

**THE CORPORATION OF THE TOWNSHIP OF FRONTENAC ISLANDS**

**BY-LAW NO. 28-2014**

**BEING A BY-LAW TO AMEND BY-LAW NO. 28-2003 (COMPREHENSIVE ZONING BY-LAW) AS AMENDED**

**WHEREAS** pursuant to the provisions of the Section 34 of the *Planning Act, R.S.O. 1990.c.P.13*, as amended (hereinafter referred to as “the Act”) the Council of a Municipality may enact by-laws regulating the use of lands and the erection of buildings and structures thereon;

**AND WHEREAS** By-law No. 28-2003, as amended, regulates the use of land and the location, use and erection of buildings and structures within the Township of Frontenac Islands;

**AND WHEREAS** the Council of the Township of Frontenac Islands deems it necessary to make technical updates to improve the clarity of the by-law and bring the by-law into greater compliance with the Official Plan;

**NOW THEREFORE**, the Council of the Corporation of the Township of Frontenac Islands enacts as follows:

1. THAT Schedule ‘A’ to By-law No. 28-2003, as amended, is replaced with Schedule A of this by-law attached hereto and forming part of this by-law
2. That Schedule “B” attached hereto and forming part of this by-law be added as Schedule “E” to by-law 28-2003
3. THAT the text of By-law No. 28-2003, as amended, is hereby amended by removing the text from Column A of this by-law and replacing it with the text in Column B of of this by-law

Column A: Current By-law text	Column B: Text that will replace current text in by-law
1.2 Declaration Schedules “A”, “B”, “C” and “ contained herein is declared to form part of this By-law.	1.2 Declaration Schedules “A”, “B”, “C”, “D” and “E” contained herein is declared to form part of this By-law.
1.6 Special Zone Symbols Where the Zone Symbol designating certain lands, as shown on Schedule “A” is followed by a dash and a number, for example M1-1, Special Zone Provisions apply to such lands. Such special provisions are found by reference to the Subsection of the Zone Provisions of each Zone classification entitled “Special Zone Categories”. Lands zoned in this manner shall be subject to all the restrictions of the Zone, except as may otherwise be provided bu the Special Zone Provisions.	1.6 Special Zone Symbols Where the Zone Symbol designating certain lands, as shown on Schedule “A” is followed by a dash and a number, for example M1-1, Special Zone Provisions apply to such lands. Such special provisions are found by reference to the Subsection of the Zone Provisions of each Zone classification entitled “Special Zone Categories”. Lands zoned in this manner shall be subject to all the restrictions of the Zone, except as may otherwise be provided <u>by</u> the Special Zone Provisions.
2.2 Accessory Dwelling Unit  Shall mean a dwelling unit which is part of and accessory to a permitted Non-Residential building other than an automobile service station, a commercial garage, or car wash. Such dwelling unit shall be occupied either by the family or the owner of such Non-Residential building or by the family of a person employed on the premises where such dwelling unit is located.	2.2 Accessory Dwelling Unit  Shall mean a dwelling unit which is accessory to a permitted Non-Residential use and is occupied by the owner or by a person employed on the lot where the dwelling is located.  2.61 Dwelling House, Accessory

<p>2.61 Dwelling House, Accessory</p> <p>Shall mean a single family dwelling house which is accessory to a permitted Non-Residential use and is occupied by the owner or by a person employed on the lot where the dwelling is located.</p>	<p>Shall mean a single family dwelling house which is accessory to a permitted Non-Residential use and is occupied by the owner or by a person employed on the lot where the dwelling is located.</p>
<p>2.14 Automobile Service Station</p> <p>Shall mean an establishment primarily engaged in the retail sale of gasoline or other petroleum products for motor vehicles. Accessory uses may include minor motor vehicle maintenance or repair operations, other than bodywork of painting, and the sale of motor vehicle accessories.</p>	<p>2.14 Automobile Service Station</p> <p>Shall mean an establishment primarily engaged in the retail sale of gasoline or other petroleum products for motor vehicles. Accessory uses may include minor motor vehicle maintenance or repair operations, other than bodywork <u>or</u> painting, and the sale of motor vehicle accessories.</p>
<p>2.19 Block</p> <p>Shall mean the smallest unit of land, the boundaries of which consist entirely of public streets, rivers, railway lines, public parks or any combination thereof.</p>	<p>2.19 Block</p> <p>Shall mean the smallest unit of land, the boundaries of which consist entirely of streets, rivers, railway lines, public parks or any combination thereof.</p>
<p>2.29 Building Supply Outlet Shall mean an establishment engaged in the selling or installing of building supplies including lumber, millwork, siding, roofing, plumbing, electrical, heating, air conditioning and similar items. This definition shall not include any establishment otherwise defined herein specifically named elsewhere in this By-law.</p> <p>2.35 Car Wash</p> <p>Shall mean a building, structure or premises containing facilities for washing motor vehicles by production line methods which may include a conveyor system or similar mechanical devices. This definition may also include a self-service operation.</p>	<p>Shall mean an establishment engaged in the selling or installing of building supplies including lumber, millwork, siding, roofing, plumbing, electrical, heating, air conditioning and <u>similar</u> items. This definition shall not include any establishment otherwise defined herein specifically named elsewhere in this By-law.</p> <p>2.35 Car Wash</p> <p>Shall mean a building, structure or premises containing facilities for washing motor vehicles by production line methods which may include a conveyor system or <u>similar</u> mechanical devices. This definition may also include a self-service operation.</p>
<p>2.48 Corporation</p> <p>Shall mean the Corporation of Frontenac Islands.</p>	<p>2.48 Corporation</p> <p>Shall mean the Corporation of the Township of Frontenac Islands.</p>
<p>2.50 County Road</p> <p>Shall mean an improved public street under the jurisdiction of the Corporation of Frontenac County.</p> <p>3.8.4 County Road</p> <p>Notwithstanding any other provision of this By-law, where a building or structure is located adjacent to a County Road, frontage shall be provided and maintained in accordance with the standards of the County of Frontenac where the requirements are in excess of those required by this By-law.</p> <p>g) Minimum Setback from Street Centerline</p> <p>i) County Road 30 metres</p> <p>ii) Township Road 20 metres</p> <p>2.126 Municipal or County Maintenance Garage</p> <p>Shall mean any land, building or structure owned by the Corporation of the Township of Frontenac Islands or the County of Frontenac used for the storage, maintenance or repair of</p>	<p>Remove section 2.50 and renumber all following definitions.</p> <p>Remove Section 3.8.4 County Road</p> <p>g) Minimum Setback from Street Centerline 20 metres</p> <p>2.126 Municipal Maintenance Garage</p> <p>Shall mean any land, building or structure owned by the Corporation of the Township of Frontenac Islands 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.</p>

<p>equipment, machinery or motor vehicles, used in connection with civic works and shall include a public works yard.</p>	
<p>2.61 Dwelling House</p> <p>Shall mean a permanently affixed building occupied as the home, residence, or living quarters for one or more families, but does not include a mobile home or trailer.</p> <p>a) Dwelling House, Single Housekeeping Shall mean a dwelling house containing one dwelling unit and occupied by not more than four individuals who reside therein or more than four individuals who reside therein as a family provided there is no program, person or agency required in the supervision of such individuals, and, for the purpose of this By-law, may include a modular manufactured dwelling house as herein defined but doesn't include a mobile home or any other dwelling house or unit otherwise defined or classified in this By-law.</p> <p>b) Dwelling House, Seasonal Shall mean a dwelling house containing only one dwelling unit, constructed and used as a secondary place of residence, for seasonal vacation and recreational purposes and not as the principal residence of the owner or occupant.</p> <p>c) Dwelling House Accessory Shall mean a single family dwelling house which is accessory to a permitted Non-Residential use and is occupied by the owner or by a person employed on the lot where the dwelling is located.</p>	<p>2.61 Dwelling House</p> <p>Shall mean a permanently affixed building occupied as the home, residence, or living quarters for one or more families, but does not include a mobile home or trailer.</p> <p>a) Dwelling House, Single Housekeeping Shall mean a dwelling house containing one dwelling unit and occupied by not more than <b>than</b> four individuals who reside therein as a family provided there is no program, person or agency required in the supervision of such individuals, and, for the purpose of this By-law, may include a modular manufactured dwelling house as herein defined but <b>shall not</b> include a mobile home or any other dwelling house or unit otherwise defined or classified in this By-law.</p> <p>b) Dwelling House, Seasonal Shall mean a dwelling house containing only one dwelling unit, constructed and used as a secondary place of residence, for seasonal vacation and recreational purposes and not as the principal residence of the owner or occupant.</p> <p>c) Dwelling House Accessory Shall mean a single family dwelling house which is accessory to a permitted Non-Residential use and is occupied by the owner or by a person employed on the lot where the dwelling is located.</p> <p><b><u>d) Dwelling House, Semi-detached</u></b></p> <p><b><u>Shall mean the whole of a dwelling house divided vertically into 2 separate dwelling units, each such dwelling having an independent entrance either directly from outside the building or through a common vestibule, and each dwelling having lot frontage.</u></b></p>
<p>2.76 c) Net Floor Area Shall mean that portion of the gross floor area of a building which is used for Non-Residential use defined herein or specifically named elsewhere in this By-law, but excluding:</p>	<p>2.76c Net Floor Area Shall mean that portion of the gross floor <b>area</b> of a building which is used for Non-Residential use defined herein or specifically named elsewhere in this By-law, but excluding:</p>
<p>2.93 Home Occupation or Rural Occupation Shall mean any occupation which is carried on, in accordance with the provisions of this law relative thereto, as an accessory use and only by members of the one single housekeeping unit residing upon the premises.</p>	<p>2.93 Home Occupation or Rural Home Occupation Shall mean any occupation which is carried on, in accordance with the provisions of this law relative thereto, as an accessory use and only by members of the one single housekeeping unit residing upon the premises. A rural home occupation shall be defined as a home occupation located within lands zoned <b>Rural (RU) or Agricultural (RU)</b>.</p>

	<p>occupation shall be defined as a home occupation located within lands zoned <b>Rural (RU) or Agricultural (RU)</b>.</p>
<p>2.142 Place of Worship Shall mean 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 religious education.</p> <p>3.9 Height Exceptions Notwithstanding the height provisions herein contained, nothing in this by-law shall apply to prevent the erection , alteration, or use of the following accessory buildings or structures provided the principal use is a use permitted with the Zone in which it is located, namely: a church spire, a belfry, a flag pole, a clock tower, a chimney, a water tank, a windmill, a radio or television tower or antenna, air conditioner duct, a barn or silo, incidental equipment required for processing, and , external equipment associated with internal building equipment.</p>	<p>2.142 Place of Worship Shall mean a building dedicated to religious worship <b>such as</b> a church, synagogue, <b>mosque, temple, or assembly hall</b>, and may include such accessory uses as a nursery school or religious education.</p> <p>3.9 Height Exceptions Notwithstanding the height provisions herein contained, nothing in this by-law shall apply to prevent the erection , alteration, or use of the following accessory buildings or structures provided the principal use is a use permitted with the Zone in which it is located, namely: <b>The spire of a place of worship</b>, a belfry, a flag pole, a clock tower, a chimney, a water tank, a windmill, a radio or television tower or antenna, air conditioner duct, a barn or silo, incidental equipment required for processing, and , external equipment associated with internal building equipment.</p>
<p>2.143 Planting Strip Shall mean an area which shall be used for no purpose other than planting a row of trees or a continuous unpierced hedgerow of evergreens or shrubs, not less than 1.5 metres high, immediately adjacent to the lot line or portion thereof along which such planting strip is required herein. The remainder of such planting strip shall be uses for no purpose other that planting trees, shrubs, flowers, grass or similar vegetation.</p>	<p>2.143 Planting Strip Shall mean an area which shall be used for no purpose other than planting a row of trees or a continuous unpierced hedgerow of evergreens or shrubs, not less <b>than</b> 1.5 metres high, immediately adjacent to the lot line or portion thereof along which such planting strip is required herein. The remainder of such planting strip shall be uses for no purpose other <b>than</b> planting trees, shrubs, flowers, grass or similar vegetation.</p>
<p>2.157 Right-of-Way, Public Shall mean a right-of-way owned by the Township of Frontenac Island ....</p>	<p>2.157 Right-of-Way, Public Shall mean a right-of-way owned by the Township of Frontenac Islands ....</p>
<p>2.168 Storey Shall mean the portion of a building, other that an attic, basement or cellar, included between any floor level and the floor, ceiling or roof next above.</p>	<p>2.168 Storey Shall mean the portion of a building, other <b>than</b> an attic, basement or cellar, included between any floor level and the floor, ceiling or roof next above. <b><u>For portions of a marine facility partially within the water, the level of the water at the high water mark shall be considered the floor for the purpose of definition a storey.</u></b></p>

<p><b>2.186 Trailer</b>  Shall mean a vehicle that is at any time drawn upon a highway by a motor vehicle, except an implement of husbandry, 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; which 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 dwelling as defined.</p>	<p><b>2.186 Trailer</b>  Shall mean a vehicle that is at any time drawn upon a highway by a motor vehicle, except an implement of husbandry, 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; which shall be considered a separate vehicle and not <b>part</b> of the motor vehicle by which it is drawn, and, for the purposes of this By-law does not include a mobile home dwelling as defined.</p>
<p><b>2.197 Workshop</b>  Shall mean a building or part of a building where fabrication or manufacturing is preformed by tradesmen requiring manual or mechanical skills and may include a carpenter's shop, a locksmith's shop, a gunsmith's shop, tinsmith's shop, a commercial welder's shop, or similar uses.</p>	<p><b>2.197 Workshop</b>  Shall mean a building or part of a building where fabrication or manufacturing is <b>performed</b> by tradesmen requiring manual or mechanical skills and may include a carpenter's shop, a locksmith's shop, a gunsmith's shop, tinsmith's shop, a commercial welder's shop, or similar uses.</p>
<p><b>2.199 Yard, Front</b>  Shall mean a yard extending across the full width of the lot between the front lot line of the lot and the nearest part of any building or structure on the lot, the nearest outside storage use on the lot, or edge or rim of an excavation on the lot. In the case of waterfront lot having no frontage on a Improved Public Street, the front yard shall be deemed to be the waterfront of the property.</p> <p><b>2.205 Yard, Exterior</b>  Shall mean a side yard immediately adjoining a Improved Public Street.</p> <p><b>3.8.2 Exceptions</b></p> <p>a) the lot has frontage on a Improved Public Street or Limited Service Street, or fronts on a private right-of-way registered on title that provides legal ingress and egress to an Improved Public Street or Limited Service Street; and</p>	<p><b>2.199 Yard, Front</b>  Shall mean a yard extending across the full width of the lot between the front lot line of the lot and the nearest part of any building or structure on the lot, the nearest outside storage use on the lot, or edge or rim of an excavation on the lot. In the case of waterfront lot having no frontage on <b>an</b> Improved Public Street, the front yard shall be deemed to be the waterfront of the property.</p> <p><b>2.205 Yard, Exterior</b>  Shall mean a side yard immediately adjoining <b>an</b> Improved Public Street.</p> <p><b>3.8.2 Exceptions</b></p> <p>a) the lot has frontage on <b>an</b> Improved Public Street or Limited Service Street, or fronts on a private right-of-way registered on title that provides legal ingress and egress to an Improved Public Street or Limited Service Street; and</p>
<p><b>2.93 Home Occupation or Rural Occupation</b>  Shall mean any occupation which is carried on, in accordance with the provisions of this law relative thereto, as an accessory use and only by members of the one single housekeeping unit residing upon the premises.</p> <p><b>3.10 Home Occupation</b>  Notwithstanding any other provision of this By-law to the contrary, a rural home occupation may be conducted in an accessory building occupying a maximum of 186 square metres. Rural home occupations shall include uses such as farm related sales, machine repairs, welding, carpentry, electrical, machine or auto repairs. Notwithstanding the provisions of Section 3.10 (a) (vii),</p>	<p><b>2.93 Home Occupation or Rural Home Occupation</b>  Shall mean any occupation which is carried on, in accordance with the provisions of this law relative thereto, as an accessory use and only by members of the one single housekeeping unit residing upon the premises. <b><u>A rural home occupation shall mean a home occupation located within lands zoned Rural (RU) or Agricultural (RU)</u></b></p>

<p>the necessary equipment needed to undertake these works shall be permitted.</p>	
<p>3.1.2 Relation to Street</p> <p>b) Non-Residential Zones An accessory building or structure shall not be erected closer to the street line than the minimum required yard setback requirements of the respective non-residential zone, and further, shall not be erected closer than 3 metres to an interior side or rear lot line except as may otherwise be provided for herein. Notwithstanding the foregoing, a gatehouse or information kiosk or other similar accessory structure shall be permitted within a required front or side yard or within the area between the street line and the required setback.</p>	<p>3.1.2 Relation to Street</p> <p>b) Non-Residential Zones An accessory building or structure shall not be erected closer to the street line than the minimum required yard setback requirements of the respective non-residential zone, and further, shall not be erected closer <b>than</b> 3 metres to an interior side or rear lot line except as may otherwise be provided for herein. Notwithstanding the foregoing, a gatehouse or information kiosk or other similar accessory structure shall be permitted within a required front or side yard or within the area between the street line and the required setback.</p>
<p>3.1.6 Boat House, Pump House and Docking Facilities</p> <p>a) Notwithstanding any other provision of this By-law to the contrary, a boat house or pump house may be erected and used in the required yard of a lot abutting a waterway provided such accessory building or structure is not located closer than one metre to the interior side lot line.</p>	<p>3.1.6 Boat House, Pump House and Docking Facilities</p> <p>a) Notwithstanding any other provision of this By-law to the contrary, a boat house or pump house may be erected and used <b>in</b> the required yard of a lot abutting a waterway provided such accessory building or structure is not located closer than one metre to the interior side lot line.</p>
<p>3.3.2 Basement or Walkout Basement</p> <p>A portion of a dwelling unit may be located in a basement or walkout basement, provided that the floor level of such basement is not more than 1.2 metres below the average adjacent finished grade.</p>	<p>3.3.2 Basement or Walkout Basement</p> <p>A portion of a dwelling unit may be located in a basement or walkout basement, provided that the floor level of such basement is not <b>more</b> than 1.2 metres below the average adjacent finished grade.</p>
<p>3.12 Multiple Zones on One Lot</p> <p>Where a lot is divided into more than one zone under the provisions of this By-law, each such portion of the said lot shall be used in accordance with the Zone Provisions of this Bylaw for that portion of the lot.</p>	<p>3.12 Multiple Zones on One Lot</p> <p>Where a lot is divided into <b>more</b> than one zone under the provisions of this By-law, each such portion of the said lot shall be used in accordance with the Zone Provisions of this Bylaw for that portion of the lot.</p>
<p>3.14.6 Parking Area Location on Lot</p> <p>c) Within the Agricultural, Community Facility and Commercial Zones, parking spaces and areas shall be permitted in all yards provided that no part of any parking area, other than a driveway is located closer than 2 metres to any street line abutting lot in commercial area or within a sight triangle;</p>	<p>Within the Agricultural, Community Facility and Commercial Zones, parking spaces and areas shall be permitted in all yards provided that no part of any parking area, other than a driveway is located closer <b>than</b> 2 metres to any street line abutting lot in commercial area or within a sight triangle;</p>
<p>3.14.7 Additions to or Changes in Use of Buildings</p> <p>The parking space requirements referred to herein shall not apply to any building or structure in existence at the date of passing of this By-law so long as the floor area, as it existed at such date, is not increased. If an addition is made to the building or structure which increases the floor area, then parking spaces for the addition shall be provided as required by the Parking Space Requirement Table. Where a change in use of the building or structure occurs, parking spaces shall be provided in accordance with the requirements of the Parking Space Requirement Table</p>	<p>3.14.7 Additions to or Changes in Use of Buildings</p> <p>The parking space requirements referred to herein shall not apply to any building or structure in existence at the date of passing of this By-law so long as the floor area, as it existed at such date, is not increased. If an addition is made to the building or structure which increases the floor area, then parking spaces for the addition shall be provided as required <b>by</b> the Parking Space Requirement Table. Where a change in use of the building</p>

	or structure occurs, parking spaces shall be provided in accordance with the requirements of the Parking Space Requirement Table
<p>3.17.2 Location Restrictions</p> <p>Notwithstanding the provisions of Subsection 3.17.1 hereof to the contrary, in a Community Facility (CF) Zone where a use of land, building or structure is specifically permitted, then such use of land, building or structure shall not be carried on in any other Zone classification or classifications, regardless of whether such use is carries on by a public authority.</p>	<b><u>Remove Section</u></b>
<p>3.21.1 Setback</p> <p>Notwithstanding the yard and setback provisions set forth under this By-law to the contrary, except as specified under Section 3.1.6 hereof, where a lot abuts a watercourse of water body no building or structure shall be erected within 15 metres of the existing high water mark of such watercourse of flood plain limit where established as may otherwise be specified hereunder.</p>	<p>3.21.1 Setback</p> <p>Notwithstanding the yard and setback provisions set forth under this By-law to the contrary, except as specified under Section 3.1.6 hereof, where a lot abuts <b><u>or contains</u></b> a watercourse or water body no building, <b><u>structure, or septic system</u></b> shall be erected within <b><u>30 metres</u></b> of the existing high water mark of such watercourse <b><u>or</u></b> flood plain limit, where established as may otherwise be specified hereunder. <b><u>No building structures, or septic systems may be permitted within 30 metres of a Wetland zone.</u></b></p>
<p>3.22 Special Setback Provisions to Extractive Industrial</p> <p>No Residential Zone or dwelling house shall be located within 103 metres or any area zoned Extractive Industrial - Pits (M2) Zone in which only the removal of sand and gravel is involved.</p> <p>No Residential Zone or dwelling house shall be located within 200 metres of an area zoned Extractive Industrial - Quarrier (M3) Zone in which the removal of quarry stone, or the processing of sand, gravel or stone are involve.</p>	<p>3.22 Special Setback Provisions to Extractive Industrial</p> <p>No Residential Zone or dwelling house shall be located within 103 metres or any area zoned Extractive Industrial - Pits (M2) Zone in which only the removal of sand and gravel is involved.</p> <p>No Residential Zone or dwelling house shall be located within 200 metres of an area zoned Extractive Industrial - <b><u>Quarries</u></b> (M3) Zone in which the removal of quarry stone, or the processing of sand, gravel or stone are <b><u>involved</u></b>.</p>
<p>Minimum water frontage of 45 metres applies to lands fronting on private lanes, in the RV zone, and Tourist Commercial Zone</p>	<p>Minimum water frontage of 45 metres would be added to be following zones</p> <p>Agricultural (4.2.2 i) and 4.2.3 i) )  Shoreline Residential Type One (4.3.2 j)  Limited Service Residential (4.4.2 j)  Shoreline Residential Type Two (4.5 i)  Rural Residential (4.7.2 j)  Seasonal Residential (4.8 j)  Commercial (4.10.2 ii 5 and 4.10.3 h)  Rural (4.18.2 i and 4.18.3 i)</p>
<p>4.6.1 Permitted Uses [Recreational Open Space]</p> <p>a) Residential Uses</p> <p>i) Single housekeeping dwelling house shall be permitted where such dwelling is ancillary to a permitted non-residential use and occupied bu the owner, caretaker, watchman or other similar person, and his family, as is or are employed on the lot on which such dwelling is located.</p> <p>4.10.1 Permitted Uses [Commercial]</p> <p>a) Residential</p>	<p>4.6.1 Permitted Uses [Recreational Open Space]</p> <p>a) Residential Uses</p> <p>i. Accessory dwelling house</p> <p>4.10.1 Permitted Uses [Commercial]</p> <p>a) Residential</p> <p>a) Residential Uses</p> <p>i. Accessory dwelling unit</p> <p>ii. Accessory dwelling house</p> <p>4.11.1 Permitted Uses</p> <p>a) Residential Uses</p>

<p>a) Residential Uses</p> <p>i) Single housekeeping dwelling house or a dwelling unit in a portion of a nonresidential building shall only be permitted where such dwelling is accessory and incidental to a permitted non-residential use and is occupied by the owner, caretaker, watchman or other similar persons, and his family, as are employed on the lot on which such dwelling unit is located; and</p> <p>4.11.1 Permitted Uses [Rural Industrial]</p> <p>Residential Uses</p> <p>i) Single housekeeping dwelling house provided such dwelling is accessory and incidental to a permitted non-residential use and occupied by the owner, caretaker, watchman, or other similar person, and family, as is employed on the lot on which such dwelling house is located;</p>	<p>Accessory dwelling house</p>
<p>4.14.2 a )</p> <p>ii) Lot Area - single detached dwelling house 2,000 m2</p>	<p>4.14.2 a)</p> <p>ii) Lot Area - <b>semi detached</b> dwelling house 2,000 m2</p>
<p>No existing Section</p>	<p>4.3.5 Shoreline Residential Type One Exception Zones</p> <p>4.3.5.1 Shoreline Residential Type One Exception Zone 1 (SR1-1)</p> <p>For those lands located in Lot 27, South Range, former Township of Howe Island, specifically described in registered plan of subdivision, Plan 13M-29, a 15 m[49.2 ft.]setback from the highwater mark will be required as per the subdivision agreement for Plan 13-M-29.</p>
<p>CF-1 (Wolfe Island Medical Centre)</p> <p>LSR-8 and LSR-8</p> <p>RU-6, RU-8, RU-8</p> <p>Remove LSR-X Bateau Lane – 30 metres now in by-law.</p>	<p>CF-2</p> <p>Rename Second LSR (on Simcoe Island) to LSR-9</p> <p>Remove RU-6, Rename RU-8 (1048 Pleasant Pt Lane) to RU-6</p> <p>Remove LSR-X Bateau Lane</p>
<p>No existing C-4 Zone</p>	<p>Commercial Exception Zone 4 (C-4)</p> <p>On lands zoned C-4 the following uses are permitted</p> <ul style="list-style-type: none"> <li>a) Motor Vehicle repair garage</li> <li>b) Outside storage of goods and materials where such use is accessory and incidental to a permitted non-residential use otherwise specified hereunder</li> <li>c) Farm implement and equipment sales and service establishment</li> <li>d) Marine Sales and Service Establishment</li> <li>e) Vehicle Agency;</li> <li>f) Motor vehicle gasoline bar, a motor vehicle repair garage, a motor vehicle service station in accordance with the provisions of Section 4.10.4 hereof;</li> <li>g) Public service use or utility in</li> </ul>

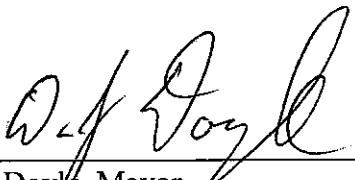


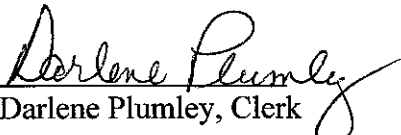
	<p>accordance with the provisions of Section 3.17 of this By-law;</p> <ul style="list-style-type: none"> <li>h) Business or professional office;</li> <li>i) Workshop</li> <li>j) Warehouse</li> <li>k) Retail commercial establishment where such use is accessory and incidental to a permitted non-residential use otherwise specified hereunder and does not exceed 25 percent of the gross floor area of all buildings and structures;</li> <li>l) Truck repair and maintenance depot</li> </ul>
No existing RV-3 Zone	<p>Village Residential Exception Zone Three (RV-3)</p> <p>On lands zoned RV-3, described as Plan 13R-20947</p> <ul style="list-style-type: none"> <li>a) 1295 Main Street (west lot): A minimum lot area of 938 square metres and minimum lot frontage of 13.9 metres is permitted</li> <li>b) 1299 Main Street (east lot): A minimum lot area of 1542 square metres and a minimum lot frontage of 17.7 metres is permitted (the front lot line shall be considered as the frontage on Road 96)</li> </ul>

- 4. THAT all other provisions of By-law No. 28-2003, as amended, shall continue to apply.
- 4. THAT this by-law shall come into force and take effect on the date of final passing by the Council of the Township of Frontenac Islands, subject to the provisions of subsections 34(30) and (31) of the Act, in the event a notice of appeal of this by-law is filed in accordance with subsection 34(19) of the Act.

Read a first and second time this 10<sup>th</sup> day of November, 2014.

Read a third time and finally passed this 10<sup>th</sup> day of November, 2014.

  
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 Denis Doyle, Mayor

  
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 Darlene Plumley, Clerk