

BY-LAW 83-304  
LIST OF AMENDMENTS

BY-LAW NO.	ADOPTION DATE	EXPLANATION	LOCATION
88-84	March 23/88	residential dwelling and post office	Pcl. 30119, Lot 42, M-645, Lot 6, Conc. IV, MacLennan Twp.
88-149	May 11/88	service station, restaurant, bait and tackle shop	Pcl. 33362 S.E.S., Lot 10, Con 3, Dryden Twp
88-269	Sept. 14/88	aesthetics shop & one	Pts. 1 & 2, 53R-11488 dwelling unit Lot 5, Con 2, Garson Twp
89-33	Feb. 8/89	eavestroughing business	Pcl. 24229, Lot 6, Conc. 4, Neelon Twp
90-6	Jan. 17/90	pumphouse	Pt. 2, 53R-12330, Lot 6, Conc. IV, MacLennan Twp.
90-94	Mar. 14/90	10 apt. dwellings & 8 group dwellings	Pcls. 198, 3816, 12042,12115,12386 & 12201, Lot 9, Conc. 3, Dryden Twp
90-264	Aug. 8/90	Post Office Convenience Store MacLennan Twp.	Pcl. 30119, Lot 42, M645, Lot 6, Con 4
90-254	Aug. 8/90	Single Residential Special Lot Frontage Lot 3, Con 3, Garson Twp	Pts. 1, 2 & 3, 53R-12858 Pt. of Rem. Pcl 38780 SES
92-222	June 10/92	Municipal Cemetery	Pt. 1, 53R-12945, Lot 4, Conc. 2, Garson Twp
92-449	Nov. 25/92	Single Residential Special Lot Frontage	Pcl. 34697 SES, Lot 3, Con 3, Garson Twp
<del>93-162 95-97Z</del>	<del>May 26/93</del>	<del>Convenience Store</del>	<del>Pcls. 29242 &amp; 25996 Lot 7, Conc. 4, Dryden Township</del>
94-5	Jan. 12/94 reduced yards	Duplex dwelling with 4, Conc. 3, Neelon	Lot 21, M-31, Lot Twp.(Caruso St.)
94-31	Jan. 26/94	Single Residential, Site Plan Control Agree.	Lots 4 & 5, Lot 8, Conc. 4, Dryden Twp

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94-88	March 9/94	Single Residential Lot Frontage	Pt. Pcl. 50155, Lot 8, Conc. 4, Dryden Twp
95-95Z	May 24/95	Accessory Guest House	Pcl. 45159, Lot 6, Conc. 4, MacLennan Twp
95-97Z	May 24/95	Convenience Store and Retail Gift & Souvenir Business	Pcls. 29242, 25996, Lot 7, Conc. 4, Dryden Twp.
95-132Z	July 12/95	Single Residential - Lot Frontage	Pts. 1 to 10 incl., Lot 3, Conc. 3, Garson Twp
96-49Z	Feb. 28/96	Club House	Pt. 1, 53R-12910 & Pts. 1 to 4, 53R-12909, Pcl. 49300, Lots 2 & 3, Conc. 2 & 3, Neelon Twp.
96-132Z	July 10/96		Pts. 1-4, 53R-15700 Lots 7 & 8, Conc. 4, Dryden Twp
96-133Z	July 10/96	Manufacturing roof & concrete products	Pts. 2,3,5,7,9, Conc. 5, Neelon Twp
98-144Z	Aug. 12/98	Automotive Dealership	Pcl. 21747 & Pt. 3, 53R-11852, Lot 9, Conc. 1, Garson Twp
98-186Z	Oct. 14/98	Special Rear Yard	Pts. 1-8, 53R-15644 Lot 5, Conc. 1, Falconbridge Hwy
		Garson Twp.- 3540	
99-36Z	Feb. 24/99	Railroad Siding	Pts. of Pcls. 2821, 2856,3012 & Crown, Lot 12, Conc. 4, Dryden Twp, Lot 1, Conc. 4, Neelon Twp
99-121Z	May 26/99	Single Residential Existing Lot Permitted	Pcls. 8542 & 18192, Pts. 1-4, 53R16487, Lot 5, Conc. 2, Garson Twp.

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2000-36Z	Feb. 3/00	Special Frontage	Pt. of Pcls. 298 & 682, Lots 6, 7, Conc. 2, Garson Twp (O'Neil Drive)
2000-149Z	Aug. 9/00	Reconfigured Lots	Pts. 11-16, 53R-12391, Lots 8 & 9, Conc. 5, MacLennan Twp. (West Bay Rd.)
2001-190Z	July 10/01	Legal existing water-front lot	Pts. 6,9,10,11, 53R-13489, Pts. 13,14,15, 53R-16978 & Rem. Pcl. 5607, Lot 2, Conc. 5, MacLennan Twp. (Pine Cone Rd.)
2002-75Z	March 21/02	Dance Studio	Pcl. 4383, Lots 23 & 24, M-36, Lot 4, Conc. 3, Neelon Twp (45 William Ave., Coniston)
2002-286Z	Oct. 24/02	C1 Uses plus butcher shop	Pcl. 10678, Pts. 1, 2, 3, 53R-11488, Lot 5, Conc. 2, Garson Twp (3386 Falconbridge Road)
2003-42Z	Feb. 27/03	Special Setbacks	Pt. Pcl. 6153 SES, north of 53R-15846, Pcl. 34023'A'SES, Pt. 1, 53R-17125 & Pt. 1, 53R-17126, Lots 1 & 3, Con. 5, MacLennan Twp.
2003-186Z	Aug 12/03	Noise Attenuation Structures	Pcl 44926 SES, Pts 1-17, 53R-8338, Lot 8, Con 1, Garson Twp (Donnelly Dr & Municipal Road 86)
2003-203Z	Aug 12/03	Advertising Sign	Part 9, 53R-15898, Lot 11, Con 1, Garson Township (Maley Dr)

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2004-7Z	Jan 15/04	Offices	Parcel 45419 SES, M-106, Lot 321, Lot 5, Concession 2, Garson Twp (7 Margaret St.)
2004-28Z	Feb 12/04	Reduced Lot Size & Building Setbacks	Pt of Pcls 3086 & 3085 SES, Lot 12, Concession 4, Township of Falconbridge (Edison Road)
2004-237Z	Aug 12/04	Single Residential Special Lot Frontage	Parts 1,2&3, 53R-17575, Lot 9, Con 1, Garson Twp
2004-261Z	Sept 16/04	Additional Uses	Parts 2 & 3, Plan 53R-17536, Lot 4, Concession 2, Garson Township
2005-76Z	April 20/05	Automotive Dealership/ Repairs, Recreation Vehicle Sales	Parcel 21747 SES, being Lot 1, Plan M-252 and Part 3, Plan 53R-11852; together with Part 4, Plan 53R-16246 in Lot 9, Con 1, Garson Twp
2005-135Z	May 26/05	Existing Semi-Detached	Parcel 4255 SES, being Lot 3, Plan M-36, Lot 4, Con 3, Neelon Twp
2005-169Z	June 30/05	Single Residential	A. Parts 1, 2 & 4, 53R-Special Lot Frontage17790, Lot 9, Concession 1, Garson Twp  B. Part 3, 53R-17790, Lot 9, Concession 1, Garson Twp
2005-214Z	Aug 10/05	Additional Uses	Pcls 29242 & 25996 SES in Lot 7, Concession 4, Dryden Twp
2006-175Z	July 12/06	Quarry & Reprocessing & Recycling of Asphalt and Concrete	Pts 1-7, 53R-18078, Lots 2 & 3, Con 4, Neelon Twp
2007-224Z	Sept 12/07	Dance Studio	PIN 73560-1004, Parcel 11094 SES, Lots 119 - 121, Plan M-87, Lot 4, Con 3, Neelon Twp

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2008-108Z	May 14, 2008	Travel agency & retail store	Pcl 29720 SES, Lot 3, Conc 4, Dryden Twp
2009-191Z	Aug 12, 2009	Single Residential	Pts 1 & 3, 53R-19026, Lot 9, Con 1, Garson Twp
2009-268Z	Nov 12, 2009	Two Dwelling Units & Electrical Contracting Business	PINs 73560-0005 & 73560- 0468, Pcls 3463 & 3845, Lots 16 & 17, M-52, Lot 4, Concession 3, Neelon Twp
2010-19Z	Jan 27, 2010	Impound Yard	PIN 73561-0006, Pcls 22845, 15493 & 53R- 22846 SES, Part 1, 16898, Lot 5, Con 4, Neelon Twp
2010-29Z	Feb 10/10	Front yard parking	PIN 73495-0608, Pcl 2576 SES, Lot 7, M-50, Lot 5, Con 2, Garson Twp
2010-58Z	Mar 10/10	Dwelling unit with reduced Rear yard setback	PIN 73560-0246, Part of Lots 1 & 2, M-31, Lot 4, con 3, Neelon Twp
2010-134Z	June 23/10	Contractor's Yard and Garage/Warehouse	Part of PIN 73561-0247, Part of Parcel 6270 SES, Parts 1, 2, 3, 4 5 & 6, 53R- 18349, Lot 2, Con 4, Neelon Twp
2010-149Z	July 14/10	Transport Terminal	PIN 73561-0099, Pcl 25448 SES, Parts 1-4, 53R-5082, Lot 5, Concession 4, Neelon Township
2010-218Z	Sept 29/10	Rooming house	Parcel 32542 SES, Lots 15 to 18, Plan M-690, Lot 5, Concession 1, Garson Twp

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 zone set out in this Part.

## VII-2 SECTION 2 SPECIAL RESIDENTIAL ZONES

### (1) SPECIAL SINGLE RESIDENTIAL ZONES - R1

- (a) R1.D1-1 (ESTATE SUBDIVISION)  
[Garson Map 2](#), [Garson Map 3](#) and [Garson Map 6](#)

Within any area designated R1.D1-1 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, Sections 1(3)(e) and (f), the minimum setback for all buildings and structures from Donnelly Drive and O'Neil Drive shall be 12 metres.
- (2) Notwithstanding Part III, Section 1(3)(g), the minimum interior side yard width shall be 6 metres.

- (b) RI.D22-2 (RESIDENCE WITH METER AND GLOVE TESTING BUSINESS) [Garson Map 4](#) & [Garson Map 5](#)

Within any area designated RI.D22-2 on the Zone Maps, all provisions of this by-law applicable to RI zones shall apply subject to the following modifications:

- (1) Notwithstanding Part III, Section I(2), the existing building may be used for one dwelling unit and for the testing of electronic meters and rubber gloves.
- (2) Notwithstanding Part III, Section (3), the location and size of the existing building is permitted.

- (c) RI.D2.5-3 (WANAPITEI LAKE PERMANENT RESIDENTIAL)  
[Maclennan Map 8](#), [Map 10](#), [Map 11](#), [Map 13](#), [Map 14](#), [Map 15](#), [Map 16](#) & [Map 17](#)

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

- (I) Notwithstanding Part III, Section I(2), the only permitted uses shall be as follows:
  - (i) 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
  - (ii) any use permitted in all zones under Section of Part II hereof.  
(cont'd.)

## SECTION 2 SPECIAL RESIDENTIAL ZONES (cont'd.)

## (c) RI.D2.5-3 (cont'd.)

- (2) Notwithstanding Part II, Section 2(1), nothing in this by-law shall apply to prevent the use of a legal existing lot for a permitted single detached dwelling or a permitted mobile home dwelling where a registered right-of-way over private land or an existing access road over Crown land provides access from the existing lot to a public road.
- (3) Notwithstanding Part III, Section 1(3), the minimum setback for the main building from the highwater mark shall be 12 metres.

(d) R1.D7.5-4 (RESIDENTIAL DWELLING AND POST OFFICE)  
[MacLennan Township Map 11](#)

Within any area designated R1.D7.5-4 on the zone maps, all provisions of this by-law applicable to R1 zones shall apply subject to the following modifications:

- (1) Notwithstanding Part 3, Section 1(2), a post office shall be permitted in a permitted dwelling provided the floor area of the post office does not exceed 17.37 m<sup>2</sup>. Also, mailboxes accessory to the operation of the post office shall be permitted on the lot.
- (2) Notwithstanding Part 3, Section 1(3), the existing dwelling, as located, is permitted.

(e) R1.D2.5-5 (PUMPHOUSE) [MacLennan Map 11](#)

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

- (i) Notwithstanding Part III, Section 1(2), the only permitted use shall be a pumphouse.
- (ii) Notwithstanding the lot area and frontage requirements of Part III, Section 1(3), Part II, Plan 53R-12330 shall be a permitted lot.
- (iii) Notwithstanding Part III, Section 1(3), the location of the existing pumphouse shall be permitted.



- (f) R1.D7.5-6 (SINGLE RESIDENTIAL - SPECIAL LOT FRONTAGE) [Garson Map 7](#) & [Garson Map 10](#)

Within any area designated R1.D7.5-6 on the Zone Maps, all provisions of this By-law applicable to R1 Zones shall apply subject to the following modification:

- (1) Notwithstanding Paragraph (b) (ii) of Subsection (3) of Section 1 of Part III, the minimum lot frontage shall be 21.9 m.

- (g) R1.D7.5-7 (SINGLE RESIDENTIAL - SPECIAL LOT FRONTAGE) [Garson Map 7](#) & [Garson Map 10](#)

Within any area designated R1.D7.5-7 on the Zone Maps, all provisions of this by-law applicable to R1 Zones shall apply subject to the following modification:

- (1) Notwithstanding Paragraph (b)(iii) of Subsection (3) of Section 1 of Part III, the minimum lot frontage shall be 22.8 m.

- (h) R1.D1.2-8 (SINGLE RESIDENTIAL - SITE PLAN CONTROL AGREEMENT) [Dryden Township Map 11](#)

Within any area designated R1.D1.2-8 on the Zone Maps, all provisions of this by-law applicable to R1 Zones shall apply subject to the following modification:

- (1) Lands zoned "R1.D1.2-8" are designated as a Site Plan Control Area pursuant to Section 41 of The Planning Act, R.S.O. 1990.

- (i) R1.D1.2-9 (SINGLE RESIDENTIAL - LOT FRONTAGE) [Dryden Township Map 11](#)

Within any area designated R1.D1.2-9 on the Zone Maps, all provisions of this by-law applicable to R1 Zones shall apply subject to the following modification:

- (1) Notwithstanding Paragraph (b)(i) of Subsection (3) of Section 1 of Part III, the minimum lot frontage shall be 27 m.

- (j) R1.D2.5-10 (ACCESSORY GUEST HOUSE) [MacLennan Township Map 11](#)

Within any area designated R1.D2.5-10 on the Zone Maps, all provisions of this by-law applicable to R1 Zones shall apply subject to the following modification:

- (1) In addition to the uses permitted under Part III, Section 1(2), an accessory guest house above the existing boat house is permitted for the exclusive use of family members and invited guests and shall not be used as a separate dwelling unit.

## SECTION 2 SPECIAL RESIDENTIAL ZONES (cont'd.)

- (k) R1.D7.5-11 (SINGLE RESIDENTIAL - SPECIAL LOT FRONTAGE)  
[Garson Map 7](#) & [Garson Map 10](#)

Within any area designated R1.D7.5-11 on the zone maps, all provisions of this by-law applicable to R1 Zones shall apply subject to the following modification:

- (i) Notwithstanding Paragraph (b)(ii) of Subsection (3) of Section 1 of Part III, the minimum lot frontage shall be 19.8 m.
- (l) R1.D1-12 and R1.D1.25-12  
[Dryden Township Map 11](#)

Within any area designated R1.D1-12 or R1.D1.25-12 on the Zone Maps, all provisions of this By-law applicable to R1 Zones shall apply subject to the following modifications:

- (i) The minimum setback from the high water mark of the Wanapitei River shall be 15 metres.
- (ii) The existing street line of Part 3, Plan 53R-15700 shall be considered the minimum lot frontage.
- (iii) The easterly boundary of Part 3, Plan 53R-15700 shall be considered an interior lot line.
- (m) R1.D22-13 (SINGLE RESIDENTIAL - EXISTING LOT PERMITTED)  
[Garson Township Map 5](#)

Within any area designated R1.D22-13 on the Zone Maps, all provisions of this By-law applicable to R1 Zones shall apply subject to the following modifications:

- (i) Notwithstanding Paragraphs (a) and (d) of Subsection (3) of Section 1 of Part III, firstly: the lot being Parts 1, 2 and 3, Plan 53R-16487, and secondly: the lot being Part 4, Plan 53R-16487 are legal existing lots.
- (ii) Notwithstanding Subsection (3) of Section 1 of Part III the location and size of existing buildings are permitted.
- (n) R1.D2.5-14 (RECONFIGURED LOTS)  
[MacLennan Map14](#) and [MacLennan Map 15](#)

Within any area designated R1.D2.5-14 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(2), the only permitted uses shall be as follows:

(cont'd.)

## SECTION 2 SPECIAL RESIDENTIAL ZONES (cont'd.)

## (n) R1.D2.5-14 (cont'd.)

- (i) 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 waterfront lot;  
or
- (ii) any use permitted in all zones under Section 17 of Part II hereof.

- (2) Notwithstanding Part II, Section 2(1), nothing in this By-law shall apply to prevent the use of a lot for a permitted single detached dwelling or a permitted mobile home dwelling where a registered right-of-way over private land or an existing access road over Crown land provides access from the lot to a public road.

(o) HR1.D22-15 (DANCE STUDIO)  
[Neelon Township Map 10](#)

Within any area designated R1.D22-15 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 under Part III of Section 1 of Subsection (2) a dance studio shall be permitted.
- (ii) This Paragraph, in whole, shall only become operative upon the removal of the "H", Holding symbol.

Until such time as the "H" symbol has been removed by amendment to this by-law the only permitted uses shall be a dance studio or a day nursery. The "H" Holding symbol in this By-law applicable to lands designated R1.D22-15 shall only be removed by Council of the City of Greater Sudbury pursuant to Section 36 of The Planning Act, R.S.O. 1990, provided that the following condition is satisfied:

1. Council has been advised by the Nickel District Conservation Authority that any section of the existing building which will be used for residential occupancy has been flood proofed.

## SECTION 2 SPECIAL RESIDENTIAL ZONES (cont'd.)

- (p) R1.D17.16 (NOISE ATTENUATION STRUCTURES)  
[Garson Township Map 2](#)

Within any area designated R1.D17-16 on the Zone Maps, all provisions of this by-law applicable to R1 Zones shall apply subject to the following modifications:

- (i) A structure which is erected for the exclusive purpose and use of providing noise attenuation may be located in a required exterior yard or any other yard.
- (q) R1.D0.9-17 (Single Residential - Special Lot Frontage)  
[Garson Township Map 3](#)

Within any area designated R1.D0.9 -17 on the Zone Maps, all provisions of this by-law applicable to R1 Zones shall apply subject to the following modification:

- (i) Notwithstanding Clause (i) of Paragraph (b) of Subsection (3) of Section 1 of Part III, the minimum lot frontage shall be 90 metres.
- (r) R1.D0.9 -18 (Single Residential - Special Lot Frontage)  
[Garson Township Map 3](#)

Within any area designated R1.D0.9 -18 on the Zone Maps, all provisions of this by-law applicable to R1 Zones shall apply subject to the following modification:

- (i) Notwithstanding Clause (i) of Paragraph (b) of Subsection (3) of Section 1 of Part III, the minimum lot frontage shall be 75 metres.
- (s) R1-19 (Dance Studio)  
[Neelon Township Map 10](#)

Notwithstanding any other provision hereof to the contrary, within any area designated R1-19 on the Zone Maps, all provisions of this by-law applicable to "R1", Single Residential Zones shall apply subject to the following modifications:

- (i) in addition to the uses permitted in an R1 zone a dance studio is also a permitted use.

- (t) R1.D1.12-20 (Single residential)  
[Garson Map 2](#), [Garson Map 3](#) & [Garson Map 6](#)

Within any area designated R1.D1.12-20 on the Zone Maps, all provisions of this by-law applicable to the "R1", Single Residential zone shall apply subject to the following modifications:

- (i) Notwithstanding Clause (i) of Paragraph (b) of Subsection (3) of Section 1 of Part III, the minimum lot frontage shall be 90 metres.

- (u) R1-21 (Dwelling Unit with reduced rear yard setback)  
[Neelon Township Map 9](#)

Notwithstanding any other provision hereof to the contrary, within any area designated R1 on the Zone Maps, all provisions of this by-law applicable to "R1", Single Residential Zones shall apply subject to the following modifications:

- (i) Notwithstanding Part III, Section (3) (h) the minimum rear yard depth shall be 6 metres.

## SECTION 2 SPECIAL RESIDENTIAL ZONES (cont'd.)

## (2) SPECIAL DOUBLE RESIDENTIAL ZONES - R2

- (a) R2.D50-1 (DUPLEX DWELLING WITH REDUCED YARDS)  
[Neelon Map 9](#) and [Neelon Map 10](#)

Within any area designated R2.D50-1 on the Zone Maps, all provisions of this by-law applicable to R2 Zones shall apply subject to the following modifications:

- (1) Notwithstanding Paragraph (f) of Subsection (3) of Section 2 of Part III, the minimum corner side yard shall be 2.9 m.
- (2) Notwithstanding Paragraph (g) of Subsection (3) of Section 2 of Part III, the minimum west side yard shall be 1.1 m.

- (b) R2.D33-2 (EXISTING SEMI-DETACHED)  
[Neelon Township Map 10](#)

Notwithstanding any other provision hereof to the contrary, within any area designated R2.D33 on the Zone Maps, all provisions of this by-law applicable to R2 Zones shall apply subject to the following modifications:

- (i) Notwithstanding Subsection (3) of Section 2 of Part III, the following zone requirements shall apply to a semi-detached dwelling:
  1. Minimum Lot Area 218m<sup>2</sup>.
  2. Minimum Lot Frontage 15.2m.
  3. Minimum Lot Depth 14.3m.
- (ii) Notwithstanding Subsection (3) of Section 2 of Part III, the location and size of the existing building is permitted.

- (c) R2-3 (Two Dwelling Units & Electrical Contracting Business)  
 Neelon Township Map 9

Notwithstanding any other provision hereof to the contrary, within any area designated R2-3 on the Zone Maps, all provisions of this by-law applicable to "R2", Double Residential Zones shall apply subject to the following modifications:

- (i) in addition to the uses permitted in an R2 zone the office and accessory uses in relation to the premise of an electrical contracting business shall be permitted.

**(d) R2.D36-4 (FRONT YARD PARKING)**  
**[Garson Map 4](#) and [Garson Map 5](#)**

Within any area designated R2.D36-4 on the Zone Maps, all provisions of this by-law applicable to the "R2", Double Residential zone shall apply subject to the following modification:

- (i) Notwithstanding Part II, Section 10, Subsection (5), Clause (i), required parking spaces shall not be located closer than 3 metres to any road.

## SECTION 2 SPECIAL RESIDENTIAL ZONES (cont'd.)

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

- (a) R3.D80-I (24 UNIT SENIOR CITIZEN APARTMENT BUILDING)  
[Garson Map 4](#) & [Garson Map 5](#)

Within any area designated R3.D80-I on the Zone Maps, all provisions of this by-law applicable to R3 zones shall apply subject to the following modification:

- (1) Notwithstanding Part III, Section 3(2), the only permitted uses shall be a senior citizens apartment dwelling containing not more than 24 dwelling units and any use permitted in all zones under Section 17 of Part II hereof.

- (b) R3.DI0-2 (4 UNIT APARTMENT BUILDING & EXPANDED HOME OCCUPATION) [Garson Map 2](#) & [Garson Map 3](#)

Within any area designated R3.DI0-2 on the Zone Maps, all provisions of this by-law applicable to R3 zones shall apply subject to the following modifications:

- (1) Notwithstanding Part III, Section 3(2), the only permitted uses shall be a multiple dwelling containing a maximum of four dwelling units, a furniture upholstery shop with incidental retail sale of fabrics to be conducted from within the basement of the existing building, and any use permitted in all zones under Section 17 of Part II hereof.
- (2) Notwithstanding Part II, Section 12(2)(ii), the furniture upholstery shop shall conform with all other provisions relating to home occupations.

- (c) R3.D60-3 (27 UNIT APARTMENT BUILDING)  
[Garson Map 4](#), [Garson Map 5](#), [Garson Map 7](#) & [Garson Map 8](#)

Within any area designated R3.D60-3 on the Zone Maps, all provisions of this by-law applicable to R3 zones shall apply subject to the following modification:

- (1) Notwithstanding Part III, Section 3(2), the only permitted uses shall be a multiple dwelling containing not more than 27 dwelling units and any use permitted in all zones under Section 17 of Part II hereof.



## SECTION 2 SPECIAL RESIDENTIAL ZONES (cont'd.)

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

- (d) R3.D50-4 (24 UNIT SENIOR CITIZEN APARTMENT BUILDING)  
[Neelon Map 9](#), [Neelon Map 10](#), [Neelon Map 13](#) & [Neelon Map 14](#)

Within any area designated R3.D50-4 on the Zone Maps, all provisions of this by-law applicable to R3 zones shall apply subject to the following modifications:

- (1) Notwithstanding Part III, Section 3(2), the only permitted uses shall be a senior citizens' apartment dwelling containing not more than 24 dwelling units and any use permitted in all zones under Section 17 of Part II hereof.
  - (2) Notwithstanding Part III, Section 3(3)(j), the maximum building height shall be 2 storeys.
- (e) R3.D54-5 (27 UNIT SENIOR CITIZEN APARTMENT BUILDING)  
[Neelon Map 9](#), [Neelon Map 10](#), [Neelon Map 13](#) & [Neelon Map 14](#)

Within any area designated R3.D48-5 on the Zone Maps, all provisions of this by-law applicable to R3 zones shall apply subject to the following modifications:

- (1) Notwithstanding Part III, Section 3(2), the only permitted uses shall be a senior citizens apartment dwelling containing not more than 27 dwelling units and any use permitted in all zones under Section 17 of Part II hereof.
- (2) Notwithstanding part III, Section 3(3), the following special requirements shall apply:
  1. a minimum building setback of 13.1 metres from the Balsam Street property line;
  2. a minimum building setback of 25 metres from the Third Avenue property line;
  3. a minimum building setback of 7.9 metres from the Second Avenue property line;
  4. a minimum building setback of 12 metres from the southerly property line;
  5. parking spaces shall be provided at a ratio of 1.5 spaces per dwelling unit;
  6. maximum building height shall be two storeys.
- (3) Notwithstanding Part II, Section 10(5), required parking spaces may be provided within the minimum required front yard adjacent to Third Avenue and within the minimum required corner side yard adjacent to Balsam Street, but no closer than 1.5 metres from a subject property line.

SECTION 2 SPECIAL RESIDENTIAL ZONES (cont'd.)

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

- (f) R3.D37.5-6 (10 APARTMENT DWELLINGS & 8 GROUP DWELLINGS)  
[Dryden Map 9](#)

Within any area designated R3.D37.5-6 on the Zone Maps, all provisions of this by-law applicable to R3 zones shall apply subject to the following modification:

- (1) Notwithstanding Part III, Section 3(2), the only permitted uses shall be an apartment dwelling with a maximum of 10 dwelling units, group dwellings with a maximum of 8 dwelling units and any use permitted in all zones under Section 17 of Part II hereof.
- (h) R3-7 (Rooming house)  
[Garson Map 2](#) & [Garson Map 5](#)

Notwithstanding any other provision hereof to the contrary, within any area designated R3-7 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 only permitted use shall be a 40-bed rooming house, and related accessory uses.
- (ii) Notwithstanding Part II, Section 10, a minimum 25 parking spaces shall be provided and parking shall be permitted in the required front yard.
- (iii) Notwithstanding Part III, Section 3, Subsection (3), Paragraph (i), minimum landscaped open space shall be 20%.

SECTION 2 SPECIAL RESIDENTIAL ZONES (cont'd.)

- (4) R4 ZONE (reserved for future use)

SECTION 2 SPECIAL RESIDENTIAL ZONES (cont'd.)

(5) SPECIAL MIXED RESIDENTIAL ZONES - R5

SECTION 2 SPECIAL RESIDENTIAL ZONES (cont'd.)

(6) (reserved for future use)

## SECTION 2 SPECIAL RESIDENTIAL ZONES (cont'd.)

## (7) SPECIAL SEASONAL RESIDENTIAL ZONES - R7

(a) R7.D2.5-1 (SPECIAL SETBACKS)  
[MacLennan Township Map 13](#)

Within any area zoned R7.D2.5-1 on the Zone Maps, all provisions of this by-law applicable to R7 Zones shall apply subject to the following modifications:

1. That all main and accessory buildings, with the exception of boathouses and docks, be set back a minimum of 12 m from the high water mark of Lake Wanapitei.
2. That private septic systems and field beds be set back a minimum of 45 m from the high water mark of Lake Wanapitei.

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) CI-I (SERVICE STATION, CONFECTIONARY STORE, FABRIC SHOP & RESIDENCE) [Garson Map 3](#)

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

- (1) Notwithstanding Part IV, Section I(2), the only permitted uses shall be an automobile service station, not exceeding 140 m<sup>2</sup> in gross floor area, a convenience store, a fabric shop and one dwelling unit.

- (b) C1-2 (AESTHETICS SHOP AND ONE DWELLING UNIT) [Garson Map 5](#)

Within any area designated "C1-2" on the Zone Maps, all provisions of this by-law applicable to "C1" zones shall apply subject to the following modification:

- (1) Notwithstanding Part IV, Section 1, Subsection (2), the only permitted uses shall be an aesthetician's shop and one residential dwelling unit.

- (c) C1-3 (POST OFFICE CONVENIENCE STORE) [MacLennan Township Map 11](#)

Within any area designated "C1-3" on the Zone Maps, all provisions of this by-law applicable to "C1" zones shall apply subject to the following modifications:

- (1) In addition to those uses permitted under Part IV, Section 1(2), a post office, a restaurant accessory to a convenience store and a fishing tackle shop shall be permitted uses.
- (2) Notwithstanding Part IV, Section 1(3), the existing building as located is permitted.

- (d) C1-4 (C1 USES PLUS BUTCHER SHOP) [Garson Township Map 5](#)

Within any area zoned C1-4 on the Zone Maps, all provisions of this by-law applicable to C1 Zones shall apply subject to the following modification:

- (1) In addition to those uses permitted under Part IV, Section 1(2), a butcher shop shall be permitted.



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

## (2) SPECIAL GENERAL COMMERCIAL ZONES - C2

(a) C2-1 (HOTEL WITH 22 DWELLING UNITS)  
[Neelon Map 9](#) & [Neelon Map 10](#)

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 modifications:

- (1) Notwithstanding Part IV, Section 2(2), the only permitted uses shall be refreshment room and banquet hall facilities, a restaurant, a personal service shop and 22 dwelling units, all within the existing building.
- (2) Notwithstanding Part IV, Section 3(o), a minimum of 31 parking spaces shall be provided.

(b) C2-2 (SPECIAL REAR YARD)  
[Garson Map 4](#) and [Garson Map 5](#)

Within any area zoned C2-2 on the Zone Maps, all provisions of this by-law applicable to C2 Zones shall apply subject to the following modification:

- (i) Notwithstanding Part IV, Section (3)(g), the minimum rear yard depth shall be 3 m.

SECTION 3 COMMERCIAL ZONES (cont'd.)

(3) (reserved for future use)

(4) (reserved for future use)

SECTION 3 COMMERCIAL ZONES (cont'd.)

(5) SPECIAL SHOPPING CENTRE COMMERCIAL ZONES - C5

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

## (6) SPECIAL HIGHWAY COMMERCIAL ZONES - C6

- (a) C6-1 (SERVICE STATION, RESTAURANT, BAIT & TACKLE SHOP)  
[Dryden Township Map 9](#)

Within any area designated C6-1 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 the uses permitted under Part IV, Section 6(2), the following use is permitted:

1. a bait and tackle shop.

- (b) C6-2 (EAVESTROUGHING BUSINESS)  
[Neelon Township Map 14](#)

Within any area designated C6-2 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(2), the following use is permitted:

1. an eavestroughing business with a maximum gross floor area of 215 m<sup>2</sup> and related accessory uses.

- c) C6-3 (Travel agency and retail store)  
[DRYDEN MAP 10](#)

Notwithstanding any other provision hereof to the contrary, within any area designated C6-3 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 travel agency, a retail store and a dwelling unit shall also be permitted.

- (d) C6-4 (Impound Yard)  
[Neelon Map 14](#)

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 the uses permitted under Part IV, Section 6(2), the following use is permitted:

1. An impound yard provided that the impound yard is setback a minimum of 35 metres from the front lot line.

SECTION 3 COMMERCIAL ZONES (cont'd.)

(7) SPECIAL RESORT COMMERCIAL ZONES - C7

## SECTION 4 SPECIAL INDUSTRIAL ZONES

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

- (a) MI-1 (RESIDENCE AND AUTOMOTIVE USE WITH BODY SHOP)  
[Neelon Map 17](#)

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

- (i) Notwithstanding Part V, Section 1(2), the only permitted uses shall be a single detached dwelling, a commercial or public garage, a body shop and any use permitted in all zones under Section 17 of Part II hereof.

- (b) MI-2 (M.T.C. WORKS YARD)  
[Dryden Map 9](#)

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

- (1) Notwithstanding Part V, Section 1(2), the only permitted uses shall be a public utility and any use permitted in all zones under Section 17 of Part II hereof.

- (c) MI-3 (MAINTENANCE GARAGE AND BUS PARKING AREA)  
[Neelon Map 9](#)

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

- (i) Notwithstanding Part V, Section 1(2), the only permitted uses shall be a commercial or public garage, a bus parking area and any use permitted in all zones under Section 17 of Part II hereof.

- ~~(e) M1-5 (CONVENIENCE STORE AS AN ADDED USE)  
 Dryden Township Maps 8 and 11~~

~~Within any area designated M1-5 on the Zone Maps, all provisions of this by-law applicable to M1 Zones shall apply subject to the following modification:~~

- ~~(1) In addition to those uses permitted under Subsection 1(2) of Part V, a convenience store and related accessory uses shall be permitted. (By-law 95-97Z)~~

## SECTION 4 SPECIAL INDUSTRIAL ZONES

(1) SPECIAL MIXED LIGHT INDUSTRIAL/  
SERVICE COMMERCIAL ZONES - M1 (cont'd.)

- (f) M1-6 (CONVENIENCE STORE AND RETAIL GIFT  
AND SOUVENIR BUSINESS) [Dryden Map 8](#) & [Dryden Map 11](#)

Within any area designated M1-6 on the Zone Maps, all provisions of this by-law applicable to M1 Zones shall apply subject to the following modification:

- (1) In addition to those uses permitted under Part V, Subsection 1(2), a convenience store and a retail gift and souvenir business shall be permitted.

- ~~(g) M1-7 (AUTOMOTIVE DEALERSHIP)  
Garson Map 2~~

~~Within any area designated M1-7 on the Zone Maps, all provisions of this by-law applicable to M1 Zones shall apply subject to the following modification:~~

- ~~(1) Notwithstanding Part V, Section 1(2), the only permitted uses shall be an automotive dealership and any use permitted in all zones under Section 17 of Part II hereof.~~

- (h) M1-8 (AUTOMOTIVE DEALERSHIP/REPAIRS, RECREATION VEHICLE SALES)  
[Garson Map 2](#)

Within any area designated M1-8 on the Zone Maps, all provisions of this by-law applicable to M1 zones shall apply subject to the following modification:

- (1) Notwithstanding Part V, Section 1(2), the only permitted uses shall be an automobile repair shop, a recreation vehicle sales establishment, an automotive dealership, one dwelling unit and any use permitted in all zones under Section 17 of Part II hereof.

- (i) M1-9 (ADDITIONAL USES)  
[Dryden Map 11](#)

Within any area zoned M1-9 on the Zone Maps, all provisions of this by-law applicable to M1 zones shall apply subject to the following modification:

- i) In addition to those uses permitted under Part V, Subsection 1(2), a convenience store, a retail gift and souvenir business, offices, and maximum of two dwelling units shall be permitted.

- (j) M1-10 (Transport terminal)  
[Neelon Map 10](#) & [Neelon Map 14](#)

Notwithstanding any other provision hereof to the contrary, within any area designated M1-10 on the Zone Maps, all provisions of this by-law applicable to the "M1", Mixed Light Industrial/Service Commercial zone shall apply subject to the following modifications:

- i) The only permitted use shall be a transport terminal/warehouse with accessory uses and a maximum gross floor area of 840 m<sup>2</sup>.



ii)

VII-19

SECTION 4 SPECIAL INDUSTRIAL ZONES (cont'd.)

(2) SPECIAL LIGHT INDUSTRIAL ZONES - M2

(a) M2-I (AIRPORT)

[Falconbridge Map 18](#) - [Maclennan Map 3](#) [Maclennan Map 6](#)

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

- (1) Notwithstanding Part V, Section 2(2), an airport, any Government of Canada use, any use authorized by the Government of Canada for its lessees or licensees, and any use permitted in all zones under Section 17 of Part II hereof shall be permitted.

## SECTION 4 SPECIAL INDUSTRIAL ZONES (cont'd.)

## (3) SPECIAL HEAVY INDUSTRIAL ZONES - M3

## (a) M3-1 (EXPLOSIVES MANUFACTURING)

[Garson Map 5](#), [Garson Map 6](#), [Garson Map 8](#) & [Garson Map 9](#)

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:

- (1) Notwithstanding Part V, Section 3(2), the only permitted uses shall be an explosives manufacturing and distribution facility and any use permitted in all zones under Section 17 of Part II hereof.
- (2) Notwithstanding Part V, Section 3(3)(d), (f) and (g), the minimum front, interior side and rear yard depth shall be 150 metres.

## (b) M3-2 (EXPLOSIVES DEPOT) By-law 96-133Z

[Neelon Map 13](#), [Neelon Map 17](#) & [Neelon Map 21](#)

Within any area designated M3-2 on the Zone Maps, all provisions of this by-law applicable to M3 zones shall apply subject to the following modifications:

- (1) Notwithstanding Part V, Section 3(2), the only permitted uses shall be an explosives storage, assembly and distribution centre, a truck and transport depot, maintenance and office complex and any use permitted in all zones under Section 17 of Part II hereof.

## (c) M3-3 (RESIDENCE AND SALVAGE YARD)

[Neelon Map 21](#)

Within any area designated M3-3 on the Zone Maps, all provisions of this by-law applicable to M3 zones shall apply subject to the following modifications:

- (1) Notwithstanding Part V, Section 3(2), the only permitted uses shall be a vehicle salvage yard, a single detached dwelling and any use permitted in all zones under Section 17 of Part II hereof.

## (d) M3-4 (CLUB HOUSE)

[Neelon Map 5](#) and [Neelon Map 9](#)

Within any area designated M3-4 on the Zone Maps, all provisions of this by-law applicable to M3 Zones shall apply subject to the following modification:

- (1) In addition to the uses permitted in an M3 Zone, a club house and restaurant as an accessory use to an outdoor recreation use shall also be permitted.

## SECTION 4 SPECIAL INDUSTRIAL ZONES (cont'd.)

## (3) SPECIAL HEAVY INDUSTRIAL ZONES - M3 (cont'd.)

- (e) M3-5 (MANUFACTURING ROOF TRUSSES AND CONCRETE PRODUCTS)  
[Neelon Township Map 17](#)

Within any area designated M3-5 on the Zone Maps, all provisions of this By-law applicable to M3 Zones shall apply subject to the following modification:

- (1) Notwithstanding Part V, Section 3, Subsection (2), the only permitted uses shall be the manufacturing of pre-engineered roof trusses, the storage and wholesale sales of pre-manufactured concrete products including the batching and bagging of such related products, and any use permitted in all zones under Section 17 of Part II hereof.

- (f) M3-6 (Contractor's Yard and Garage/Warehouse)  
[Neelon Township Map 13](#)

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

- (i) Notwithstanding Part V Section 3 (2), the only permitted uses shall be dry industrial uses including garage/warehouse buildings, a contractor's yard and accessory offices.
- (ii) For the purpose of this by-law, 'dry industrial use' shall mean any industrial use whose wastewater consists solely of sewage of domestic origin such as washroom or kitchen waste and whose subsurface sanitary sewer system has an average daily flow of less than 4500 litres. Notwithstanding the foregoing, a food processing plant, a dry cleaning and laundering establishment and a restaurant shall not be considered as dry industrial uses.

(4) SPECIAL MINING INDUSTRIAL ZONES - M4

SECTION 4 SPECIAL INDUSTRIAL ZONES (cont'd.)

(5) SPECIAL EXTRACTIVE INDUSTRIAL ZONES - M5

- (a) M5-1 (QUARRY AND REPROCESSING & RECYCLING OF ASPHALT AND CONCRETE)  
[Neelon Map 13](#)

Within any area designated M5-1 on the Zone Maps, all provisions of this by-law applicable to M5 Zones shall apply subject to the following modifications:

- i) Notwithstanding Subsection (2) of Section 5 of Part V, the reprocessing and recycling of reusable material such as concrete and asphalt shall be permitted within the license area on Part 7, Plan 53R-18078;
- ii) Notwithstanding Subsection (2) of Section 5 of Part V, the only permitted use on Parts 1 to 6 inclusive, Plan 53R-18078 shall be landscaped open space.

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 (OFFICES)  
[Garson 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:

- (i) In addition to the uses permitted in an "I" Zone, offices, scientific or medical laboratories and audio visual studios shall be permitted;
- (ii) No outdoor storage shall be permitted."

(b) I-2 (Additional Uses)  
[Garson Map 4](#) and [Garson Map 5](#)

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

- (i) That in addition to the uses permitted under Subsection (2) of Section 1 of Part VI, an audio/visual studio and an office shall be permitted.
- (ii) Notwithstanding Paragraphs (d) and (f) of Subsection (3) of Section 1 of Part VI, the existing building setbacks shall 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

(a) OR-1 (ADVERTISING SIGN)  
[Garson Township Map 3](#)

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

- (i) One advertising ground sign with a maximum height of 6.1m and a maximum total sign area of 23.4m<sup>2</sup> (11.7m<sup>2</sup> per side) shall be permitted.

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

## (4) SPECIAL RURAL ZONES - RU

- (a) RU-1 (TWO FAMILY RESIDENCE)  
[Garson Map 1](#), [Maclennan Map 8](#)

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 modification:

- (1) Notwithstanding Part VI, Section 4(2), a two family dwelling shall be permitted.
- (b) RU-2 (MUNICIPAL CEMETERY)  
[Garson Map 4](#)

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 modification:

- (1) Notwithstanding anything to the contrary contained in By-law 83-304 the only permitted uses shall be a municipal cemetery and related accessory uses.
- (c) RU-3 (RAILROAD SIDING)  
[Neelon Map 13](#) & [Dryden Map 12](#)

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 modification:

- (1) In addition to those uses permitted under Subsection (2) of Section 4 of Part VI, a private railroad siding and associated loading areas shall be permitted.
- (d) RU-4 (SPECIAL FRONTAGE)  
[Garson Map 5](#)

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 modification:

- (1) That the minimum required lot frontage shall be 20 metres.

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

## (e) RU-5 (LEGAL EXISTING WATERFRONT LOT)

[MacLennan Map 13](#)

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 modification:

- (i) Notwithstanding Part I, Section 2 the lands described as being Parts 6, 9, 10 & 11, Plan 53R-13489, and Parts 13, 14, & 15, Plan 53R-16978, and the Remainder of Parcel 5607 S.E.S. in Lot 2, Concession 5, Township of MacLennan constitute a legal existing waterfront lot.

## (f) RU-6 (REDUCED LOT SIZE AND BUILDING SETBACKS)

[Falconbridge Map 9](#) and [Falconbridge Map 12](#)

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

- (i) Notwithstanding Subsection (2) of Section 4 of Part VI, the only permitted uses shall be a single detached dwelling and related accessory uses.
- (ii) Notwithstanding Paragraphs (f) and (g) of Subsection (3) of Section 4 of Part VI, existing accessory building setbacks shall be permitted.
- (iii) Notwithstanding Paragraph (a) of Subsection (3) of Section 4 of Part VI, the minimum lot size shall be 1.3 ha.

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

(5) SPECIAL AGRICULTURAL RESERVE ZONES - A

BY-LAW 83-304  
LIST OF SPECIAL ZONES

<u>SPECIAL ZONE</u>	<u>BY-LAW NUMBER</u>	<u>LOCATION</u>	<u>EXPLANATION</u>
RI.DI-I	-	Garson Maps 2, 3	Estate Subdivision
RI.D22-2	-	Garson Maps 4, 5	residence and meter & glove testing
RI.D2.5-3 (2000-149Z)	-	Maclennan Maps 8, 10,11,13,14,15,16,17	Wanapitei Lake Permanent Resident'l
R3.D80-I	-	Garson Maps 4, 5	24 unit senior citizens apt. bldg.
R3.DI0-2	-	Garson Map 3	4 unit apt. bldg. & expanded home occupation
R3.D60-3	-	Garson Maps 4, 5	27 unit apt. bldg.
R3.D50-4	-	Neelon Maps 9, 10	24 unit senior citizens apt. bldg.
R3.D54-5	-	Neelon Maps 9, 10	27 unit senior citizens apt. bldg.
CI-I	-	Garson Map 3	service station, confectionary store, fabric shop & residence
C2-I	-	Neelon Maps 9, 10	Hotel with 22 dwelling units
MI-I	-	Neelon Map 17	Res. & Automotive use with body shop
MI-2	-	Dryden Map 9	MTC works yard
MI-3	-	Neelon Map 9	Maintenance garage & bus parking area
M2-I	-	Falconbridge Map 18 & Maclennan Map 3	Sudbury Airport
M3-I	-	Garson Maps 8, 9	Explosives Plant
M3-2 (See By-law 96-133Z)	-	Neelon Map 17	Explosives Plant
M3-3	-	Neelon Map 21	Residence, Salvage Yard
RU-I	-	Garson Map 1 Maclennan Map 8	Two Family Residence
R1.D7.5-4	March 23/88	Maclennan Map 11 and post office	Residential dwelling

BY-LAW 83-304  
LIST OF SPECIAL ZONES

<u>SPECIAL ZONE</u>	<u>BY-LAW NO.</u>	<u>LOCATION</u>	<u>EXPLANATION</u>
C6-1	88-149	Dryden Map 9	Service Station, restaurant, Bait and Tackle Shop
C1-2	88-269	Garson Map 5	Aesthetics shop and one dwelling unit
C6-2	89-33	Neelon Map 14	Eavestroughing business
R1.D2.5-5	90-6	MacLennan Maps 8, 11	Pumphouse
R3.D37.5-6	90-94	Dryden Map 9 10	apt. dwellings & 8 group dwellings
C1-3	90-264	MacLennan Map 11 convenience store	Post office
R1.D7.5-6	90-254	Garson Maps 7, 10 special lot frontage	Single Residential
RU-2	92-222	Garson Map 4	Municipal Cemetery
R1.D7.5-7	92-449	Garson Maps 7, 10	Single Residential special lot frontage
<del>M1-5</del>	<del>93-162</del> <del>95-97Z</del>	<del>Dryden Maps 8 &amp; 11</del>	<del>Convenience Store</del>
R2.D50-1	94-5	Neelon Maps 9 & 10	Duplex dwelling with reduced yards
R1.D1.2-8	94-31	Dryden Map 11	Single Residential - Site Plan Control Agreement
R1.D1.2-9	94-88	Dryden Map 11	Single Residential - Lot Frontage
R1.D2.5-10	95-95Z	MacLennan Map 11	Accessory Guest House
M1-6	95-97Z	Dryden Maps 8 & 11	Convenience Store & retail gift & Souvenir Business
R1.D7.5-11	95-132Z	Garson Maps 7, 10	Single Residential - Special lot frontage
M3-4	96-49Z	Neelon Maps 5 & 9	Club House
M3-5	96-133Z	Neelon Map 17	Manufacture roof trusses & Concrete Products

BY-LAW 83-304

LIST OF SPECIAL ZONES

SPECIAL ZONE	BY-LAW NO.	LOCATION	EXPLANATION
R1.D1-12 & R1.D1.25-12	96-132Z	Dryden Map 11	
<del>M1-7</del>	<del>98-144Z</del>	<del>Garson Map 2</del>	<del>Pcl. 21747 &amp; Pt. 3, 53R-11852, Lot 9,</del>
		<del>Conc. 1, Garson Twp.</del>	
C2-2	98-186Z	Garson Maps 4 & 5	Pts. 1-8, 53R-15644, Lot 5, Conc. 2, Garson Township (3540 Falconbridge Hwy)
RU-3	99-36Z	Neelon Map 13 & Dryden Map 12	Pt. of Pcls. 2821, 2856,3012 & Crown, Lot 12, Conc. 4, Dryden Twp., Lot 1, Conc. 4, Neelon Twp
R1.D22-13	99-121Z	Garson Map 5	Pcls. 8542 & 18192, Pts. 1-4, 53R-16487, Lot 5, Conc. 2, Garson Twp.
RU-4	2000-36Z	Garson Map 5	Pt. of Pcls. 298 & 682, Lots 6, 7, Conc. 2, Garson Twp (O'Neil Drive)
R1.D2.5-14	2000-149Z	MacLennan Maps 14,15	Pts. 11-16, 53R-12391, Lots 8 & 9, Conc. 5, MacLennan Twp. (West Bay Rd.)
RU-5	2001-190Z	MacLennan Map 13	Pts. 6,9,10,11, 53R-13489, Pts. 13, 14,15, 53R-16978 & Rem. Pcl. 5607, Lot 2, Conc. 5,Twp. of MacLennan (Pine Cone Rd.)
HR1.D22-15	2002-75Z	Neelon Map 10	Pcl. 4383, Lots 23 & 24, M-36, Lot 4, Conc. 3, Neelon Township (45 William Ave., Coniston)

BY-LAW 83-304

LIST OF SPECIAL ZONES

SPECIAL ZONE	BY-LAW NO.	LOCATION	EXPLANATION
C1-4	2002-286Z	Garson Map 5	Pcl. 10678, Pts. 1, 2, 3, 53R-11488, Lot 5, Con. 2, Garson Township (3386 Falconbridge Hwy)
R7.D2.5-1	2003-42Z	MacLennan Map 13	Pt. Pcl. 6153 SES, north of 53R-15846, Pcl. 34023'A' SES, Pt. 1, 53R-17125 & Pt. 1, 53R-17126, Lots 1 & 3, Con. 5, MacLennan Twp.
R1.D17-16	2003-186Z	Garson Map 2	Pcl 44926 SES, Pts 1-17, 53R-8338, Lot 8, Con 1, Garson Twp (Donnelly Dr & Municipal Road 86)
OR-1	2003-203Z	Garson Map 3 Garson	Part 9, 53R-15898, Lot 11, Con 1, Township (Maley Dr)
I-1	2004-7Z	Garson Map 5	Parcel 45419 SES, M-106, Lot 321, Lot 5, Concession 2, Garson Twp (7 Margaret St.)
RU-6	2004-28Z	Falconbridge Maps 9 & 12	Pt Pcls 3086 & 3085 SES, Lot 12, Con 4, Township of Falconbridge (Edison Road)
R1.D0.9-17	2004-237Z	Garson Map 3	Parts 1, 2 & 3, 53R-17575, Lot 9, Con 1, Garson Twp
I-2	2004-261Z	Garson Maps 4 & 5	Parts 2 & 3, Plan 53R-17536, Lot 4, Concession 2, Garson Township
M1-8	2005-76Z	Garson Map 2	Parcel 21747 SES, being Lot 1, Plan M-252 and Part 3, Plan 53R-11852; together with Part 4, Plan 53R-16246 in Lot 9, Con 1, Garson Twp



BY-LAW 83-304

LIST OF SPECIAL ZONES

SPECIAL ZONE	BY-LAW NO.	LOCATION	EXPLANATION
R2.D33-2	2005-135Z	Neelon Map 10	Parcel 4255 SES, Lot 3, Plan M-36, Lot 4, Concession 3, Neelon Twp
R1.D0.9-18	2005-169Z	Garson Map 3	A. Parts 1, 2 & 4, 53R-17790, Lot 9, Concession 1, Garson Twp  B. Part 3, 53R-17790, Lot 9, Concession 1, Garson Twp
M1-9	2005-214Z	Dryden Map 11	Pcls 29242 & 25996 SES in Lot 7, Concession 4, Dryden Twp
M5-1	2006-175Z	Neelon Map 13	Pts 1-7, 53R-18078, Lots 2 & 3, Con 4, Neelon Twp
R1-19	2004-224Z	Neelon Map 10	PIN 73560-1004, Parcel 11094 SES, Lots 119 - 121, Plan M-87, Lot 4, Con 3, Township of Neelon
C6-3	2008-108Z	Dryden Map 10	Pcl 29720 SES, Lot 3, Conc 4, Dryden Twp
R1.D1.12-20	2009-191Z	Garson Map 2, 3 & 6	Pts 1 & 3, 53R-19026, Lot 9, Con 1, Garson Twp
R2-3	2009-268Z	Neelon Map 9	PINs 73560-0005 & 73560-0468, Pcls 3463 & 3845 SES, Lots 16 & 17,  M-52, Lot 4, Con 3, Neelon Twp
C6-4	2010-19Z	Neelon Map 14	PIN 73561-0006, Pcls 22845, 15493 & 53R-22846 SES, Part 1, 16898, Lot 5, Con 4, Neelon Twp
R2.D36-4	2010-29Z	Garson Maps 4 & 5	PIN 73495-0608, Pcl 2576 SES, Lot 7, M-50, Lot 5, Con 2, Garson Twp
R1-21	2010-58Z	Neelon Map 9	PIN 73560-0246, Part of Lots 1 & 2, M-31, Lot 4, Con 3, Neelon Twp

BY-LAW 83-304

LIST OF SPECIAL ZONES

<u>SPECIAL ZONE</u>	<u>BY-LAW NO.</u>	<u>LOCATION</u>	<u>EXPLANATION</u>
M3-6	2010-134Z	Neelon Map 13	Part of PIN 73561-0247, Part of Parcel 6270 SES, Parts 1, 2, 3, 4, 5 & 6, 53R-18349, Lot 2, Con 4, Neelon Twp
M1-10	2010-149Z	Neelons Maps 10 & 14	PIN 73561-0099, Pcl 25448 SES, Parts 1-4, 53R-5082, Lot 5, Concession 4, Neelon Twp
R3-7	2010-218Z	Garson Maps 2 & 5	Parcel 32542 SES, Lots 15 to 18, Plan M-690, Lot 5, Concession 1, Township of Garson

