i) A Summer Camp
OS-4		Pt. Lot 1 Conc. 3 Pt. Lot 1 RP 51R31778; Part 2 Orillia	<u>Permitted Uses:</u> In addition to the permitted uses of the OS Zone, the following use shall also be permitted: i) An existing recreational establishment
OS-5		Pt. Lots 18 and 19 Conc. 14 Tay Narrows Island	<u>Permitted Uses:</u> Restricted to: i) Park, Private ii) Conservation or Wildlife Area iii) Outdoor Recreation, Passive <u>Special Provisions:</u> i) Shoreline Buffer – 20.0 metres
OS-6	OMB Approved	Pt. Lot 18 Conc. 13 North Orillia 1959 Peninsula Point Road	<u>Permitted Uses:</u> Restricted to: i) Active Outdoor Recreational Use in the form of a swimming pool ii) Passive Outdoor Recreational Use iii) Access and Parking Areas accessory to uses within the abutting SR2-7 and C10-3 Zones iv) A sewage system accessory to uses within the abutting SR2-7 and C10-3 Zones v) A water service system accessory to uses within the abutting SR2-7 and C10-3 Zones vi) Docking Facilities vii) Maine Storage Facility

Exception	By-law	Location	Special Provisions
			viii) Gazebo ix) Boat Launch <u>Special Provisions:</u> i) Maximum Lot Coverage = 5.0 per cent (%) ii) Notwithstanding Sections 3.1.12.4 and 3.1.12.6 of this By-law, docks and launches existing on the day this By-law is passed are permitted. Such structures may be repaired or replaced provided the cumulative width of such structures is not increased, they do not project further from the shoreline, and they do not encroach further into any required yard or setback than what exists as of the date of passing of this By-law. iii) Boathouses and boatports shall not be permitted. iv) Notwithstanding the provisions of Section 3.1.17 of this By-law, a utility shed (vinyl clad garage) existing on the day this By-law is passed is permitted in any yard. Such structure may be repaired or replaced provided the area of the utility shed is not increased by more than 5% from what exists as of the date this By-law is passed. v) The provisions of Section 3.13.4 respecting shoreline buffer shall not apply. Areas adjacent to the shoreline that are not paved for driveway access or not built on with structures, will have soft landscaping.
OS-7		Part Lot 19, Conc. 14, Tay 3600 Narrows Road	<u>Permitted Uses:</u> Restricted to: i) Condominium Road ii) Private Park iii) Passive Outdoor Recreation

Exception	By-law	Location	Special Provisions
			iv) Communal Docking Facility and Parking Area accessory to uses within the SR2-9 Zone v) Utilities vi) Launch Ramp vii) Pump house viii) Utility Shed ix) Deck x) Gazebo xi) Sauna xii) Hot Tub xiii) Boat Storage Rack <u>Special Provisions:</u> i) The minimum setback from the high water mark for the following permitted uses is as follows, or as further provided for within this By-law: a. Condominium Road – 20.0 metres b. Launch ramp, pump house, utility shed, deck, and gazebo – as provided for in Section 3.1.12. ii) All in-water and shoreline structures subject to approval by Parks Canada. iii) The condominium road is subject to approval of the Ministry of Natural Resources and Forestry. iv) Notwithstanding any other provisions of the Zoning Bylaw, the Communal Docking Facility shall be subject to the following: a. The communal docking facility shall be permitted within the docking envelope identified on Schedule “2” of this Bylaw; b. The maximum width of the main dock sections shall be 2.4 metres;

Exception	By-law	Location	Special Provisions
			c. The maximum width of the dock fingers shall be 2.0 metres; d. The maximum length of the dock fingers shall be 12.0 metres; e. The maximum width of the access ramps shall be 2.0 metres; and, f. The first 3.0 metres of the dock adjacent to the shoreline shall be open span. v) Notwithstanding any other provisions of the Zoning Bylaw, the Parking Area shall be subject to the following: a. The Minimum Setback for Driveway and Parking Area from a lot line abutting a residential zone shall be 0.5 metres; and b. The Minimum Setback for the Driveway and Parking Area from the High Water Mark shall be 15.0 metres. vi) For the purposes on this Bylaw, a boat storage rack shall mean an unenclosed structure, with or without a roof, for the storage of watercraft and marine-related equipment. Notwithstanding any other provision of the Zoning Bylaw, a maximum of two (2) boat storage racks shall be permitted within 20.0 metres of the high water mark subject to the following: a. Each boat storage rack shall not exceed a ground coverage area of 18.0 square metres; b. Each boat storage rack shall not exceed a height of 4.5 metres; and

Exception	By-law	Location	Special Provisions
			c. Each boat storage rack shall be setback a minimum of 3.0 metres from the high water mark. vii) Minor adjustments to the OS-7 zone boundary may be made without amendment to the Zoning By-law, where the Official for the Township of Severn is satisfied that the adjustment implements the final zone boundaries of the registered plan of subdivision and registered common elements condominium plan.
OS-8	2023-40	Part Lot 1, Concession 1, Parts 3 and 4 and Part of part 2, 51R- 16559 3879 Town Line	<u>Permitted Uses:</u> In addition to the permitted uses of the OS Zone, the following use shall also be permitted: i) Stormwater Management Facilities
OS-9			
OS-10	2025-28	Part Lot 21, Concession 1 1866 Richardsons Point Lane	<u>Special Provisions:</u> i) Notwithstanding the definition of "Park, Private", a clubhouse or storage building shall not be limited to a maximum of 75.0 square metres. ii) For clarity, docking facilities are permitted on/adjacent to the subject lands.

SECTION 10 HOLDING ZONES

10.1 Holding Provisions

Notwithstanding any other provision in this By-law, where a Zone symbol is followed by the letter “H” and a number (for example R1-H1) no person shall use the land to which the letter “H” applies for any use other than the use which existed on the date the By-law applying the “H” was passed, until the “H” is removed in accordance with the policies of the Official Plan and the Planning Act, as amended.

Council may pass a By-law in accordance with the Planning Act, as amended, to remove the Holding “H” symbol, when all of the applicable requirements have been met, thereby placing the lands in the zone indicated by the Zone symbol.

Properties with Holding “H” Provisions are identified on the Zoning Schedules and in Table 10.1 below, together with the conditions for the “H” removal.

10.2 Requirements for Removal of Holding Provision

A Holding “H” provision may be removed by By-law, where Council is satisfied that all of the following items, as applicable, have been addressed to their satisfaction:

- a) provision of water and sewers and allocation of servicing capacity;
- b) provision of a site evaluation, impact assessment, or technical report;
- c) phasing of development;
- d) provision of facilities and services such as storm water management or roads;
- e) provision of a record of site condition on a contaminated site;
- f) site plan agreement registered on title;
- g) subdivision or condominium agreement registered on title; or
- h) other similar situations as determined by Council.

10.3 List of Holding Provisions

Table 10.1 identifies properties that are subject to a Holding “H” Provision and stipulates what specific provision is required to be satisfied in order for consideration to be given to the removal of the “H” provision. Notwithstanding the provisions stipulated, Council is to be satisfied that all items in Section 10.2 have been addressed.

Table 10.1: Holding Provisions

Zone	H	Property	By-law No.	Provisions	Lift Hold By-law
ER-1 R1-5 M2-2 OS	H1	Pt. Lots 4 and 5 Conc. 4, S.D. Orillia	2000-39	i) Availability of full municipal services ii) Agreement for upgrades to West Street bridge iii) Fulfillment of conditions of draft approval iv) Confirmation of density	
OS	H2	Pt. Lot 1 Conc. 4, N.D. Orillia 3969 Uhthoff Line	2000-74	i) Site plan agreement	
RU	H3	Pt. Lot 16 Conc. 3, N.D. Orillia 1455 Foxmead Rd.	2003-97	i) Site plan agreement	2012-30
R1	H4	Pt. Lot 2 Conc. 8, N.D. Orillia 3880 Ardtrea Dr.	2005-89	i) Site plan agreement	
R1-9	H5	Pt. Lot 3 Conc. 1, N.D. Orillia Providence Lane	2006-59	i) Subdivision agreement	2007-129
I-2	H6	Pt. Lot 6 Conc. 10 Orillia 2700 Cumberland Rd.	2008-25	i) Site plan agreement	2018-17
SR1-1	H7	Pt. Lot 6 Conc. 11 Orillia 3023 and 3029 Third St	2009-09	i) Site plan agreement ii) Condominium agreement	2012-106

Zone	H	Property	By-law No.	Provisions	Lift Hold By-law
		3316 and 3322 Turnbull Dr.			
R1-13 R1-14	H8	Pt. Lot 2 Conc. 8 Orillia 3795 Menoke Beach Rd	2009-50	i) Subdivision agreement	2017-52 and 2021-54 (R1-14) 2021-54 (R1-13)
M2	H9	Pt. Lot 14 Conc. 13 Tay 2741 Hodgins Rd	2005-105	i) Site plan agreement	
C1	H10	Pt. Lot 17, Conc. 12 Tay 2723 Marine Drive	2005-112	i) Site plan agreement	
R1	H11	Lots 1-3 Plan M-432 Coldwater Sheppard St. Sturgeon Bay Rd. Bond and Quetton, Washago	1996-17	i) Availability of full municipal services ii) Provision of municipal road	2021-50 (Sheppard Street)
RM1-2	H12	Pt. Lots 9-11 Plan 452 Coldwater 5 River Street	2009-24	i) Site plan agreement ii) Pre-servicing or condominium agreement	
SR3-19(3870 Darling Is. Rd.) SR3-20 (3891 Darling Is. Rd.)	H13	Pt. Lots 18 and 19 Conc. 14 Tay Narrows Island		i) Site plan agreement ii) Condominium agreement	2018-26 (SR3-19) 2018-42 (SR3-20)

Zone	H	Property	By-law No.	Provisions	Lift Hold By-law
C8-8					
C8-9					
OS-5					
Various	H14	Properties within 500 metres of the property boundaries of a waste disposal site.		All uses permitted by the underlying zone category are permitted with the exception that no new buildings may be constructed, and no building additions may occur unless the owner has prepared and submitted studies to the Township and the applicable approval authorities, demonstrating to the satisfaction of the Township and approval authorities that: i) Such development can occur in compatibility and without risk associated with the existing or former waste disposal use, and ii) That the recommendations of any such studies have or will be implemented. Notwithstanding the foregoing, new buildings may also be permitted where the Township and approval authority determine that development is exempt from the requirement to prepare a study. Additionally, new structures and alterations to existing structures, interior alterations to existing buildings, exterior alterations to existing buildings that do not expand the footprint, and new buildings which do not require a building permit are permitted without the need for studies or implementation measures.	2016-73 (C-4, 2002 Buck Lake Bend)
ER-10	H15	North Valley Estates		i) Subdivision Final Approval ii) Subdivision Agreement	2013-16

Zone	H	Property	By-law No.	Provisions	Lift Hold By-law
RU-12 R1-21 RM1-3	H16	Part Lots 1 and 2 Conc. 4 Orillia	2000-40	i) Certificate of Approval for sewage treatment system ii) Permit to Take Water from Ministry of Environment iii) Final hydrogeological report iv) satisfying all conditions of draft plan approval	
C4-4	H17	Pt. Lot 3 Conc. 1 Orillia 8601 Highway 12		i) Site Plan Agreement	
ER-5 ER-6 ER-7 ER-8	H18	Pt. Lot 3 Conc. 7 Orillia	2010-26	i) Subdivision Agreement	2013-59
M2	H19			i) Site Plan Agreement	
R1-22	H20	Multiple		i) Subdivision Final Approval ii) Subdivision Agreement	2011-88 2013-58
C2-1	H21	Pt. Lot 13 Conc. 15 North Orillia 8409 County Road 169	2010-02	i) Owner to provide Township with required Ministry of Transportation approvals ii) Site Plan Agreement	2010-77
RM1-4	H22	Pt Lots 22 and 23, Conc. 12, Medonte 13/15 Sturgeon Bay Road and 5 Sheridan Drive	2011-73	i) Subdivision Agreement	
RM1-5 R2-2	H23	Pt Lots 5 and 6, Conc. 11, and Pt Rd Allowance between, North Orillia	2013-10	i) Subdivision Agreement	

Zone	H	Property	By-law No.	Provisions	Lift Hold By-law
		3486 Turnbull Drive			
M2	H24	Pt. Lot 14 Conc. 13 Tay 2733 Hodgins Road	2014-53	i) Site Plan Agreement	2020-57
SR2-7 C10-3 OS-6	H25	Pt. Lot 18 Conc. 13 North Orillia 1959 Peninsula Point Road	OMB Appro ved	i) Fulfillment of conditions of draft approval for subdivision ii) Fulfillment of conditions of draft approval for condominium iii) Registration of Subdivision and Condominium Agreements iv) Record of Site Condition is registered with the Ministry of the Environment	
R1	H26	Part of Lots 40 and 41, Registrar's Complied Plan 1721, former Village of Coldwater, 48 Gray Street (severed lands)	2015-75	i) Subdivision Agreement ii) Availability of Full Municipal Services iii) Provision of a Municipal Road	2021-50
C4	H27	Part Lot 4, Conc. 9 (North Orillia) 8803 Highway 11 North (in part)	2016-23	i) Site plan agreement ii) Confirmation of common title for lands known municipally as 8803 and 8825 Highway 11 North iii) Legal Agreement with MTO and receipt of MTO Encroachment permit required for Highway 11 improvements and access modifications	2018-27 (EP remains)

Zone	H	Property	By-law No.	Provisions	Lift Hold By-law
R1	H28	South Part Lot 1, Conc. 1 (North Orillia) 4089 Digby Drive (retained lands from B-03-16)	2016-28	i) Execution of a development agreement ensuring the owner contributes its financial share for the extension of infrastructure from the subdivision to the east, to the satisfaction of the Township of Severn	
RU-18	H29	Part Lot 24, Conc. 12 1052 Anderson Line (retained lands from B-13-16)	2017-49	i) Availability of full municipal services	
SR2-9 OS-7 EP-1	H30	Part Lot 19, Conc. 14, Tay 3600 Narrows Road		i) Registration of Subdivision and Condominium Agreements	2020-46
RU	H31	Part Lot 1, Conc. 1 South (North Orillia), being Part 1, 51R3182 2060 Division Road West	2017-77	i) Subdivision Agreement	
C4-16	H32 (amended by By-law 2018-61)	Part Lot 1, Conc. 1 South (North Orillia), being Part 1, 51R3182 2088 Division Road (severed lands)	2017-77	i) Site Plan Agreement	
R1-32	H33	Lot 21, Conc. 12 (Medonte) 27 Gill Street	2018-16	i) Subdivision Agreement ii) Sufficient municipal water and sanitary servicing capacity	

Zone	H	Property	By-law No.	Provisions	Lift Hold By-law
RM1-9	H34	27 Gill Street	2018-16	i) Subdivision Agreement ii) Sufficient municipal water and sanitary servicing capacity	
RM1-10	H35	27 Gill Street	2018-16	i) Subdivision Agreement ii) Site Plan Agreement iii) Sufficient municipal water and sanitary servicing capacity	
R1-22	H36	Part 3 on Plan 51R-38931 2090 Birkeshire Woods Lane (in part)	2018-45	All of the uses permitted by the underlying R1-22 zone category are still permitted while the Holding provision applies to the subject lands with the following exception: i) the subject lands may not be further subdivided as a new lot until it has been confirmed that both the severed and retained lands can be adequately serviced with private wells and private sewage treatment systems to the satisfaction of the Township, which may include the requirement for the submission of supporting studies and/or information.	
RM1-11	H37	Part Lot 23, Conc. 12 North, former Village of Coldwater, being Part 1, Registered Plan 51R-15123, 47 River Street	2019-84	i) Site Plan Agreement	

Zone	H	Property	By-law No.	Provisions	Lift Hold By-law
M2-5	H38	West Part Lot 3, Conc. 6, South Division Orillia 4265 Carlyon Line	2019-85	Site Plan Agreement which includes, but is not limited to, provisions for: i) fencing, drainage, buffers, driveway pavement, lighting, and stormwater management; ii) confirmation that the recommendations of the following studies, including associated Peer Reviews, will be or have been implemented: i) Environmental Impact Study, supplementary documentation and the Peer Review by Palmer Environmental dated November 25, 2019 ii) Preliminary Hydrogeological Study and the Peer Review by GAMAN Consultants Inc. dated May 27, 2019 iii) Functional Servicing Letter and the Peer Review by J. Marshall Engineering dated May 21, 2019 iii) completion of an Entrance Analysis; and, iv) provision for a new municipal collector road, if required by the Township.	
RM1-12	H39	2627 Grand Tamarack Crescent	2020-55	i) Development Agreement	

Zone	H	Property	By-law No.	Provisions	Lift Hold By-law
				ii) Sufficient municipal water and sanitary servicing capacity	
RM1-13	H40	Conc. 12, Part Lot 23, Plan 307 Part Lot 2; Registered Plan 51R17070 Part 3 and Part of Part 2; Except Part 1 and 2 on Registered Plan 51R-42800 1 Buchanan Street	2021-52	A Development Agreement under the Planning Act including provisions for: a. Sufficient municipal water and sanitary servicing capacity b. Construction of Buchanan Street utilizing the existing Township road allowance together with the existing frontage on Lynch Street	
R1-34	H41	3879 Town Line	2023-40	i) Development Agreement	
RU-23	H43	Part Lot 19, Concession 2 3487 Tower Line Road	2024-34	i) Site Plan Agreement	
RM1 14 & I-5	H44	Part of Lots 3, 4, and 5, Concession 9, former Township of North Orillia, and now in the Township of Severn 8743 Highway 11 North and 3651 Menoke Beach Road	2025-73	a) Execution of a Subdivision, Condominium, or Site Plan Control Agreement b) The provision of adequate infrastructure and municipal services allocated to permit development of the associated phase. c) The building permit issuance of a minimum of 50% of the lots in the prior phase. Note: Development of lands for a public "School and educational institution" is exempt from Provision "c".	

Zone	H	Property	By-law No.	Provisions	Lift Hold By-law
SR3	H45	Part Lot 18, Concession 8, in the former Township of Matchedash, now in the Township of Severn 3599 Severn River (SR3 zoned portion of severed lands of B-02-23)	2025-34	a) Execution and registration of a Site Plan Control Agreement which implements the mitigation measures as recommended by the "Scoped Environmental Impact Study" prepared by RiverStone Environmental Solutions Inc. dated March 2023.	
	H46				
	H47				
	H48				
	H49				

SECTION 11 DEFINITIONS

For the purpose of this By-law, the definitions and interpretations given in this Section shall govern.

ABATTOIR

A building or portion of a building where live animals are slaughtered and dressed and may include facilities for the packaging, treating and storage of meats and meat products but shall not include any establishment or facilities for the disposal or rendering of dead livestock.

ACCESSORY APARTMENT

(amended by By-law 2018-61, 2026-40)

An accessory dwelling unit contained within a residential dwelling and secondary to the main dwelling unit of the building. This definition only applies to the following site-specific exceptions: AG-27, RU-21, RU-24, R1-33, SR2-8, SR2-10, RR-18, GL-7.

ACCESSORY BUILDING OR STRUCTURE

(amended by By-law 2018-61, 2026-40)

A detached or attached building or structure that is not used for human habitation and the use of which is customarily incidental and subordinate to a principal use, building or structure and located on the same lot. An accessory building or structure may contain a sleeping cabin or an additional residential unit where permitted by this By-law.

ACCESSORY USE

A use customarily incidental and subordinate to, and exclusively devoted to, the main use of the lot, building or structure and located on the same lot as such main use.

ACCOMMODATION UNITS

Any room or group of rooms designed to provide accommodation to the traveling or recreational public including a room in a hotel, motel, resort or tourist establishment, a rental cottage or cabin or a tent or trailer site.

ADDITIONAL RESIDENTIAL UNIT

(added by By-law 2026-40)

Means a dwelling unit that is self-contained, subordinate to and located within the same building or on the same lot as the principal dwelling. An Additional Residential Unit may also be referred to as an "ARU". A mobile home shall not be considered an Additional Residential Unit for purposes of this By-law.

ADULT ENTERTAINMENT PARLOUR

Any land, building or structure or part thereof in which is provided, in pursuance of a trade, calling, business or occupation, services appealing to or designed to appeal to erotic or sexual appetites or inclinations.

AGRICULTURAL CODE OF PRACTICE

The code of practice as prepared by the Ministry of Agriculture and Food, the Ministry of the Environment and the Ministry of Municipal Affairs and Housing, as amended, replaced or re-enacted from time to time.

AGRICULTURAL PRODUCE WAREHOUSE

A building or part of a building used for the storage of agricultural produce and may include facilities for wholesale distribution or an accessory retail commercial outlet for the sale of such agricultural produce to the general public.

AISLE

An internal roadway immediately adjacent to a parking or loading space which provides vehicular access to and from the parking or loading space, and is not a driveway.

ALTER

- a) When used in reference to a building, structure or part thereof, means:
 - i) to change any one or more of the external dimensions of such building or structure; or
 - ii) to change the type of construction of the exterior walls or roof of such building or structure; or
 - iii) to change the use of such building or structure; or
 - iv) to change the number of uses or dwelling units contained therein.
- b) When used in reference to a lot, means:
 - i) to change the boundary of such lot with respect to a street or lane; or
 - ii) to change any dimension or area, relating to such lot, which is covered herein by a zone provision; or
 - iii) to change the use of such lot; or
 - iv) to change the number of uses located thereon.

ARTISAN'S OR PHOTOGRAPHER'S STUDIO

A building or part of a building use for the creation, finishing, refinishing or similar production of paintings, sculptures, photographs or other works of arts or hand-made crafts by the proprietor, together with the sale of such commodities, but does not include any use otherwise defined in this By-law.

ASSEMBLY HALL

A building, or part of a building, in which facilities are provided for such purposes as meetings for civic, educational, political, religious or social purposes and may include a banquet hall, private club or fraternal organization.

ATTACHED

(amended by By-law 2018-61)

A building otherwise complete in itself, which depends for structural support or complete enclosure, upon a division wall or walls shared in common with an adjacent building or buildings. Wherein the structure is an Attached Garage (or similar) the attachment to the main dwelling must consist of enclosed habitable space with four walls that provides for the interconnectivity of all living space.

ATTIC

A portion of a building situated wholly, or in part, within the roof and which is not a one-half storey.

AUDITORIUM

A building, or part of a building, in which facilities are provided for athletic, civic, educational, political, religious or social purposes and may include an arena, gymnasium or other similar facility or use.

BAKERY

A building, or part of a building, in which the milling of grain, production of bread and other similar products is undertaken, and includes ancillary uses of storage, warehouse, office facilities in connection with this operation and the retail sale of such products.

BALCONY

A partially enclosed platform projecting from the main wall of a building which is not supported by vertical uprights other than the wall itself and which is only accessible from within the building.

BANK OR FINANCIAL INSTITUTION

A building, or part of a building, which is used to provide for financial services in which money is deposited, kept, lent, or exchanged, including accessory clerical functions and shall include a bank, trust company, credit union or other similar banking service.

BAR

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.

BASEMENT

(amended by By-law 2022-19)

A portion of a building which is located below the first storey which is partly underground, but which has at least one-half of its height, from finished floor to finished ceiling or to the undersides of the floor joints of the storey next above, as the case may be, above the adjacent average finished grade level adjacent to the exterior walls of the building.

BASEMENT, WALKOUT

A basement which has a portion of the base of its wall or walls at grade level and a doorway is provided at that portion.

BED and BREAKFAST ESTABLISHMENT

A dwelling or part thereof where rooms are provided for the overnight accommodation of the traveling public, in which the proprietor supplies lodging, with or without meals, in return for monetary compensation.

BOARDING OR ROOMING HOUSE

Any building or portion thereof in which the proprietor resides and supplies for hire or gain to more than two (2) other persons, lodging and/or meals, but shall not include a hotel, motel, resort, hospital, nursing home, group home or bed and breakfast establishment.

BOAT

(added by By-law 2024-13)

Means a vessel or watercraft built for navigation of navigable watercourses, propelled on water by oars, sails, or an engine and shall include watercraft equipped for overnight accommodation but shall not include floating accommodation.

BOATHOUSE

(amended by By-law 2024-13)

A detached accessory building or structure, that is located over the lake/river bed or adjacent thereto, which is designed or used for the sheltering of a boat or other form of water transportation, not including floating accommodation and may include storage of household equipment incidental to the residential use permitted on the lot but shall not include any areas intended for human habitation.

BOAT LIFT

An uncovered and unwallled structure, attached to a dock, which facilitates the removal of a boat from the water, and which can allow for a boat to be stored above the natural lake water level.

BOATPORT

A detached accessory structure used for the berthing, sheltering or storing of boats and related equipment that is roofed, but not enclosed by more than one wall and is built, founded or anchored near, at or over the shoreline of a navigable waterway or on land.

BROADCASTING AND COMMUNICATIONS ESTABLISHMENT

A building, structure or part thereof used for broadcasting purposes including transmitting and receiving devices.

BUFFER, LANDSCAPED

(amended by By-law 2018-61)

A landscaped or naturally vegetated strip of land, which may include a fence, intended for the provision of visual amenity and as a physical barrier and visual buffer between adjacent uses.

BUILDING

An enclosed structure used or intended to be used for the shelter or the occupation of persons, animals, goods, materials, or equipment, other than a fence or wall.

BUILDING, MAIN (PRINCIPAL)

The building in which the main (principal) use of the lot is conducted.

BUILDING SUPPLY OUTLET/YARD

A building or structure in which building, or construction and home improvement materials are offered or kept for sale and may include the fabrication of certain materials related to home improvements and may include outside storage.

BUSINESS, PROFESSIONAL OR ADMINISTRATIVE OFFICE

A building or part of a building in which one or more persons are employed in the management, direction or conducting of a business or where professionally qualified persons and their staff service clients or patients who seek advice, consultation, or treatment, and for the purposes of this By-law may include the administrative offices of a non-profit or charitable organization.

BY-LAW

Refers to the Township of Severn Zoning By-law.

CABIN, SLEEPING

(amended by By-law 2018-61)

A detached accessory building or structure, located on the same lot as the principal dwelling, for sleeping accommodation only or for the occasional accommodation of guests, from which there shall be no monetary gain and in which sanitary facilities may be provided, but shall not contain a kitchen.

CAMPING ESTABLISHMENT

A tourist establishment consisting of at least five (5) camping lots and comprising land used or maintained as grounds for the camping or temporary parking of truck campers, campers or tents, but does not include parks or camping grounds maintained by:

- a) any department of the Government of Ontario or of Canada; or
- b) any Crown corporation, commission, or board.

CAMPING SITE

Part of a camping establishment which is occupied, on a temporary basis only, by a trailer, motorized home, truck camper, camper or tent.

CAMPING UNIT

(added by By-law 2024-13)

Means a structure or vehicle that may be used for camping purposes or as an outdoor accommodation and includes a tent, trailer, tent trailer, recreational vehicle, camper-back and any watercraft equipped for overnight accommodation but does not include floating accommodation.

CARPORT

A building attached or not, to a dwelling house which is a roofed enclosure designed for the storage or parking of a motor vehicle.

CATERING ESTABLISHMENT

(added by By-law 2025-28)

A building or part of a building in which food and beverages are prepared for consumption off the premises and are not served to customers on the premises or to take out.

CARPORT

A building attached or not, to a dwelling house which is a roofed enclosure designed for the storage or parking of a motor vehicle.

CELLAR

A portion of a building between two floor levels which is partly or wholly underground and which has more than one-half of its height, from finished floor to finished ceiling or to the underside of the floor joints of the storey next above, as the case may be, below the average finished grade level adjacent the exterior walls of the building.

CEMETERY

Land that is set apart or used as a place for the internment of the dead or in which human bodies have been buried, within the meaning of the Cemeteries Act, R.S.O. 1980, c. 59, as amended from time to time.

CERTIFICATE OF OCCUPANCY

A certificate issued by the Chief Building Official for the occupancy of any building or part thereof as required by the Ontario Building Code.

CHIEF BUILDING OFFICIAL

The officer employed by the Corporation of the Township of Severn as is appointed by By-law to perform the duties as set out in the Ontario Building Code Act, R.S.O. 1990.

CLINIC

An establishment used by two or more qualified health practitioners including physicians, dentists, chiropractors, physiotherapists and their staff for the purposes of consultation, diagnosis and office treatment.

COMMERCIAL ACCOMMODATION UNIT

A unit within a tourist establishment to be rented or occupied for the purposes of catering to the needs of the travelling public or vacationers by furnishing sleeping accommodation with or without food. Such rental or occupancy shall be in the form of normal daily rental, time-sharing, license to use or interval ownership.

COMMERCIAL USE, ACCESSORY

A commercial use normally and customarily incidental, subordinate and exclusively devoted to a principal use, building or structure, and located on the same lot therewith.

COMMUNITY CENTRE

Any tract of land, or building or buildings or any part of any building used for community activities, whether used for commercial purposes or not, the control of which is vested in the Township, a local board or agent thereof.

CONCRETE PLANT

A manufacturing plant where concrete is mixed before being transported for sale.

CONSERVATION

The use of land for the preservation, protection and improvement of the components of the natural environment through comprehensive management and maintenance programs for individual or public use or benefit.

CONSTRUCT

(added by By-law 2018-61)

Construct means to build, erect, place, reconstruct or relocate and may include:

- a) Any preliminary operation such as excavating, filling or draining; or
- b) Altering any existing building or structure by an addition, enlargement, extension or other structural change; or
- c) Any work which requires a building permit.

Constructed and construction shall have corresponding meanings.

CONTRACTOR'S ESTABLISHMENT

The use of land, buildings or structures where equipment and materials are stored or where a contractor performs shop or assembly work but does not include any other use or activity otherwise defined or classified herein.

CONVENIENCE STORE

A retail commercial establishment where food, tobacco, drugs, periodicals or similar items of household convenience are kept for retail sale.

COUNCIL

The Municipal Council of the Corporation of the Township of Severn.

COUNTY

The Corporation of the County of Simcoe.

COUNTY ROAD

A street or road under the jurisdiction of the Corporation of the County of Simcoe.

CRAFT SHOP

A building or part of a building where crafts, souvenirs and other similar items are offered or kept for sale at retail to the general public but shall not include any other establishment otherwise defined or classified herein.

CUSTOM WORKSHOP

A building or part of a building used by a trade, craft or guild for the manufacture, in small quantities of articles including the sale of such products at retail and, for the purpose of this By-law, shall include upholstering, woodworking or furniture manufacture or any similar use or activity.

DAY NURSERY

The use of land or buildings for the purposes of providing temporary care, for pre-school age children within the meaning of the Day Nurseries Act, R.S.O. 1980, c. 111, as amended

DECK

(amended by By-law 2025-28)

Shall mean a floor system structure without a roof or walls, having footings, a foundation or cantilevered, which may be attached to or abutting one or more walls of a building or constructed separate from a building but is not a dock.

DEVELOPMENT

The construction, erection or placing of one or more buildings or structures on land, or the addition or alteration to a building or structure that has the effect of increasing the size or usability of such buildings or structures including the development of three (3) or more trailer sites or mobile home sites.

DOCK

(amended by By-law 2025-28)

A structure attached to or forming part of the land that extends along the shoreline or out from the shoreline over a body of water, to which boats or other watercrafts may be moored, or is used in conjunction with a use on the land.

DRY CLEANING ESTABLISHMENT

A building or part of a building in which the business of dry cleaning, dry dyeing, cleaning, spotting, stain removal or pressing of articles and/or goods of fabric is carried on, through the use of chemicals which emit no odours or fumes.

DEPARTMENT STORE TYPE MERCHANDISE (DSTM) RETAIL STORE

A retail store which sells items in the following categories: general merchandise, apparel/accessories, household furnishings, drugs/cosmetics, durables and semi-durables, hardware, computers and office supplies and other like items, but does not include retail stores in which the sale of those items is clearly incidental or accessory to an otherwise permitted use.

DWELLING

(amended by By-law 2026-40)

A building designed or used for residential occupancy by one or more persons, containing one or more dwelling units as its principal use, but shall not include a commercial accommodation unit in a tourist establishment, park model trailer, boarding house, or institutions.

DWELLING, APARTMENT BUILDING

A dwelling containing more than three (3) dwelling units, each unit having access only from an internal corridor system, and may include administrative, maintenance, storage, laundry, garage and other similar accessory facilities provided for the convenience of the occupants.

DWELLING, DETACHED ACCESSORY

A dwelling, accessory to the main use of the property and in the form of a Dwelling, Single Detached.

DWELLING, DUPLEX

A dwelling containing two (2) dwelling units separated horizontally and each of which has an independent entrance either directly from the outside or through a common vestibule.

DWELLING, MULTIPLE

(added by By-law 2018-46; By-law 2018-61)

A dwelling that contains three (3) or more dwelling units but shall not include any other Dwelling defined herein.

DWELLING, SEMI-DETACHED

One of a pair of two attached single-family dwelling houses with a common wall dividing the pair of single-family dwelling houses vertically, each of which has an independent entrance directly from the outside.

DWELLING, SINGLE DETACHED

A dwelling occupied or capable of being occupied as a dwelling unit.

DWELLING, TOWNHOUSE

A dwelling divided vertically into three (3) or more dwelling units, each of which has direct access from the outside.

DWELLING, TRIPLEX

A dwelling divided horizontally into three separate dwelling units, each of which has an independent entrance either directly from the outside or through a common vestibule.

DWELLING UNIT

(amended by By-law 2018-61, 2022-19, 2026-40)

A room or a suite of two or more rooms within a building, designed or intended for use by the occupants as a single, independent, and separate housekeeping establishment containing sanitary facilities and not more than one (1) kitchen. For the purposes of this By-law, a dwelling unit does not include a tent, trailer, park model trailer, sleeping cabin or a room or suite of rooms in a boarding or rooming house, hotel, motel, motor hotel or tourist home.

DWELLING UNIT, ACCESSORY

(amended by By-law 2026-40)

A dwelling unit, accessory to the main non-residential use of the property and contained within the main building.

DWELLING UNIT AREA

The habitable area contained within the inside walls of a dwelling unit, excluding any private garage, carport, porch, veranda, unfinished attic, unfinished basement or sunroom (unless such sunroom is habitable in all seasons of the year), and excluding public or common halls or areas, common stairways and the thickness of outside walls.

EAVE

A roof overhang, free of enclosing walls, without supporting columns.

EDUCATIONAL INSTITUTION

The use of land, buildings or structures as a training centre or an elementary or secondary school, private school, university or community college authorized by the Province of Ontario.

EQUIPMENT SALES, SERVICE AND RENTAL ESTABLISHMENT

Premises in which machinery and equipment are offered or kept for sale, rent, lease or hire under agreement for compensation, and which are also serviced, but shall not include any other establishment defined or classified in this By-law.

EQUESTRIAN FACILITY

A commercial establishment where horses are housed or boarded and are available for riding, riding instruction, agility training or jumping.

ERECT

Shall mean setting up, building, constructing, reconstructing and relocating and, without limiting the generality of the word, also includes:

- a) altering any existing building or structure by an addition, enlargement, extension, relocation or other structural change;
- b) any work for the doing of which a building permit is required under the Building Code Act and Regulations passed thereunder as may be amended, replaced or re-enacted from time to time; and
- c) erect, erected and erection shall have a corresponding meaning.

ESTABLISHED BUILDING LINE

A line drawn between the corners of the building on each lot abutting the subject lot.

EXISTING

Any land, building, structure or use in existence at the date of passing of this By-law.

FARM

(amended by By-law 2018-61)

Land used for the tillage of soil and the growing of vegetables, fruits, grains and other staple crops and also includes the breeding and rearing of livestock, poultry, dairying, and maple sugar bush or woodlot, but does not include any other use otherwise defined or classified in this By-law. "Farm" shall include buildings and structures, such as barns, grain elevators, silos and storage and processing buildings, which are incidental to the operation of the farm. Barns, silos, agricultural storage buildings, grain elevators for the purpose of this By-law shall be classified as principal or main buildings or structures.

FARM SUPPLY/IMPLEMENT DEALERSHIP

A building, structure or area where farm implements, equipment and farm supplies are kept for sale at retail and may include facilities for the servicing of such implements or equipment but shall not include any other establishment otherwise defined or classified herein.

FARM PRODUCE SALES OUTLET

A building, part of a building, or stand in which farm produce, exclusive of meat or poultry, is offered for sale at retail, but shall not include the sale of farm produce which has been reprocessed, nor shall it include a slaughterhouse.

FARMERS MARKET

(added by By-law 2022-19)

The use of land or building(s) for the occasional or periodic activity of holding a multi-vendor, community driven market, selling agricultural, food, art and craft products including homegrown produce, home-made crafts or value-added products where the majority of vendors are primary producers (including preserves, baked goods, meat, dairy products etc.).

FENCE

(added by By-law 2018-61)

A barrier opened or closed erected dividing two or more properties or which marks or substantially marks a boundary.

FINISHED GRADE

The average elevation of the finished surface of the ground adjacent the ground level of the front wall of a building or structure opposite the front lot line.

FLEA MARKET

A building or part of a building where floor space is leased to vendors on a regular basis and where new or secondhand goods and articles are offered or kept for sale at retail to the general public, but shall not include any other establishment otherwise defined or classified herein.

FLOATING ACCOMMODATION

(added by By-law 2024-13)

Means a floating building, structure or thing, or a combination of floating buildings, structures or things, equipped or useable for overnight accommodation and not primarily used for navigation, and includes a floating building, structure or thing, or a combination of floating buildings, structures or things that:

- i) is primarily designed for or able to be used for residential purposes;
- ii) Is a raft, barge or floating platform that has on top of it a building, structure, vehicle or thing that may be used for overnight accommodation, for camping purposes or as an outdoor accommodation;
- iii) Would reasonably be expected to require towing to be placed on lands or is placed on lands by means of towing or any other type of assistance, or is self-propelled.
- iv) Is equipped with anchor(s) and/or jack-up technology or a similar mechanism used to anchor or rise above the surface of the water, with or without spud cans, or
- v) Has a floating foundation or a floatation platform which may include floats constructed of polystyrene, plastic, concrete or logs and stringers or any other material or substance used to assist with floatation."

FLOOD FRINGE

The outer portion of the flood plain between the floodway and the limit of the regulatory flood. Flood depths and velocities are generally less severe in the flood fringe than those experienced in the floodway.

FLOOD PLAIN

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

FLOODING HAZARD

Means the inundation, under the conditions specified below, of areas adjacent to a shoreline or a river or stream system and not ordinarily covered by water:

- a) Along the shorelines of large inland lakes, the flooding hazard limit is based on the one-hundred-year flood level plus an allowance for wave uprush and other water-related hazards;
- b) Along river, stream and small inland lake systems, the flooding hazard limit is the greater of:
 - i) the flood resulting from the rainfall actually experienced during a major storm such as the Hurricane Hazel storm (1954) or the Timmins storm (1961), transposed over a specific watershed and combined with the local conditions, where evidence suggests that the storm event could have potentially occurred over watersheds in the general area;
 - ii) the one-hundred-year flood; and
 - iii) a flood which is greater than i) or ii) which was actually experienced in a particular watershed or portion thereof as a result of ice jams and which has been approved as the standard for that specific area by the Minister of Natural Resources;

Except where the use of the one-hundred-year flood or the actually experienced event has been approved by the Minister of Natural Resources as the standard for a specific watershed (where the past history of flooding supports the lowering of the standard).

FLOODPROOFING

The combination of measures incorporated into the basic design and/or construction of buildings, structures, or properties to reduce or eliminate flooding hazards, wave uprush and other water-related hazards along the shorelines of large inland lakes, and flooding hazards along river, stream and small inland lake systems.

FLOODWAY

For river, stream and small inland lake systems, means the portion of the flood plain where development and site alteration would cause a danger to public health and safety or property damage.

Where the one zone concept is applied, the floodway is the entire contiguous flood plain.

Where the two-zone concept is applied, the floodway is the contiguous inner portion of the flood plain, representing that area required for the safe passage of flood flow and/or that area where flood depths and/or velocities are considered to be such that they pose a potential threat to life and/or property damage. Where the two-zone concept applies, the outer portion of the flood plain is called the flood fringe.

FLOOR AREA

The total habitable floor area within a building which is measured between the exterior faces of the exterior walls or from the centre line of a common or part wall, but excluding any private garage, breezeway, porch, verandah, balcony, sunroom, attic, cellar, and any floor area with a ceiling height less than 2 metres (6.6 feet).

FLOOR AREA, GROSS

(amended by By-law 2026-40)

The total floor area of all storeys of a building, excluding:

- a) any portion of the building or structure below finished grade used for heating, storage, laundry facilities, parking of motor vehicles; and,
- b) in the case of a dwelling, any private garage, carport, cellar, porch, verandah or sunroom unless such sunroom is habitable during all seasons of the year.

FLOOR AREA, GROUND

The floor area of the grade level storey of a building measured to the outside walls, exclusive of any parking areas within the building and, in the case of a dwelling house, any basement or any private garage, carport, porch, verandah or sunroom, unless such sunroom is habitable at all seasons of the year.

FORESTRY

The management, development and cultivation of timber resources to ensure the continuous production of wood or wood products, provision of proper environmental conditions for wildlife, protection against floods and erosion, protection of water supplies, and preservation of the recreation resource, and shall include reforestation areas owned or managed by the Ministry of Natural Resources or the County.

FUEL STORAGE TANK OR SUPPLY YARD

A tank or storage yard for the bulk storage of petroleum, gasoline, diesel or other fuels, oils, gases or flammable liquid or fluid.

GARAGE, PRIVATE

A detached accessory building or portion of a dwelling house which is designed or used for the sheltering of a private motor vehicle(s) and storage of household equipment incidental to the residential occupancy, and which is fully enclosed and roofed. For the purposes of this By-law, a private garage excludes a carport or other open shelter.

GARDEN SUITE

A one-unit detached residential structure containing bathroom and kitchen facilities that is ancillary to an existing residential structure and is designed to be portable and temporary.

GAZEBO

(amended by By-law 2018-61)

A free standing, roofed accessory structure which is not enclosed, except by means of screening or glass and which is used for relaxation as opposed to storage or habitation.

GOLF COURSE

A public or private area operated for the purpose of playing golf and, without limiting the generality of the foregoing, may include a par 3 golf course, driving range, pro shop, miniature golf course, clubhouse, restaurant, recreational facilities, and maintenance buildings.

GREENHOUSE/NURSERY/GARDEN CENTRE

The use of land, buildings or structures for the growing, display and retail sale of trees, shrubs, flowers, plants and similar vegetation. May also include the display and sale of landscaping, lawn and garden equipment, furnishings and supplies.

GROCERY STORE

A retail establishment engaged in the business of selling primarily groceries, meat, fruit and vegetables as well as other personal, convenience, and household items to the general public

GROUP HOME

A single housekeeping unit in a residential dwelling in which 3 to 10 unrelated residents excluding staff or receiving family, live as a family under responsible supervision consistent with the requirements of its residents. The home is licensed or approved under Federal or Provincial Statute.

G.S.C.

(added by By-law 2018-61)

Shall mean, when used in conjunction with a number, the elevation above sea level according to the Geological Survey of Canada.

HABITABLE

Enclosed space that is improved or conditioned for human comfort, and includes areas designed for living, sleeping, eating or food preparation.

HEALTH SERVICES ESTABLISHMENT

An establishment which provides various health or medical services, including but not limited to a chiropractor, optometrist, medical clinic and/or associations or organizations formed to provide medical or health services.

HEIGHT AND HEIGHT OF BUILDING

(amended by By-law 2018-61)

The vertical distance, measured between the average finished grade at the front of the building, and:

- a) in the case of a flat roof, the highest point of the roof surface;
- b) in the case of a mansard roof, the deck roof line;
- c) in the case of a gable, hip or gambrel roof, the average height between the eaves and ridge;
- d) in the case of an "A" frame, the highest point of the roof; and,
- e) in the case of a single pitched roof, the highest point of the roof.

Accessory roof fixtures and facilities, such as chimneys, towers, steeples or television antennas, shall be disregarded in calculating the height of a building.

In the case of a building located on a property that abuts a navigable waterway, the front of the building shall be deemed to be any and all sides of the building in which a front yard is situate at any point lying in a straight line between the normal controlled high-water mark of the navigable waterway and the side(s) of the building.

With reference to a structure partially or entirely on or over the water, height shall be measured from the elevation of the high-water mark.

HIGH WATER MARK

(amended by By-law 2018-61, 2025-28)

In the case of Georgian Bay 177.4 metres G.S.C., in the case of Lake Couchiching 219.15 metres G.S.C. and in all other cases means the normal water mark unless regulated by a public authority, in which case the highest regulated water mark.

HOME INDUSTRY

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

HOME OCCUPATION

Any occupation which is carried on, in accordance with the provisions of this By-law relative thereto, as an accessory use to a dwelling unit.

HOSPITAL

Any institution, building or other premises established for the treatment of persons afflicted with or suffering from sickness, disease or injury, for the treatment of convalescent or chronically ill persons, that is approved under the Public Hospitals Act as a public hospital.

HOTEL

An establishment that consists of one building or two or more connected or adjacent buildings consisting of at least four individual rental units which cater to the needs of the travelling public by furnishing sleeping accommodations for remuneration which may or may not supply food and is operated under the Tourism Act, R.S.O. 1990, but does not include a rooming or boarding house, an apartment dwelling house, a group home, or similar facility.

HUNT CAMP

A base camp used solely for the activity of hunting or fishing, which provides seasonal or temporary accommodation in a remote location where municipal, or community services are usually not available.

HUNT FARM

An area of land set aside for maintenance of wildlife for hunting purposes.

INDUSTRY, HEAVY

An industrial use which by its nature has the potential to cause odour, noise and/or vibration.

KENNEL

A building or structure where domesticated animals are kept, bred or boarded and which is licensed by the Township.

KITCHEN

(added by By-law 2018-61, amended by By-law 2025-28)

A room, excluding a cold cellar, or part of a room where food is stored, prepared or cooked or which has cooking appliances, and a sink. For the purpose of this By-law, a refrigerator on its own is not considered a cooking appliance. Further, a "Wet Bar" for the purposes of this By-law is not considered a "Kitchen".

LANDSCAPED AREA

That part of a lot located outdoors that is available or used for the placement of any or a combination of the following elements:

- a) **soft landscaping** consisting of vegetation such as trees, shrubs, hedges, ornamental plantings, grass and ground cover;
- b) **hard landscaping** consisting of non-vegetative materials such as brick, pavers, rock, stone, concrete, tile and wood, excluding monolithic concrete and asphalt and any area used for parking, and including such features as a walkway, patio, deck or in-ground pool; and
- c) **architectural elements** consisting of decorative fencing, walls, sculptures, gazebos, trellises, planters, benches and other similar features.

LANE

A public or private thoroughfare which affords access to abutting lots and which is not intended for general traffic circulation.

LAUNDROMAT

A building or structure where the service of coin-operated laundry machines, using only water, detergents and additives, are made available to the public for the purpose of laundry cleaning.

LIBRARY

A building containing printed and pictorial material for public use for purposes of study, reference and recreation.

LOADING SPACE

An off-street space on the same lot as a building or contiguous to a group of buildings for the temporary parking of a commercial vehicle, while loading or unloading merchandise or materials, which has access to a street, lane, road or highway.

LOT

A parcel or tract of land described in a deed or other legal document which is legally capable of conveying title, and:

- a) which is a whole lot within a Registered Plan of Subdivision, other than a Registered Plan of Subdivision which has been deemed not to be a Registered Plan of Subdivision under a By-law passed pursuant to Section 49 of the Planning Act, R.S.O. 1990, as amended;
- b) which is a legally separated parcel of land in existence on the date of passing of this By-law without the owner holding the fee or the equity of redemption in, or power or right to grant, assign or exercise a power of appointment with respect to any abutting land;
- c) the description of which is the same as in a deed which has received final consent to a conveyance pursuant to Section 49 of the Planning Act, R.S.O. 1990, as amended;
- d) is the whole remnant remaining to an owner or owners after a consent to sever has been granted pursuant to Section 49 of the Planning Act, R.S.O. 1990, as amended, with respect to all other adjoining lands of the owner or owners, provided that the consent or consents mentioned above have not lapsed under Subsection 55 (22) of the Planning Act, R.S.O. 1990, but for the purpose of this paragraph no parcel or tract of land ceases to be a lot by reason only of the fact that a part or parts of it has or have been conveyed to or acquired by the Township of Severn, the County of Simcoe, Her Majesty in the Right of Ontario, or Her Majesty in the Right of Canada; or,
- e) which is the subject of an order of the Minister of Housing pursuant to the provisions of Section 49 of the Planning Act, R.S.O. 1990, as amended.

LOT AREA

The total horizontal area within the lot lines of a lot or island above the normal high-water mark.

LOT, CORNER

A lot situated at the intersection of two or more streets, or at the intersection of a street and a railway right-of-way, or a lot abutting on one or more parts of the same street, in which an interior angle of less than one hundred and thirty-five (135) degrees is contained, between the front and side lot lines abutting by the said street or streets.

LOT COVERAGE

(amended by By-law 2022-19)

The percent of the lot area covered by buildings or structures including private garages, the over-land portion of boathouses and boat ports appertaining to the lot but excluding parking areas, driveways, decks less than 1 metre above the finished grade, walkways, sewage systems, docks and swimming pools.

LOT FRONTAGE

(amended by By-law 2012-30, 2022-19)

The straight-line distance between the intersection of the side lot lines and the front lot line, except as follows:

- a) where there are no side lot lines, such as a peninsula, the greatest distance between any point on the front lot line and any point on the rear lot line.
- b) where there are no side lot lines and no rear lot lines, such as on an island, the greatest distance between any two points.
- c) where a lot abuts a navigable waterway or the unopened original shore road allowance along the navigable waterway, frontage shall be measured as a straight-line distance between the intersection of the side lot lines or their straight line projections and the high water mark.
- d) where there are two front lot lines abutting the same street, the longer of the two shall be used to measure frontage.
- e) where the front lot line is adjacent to a public road and the side lot lines are not parallel, the lot frontage shall be measured by a line equal to the minimum front yard setback measured back from and parallel to the chord of the lot frontage and for the purposes of this section, the chord of the lot frontage is a straight line joining the two points where the side lot lines intersect the front lot line.

For further clarity, a Sight Triangle shall be considered part of the Lot for the purposes of calculating Lot Frontage.

LOT, INTERIOR

A lot other than a corner lot.

LOT LINE

Any boundary of a lot.

LOT LINE, FRONT

(amended by By-law 2022-19)

The lot line that divides the lot from the public road allowance or private road, except:

- a) Where a lot abuts a navigable waterway, the lot line abutting the navigable waterway shall be deemed the front lot line.
- b) In the case of a corner lot or through lot, the shorter lot line that abuts a street shall be deemed to be the front lot line and the longer lot line that abuts a road shall be deemed an exterior side lot line, but,
- c) In the case of a corner lot or through lot with two lot lines of equal length abutting roads, the lot line that abuts the street from which access to the lot is gained shall be deemed to be the front lot line.
- d) In the case where a lot abuts only a road cul-de-sac, all of the frontage on the road cul-de-sac shall be deemed to be the front lot line.
- e) On un-subdivided islands the front lot line shall be the entire shoreline of the island surrounded by water.
- f) In the case of through lots that have two distinct frontages that abut a navigable water body, both shall be deemed to be the front lot line and the rear yard provisions shall not apply.

LOT LINE, REAR

The lot line farthest from or opposite to the front lot line or in the case of a triangular lot the intersection of the two side lot lines shall be the point from which the minimum rear yard requirement is measured.

LOT LINE, INTERIOR

(amended by By-law 2022-19)

A lot line other than a front, rear, or exterior lot line.

LOT LINE, EXTERIOR

(amended by By-law 2022-19, 2025-28)

A lot line, other than a front lot line, that abuts a road allowance or 1.0 foot reserve.

LOT, THROUGH

A lot bounded on two opposite sides by streets or opposite sides by navigable waterways or a street on one side and a navigable waterway on the opposite side.

MANUFACTURING, LIGHT

An industrial use exclusively for the carrying on of a fabricating, assembling, dismantling, or processing activity, whereby the building or the structure thereby occupied or employed, the processes carried on, the material used or stored, the machinery employed and the transportation of materials, goods and commodities to and from the premises will not cause injury to or prejudicially affect the amenity of the locality by reason of the appearance of such building, structure or materials or by reason of the emission of noise, vibration, odour, fumes, smoke, vapour, steam, soot, ash, dust, waste paper, waste products, grit, oil or otherwise.

MANUFACTURING, PROCESSING, ASSEMBLING OR FABRICATING PLANT

A plant in which the process of producing any product, by hand or mechanical power and machinery, is carried on systematically with division of labour.

MARINA

(amended by By-law 2024-13)

A commercial establishment or premises, usually containing docking facilities or mooring facilities where boats or boat accessories are berthed, stored inside or outside, serviced, repaired, or kept for sale or rent and where facilities for the sale or marine fuels or lubricants, accessory retail sales and a taxi and/or barging service are provided and where wastewater pumping facilities may be provided. A marina may include a Marine and Sales and Service Establishment, but shall not include the berthing, storage, servicing, repairing, construction, sale or renting of floating accommodation.

MARINE STORAGE FACILITY

An accessory building for the storage of boat supplies and marine accessories.

MARINE SALES AND SERVICE ESTABLISHMENTS

A building or part of a building and associated lands where new and used boats, boat accessories, snowmobiles, and all-terrain vehicles are displayed and offered for sale at retail or for rental, and where marine, snowmobile and all-terrain vehicle equipment is serviced or repaired and may include boat storage facilities.

MARKET

An area of land consisting of buildings, stalls, or an open area used primarily for the display and retailing of farm produce, and without limiting the generality of the foregoing, meat, poultry, foodstuffs, wares, or commodities.

MATERIAL RECOVERY FACILITY

A specialized facility that receives, separates and prepares recyclable materials for marketing purposes.

MOBILE HOME

(amended by By-law 2025-28, 2026-40)

A dwelling unit that is designed to be mobile, and constructed or manufactured to provide for year-round residential occupancy in accordance with the Ontario Building Code, CSA A277 and/or CSA Z240.2.1, and which is installed on a permanent foundation with appropriate anchorage. A mobile home does not include a travel or tent trailer, park model trailer, or any other trailer as defined by this By-law.

MOBILE HOME PARK

A parcel of land used for the parking or storage of mobile homes and includes all accessory buildings necessary to the operation of said park.

MOBILE HOME SITE

An area of land within a mobile home park which is used as the site of, and pertains to, not more than one (1) mobile home dwelling.

MODEL HOME

A single detached dwelling or a semi-detached dwelling, used only for the purposes of display and sale.

MODULAR HOME

(added by By-law 2026-40)

A dwelling that is constructed in component parts in one location and then transported to a site on which it is assembled into one dwelling unit in accordance with the Ontario Building Code and CSA A277 but does not include a mobile home or park model trailer. A modular home may also be known as a pre-fabricated home.

MOTEL, MOTOR HOTEL

An establishment which consists of one or more than one building containing three or more attached accommodation units, accessible from either the interior or exterior, which cater to the needs of the travelling public by furnishing sleeping accommodation with or without facilities for the serving of meals, provides such facilities for remuneration, and may or may not be a liquor licensed premises, and shall not include any other use or activity otherwise defined herein.

MOTOR VEHICLE

A motor vehicle within the meaning of the Highway Traffic Act, R.S.O. 1980, c. 198, as amended.

MOTOR VEHICLE, COMMERCIAL

(amended by By-law 2018-61)

A commercial motor vehicle within the meaning of the Highway Traffic Act, R.S.O. 1980, c. 198, as amended, with the exception of personal-use pickup trucks with a gross weight of 6,000 kg or less as further defined by the Ministry of Transportation.

MOTOR VEHICLE BODY SHOP

A building or structure used for the painting or repairing of motor vehicle bodies, exterior and undercarriage, and in conjunction with which there may be towing service and motor vehicle rentals for customers while motor vehicle is under repairs, but shall not include any other establishment otherwise defined or classified in this By-law.

MOTOR VEHICLE DEALERSHIP

(amended by By-law 2022-19)

A lot, or part of a lot, which includes a building or structure, or part of a building or structure, where a dealer displays motor vehicles for sale or rent and in conjunction with which there may be a motor vehicle repair garage, or a motor vehicle body shop, service station, and washing establishment, but shall not include any other establishment otherwise defined or classified in this By-law.

MOTOR VEHICLE REPAIR GARAGE

A building or structure where services are performed or executed on motor vehicles for compensation, including the installation of exhaust systems, repair of the electrical systems, transmission repairs, brake repairs, radiator repairs, tire repairs and installation of rust proofing, motor vehicle diagnostics, major and minor mechanical repairs, or similar uses.

MOTOR VEHICLE SERVICE STATION

A building, or a clearly defined space on a lot, where motor vehicle fuel is sold by retail, including a gas bar, and where motor vehicle accessories, parts, and repairs may be available for purchase.

MOTOR VEHICLE STORAGE YARD

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

MOTOR VEHICLE WASHING ESTABLISHMENT

An establishment for washing, cleaning and polishing motor vehicles by means of either production line cleaning methods and/or mechanical devices and includes a coin-operated self-service operation but does not include an automobile service station or gas bar, a public garage or a motor vehicle dealership where car washing operations are incidental to the principal activity of business.

MUNICIPAL, COUNTY, PROVINCIAL MAINTENANCE DEPOT AND/OR STORAGE YARD

Any land, building or structure owned by the Corporation of the Township of Severn, the County of Simcoe or the Province of Ontario used for the storage, maintenance or repair of equipment, machinery or motor vehicles used in connection with civic works and shall include a public works yard.

MUSEUM

A building or buildings used, or to be used for the preservation of a collection of paintings or other works of art, or of objects of natural history, or of mechanical, scientific or philosophical inventions, instruments, models or designs, and dedicated to the recreation of the public, together with any libraries, reading rooms, laboratories and other offices and premises used or to be used in connection therewith.

NATURAL AREA

An area within which no person shall alter the surface of the land; or alter, disturb, destroy, remove, cut or trim any vegetation, whether living or dead, or alter, disturb, destroy, or remove any wildlife habitat, whether in use or not.

NAVIGABLE WATERCOURSE

(amended by By-law 2012-30)

Any body of water that is capable of affording reasonable passage of watercraft of any description for the purpose of transportation, recreation or commerce and includes any river, stream or lake considered navigable by law. In this By-law, the term “Navigable Waterway” shall have the same meaning as the term “Navigable Watercourse”.

NON-COMPLYING

A permitted use, building or structure existing at the date of the passing of this By-law which does not comply with a provision or provisions of the Zone within which they are located.

NON-CONFORMING

A use of land, building or structure which does not conform to the provisions of this By-law for the Zones in which such use, building or structure is located, as of the date of the passing of this By-law.

NON-RESIDENTIAL

The use of land or building for a purpose other than human habitation.

NOXIOUS

Shall mean, when used with reference to any use or activity in respect of any land, building or structure or a use or activity which, from its nature or from the manner of carrying on same, creates or is liable to create, by reason of destructive gas or fumes, dust, objectionable odour, noise or vibration or unsightly storage of goods, wares, merchandise, salvage, machinery parts, junk, waste or other material, a condition which may become hazardous or injurious as regards to health or safety or which prejudices the character of the surrounding area or interferes with or may interfere with the normal enjoyment of any use or activity in respect of any land, building or structure.

NURSING HOME

A building other than a hospital in which the proprietor supplies for hire or gain, lodging with nursing, medical or similar care and treatment, if required, and includes a rest home or convalescent home, but does not include any other establishment otherwise defined in this By-law.

OPEN SPAN

(amended by By-law 2012-30)

A section of a dock, boathouse or boatport that:

- a) has no underlying support structure; or
- b) is supported only by posts having diameter of less than 16 cm, spaced no less than 1.5 m apart.

ORIGINAL SHORE ROAD ALLOWANCE

A twenty (20) metre wide allowance for road reserved along the shore of a navigable waterway by the Crown but does not include an allowance that has become a street.

OUTDOOR DISPLAY AND SALES

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

OUTDOOR RECREATIONAL USE, ACTIVE

(amended by By-law 2022-19)

A public or private area operated for the purpose of playing golf, driving ranges, miniature golf courses, tennis courts, outdoor skating rinks, recreational trails, public park, private park, ski-lifts and similar uses, together with necessary and accessory buildings and structures, but shall not include a theme park, that may be for profit.

OUTDOOR RECREATIONAL USE, PASSIVE

(amended by By-law 2022-19)

The use of land which is typically unobtrusive and not disturbing to the surrounding natural landscape and may include walking paths, natural interpretive facilities, bird and wildlife observation areas, picnic areas, and similar uses involved in the enjoyment of the natural environment, but is not for profit.

OUTDOOR STORAGE

A storage area outside of the building on the lot.

PARK MODEL TRAILER

(added by By-law 2026-40)

A recreational vehicle that is designed to be mobile, and constructed or manufactured to provide a seasonal residence for one or more persons in accordance with CSA Z241, even if the vehicle is jacked-up or its running gear is removed, but does not include a mobile home, travel or tent trailer, camper trailer, or trailer otherwise defined in this by-law. A Park Model Trailer shall not be considered a dwelling unit.

PARK, PRIVATE

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

- a) Areas for walking, riding, cross-country skiing, snowmobiling and similar activities but does not include the racing of animals, motor vehicles, motorcycles, or snowmobiles;
- b) Accessory recreational or playground areas such as picnic areas, tennis courts, lawn bowling greens, outdoor skating rinks, athletic fields but does not include golf courses;
- c) An accessory club house or storage building of a maximum of 75.0 square metres; and,
- d) Parking lots accessory to the foregoing.

PARK, PUBLIC

Any open space or recreational area, owned or controlled by the Corporation or by any Board, Commission or other Authority established under any statute of the Province of Ontario and may include therein neighborhood, community, regional and special parks or areas and may include one or more athletic fields, field houses, community centers, bleachers, swimming pools, greenhouses, botanical gardens, zoological gardens, bandstands, skating rinks, tennis courts, bowling greens, bathing stations, curling rinks, refreshment rooms, fair grounds, arenas, or similar uses.

PARKING AREA

An area provided for the parking of motor vehicles and may include aisles, parking spaces, pedestrian walkways, and related ingress and egress lanes, but shall not include any part of a public street. "Parking Area" may include a private garage.

PARKING SPACE

An area, exclusive of any aisles, ingress or egress lanes, for the parking or storage of a motor vehicle and may include a private garage, which parking space shall have a minimum width of 3 metres and a minimum area of 18 square metres.

PARTIAL SERVICES

(added by By-law 2026-40)

Means:

- a) municipal sewage services or private communal sewage services combined with individual on-site water services; or,
- b) municipal water services or private communal water services combined with individual onsite sewage services.

PERSONAL SERVICE ESTABLISHMENT

A building or part of a building in which persons are employed in furnishing services and otherwise administering to individual and personal needs of patrons such as barber shops, beauty parlours, hair dressing shops, and shoe repair shops.

PIT

A place where unconsolidated gravel, stone, sand, earth, clay, fill, mineral or other material is being or has been removed by means of an excavation to supply materials for construction, industrial or manufacturing purposes, but does not include a wayside pit.

PIT, WAYSIDE

A temporary pit opened and used by a public road authority, or their agents, solely for the purpose of road construction or an associated road project or contract and which is not located on the road right-of-way.

PLACE OF ASSEMBLY

A place designed and used to accommodate gatherings of people such as clubs, reception halls, funeral homes, conference centres, legion halls, community halls and lodges, and for events such as trade shows, banquets, and political or other conventions, museums, libraries and places of worship.

PLACE OF ENTERTAINMENT

A building used for the provision of various forms of entertainment including motion picture theatre or other theatre, dance hall or music hall, video arcades, or other similar uses but does not include an adult entertainment parlour or any other use or activity otherwise defined or classified in this By-law.

PLACE OF WORSHIP

A building dedicated to religious worship and includes a church, synagogue or assembly hall and may include such accessory uses as a nursery school or a school of religious education.

PLANTING STRIP

A continuous, unpierced hedgerow of trees, evergreens or shrubs, or solid fencing not less than 1.5 metres high, immediately adjacent to the lot line, or portion thereof, where such planting strip is required. The remainder of the planting strip shall be used for no other purpose than the planting of ornamental shrubs, flowering shrubs, flower beds, grass or a combination thereof.

PORCH

A structure attached to a permitted building which is covered and enclosed partially or wholly on its sides by screening.

PRIMARY DWELLING UNIT

(added by By-law 2026-40)

Means the primary residential unit in a detached house, semi detached house or townhouse where the house is situated on a parcel of land containing an additional residential unit. A primary dwelling unit may also be known as a “primary residential unit.

PRINCIPAL USE

The predominant purpose for which any land, building or premises, or part thereof, is used, designed, arranged, occupied or maintained.

PRINTING AND PUBLISHING ESTABLISHMENT

A building or part of a building in which the business of producing books, newspapers or periodicals, by mechanical means, and reproducing techniques, such as photocopying, is carried on, and may include the sale of newspapers, books, magazines, periodicals, or like, to the general public.

PRIVATE SERVICES

(added by By-law 2026-40)

(Water or Wastewater) means infrastructure on a lot which is privately owned and operated and designed to service the water and sewage disposal needs of that lot, including a private septic system and a private well.

PROVINCIAL HIGHWAY

A street, road or highway under the jurisdiction of the Ministry of Transportation.

PUBLIC AUTHORITY

Shall mean Federal, Provincial, County or Municipal agencies, and includes any commission, board, authority or department established by such agency.

PUBLIC USE

(amended by By-law 2018-61)

Shall mean the use of land, building or structure for the purpose of providing services to the public as part of carrying out a public mandate.

QUARRY

An area 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 or mine.

RECONSTRUCTION

(added by By-law 2018-61)

The replacement of an existing building or structure where the amount of the building or structure being replaced exceeds the requirements of a repair/restoration. Reconstruction and reconstructed shall have the same meaning.

RECREATIONAL ESTABLISHMENT

(amended by By-law 2022-19)

The use of land and/or a building, or part thereof, for a fee, for the provision of athletic and amusement facilities involving the active participation of the user in a sports-related activity and includes without limiting the generality of the foregoing, such facilities as racquet courts, fitness clubs, billiard parlours, bowling alleys, arenas, riding stables, or water sports, but shall not include a theme park.

RECREATIONAL ACCOMMODATION VEHICLE

(amended by By-law 2018-61)

A vehicle which provides sleeping and other facilities for short periods of time, while travelling or vacationing, designed to be towed behind a motor vehicle, or self-propelled, and includes such vehicles commonly known as travel trailers, truck trailers, pickup coaches, motorized campers, motorized homes or other similar vehicles but shall not include a mobile home.

RECREATIONAL VEHICLE SALES AND SERVICE ESTABLISHMENT

(amended by By-law 2022-19)

A lot, or part of a lot, which includes a building or part of a building, where new or used recreational vehicles and related equipment and accessories are displayed for sale or rent in conjunction with which there may be facilities for the servicing of such vehicles.

REFRESHMENT VEHICLE

An immobile vehicle in good repair and appearance either mounted on blocks or supported by a conventional wheel, tire and axle system with a bottom skirt, from which food and beverages are offered for sale or sold to the public.

RENEWABLE ENERGY SYSTEMS

The production of electrical power from an energy source that is renewed by natural processes including, but not limited to, wind, water, a biomass resource or product, or solar and geothermal energy.

RENOVATION

(added by By-law 2018-61)

Shall mean repair/restoration for the purposes of this by-law. Renovation and renovated shall have the same meaning.

REPAIR/RESTORATION

(added by By-law 2018-61)

The fixing of a building or structure to a safe condition where at least 50% of the exterior structure remain in their present state. It does not include the reconstruction of an entire building or structure. Repaired/restored shall have the same meaning as repair/restoration.

RESEARCH ESTABLISHMENT

A building or structure or part of a building or structure used for scientific research, tests or investigations, data collection and manipulation or technical development of information, products or devices for scientific application.

RESIDENTIAL CARE FACILITY

An establishment providing supervised or supportive in-house care for those who need assistance with daily living, that may also provide on-going medical or nursing care or counseling and social support services and which may include services such as medical, counseling, and personal services.

RESTAURANT

(amended by By-law 2025-28)

A building or part of a building where food is prepared and offered for sale to the public, for immediate consumption. A restaurant may include a dining room, cafe, cafeteria, ice cream parlour, tea or lunchroom, dairy bar, coffee shop, or snack bar but does not include a refreshment vehicle, or a boarding or lodging home. A restaurant may include a liquor licensed premises and may operate an accessory Catering Establishment.

RESTAURANT, DRIVE-THROUGH

A restaurant that provides a drive-through function.

RETAIL STORE

A building or part of a building where goods, wares, merchandise, substances or articles, are offered or kept for sale at retail and includes storage on or about the store premises of such goods, wares, merchandise, substances, or articles sufficient only to service such stores but does not include any retail outlet otherwise classified or defined in this By-law.

RETAIL WAREHOUSE

(amended by By-law 2012-30)

A building or part of a building with a minimum gross floor area of 2,500 square metres, in which there is integrated storage and sale of a range of goods, wares and merchandise, including but not limited to food, clothing, furniture, appliances, automotive products and fuels, and services, books and electronics. It includes ancillary sales and services within the building or outside buildings.

ROAD, PRIVATE

A path or way over private property or Crown Land which affords vehicular access to one or more lots and is not owned or maintained by a public authority.

ROAD, PUBLIC

An improved public highway for vehicular traffic, which is maintained by and under the jurisdiction of a public authority.

SALES AREA, GROSS

That part of a commercial establishment that is used to display items for sale or rent or is accessory to the sale or rental of any item, including washrooms, corridors and associated offices, but shall not include any area used exclusively for the storage of retail or maintenance items and that is not open to the public. In the case of a Shopping Centre, gross sales areas shall not include any part of a corridor used exclusively for pedestrian access between stores.

SALVAGE OR WRECKING YARD

A place where motor vehicles are wrecked or disassembled and resold; a place where second-hand goods, including waste paper, bottles, automobile tires, clothing, other scrap materials and salvage are collected to be sorted and a place where used lumber and used building materials are stored for sale or resale.

SAUNA

(added by By-law 2018-61)

An accessory building or structure wherein facilities are provided for the purpose of a sauna bath, either dry or wet and may include a change and/or cooling room.

SAW AND/OR PLANING MILL

A building, structure or area where timber is cut, sawed or planed, either to finished lumber, or as an intermediary step and may include facilities for the kiln drying of lumber and may or may not include the distribution of such products on a wholesale or retail basis.

SELF-STORAGE FACILITY

A building or group of buildings used for the storage of household goods, wares, substances, or articles but shall not include a cartage depot, transportation depot, or warehouse. A shipping container, truck body, bus coach, streetcar body, railway car, or other similar body or container, whether on wheels or not, shall not be used as part of a self-storage facility.

SENIOR CITIZENS HOME

Any home for Senior Citizens sponsored and administered by any public agency or any service club, church, or other non-profit organization, either of which obtains its financing from Federal, Provincial or Municipal Governments or agencies, or by public subscription or donation, or by any combination thereof, and such homes shall include auxiliary uses such as club and lounge facilities, usually associated with Senior Citizens development.

SEPTIC SYSTEM

(added by By-law 2026-40)

Means an on-site sewage system used for the collection, treatment, and disposal of domestic wastewater, including a septic tank and leaching bed or other approved system, designed and installed in accordance with the Ontario Building Code, as amended.

SERVICE ESTABLISHMENT

A building or part thereof used for the sale or repair of household articles including radio, television and appliance repair. A service establishment does not include the manufacture of articles, goods or materials, or include a use otherwise defined by the By-law.

SETBACK

(amended by By-law 2018-61)

Shall mean the least horizontal distance between a lot line or zone boundary, as the case may be, and the nearest point of any building or structure on the lot.

SEWAGE

The wastewater and matter from any use.

SEWAGE LAGOON

A licensed open facility for the treatment of sewage.

SEWAGE SYSTEM

For the purposes of this By-law, a sewage system is a structure.

SEWAGE TREATMENT FACILITY

A licensed place where mixtures of human and domestic waste are purified.

SHOPPING CENTRE

A retail commercial development under coordinated management, consisting of a fully enclosed climate-controlled mall with an interior corridor and may also include a limited number of attached or unattached buildings which do not share a common corridor, and which may include a department store, a food store, and other retail and service commercial uses.

SHORELINE

The boundary between the water and the land, or any lot line or portion thereof which abuts a navigable watercourse or a shore road allowance abutting a navigable watercourse.

SIGHT TRIANGLES

The triangular space formed on a corner lot by the street lines and a line drawn from a point in one street line to a point in the other street line, each such point being a specified distance measured along the street line from the point of intersection of the street lines. Where the two street lines do not intersect at a point, the point of intersection of the street lines shall be deemed to be the intersection of the projection of the street lines or the intersection of the tangents to the street lines.

SIGN

A structure or advertising device having illustrations affixed thereto or displayed thereon in any manner, which is used to identify, advertise or attract attention to any object, product, place, activity, person, institution, organization firm, group, profession, enterprise, industry or business, or which display or include any letter, work, model number, banner, flag, pennant, insignia, device or representation used as an announcement, direction or advertisement.

STAFF QUARTERS

An accessory residential unit or units devoted to the temporary habitation of those working on the premises.

STORAGE AREA

That part of a commercial or industrial establishment that is used for the placing of goods and materials associated with or incidental to the principal use of the establishment, and may be conducted outdoors where permitted by this By-law.

STORAGE CONTAINER

(added by By-law 2022-19, amended by By-law 2025-28)

Shall mean a rectangular metal container customarily used for the transport of freight or for storage and may include a shipping or cargo container but shall not include a trailer or truck body or similar, modified or used for storage purposes.

STORAGE YARD

Land used for the storage of goods within a secure area which may be fenced or gated.

STOREY

The portion of a building, other than an attic or basement, included between any floor level and the floor, ceiling or roof next above it.

STOREY, FIRST

The lowest storey of a building closest to finished grade having its ceiling 5.8 metres or more above average finished grade.

STOREY, ONE-HALF

Shall mean that portion of a building situated wholly or in part within the roof and having its floor level not lower than 1.2 metres below the line where roof and outer wall meet and in which there is sufficient space to provide a distance between finished floor and finished ceiling of at least 2.1 metres over a floor area equal to at least 50 percent of the area of the floor next below.

STREET

A public thoroughfare intended for vehicular traffic, and which is under the jurisdiction of either the Township, the County or the Province of Ontario. This definition shall not include any lane or private right-of-way.

STREET LINE

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

STRUCTURE

Anything constructed, erected or placed, the use of which requires location on the ground, or attached to something having location on the ground and includes a satellite dish, air support structures or temporary structures as regulated in the Ontario Building Code.

SWIM RAFT

(added by By-law 2018-61)

A seasonal in-water and non-motorized floating platform structure located offshore, used for swimming and recreational purposes but not for the mooring of boats.

TANDEM PARKING SPACE

(added by By-law 2026-40)

Means a parking space that can only be accessed by passing through another parking space from a street, lane or driveway.

TAXI ESTABLISHMENT

The use of land, buildings or structures for the rental or dispatching of motor vehicles.

TENT

Every kind of temporary shelter to which the term is normally considered to apply for sleeping that is not permanently affixed to the site and that is capable of being easily moved and is not considered a structure.

THEME PARK

A private commercial development where there is a combination of more than two different types of recreational uses, including accessory buildings and structures, occurring on the property simultaneously (e.g., waterslides, together with batting cages and go-carts).

TILLABLE HECTARES

Land, including pasture that can be worked or cultivated to grow crops.

TOURIST CAMPING ESTABLISHMENT

The use of land, buildings or structures for commercial camping on a short-term basis where campsites are rented to and used by the travelling public. A tourist camping establishment may include accessory buildings, structure or facilities incidental to the principal use, such as common washrooms, recreational facilities, a convenience store, or an accessory dwelling unit for the owner or operator. A tourist camping establishment does not include the use of a campsite as a dwelling, off season storage of tents or recreational vehicles on campsites, or a use otherwise defined by this By-law.

TOURIST ESTABLISHMENT

The use of land, buildings, or structures for the provision of commercial roofed accommodation where commercial accommodation units are offered for rent on a short term or transient basis to the public who is travelling, vacationing, engaged in leisure or recreation, or participating in conventions or meetings. A tourist establishment may include accessory uses, services, equipment, or facilities, including a restaurant, normally incidental to such accommodation. A tourist establishment does not include a dwelling unit except for a dwelling unit for the owner or operator, or staff quarters that are accessory to the principal use.

TOWNSHIP

The Corporation of the Township of Severn.

TRAILER

A vehicle that is at any time drawn upon a highway by a motor vehicle, another motor vehicle or any device or apparatus not designed to transport persons or property, temporarily drawn, propelled, or moved upon such highway, and except a side car attached to a motorcycle, and shall be considered a separate vehicle and not part of the motor vehicle by which it is drawn and, for the purposes of this By-law, does not include a mobile home.

TRAILER, CAMPER

Any unit so constructed that may be attached upon a motor vehicle, as a separate unit, and capable of being temporarily utilized for the living, sleeping or eating accommodation of persons.

TRAILER, RECREATIONAL SPORT

(added by By-law 2018-61)

A trailer primarily used for the transportation of motorized recreational sport vehicles such as motorized boats, personal watercraft, snowmobiles, all-terrain vehicles, and similar vehicles, but shall not include a utility trailer.

TRAILER, TRAVEL OR TENT

A trailer designed to be temporarily used for living, shelter and sleeping accommodation, or any vehicle in which the assembly can be erected, while stationary, using the trailer body and related components for support and utilized for living, shelter and sleeping accommodation, with or without cooking facilities, which is collapsible and compact while being drawn by a motor vehicle, but shall not include a mobile home dwelling house.

TRAILER, UTILITY

(added by By-law 2018-61)

A small non-motorized vehicle, whether enclosed or not, which is generally towed by a light-duty vehicle and is used for the hauling of light loads and does not include any other type of trailer otherwise defined by this By-law.

TRAILER PARK

The use of land for the provision of overnight or short-term accommodation for trailers, motor homes and tents, but not mobile homes and includes services and facilities normally incidental and subordinate to such a use including washroom and bathing facilities, active and/or passive recreational uses, and an entrance kiosk.

TRANSPORTATION DEPOT

A building, structure or place where trucks or tractor trailers are rented, leased, staged, kept for hire or stored or parked on the property, are dispatched for hire as common carriers, and which may include a bonded or sufferance warehouse.

URBAN RESIDENTIAL LAND

(added by By-law 2026-40)

Means land within a Settlement Area on which residential use, other than accessory residential use, is permitted by by-law and which is served by municipal sewer and water services.

USE

When used as a noun, the purpose for which a lot or building or structure, or any combination thereof, is designed, arranged, occupied, or maintained and when used as a verb, "USED" shall have a corresponding meaning.

VARIETY AND CONVENIENCE STORE

A retail commercial establishment, which serves the daily needs of the residents of the surrounding area, and may include provisions for the sale of refreshments, snacks, gasoline, or video rentals.

VEHICLE

A motor vehicle, trailer, traction engine, farm tractor, road building machine and any vehicle drawn, propelled or driven by any kind of power, including muscular power, but does not include the cars of electric or steam railways running only upon rails.

VESSEL

(amended by By-law 2024-13)

A craft designed to float on the water including a boat, a barge, a watercraft or a ship, but shall not include floating accommodation.

VETERINARY CLINIC

A building or part of a building in which facilities are provided for the prevention, cure and alleviation of disease and injury to animals and in conjunction with which there may be facilities provided for the sheltering of animals during the treatment period.

WALL, FRONT

(added by By-law 2022-19)

The wall or walls of a building that are closest to the front lot line.

In the case of a building located on a property that abuts a navigable waterway, the front wall shall be deemed to be any wall of the building in which a front yard is situated at any point lying in a straight line between the normal controlled high-water mark of the navigable waterway and the wall(s) of the building.

WAREHOUSE

A building or part of a building used for the storage and distribution of goods, wares, merchandise, substances, articles or things, and may include facilities for a wholesale or retail commercial outlet but shall not include a cartage or transport depot. For greater clarity, the display of items for sale is permitted provided it is accessory to a primary warehouse or wholesale use and is limited to the net floor area provided for in this By-law.

WASTE DISPOSAL SITE

A place where garbage, refuse or domestic or industrial waste, exclusive of liquid industrial waste or toxic waste, is disposed of or dumped and includes a waste disposal assessment area.

WATER TREATMENT FACILITY

A licensed facility where the purification of water occurs to make it suitable for drinking or any other use.

WATERCOURSE

A body of water or the natural channel for a perennial or intermittent stream of water.

WATERCRAFT EQUIPPED FOR OVERNIGHT ACCOMMODATION

(added by By-law 2024-13)

Means a watercraft that is:

- i) Equipped for overnight accommodation;
- ii) Primarily designed for an able to be used for navigation; and
- iii) Self-propelled and steered independently.

WATERFRONT PROPERTY

(added by By-law 2026-40)

For the purposes of this By-law, a lot that abuts or has frontage on Georgian Bay, Matchedash Bay, or on an inland lake, the Green River, the Black River or the Severn River shall be considered a Waterfront Property.

WAYSIDE PIT OR QUARRY

A temporary pit or quarry opened and used by a public road authority for the sole purpose of a particular project or contract of road construction and not located on the road right-of-way, but shall not include a pit or quarry as herein defined.

WELLNESS CENTRE

A private clinic that offers both physical and psychological medical treatment, including acupuncture, massage therapy, holistic healing, personal counseling, physiotherapy and other similar services.

WET BAR

(added by By-law 2025-28)

Means a combination of a counter, sink, fridge and storage area facilities that comprises part of a principal dwelling unit and which is accessory within the principal dwelling unit but does not include any cooking facilities.

WHOLESALE ESTABLISHMENT

An establishment for the purpose of selling or offering for sale goods, wares or merchandise on a wholesale basis, including the storage or warehousing of those goods, wares or merchandise.

YARD

That part of a lot which is open, uncovered and unoccupied between a lot line or the shoreline and a building or structure, other than accessory buildings, structures or uses which are specifically permitted by this By-law within a yard.

YARD, EXTERIOR SIDE

(added by By-law 2025-28)

A yard extending from the front yard to the rear yard of a lot, between the side lot line immediately adjoining a road allowance or 1.0 foot reserve and the nearest part of the principal building, structure or nearest open storage on a lot.

YARD, FRONT

A yard extending across the full width of the lot between the front lot line of the lot and the nearest part of the principal building, structure or nearest open storage on the lot.

YARD, INTERIOR SIDE

A yard extending from the front yard to the rear yard of a lot, between a side lot line and the nearest part of the principal building, structure or nearest open storage on the lot.

YARD, REAR

A yard extending across the full width of a lot between the rear lot line and the nearest part of the principal building, structure or nearest open storage on the lot.

YARD, REQUIRED

(added by By-law 2018-61)

The exterior side, front, interior side or rear yard required by the zone in which the lot is located or as established in a site-specific amendment to the zone but does not include a yard established by a minor variance.

ZONE

The category of use or activity of land, buildings, structures, or activities permitted by this By-law.

SECTION 12 ENACTMENT

12.1 Force and Effect

This By-law shall come into force and effect on the date it is passed by the Council of the Corporation of the Township of Severn, if there are no appeals, subject to the applicable provisions of the Planning Act, R.S.O. 1990, c. P.13 as amended and upon approval of the Ontario Municipal Board.

12.2 Repeal of Former By-laws

- a) By-law No. 1993-50, as amended, of the former Township of Orillia is hereby repealed upon the coming into force of this By-law;
- b) By-law No. 778/78, as amended, of the former Township of Matchedash is hereby repealed upon the coming into force of this By-law;
- c) By-law No. 1767, as amended, of the former Township of Tay is hereby repealed upon the coming into force of this By-law;
- d) By-law No. 1990-22, as amended, of the former Township of Medonte is hereby repealed upon the coming into force of this By-law;
- e) By-law No. 720, as amended, of the former Village of Coldwater is hereby repealed upon the coming into force of this By-law.

12.3 Reading by Council

By-law read a first and second time this 5th day of August 2010.

By-law read a third time and finally passed this 5th day of August 2010.

**Corporation of the Township of
Severn**

Mayor

Clerk-Treasurer