

Table 3 - August 2024 Office Consolidation

Provisions for Non-Residential Uses & Activities

* Use not Permitted

Zones		EP, ES	OS	RU	A	CF	D	C1, C2, C3, C4	C1	C2	C3	C4			M1	M2	M3	M4	All Zones
	Special Uses							Retail Gas Establishment				Resort/Cabin Establishment	Hotel or Motel	Other					Public Uses
Min. Lot Area (metres)	Private Drilled Well & Private Waste	*	*	10 ha	35	2787	*	2787	2790	2790	*	1.2ha	3716	2787	*	2790	2790	*	*
	Public Piped Water & Public Sewers	*	*	10 ha	*	1850	*	460	460	929	700	*	*	*	1850	*	*	900	*
Frontage (metres)	Private Drilled Well & Private Waste	*	*	60	60	36	*	53(c)	53(c)	*	*	46	60	46	30	46	46	30	*
	Public Piped Water & Public Sewers	*	*	---	---	15	*	38(d)	15(d)	30(d)	15(d)	*	*	*	*	*	*	*	*
Min. Yard Dimension (metres)	Front	15	15	15	15	12	8	15	0	0	0	15	12	12	10	21	15	10	8
	Exterior Side	15	15	15	15	12	8	15	0	0	0	15	12	12	15	21	15	15	8
	Interior Side	15	15	15	15	3(a)	6	7.5(b)	6(b)	3(b)	3(b)	15	6	6	7.5(e)	8(e)	8(e)	7.5(e)	6
	Rear	15	15	15	15	3(a)	8	7.5(b)	7.5(b)	7.5(b)	7.5(b)	15	12	12	7.5(e)	15(e)	8(e)	7.5(e)	8
Minimum Lot Depth (metres)		*	*	---	---	30	38	38	*	*	*	*	*	*	*	*	*	30	*
Maximum Lot Coverage of All Buildings %		30	30	---	---	60	30	40	88	30	30	40	40	40	50	50	50	50	30
Centreline Setback (metres)	Provincial	30	30	30	30	30	30	30	30	30	30	30	30	30	30	36	30	25	23
	County	30	30	30	30	27	23	30	27	27	27	30	27	27	25	36	30	25	23
	Municipal	25	25	25	25	22	18	25	10	10	10	25	22	22	20	31	25	20	18
Minimum Landscaped Open Space (%)		30	30	10	10	10	5	5	5	5	30	30	30	30	5(f)	30	30	10	30
Minimum Gross Guest Room Area (Sq. m.)		*	*	---	---	*	*	*	*	*	*	23	23	(g)	*	*	*	*	*
Maximum Height of Buildings (metres)		*	9	9	9	18	11	11	11	11	11	9	9	9	*	11	11	*	9
Other Zone Provisions		---	---	---	---	---	---	---	---	---	---	---	---	(g)	---	---	---	---	---

Schedule "B" to By-law No. 2019-038 - Section

a)	Where a permitted Community Facility use abuts a Residential Zone, the minimum rear yard depth or interior side yard width shall be 3 metres.								
b)	Where a permitted Commercial Establishment abuts a Residential Zone, the minimum rear yard depth or width shall be 9 metres.								
c)	Where a single detached dwelling unit is located on a portion of a site to be used for commercial uses that is serviced by private well and septic system, the minimum lot frontage will be 15 metres plus the applicable frontage for the non-residential zone.								
d)	Where a single detached dwelling unit is located on a portion of a site to be used for commercial uses with municipal water and sewer services, the minimum lot frontage shall be 15 meters plus the applicable frontage for the non-residential zone.								
e)	Where the interior side yard or rear yard of a permitted Industrial use abuts a Zone other than General Industrial (M1) or Prestige Industrial (M4), the minimum interior side yard width abutting each Zone shall be 15 metres and the minimum rear yard depth abutting such Zone shall be 15 metres.								
f)	<p>Within the General Industrial (M1) Zone, the Minimum Landscaped Open Space Width Requirements are:</p> <table border="0"> <tr> <td>Abutting a Residential Zone:</td> <td>10 metres</td> </tr> <tr> <td>Abutting any other Zone:</td> <td>1.5 metres</td> </tr> <tr> <td>Adjacent Arterial Streets:</td> <td>3 metres</td> </tr> <tr> <td>Adjacent Other Streets:</td> <td>1.5 metres</td> </tr> </table>	Abutting a Residential Zone:	10 metres	Abutting any other Zone:	1.5 metres	Adjacent Arterial Streets:	3 metres	Adjacent Other Streets:	1.5 metres
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g)	Where trailer camps, parks, cabins or seasonal camps are permitted, the minimum camping lot area shall be 185 square metres, with a minimum frontage of 9 metres. Each camping lot shall have a minimum of 1.5 metres of buffer planting on rear and side yards and such buffer planting shall contain trees not less than 1.5								
h)	<p>Where motels and tourist establishments are permitted and more than one building is erected on the same lot, the minimum distance between buildings shall not be less than 15 metres; provided that where two external walls facing and parallel to each other contain no openings or windows to habitable rooms, the distance between such two walls may be reduced to 3 metres.</p> <p>Where a building is erected on a lot is in court form, the distance between the opposite walls of the building forming the court shall not be less than 21 metres.</p> <p>Where the exterior wall of a guest room contains a habitable room window such wall shall be located not closer than 7.5 metres to any interior side or rear lot line.</p>								
i)	<p>Where tourist cottages are permitted, an additional lot area for new development shall be provided as follows for each Tourist Cottage in excess of 4 Tourist Cottages:</p> <table border="0"> <tr> <td>Lot served by public water and septic tank</td> <td>700 square metres</td> </tr> <tr> <td>Lot served by private well and septic tank</td> <td>930 square metres</td> </tr> </table>	Lot served by public water and septic tank	700 square metres	Lot served by private well and septic tank	930 square metres				
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