

Section 5 ZONES

5.1 Zone Classification

For the purposes of this By-law, the Township of Larder Lake is divided into the following zones as named and described in the following sections, the boundaries of which are shown on the attached Zoning Schedule and which forms part of this By-law.

5.2 Zones

	Zone Symbol
General Residential Zone	R1
Multiple Residential Zone.....	R2
Rural Residential Zone.....	R3
Recreational Residential Zone.....	R4
Townsite Centre Zone	TC
Highway Commercial Zone	HC
Recreational Commercial Zone.....	RC
Industrial Zone	M
Extractive Industrial Zone.....	MX
Institutional Zone	I
Open Space Zone.....	OS
Environmental Protection Zone.....	EP
Natural Resources Zone	NR
Mineral Mining Zone	MM

5.3 Interpretation of Zone Boundaries

- (a) When determining the boundary of any *zone* as shown on any Schedule forming part of this By-law, the following provisions shall apply:
 - (i) A boundary indicated as following a *highway, street or lane* shall be the centre line of such highway, street or lane;
 - (ii) A boundary indicated as following a watercourse, creek, stream or the right-of-way of a railway or an electrical, gas or oil transmission line shall be the centre line of such watercourse, creek, stream or right-of-way;
 - (iii) A boundary indicated as following the *high water mark* shall follow such *shoreline*, and in the event of a change in the high water mark, the boundary shall be construed as moving with the actual high water mark;
 - (iv) A boundary indicated as approximately following *lot lines* shown on a Registered Plan of Subdivision, or Reference Plan, or Township *lot lines* shall follow such lot lines;

- (v) Where a boundary is indicated as approximately parallel to a *street line* or other feature, indicated in paragraphs (i), (ii), and (iii) above, and the distance from such street line or other feature is not indicated, and paragraph (iv) above is not applicable, such boundary shall be construed as being parallel to such street line or other feature, and the distance therefrom shall be determined according to the scale shown on the appropriate Schedule;
- (vi) A boundary indicated as following the limits of the *Municipality* shall follow such limits.
- (vii) In the event a dedicated street, lane or right-of-way shown on any Schedule forming part of this By-law is closed, the property formerly in such street, lane or right-of-way shall be included within the zone of the adjoining property on either side of such closed street, lane or right-of-way. If a closed street, lane or right-of-way is the boundary between two or more different zones the new zone boundaries shall be the former centre line of the closed street, lane or right-of-way.

5.4 Use of Zone Symbols

The Symbols listed in Section 5.2 shall be used to refer to land, *buildings* and *structures* and the *uses* thereof permitted by this By-law in the said *zones*, and wherever in this By-law the word ‘zone’ is used, preceded by any of the said symbols, such zones shall mean any area within the Township of Larder Lake delineated on the attached Zoning Schedule and designated therein by the said symbol.

(a) Exception Zones

Where the zone symbol designating certain lands is shown on the Zoning Schedule followed by a dash and a number (e.g. M-1), the special exception may be found in the By-law which deals with the particular zone. Lands zoned as such shall be subject to all regulations and requirements of the zone except as otherwise provided by the special exception provisions.

(b) Holding Provisions

Where a zone symbol on the Zoning Schedule is followed by the suffix “-h”, the lands shall be deemed to be in a special Holding Zone. Lands in a Holding Zone may only be used for existing uses and shall be in accordance with the provisions of the applicable zone, not including Permitted Uses. The holding symbol may only be removed by a by-law passed by Council.

(c) Well Head Protection Areas

Where a zone symbol on the Zoning Schedule is followed by the suffix “-w”, those lands are part of a Well Head Protection Area. Uses permitted on those lands with the suffix “-w” shall be limited only to those existing uses, and the “-w” shall only be removed when the policies of the *Official Plan* of the Township of Larder Lake regarding Well Head Protection are satisfied.

(d) Partial Services

Where a zone symbol on the Zoning Schedule is followed by the suffix “-p”, those lands are serviced with *partial services*, and Section 4.33(c) of this By-law shall apply.

5.5 GENERAL RESIDENTIAL (R1) ZONE

No person shall *use* any land or *erect, alter* or use any *building* or *structure* in the General Residential (R1) Zone except in accordance with the provisions of this Section and of any other relevant Sections of this By-law.

5.5.1 Permitted Uses

- Dwelling – Converted
- Dwelling – Duplex
- Dwelling – Semi-detached
- Dwelling – Single Detached
- Group Home (*See Section 4.30(j)*)
- Accessory uses, buildings and structures to the foregoing permitted uses (*See Section 4.1*)

5.5.2 Zone Requirements

(a) Single Detached Dwelling, Group Home

Minimum Lot Area..... 600 m² (6,458.56 ft²)
Minimum Lot Frontage 20 m (65.62 ft)

Minimum Yard Requirements – Main Building

- Front Yard 4.5 m (14.76 ft)
- Rear Yard 6 m (19.69 ft)
- Interior Side Yard..... 2 m (6.56 ft)
- Exterior Side Yard..... 3 m (9.84 ft)

Maximum Building Height

- Main Building..... 10 m (32.81 ft)
- Accessory Building 6 m (19.69 ft)

Maximum Lot Coverage

- Main Building..... ~~35~~ 40%
- Accessory Uses, Buildings and Structures 10%

Maximum Number of Dwelling Units per Lot 1

(b) Semi-detached Dwelling (where both dwelling units occupy the same lot), Duplex Dwelling, Converted Dwelling

Minimum Lot Area..... 600 m² (6,458.56 ft²)
Minimum Lot Frontage 20 m (65.62 ft)

- Minimum Yard Requirements – Main Building
- Front Yard4.5 m (14.76 ft)
 - Rear Yard 6 m (19.69 ft)
 - Interior Side Yard.....2 m (6.56 ft)
 - Exterior Side Yard.....3 m (9.84 ft)

- Maximum Building Height
- Main Building..... 10 m (32.81 ft)
 - Accessory Building 6 m (19.69 ft)

- Maximum Lot Coverage
- Main Building.....35%
 - Accessory Uses, Buildings and Structures10%

Maximum Number of Dwelling Units per Lot 2

(c) **Semi-detached Dwelling (where one dwelling unit occupies ~~the same~~ a lot)**

Minimum Lot Area..... 300 m² (3,229.17 ft²) **per dwelling unit**
 Minimum Lot Frontage10 m (32.81 ft) **per dwelling unit**

- Minimum Yard Requirements – Main Building
- Front Yard4.5 m (14.76 ft)
 - Rear Yard 6 m (19.69 ft)
 - Interior Side Yard.....2 m (6.56 ft), or 0 m (0 ft) where
 abutting another semi-detached dwelling unit
 - Exterior Side Yard.....3 m (9.84 ft)

- Maximum Building Height
- Main Building..... 10 m (32.81 ft)
 - Accessory Building 6 m (19.69 ft)

- Maximum Lot Coverage
- Main Building.....35%
 - Accessory Uses, Buildings and Structures10%

Maximum Number of Dwelling Units per Lot 1

5.5.3 Additional Provisions

- (a) Despite the Maximum Number of Dwellings Units per Lot allowed in the General Residential (R1) Zone, ***apartments-in-a-house*** shall be permitted in accordance with Section 4.2.

- (b) *Accessory uses, buildings and structures*, accessory residential uses, *bed and breakfast establishments, home based businesses*, servicing, parking, street frontage and other general provisions shall be in accordance with Section 4 of this By-law.

5.5.4 Exception Zones

5.6 MULTIPLE RESIDENTIAL (R2) ZONE

No person shall use any land or erect, alter or use any building or structure in the Multiple Residential (R2) Zone except in accordance with the provisions of this Section and of any other relevant Sections of this By-law.

5.6.1 Permitted Uses

- Continuum-of-Care Facility
- Dwelling – Apartment
- Dwelling – Converted
- Dwelling – Row or Townhouse
- Dwelling – Triplex
- **Group Home (See Section 4.30(j))**
- Retirement Home
- Accessory uses, buildings and structures to the foregoing permitted uses (See Section 4.1)

5.6.2 Zone Requirements

(a) Apartment Dwelling, Continuum-of-Care Facility, Retirement Home

Minimum Lot Area (3 or less dwelling units).....	800 m ² (8,611.41 ft ²)
Minimum Lot Area (4 or more dwelling units).....	800 m ² (8,611.41 ft ²) + 200 m ² (2,152.78 ft ²) per dwelling unit over 3
Minimum Lot Frontage	25 m (82.02 ft)
Minimum Yard Requirements – Main Building	
• Front Yard	6 m (19.69 ft)
• Rear Yard	7 m (22.97 ft)
• Interior Side Yard.....	6 m (19.69 ft)
• Exterior Side Yard.....	7 m (22.97 ft)
Maximum Building Height	
• Main Building.....	12 m (39.37 ft) or 3 storeys, whichever is lesser
• Accessory Building	8 m (26.25 ft)
Maximum Lot Coverage	
• Main Building.....	40%
• Accessory Use, Buildings and Structures.....	5%
Minimum Landscaped Open Space.....	25%

(b) Converted Dwelling

Minimum Lot Area..... 600 m² (6,458.56 ft²)
Minimum Lot Frontage 20 m (65.62 ft)

Minimum Yard Requirements – Main Building

- Front Yard 4.5 m (14.76 ft)
- Rear Yard 6 m (19.69 ft)
- Interior Side Yard..... 2 m (6.56 ft)
- Exterior Side Yard..... 3 m (9.84 ft)

Maximum Building Height

- Main Building..... 10 m (32.81 ft)
- Accessory Building 6 m (19.69 ft)

Maximum Lot Coverage

- Main Building..... 35%
- Accessory Uses, Buildings and Structures 5%

Maximum Number of Dwelling Units per Lot 4

Minimum Landscaped Open Space..... 20%

(c) Row or Townhouse Dwelling (where only one row or townhouse dwelling unit occupies a lot)

Minimum Lot Area..... 300 m² (3,229.28 ft²) **per dwelling unit**
Minimum Lot Frontage 10 m (32.81 ft) **per dwelling unit**

Minimum Yard Requirements – Main Building

- Front Yard 4 m (13.12 ft)
- Rear Yard 6 m (19.69 ft)
- Interior Side Yard..... 2 m (6.56 ft), or 0 m (0 ft) where abutting
another row or townhouse dwelling unit
- Exterior Side Yard..... 4 m (13.12 ft)

Maximum Building Height

- Main Building..... 10 m (32.81 ft)
- Accessory Building 6 m (19.68 ft)

Maximum Lot Coverage

- Main Building..... 35%
- Accessory Use, Buildings and Structures..... 5%

Maximum Number of Dwelling Units per Lot 1

Minimum Landscaped Open Space.....20%

(d) Row or Townhouse Dwelling (where two or more row or townhouse dwelling units occupy a lot)

Minimum Lot Area.....300 m² (3,229.17 ft²) per dwelling unit
Minimum Lot Frontage10 m (32.81 ft) per dwelling unit

Minimum Yard Requirements – Main Building

- Front Yard4 m (13.12 ft)
- Rear Yard6 m (19.69 ft)
- Interior Side Yard2 m (6.56 ft)
- Exterior Side Yard.....4 m (13.12 ft)

Maximum Building Height

- Main Building.....10 m (32.81 ft)
- Accessory Building6 m (19.68 ft)

Maximum Lot Coverage

- Main Building.....35%
- Accessory Use, Buildings and Structures.....5%

Minimum Landscaped Open Space.....20%

(e) Triplex Dwelling

Minimum Lot Area.....600 m² (6,458.56 ft²)
Minimum Lot Frontage20 m (65.62 ft)

Minimum Yard Requirements – Main Building

- Front Yard4.5 m (14.76 ft)
- Rear Yard6 m (19.69 ft)
- Interior Side Yard.....3 m (9.84 ft)
- Exterior Side Yard.....4.5 m (14.76 ft)

Maximum Building Height

- Main Building.....12 m (39.37 ft) or
3 storeys, whichever is lesser
- Accessory Building8 m (26.25 ft)

Maximum Lot Coverage

- Main Building.....35%
- Accessory Use, Buildings and Structures.....5%

Maximum Number of Dwelling Units per Lot3

Minimum Landscaped Open Space.....20%

5.6.3 Additional Provisions

- (a) *Accessory uses, buildings and structures, garden suites, home based businesses,* servicing, parking, street frontage and other general provisions shall be in accordance with Section 4 of this By-law.

5.6.4 Exception Zones

5.7 RURAL RESIDENTIAL (R3) ZONE

No person shall *use* any land or *erect, alter* or use any *building* or *structure* in the Rural Residential (R3) Zone except in accordance with the provisions of this Section and of any other relevant Sections of this By-law.

5.7.1 Permitted Uses

- Dwelling – Single Detached
- Accessory uses, buildings and structures to the foregoing permitted uses (*See Section 4.1*)

5.7.2 Zone Requirements

Minimum Lot Area..... 0.8 ha (1.98 ac)
Minimum Lot Frontage 60 m (196.85 ft)

Minimum Yard Requirements – Main Building

- All Yards 10 m (32.81 ft)

Maximum Building Height

- Main Building..... 10 m (32.81 ft)
- Accessory Building 6 m (19.69 ft)

Maximum Lot Coverage

- Main Building..... 5%
- Accessory Uses, Buildings and Structures 2%

Maximum Number of Dwelling Units per Lot 1

5.7.3 Additional Provisions

- (a) *Accessory uses, buildings and structures*, accessory residential uses, *bed and breakfast establishments, home based businesses*, servicing, special setbacks, parking, street frontage and other general provisions shall be in accordance with Section 4 of this By-law.

5.7.4 Exception Zones

5.8 RECREATIONAL RESIDENTIAL (R4) ZONE

No person shall *use* any land or *erect, alter* or use any *building* or *structure* in the Recreational Residential (R4) Zone except in accordance with the provisions of this Section and of any other relevant Sections of this By-law.

5.8.1 Permitted Uses

- Dwelling – Seasonal
- Dwelling – Single Detached
- Accessory uses, buildings and structures to the foregoing permitted uses (*See Section 4.1*)

5.8.2 Zone Requirements

Minimum Lot Area..... 0.8 ha (1.98 ac)
Minimum Lot Frontage 60 m (196.85 ft)

Minimum Yard Requirements – Main Building

- All Yards 10 m (32.81 ft)

Maximum Building Height

- Main Building..... 10 m (32.81 ft)
- Accessory Building 6 m (19.69 ft)

Maximum Lot Coverage

- Main Building..... 5%
- Accessory Uses, Buildings and Structures 2%

Maximum Number of Dwelling Units per Lot 1

5.8.3 Additional Provisions

- (a) *Accessory uses, buildings and structures*, accessory residential uses, *bed and breakfast establishments, home based businesses*, servicing, special setbacks, parking, street frontage and other general provisions shall be in accordance with Section 4 of this By-law.

5.8.4 Exception Zones

5.9 TOWNSITE CENTRE (TC) ZONE

No person shall use any land or erect, alter or use any building or structure in the Townsite Centre (TC) Zone except in accordance with the provisions of this Section and of any other relevant Sections of this By-law.

5.9.1 Permitted Uses

- Dwelling units above ground floor commercial
- Art Gallery
- Bake Shop
- Bank
- Clinic
- Convenience Store
- Day Nursery
- Funeral Home
- Office
- Hotel
- Laundromat
- Library
- Museum
- Parking Lot – Commercial
- Personal Service Establishment
- Place of Assembly
- Place of Amusement
- Post Office
- Private Club
- Restaurant
- Retail Store
- Retirement Home
- Service Outlet
- Studio
- Tavern
- Theatre
- Veterinary Establishment
- Video Rental Outlet
- Accessory uses, buildings and structures to the foregoing permitted uses (*See Section 4.1*)

5.9.2 Zone Requirements

Minimum Lot Area..... 300 m² (3,229.17 ft²)
Minimum Lot Frontage 10 m (32.81 ft)

Minimum Yard Requirements – Main Building

- Rear Yard 6 m (19.69 ft)
- Exterior Side Yard..... 1 m (3.28 ft)

Maximum Building Height

- Main Building..... 12 m (39.37 ft) or 3 storeys, whichever is lesser
- Accessory Building 8 m (26.25 ft)

Maximum Lot Coverage

- Main Building..... 80%

- Accessory Use, Buildings and Structures.....5%
- Maximum Number of Dwelling Units per Lot 8

5.9.3 Additional Provisions

- (a) *Accessory uses, buildings and structures*, servicing, parking, street frontage and other general provisions shall be in accordance with Section 4 of this By-law.

5.9.4 Exception Zones

5.10 HIGHWAY COMMERCIAL (HC) ZONE

No person shall *use* any land or *erect, alter* or use any *building* or *structure* in the Highway Commercial (HC) Zone except in accordance with the provisions of this Section and of any other relevant Sections of this By-law.

5.10.1 Permitted Uses

- Ambulance Facility
- Auto Body Shop
- Auto Repair Garage
- Automobile Service Station
(See Section 4.3)
- Automotive Sales Establishment
- Building Supply Store
- Car Wash
- Clinic
- Equipment Rental Establishment
- Farmer's Market
- Flea Market
- Funeral Home
- Garden Centre
- Gasoline Bar (See Section 4.3)
- Greenhouse
- Hotel
- Lumber Yard
- Motel
- Nursery
- Parking Lot – Commercial
- Place of Assembly
- Place of Worship
- Printing and Publishing Establishment
- Private Club
- Recreational Vehicle Sales and Storage
- Restaurant
- Retail Store
- Self Storage Facility
- Service Outlet
- Studio
- Tavern
- Theatre
- Transportation Depot
- Veterinary Establishment
- Welding Shop
- Workshop
- Accessory uses, buildings and structures to the foregoing permitted uses (See Section 4.1)

5.10.2 Zone Requirements

Minimum Lot Area..... 900 m² (9,687.52 ft²)
Minimum Lot Frontage 30 m (98.4 ft)

Minimum Yard Requirements – Main Building

- Front Yard 4.5 m (14.76 ft)
- Rear Yard 6 m (19.69 ft)
- Interior Side Yard..... 4.5 m (14.76 ft)
- Exterior Side Yard..... 5 m (16.4 ft)

Maximum Building Height

- Main Building..... 10 m (32.81 ft)
- Accessory Building 8 m (26.25 ft)

Maximum Lot Coverage

- Main Building.....55%
- Accessory Use, Buildings and Structures.....10%

Maximum Number of Dwelling Units per Lot 1

Minimum Landscaped Open Space.....25%

5.10.3 Additional Provisions

- (a) One (1) *dwelling unit* shall be permitted as an *accessory dwelling* to a *commercial use* provided:
 - (i) the dwelling unit is included in and forms a subordinate part of the *building* containing the main use, unless the main use is a *place of worship, flea market, garden centre, lumber yard, self storage facility or transportation depot*, in which case such dwelling unit may be located in a separate building;
 - (ii) the dwelling unit has a minimum *floor area* of 60 m² (645.8 ft²) and does not represent more than 33% of the total floor area of the total combined area of the dwelling unit and the main use; and
 - (iii) the dwelling unit is not an accessory use to an *automotive service station, auto body shop, auto repair garage, gasoline bar or commercial parking lot*.
- (b) *Accessory uses, buildings and structures*, servicing, automobile uses, parking, street frontage and other general provisions shall be in accordance with Section 4 of this By-law.

5.10.4 Exception Zones

5.11 RECREATIONAL COMMERCIAL (RC) ZONE

No person shall *use* any land or *erect, alter* or use any *building* or *structure* in the Recreational Commercial (RC) Zone except in accordance with the provisions of this Section and of any other relevant Sections of this By-law.

5.11.1 Permitted Uses

- Campground
- Equestrian Establishment
- Marina
- Miniature Golf Course
- Tourist Cabin Establishment
- Tourist Outfitters Establishment
- Accessory uses, buildings and structures to the foregoing permitted uses (*See Section 4.1*)

5.11.2 Zone Requirements

(a) Campground

Minimum Lot Area..... 1 ha (2.47 ac)
Minimum Lot Frontage 60 m (196.85 ft)

Minimum Yard Requirements – Main Building and Campsites

- Front Yard 10 m (32.81 ft)
- Rear Yard 10 m (32.81 ft)
- Interior Side Yard
Where interior side yard abuts a residential
or Institutional (I) Zone 10 m (32.81 ft)
All other Cases 5 m (14.76 ft)
- Exterior Side Yard..... 10 m (32.81 ft)

Maximum Building Height

- Main Building..... 10 m (32.81 ft)
- Accessory Building 8 m (26.25 ft)

Maximum Lot Coverage

- Main Building.....10%
- Accessory Use, Buildings and Structures.....5%

Maximum Number of Dwelling Units per Lot 1

Minimum Landscaped Open Space.....20%

(b) All Other Uses

Minimum Lot Area..... 0.8 ha (1.98 ac)
Minimum Lot Frontage 60 m (196.85 ft)

Minimum Yard Requirements – Main Building

- Front Yard 10 m (32.81 ft)
- Rear Yard 10 m (32.81 ft)
- Interior Side Yard
 - Where interior side yard abuts a residential or Institutional (I) Zone 7.5 m (24.61 ft)
 - All other Cases 5 m (14.76 ft)
- Exterior Side Yard..... 10 m (32.81 ft)

Maximum Building Height

- Main Building..... 10 m (32.81 ft)
- Accessory Building 8 m (26.25 ft)

Maximum Lot Coverage

- Main Building.....5%
- Accessory Use, Buildings and Structures.....2%

Maximum Number of Dwelling Units per Lot 1

Minimum Landscaped Open Space.....20%

5.11.3 Additional Provisions

(a) Accessory Residential Use

One (1) *dwelling unit* shall be permitted as an *accessory use* to a permitted main *use* in the Recreational Commercial (RC) Zone. Such dwelling unit may be a *single detached dwelling* or it may be part of another *building* on the *lot*. Where the dwelling unit is part of another building, it shall not occupy more than 50% of such *building*.

- (b) Accessory uses, buildings and structures, servicing, special setbacks, parking, street frontage and other general provisions shall be in accordance with Section 4 of this By-law.**

5.11.4 Exception Zones

5.12 INDUSTRIAL (M) ZONE

No person shall *use* any land or *erect, alter* or use any *building* or *structure* in the Industrial (M) Zone except in accordance with the provisions of this Section and of any other relevant Sections of this By-law.

5.12.1 Permitted Uses

- Class I Industry (Light Industrial Uses) (*See Section 4.30(d)*)
- Class II Industry (Medium Industrial Uses) (*See Section 4.30(d)*)
- Class III Industry (Heavy Industrial Uses) (*See Section 4.30(d)*)
- Construction Yard or Contractor's Yard
- Forest Products Processing Facility
- Lumber Yard
- Parking Lot – Commercial
- Portable Asphalt/Concrete Plant
- Self Storage Facility
- Transportation Depot
- Warehouse
- Welding Shop
- Workshop
- Accessory uses, buildings and structures to the foregoing permitted uses (*See Section 4.1*)

5.12.2 Zone Requirements

Minimum Lot Area.....	0.4 ha (0.99 ac)
Minimum Lot Frontage	45 m (147.64 ft)
Minimum Yard Requirements – Main Building	
• Front Yard	6 m (19.69 ft)
• Rear Yard	6 m (19.69 ft)
• Interior Side Yard.....	5 m (16.4 ft)
• Exterior Side Yard.....	6 m (19.69 ft)
Maximum Building Height	
• Main Building.....	10 m (32.81 ft)
• Accessory Building	8 m (26.25 ft)
Maximum Lot Coverage	
• Main Building.....	35%
• Accessory Use, Buildings and Structures.....	10%
Minimum Landscaped Open Space.....	20%

5.12.3 Additional Provisions

- (a) *Accessory uses, buildings and structures*, servicing, special separation distances, parking, street frontage and other general provisions shall be in accordance with Section 4 of this By-law.

5.12.4 Exception Zones

- (a) **Industrial Exception 1 (M-1) Zone: Waste Management Facility**

Notwithstanding anything in this By-law to the contrary, a waste management facility shall be the only use of lands permitted in the Industrial Exception 1 (M-1) Zone.

- (b) **Industrial Exception 2 (M-2) Zone: Sewage Lagoon**

Notwithstanding anything in this By-law to the contrary, a municipal sewage lagoon shall be the only use of lands permitted in the Industrial Exception 2 (M-2) Zone.

5.13 EXTRACTIVE INDUSTRIAL (MX) ZONE

No person shall *use* any land or *erect, alter* or use any *building* or *structure* in the Extractive Industrial (MX) Zone except in accordance with the provisions of this Section and of any other relevant Sections of this By-law.

5.13.1 Permitted Uses

- Pit
- Quarry
- Wayside Pit
- Wayside Quarry
- Accessory uses, buildings and structures to the foregoing permitted uses (*See Section 4.1*)

5.13.2 Zone Requirements

All Buildings and Structures

All Yards 10 m (32.81 ft)

5.13.3 Additional Provisions

- (a) *Accessory uses, buildings and structures*, special separation distances, parking, street frontage and other general provisions shall be in accordance with Section 4 of this By-law.

5.13.4 Exception Zones

5.14 INSTITUTIONAL (I) ZONE

No person shall *use* any land or *erect, alter* or use any *building* or *structure* in the Institutional (I) Zone except in accordance with the provisions of this Section and of any other relevant Sections of this By-law.

5.14.1 Permitted Uses

- Community Centre
- Crisis Care Facility (*See Section 4.30(j)*)
- Fire Station
- Library
- Municipal Office
- Museum
- Place of Worship
- Place of Assembly
- School
- Accessory uses, buildings and structures to the foregoing permitted uses (*See Section 4.1*)

5.14.2 Zone Requirements

(a) School, Community Centre

Minimum Lot Area..... 1,000 m² (10,763.91 ft²)
Minimum Lot Frontage 30 m (98.43 ft)

Minimum Yard Requirements – Main Building

- Front Yard 5 m (16.4 ft)
- Rear Yard 10 m (19.69 ft)
- Interior Side Yard..... 5 m (16.4 ft)
- Exterior Side Yard..... 5 m (16.4 ft)

Maximum Building Height

- Main Building..... 10 m (32.81 ft)
- Accessory Building 8 m (26.25 ft)

Maximum Lot Coverage

- Main Building.....40%
- Accessory Uses, Buildings and Structures 10%

Minimum Landscaped Open Space.....20%

(b) All Other Uses

Minimum Lot Area..... 600 m² (6,458.56 ft²)
Minimum Lot Frontage 20 m (65.62 ft)

Minimum Yard Requirements – Main Building

- Front Yard 4.5 m (14.76 ft)
- Rear Yard 6 m (19.69 ft)
- Interior Side Yard..... 4 m (13.12 ft)
- Exterior Side Yard..... 4.5 m (14.76 ft)

Maximum Building Height

- Main Building..... 10 m (32.81 ft)
- Accessory Building 8 m (26.25 ft)

Maximum Lot Coverage

- Main Building..... 35%
- Accessory Uses, Buildings and Structures 10%

Minimum Landscaped Open Space..... 20%

5.14.3 Additional Provisions

- (a) *Accessory uses, buildings and structures*, servicing, parking, street frontage and other general provisions shall be in accordance with Section 4 of this By-law.

5.14.4 Exception Zones

5.15 OPEN SPACE (OS) ZONE

No person shall *use* any land or *erect, alter* or use any *building* or *structure* in the Open Space (OS) Zone except in accordance with the provisions of this Section and of any other relevant Sections of this By-law.

5.15.1 Permitted Uses

- Cemetery
- Golf Course
- Marina
- Park
- Accessory uses, buildings and structures to the foregoing permitted uses (*See Section 4.1*)

5.15.2 Zone Requirements

Minimum Yard Requirements – All Buildings

- All Yards5 m (16.4 ft)

All Buildings and Structures

- Maximum Height8 m (26.25 ft)
- Maximum Lot Coverage10%

Minimum Landscaped Open Space.....75%

5.15.3 Additional Provisions

- (a) *Accessory uses, buildings and structures*, servicing, parking, street frontage and other general provisions shall be in accordance with Section 4 of this By-law.

5.15.4 Exception Zones

5.16 ENVIRONMENTAL PROTECTION (EP) ZONE

5.16.1 Permitted Uses

- Conservation Use
- Accessory uses, buildings and structures to the foregoing permitted uses (*See Section 4.1*)

5.16.2 Zone Requirements

5.16.3 Additional Provisions

- (a) No *buildings* or *structures* of any kind shall be *erected* in the Environmental Protection (EP) Zone.

5.16.4 Exception Zones

5.17 NATURAL RESOURCES (NR) ZONE

5.17.1 Permitted Uses

- Agricultural Use
- Camp (*See Section 4.6*)
- Conservation Use
- Forestry
- Mineral Exploration
- Existing Residential Uses
- Sawmill
- Existing Tourist Commercial Establishments
- Accessory uses, buildings and structures to the foregoing permitted uses (*See Section 4.1*)

5.17.2 Zone Requirements

(a) Camps

Minimum Lot Area.....	5 ha (12.35 ac)
Minimum Yard Requirements	
• All Yards	15 m (161.42 ft)

(b) Agricultural Use, Sawmill

Minimum Lot Area.....	1 ha (2.47 ac)
Minimum Lot Frontage	60 m (196.85 ft)

Minimum Yard Requirements – Main Building

• Front Yard	10 m (32.81 ft)
• Rear Yard	15 m (49.21 ft)
• Interior Side Yard.....	15 m (32.81 ft)
• Exterior Side Yard.....	15 m (49.21 ft)

Maximum Building Height

• Main Building.....	10 m (32.81 ft)
• Accessory Building	8 m (26.25 ft)

Maximum Lot Coverage

• Main Building.....	5%
• Accessory Uses, Buildings and Structures	2%

Maximum Number of Dwelling Units per Lot	1
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(c) All Other Uses

Minimum Yard Requirements – All Buildings

- All Yards5 m (16.4 ft)

5.17.3 Additional Provisions

- (a) Notwithstanding Section 5.17.2, reconstruction of existing residential uses in the Natural Resources (NR) Zone shall be subject to the zone requirements of Section 5.7 of this By-law (Rural Residential (R3) Zone Requirements).
- (b) Notwithstanding Section 5.17.2, reconstruction of existing tourist commercial establishments in the Natural Resources (NR) Zone shall be subject to the zone requirements of Section 5.11 of this By-law (Recreational Commercial (RC) Zone Requirements).
- (c) A *camp* shall be permitted as the main *use* or as an *accessory use* of a *lot* in the Natural Resources (NR) Zone.
- (d) *Accessory uses, buildings and structures*, servicing, parking, street frontage, special separation distances, camp provisions and other general provisions shall be in accordance with Section 4 of this By-law.

5.17.4 Exception Zones

5.18 MINERAL MINING (MM) ZONE

No person shall *use* any land or *erect, alter* or use any *building* or *structure* in the Mineral Mining (MM) Zone except in accordance with the provisions of this Section and of any other relevant Sections of this By-law.

5.18.1 Permitted Uses

- Agricultural Use
- Conservation Use
- Forestry
- Mineral Exploration
- Mineral Mining Operation
- Accessory uses, buildings and structures to the foregoing permitted uses (*See Section 4.1*)

5.18.2 Zone Requirements

All Buildings and Structures

All Yards 10 m (32.81 ft)

5.18.3 Additional Provisions

- (a) *Accessory uses, buildings and structures*, special separation distances, parking, street frontage and other general provisions shall be in accordance with Section 4 of this By-law.

5.18.4 Exception Zones