

TOWNSHIP OF LAIRD

RESTRICTED AREA
ZONING BY-LAW

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BY-LAW NUMBER 531

OF THE CORPORATION OF THE TOWNSHIP OF LAIRD

Being a by-law to provide for the zoning of the said Township of Laird pursuant to the Planning Act R.S.O. 1970, Chapter 340 and amendments thereto.

Whereas the Corporation of the Township of Laird deems it desirable to enact a Zoning By-law under the authority of the Planning Act R.S.O. 1970:

NOW THEREFORE the Corporation of the Township of Laird, enacts as follows:

SECTION I - TITLE

- 1.1 This by-law shall be known as the "Zoning By-law of the Township of Laird." It shall hereafter be referred to as "this By-law."

SECTION 2 - SCHEDULE

- 2.1 Schedule "A" being a Zoning Map, is hereby declared to form part of this By-law.

SECTION 3 - ZONING MAP

3.1 Classification of Zones

For the purpose of this By-law the following Zones shall be and the same are hereby established within the Township of Laird. The extent, locations and boundaries of each zone are shown on the Zoning Map which forms Schedule "A" to this By-law.

	<u>CLASS</u>	<u>SYMBOL</u>
1.	Hamlet Zone	"H"
2.	Agricultural Zone	"A"
3.	Summer Cottage Zone	"S.C."
4.	Sensitive Area Zone	"S.A."
5.	Natural Resource Area	"N.R."
6.	Hazard Area	"H.a."

3.2 Interpretation of Zoning Map

3.2.1 The above symbols used herein refer to the kinds of buildings and structures, and land uses permitted by this by-law in the said zones. Whenever in this by-law the word "Zone" is used preceded by any zoning symbol, such combination shall refer to all areas within that district zone boundary as outlined on Schedule "A".

Boundaries of the Zones

3.2.2 Where any uncertainty exists as to the boundaries of any zone as shown on Schedule "A" the following provisions shall apply:

- (i) where a zone boundary is indicated as following a street or lane the boundary shall be the center line of the street or lane.
- (ii) where any zone boundary is indicated as following a shoreline of any lake, stream or river, the boundary shall be interpreted as following the high water mark of such lake, river or stream.
- (iii) where any zone boundary is indicated as following a railway line the boundary shall be the center line of the railway right-of-way.
- (iv) where a zone boundary is indicated as approximately parallel to any street line or shoreline of any lake, stream or river and the distance from the street line, lake, stream or river is not indicated, such district boundary shall be constructed as being parallel to such street line, lake, stream or river and the distance therefrom shall be according to the scale shown on the Zoning Map.

SECTION 4 - DEFINITIONS

4. Definitions

For the purposes of this Zoning By-law, certain terms, words and phrases shall whenever used in this By-law, have the meaning herewith defined as follows:

- 4.1 "Accessory Building" - shall mean a detached subordinate building, the use of which is clearly incidental to that of the main building or to the use of the land and without limiting the generality of the foregoing shall include a private garage. Such building shall not be used or intended for human habitation.
- 4.2 "Accessory Use" - shall mean a use customarily incidental and subordinate to the main use or building and located on the same lot.
- 4.3 "Agricultural Use" - shall mean a use of land, structure or building for the purpose of forestry, field crops, fruit farming, market gardening, dairying, pasturage, animal husbandry, poultry or bee-keeping or any other farming including the growing, raising packing, treating, storing of vegetable produce on the premises and

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other similar uses or enterprises customarily carried on in the field of general agriculture provided however no farms shall be operated for the slaughtering of animals, except such animals as have been raised on the premises or have been maintained on the premises for the use and consumption of persons residing on the premises.

4.4 "Alteration" - shall mean, when used in reference to a building or a part thereof, - any change, addition or modification in construction or type of occupancy, any change in the structural members of a building such as walls or partitions, columns, beams or girders. When used in reference to a building lot the word "alteration" means any changes in the width, depth or area thereof or a change in width, depth or area of a required yard or a change in the location of any boundary of such lot with respect to a public highway or laneway, whether such alteration is made by conveyance or alienation of any part of the said lot or otherwise. Other forms of the word "alteration" have corresponding meanings.

4.5 "Automobile Service Station" - shall mean a building

or structure where gasoline is sold, and in addition where oil, grease, tires, tubes and batteries may be stored and kept for sale, or where motor vehicles may receive minor accessories and services essential to the actual operation of a motor vehicle, but does not include a public garage.

- 4.6 "Building" - shall mean any structure, either temporary or permanent, having a roof, wall, floor or any one or more of the preceding and used or built for the shelter or enclosure of persons, animals, chattels or property of any kind.
- 4.7 "Church" - shall mean a building for public worship and includes a church hall, when accessory to a church building and those accessory activities as are customarily associated therewith.
- 4.8 "Council" - shall mean the Council of the Corporation of the Township of Laird.
- 4.9 "Coverage" - shall mean that percentage of the lot or lot area covered by the building.
- 4.10 "Commercial Use" - shall mean the use of land, structure or building for the purpose of buying and selling of commodities and offering of services as distinguished from such uses as manufacturing or assembling of goods,

warehousing and construction.

- 4.11 "Dwelling" - shall mean a building used in whole as the home residence or sleeping place of one or more persons either continuously, permanently, temporarily or transiently, but does not include an institutional use, hotel, motel, commercial establishment or mobile home.
- 4.12 "Dwelling-Single Family Detached" - shall mean a separate building designed exclusively for occupancy by one (1) family and having a front, rear and two side yards and having one kitchen only.
- 4.12a "Dwelling-Farm Related" - shall mean a detached dwelling on a farm occupied by person or persons employed in the operation of said farm on a full time basis.
- 4.13 "Dwelling Unit" - shall mean one or more habitable rooms designed or intended for use by one person or single family and provided with separate kitchen and sanitary convenience for use exclusively by such person or single family and a private entrance from outside the building or from a common hallway or inside stairway.
- 4.14 "Existing" - shall mean existing as of the date of the passing of this by-law.
- 4.15 "Family" - shall mean one or more persons living as a single, non-profit housekeeping unit in a single dwelling unit and may include roomers or boarders not exceeding two in number.

- 4.16 "Farm" - shall mean an area of land which is used principally for agricultural uses by the owner or tenant.
- 4.17 "Fence" - shall include a solid fence, a hedge and a solid or other wall erected in lieu of a fence and; in the case of agricultural property a wire fence.
- 4.18 "Floor Area" - shall mean the maximum occupied area contained within the inside walls excluding, in the case of a dwelling any private garage, breezway, unfinished basements, unfinished attics, enclosed and unenclosed porches, crawl-spaces, balconies and terraces.
- 4.19 "Garage - Private" - shall mean an accessory building either attached or detached designed, intended, or used for the sheltering of not more than two private passenger motor vehicles and storage of household equipment incidental to the residential occupancy, which is fully enclosed and not open which excludes a carport, porte cochere or other open shelter and which no services for gain or hire are rendered.

4.20 "Garage - Public" - shall mean a building or part thereof designed or used for servicing, cleaning, repairing, equipping, hiring, selling or storing motor driven vehicles, but does not include a private garage, an automobile service station or an automobile working establishment or automobile body shop.

4.21 "Home For The Aged" - shall mean an institution to which the Homes for the Aged Act R.S.O. 1970, Chapter 206 as amended.

4.22 "Home Occupation" - shall mean an accessory use which is conducted entirely within the dwelling unit and:

(i) which is clearly incidental and secondary to the use of the dwelling unit as a private residence.

(ii) which does not change the character of the dwelling unit or lot as a private residence.

(iii) which does not create or become a public nuisance in particular in regard to noise, traffic, or parking and

(iv) which does not occupy more than 25% of the total floor area of the dwelling unit including basement or cellar area used for

such home occupation, or as living quarters or 28 square meters whichever is lesser; and for greater clarity such use includes the office or consulting room for a profession such as a physician, dentist, lawyer, engineer, chiropractor or accountant and the office for a trade such as a painter or electrician and the work-room for a dressmaker, milliner or hairdresser, and the facilities required for a day nursery; but does not include or permit a clinic, tea-room, tourist home, convalescent home, mortuary, funeral parlour, dancing school, rooming house, boarding house or other similar use, or other commercial use, institutional use, or any workshop, storage yard or plant for any trade.

4.23 "Hospital - Private" - shall mean a private hospital as defined by the Private Hospital Act R.S.O. 1970, Chapter 361 as amended.

4.24 "Hospital - Public" - shall mean a public hospital as defined by the Public Hospital Act R.S.O. 1970, Chapter 378 as amended.

- 4.25 "Institutional Use" - means the area of land, buildings or structure for governmental, religious, educational, charitable or hospital purposes and involving activities and operations which are carried on for some public or social purpose and not for profit.
- 4.26 "Lot" - shall mean a parcel of land or more than one parcel of land under one ownership and appropriated for the exclusive use of a group of buildings comprising one undertaking or enterprise which said parcel or parcels abut upon a public street or road and:
- (i) "Corner Lot" means a lot situated at the intersection of two or more streets having an angle of intersection of not more than one hundred and thirty-five degrees.
 - (ii) "Interior Lot" means a lot other than a corner lot, and
 - (iii) "Registered Lot" means a lot described in accordance with and within a registered plan of subdivision.
- 4.27 "Lot Area" - shall mean the total horizontal area within the lot line of a lot.
- 4.28 "Lot Coverage" - means the combined area of all the buildings on the lot measured at the level of the lowest floor

above the established grade, excluding that part of such lot area which is occupied by a building or part thereof which is completely below ground level in relation to the area of the lot expressed as a percentage.

4.29 "Lot Depth" - means the horizontal distance between the front and rear lot lines and where these lines are not parallel it is the length of the line joining the mid points of the front and rear lot lines.

4.30 "Lot Frontage" - means the horizontal distance between the side lot lines and where such lot lines are not parallel, the lot frontage is the distance between the side lot line measured on a line eight (8) meters back from the front lot line and parallel to it.

4.31 "Lot Line" - means a boundary of a lot and:

(i) "Front Lot Line" means a line that divides a lot from a street, right-of-way, shoreline or high water mark of a river or lake and (1) in a case of a corner lot the shorter lot line that abuts a street, right-of-way, shoreline, or high water mark of a river or lake, shall be the front lot line and (2) where a lot abuts a lake or river, the lot line abutting the road or right-of-way shall be the rear lot line.

(ii) "Rear Lot Line" means the lot line opposite the front lot line and

(iii) "Side Lot Line" means a lot other than a front lot line or a rear lot line.

4.32 "Lot Width" - means the average horizontal distance between the side lot lines.

4.33 "Motel and Motor Hotel" - shall mean a building constituting a series of attached, semi-detached or detached rental units, intended to provide temporary accommodation for the travelling public.

4.34 "Non-Conforming Use" - shall mean the use of land or structure that does not comply to the use regulation for the zone in which such land, structure or building is situated.

4.35 "Nursery School" - means a day nursery as defined in the Day Nurseries Act R.S.O. 1970, Chapter 104 as amended.

4.36 "Parking Space" - shall mean a rectangular area having a width of not less than three (3) meters and a length of not less than six (6) meters for the storage or parking of permitted motor vehicles and having uninterrupted access to a public street by means of a lane or driveway.

4.37 "Recreation Use" - shall mean a use of land and buildings as a recreational area.

- 4.38 "Residential Use" - means the use of a building as a dwelling only.
- 4.39 "Retail Store" - shall mean a building where commodities are kept for sale in limited quantities as opposed to the wholesale disposal of such commodities.
- 4.40 "Severance" - shall occur when a person who owns a parcel of land wishes to divide it into two or more lots. The conditions which govern such i.e., size, and lot area are outlined in this Zoning By-law.
- 4.41 "Sign" - means any sign or advertising device constructed in any manner that is used for the purpose of bringing the subject thereof to the attention of the public and without limiting the generality of the foregoing, includes the following: a display board, bulletin board, screen, cloth or structure having characters, letters or illustrations applied thereto or displayed thereon in any manner; signs within a building visible from the street; the posting or painting of an advertisement or notice on a building; an awning; a marquee; a canopy; a ground sign; a roof sign; a wall sign; a projecting sign; and a cloth or banner sign.
- 4.42 "Street" - shall mean a public way which affords a principal means of access to abutting lots and is designed

and intended for or used by the general public for the passage of vehicles and which has been assumed and maintained for public use by the Corporation.

- 4.43 "Structure" - shall mean anything that is erected, built or constructed or parts joined together, the use of which requires location on the ground or attachment to something having location on the ground.
- 4.44 "Summer Cottage" - shall mean the use of a dwelling for recreational activities to be conducted on a seasonal basis as opposed to permanent and is not the primary place of residence of its' occupants.
- 4.45 "Tourist Resort" - shall mean a building or buildings designed or capable of being used for the purposes of providing accommodation to vacationers and may include such accessory uses, such as dining rooms, boating facilities etc., essential to the operation for said vacation purposes.
- 4.46 "Township" - shall mean the Corporation of the Township of Laird.
- 4.47 "Use" - shall mean the purpose for which land or a building or structure is arranged, designed or intended or for which either land or a building or structure is or may be occupied or maintained.

- 4.48 "Yard" - shall mean an unoccupied space open to the sky on the same lot with a building or structure.
- 4.49 "Yard (Front)" - shall mean an open unoccupied space extending the full width of the lot the depth of which is the minimum horizontal distance between the front lot line and the nearest wall of the main building or structure on the lot.
- 4.50 "Yard (Rear)" - shall mean an open unoccupied space extending the full width of the lot, the depth of which is the minimum horizontal distance between the rear lot line and the nearest wall of the main building or structure on the lot.
- 4.51 "Yard (Side)" - shall mean an open unoccupied space extending from the front yard to the rear yard between the side lot line and the nearest wall of the main building or structure on the lot.
- 4.52 "Yard"
- (i) - Interior Side Yard - means a side yard that abuts another lot; and:
 - (ii) - Exterior Side Yard - means a side yard that abuts a street.
- 4.53 "Zone" - means an area within which, in accordance with the provisions of this By-law, certain uses of lands, buildings and structures are permitted or prohibited and

where specific lot and development standards are established.

SECTION 5 - GENERAL PROVISIONS
FOR ALL ZONES

- 5.1 "Conforming Requirement" - No person shall construct, erect, place, or maintain any structure or use land in the Township except in conformity with the provisions of this By-law.
- 5.2 "Non-Conforming Use of Structures and Land" - The use of structures and land either separate or in combination, existing prior to the passing of this By-law, that would not be allowed in the assigned zone, such use shall be considered lawful and may continue subject to the following;
- (i) such use shall not be enlarged, extended, constructed, re-constructed, moved or structurally altered, but the following shall not prevent the strengthening or restoration of the use to a safe condition.
 - (ii) in the event of a structure receiving damage beyond the control of the owner subsequent to the date of the passing of this By-law, reconstruction of such building or structure shall be permitted provided there is no increase in height, size or volume or change in use of such building or structure.

5.3 "Reduction of Lot Area" - No person shall reduce any lot built upon in an area, either by the conveyance or otherwise so that the coverage will exceed the maximum permitted by this By-law or the yards provided will be less than the minimum required by this By-law for the zone in which such lot is situated.

5.4 "Increase in Adjoining Lots Permitted" - Subject to Subsections 3, the frontage and area of a lot may be increased by the conveyance of the whole or part of adjoining lots provided that all of the provisions of this By-law applicable to the zone in which the lots are situated are complied with for each lot.

5.5 "Uses of Lots Without Buildings" - Where a lot is occupied for permitted uses without buildings or structures thereon, the side yards and front yards required herein for the district and zone within which such lot is located, shall be provided and maintained, except when the lot is used for garden purposes or public playground.

5.6 "Required Street Access" - Any parcel of land which is to be occupied by a use or building, other than an accessory use or building shall have frontage on

and direct access to a maintained public street.

5.7 "Obstruction of required Yards" - All required yards shall be open and unobstructed except in the following combinations:

- (i) architectural features, may extend or project into a required side yard not more than five (5) centimeters for each thirty (30) centimeters of width of such side yard; and may extend or project into a required front or rear yard not more than one (1) meter.
- (ii) chimneys may be placed in any yard and shall project no more than one (1) meter from the main wall of the building.
- (iii) exterior staircases may be placed in any yard and project no more than one (1) meter from the main wall of the building.
- (iv) fences are permitted in compliance with Section 5.8 (Provisions Regulating Fences).

5.8 "Provisions Regulating Fences" - Fences are permitted only in the following identified zones and in compliance with the following conditions:

(i)	<u>Zone</u>	<u>Yard</u>	<u>Maximum Height</u>
	Hamlet, Summer Cottage	Front Yard Other Yards	1 meter 2 meters
	Agricultural	Front Yard Other Yards	2 meters No Limit

- (ii) barbed wire fences are prohibited in all zones except in the agricultural zone.
- (iii) electric fences are prohibited in all zones except in the agricultural zone.
- (iv) in Sections 5.8 and 5.9 "height" means the distance between the grade at any particular location and the highest part of the fence at that location.

5.9 "Outdoor Swimming Pool Regulations" - No person shall construct or use an outdoor swimming pool in the Township otherwise in accordance with the following regulations:

- (i) when located in the front yard it must conform with setbacks of that zone.
- (ii) minimum setback from any lot line - 2 meters.
- (iii) minimum height of fence - 2 meters.

5.10 "Structures on Waterfront Properties" - Structures intended for human habitation or shelter are permitted in the area of Lake George - St. Mary's River system, provided however such structure shall not be located below the elevation of 178.77 meters Geodetic Survey Datum.

5.11 "Special Uses Permitted" - The following uses are permitted in all zones in the Township:

- (i) uses incidental to construction, such as a construction camp, a tool shed, scaffold or other building or structure incidental to construction on the premises, for as long as the same is necessary for work in progress which has neither been finished or abandoned.
- (ii) a sign having an area of not more than 9 square meters incidental to construction on the premises, and to be removed upon completion of such construction.
- (iii) the structures and works of any power company or other utilities company.
- (iv) building or structures for essential services.

5.12 "Existing Railway Lines" - Any presently existing railway line of the Canadian Pacific Railway shall be permitted in the respective zone.

SECTION 6 - OFF-STREET PARKING

6.1 Off-Street Parking Provisions

There shall be provided in all zones at the time of erection or enlargement of any building vehicular off-street parking space with adequate access to all spaces. The number of off-street parking spaces in conjunction with all land or building uses shall be provided as hereinafter prescribed:

<u>Type or the Use of Building</u>	<u>Minimum Required Parking Spaces</u>
(i) A dwelling	2 parking spaces per dwelling unit
(ii) Church, Chapel or other place of worship	1 per 6 seats
(iii) Other assembly places	1 per 5 seats
(iv) Hospital or similar institutions	1 parking space for each doctor; 1 parking space per 4 patient beds
(v) Home for Aged or similar institutions	1 parking space for each doctor; 1 parking space per 6 patient beds
(vi) Restaurant, Dining Lounge, Tavern	1 per 6 seats
(vii) Bowling alleys	5 per lane
(viii) Golf Course	7 per hole
(ix) Curling Rink	10 parking spaces for each curling sheet
(x) Motels or Motor Hotels	1.25 Parking spaces per guest room
(xi) Retail Stores and Shops	1 parking space per 32 square meters
(xii) Public Garage	1 parking space per employee and 1 park- ing space per service
(xiii) For any other use not specifically provided for	1 per 23 square meters floor area

Plans for the layout of off-street parking facilities shall be in accord with the following minimum requirements:

TABLE OF AISLES AND PARKING AREA DESIGN

<u>Parking Space Angle</u>	<u>Perpendicular Stall Width</u>	<u>Perpendicular Distance from Parking Stall and to Driveway</u>	<u>Minimum Aisle Width of Driveway</u>
90°	3 meters	6 meters	8 meters
60°	3 meters	6 meters	5 meters
45°	3 meters	6 meters	4 meters
30°	3 meters	6 meters	3 meters
Parallel	3 meters	Minimum parking space length (8 meters)	3 meters

- (i) all parking areas shall have direct access to or from a public street or lane by a driveway having a width of not less than five (5) meters.

SECTION 7 - OFF-STREET LOADING AND UNLOADING

7.1 On the same premises with every commercial building, structure or part thereof, involving the receipt or distribution of materials or merchandise, there shall be provided and maintained on the lot; adequate space

for standing, loading and unloading in order to avoid undue interference with public use of dedicated rights-of-way. Such space shall be 4 x 21 meters in length and be provided as follows:

TABLE OF MINIMUM OFF-STREET LOADING REQUIREMENTS

<u>Gross Floor Area (in Square Meters)</u>	<u>No. of Off-Street Loading Spaces Required</u>
460 to 920	1
920 to 2 300	2
2 300 to 9 200	3
9 200 to 23 000	4
Each additional 9 200 Square Meters	1

- (i) all loading spaces shall be located in a building or in any open space on the lot other than a required front yard or a required side yard that abuts a street.

SECTION 8 - HAMLET ZONE

- 8.1 "Hamlet" - no person shall hereafter use or permit the use of land, building, or structure and no person shall erect or permit the erection of any building or structure in the Hamlet Zone except in accordance with the following provisions:

8.2 "Permitted Uses"

- (i) one single family detached dwelling per lot.
- (ii) community facilities, institutions, commercial activities serving the hamlet community, like schools, churches, recreational centers, general stores which sell varied products such as food, hardware and clothing, hotels and motels, and other similar uses serving the motoring public.
- (iii) utility shed, swimming pool and greenhouse.

8.3 "Area Requirement For Residential Development"

Lot Frontage	-	Minimum 46 meters
Lot Area	-	Minimum 2 760 square meters
Front Yard	-	Minimum 15 meters
Side Yard	-	Minimum 5 meters
(If corner lot, exterior yard shall be 8 meters)		
Rear Yard	-	Minimum 15 meters
Maximum lot coverage	-	15%
Maximum height	-	2 stories or 8 meters

Accessory buildings shall have a side yard of 2 meters.

8.5 "Area Requirements for Commercial Uses"

Lot Frontage	-	Minimum 30 meters
Lot Area	-	Minimum 1 380 square meters
Front Yard	-	Minimum 8 meters
Side Yard (If corner lot, exterior side yard - minimum 8 meters	-	Minimum 5 meters (15-10')
Rear Yard	-	Minimum 8 meters
Maximum lot coverage	-	40%
Maximum height	-	2 stories or 8 meters

Accessory buildings shall have a side yard of 2 meters.

8.6 "Area Requirements for Institutions and Community Facilities"

- (i) area requirements shall be the same as those identified for Commercial uses.
- (ii) in the case of any residence erected in conjunction with an institution, commercial or community facility, the area requirements shall be those identified for residential development.

8.7 "Signs"- Advertising signs will be permitted in conjunction with a commercial activity and shall have a maximum size of 9 square meters.

SECTION 9 - AGRICULTURAL ZONE

9.1 "Agricultural" - No person shall hereafter use or permit the use of land, building, or structure and no person shall erect or permit the erection of any building or structure in the Agricultural Zone except in accordance with the following provisions:

9.2 "Permitted Uses"

- (i) Agricultural Use - include field crops, truck gardening, flower gardening, nurseries, orchards, dairy farming, tree farming etc. Also included are farms for the grazing, breeding, raising or training of horses, dog kennels or breeding, boarding or sale of dogs and any other similar use or enterprise (for example) sale of farm produce customarily carried on as part of the field of general agriculture.
- (ii) Residential Use
 - (a) one single family detached dwelling.
 - (b) farm related residential dwellings.
- (iii) Commercial Use - normally a part of the rural agricultural function, for example, riding stables, veterinary establishments.
- (iv) Institutional Use - such as schools and churches.
- (v) Existing Private Commercial Airport
- (vi) Accessory Use - such as private garages, barns, stables, recreational buildings, greenhouses and any other similar use.

9.3 "Prohibited Uses" - The removal of top soil within the Township shall be prohibited.

9.4 "Area Requirements for Uses in the Agricultural Zone"

Lot Frontage	-	Minimum 46 meters
Lot Area	-	Minimum 2760 square meters
Front Yard	-	Minimum 15 meters
Rear Yard	-	Minimum 15 meters
Side Yard	-	Minimum 8 meters
Maximum height	-	3 stories or 9 meters
Maximum lot coverage	-	15%

SECTION 10 - SUMMER COTTAGE ZONE

10.1 "Summer Cottage" - No person shall hereafter use or permit the use of land, building, or structure and no person shall erect or permit the erection of any building or structure in the Summer Cottage Zone except in accordance with the following provisions:

10.2 "Permitted Uses"

- (i) one summer cottage per lot.
- (ii) community centers, parks, play grounds, recreational buildings, and other similar uses intended to serve the summer cottage residence.
- (iii) existing residential dwellings on the day of the passing of this by-law.

(iii) accessory buildings such as boat house, out house, docks, steam bath, huts, laundry huts, tools and wood sheds and any other similar type accessory use.

These accessory buildings with the exception of out house and laundry huts are exempted from front yard set back.

10.3 "Area Requirements"

Lot Frontage	-	Minimum 46 meters
Lot Area	-	Minimum 2760 square meters
Front Yard	-	Minimum 15 meters high water mark)
Side Yard	-	Minimum 8 meters
Rear Yard	-	Minimum 15 meters
Maximum lot coverage	-	15%
Maximum height of building	-	2 stories or 8 meters

SECTION 11 - SENSITIVE AREA ZONE

11.1 "Sensitive Area" - No person shall hereafter use or permit the use of land, building or structure and no person shall erect or permit the erection of any building or structure in the Sensitive Area Zone except in accordance with the following provisions:

11.2 "Permitted Uses"

(i) Recreational - passive or active recreational activities such as walking trails, picnicing, bird watching, skiing and any other similar use.

Active recreational activities where deemed detrimental to the area shall not be permitted.

(ii) Farming - limited farming use of these lands such as grazing of animals growing of crops where suitable and not detrimental to the area shall be allowed.

(iii) no buildings or structures are permitted in this zone except for those deemed accessory to the permitted uses in the zone.

(iv) no buildings or structures are permitted to be located within 15 meters of a watercourse. The distance is to be measured from either the bank of the water course or in the case of a shoreline, the high water mark.

SECTION 12 - NATURAL RESOURCE AREA

12.1 "Natural Resource Area" - No person shall hereafter use or permit the use of land, building or structure and no person shall erect or permit the erection of any building or structure in the Natural Resource Zone except in accordance with the following provisions:

12.2 "Permitted Uses"

(i) Extractive Resource uses such as mining, quarrying, sand and gravel pits and harvesting of wood products.

(ii) Recreational - passive or active recreational activities such as walking trails, picnicing, bird watching, skiing and any other similar uses.

Active recreational activities where deemed detrimental to the area shall not be permitted.

(iii) Farming - limited farming use of these lands such as grazing of animals growing of crops where suitable and not detrimental to the area shall be allowed.

(iv) no buildings or structures are permitted in this zone except for those deemed accessory to the permitted uses in the zone.

12.3 Area Requirements for Extractive Resource Uses in the Natural Resource Zone

(1) Lot area - minimum 4 hectares

(2) Yard setbacks for structures from property line - minimum 60 meters.

SECTION 13 - HAZARD AREA ZONE

13.1 "Hazard Area" - No person shall hereafter use or permit the use of land, building or structure and no person shall erect or permit the erection of any building or structure in the Hazard Area Zone except in accordance with the following provisions:
"Permitted Uses" - such uses deemed necessary by the municipality and the Ministry of Natural Resources to prevent flooding on neighbouring lands.

SECTION 14 - NAMED USES

14.1 "Named Use" - Notwithstanding the provisions of this By-law land may be used and buildings may be erected and used for the purpose set out subject to the requirements of this By-law for the zone set opposite thereto in column two of the said table.

<u>COLUMN 1</u>	<u>COLUMN 2</u>	<u>COLUMN 3 (OWNER)</u>
Garbage Dump	"A"	Corporation of the Township of Laird
Cemetery	"A"	Corporation of the Township of Laird
Recreational Centers	"A"	Corporation of the Township of Laird

SECTION 15 - EXEMPTIONS

- 15.1 "Exemptions" - Where a lot having a frontage or area less than is required herein was held under distinct and separate ownership from abutting lots as shown by a registered conveyance in the records of the Registry or Land Titles Office at the date of the passing of this By-law, and such lot continues to be so held, such lot may be used and a building or structure may be erected, altered or used on such smaller lot provided that the owner complies with all other requirements of this By-law.

SECTION 16 - ADMINISTRATION AND INSPECTION

- 16.1 This By-law shall be administered by the person or persons so designated from time to time by the Council, and such person or persons are hereby authorized to enter at all reasonable hours upon any property or premises for the purposes of carrying out his duties under this By-law.
- 16.2 "Application For Building Permit" - In addition to the requirements of the Building By-law, application for a Building Permit shall be accompanied by plans in duplicate, drawn to an acceptable scale, based upon an actual survey by an Ontario Land Surveyor. Such drawing to scale, shall indicate all existing structures on the property, their use and any additional uses or structures proposed as part of the application. Upon satisfactorily meeting all provisions

of this By-law, prior to issuance of a Building Permit approval of an adequate water and sewage system from the Algoma Health Unit and Ministry of Environment is required.

16.3 "Penalty" - any person who contravenes this By-law is guilty of an offence and liable upon summary conviction to a penalty not exceeding One Thousand Dollars (\$1,000.00) exclusive of costs. Each day of continuing breach of this By-law shall constitute a separate offence. The penalties herein provided shall be recoverable under the Summary Convictions Act.

16.4 "Conflict with Other By-laws" - in the event of conflict between this By-law and any other By-law, this By-law shall prevail.

16.5 "Effective Date" - this By-law shall not come into force without the approval of the Ontario Municipal Board, but, subject to such approval, shall take effect from the passing thereof.

Passed in open Council this 7th day of May, 1980.

REEVE Keith Barkley

CLERK Phyllis L. McKay

First Reading _____
Second Reading _____
Third Reading _____