

BY-LAW 83-303

LIST OF AMENDMENTS

| <u>BY-LAW NUMBER</u>                    | <u>ADOPTION DATE</u>     | <u>EXPLANATION</u>                                  | <u>LOCATION</u>   | <u>SPECIAL ZONE</u> |
|---|--------------------------|---|---|---------------------|
| 86-158                                  | June 25/86               | Resort Commercial                                   | Rem. of Pcl. 6073<br>Lot 9, Conc. 3, Lorne Twp  | C7-3                |
| 86-189                                  | Aug. 13/86               | Hwy Commercial Special<br>12 residential apts.      | Pcls. 18295 & 14498 SWS<br>Lot 11, Conc. 2, Graham Twp  | C6-2                |
| 86-192                                  | Aug. 13/86               | Hwy Commercial Special<br>18 Residential apts.      | Pcl. 12835 & remainder<br>Pcl. 14013 S.W.S.,<br>Lot 8, Conc. 4, Waters Twp                                      | C6-1                |
| 86-240                                  | Oct. 22/86               | Feed Store  | Pcls. 10742 & 14292<br>SWS, Lots 2 & 3, Conc. 4<br>Twp. of Louise   | A-1                 |
| <del>87-274</del><br>(See 94-246)       | <del>Oct. 14/87</del>    | <del>Cottage Industry<br/>and that portion of</del> | <del>Pts. 3 &amp; 4, 53R-8177</del><br><br>Niemi Road situated<br>between Hwy. 17 & the<br>realigned Niemi Road | <del>C6-3</del>     |
| 88-278                                  | Sept. 14/88              | No outdoor storage                                  | Pt. 1, 53R-11152, Lot 8,<br>Conc. 4, Waters Twp.  | M2-1                |
| 88-348                                  | Dec. 14/88               | Power line contract-<br>ing business                | Rem. Pcl. 7176, Lots 2<br>& 3, Conc. 1, Denison Twp.  | A-2                 |
| <del>89-188</del><br><del>98-254Z</del> | <del>Aug. 9/89</del>     | <del>Commercial Mall</del>                          | <del>Part 1 of Plan 53R-</del><br><del>12234, Lot 7, Conc. 5,</del><br><del>Waters Township</del>               | <del>C2-1</del>     |
| 92-54                                   | Oct. 1/92                | Seasonal  | Fairbank Lake   | R7.D1.25-1          |
| 94-246                                  | Aug. 10/94               | Day nursery, assembly<br>hall                       | Pcl. 28731, Pt. 1,<br>53R-12096 & 28729,<br>Pt. 4, 53R-8177, Lot 7,<br>Conc. 5, Waters Twp.                     | I-2                 |
| 95-25P<br>96-181Z                       | Feb. 8/95<br>Sept. 25/96 | Special Side Yards                                  | Plans M-425 & M-640,<br>SR-170 & 53R-5307, Lots<br>6 & 7, Conc. 1, Denison<br>Township                          | RU-3                |

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|--------------------------------------|-----------------------|---|---|---------------------------------|
| <del>95-83Z<br/>2001-248Z</del>      | <del>May 24/95</del>  | <del>Transport Terminal<br/>&amp; Mini Storage</del>      | <del>Pt. of Rem. Pcl. 21781,<br/>Pt. 1, 53R3794 &amp; Pt. 1<br/>53R5770 excl. Plan D333,<br/>Lot 4, Conc. 1, Denison<br/>Township</del> | <del>M1-1</del>                 |
| 95-179Z                              | Oct. 25/95            | Single residential<br>Special high water-<br>mark setback | Pcl. 12008, Pt. Lot 1,<br>M591, Lot 6, Conc. 2,<br>Waters Twp.  | R1.D2.5-3                       |
| 97-6Z                                | Jan. 15/97            | Class B Pit as an<br>Added Use                            | Pcl. 8329, Lot 7,<br>Conc. 4, Lorne Twp.  | A-3                             |
| 97-22Z                               | Mar. 26/97            | Multiple Residential                                      | Pcl. 29123 except Pts.<br>1 to 6, 53R-15873, Lot 7,<br>Conc. 5, Waters Twp.   | HR3D46.5-1                      |
| 97-189Z                              | Nov. 12/97            | Rooming House and<br>Support Services                     | Pt. 1, 53R-16064<br>Pt. 8, 53R-8177, Lot 7<br>Conc. 5, Waters Twp.  | HR3.D48-2<br>HR3.D36-2          |
| 98-13Z                               | Jan. 14/98            | Bait Shop & Fishing<br>Accessories                        | Pt. Pcl. 13462, Pt. 1,<br>53R-8319, Lot 9,<br>Conc. 4, Waters Twp.  | C6-4                            |
| <del>98-254Z</del>                   | <del>Dec. 9/98</del>  | <del>Seniors' Residence</del>                             | <del>Pt. 1, 53R-12234, Lot 7,<br/>Conc. 5, Waters Twp.</del>  | <del>C2-3</del>                 |
| <del>98-84Z<br/>See 2000-44Z</del>   | <del>May 13/98</del>  | <del>Existing Bldg setback</del>                          | <del>Pts. 2 to 9 incl., 53R-<br/>16079, Lot 9, Conc. 6,<br/>Waters Twp.</del>   | <del>RU-4</del>                 |
| <del>99-47Z</del>                    | <del>Mar. 10/99</del> | <del>Seniors' Development</del>                           | <del>Pcls. 28494, 25400, Pts.<br/>1-4, 53R-4125, Lot 7,<br/>Conc. 5, Waters Twp.</del>  | <del>C2-4<br/>See 99-271Z</del> |
| <del>99-271Z<br/>See 2002-243Z</del> | <del>Dec. 8/99</del>  | <del>Seniors' Development<br/>&amp; Commercial Mall</del> | <del>Pts. 1 &amp; 2, 53R-16585<br/>Lot 7, Conc. 5, Waters Twp.</del>  | <del>C2-5</del>                 |
| 2000-44Z<br>(Repeals 98-84Z)         | Mar. 8/00             | Existing Bldg setback                                     | Pts. 2-9, 53R-16079,<br>Lot 9, Conc. 1, Snider<br>Twp. & Lot 9, Conc. 6,<br>Waters Twp.   | RU-5                            |

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|-----------------------|----------------------|---|---|---------------------|
| 2000-179Z             | Sept. 27/00          | Quarry as Added Use                                     | Pcl. 11907, Lot 8, Conc. 4<br>Lorne Twp.  | A-4                 |
| 2001-72Z              | Mar. 13/01           | Camping Sites,<br>Seasonal dwellings                    | Pcl. 29285, Pt. 1, 53R12267<br>Lot 10, Conc. 1, Fairbank<br>Township                            | C7-4                |
| 2001-248Z<br>(95-83Z) | Oct. 11/01           | Transport terminal,<br>mini-storage and<br>machine shop | Pcl. 31297, Lot 4, Conc. 1,<br>Denison Twp.   | M1-2                |
| 2002-115Z             | Apr. 25/02           | Commercial School<br>Added Use                          | Lot 656, M-925, Pcl. 23592,<br>Lot 7, Con. 5, Waters Twp<br>(237 Sixth Ave)                     | C1-1                |
| 2002-157Z             | June 13/02           | Lanscaping, irrigation<br>& lawn care business          | Pcl. 30408, Pt 1, 53R15474<br>Lot 3, Con. 3, Waters Twp.<br>(115 Finnwood's Rd., Lively)        | RU-6                |
| 2002-243Z             | Aug. 22/02           | Seniors' Complex<br>Residential/Commercial              | Pts 1, 2, 53R16585, Lot 7,<br>Con 5 Waters Twp<br>(18 Jacobson Dr)                              | C2-6                |
| 2002-328Z             | Nov. 28/02           | Landscaping contractor                                  | Pcl. 19439, Pt 1,<br>SR2537& Pt. 1, SR2957,<br>Lot 8, Con. 4, Waters Twp.                       | R1.D18-4            |
| 2002-338Z             | Dec. 12/02           | Dwelling with chiro-<br>practor's office                | Pcl 24782, Lot 28, M531,<br>Lot 8, Con. 4 Waters Twp.   | R1.D18-5            |
| 2003-91Z              | April 24/03          | Tourist Resort  | Pt. Pcl. 6728 between<br>Spanish River Rd & Spanish<br>River, Lot 11, Con. 6,<br>Lorne Township | A-5                 |
| 2005-261Z             | Nov 10/05            | Guest Residence   | Parcel 6714 SWS, in Lots<br>1 and 2, Concession 5,<br>Township of Louise                        | A-6                 |
| 2006-194Z             | Aug 9/06             | Holding zone  | Lots 28 & 29, M-245,<br>Pcls 18457 & 24662 SWS,<br>Lot 12, Con 2, Graham Twp                    | HR1.D7.5            |
| 2006-195Z             | Aug 9/06             | Sanitation Business                                     | Pcl 2075 B SWS, Lot 2,<br>Con 1, Denison Twp  | C6-5                |

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|----------------------|----------------------|---|--|---------------------|
| 2008-67Z             | Mar 26, 2008         | Vehicles sales & rental Establishment     | PIN 73376-0337, Part 4, 53R-6274, Pts 1-5 and 10-13, 53R-14004, Lot 4, Con 5, Waters Twp   | M3-1                |
| 2008-105Z            | May 14, 2008         | Lawn Care business & apt units            | Pcl 10840 SWS, Part 2, 53R-15349, Lot 7, Con 5 Waters Twp  | RU-7                |
| 2008-298Z            | Dec10, 2008          | Medical Offices                           | PIN73378-0233, 73378-0280, 73378-0496, & 73378-0520, Pcls 20000, 24025, 19326 SWS, Lot 94, Plan 53M-1180, Lot 7, Con 4 Waters Township | I-4                 |
| 2009-86Z             | April 15, 2009       | Telerobotics & Automation Research Centre | Parcel 6433 SWS, SR-498 & SR-1388, Lot 1, Con 3 Township of Graham   | I-3                 |
| 2009-108Z            | April 29, 2009       | Seasonal Residential                      | Parcel 8077 SWS, Location FL6A, Part 1, 53R-12687 Township of Dieppe   | R7-2                |
| 2009-108Z            | April 29, 2009       | Seasonal Residential                      | Parcel 8077 SWS, Location FL6A, Part 1, 53R-12687 Township of Dieppe   | R7-2                |
| 2009-256Z            | Oct 28, 2009         | Reduced interior side yard                | Parts 1, 2, 3 & 4, 53R-19127, Lot 8, Concession 2, Township of Graham  | RU-8                |

PART VII: SPECIAL ZONES

SECTION 1 INTRODUCTION

(1) SCOPE OF SPECIAL ZONE PROVISIONS

Wherever a zone symbol on the Zone Maps is followed by a dash and a number, the lands so designated shall be subject to, and used in accordance with, all the provisions of this By-law applicable to the zone represented by such symbol except as otherwise specifically provided by the special provisions of the special zone set out in this Part.

SECTION 2 SPECIAL RESIDENTIAL ZONES

(I) SPECIAL SINGLE RESIDENTIAL ZONES - RI

(a) R1.D7.5-1 (SCHOOL BUS OPERATION)

South Side of Paul Street

[Graham Map 1](#) & [Graham Map 4](#)

Within any area designated R1.D7.5-1 on the Zone Maps, all provisions of this by-law applicable to RI Zones shall apply subject to the following modification:

(I) in addition to the uses permitted under Part III Section I (2), the following uses are permitted:

1. a bus parking area, repair garage and related accessory uses.

(b) R1.D7.5-2 (SCHOOL BUS OPERATION)

North Side of Paul Street

[Graham Map 1](#) & [Graham Map 4](#)

Within any area designated R1.D7.5-2 on the Zone Maps, all provisions of this by-law applicable to RI Zones shall apply subject to the following modifications:

(I) in addition to the uses permitted under Part III Section I (2), the following uses are permitted:

I. a bus parking area, repair garage and related accessory uses.

(2) Special Provisions

1. no building or structure nor the storage and dispensing of fuels shall be permitted on Lot 28, Plan M-245.

2. the required front yards on Paul Street and Graham Road shall be landscaped except for the 9 metre wide entrances.

(c) R1.D2.5-3 (SINGLE RESIDENTIAL - SPECIAL HIGH WATERMARK SETBACK) [Waters Map 4](#)

Within any area designated R1.D2.5-3 on the Zone Maps, all provisions of this by-law applicable to R1 Zones shall apply subject to the following modification:

(i) Notwithstanding Part 1, Section 12(5)(ii) no person shall erect a residential building closer than 20 metres to the high watermark of a navigable waterbody.

SECTION 2 SPECIAL RESIDENTIAL ZONES

(I) SPECIAL SINGLE RESIDENTIAL ZONES - RI (cont'd.)

(d) R1.D18-4 (LANDSCAPING CONTRACTOR)

[Waters Township Map 10](#)

Within any area zoned R1.D18-4 on the Zone Maps, all provisions of this by-law applicable to R1 Zones shall apply subject to the following modifications:

- (1) Notwithstanding Part III, Section 1, Subsection (2), the only permitted uses shall be a landscaping contractor's business and related accessory uses which, among other uses, may include a maintenance shop, a rental shop, an office and storage.
- (2) That the only permitted building shall be the existing building restricted to its existing size.
- (3) Notwithstanding Part III, Section 1, Subsection (3)(m), one (1) business identification wall sign with a maximum sign area of 1 m<sup>2</sup> each shall be permitted facing each exterior yard.

(e) R1.D18-5 (DWELLING WITH CHIROPRACTOR'S OFFICE)

[Waters Township Map 10](#)

Within any area zoned R1.D18-5 on the Zone Maps, all provisions of this by-law applicable to R1 Zones shall apply subject to the following modifications:

- (i) In addition to the uses permitted in Part III, Section 1, Subsection (2), a chiropractor's office together with a single dwelling within the same building shall be permitted.
- (ii) That the chiropractor's office shall be restricted to a maximum net floor area of 150 m<sup>2</sup>.
- (iii) That parking for the chiropractor be provided at a minimum ratio of 1 space per 30 m<sup>2</sup> of net floor area.
- (iv) That the following signage be permitted in conjunction with the chiropractor's office:
  1. one ground sign, single-sided, with a maximum sign area of 2.8 m<sup>2</sup>, a maximum height of 1.5 m, located outside of the sight triangle and a minimum of 3 m from other lot lines.
  2. one projecting sign having a maximum sign area of 1.8 m<sup>2</sup>.

SECTION 2 SPECIAL RESIDENTIAL ZONES

(I) SPECIAL SINGLE RESIDENTIAL ZONES - RI (cont'd.)

(e) R1.D18-5 (cont'd.)

- (v) The subject property is designated as an area of "Site Plan Control" pursuant to Section 41 of the Planning Act, R.S.O. 1990, Chapter p.13. Prior to the issuance of a building permit for the introduction of the chiropractor's office, the owner shall enter into a site plan control agreement with the City of Greater Sudbury.



SECTION 2

SPECIAL RESIDENTIAL ZONES (cont'd.)

(2) SPECIAL DOUBLE RESIDENTIAL ZONES - R2

## (3) SPECIAL MEDIUM DENSITY RESIDENTIAL ZONES - R3

(a) HR3D46.5-1 (MULTIPLE RESIDENTIAL)  
[Waters Township Map 13](#)

Within any area designated R3.D46.5-1 on the Zone Maps, all provisions of this By-law applicable to R3 Zones shall apply subject to the following modifications:

- (i) Notwithstanding Part III, Section 3, Subsection (2), the maximum number of dwelling units shall not exceed 120.
- (ii) Notwithstanding Part III, Section 3, Subsection (3)(j), the maximum height shall not exceed 4 storeys.
- (iii) Item (a)(i) shall only become operative upon the removal of the «H» Holding symbol.

Under the «H» symbol all provisions of R3.D46.5-1 continue to apply except that the maximum number of dwelling units shall not exceed 30 and they must be serviced by the Naughton Sewage Treatment Plant. The «H» Holding symbol shall not be removed until sewage capacity is or will be made available to the satisfaction of both the Commissioner of Public Works and the Ministry of Energy and Environment.

(b) HR3.D36-2 & HR3.D48-2 (ROOMING HOUSE & SUPPORT SERVICES) [Waters Township Map 13](#)

Within any area designated R3.D36-2 or R3.D48-2 on the Zone Maps, all provisions of this by-law applicable to R3 Zones shall apply subject to the following modifications:

- (i) In addition to the uses permitted in Subsection (2) of Section 3 of Part III, rooming house, medical office, convenience store and personal service shop uses shall be permitted.
- (ii) Notwithstanding Paragraph (j) of Subsection (3) of Section 3 of Part III, a maximum building height of 4 storeys shall be permitted.
- (iii) Notwithstanding Paragraph (k) of Subsection (3) of Section 3 of Part III, there shall be no maximum number of dwelling units per building.
- (iv) Notwithstanding Paragraph (g) of Subsection (3) of Section 3 of Part III, a minimum building setback of 30 metres shall be provided from the northerly property line of Part 8, Plan 53R-8177.

## (3) SPECIAL MEDIUM DENSITY RESIDENTIAL ZONES - R3 (cont'd.)

## (b) HR3.D36-2 &amp; HR3.D48-2 (cont'd.)

- (v) Privacy yards shall be set back a minimum of 25 metres from the easterly property line of Part 8, Plan 53R-8177.
- (vi) No rooming house shall contain more than 50 guest rooms and only 1 rooming house shall be permitted within the total area zoned R3.D36-2 and R3.D48-2.
- (vii) This Paragraph and Clauses (i) to (vi) inclusive shall only become operative upon removal of the «H», Holding symbol.

Until such time as the «H» symbol has been removed by amendment to this By-law by Council, the only permitted use shall be an existing single dwelling. The «H» Holding symbol in this By-law shall only be removed by Council of the Regional Municipality of Sudbury pursuant to Section 36 of The Planning Act, R.S.O. 1990, provided that the following conditions are first satisfied:

1. The owner has entered into an agreement with the Regional Municipality of Sudbury to the satisfaction of the Regional Commissioner of Public Works and the Regional Solicitor to carry out any improvements to the municipal downstream sanitary sewer system that may be required with respect to those lands described as Part 1, Plan 53R-16064. This condition pertains to removal of the «H» symbol only with respect to Part 1, Plan 53R-16064 and shall not preclude removal of the «H» symbol with respect to the balance of the subject lands in accordance with the conditions of this clause.
2. The owner has undertaken a detailed noise study prepared by a qualified professional pursuant to Ministry of the Environment and Energy Environmental Noise Assessment Guidelines which addresses the proposed development. The recommendations contained within the detailed noise study shall be incorporated into a Site Plan Control Agreement which the owner shall enter into with the Regional Municipality of Sudbury pursuant to Section 41 of The Planning Act, R.S.O. 1990 prior to removal of the «H» symbol.

(Note: Please be advised that the lands zoned R3.D36-2 are also subject to A Notice of Agreement Instrument Number 855337 concerning maximum development permitted with respect to municipal sewage capacity.)

SECTION 2

SPECIAL RESIDENTIAL ZONES (cont'd.)

- (4) HIGH RISE MULTIPLE RESIDENTIAL - R5

SECTION 2 SPECIAL RESIDENTIAL ZONES (cont'd.)

(7) SEASONAL RESIDENTIAL ZONES - R7

(a) R7.D1.25-1 (FAIRBANK LAKE SEASONAL RESIDENTIAL)

[Trill Map 1](#), [Trill Map 4](#) & [Trill Map 7](#)  
[Drury Township Map 16](#)  
[Fairbank Map 2](#), [Fairbank Map 3](#), [Fairbank Map 6](#), & [Fairbank Map 9](#)  
[Denison Township Map 18](#)

Within any area designated R7.D1.25-1 on the Zone Maps, all provisions of this by-law applicable to R7 Zones shall apply subject to the following modifications:

(l) Special Provisions

1. water frontage (minimum) 80 metres
2. building setback from the waterbody for main and accessory buildings, other than boathouses, pump houses and docks 25 metres

(b) R7-2 (Seasonal Residential)

[Dieppe Map 14](#)

Notwithstanding any other provision hereof to the contrary, within any area designated R7-2 on the Zone Maps, all provisions of this by-law applicable to the "R7", Seasonal Residential zone shall apply subject to the following modifications:

- i) That the only permitted uses shall be one (1) seasonal dwelling, one (1) private cabin, and related accessory uses; and,
- ii) That the minimum lot frontage at the limit of the shoreline reserve shall be 37 metres.

SECTION 2

SPECIAL RESIDENTIAL ZONES (cont'd.)

- (8) SPECIAL MOBILE HOME RESIDENTIAL ZONES - R8

## SECTION 3

## COMMERCIAL ZONES

## (1) SPECIAL LOCAL COMMERCIAL ZONES - C1

- (a) C1-1 (COMMERCIAL SCHOOL ADDED USE)  
[Waters Map 13](#) and [Waters Map16](#)

Within any area designated C1-1 on the Zone Maps, all provisions of this By-law applicable to C-1 Zones shall apply subject to the following modification:

- i) In addition to those uses permitted under Part IV, Section 1, Subsection (2), a commercial school for the teaching of folk art painting and craft painting shall be permitted.

## SECTION 3

## COMMERCIAL ZONES (cont'd.)

## (2) SPECIAL GENERAL COMMERCIAL ZONES - C2

~~(a) C2-1 (COMMERCIAL MALL) By-law 98-254Z  
Waters Map 13~~

~~Within any area designated "C2-1" on the Zone Maps, all provisions of this by-law applicable to "C2" zones shall apply subject to the following modification:~~

- ~~(1) The maximum gross floor area for all buildings shall not exceed 3,700 square metres.~~

~~(c) C2-3 (SENIORS' RESIDENCE) By-law 99-47Z  
Waters Map 13~~

~~Within any area designated "C2-3" on the Zone Maps, all provisions of this by-law applicable to "C2" Zones shall apply subject to the following modifications:~~

- ~~i) The only permitted uses shall be as follows:~~

- ~~1. Either "a residential building containing a maximum of 60 guest rooms designed for seniors or residents thereof who require nursing and/or homecare, together with centralized kitchen and dining facilities"; or a 60 unit apartment building; or a combination of seniors guest rooms and apartments not exceeding a total of 60; and~~
- ~~2. Personal service shops, professional offices, convenience store and pharmacy, provided that the total floor area shall not exceed 744 square metres.~~

- ~~ii) Parking for any residential component on the site shall be provided in accordance with the following:~~

~~seniors guest rooms: 0.5 spaces for each of the first 30 guest rooms, plus 0.25 spaces for each additional guest room~~

~~apartment units: 1.5 spaces per dwelling unit~~

- ~~iii) Not more than 60 guest rooms, or apartment units, or combination thereof shall be permitted in a single building containing not more than one storey and no easterly side yard shall be required for the connecting structure to the residential development on the lands to the east.~~



SECTION 3 COMMERCIAL ZONES (cont'd.)

~~(d) C2-4 (SENIORS' DEVELOPMENT) 99-271Z~~

~~Within any area designated "C2-4" on the Zone Maps, all provisions of this by-law applicable to "C2" Zones shall apply subject to the following modifications:~~

~~i) The only permitted uses shall be as follows:~~

- ~~1. A maximum of 60 guest rooms designed for seniors or residents thereof who require nursing and/or homecare, together with centralized kitchen and dining facilities; and~~
- ~~2. A maximum of 80 dwelling units; and~~
- ~~3. Personal service shops, offices and retail stores, provided that the total floor area shall not exceed 1,673 square metres.~~

~~ii) Parking for any residential component on the site shall be provided in accordance with the following:~~

~~seniors' guest rooms: 0.5 spaces for each of the first 30 guest rooms, plus 0.25 spaces for each additional guest room~~

~~apartment units: 1.5 spaces per dwelling unit~~

~~iii) Notwithstanding Clause (xxxv) of Subsection (2) of Section 2 of Part IV, all of the permitted uses shall be allowed within a single interconnected building, containing not more than 3 storeys.~~

~~iv) Prior to the issuance of a building permit for the subject lands, the owner shall agree to carry out any improvements to the municipal water supply that may be required in order to provide adequate domestic and fire flows to the satisfaction of the Commissioner of Public Works and the Regional Solicitor.~~

## SECTION 3 COMMERCIAL ZONES (cont'd.)

- ~~(e) C2-5 (SENIORS' DEVELOPMENT & COMMERCIAL MALL)  
 -Waters Map 13 By-law 2002-243Z~~

~~Within any area designated "C2-5" on the Zone Maps, all provisions of this By-law applicable to "C2" Zones shall apply subject to the following modifications:~~

- ~~i) The only permitted uses on Part 1, Plan 53R-16585 shall be as follows:~~

- ~~1. A maximum of 60 guest rooms designed for seniors or residents thereof who require nursing and/or homecare together with centralized kitchen and dining facilities; and~~
- ~~2. A maximum of 80 dwelling units.~~

- ~~ii) The only permitted uses on Part 2, Plan 53R-16585 shall be as follows:~~

- ~~1. Personal service shops, offices, retail stores and a restaurant, provided that the total floor area shall not exceed 1,673 square metres.~~

- ~~iii) Parking for any residential component on the site shall be provided in accordance with the following:~~

- ~~seniors' guest rooms: 0.5 spaces for each of the first 30 guest rooms plus 0.25 spaces for each additional guest room~~
- ~~apartment units: 1.5 spaces per dwelling unit~~

- ~~iv) Notwithstanding Clause (xxxv) of Subsection (2) of Section 2 of Part IV, all of the permitted uses shall be allowed within a single interconnected building, containing not more than 3 storeys.~~

- ~~v) Notwithstanding Paragraph (f) of Subsection (3) of Section 2 of Part IV, interior side yard width requirements shall not apply to prevent the connection of the residential building on Part 1, Plan 53R-16585 to the commercial building on Part 2, Plan 53R-16585.~~

- (f) C2-6 (SENIORS COMPLEX - RESIDENTIAL/COMMERCIAL)  
[Waters Map 9](#), [Waters Map 10](#), [Waters Map 12](#) & [Waters Map 13](#)

Within any area designated "C2-6" on the Zone Maps, all provisions of this By-law applicable to "C2" Zones shall apply subject to the following modifications:  
 (cont'd.)

## SECTION 3 COMMERCIAL ZONES (cont'd.)

## C2-6 (cont'd.)

- i) The only permitted uses on Part 1, Plan 53R-16585 saving and excepting Part 2, Plan 53R-17181, shall be as follows:
  - 1. A maximum of 60 guest rooms designed for seniors or residents thereof who require nursing and/or homecare together with centralized kitchen and dining facilities; and
  - 2. A maximum of 80 dwelling units.
- ii) The only permitted uses on Part 2, Plan 53R-16585 saving and excepting Part 1, Plan 53R-17181, shall be as follows:
  - 1. A maximum of 25 guest rooms designed for seniors or residents thereof who require nursing and/or homecare together with centralized kitchen and dining facilities.
  - 2. Personal service shops, offices, retail stores and a restaurant, provided that the total floor area shall not exceed 1,339 square metres.
- iii) The only permitted uses on Parts 1 and 2, Plan 53R-17181, shall be as follows:
  - 1. Personal service shops, offices, retail stores and a restaurant, provided that the total floor area shall not exceed 334 square metres.
- iv) Parking for any residential component on the site shall be provided in accordance with the following:
  - seniors' guest rooms: 0.5 spaces for each of the first 30 guest rooms  
plus 0.25 spaces for each additional guest room
  - apartment units: 1.5 spaces per dwelling unit
- v) Notwithstanding Clause (xxxv) of Subsection (2) of Section 2 of Part IV, all of the permitted uses shall be allowed within a single interconnected building, containing not more than 3 storeys.
- vi) Notwithstanding Paragraph (f) of Subsection (3) of Section 2 of Part IV, interior side yard width requirements shall not apply to prevent the connection of the residential building to the commercial building.

SECTION 3 COMMERCIAL ZONES (cont'd.)

C2-6 (cont'd.)

- vii) Notwithstanding Paragraph (g) of Subsection (3) of Section 2 of Part IV, no rear yard shall be required on Parts 1 and 2, Plan 53R-17181.
- viii) Notwithstanding Paragraph (c) of Subsection (3) of Section 2 of Part IV, the minimum lot depth of Parts 1 and 2, Plan 53R-17181 shall be 34.6 m.

(g) C2-7 (Building Supply Yard)

[Waters Map 9](#)

Notwithstanding any other provision hereof to the contrary, within any area designated C2-7 on the Zone Maps, all provisions of this by-law applicable to "C2", General Commercial Zones shall apply subject to the following modifications:

- (i) in addition to the uses permitted in a C2 zone a building supply yard shall also be permitted.

(3) (reserved for future use)

(4) (reserved for future use)

(5) SPECIAL SHOPPING CENTRE COMMERCIAL ZONES - C5

## SECTION 3 COMMERCIAL ZONES (cont'd.)

## (6) SPECIAL HIGHWAY COMMERCIAL ZONES - C6

## (a) C6-1 (HIGHWAY COMMERCIAL SPECIAL - RESIDENTIAL APTS.)

[Waters Map 10](#)

Notwithstanding any other provision of this by-law to the contrary, within any area designated C6-1 on the Zone Maps, the following special provisions shall apply:

- (i) Uses Permitted
  1. any use permitted in a C6 Zone;
  2. group dwellings with or without a permitted commercial use up to a maximum of eighteen (18) units.

## (b) C6-2 (HIGHWAY COMMERCIAL SPECIAL - RESIDENTIAL APTS.)

[Graham Map 4](#)

Notwithstanding any other provision of this by-law to the contrary, within any area designated C6-2 on the Zone Maps, the following special provisions shall apply:

- (i) Uses Permitted
  1. any use permitted in a C6 Zone;
  2. group dwellings and apartment dwellings with or without a permitted commercial use up to a maximum of twelve (12) units.

~~(c) C6-3 (COTTAGE INDUSTRY) 94-245 & 94-246~~~~[Waters Map 13](#)~~

~~Notwithstanding any other provision of this by-law to the contrary, within any area designated C6-3 on the Zone Maps, the following special provisions shall apply:~~

- ~~(1) Notwithstanding Part IV, Section 6(2), the only permitted uses shall be the following:
 
  1. an eat-in restaurant
  2. craft shop which may retail supplies and finished products
  3. private school for arts and crafts including quilting
  4. art gallery and museum
  5. blacksmith shop
  6. one dwelling unit
  7. accessory uses
  8. any use permitted in all zones under Section 17 of Part II.~~
- ~~(2) Notwithstanding Part IV, Section 6(3)(q), no building or structure shall be permitted within 30 metres of the westerly lot line.~~

SECTION 3 COMMERCIAL ZONES (cont'd.)

(6) SPECIAL HIGHWAY COMMERCIAL ZONES - C6 (cont'd.)

(d) C6-4 (BAIT SHOP AND FISHING ACCESSORIES)

[Waters Map 7](#) and [Waters Map 10](#)

Within any area designated C6-4 on the Zone Maps, all provisions of this by-law applicable to C6 Zones shall apply subject to the following modification:

- (i) In addition to those uses permitted under Part IV, Section 6, Subsection (2), a bait shop and fishing accessories store shall be permitted.

(e) C6-5 (SANITATION BUSINESS)

[Denison Township Map 1](#)

Within any area designated C6-5 on the Zone Maps, all provisions of this by-law applicable to C6 Zones shall apply subject to the following modification:

- (i) In addition to those uses permitted under Part IV, Section 6, Subsection (2), a sanitation business office and related accessory equipment and supply storage and accessory vehicle garage and parking shall be permitted.

## SECTION 3 COMMERCIAL ZONES (cont'd.)

## (7) SPECIAL RESORT COMMERCIAL ZONES - C7

## (a) C7-1 (RESORT COMMERCIAL)

[Denison Township Map I8](#), [Fairbank Township Map 3](#)

Within any area designated C7-1 on the Zone Maps, all provisions of this by-law applicable to C7 Zones shall apply subject to the following modifications:

- (1) Notwithstanding Part IV Section 7(2), the only permitted uses shall be the following:
  1. a camping ground containing not more than 100 campsites restricted to Parcel 7288 in Lot 10, Concession VI, Township of Denison.
  2. ~~ten (10) seasonal dwellings, a marina, one single detached dwelling and a restaurant restricted to Parcel 8095 in Lot 10, Concession I, Township of Fairbank. **By-law 2001-72Z**~~
  3. accessory uses.

## (b) C7-2 (RESORT COMMERCIAL)

[Denison Township Map I8](#)

Within any area designated C7-2 on the Zone Maps, all provisions of this by-law applicable to C7 Zones shall apply subject to the following modifications:

- (l) Notwithstanding Part IV Section 7(2), the only permitted uses shall be the following:
  1. a marina
  2. five seasonal dwellings
  3. accessory uses.

## (c) C7-3 (RESORT COMMERCIAL)

[Lorne Township Map 9](#)

Within any area designated C7-3 on the Zone Maps, all provisions of this by-law applicable to C7 Zones shall apply subject to the following modifications:

- (l) Notwithstanding Part IV, Section 7(2), the only permitted uses shall be the following:
  1. a two family dwelling
  2. a camping ground
  3. a convenience store
  4. a marina
  5. a refreshment room
  6. accessory uses.

SECTION 3 COMMERCIAL ZONES (cont'd.)

(7) SPECIAL RESORT COMMERCIAL ZONES - C7 (cont'd.)

(d) C7-4 (CAMPING SITES & SEASONAL DWELLINGS INTERCHANGEABLE)

[Fairbank Township Map 3](#)

Within any area designated C7-4 on the Zone Maps, all provisions of this by-law applicable to C7 Zones shall apply subject to the following modifications:

- (1) Notwithstanding Part IV, Section 7(2), the only permitted uses shall be the following:
  1. Ten seasonal dwellings or ten camping sites interchangeably in any combination provided that the combined total of seasonal dwellings plus camping sites does not exceed ten; a marina; one single dwelling; and a restaurant.
  2. Accessory uses.
- (2) For purposes of this By-law, each camping site shall be entitled to a maximum of one recreational vehicle and a maximum of two accessory tents.



SECTION 4 SPECIAL INDUSTRIAL ZONES

~~(1) SPECIAL MIXED LIGHT INDUSTRIAL SERVICE COMMERCIAL ZONES - MI~~

~~(a) M1-1 (TRANSPORT TERMINAL AND MINI STORAGE)  
Denison Map 1~~

~~Within any area designated M1-1 on the Zone Maps, all provisions of this By-law applicable to M1 Zones shall apply subject to the following modifications:~~

~~(1) Notwithstanding Part V, Section 1(2), the only permitted uses shall be the following:~~

- ~~(i) a transport terminal~~
- ~~(ii) a mini-storage and rental facility~~
- ~~(iii) any use permitted in all zones under Section 17 of Part II.~~

~~(2) Notwithstanding Part V, Section 1(3)(m), open storage shall be permitted only within those areas identified for storage purposes by way of a registered Site Plan Control Agreement. 2001-248Z~~

(b) M1-2 (TRANSPORT TERMINAL, MINI-STORAGE & MACHINE SHOP)  
[Denison Map 1](#)

Within any area designated M1-2 on the Zone Maps, all provisions of this By-law applicable to M1 Zones shall apply subject to the following modifications:

(i) Notwithstanding Part V, Section 1, Subsection (2), the only permitted uses shall be the following:

1. a transport terminal,
2. a mini-storage and rental facility,
3. a machine shop,
4. any use permitted in all zones under Section 17 of Part II.

(ii) Notwithstanding Part V, Section 1, Subsection (3), Paragraph (m), open storage shall be permitted only within those areas identified for storage purposes by way of a registered Site Plan Control Agreement.

SECTION 4 SPECIAL INDUSTRIAL ZONES (cont'd.)

(2) SPECIAL LIGHT INDUSTRIAL ZONES - M2

(a) M2-1 (NO OUTDOOR STORAGE)  
[Waters Map 16](#)

Within any area designated M2-1 on the Zone Maps, all provisions of this by-law applicable to M2 Zones shall apply subject to the following modifications:

- (i) Notwithstanding Paragraph (m) of Part V, Section 2, Subsection (3), no open storage shall be permitted.
- (ii) Notwithstanding Paragraphs (h) and (k) of Part V, Section 2, Subsection (3), the existing building shall be permitted.

SECTION 4 SPECIAL INDUSTRIAL ZONES (cont'd.)

(3) SPECIAL HEAVY INDUSTRIAL ZONES - M3

(a) M3-1 (VEHICLE SALES OR RENTAL ESTABLISHMENT)

[Waters Map 11](#) and [Waters Map 12](#)

Notwithstanding any other provision hereof to the contrary, within any area designated M3-1 on the Zone Maps, all provisions of this by-law applicable to M3 Zones shall apply subject to the following modifications:

- (i) In addition to those uses permitted under Part V, Section 3, Subsection (2), a vehicle sales or rental establishment, other than an automotive dealership, shall be permitted.

(ii) VII-15

SECTION 4 SPECIAL INDUSTRIAL ZONES (cont'd.)

(4) SPECIAL MINING INDUSTRIAL ZONES - M4

SECTION 4 SPECIAL INDUSTRIAL ZONES (cont'd.)

(5) SPECIAL EXTRACTIVE INDUSTRIAL ZONES - M5

SECTION 4 SPECIAL INDUSTRIAL ZONES (cont'd.)

- (6) SPECIAL SALVAGE AND WASTE INDUSTRIAL ZONES - M6

## SECTION 5 SPECIAL INSTITUTIONAL AND OPEN SPACE ZONES

### (1) SPECIAL INSTITUTIONAL ZONES - I

#### (a) I-1 (SPECIAL INDUSTRIAL) [Graham Township Map 5](#)

Within any area designated I-1 on the Zone Maps, all provisions of this by-law applicable to I Zones shall apply subject to the following modifications:

(l) in addition to the uses permitted under Part VI, Section I(2), the following use is permitted:

- I. a light industrial use restricted within the existing building provided there is no outside storage and no retailing from the property.

#### (b) I-2 (DAY NURSERY, ASSEMBLY HALL & MEETING FACILITIES) [Waters Township Map 13](#)

Within any area designated I-2 on the Zone Maps, all provisions of this by-law applicable to I Zones shall apply subject to the following modification:

(i) Notwithstanding Part VI, Section 1(2), the only permitted uses shall be the following:

1. a day nursery and assembly hall or meeting facilities for civic, social and recreational events being restricted to Part 4, Plan 53R-8177.
2. a driveway access for any adjoining lands being restricted to Part 1, Plan 53R-12096.
3. accessory uses.

- (c) I-3 (TELEROBOTICS AND AUTOMATION RESEARCH CENTRE)  
[Graham Township Map 5](#)

Within any area designated I- 3 on the Zone Maps, all provisions of this by-law applicable to I Zones shall apply subject to the following modifications:

- (i) In addition to the uses permitted under Part VI, Section I(2), the following uses are permitted:
1. light industrial uses which for the purposes of the lands zoned I-3 are defined as a light industrial use engaged in or used for research and development, the manufacturing and assembly of electronic, robotic, automated and software systems and products and the warehousing or storing of related goods or material indoors.
  2. office uses accessory to a permitted use and related office uses.

- (e) I-4 Institutional Special (medical offices)  
[Waters Township Map 10](#)

Notwithstanding any other provision hereof to the contrary, within any area designated I-4 on the Zone Maps, all provisions of this by-law applicable to Institutional Zones shall apply subject to the following modifications:

- (i) In addition to the uses permitted in the Institutional zone medical offices shall also be permitted.



SECTION 5 SPECIAL INSTITUTIONAL AND OPEN SPACE ZONES (cont'd.)

(2) SPECIAL PUBLIC PARK ZONES - P

SECTION 5 SPECIAL INSTITUTIONAL AND OPEN SPACE ZONES (cont'd.)

(3) SPECIAL OUTDOOR RECREATION ZONES - OR

## SECTION 5 SPECIAL INSTITUTIONAL AND OPEN SPACE ZONES (cont'd.)

## (4) SPECIAL RURAL ZONES - RU

## (a) RU-1 (TRAILER PARK)

[Graham Township Map 3](#)

Within any area designated RU-1 on the Zone Maps, all provisions of this by-law applicable to RU Zones shall apply subject to the following modifications:

- (l) in addition to the uses permitted under Part VI, Section 4(2), the following uses are permitted:
  1. a commercial campground, trailer park and related accessory uses
  - (2) notwithstanding Part VI, Section 4(3)(0)(ii)2, the ground sign may have a sign area not exceeding 6 square metres per sign face or 12 square metres in total.

## (b) RU-2 (FAIRBANK SECONDARY PLAN RURAL)

Within any area designated RU-2 on the Zone Maps, all provisions of this by-law applicable to RU Zones shall apply subject to the following modifications:

- (1) Notwithstanding Part VI, Section 4(2), the only permitted uses shall be the following:
  - (i) an agricultural use
  - (ii) a forestry use except sawmills
  - (iii) a public use
  - (iv) a public utility
  - (v) any one of the following dwellings:
    1. a single detached dwelling
    2. a mobile home dwelling mounted on a permanent foundation; or
    3. a seasonal dwelling on a legal existing waterfront lot; or
  - (vi) any use permitted in all zones under Section 17 of Part II.

## (c) RU-3 (SPECIAL SIDE YARDS) (96-181Z)

[Denison Map 2](#)

Within any area designated RU-3 on the Zone Maps all provisions of this by-law applicable to RU Zones shall apply subject to the following modifications:

- (i) The minimum corner side yard width shall be 4.5 metres;
- (ii) The minimum interior side yard width shall be 1.2 metres, plus 0.6 metres for each full storey above the first storey abutting such yard;
- (iii) The maximum lot coverage shall not exceed 25%.

## SECTION 5 SPECIAL INSTITUTIONAL AND OPEN SPACE ZONES (cont'd.)

## (4) SPECIAL RURAL ZONES - RU (cont'd.)

~~(d) RU-4 (EXISTING BUILDING SETBACK)~~~~Waters Township Maps 10 and 13 2000-44Z~~~~Within any area designated RU-4 on the Zone Maps, all provisions of this By-law applicable to RU zones shall apply subject to the following modifications:~~

- ~~(i) Notwithstanding Part VI, Section 4, Subsection (3), Paragraph (a) the minimum permitted lot area shall be 44,678 sq. ft.~~
- ~~(ii) Notwithstanding Part VI, Section 4, Subsection (3), Paragraphs (d), (f), and (g) the yards of existing buildings are permitted.~~

## (e) RU-5 (EXISTING BUILDING SETBACK)

[Waters Township Map 16](#), [Snider Township Map 3](#)

Within any area designated RU-5 on the Zone Maps, all provisions of this By-law applicable to RU zones shall apply subject to the following modifications:

- (i) Notwithstanding Part VI, Section 4, Subsection (3), Paragraph (a) the minimum permitted lot area shall be 44,678 sq. ft.
- (ii) Notwithstanding Part VI, Section 4, Subsection (3), Paragraphs (d), (f) and (g), the yards of existing buildings are permitted.

## (f) RU-6 (LANDSCAPING, IRRIGATION AND LAWN CARE BUSINESS)

[Waters Map 5](#) and [Waters Map 8](#)

Within any area zoned RU-6 on the Zone Maps, all provisions of this By-law applicable to RU Zones shall apply subject to the following modifications:

1. In addition to uses permitted under Part VI, Section 4, Subsection (2), the following shall be permitted:
  - (i) a landscaping, irrigation and lawn care business together with the residence of the business owners;
  - (ii) the following uses accessory to the landscaping, irrigation and lawn care business:
    1. an 8 ft. by 8 ft. storage building
    2. a 30 ft. by 50 ft. equipment and supply shelter

(cont'd.)

SECTION 5 SPECIAL INSTITUTIONAL AND OPEN SPACE ZONES (cont'd.)

(4) SPECIAL RURAL ZONES - RU (cont'd.)

(f) RU-6 (cont'd.)

3. an office with a maximum net floor area of 215 sq. ft.
  4. outside storage located a minimum distance of 100 feet from Finwoods Road.
2. The storage building and equipment shelter accessory to the business be set back a minimum of 2.1 feet from the east property boundary.

(h) RU-7 (LAWN CARE BUSINESS AND APARTMENT UNITS)

[Waters Map 12](#) & [Waters Map 13](#)

Notwithstanding any other provision hereof to the contrary, within any area designated RU-7 on the Zone Maps, all provisions of this by-law applicable to RU Zones shall apply subject to the following modifications:

- (i) In addition to those uses permitted under Part VI, Section 4, Subsection (2), a landscaping, irrigation and lawn care business and four (4) apartment dwelling units shall be permitted.

(i) **RU-8 (Reduced interior side yard)**

[GRAHAM MAP 3](#)

Notwithstanding any other provision hereof to the contrary, within any area designated RU-8 on the Zone Maps, all provisions of this by-law applicable to the "RU", Rural zone shall apply subject to the following modification:

- i) The minimum easterly interior side yard setback shall be 3 metres.

## SECTION 5 SPECIAL INSTITUTIONAL AND OPEN SPACE ZONES (cont'd.)

## (5) SPECIAL AGRICULTURAL RESERVE ZONES - A

- (a) A-1 (FEED STORE)  
[Louise Township Map 18](#)

Within any area designated A-1 on the Zone Maps all provisions of this by-law applicable to A Zones shall apply subject to the following modifications:

- (l) in addition to the uses permitted under Part VI, Section 5(2), the following use is permitted:
- I. a feed store.

- (b) A-2 (POWER LINE CONTRACTING BUSINESS)  
[Denison Township Map 1](#)

Within any area designated A-2 on the Zone Maps, all provisions of this by-law applicable to A Zones shall apply subject to the following modifications:

- (i) in addition to the uses permitted under Part VI, Section 5(2), the following uses are permitted:
1. the warehousing and storage of electrical equipment for the construction of high voltage power lines and related accessory uses including the repair and servicing of equipment, outdoor storage and administrative offices.
- (ii) notwithstanding Part VI, Section 5, Subsection (3), Paragraphs (d) to (g) inclusive, the location of existing buildings shall be permitted and new buildings must be setback a minimum of 50 metres from all property boundaries.
- (iii) notwithstanding Part VI, Section 5, Subsection (3), Paragraph (h), the maximum total gross floor area for the subject property shall be 1,730m<sup>2</sup>.
- (iv) the property is hereby designated as a "site plan control area" pursuant to Section 40(2) of the Planning Act, as amended, and that no development which would bring the total gross floor area of the property above 801 m<sup>2</sup> will be permitted unless the owners enter into an Agreement with The Regional Municipality of Sudbury regarding the facilities to be provided in accordance with the approved plan of development.

SECTION 5 SPECIAL INSTITUTIONAL AND OPEN SPACE ZONES (cont'd.)

(5) SPECIAL AGRICULTURAL RESERVE ZONES - A (cont'd.)

(c) A-3 (CLASS B PIT AS AN ADDED USE)  
[Lorne Map 8](#) and [Lorne Map 11](#)

Within any area designated A-3 on the Zone Maps, all provisions of this By-law applicable to A Zones shall apply subject to the following modification:

1. In addition to those uses permitted in Subsection (2) of Section 5 of Part VI, a pit operated under the authority of a Class 'B' license in accordance with the Aggregate Resources Act, S.O. 1989 as amended, shall be permitted on that part of Parcel 8329 Sudbury West Section lying within the Southwest one-quarter of the South one-half of Lot 7, Concession 4, Township of Lorne, in the Town of Walden.

(d) A-4 (QUARRY AS ADDED USE)  
[Lorne Map 11](#) and [Lorne Map 12](#)

Within any area designated A-4 on the Zone Maps, all provisions of this By-law applicable to A Zones shall apply subject to the following modification:

1. In addition to those uses permitted in Subsection (2) of Section 5 of Part VI, a quarry licensed in accordance with the Aggregate Resources Act, R.S.O. 1990, c. A.8, as amended, and related accessory uses including crushing, shall be permitted.
2. Quarrying and related accessory uses shall be set back a minimum of 150 m from Part 1, on Plan SR-207.

(e) A-5 (TOURIST RESORT)  
[Lorne Map 15](#) and [Lorne Map 18](#)

Within any area zoned A-5 on the Zone Maps, all provisions of this By-law applicable to A Zones shall apply subject to the following modification:

1. In addition to normal "A", Agricultural Reserve uses, a tourist resort with a maximum of 10 cabins and 5 tent sites, the owner's residence and other related accessory uses shall be permitted.

(f) A-6 (GUEST RESIDENCE)  
[Louise Township Map 14](#)

Within any area designated A-6 on the Zone Maps, all provisions of this by-law applicable to A zones shall apply subject to the following modification:

- (i) In addition to the uses permitted in Part VI, Section 5, Subsection (2) a single detached dwelling with an accessory guest residence shall be permitted.



BY-LAW 83-303  
LIST OF SPECIAL ZONES

| <u>SPECIAL ZONE</u>                   | <u>BY-LAW NO.</u>                       | <u>LOCATION</u>  | <u>EXPLANATION</u>                                     |
|---------------------------------------|---|--|--|
| R1.D7.5-1                             | -                                       | Graham Maps 1, 4   | School bus operation                                   |
| R1.D7.5-2                             | -                                       | Graham Maps 1, 4   | school bus operation                                   |
| R7.D1.25-1                            | -<br>92-54                              | Trill Maps 1, 4, 7<br>Drury 16,<br>Fairbank 2, 3, 6, 9<br>Denison Map 18 | Fairbank Lake<br>seasonal                              |
| C7-1                                  | -                                       | Denison Map 18,<br>Fairbank Map 3  | resort commercial                                      |
| C7-2                                  | -                                       | Denison Map 18   | resort commercial                                      |
| <del>I-1</del><br>(See By-law 94-214) | <del>-</del>                            | <del>Graham Map 5</del>  | <del>light industrial special</del>                    |
| RU-1                                  | -                                       | Graham Map 3   | trailer park   |
| RU-2                                  | -<br>92-54                              | Fairbank Lake Area<br>(rezoned to R7.D1.25-1)                            | Fairbank Secondary<br>Plan Rural                       |
| C7-3                                  | 86-158                                  | Lorne Map 9  | resort commercial                                      |
| C6-1                                  | 86-192                                  | Waters Map 10  | Hwy commercial special<br>(18 residential apts.)       |
| C6-2                                  | 86-189                                  | Graham Map 4   | hwy commercial special<br>(12 residential apts.)       |
| A-1                                   | 86-240                                  | Louise Map 18  | feed store   |
| <del>C6-3</del>                       | <del>87-274</del><br>(see 94-245 & 246) | <del>Waters Map 13</del>   | <del>cottage industry</del>                            |
| M2-1                                  | 88-278                                  | Waters Map 16  | No outdoor storage                                     |
| A-2                                   | 88-348                                  | Denison Map 1  | Power line contracting<br>business                     |
| <del>C2-1</del>                       | <del>89-188</del>                       | <del>Waters Map 13</del>   | <del>Commercial mall- 98-254Z</del>                    |
| I-2                                   | 94-246                                  | Waters Map 13  | Day nursery, assembly<br>hall & meeting<br>facilities) |

|           |         |              |   |
|-----------|---------|--------------|---|
| R1.D2.5-3 | 95-179Z | Waters Map 4 | Single residential - special high watermark setback |
|-----------|---------|--------------|---|

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BY-LAW 83-303  
LIST OF SPECIAL ZONES

| <u>SPECIAL ZONE</u>                                 | <u>BY-LAW NO.</u>                 | <u>LOCATION</u>                              | <u>EXPLANATION</u>                                    |
|---|-----------------------------------|--|---|
| RU-3  | 95-25P<br>96-181Z                 | Denison Map 2                                | Special Side Yards                                    |
| <del>M1-1</del>                                     | <del>95-83Z<br/>2001-248Z</del>   | <del>Denison Map 1</del>                     | <del>Transport Terminal &amp; Mini Storage</del>      |
| A-3   | 97-6Z                             | Lorne Maps 8 & 11                            | Class B Pit - Added use                               |
| HR3D46.5-1  | 97-22Z                            | Waters Map 13                                | Multiple Residential                                  |
| HR3.D36-2<br>HR3.D48-2                              | 97-189Z                           | Waters Map 13                                | Rooming House & Support Services                      |
| C6-4  | 98-13Z                            | Waters Maps 7, 10                            | Bait Shop and Fishing Accessories                     |
| <del>C2-3</del><br>See C2-4                         | <del>98-254Z</del>                | <del>Waters Map 13</del>                     | <del>Seniors' Residence</del>                         |
| <del>RU-4</del><br>Repealed by 2000-44Z<br>See RU-5 | <del>98-84Z</del>                 | <del>Waters Maps 10 &amp; 13</del>           | <del>Existing Bldg. Setback</del>                     |
| <del>C2-4</del>                                     | <del>99-47Z<br/>See 99-271Z</del> | <del>Waters Map 13</del>                     | <del>Seniors' Development</del>                       |
| <del>C2-5</del><br>See 2002-243Z                    | <del>99-271Z</del>                | <del>Waters Map 13<br/>Commercial Mall</del> | <del>Seniors' Development &amp; Commercial Mall</del> |
| RU-5  | 2000-44Z                          | Waters Map 16 & Snider Map 3                 | Existing Bldg. Setback                                |
| A-4   | 2000-179Z                         | Lorne Maps 11 & 12                           | Quarry as Added Use                                   |
| C7-4  | 2001-72Z                          | Fairbank Map 3                               | Camping Sites & Seasonal Dwellings Interchangeable    |
| M1-2  | 2001-248Z<br>(95-83Z)             | Denison Map 1                                | Transport Terminal, mini-storage & machine shop)      |
| C1-1  | 2002-115Z                         | Waters Maps 13 & 16                          | Commercial school added use                           |

|      |           |                   |  |
|------|-----------|-------------------|--|
| RU-6 | 2002-157Z | Waters Maps 5 & 8 | Landscaping, irrigation & lawn care business |
|------|-----------|-------------------|--|

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BY-LAW 83-303  
LIST OF SPECIAL ZONES

| <u>SPECIAL ZONE</u> | <u>BY-LAW NO.</u> | <u>LOCATION</u>        | <u>EXPLANATION</u>                          |
|---------------------|-------------------|------------------------|---|
| C2-6                | 2002-243Z         | Waters Maps 13,9,10,12 | Seniors' complex - residential/commercial   |
| R1.D18-4            | 2002-328Z         | Waters Map 10          | Landscaping Contractor                      |
| R1.D18-5            | 2002-338Z         | Waters Map 10          | Dwelling with chiropractor's office         |
| A-5                 | 2003-91Z          | Lorne Maps 15 and 18   | Tourist Resort                              |
| A-6                 | 2005-261Z         | Louise Map 14          | Guest Residence                             |
| C6-5                | 2006-196Z         | Denison Map 1          | Sanitation Business                         |
| M3-1                | 2008-67Z          | Waters Maps 11 & 12    | Vehicle sales and rental Establishment      |
| RU-7                | 2008-105Z         | Waters Maps 12, 13     | Lawn care business & Apartment units        |
| I-4                 | 2008-298Z         | Waters Map 10          | Medical Offices                             |
| I-3                 | 2009-86Z          | Graham Map 5           | Telerobotics and Automation Research Centre |
| R7-2                | 2009-108Z         | Dieppe Map 14          | Seasonal Residential                        |
| C2-7                | 2009-220Z         | Waters Map 9           | Building Supply Yard                        |
| RU-8                | 2009-256Z         | Graham Map 3           | Reduced interior side yard                  |