

RC2 Central Huron

REC COM RC3 Central Huron

MOBILE R4 Central Huron

RC2

Central Huron

SECTION 19

RECREATIONAL TRAILER AND TENT PARK AND CAMPGROUND (RC2)

No person within any Recreational Trailer Park and Campground (RC2) zone shall use any land, or erect, alter or use any building or structure for any purpose except in accordance with the following provisions:

19.1 PERMITTED USES

19.1.1 Campground

19.1.2 Conservation

19.1.3 Forestry

19.1.4 Recreation, active and passive

19.1.5 Trailer and tent park

19.1.6 Uses accessory to the trailer park and campground use including a dwelling unit and recreational vehicle sales and service 1

9.2 PERMITTED STRUCTURES

19.2.1 Buildings and structures for the permitted uses including park model trailers not exceeding 14 metres in length (not including any towing components) and not exceeding 50.2 square metres of floor area, but not including a mobile home

19.2.2 One dwelling for the owner or manager of the trailer park and campground, either detached or attached to a permitted structure.

19.2.3 Buildings and structures accessory to permitted uses

19.3 ZONE PROVISIONS

19.3.1	Lot area (minimum)	4 hectares
Areas of the lot zoned NE2 (Natural Environment Limited Development) may be included in the calculation of the lot area.		
19.3.2	Lot frontage (minimum)	40 metres
19.3.3	Front yard setback (minimum)	20 metres
19.3.4	Interior side yard setback (minimum)	7.5 metres
19.3.5	Exterior side yard setback (minimum)	7.5 metres
19.3.6	Rear yard setback (minimum)	7.5 metres
19.3.7	Lot coverage (maximum)	10 percent
19.3.8	Building height (maximum)	9 metres
19.3.9	Trailer site area (minimum)	150 square metres
19.3.10	Recreational open space (minimum).	20 percentNatural areas such as ravines, marshes or lake banks shall not be included in the calculation of recreational open space. The required communal recreational open space shall be located within the RC2 zone.
19.3.11	Natural area open space (minimum)	A minimum 20% of the gross area of the lot shall be used as natural area open space which can include ravines, swamps or open water

19.4 ACCESSORY BUILDINGS AND ACCESSORY USES

19.4.1 Use of Accessory Buildings The following uses shall not be permitted in accessory buildings:
- any occupation for profit except as may be permitted by this by-law; - human habitation except where a dwelling is a permitted accessory use.

19.4.2 Establishment of an Accessory Building or Use

No accessory building or use shall be established in a RC2 zone until the main building or use to which it is accessory is established.

Buildings or structures solely devoted to and forming an integral part of a septic system and that are less than 10 square metres are permitted in any yard.

19.4.3 Location of Accessory Buildings and Uses

Accessory residential uses are not permitted in a basement or cellar.

19.4.4 Zone Provisions for Accessory Buildings and Structures

Section 19.3 shall apply.

19.5 Parking

Each trailer site shall be provided with at least 1 car parking space and visitor parking shall be provided on the basis of 1 space for every 4 trailer sites, and shall be dispersed throughout the trailer park at locations convenient to the site which it is intended to serve. Such visitor parking shall not be used for the storage of boats or trailers.

Parking for commercial buildings, recreational buildings and community centres shall be in accordance with the section 3.22 of the general provisions.

19.6 EXTERIOR LIGHTING: Refer to Section 3.5 General Provisions.

19.7 SPECIAL PROVISIONS

19.7.1 DENSITY OF DEVELOPMENT

Overall density of the entire development shall not exceed 15 recreational vehicle/trailer lots or camp sites per gross hectare.

19.7.2 BUFFER

Notwithstanding Section 3.24 Planting Strips, where a RC2 Zone abuts a RC1, NE4, LR1 or R1 Zone, a buffer strip of landscaped open space of natural vegetation of 10 metres shall be required. All other relevant provisions of Section 3.24 shall apply.

19.7.3 ADDITIONS TO TRAILERS

Additions to original trailers may be permitted in the RC2 zone as an accessory "add on" subject to the following:

1. The total floor area of enclosed additions shall not exceed the height, width and length of the original trailer. Open unenclosed additions shall be permitted in addition to this total, but shall not be enclosed. An open unenclosed deck shall not be closer than 1 metre to a trailer site lot line.
2. An enclosed addition is defined as any addition with a roof and any material used to close in the addition, exclusive of screen material.
3. Enclosed additions shall only be prefabricated additions designed by a manufacturer.
4. A building permit is required for the trailer, all additions to the trailer as well as any open unenclosed decks greater than 10 square metres in area.
5. It has an area not exceeding 50.2 square metres.

19.8 SPECIAL ZONES

19.8.1 RC2-1:

Notwithstanding the provisions of Section 19.1 to the contrary, the area zoned as RC2-1 may be used for a retail store for the sale of personal convenience goods and foodstuffs, accessory to a Trailer Park and/or Campground.

19.8.2 RC2-2:

Notwithstanding the provisions of Section 3.31.3 to the contrary, the area zoned RC2-2 may have a reduced setback from the top-of-bank of the lake, as established by the line shown on Key Map 1E (identified as Line X). All other provisions of this by-law shall apply. (Township of Goderich Zoning Bylaw amended by By-Law 8-1993) Notwithstanding Section 2 and the definition of Tent and Trailer Park to the contrary, in the RC2-2 zone the permitted uses are allowed in all seasons but shall not be used for permanent habitation or year round occupancy.

19.8.3 RC2-3

Notwithstanding the provisions of Section 19 to the contrary, the area zoned RC2-3 may be used for a total of 144 trailer sites. The area of the same lot zoned as RC3 may be used to meet the requirements of sections 19.8.1, 19.4.8 and 19.4.9. One single detached dwelling is permitted for the owner or manager of the park, notwithstanding that the area of the same lot zoned as RC3 may also contain one dwelling accessory to the golf course. All other applicable provisions shall apply. (Township of Goderich Zoning By-law amended by By-Law 9-1998) Notwithstanding Section 2 and the definition of Tent and Trailer Park to the contrary, in the RC2-3 zone the permitted uses are allowed in all seasons but shall not be used for permanent habitation or year round occupancy.

19.8.4 RC2-4

Notwithstanding the provisions of Section 19 and this By-law to the contrary, lands zoned RC2-4 shall provide sewer service to the neighbouring residence to the north until such time as municipal sewer service is available at the corner of Highway #21 and County Road #13. The frontage of the lands zoned RC2-4 is deemed to be Highway #21. The remaining provisions of the RC2 zone and this By-law shall continue to apply. (Township of Goderich Zoning By-law amended by By-law 14-2003) Notwithstanding Section 2 and the definition of Tent and Trailer Park to the contrary, in the RC2-4 zone the permitted uses are allowed in all seasons but shall not be used for permanent habitation or year round occupancy.

19.8.5 RC2-5

Notwithstanding the provisions of Section 19 to the contrary, on the lands zoned RC2-5 a maximum of two accessory single detached dwellings shall be permitted. Further, for the purposes of clarification, on lands zoned RC2-5, the maximum number of recreational vehicle lots or camp sites shall be based on a total of fifteen (15) sites per gross hectare. Adjacent areas of the same property zoned NE2 and NE2-3 may be used to calculate the maximum number of recreational vehicle lots or campsites. All sites must be located in the area zoned RC2-5, based on an approved site plan. All other applicable provisions of Section 19 continue to apply. (Township of Goderich Zoning By-law amended by OMB File PL040048)

19.8.6 C2-6- h

Notwithstanding any provision of this by-law to the contrary, the area zoned RC2-6 shall be subject to the following additional provisions:

Lot Frontage (minimum)	7.5 metres
Number of Trailer/campground Sites (maximum)	130 sites
Setback to top-of-bank of Maitland River (minimum)	67.0 metres
Setback to lands zoned NE2-5 (minimum)	25.0 metres
(As amended by OMB Order PL020402)	

The Holding Zone shall not be lifted until the conditions of OMB Order PL020402 are met, as confirmed with a final written decision from the Ontario Municipal Board.

19.8.7 RC2-7

Notwithstanding Section 2 and the definition of Tent and Trailer Park to the contrary, in the RC2-7 zone the permitted uses are allowed in all seasons but shall not be used for permanent habitation or year round occupancy.

REC COM RC3

SECTION 20

RECREATIONAL COMMERCIAL (RC3)

No person within any Recreational Commercial (RC3) zone shall use any land, or erect, alter or use any building or structure for any purpose except in accordance with the following provisions:

20.1 PERMITTED USES

20.1.1 A golf course

20.1.2 A miniature golf course

20.1.3 A hotel

20.1.4 A motel

20.1.5 A restaurant

20.1.6 A place of entertainment

20.1.7 A retail store for the sale of personal convenience goods and foodstuffs, and recreational equipment

20.1.8 A marina

20.1.9 Uses accessory to the permitted uses

20.2 ACCESSORY USES

20.2.1 One accessory dwelling or one accessory dwelling unit within a non-residential building

20.2.2 Uses accessory to the permitted uses

20.3 PERMITTED STRUCTURES

20.3.1 Buildings and structures for the permitted uses

20.3.2 Buildings and structures accessory to the permitted uses

20.4 ZONE PROVISIONS

20.4.1	Lot area (minimum)	2000 square metres
Areas of the lot zoned NE2 (Natural Environment Limited Development) may be included in the calculation of the lot area.		
20.4.2	Lot frontage (minimum)	25 metres
20.4.3	Front yard setback (minimum)	20 metres
20.4.4	Interior side yard setback (minimum)	7.5 metres
20.4.5	Exterior side yard setback (minimum)	7.5 metres
20.4.6	Rear yard setback (minimum)	7.5 metres
20.4.7	Lot coverage (maximum)	30 percent
20.4.8	Building height (maximum)	12metres

20.5 ACCESSORY BUILDINGS AND ACCESSORY USES

20.5.1 Use of Accessory Buildings

The following uses shall not be permitted in accessory buildings:

- human habitation except where a dwelling or dwelling unit is a permitted accessory use.

20.5.2 Establishment of an Accessory Building or Use

No accessory building or use shall be established in a RC3 zone until the main building or use to which it is accessory is established. Buildings or structures solely devoted to and forming an integral part of a septic system and that are less than 10 square metres are permitted in any yard.

20.5.3 Location of Accessory Buildings

Shall be erected in the rear yard and/or interior side yard and shall comply with the front yard setback for the main building.

Accessory buildings shall not be located between the main building and the front lot line.

Accessory residential uses are not permitted in a basement or cellar.

20.5.3 Zone Provisions for Accessory Buildings and Structures

20.5.3.1	Lot coverage (minimum)	5 percent of the total lot area provided that the lot coverage of all buildings and structures does not exceed 30 percent
20..5.3.2	Distance between main and accessory buildings (minimum)	2 metres
20..5.3.3	Interior side yard setback (minimum)	1.25 metres
20..5.3.4	Rear yard setback (minimum)	1.25 metres
20..5.3.5	Building height (maximum)	6 metres
20..5.3.6	Floor area of fully detached residence (minimum)	84 square metres
20..5.3.7	Floor area of attached residence (part of a non-residential building or structure) (minimum)	70 square metres

20.6 PARKING: Refer to Section 3.22 General Provisions.

20.7 EXTERIOR LIGHTING: Refer to Section 3.5 General Provisions.

20.8 PLANTING STRIPS: Refer to Section 3.24 General Provisions.

20.9 SPECIAL PROVISIONS

20.9.1 PROVISIONS FOR GOLF COURSE AND ASSOCIATED USES

20.9.1.1	Lot Area (minimum)	4.0 hectares
20.9.1.2	Lot Frontage (minimum)	75 metres
20.9.1.3	Front yard setback (minimum)	30 metres
20.9.1.4	Interior side yard setback (minimum)	8 metres

20.9.1.5	Exterior side yard setback (minimum)	8 metres
20.9.1.6	Rear yard setback (minimum)	8 metres
20.9.1.7	Lot coverage (maximum)	10 percent

20.10 SPECIAL ZONES

20.10.1 RC3-1

The area zoned RC3-1 may be used for the permitted uses provided such uses shall only be established in conjunction with main uses permitted on the abutting lands forming part of the subject lot located within the Village of Bayfield. The setbacks of section 20.4 shall not apply to the zone line forming the municipal boundary abutting the Village of Bayfield. (Township of Goderich Zoning By-law amended by By-law 7- 1994).

20.10.2 RC3-2

Notwithstanding the provisions of section 20.1 to the contrary, the area zoned RC3-2 shall be limited to:

1. a golf course;
2. accessory uses, including one accessory dwelling unit (accessory uses shall not include residential, seasonal residential or trailer park development); and
3. agricultural use, limited. All buildings and structures and accessory uses shall be located:
 - in buildings existing at the date of passing of this amending by-law; and/or
 - for new buildings and structures and accessory uses, not further than 100 metres from such existing buildings.

Notwithstanding the foregoing, utility or shelter buildings or structures not exceeding 50 square metres floor area may be located elsewhere in the RC2-3 zone, subject to the yard requirements of section

- 20.8.1. Such utility or shelter buildings or structures shall not be used for the sale or distribution of food or refreshments.

No building or structure or accessory use associated with the golf course shall be located in the AG1 zone of the subject lot, except for a driveway. (Township of Goderich Zoning By-law amended by Bylaw 12-1998)

RC3-h In the area zoned RC3-h no development is permitted until the -h Holding symbol has been removed. The -h may be removed following an evaluation of the Natural Heritage impacts of the proposed development to the satisfaction of the Ausable Bayfield Conservation Authority or the County of Huron, which may include an Environmental Impact Study.

MOBILE R4

Central Huron

SECTION 24

MOBILE HOME PARK (R4)

No person within any Mobile Home Park (R4) zone shall use any land, or erect, alter or use any building or structure for any purpose except in accordance with the following provisions:

24.1 PERMITTED USES

24.1.1 A mobile home park

24.1.2 Uses accessory to the permitted uses

24.2 ACCESSORY USES

24.2.1 A home occupation

24.2.2 Passive and active recreation

24.2.3 Uses accessory to the permitted uses

24.3 PERMITTED STRUCTURES

24.3.1 Park administrative, sales or rental office

24.3.2 Convenience retail store or a personal service store to serve the day-to-day commercial needs of the mobile home park residents

24.3.3 One dwelling unit within the rear portion or second storey of the main office or sales facility or one single detached residence accessory to the mobile home park use

24.3.4 Mobile home

24.3.5 Mobile home - double wide

24.3.6 Modular Home

24.3.7 Detached dwelling

24.3.8 Park or playground

24.3.9 Recreational or community centre

24.3.10 Swimming pool

24.3.11 Buildings and structures accessory to the permitted use

24.4 MOBILE HOME PARK ZONE PROVISIONS

24.4.1	Lot area (minimum)	4 hectares
24.4.2	Lot frontage (minimum)	100 metres
24.4.3	Front yard setback (minimum)	Local Road: 6 metres from a local road measured from the lot line County or Provincial Road: 10

		metres from a County or Provincial road measured from the lot line or 25 metres measured from the centre line whichever is greater
24.4.4	Interior side yard setback (minimum)	4.5 metres
24.4.5	Exterior side yard setback (minimum)	Local Road: 6 metres from a local road measured from the lot line County or Provincial Road: 10 metres from a County or Provincial road measured from the lot line or 25 metre
24.4.6	Rear yard setback (minimum)	8 metres
24.4.7	Building height (maximum)	9 metres
24.4.8	Distance required from any other permitted structure to a mobile home	6 metres

24.4 MOBILE HOME SITE PROVISIONS

24.5.1	Site area (minimum)	420 square metres
24.5.2	Site frontage (minimum)	13.5 metres
24.5.3	Front yard setback (minimum)	3 metres from interior road
24.5.4	Interior side yard setback (minimum)	2 metres
24.5.5	Exterior side yard setback (minimum)	3 metres from interior road
24.5.6	Rear yard setback (minimum)	3 metres
24.5.7	Unit floor area (minimum)	950 square metres
24.5.8	Site coverage	35 percent

24.6 ACCESSORY BUILDINGS AND ACCESSORY USES TO THE MOBILE HOME PARK

Uses and buildings that are accessory to the mobile home park use are required to be developed according to the provisions in Section 24.4.

24.7 ACCESSORY BUILDINGS AND ACCESSORY USES TO THE MOBILE HOME PARK SITE

24.7.1 Use of Accessory Buildings

The following uses shall not be permitted in accessory buildings:

- any occupation for profit except as may be permitted by this by-law;
- human habitation.

24.7.2 Establishment of an Accessory Building or Use

Buildings and structures accessory to a mobile home are permitted on a site. No more than 2 accessory buildings or structures shall be permitted on one site.

No accessory structures or use shall be established on a site until a mobile home to which it is accessory is established.

24.7.3 Location of Accessory Buildings

Shall be erected in the rear yard and/or interior side yard and shall comply with the front yard setback for the mobile home.

Accessory buildings shall not be located between the mobile home and the front lot line of the site.

24.7.4 Zone Provisions for Accessory Buildings and Structures

24.7.4.1	Distance between mobile home unit and accessory buildings (minimum)	1.5 metres
24.7.4.2	Interior side yard setback (minimum)	1.25 metres
24.7.4.3	Rear yard setback (minimum)	1.25 metres
24.7.4.4	Building height (maximum)	4 metres

24.8.5 Parking

Each mobile home site shall be provided with at least 1 parking space and visitor parking shall be provided on the basis of 1 space for every 4 mobile home sites, and shall be dispersed throughout the mobile home park at locations convenient to the site which it is intended to serve. Such visitor parking shall not be used for the storage of boats or trailers. Parking for commercial buildings, recreational buildings and community centres shall be in accordance with the Section 3.22 of the General Provisions.

24.8.6 Recreation Space / Open Space

Not less than 10% of the gross area of a mobile home park shall be used as recreation space, placed in locations convenient to all residents. Such space shall be free of traffic hazards and shall not include areas designated as planting strips. Where recreation space exceeds 500 square metres, two or more such areas shall be provided.

24.8.7 Services

Each mobile home located within a mobile home park shall be provided with water supply and sewage disposal facilities, solid waste disposal, storm drainage, hydro, street lighting, telephone and road maintenance. 2

4.8.8 Skirting and Foundation for Mobile Homes

Each mobile home unit located on a mobile home site shall be placed on a permanent substructure or permanent foundation supports. All mobile homes shall be provided with durable skirting, with access where necessary, to screen the view of the undercarriage or foundation supports.

24.9 SPECIAL ZONES

24.9.1 R4-1

24.9.1.1 Notwithstanding the provisions of Section 24.4.1 to the contrary, in the area zoned R4-1 the minimum lot area for a mobile home park shall be 3.453 hectares.

24.9.1.2 Notwithstanding the provisions of Section 24.4.3 to the contrary, in the area zoned R4-1 the minimum front yard shall be 7.5 metres.

24.9.1.3 Section 24.7.4 shall apply in the area zoned R4-1 th the exception that visitor parking is not required to be dispersed throughout the mobile home park.

24.9.1.4 In the area zoned R4-1 the provisions of Sections 24.4.4, 24.4.6, and 24.5 do not apply.

24.9.1.5 Maximum no. of mobile home units: 55;

24.9.1.6 Side yard (minimum): 1.5 metres;

24.9.1.7 Minimum setback from a C3 zone: 1 metre;

24.9.1.8 Minimum rear yard where rear lot line abuts a railway: 0 metres;

- 24.9.1.9 Minimum rear yard for other rear lot lines: 3 metres;
 24.9.1.10 Maximum site coverage per mobile home site (site locations are shown on Key Map 26K):

TABLE FOR SITE SPECIFIC COVERAGES HAS NOT BEEN SHOWN

- 24.9.1.11 minimum separation distance between mobile homes:
 between long sides: 4 metres
 between a long side and a short side: 4 metres;
 between narrow sides of units: 1.5 metres;

- 24.9.1.12 minimum setback from an internal roadway:

Previous unit's setback	Setback Required
Less than 1.5 m	1.5 m
1.5 to 3 m	Maintain previous unit's setback
Greater than 3 m	3 m
No previous unit	3 m

- 24.9.1.13 Notwithstanding the provisions of this By-law to the contrary, the provisions of Sections 3.18 and 3.19 of this By-law shall apply to the area zoned R4-1 as at the date this amendment is adopted (March 15, 1994). For the purposes of this section "lot" shall refer to the area zoned R4-1.

- 24.9.1.14 All other applicable provisions shall apply. (Town of Clinton Zoning By-law amended by By-law 9-1994)

Central Huron

References 2:

Definition(Central Huron)-**MOBILE HOME** – means a pre-fabricated, transportable, single or multiple section single detached dwelling constructed in conformity with CSA Z240 MH Series. Mobile Homes shall have a floor area of not less than fifty square metres, are designed to be towed on its own chassis (notwithstanding that its running gear is or may be removed), placed or designed to be placed on permanent foundations, but shall not include a travel trailer, tent trailer or a trailer otherwise designed.

Definition(Central Huron)-**MODULAR HOME** – means a pre-fabricated single detached dwelling built in a factory for transport to a permanent location for installation and constructed in conformity with CSA Standard A277.

Definition(Central Huron)- **MULTIPLE ATTACHED DWELLING** – means a building divided by a common wall extending from the foundation to the roof into three or more attached dwelling units, each having a separate entrance at grade.

Definition(Central Huron)- **NURSING HOME DWELLING** – means any building maintained and operated where lodging, meals and nursing care and provided for two or more persons, licensed under the Nursing Home Act.

Definition(Central Huron)- **QUADRUPLIX DWELLING** – means a pair of two attached duplex dwellings or four attached single dwelling units. Central Huron Zoning By-law January 27, 2017 14

Definition(Central Huron)- **RETIREMENT HOME** – means a building for the accommodation of senior citizens, within single or double rooms or suites which do not contain kitchens, and where central kitchen, dining and laundry facilities are provided for the residents, together with other communal facilities, under the supervision of resident and other staff, but which shall not include a Nursing Home, licensed under the Nursing Homes Act.

Definition(Central Huron)- **SEASONAL DWELLING** – see recreational residence

Definition(Central Huron)- **SECOND UNIT** – shall mean an accessory dwelling unit with its own kitchen, sanitary facilities and bedroom(s)/sleeping area in a single detached dwelling or accessory building to a single detached dwelling, semi-detached dwelling, or row house that meets the following requirements: Any additional exterior stairways provided for the second unit leading to a full floor above the first storey in a single detached dwelling shall not be located in the front yard. One additional on-site parking space shall be provided for the second unit in addition to the parking for the main dwelling. Both the main dwelling and the second unit shall be served by one driveway. Second units in an accessory building will be subject to the Ontario Building Code and will require a change of use permit. No second unit will be established without being connected to full municipal water and sewer services. A second residential unit may be established within an existing single detached residence, row house or

semidetached dwelling or in an accessory building on the same property, but in no case shall there be more than two dwellings permitted per lot. A mobile home shall not be used as a second unit.

Definition(Central Huron)- SEMI-DETACHED DWELLING – means a building that is completely divided into two dwelling units one beside the other by a vertical party wall, each dwelling unit having independent entrance either directly from the outside or through a common vestibule.

Definition(Central Huron)- TRIPLEX – means the whole of a building that is divided into three (3) separate dwelling units, each of which has an independent entrance either directly from the outside or through a common vestibule.

Definition(Central Huron)-DWELLING UNIT – means one or more habitable rooms constituting self-contained living quarters for use of one or more individuals including the provision of kitchen and sanitary facilities and sleeping accommodation for the exclusive use of such individual or individuals, and having a private entrance from outside the building or from a common hallway or stairway inside the building.

Definition(Central Huron)-HOSPICE – means a residential facility where terminally ill patients receive palliative care treatment in a home-like setting with a maximum of ten patient beds.

Definition(Central Huron)-FLOOD, REGULATORY – means the standard of the local Conservation Authority used to define the limit of the flood plain for regulatory purposes. **FLOODLINE, REGIONAL** – means the limits of the floodplain in the Municipality, based on a storm event equivalent to Hurricane Hazel of 1954.

Definition(Central Huron)-HERITAGE CONSERVATION DISTRICT – means a district as defined under Section 5 of the Ontario Heritage Act.

Definition(Central Huron)-HISTORIC SITE – means an area containing buildings or places in which historic events occurred, or having special public value because of notable architectural features, or features relating to the cultural or artistic heritage of the community.

Definition(Central Huron)-MARINE FACILITY – means an accessory structure which is used to take a boat into or out of a navigable waterway, or to moor a boat. This definition includes a launching ramp, boat lift, or dock but does not include any building or any boat servicing, repair or sales facility.

Definition(Central Huron)-MOBILE HOME – See ‘DWELLING, MOBILE HOME’ **MOBILE HOME PARK** – means a lot containing two or more mobile home sites and which is under single management and ownership, used for the siting of mobile homes and/or single storey modular homes together with commercial-recreational and service uses for Mobile Home Park residents, including any building, structure or enclosure forming a part of such mobile home park.

Definition(Central Huron)-MOBILE HOME & RECREATIONAL VEHICLE SALES & SERVICE ESTABLISHMENT – means land, building or structure used for the sale and display of new Mobile Homes, Modular Homes, and Travel Trailers and may include the servicing and repair of such structures and vehicles, but shall not include any other uses defined in this By-law.

Definition(Central Huron)-MOBILE HOME SITE – means a parcel of land within a mobile home park occupied by or intended for occupancy by one mobile home together with all yards and open space required by this By-law.

Definition(Central Huron)-MODULAR HOME – See ‘DWELLING, MODULAR HOME’

Definition(Central Huron)-NATURAL HAZARDS – Shall include: flooding, erosion, unstable slopes and soils, sinkholes, and lands adjacent to ravines, river valleys, streams, dynamic beach, and water bodies.

Definition(Central Huron)-PRIVACY FENCE – means a solid and continuous fence constructed of suitable material to a height of not less than 1.5 metres (5.0 feet) so as to provide a year round visual barrier.

Definition(Central Huron)-RECREATION, ACTIVE – means the use of land, water and/or building for the purpose of organized active leisure activities and shall include such uses as an arena, a pool and a sports field.

Definition(Central Huron)-RECREATION, PASSIVE – means the use of land and/or water for the purpose of passive leisure activity and may include such uses as: swimming, and trails for hiking, skiing and cycling and horseback riding. No enclosed buildings or structures are permitted. Boathouses are not considered accessory to a passive recreation use.

Definition(Central Huron)-RESORT – means a tourist establishment operated under one management with accommodation units and/or housekeeping units and central facilities such as an office, restaurant, tavern, meeting facilities, recreational facilities, personal service shop and retail store for the sale of personal convenience goods and foodstuffs, recreational equipment and accommodation for staff.

Definition(Central Huron)-ROAD, STREET OR HIGHWAY (PUBLIC) – means a common or public highway, street, avenue, parkway, driveway, square, place, bridge, viaduct or trestle, any part of which is intended for or used by the general public for the passage of vehicles and includes the area between the lateral property lines thereof. For the purpose of setbacks, an unopened or unassumed road allowance shall also be considered a road, street or highway (public).

Definition(Central Huron)- PROVINCIAL HIGHWAYS— in Central Huron Highway 21 and Highway 8 are Provincial Highways. The Ministry of Transportation regulates access to provincial highways and setbacks from provincial highways. "Entrance permits" onto provincial roads will be issued by the Ministry of Transportation provided the MTO's controlled access highway criteria can be satisfied".

Definition(Central Huron)- ROAD, RURAL ARTERIAL – are roads designed to facilitate through traffic. These roads will be developed, where possible, on a 30 metre (100 foot) road allowance and direct access will be limited so as not to impede the efficient flow of through traffic. In Central Huron, all County Highways are Rural Arterial Roads. Access to Rural Arterial Roads is regulated by the County of Huron Highways Department.

Definition(Central Huron)- CONNECTING LINK – are roads designed to facilitate through traffic within the Clinton Settlement Area. The Clinton connecting links are: Ontario Street, Huron Street and Victoria Street. These roads will be developed, where possible on a 30 metre (100 foot) road allowance. Access to connecting links is subject to Municipal approval.

Definition(Central Huron)- ROAD, Urban Collector – means a road in the Central Huron Settlement Area with the dual function of carrying moderate volumes of traffic and providing land access. Collector roads distribute traffic between local and arterial roads and carry lighter volumes for shorter trips than an arterial road. These roads will be developed, where possible, on a 20 metre (66 foot) road allowance. Access to Urban Collector Roads is subject to Municipal Approval.

Definition(Central Huron)-ROAD, Local – means a road which provides localized access and minimizes through traffic. These roads will be developed, where possible, on a 20 metre (66 foot) road allowance.

Definition(Central Huron)- ROAD, Private – means a private right-of-way over private property which affords access to abutting lots and is not maintained by a public body

Definition(Central Huron)-SETTLEMENT AREAS – means areas within towns, villages and hamlets where development is concentrated, and the surrounding land has been designated for development in the Official Plan.

Definition(Central Huron)-TENANT – means a person or group who occupies a building, structure or land by rental agreement.

Definition(Central Huron)-TRAILER – a trailer may include a trailer for the transport of vehicles, equipment and materials.

Definition(Central Huron)-DYNAMIC BEACH – means areas of inherently unstable accumulations of shoreline sediments along Lake Huron. The dynamic beach hazard limit includes the flooding hazard limit plus a dynamic beach allowance.

Definition(Central Huron)-TOP-OF-BANK – means a line delineated at a point where the oblique plane of the slope meets the horizontal plane.

Definition(Central Huron)-EROSION HAZARD, 100 YEAR – shall mean the limit of erosion hazard determined by the average annual rate of recession extended over a one hundred year time span as defined by the Maitland Valley Conservation Authority or Ausable Bayfield Conservation Authority.

Definition(Central Huron)-TRAVEL TRAILER – means a structure or vehicle designed, intended and used exclusively for the temporary or seasonal living, sleeping or eating accommodation for persons therein during travel, recreation and vacation and which is either capable of being drawn by a passenger vehicle or is self-propelled and shall include tent trailers, vans, motor homes and similar transportable accommodation excepting a mobile home. Travel trailers are built to 2240RV Series specifications.

Definition(Central Huron)-TRAILER AND TENT PARK – means any land upon which overnight, short term or seasonal accommodation for two or more tents, travel trailers or park model trailers are used or intended to be used for human occupation, which shall not include permanent year-round human occupation of permitted tents or trailers and shall be closed on or before November 1 of each year and open no earlier than April 1 of the following year, and includes on-site ancillary commercial, laundry, social and recreational facilities.

Definition(Central Huron)-TRAILER, PARK MODEL – means a recreational unit that meets the following criteria: a) it is built on a single chassis mounted on wheels; b) it is designed to facilitate relocation from time to time; c) it is designed as living quarters for seasonal camping and may be connected to those utilities necessary for operation of installed fixtures and appliances, and; d) it has a floor area, including lofts, not exceeding 50.2 sq. m (540 sq. ft.) when in the setup mode, and having a width greater than 2.6m in the transit mode; e) shall be designed and constructed in accordance with CAN/CSA-2241 Series, Park Model Trailers, as amended from time to time. (The size noted in the CSA STANDARD is 50M2. Central Huron uses 50.2m2 because this is the direct conversion from 540 sf. 540 sf is the size the industry uses since the beginning of the code. Northlander assisted in developing the first code. CSA acknowledges they used a soft rounding to 50m2 and has approved manufacturer's submissions of 540 sf to date)

Definition(Central Huron)-TRAVEL TRAILER SALES ESTABLISHMENT – See 'MOBILE HOME & RECREATIONAL VEHICLE SALES & SERVICE ESTABLISHMENT'

Definition(Central Huron)-WATER SYSTEM, COMMUNAL – means water systems that are designed to serve multiple water users.

Definition(Central Huron)-WATERCOURSE – means a natural/artificial channel for a stream and, for the purpose of this By-law, includes a channel for an intermittent stream.

Definition(Central Huron)-SECTION 3 GENERAL PROVISIONS

Definition(Central Huron)-REGULATION OF DEVELOPMENT, INTERFERENCE WITH WETLANDS AND ALTERATIONS TO SHORELINES AND WATERCOURSES

The Maitland Valley Conservation Authority and the Ausable Bayfield Conservation Authority have jurisdiction in the Municipality of Central Huron. The regulations of a Conservation Authority affect certain areas such as:

- floodplains
- areas subject to slope instability and soils instability
- hazardous areas along the Lake Huron shoreline
- riverine valleys
- wetlands
- watercourses

- areas adjacent to the above lands as defined in the applicable Conservation Authority regulation No development is permitted in lands regulated by the Conservation Authority Regulated Lands until it has been determined that the proposed development meets the requirements of all applicable laws regulated by the respective Conservation Authority. Technical studies, including but not limited to, hydrologic/hydrogeologic, geotechnical and environmental impact studies may be required to determine if development shall be permitted. Prior written permission of a Conservation Authority may be required to construct a building or structure, place or remove fill of any kind, or alter or interfere with a watercourse, shoreline or wetland. These areas are identified on the Key Maps of this By-law as Natural Environment, Rivers/Waterbodies, and Conservation Authority Notification Areas. It is recommended that prior to the commencement of any of the above activities, the Conservation Authority be contacted to determine if their Regulations apply to the lands. Further information regarding these regulations is available at the Conservation Authorities' offices.

Definition(Central Huron)-HAZARD LAND REQUIREMENTS In addition to the zone provisions of the applicable zones, this By-law shall regulate development on and adjacent to Hazard lands. Hazard lands include those lands that are susceptible to flooding or erosion, have steep slopes or soil instability, dynamic beaches or other environmental or human made hazard. No development shall be permitted on hazard lands or adjacent to hazard lands until an Environmental Impact Study or other required studies have been completed to the satisfaction of, and approved by the Municipality of Central Huron and the applicable Conservation Authority. Hazard lands may be zoned OS1, or Floodway. The applicable Conservation Authority shall be consulted with respect to hazard land assessment and management, flood proofing standards, protection works standards, and access standards. A Conservation Authority permit as per Section 3.7 of this By-law may be required. All hazard lands are subject to this general provision.

Definition(Central Huron)-LOT ENLARGEMENT, MINOR Where lands are severed and merged on title with abutting lands, the zoning on the existing property shall apply to the lands to be merged on title.

This provision applies only where a severance is granted for the purpose of minor lot enlargement or enlargement of an abutting use.

Definition(Central Huron)-LOTS FRONTING LAKE HURON Where a lot fronts Lake Huron, the front yard may be either the street or the lakeshore.

Definition(Central Huron)-3.22.9 Occupancy of Travel Trailers and Motor Homes No person shall, in any zone, unless permitted, use any travel trailer or motor home for the purpose of primary residential, permanent living. The occasional short-term temporary non-commercial use is permitted. For the purposes of this Section, occasional short-term temporary shall mean a maximum of 2 weeks in a calendar year.

Definition(Central Huron)-3.23 ONE OR MORE PERMITTED USES Where one or more uses are permitted in any zone, land may be used and buildings may be erected and used thereon for one or more of the uses so permitted, provided the requirements of this By-law are satisfied for each such use.

Definition(Central Huron)-3.25.6 Mobile Homes It shall be prohibited to locate or use a mobile home in any zone except in the General Agriculture (AG1), Agriculture- Commercial Industrial (AG3), Agricultural-Small Holdings (AG4) and Mobile Home Parks (R4) for any purpose

Definition(Central Huron)-3.30 SETBACKS OF BUILDINGS & STRUCTURES ALONG MUNICIPAL DRAINS, SINKHOLES, NATURAL WATERCOURSES, AND LAKE HURON SHORELINE
3.30.1 No building or structure shall be erected closer than 7.5 metres from the centreline of a closed municipal drain. No building shall be erected closer than 7.5 metres from the top-of-bank of a natural watercourse or open municipal drain having a top width of less than 4.5 metres from top-of-bank to top-of-bank.

Definition(Central Huron)-3.30.2 No building or structure shall be erected closer than 15 metres from the top-of-bank of a natural watercourse or open municipal drain having a top width of between 4.5 metres and 7.5 metres from top-of-bank to top-of bank.

Definition(Central Huron)-3.30.3 No building or structure shall be erected closer than 30 metres from any natural watercourse or open municipal drain which is more than 7.5 metres from top-of-bank to top-of-bank, or from any sinkhole.

Definition(Central Huron)-3.30.4 No building or structure shall be erected closer to the top of bank of Lake Huron than the 100 year erosion hazard. (I am not sure the 100 year line is used or referenced as it has been in the past. If this is not correct, it would be incumbent upon the bylaw(s) to define it on zoning mapping or provisions on a similarly scaled companion mapping made easily available)

Definition(Central Huron)-3.30.5 For existing lots located entirely below the lake bank of Lake Huron the minimum top of bank setback does not apply to buildings and structures that are permitted by this by-law to be constructed below the lake bank.

Definition(Central Huron)-3.30.6 This provision shall not prevent any structure allowed in a NE1 or NE2 Zone.

Definition(Central Huron)-3.30.7 Notwithstanding the provisions of Section 3.30.1. to the contrary, in a Settlement Area, the setback for a building or structure from the centerline of a closed municipal drain may be reduced to 4 metres.

Definition(Central Huron)-3.43.2 Rural Areas or Partially Serviced/Un-serviced Settlement Areas In un-serviced and partially serviced Settlement Areas and Rural Areas, development may occur by private or municipal wells and/or septic disposal systems. Any uses requiring a septic tank disposal system shall have a lot of sufficient size to accommodate a sewage disposal system as approved by the appropriate authority.

Definition(Central Huron)-3.43.3 Requirement to Connect At such time as it is feasible to extend municipal sanitary sewers, all un-serviced lands shall be required to connect to the municipal sanitary sewer system as soon as it becomes operative.

Definition(Central Huron)-3.45 ADJACENT LANDS No development is permitted in adjacent lands to natural features until it has been determined by the Conservation Authority or the Huron Stewardship Co-ordinator that the proposed development does not result in negative impacts on the natural environment features or functions of the significant natural environment feature. Prior to a building permit being issued within adjacent lands for new buildings and structures, and/ or for expansion of existing farm buildings, for the housing of livestock/ poultry and manure storage it must be determined that the proposed development results in no negative impacts to the natural environment features and functions of the feature. An Environmental Impact Study, (EIS) may be required to determine if development shall be permitted. *(the terms Natural features as determined by.... and natural environment features are used interchangeably ??) (the terms will certainly take on significance when applied to regulation and determination of regulation by the Conservation Authorities)*

Definition(Central Huron)-SHORELINE- means the land that abuts the high water mark of a waterbody
SHORELINE PROTECTION – means a combination of non-structural or structural works or landform modifications constructed or designed to address the impacts of all natural hazards including flooding hazards, including wave action on shorelines, to arrest erosion hazards or the landward retreat of eroding shorelines, and/or to address dynamic beach hazards. *(the terms will certainly take on significance when applied to regulation and determination of regulation by the Conservation Authorities)*

Definition(Central Huron)-SINKHOLE- means a depression formed by the dissolution of underlying soluble bedrock which creates a connection between surface and groundwater.

End.

BLUE WATER MUN

References 2:

DEFINITIONS

LAKESHORE RESIDENTIAL SETTLEMENT AREA

lands designated as "Lakeshore Residential" in the Settlement Areas list on Schedule B of the Municipality of Bluewater Official Plan, as amended.

MOTOR HOME see "TRAVEL TRAILER"

MOBILE HOME

a pre-fabricated dwelling unit occupied or designed for occupancy by one or more persons on a permanent basis, having a floor area of not less than 50 square metres, designed to be towed on its own chassis (notwithstanding that its running gear is or may be removed), placed or designed to be placed on permanent foundations, constructed in conformity with CSAZ240 MH Series, and connected or designed to be connected to public utilities, but shall not include a travel trailer, park model trailer, tent trailer or a trailer otherwise designed.

MODULAR HOME

a pre-fabricated single detached dwelling designed to be transported once only to a final location and constructed so as the shortest side of such dwelling is not less than 6.0 metres in width. A modular home is built to the CSA A277 standard.

THIS IS NOT RELEVANT OR ALWAYS THE CASE. THEY DO GET RELOCATED SOMETIMES.

PARK, PRIVATE

a non-commercial recreation area other than a public park used by the owner and their guests and may include therein a swimming pool, wading pool, picnic area, tennis courts, a bowling green, a country club, and similar open space uses.

PARK, PUBLIC

a recreational area owned or controlled by the Municipality of Bluewater or by any Board, Commission or other Authority established under any statute of the Province of Ontario or any religious, charitable or philanthropic organization.

PARK MODEL TRAILER

a recreational unit that meets the following criteria:

- a) built on a single chassis mounted on wheels;
- b) designed to facilitate relocation from time to time;

- c) designed as living quarters for seasonal camping and may be connected to those utilities necessary for the operation of installed fixtures and appliances;
- d) has a floor area, including lofts, not exceeding 65 m²; and
- e) designed and constructed in accordance with CSA Z241 Series, Park Model Trailers.

PASSIVE RECREATION

The use of land and/or water for the purpose of passive leisure activity and shall include such uses as a park, a garden, a beach, a picnic area and the like, hiking trails, as well as a playground with activity equipment for children.

RESIDENTIAL PARK

A property containing 2 or more residential park sites and which is under single management and ownership, used for the siting of mobile homes, modular homes, and/or built-on-site dwellings together with commercial-recreational and service uses for residential park residents, including any building, structure or enclosure forming a part of such residential park.

RESIDENTIAL PARK HOME

A mobile home, modular home, or built-on-site dwelling.

RESIDENTIAL PARK SITE

A parcel of land within a residential park occupied by or intended for occupancy by one residential park home together with all yards and open space required by this By-law.

TRAILER

a trailer may include a trailer for the transport of vehicles, equipment and materials.

TRAILER AND TENT PARK

any land upon which overnight, short term or seasonal accommodation for two or more tents, travel trailers or park model trailers are used or intended to be used for human occupation, which shall not include permanent year-round human occupation of permitted tents or trailers, and includes on-site accessory commercial, laundry, social, and recreational facilities.

TRAVEL TRAILER

A structure or vehicle designed, intended and used exclusively for the temporary or seasonal living, sleeping or eating accommodation for persons therein during travel, recreation and vacation and which is either capable of being drawn by a passenger vehicle or is self propelled and shall include tent trailers, vans, motor homes and similar transportable accommodation but not a mobile home. Travel trailers that are not self-propelled are built to CSA Z240 RV Series specifications.

End 1.

OTHER DEFINITIONS: CENTRAL HURON

LAKESHORE RESIDENTIAL SETTLEMENT AREA

lands designated as "Lakeshore Residential" in the Settlement Areas list on Schedule B of the Municipality of Bluewater Official Plan, as amended.

HAZARD LANDS

Those lands identified by the Ausable Bayfield Conservation Authority that are susceptible to flooding or erosion, have steep slopes or soil instability, sinkholes, as well as lands adjacent to ravines, river valleys, streams and water bodies, or other environmental or human made hazards.

NATURAL ENVIRONMENT

areas of wetlands, woodlands, watercourses, valleys, and/or environmentally sensitive areas (ESAs). ESAs may include: life science areas of natural and scientific interest (Life Science ANSIs); habitat for threatened or endangered species; wildlife habitat; earth science areas of natural and scientific interest (Earth Science ANSIs).

SECOND UNIT

An accessory dwelling unit with its own kitchen, sanitary facilities and bedroom(s)/sleeping area in a single detached dwelling that meets the following requirements: - any additional exterior stairways provided for the second unit leading to a full floor above the first storey are not located in the front yard. - one additional on-site parking space is provided for the second unit in addition to the parking for the main dwelling. - there is only one driveway on the property

TOP-OF-BANK

a line delineated at a point where the oblique plane of the slope meets the horizontal plane.

End 2.

GENERAL PROVISIONS:

3.11. HAZARD LAND REQUIREMENTS

In addition to the provisions of the applicable zones and general provisions, no buildings or structures are permitted on hazard lands or adjacent to hazard lands within the area subject to the Ausable Bayfield Conservation Authority's authority under O. Reg. 14/06, as amended, unless the permission of the Ausable Bayfield Conservation Authority has been obtained.

147/06

3.21.11. Occupancy of Travel Trailers

No person shall, in any zone, use any travel trailer or park model trailer for the purpose of primary residential, permanent living. In addition to the permitted uses, the occasional short-term, temporary, non-commercial use of a travel trailer or park model trailer is permitted for a cumulative maximum of 2 weeks annually provided there is a main building on the same property.



3.30.2. Open Municipal Drain or Watercourse

between 4.5 metres and 7.5 metres in width No building or structure shall be erected closer than 15 metres from the top-of-bank of a natural watercourse or open municipal drain having a top width of between 4.5 metres and 7.5 metres from top-of-bank to top-of-bank.

3.30.3. Watercourse over 7.5 metres in width

No building or structure shall be erected closer than 30 metres from the top-of-bank of a natural watercourse or open municipal drain which is more than 7.5 metres from top-of-bank to top-of-bank, or from a sinkhole.

3.30.4. Setback from Lake Huron

Where a property has a minimum distance between the shortest street line and the top-of-bank of Lake Huron of at least 50 metres, no buildings or structures shall be erected east of this top-of-bank unless a minimum setback of 30 metres is maintained.

End 3.

BLUE WATER ZONES:

Municipality of Bluewater Zoning By-law

Section 15 Flood Fringe Zone (FF) FF - 45 - January 16, 2017

Section 15 Flood Fringe Zone (FF)

Within this Zone, no person shall establish any use of land or building, or erect or alter any building or structure for any purpose except in accordance with the following provisions:

15.1. PERMITTED USES

- In accordance with the zones found within the flood fringe area.

15.2. PERMITTED STRUCTURES

- In accordance with the zones found within the flood fringe area.

15.3. ZONE PROVISIONS

The flood fringe is a second zone layered on top of underlying zone(s) and extends from the limit of the flood way (zoned FW) to the limit of the flood plain (zoned FF). Zone provisions in the FF Zone are in accordance with the underlying zone(s) found within the flood fringe area. In addition, the placing or removal of fill will be subject to the approval of the Ausable Bayfield Conservation Authority and the construction of permitted buildings and structures will be subject to flood damage reduction measures determined in consultation with the Ausable Bayfield Conservation Authority.

Section 16 Floodway Zone (FW)

Within this Zone, no person shall establish any use of land or building, or erect or alter any building or structure for any purpose except in accordance with the following provisions:

16.1. PERMITTED USES

- conservation - forestry - passive recreation - uses accessory to the permitted uses

16.2. PERMITTED STRUCTURES

- accessory structures for the maintenance of the permitted uses as well as trails and footpaths, including stiles, stairs, bridges and benches, subject to the approval of the Ausable Bayfield

Conservation Authority - structures for flood and/or erosion control prevention, subject to the approval of the Ausable Bayfield Conservation Authority

16.3. ZONE PROVISIONS

New and expanding structures shall be established and constructed in accordance with the requirements of the Ausable Bayfield Conservation Authority, including flood damage reduction measures. The placing or removal of fill will be subject to the approval of the Ausable Bayfield Conservation Authority.

Section 17 Lakeshore Residential Zone (LR1)

Within this Zone, no person shall establish any use of land or building, or erect or alter any building or structure for any purpose except in accordance with the following provisions:

17.1. PERMITTED USES

- conservation
- passive recreation
- public park
- single detached dwelling

17.2. ACCESSORY USES

- uses accessory to the permitted uses

17.3. PERMITTED STRUCTURES

- buildings and structures for the permitted uses
- buildings and structures accessory to the permitted uses.

17.4. ZONE PROVISIONS

Zone area, including all portions of the property zoned NE3 (min.)	1,850 m2
Property frontage (min.)	23 metres
Front yard (min.)	7.5 metres
Interior side yard (min.)	3 metres
Exterior side yard (min.)	3 metres
Rear yard (min.)	3 percent
Zone coverage (max.)	25 %
Building height (max.)	12 metres

DRIVEWAY SETBACKS

Driveways shall be a minimum of 1 metre from the side property line.

LAKEFRONT FRONT YARD

For properties fronting on Lake Huron and for properties abutting or including the top-of-bank of Lake Huron, the front yard shall be the lake or top-of-bank side of the property.

STORAGE SHEDS ON VACANT PROPERTIES

On vacant properties in the LR1 Zone, one accessory storage shed is permitted prior to the construction of the main single detached dwelling subject to the following requirements for the shed:

- a) maximum size of 10 m²;
- b) maximum height of 5.5 metres;
- c) not used for human habitation and does not contain plumbing;
- d) structurally moveable; and
- e) located in the required rear yard with a minimum setback from property lines of 1.25 metres.

17.5. SPECIAL ZONES

17.5.1. **LR1-1** Notwithstanding any provisions to the contrary, in the area zoned LR1-1 the following provisions shall apply:

Front yard (min.)	7.5 metres
Rear yard (min.) Lots 1 through 5, Plan 22M-2 Lots 8 through 15, Plan 22M-2 with no structures or sewage disposal systems permitted in the required rear yard.	22.5 metres 17.5 metres
Zone coverage (max.)	20% or 475 m ² , whichever is less
Driveway width (max.)	5 metres
A maximum of 30% or 725 m ² , whichever is less, of the LR1-1 zoned area may be cleared.	

17.5.2. LR1-2

Notwithstanding any provisions to the contrary, in the area zoned LR1-2 the following provisions apply: a) All buildings and structures shall be set back a minimum of 20 metres from the west property line,

- b) The area covered by all buildings and structures shall not exceed 200 m², and
- c) The septic system shall be located to the east of the main building.

17.5.3. LR1-3

Notwithstanding any provisions to the contrary, in the area zoned LR1-3 the following provisions shall apply:

- a) Front yard (min.) 25 metres
- b) Building height (max.) 11 metres

In addition to the limitations on the size of accessory buildings and structures in the General Provisions, in the LR1-3 Zone the combined maximum size of all accessory buildings and structures, including an attached private garage or attached carport, shall not exceed 60 m².

17.5.4. LR1-4

Notwithstanding any provisions to the contrary, in the area zoned LR1-4 two main dwellings are permitted and the existing dwellings may be replaced provided all applicable provisions of this By-law are complied with and one dwelling is located completely within 44 metres of the east property line.

17.5.5 LR1-5 (Amended by By-law 7-2016)

Notwithstanding the provisions to the contrary, in the area zoned LR1-5 a garage/storage building in the absence of a single detached dwelling is permitted at the following setbacks: 21 metres from the front property line and 12 metres from the south property line.

Section 20 Natural Environment Zone (NE1)

Within this Zone, no person shall establish any use of land or building, or erect or alter any building or structure for any purpose except in accordance with the following provisions:

20.1. PERMITTED USES

- conservation - forestry - passive recreation - uses accessory to the permitted uses

20.2. PERMITTED STRUCTURES

- accessory buildings and structures for the maintenance of the permitted uses as well as trails and footpaths, including stiles, stairs, bridges and benches, subject to the approval of the Ausable Bayfield Conservation Authority
- buildings and structures for flood and/or erosion control prevention, subject to the approval of the Ausable Bayfield Conservation Authority
- class 1 sewage disposal facility as per the Ontario Building Code

20.3. ZONE PROVISIONS

The minimum front, rear, and side yards of new and expanding buildings and structures will be established and constructed in accordance with the requirements of the relevant approval authority and required studies.

Section 21 Natural Environment Zone (NE2)

Within this Zone, no person shall establish any use of land or building, or erect or alter any building or structure for any purpose except in accordance with the following provisions:

21.1. PERMITTED USES

- all NE1 Zone permitted uses
- dwelling in existence at the date of passage of this by-law and the replacement of such dwelling
- maple syrup production
- public park
- uses accessory to the permitted uses, including a home industry or home occupation accessory to an existing dwelling

21.2. PERMITTED STRUCTURES

- buildings and structures accessory to a permitted dwelling - buildings and structures existing on the date of passing of this by-law - buildings and structures permitted in the NE1 Zone - maple syrup evaporating facility

21.3. ZONE PROVISIONS EXISTING DWELLINGS & THEIR REPLACEMENT

The minimum front yard, rear yard, and side yards for an existing dwelling shall constitute the minimum requirements for the dwelling and any replacement dwelling. The zone coverage and height of existing buildings and structures constitutes the maximum permitted for the dwelling and any replacement dwelling.

NEW & EXPANDING NON-DWELLING BUILDINGS & STRUCTURES

The minimum front yard, rear yard, and side yards and maximum zone coverage and building height for new and expanding buildings and structures that are not dwellings will be established and constructed in accordance with the requirements of the relevant approval authority and required studies.

21.3.1. Notwithstanding 21.3 and 3.2 to the contrary, in the NE2 areas below the lake Huron top of bank, a single accessory building is permitted in any yard provided it is less than 10 square metres, not more than one storey, a maximum height of 4 metres and is established and constructed in accordance with the requirements of the relevant approval authority and required studies. (Amended by By-law 63-2016)

21.4. SPECIAL ZONES

21.4.1. NE2-1

In addition to the permitted uses of the NE2 Zone, the area zoned NE2-1 may also be used for a trailer and tent park with up to 125 sites and also accessory marina docks in accordance with the requirements of the RC2 zone. In addition, all the lands zoned NE2-1 shall be considered together for the purposes of determining compliance with this by-law. As well, in the area zoned NE2-1 that is within the floodway as identified by the Ausable Bayfield Conservation Authority, no new buildings or structures are permitted except the replacement of existing trailers and buildings of the same or smaller area, volume, and height.

Section 22 Natural Environment Zone (NE3)

Within this Zone, no person shall establish any use of land or building, or erect or alter any building or structure for any purpose except in accordance with the following provisions:

22.1. PERMITTED USES

- all NE1 Zone permitted uses - single detached dwelling unless the NE3 Zone abuts a R1 Zone on the same property in which case all R1 Zone uses are permitted
- uses accessory to the permitted uses

22.2. PERMITTED STRUCTURES

- buildings and structures for the permitted uses
- buildings and structures accessory to the permitted uses
- buildings and structures permitted in the NE1 Zone

22.3. ZONE PROVISIONS

Where a single detached dwelling and its accessory buildings and structures does not contain a R1 Zone on the same property, the LR1 zone provisions shall apply.

For a R1 Zone permitted building and structure and its accessory buildings and structures, the R1 zone provisions shall apply. For all other buildings and structures the NE1 zone provisions shall apply.

22.4. SPECIAL ZONES

22.4.1. NE3-1-h

Notwithstanding any provisions to the contrary in the area zoned NE3-1-h the following provisions shall apply:

- a) setback from the top-of-bank of Lake Huron (min.): 11 metres
- b) setback for a single detached dwelling from the top-of bank of the ravine (min.): 14 metres
- c) setback for a septic system from the top-of-bank of the ravine (min.): 14 metres measured to the south and 6 metres measured to the east,
- d) minimum zone coverage shall not apply, and e) the north side yard shall be 1 metre with no obstruction (fence, hedge or other vegetation) greater than 0.3 metres in height along the north property line.

22.4.2. NE3-2

Notwithstanding the provisions to the contrary, the single detached dwelling and accessory deck in the area zoned NE3-2 shall have a maximum total floor area of 111 m² and be located in a building envelope 56 metres from the north property line, 55 metres from the east property line, and 31.5 metres from the south property line.

22.4.3. NE3-3

Notwithstanding the provisions to the contrary, in the area zoned NE3-3 there may be two single detached dwellings on the same property, one above the top-of-bank and the other existing single detached dwelling below the top-of-bank subject to the following:

a) for the single detached dwelling below the top-of-bank, the footprint of the single detached dwelling is limited to the existing footprint.

b) for the single detached dwelling above the top-of-bank, the minimum setback from the north top-of-bank of the ravine shall be 7.4 metres.

The area zoned NE3-3 shall not be subdivided as the two permitted single detached dwellings must remain as part of the same property

Section 23 Natural Environment Zone (NE4)

Within this Zone, no person shall establish any use of land or building, or erect or alter any building or structure for any purpose except in accordance with the following provisions:

23.1. PERMITTED USES

- all NE1 Zone permitted uses
- all AG4 Zone permitted uses - park, public
- uses accessory to the permitted uses , including those listed as Accessory Uses in the AG4

Zone 23.2. PERMITTED STRUCTURES

- buildings and structures for the permitted uses
- buildings and structures accessory to the permitted uses

23.3. ZONE PROVISIONS

For a single detached dwelling and its accessory buildings and structures, the AG4 zone provisions shall apply.

For all other buildings and structures the NE1 zone provisions shall apply.

23.4. SPECIAL PROVISIONS

DRAINAGE

Drainage is prohibited, other than for a direct agricultural drainage outlet, drainage required for permitted structures, and drains constructed in accordance with the Drainage Act.

23.5. SPECIAL ZONES

23.5.1. NE4-1

In the area zoned NE4-1, the recommendations of the Environmental Impact Study dated October 30, 2001 as approved by the Ausable Bayfield Conservation Authority shall be implemented.

23.5.2. NE4-2

In the area zoned NE4-2, the recommendations contained in both the October 2005 Scoped Environmental Impact Study prepared by EarthTech Canada Inc. and the August 31, 2006 letter from the Ausable Bayfield Conservation Authority for this property shall be implemented.

Section 28 Residential Park Zone (R4)

Within this Zone, no person shall establish any use of land or building, or erect or alter any building or structure for any purpose except in accordance with the following provisions:

28.1. PERMITTED USES

- residential park

28.2. ACCESSORY USES

- active recreation
- home occupation
- passive recreation
- uses accessory to the permitted uses

28.3. PERMITTED STRUCTURES

- administrative, sales or rental office
- residential park home
- one dwelling unit within the rear portion of the second storey of the main office or sales facility OR one single detached dwelling accessory to the residential park use
- park or playground
- recreational or community centre
- swimming pool
- buildings and structures for the permitted uses
- buildings and structures accessory to the permitted uses

28.4. ZONE PROVISIONS

Zone area (min.)	1 hectare
Property frontage (min.)	75 metres
Front yard (min.)	6 metres from a Municipal street 10 metres from a County Road 14 metres from a Provincial Highway
Interior side yard (min.)	6 metres
Exterior side yard (min.)	6 metres
Rear yard (min.)	10 metres
Number of residential park sites (max.)	15 sites per hectare zoned R4

28.5. BUILDING REGULATIONS

Distance between residential park homes or between a residential park home and a main or accessory residential park building (min.)	4 metres
Building height (max.) mobile home non-accessory buildings & structures	1 storey 14 metres
Residential park home setback from the travelled surface of an internal access road (min.)	3 metres

28.6. SPECIAL PROVISIONS

28.6.1. Access

Each residential park site shall be located on a private internal access road which shall have a dust-free surface and a minimum traveled width of 4 metres for one-way traffic and 6 metres for two-way traffic.

28.6.2. Additions and Accessory Structures

Additions (such as a porch, deck, sunroom, or deck cover) and accessory structures (such as a shed) are permitted as part of the mobile home unit provided the total footprint of the additions and accessory structures does not exceed 75% of the original mobile home's footprint.

Maximum number of permitted accessory buildings and structures per residential park site:

2. 28.6.3. Communal Open Space

Communal open space, which may include natural areas, shall occupy at least 25% of the residential park's area.

*Better to limit by setbacks
and lot/site coverage*

28.6.4. Mobile Home Skirting and Foundation

Each mobile home unit shall be placed on a permanent substructure or foundation supports and be provided with durable skirting's, with the ability to access below the unit, to screen the view of the undercarriage or foundation supports.

28.6.5. Outdoor Storage

There shall be no outside storage of any furniture, domestic equipment, or seasonally used equipment on the residential park site. Outside storage may occur in a communal storage area provided by the residential park subject to an approved site plan under the Planning Act. The communal storage area may be located in the rear yard or side yard in accordance with the General Provisions section for Accessory Structures.

*SEVERAL OWNERS STORE ON PATIOS
+ DECKS WITH COVERS OR PATIO
FURNITURE*

*DON'T
PICK ON
MOBILE
HOMES.*

28.6.6. Parking

Each residential park site shall be provided with at least 1 car parking space and visitor parking shall be provided on the basis of 1 space for every 4 sites with visitor parking dispersed

throughout the residential park at locations convenient to the site which it is intended to serve. Such visitor parking shall not be used for the storage of boats or trailers.

Parking for other uses shall be in accordance with Section 3, General Provisions.

28.6.7. Recreation Area

Not less than 10% of the residential park's R4 zoned area shall be usable open space for recreation purposes.

Section 29 Trailer & Tent Park Zone (RC2)

Within this Zone, no person shall establish any use of land or building, or erect or alter any building or structure for any purpose except in accordance with the following provisions:

29.1. PERMITTED USES

- conservation - forestry - passive recreation - trailer and tent park - uses accessory to the permitted uses.

29.2. ACCESSORY USES

- dwelling for the owner or manager of the trailer and tent park
- for a trailer and tent park or a campground: recreational vehicle sales and service, convenience store, propane sales, recreational hall, and a laundromat
- uses accessory to the permitted uses.

29.3. PERMITTED STRUCTURES

- buildings and structures for the permitted uses
- buildings and structures accessory to the permitted uses.

29.4. ZONE PROVISIONS

Zone area (min.)	4 hectares
Property frontage (min.)	40 metres
Front yard (min.)	25 metres
Interior side yard (min.)	7.5 metres
Exterior side yard (min.)	25 metres
Rear yard (min.)	7.5 metres
Building height (max.) travel & park model trailers other main structures	5 metres 12 metres

29.5. SPECIAL PROVISIONS

29.5.1. Additions to Trailers

Enclosed structures, in the form of additions to travel trailers or park model trailers, are permitted as an accessory "add-on" provided the total floor area of the addition(s) does not exceed the floor area, height, and does not extend beyond the length, of the travel trailer or park model trailer.

29.5.2. Buffer

Where a RC2 Zone abuts a Residential zone, NE3 Zone, LR1 Zone, or Agricultural zone, a minimum 10 metre buffer strip of landscaped open space or natural vegetation is required.

29.5.3. Density of Development

The overall density of development shall not exceed 14 travel trailer, park model trailer, or tent sites per gross hectare.

29.5.4. Distance Between Trailers

There shall be a minimum distance of 3 metres between travel trailers/park model trailers, including any "add-on" additions having a wall, as well as between a travel trailer/park model trailer and a building or structure used for human habitation.

29.5.5. Parking

For trailer and tent parks, each trailer or tent site shall be provided with at least 1 car parking space and visitor parking shall be provided on the basis of 1 space for every 4 sites with visitor parking dispersed throughout the trailer and tent park at locations convenient to the site which it is intended to serve. Such visitor parking shall not be used for the storage of boats or trailers.

Parking for other uses shall be in accordance with Section 3, General Provisions.

29.5.6. Recreational Space

Not less than 20% of the area of the property shall be used for communal recreational purposes. Natural areas such as ravines, marshes, and lake/river banks are not included in meeting this requirement.

29.5.7. Setback from a Lane

All trailers, accessory buildings, and other buildings and structures shall be setback a minimum of 2 metres from the traveled portion of an access lane or road within the trailer and tent park.

29.5.8. Water Access

Where a trailer and tent park is located within 300 metres of a navigable body of water or lake, access to the water shall be provided. The width of this access shall be a minimum of 30 metres.

29.6. SPECIAL ZONES

29.6.1. RC2-1 Turnbull's Grove

Notwithstanding the provisions to the contrary, in the RC2-1 Zone a maximum of 160 mobile homes or park model trailers are permitted and are considered recreational units. The top-of-bank setback requirements in the Setbacks of Buildings & Structures along Natural Watercourses general provision apply for the placement or replacement of recreational units.

and related accessory structures, unless a specific reduction is approved through a permit issued by the Ausable Bayfield Conservation Authority.

29.6.2. RC2-2 Wildwood by the River

Notwithstanding the provisions to the contrary, in the RC2-2 Zone a maximum of 279 travel trailer/park model trailer/tent sites are permitted

29.6.3. RC2-3 Paul Bunyan (Amended by By-law 63-2016)

Notwithstanding the provisions to the contrary, in the RC2-3 Zone a maximum of 385 travel trailer/park model trailer/tent sites are permitted. In addition, for the purposes of determining the number of travel trailer/park model trailer/tent sites, the density of development and the parking provisions all the lands zoned RC2-3 shall be considered together.

29.6.4. RC2-4

Notwithstanding the provisions to the contrary, the area zoned RC2-4 shall be limited to the following uses:

- conservation;
- equestrian riding and training school;
- sale of horses and horse accessories;
- trailer and tent park not exceeding 214 travel trailer/park model trailer/tent sites;
- uses accessory to the permitted uses, including recreational vehicle sales and service;
- hotel, motel, and recreation park are permitted only accessory to a trailer and tent park and campground.

No trailer or tent site and no motel or hotel shall be established within 60 metres of the west or south property lines.

Section 30 Recreational Commercial Zone (RC3)

Within this Zone, no person shall establish any use of land or building, or erect or alter any building or structure for any purpose except in accordance with the following provisions:

30.1. PERMITTED USES

- amusement arcade
- bed and breakfast establishment (maximum of four guest rooms)
- boating supply store
- campground (Amended by By-law 63-2016)
- drive-in restaurant
- golf course and/or driving range
- horse riding school
- hotel
- marina
- miniature golf course
- motel
- recreational park

- recreational vehicle sales and service
- restaurant
- retail store for the sale of convenience goods and foodstuffs, and recreational equipment
- take-out restaurant
- uses accessory to the permitted uses

30.2. PERMITTED STRUCTURES

- buildings and structures for the permitted uses
- buildings and structures accessory to the permitted uses, including one accessory dwelling unit

30.3. ZONE PROVISIONS

Zone area (min.)	1,850 m ²
Property frontage (min.)	23 m
Front yard (min)	
from a municipal street	20 m
from a County Road or Provincial Highway	25 m
Interior side yard (min)	7.5 m
Exterior side yard (minimum)	
from a municipal street	20 m
from a County Road or Provincial Highway	25 m
Rear yard (minimum)	7.5 m
Zone coverage (max.)	30%
Building height (maximum)	15 m

30.4. SPECIAL ZONES

30.4.1. RC3-1

Notwithstanding the provisions of Section 23.1 to the contrary, the area zoned RC3-1 may only be used for a golf course and uses accessory to a golf course, including a restaurant and/or driving range.

30.4.2. RC3-2 (Amended by By-law 63-2016)

Notwithstanding the provisions to the contrary, the area zoned RC3-2 may only be used for one or more of the following uses:

- a campground
- uses accessory to the permitted uses.

End 4.

PRINCE EDWARD COUNTY

3.157 PARK, PRIVATE Shall mean any open space or recreational area other than a public park which is owned, operated and maintained on a commercial or private member basis and which may include therein one or more of the following facilities and activities: swimming, wading, boat docking facilities and picnic areas.

3.179 RECREATIONAL VEHICLE

Shall mean any vehicle so constructed that it is no wider than 2.5 m (8.2 ft) and is suitable for being attached to a motor vehicle for the purposes of being drawn or is self-propelled, and is capable of being used on a short term recreational basis for living, sleeping or eating accommodation of persons and includes a motor home, travel trailer, tent trailer or camper. 3.180

RECREATIONAL VEHICLE SALES AND SERVICE ESTABLISHMENT

Shall mean a building or part of a building and associated lands where new or used recreational vehicles and accessories are displayed for sale at retail or for rental, and where recreational vehicles are serviced or repaired and may include storage facilities.

3.183 RESORT ESTABLISHMENT

Shall mean a establishment that operates throughout all or part of the year, that has facilities for serving meals including indoor/outdoor dining facilities and may include overnight accommodation in guest rooms or suites and may include facilities such as conference facilities and meeting rooms and swimming pools, saunas, spas, tennis courts and other similar recreational activities, but shall not include a golf course unless such use is specifically permitted in the applicable zone.

3.218 TRAILER

Shall mean a vehicle that is at any time drawn upon a highway by a motor vehicle, except an implement of husbandry, another motor vehicle or any device or apparatus not designed to transport persons or property, temporarily drawn, propelled or moved upon such highway, and except a side car attached to a motorcycle; which shall be considered a separate vehicle and not part of the motor vehicle by which it is drawn, and, for the purposes of this By-law does not include a mobile home dwelling as defined herein.

3.219 TRAILER, MOBILE CAMPER

Shall mean any trailer in which the assembly can be erected, while stationary, using the trailer body and related components for support and utilized for temporary living, shelter and sleeping accommodation of persons for recreational purposes, with or without cooking facilities and which is collapsible and compact while being drawn by a motor vehicle and shall include a tent trailer and pop up trailer, but shall not include a mobile home dwelling, a travel trailer or a park model trailer as defined herein.

3.220 TRAILER, PARK MODEL

Shall mean a recreational unit mounted on a single chassis, mounted on wheels designed to facilitate relocation from time to time, and designed as temporary living quarters for camping and may be connected to those utilities necessary to supply those installed facilities, with a gross floor area including lofts not exceeding 50 m² (538 sq. ft.) in set up mode, and having a width greater than 2.6 m (8.5 ft.) in the transit mode and manufactured to comply with Canadian Standards Association (CSA) Standard No. Z241, as amended or replaced from time to time. A park model trailer shall not be used as a single detached dwelling or as a mobile home dwelling.

3.221 TRAILER, TRAVEL

Shall mean any trailer designed and constructed so that it is suitable for being attached to a motor vehicle for the purpose of being drawn or propelled by the motor vehicle and is capable of being utilized for the temporary living, sleeping or eating accommodation of persons for recreational purposes and shall include a fifth wheel trailer, but shall not include a mobile home dwelling or a park model trailer as defined herein.

3.222 TRAVEL TRAILER PARK (Amending By-law No. 2252-2008)

Shall mean a parcel of land which is developed and managed as a unit for recreational or vacation use and designed and used for seasonal occupancy only. Camping lots are made available on a rental or lease basis for the placing of recreational vehicles, motor homes and park model trailers, but not including mobile home dwellings. The ownership and responsibility for the maintenance of private internal roads, services, communal areas and buildings, and garbage collection, together with general park management, rests with the owner. Such parcel is not the subject of a Registered Plan of Subdivision defining individual lots legally capable of conveying title and shall not include a mobile home park or any use as may otherwise be defined in this By-law.

3.223 TRUCK CAMPER

Shall mean any unit designed and constructed so that it may be temporarily attached to a motor vehicle as a separate unit and capable of being utilized for the temporary living, sleeping or eating accommodation of persons for recreational purposes.

SECTION 15 MOBILE HOME PARK RESIDENTIAL (MHR) ZONE

No person shall within any Mobile Home Park Residential (MHR) Zone use any land or erect, alter or use any building or structure except in accordance with the following provisions:

15.1 PERMITTED RESIDENTIAL USES

- 15.1.1** a mobile home park existing on the day of passing of this By-law
- 15.1.2** one single detached dwelling for the mobile home park owner or operator
- 15.1.3** home business
- 15.1.4** buildings and structures accessory to the foregoing permitted uses
- 15.1.5** one second unit or one garden suite

15.2 PERMITTED NON-RESIDENTIAL USES

- 15.2.1** public uses or utilities in accordance with the provisions of Section 4.23 of this By-law;

15.2 REGULATIONS FOR PERMITTED USES

15.2.1 Requirements for Mobile Home Park

- | | | |
|-----|---|-----------------------------------|
| 1. | Minimum Lot Area | 4 ha (9.88 ac.) |
| 2. | Minimum Lot Frontage | 100 m (328 .1 ft) |
| 3. | Minimum Front Yard Depth | 15 m (49.2 ft) |
| 4. | Minimum Exterior Side Yard Width | 15 m (49.2 ft) |
| 5. | Minimum Interior Side Yard Width | 10 m (32.8 ft) |
| 6. | Minimum Rear Yard Depth | 15 m (49.2 ft) |
| 7. | Maximum Lot Coverage (all buildings and structures, including mobile homes) | 25 % |
| 8. | Minimum Landscaped Open Space | 40 % |
| 9. | Maximum Height | |
| | 1. Single detached dwelling | 10 m (32.8 ft.) |
| | 2. Other permitted buildings and structures | 10 m (32.8 ft.) |
| 10. | Minimum Dwelling Unit Area | 75 m ² (807.3 sq. ft.) |

15.2.2 Requirements for a Mobile Home Site

1.	Minimum Site Area	370 m ² (3,982.8 sq. ft.)
2.	Minimum Site Frontage	15 m (49.2 ft.)
3.	Minimum Setback from Internal Roads	6 m (19.69 ft.)
4.	Maximum Site Coverage (all buildings and structures)	25 %
5.	Minimum Landscaped Open Space	40 %
6.	Maximum Mobile Home Height	5 m (16.4 ft.)
7.	Maximum Number of Mobile Home Dwellings Per Site	1

15.3 GENERAL PROVISIONS AND PARKING, DRIVEWAY AND LOADING PROVISIONS

All provisions of Section 4, General Provisions and Section 5, Parking, Driveway and Loading Provisions, of this By-law where applicable to the use of any land, building or structure permitted within the Mobile Home Park Residential (MHR) Zone and any special zone thereunder, shall apply and be complied with.

15.4 SPECIAL MOBILE HOME PARK RESIDENTIAL (MHR) ZONES

Except as specifically exempted or varied with the following special zones, all other requirements of this By-law shall apply.

15.4.1 MHR-1 Zone (Part of Lot 4, Concession North Side East Lake, Ward of Athol)

Notwithstanding any provisions of this By-law to the contrary, within the MHR-1 Zone, the following provisions shall apply:

- i. Permitted Residential Uses
 1. 11 mobile homes
 2. one (1) single detached dwelling
 3. one (1) other existing dwelling
- ii. Permitted Non-residential Uses
 1. Accessory uses and structures existing on the date of passing of this by-law
- iii. Minimum lot area 3.2 ha (8.0 ac.)
- iv. Minimum lot frontage 137 m (450 ft.)
- v. Minimum Interior Side Yard
 1. Eastern boundary 5.3 m (17.5 ft.)
 2. Western boundary 3.0 m (9.8 ft.)
- vi. Minimum dwelling unit area 59.4 m² (640 sq. ft.)

15.4.2 MHR-2 Zone (Cedarvale Mobile Home Park, Ward of Picton)

Notwithstanding any provisions of this By-law to the contrary, within the MHR-2 Zone, the following provisions shall apply:

- i. The only permitted use shall be a mobile home park existing on the date of passing of this by-law.
- ii. The existing mobile home park shall be serviced with municipal water and sewer services.

15.4.3 MHR-3 Zone (Wesley Acres Inc. Ward of Hallowell)

Notwithstanding any provisions of this By-law to the contrary, within the MHR-3 Zone, the following provisions shall apply:

- i. A maximum of 28 permanent year-round mobile home lots and uses accessory thereto, including associated laundry facility, water and sewage servicing facilities and uses normally ancillary thereto, shall be the only permitted uses on the lands zoned MHR-3.
- ii. Requirements for mobile home lots (mobile homes including additions thereto, and accessory buildings):
 - a. Minimum setback from internal roads 3.0 m (10 ft.)
 - b. Minimum west interior side yard 1.5 m (5 ft.)
 - c. Minimum east interior side yard 3 m (10 ft.)
 - d. Minimum rear yard 1.5 m (5 ft.)
 - e. Maximum lot (site) coverage of all structures 50%
 - f. Accessory buildings are allowed in the front yard (road side) of the mobile home lot.
- iii. The requirement of Section 41 of the Planning Act, R.S.O. 1990, c.P.13, as amended, relating to Site Plan Control shall apply to the lands zoned MHR-3.

SECTION 23 TRAILER PARK COMMERCIAL (TPC) ZONE

No person shall within a Trailer Park Commercial (TPC) Zone use any land or erect, alter or use any building or structure except in accordance with the following:

23.1 PERMITTED NON-RESIDENTIAL USES

- 23.1.1** travel trailer, tent and recreational vehicle park
- 23.1.2** mobile restaurant
- 23.1.3** any use, building or structure accessory to a permitted use including recreational facilities, convenience retail outlet and restaurant
- 23.1.4** public uses or utilities in accordance with the provisions of Section 4.23 of this By-law
- 23.1.5** uses, buildings and structures accessory to the foregoing permitted non-residential uses, including the sale of pre-filled propane tanks

23.2 PERMITTED RESIDENTIAL USES

- 23.2.1** one single detached dwelling or one dwelling unit as an accessory use to any of the foregoing permitted non-residential uses
- 23.2.2** home business
- 23.2.3** uses, buildings and structures accessory to the foregoing permitted residential uses
- 23.2.4** one second unit or one garden suite

23.3 REGULATIONS FOR PERMITTED USES

- 23.3.1** Requirements for travel trailer, tent and recreational vehicle parks
 - i. Minimum Lot Area 4 ha (10 ac.)
 - ii. Minimum Lot Frontage 100 m (328 ft.)
 - iii. Minimum Front Yard 15 m (50 ft.)
 - iv. Minimum Exterior Side Yard 6 m (19.7 ft.)
 - v. Minimum Interior Side Yard 6 m (19.7 ft.)
 - vi. Minimum Rear Yard 7.5 m (25 ft.)
 - vii. Maximum Lot Coverage (all buildings and structures, including travel trailers, tents and recreational vehicles) 25%

- viii. Minimum Landscaped Open Space 40%
- ix. Maximum Height of Buildings
 - 1. Single detached dwelling 10 m (32.8 ft.)
 - 2. Other permitted buildings and structures 10 m (32.8 ft.)
- x. No travel trailer, tent or recreational vehicle park shall be established closer than 122 m (400 ft.) to any existing Residential Zone or a residential use on an adjacent lot.

- 23.3.2 Requirements for a travel trailer, tent or recreational vehicle site**
- 1. Minimum Site Area 280 m² (3,013 sq. ft.)
 - 2. Minimum Site Frontage 15 m (49.2 ft.)
 - 3. Minimum Setback from Internal Roads 6 m (19.69 ft.)
 - 4. Maximum Site Coverage 25%
 - 5. Minimum Landscaped Open Space 40%
 - 6. Maximum Travel Trailer or Recreational Vehicle Height 5 m (16.4 ft.)
 - 7. Maximum Number of Travel Trailers or Recreational Vehicles Per Site 1

23.4 GENERAL ZONE PROVISIONS AND PARKING, DRIVEWAY AND LOADING PROVISIONS

All provisions of Section 4, General Provisions and Section 5, Parking, Driveway and Loading Provisions, of this By-law where applicable to the use of any land, building or structure permitted within the Trailer Park Commercial (TPC) Zone shall apply and be complied with.

23.5 SPECIAL TRAILER PARK COMMERCIAL (TPC) ZONES

Except as specifically exempted or varied with the following special zones, all other requirements of this By-law shall apply.

23.5.1 TPC-1 Zone (Quinte's Isle Campark Inc., Part of Lots 21 & 22, Concession I, SSEL, Ward of Athol)

Notwithstanding any provisions of this By-law to the contrary, within the TPC-1 Zone, the following provisions shall apply:

- i. Minimum area of each tourist camp site 279 m² (3,000 sq. ft.)
- ii. Maximum number of tourist camp sites 425
- iii. Minimum front yard setback for all uses, buildings and structures, except for the existing tennis courts 488 m (1601 ft.)

- iv. The Site Plan Control provisions of Section 41 of the Planning Act, R.S.O., 1990 shall apply to the lands within the TPC-1 Zone. A Site Plan Agreement shall be entered into prior to the development of any new trailer sites.

23.5.2 TPC-2 Zone (Part of Lot 13, Concession I, SSEL, Ward of Athol)

Notwithstanding any provisions of this By-law to the contrary, within the TPC-2 Zone, the following provisions shall apply:

- i. The only permitted non-residential uses shall be:
 - 1. A travel trailer park
 - 2. A tourist cabin establishment
 - 3. Uses and structures accessory to the permitted non-residential uses.
- ii. Maximum number of trailer camp sites shall be 15
- iii. Maximum number of tourist cabins shall be 3

23.5.3 TPC-3 Zone (Part of Lots 7 & 8, Concession I, SSEL, Ward of Athol)

Notwithstanding any provisions of this By-law to the contrary, within the TPC-3 Zone, the following provisions shall apply:

- i. The only permitted non-residential uses shall be:
 - 1. A travel trailer park
 - 2. A golf driving range
 - 3. Uses and structures accessory to the permitted non-residential uses.
- ii. Maximum number of trailer camp sites shall be 35
- iii. The permitted residential uses shall be:
 - 1. Two (2) accessory single detached dwellings
 - 2. One seasonal cottage

23.5.4 TPC-4 Zone (Part of Lot 13, Concession I, SSEL, Ward of Athol)

Notwithstanding any provisions of this By-law to the contrary, within the TPC-4 Zone, the following provisions shall apply:

- i. The only permitted non-residential uses shall be:
 - 1. A travel trailer park
 - 2. Uses and structures accessory to the permitted non-residential use.
- ii. Maximum number of trailer camp sites shall be 16
- iii. Minimum lot area 1.0 ha (2.47 ac.)
- iv. Minimum lot frontage 15.0 m (49.2 ft.)

23.5.5 TPC-5 Zone (Log Cabin Tourist Establishment, Part of Block B, Concession I, Ward of Athol)

Notwithstanding any provisions of this By-law to the contrary, within the TPC-5 Zone, the following provisions shall apply:

- i. The only permitted non-residential uses shall be:
 1. A travel trailer camp
 2. Tourist cottages
 3. Uses and structures accessory to the permitted non-residential uses.
- ii. Maximum number of trailer camp sites shall be 32
- iii. Maximum number of tourist cottages shall be 6

23.5.6 TPC-6 Zone (Ward of Hillier)

Notwithstanding any provisions of this By-law to the contrary, within the TPC-6 Zone, the following provisions shall apply:

- i. In addition to the uses set out in Section 23.1, a motor vehicle sales establishment shall be a permitted non-residential use.

23.5.7 TPC-7 Zone (Foster's Campground, Part of Lot 16, Concession 1, WGP, Ward of Sophiasburgh)

Notwithstanding any provisions of this By-law to the contrary, within the TPC-7 Zone, the following provisions shall apply:

- i. Permitted non-residential uses shall be limited to the following:
 1. A travel trailer, tent and recreational vehicle park with a maximum of 20 sites
 2. Two boat launch facilities
 3. Washroom facilities accessory to the above uses.
- ii. The site shall be developed in accordance with Site Plan No. S-1 dated December 20, 1995 and revised August 20, 1996, deposited with the County.

23.5.8 TPC-8 Zone (Wesley Acres Inc. Ward of Hallowell)

Notwithstanding any provisions of this By-law to the contrary, within the TPC-8 Zone, the following provisions shall apply:

- i. An existing church camp complex providing accommodation, dining, worshipping, meeting and recreational facilities for a maximum of 267 seasonal tourist trailer sites, 28 itinerant camping sites, and 37 motel units; and uses accessory thereto, including 3 single family dwelling units for staff, administration offices and associated water and sewage servicing facilities and uses normally ancillary thereto, shall be the only permitted uses on the lands zoned TPC-8.

- ii. Requirements for tourist trailer sites (tourist trailers including additions thereto, and accessory buildings):
 - a. Minimum setback from internal roads 3.0 m (10 ft.)
 - b. Minimum interior side yard 1.5 m (5 ft.)
 - c. Minimum rear yard 1.5 m (5 ft.)
 - d. Maximum lot (site) coverage of all structures 50%
- iii. The requirement of Section 41 of the Planning Act, R.S.O. 1990, c.P.13, as amended, relating to Site Plan Control shall apply to the lands zoned TPC-8.

23.5.9 TPC-9 Zone (Kevin & Marja Korpela, Lake Avenue Resort Park Inc., Part of Lot 17, Concession 1, South Side of East Lake, 37 – 38 Lake Avenue Lane, Ward of Athol) (Amending By-law No. 3030-2012)

Notwithstanding any provisions of By-law 1816-2006, as amended to the contrary, on the lands zoned TCP-9 the following special provisions shall apply:

- i. The Permitted Uses shall be limited to the following:
 - Seasonal Travel trailer, tent and recreational vehicle park consisting of a maximum of 156 fully serviced sites; and
 - Maximum of 3 two-bedroom seasonal rental cabins;
 - Maximum of 1 single detached dwelling as an accessory use to the foregoing permitted non-residential uses; and
 - Uses, buildings or structures normally incidental and accessory to the foregoing non-residential uses, including the sale of pre-filled propane tanks and a retail commercial establishment/convenience store.
- ii. Lot Frontage (Minimum) 0 m (0 ft.)
- iii. The requirements of Section 41 of the Planning Act R.S.O.1990, c.P.13, as amended, relating to Site Plan Control shall apply to the lands zoned TPC-9.
- iv. For the purpose of this by-law "Seasonal" shall mean a use not exceeding ten (10) months per year, with an annual shut down and park closure for a continuous sixty (60) day period, in accordance with the Ministry of the Environment Compliance Approval.

All other provisions of the TPC Zone and By-law No. 1816-2006, as amended, shall apply to the lands zoned TPC-9.

23.5.10 TPC-10 Zone (Cherry Lane Campground c/o David & Patti Markland, Part Lot 3, Concession 1 SSE1, 4 County Road No. 18 & 89 Sandy Lane, Ward of Athol) (Amending By-law No. 2518-2009)

Notwithstanding any provision of By-law No. 1816-2006, as amended, to the contrary, on the lands zoned TPC-10, the following special provisions shall apply:

- i. In addition to the uses normally permitted in the TPC Zone, permitted uses shall also include;
 - Three (3) Tourist Cottages
- ii. Minimum Front Yard for a Tourist Cottage shall be 15 m (50 ft.)
- iii. Minimum Interior Side Yard for a Tourist Cottage shall be 6 m (19.7 ft.)
- iv. Minimum Rear Yard for a Tourist Cottage shall be 7.5 m (25 ft.)

All other provisions of the TPC Zone and By-law No. 1816-2006, as amended, shall apply to the lands zoned TPC-10.

23.5.11 TPC-11 Zone (1670371 Ontario Inc., 153 County Road No. 27, Part of Lot 32, Concession 3, Ward of Hillier) (Amending By-law No. 2645-2010)

Notwithstanding any provision of By-law No. 1816-2006 as amended to the contrary, on the lands zoned TPC-11 the following special provision shall apply:

- i. Maximum number of fully serviced travel trailer or recreational vehicle sites shall be 178.
- ii. Notwithstanding (i), a maximum of 152 fully serviced travel trailer or recreational vehicle sites, one single detached dwelling, one 2-bedroom apartment unit and one washroom/shower building shall be permitted without an amendment to the existing (1994) Certificate of Approval #C-195-94 approved by the Ministry of Environment. The placement or construction of more than 152 fully serviced travel trailer or recreational vehicle sites will require an amendment to the existing Certificate of Approval.
- iii. For the purposes of this by-law the term "fully serviced" shall mean individual access to the communal water and wastewater systems.
- iv. Lot Coverage (Maximum) 30%
- v. Landscaped Open Space (Minimum) 20%
- vi. No travel trailer, tent or recreational vehicle park shall be established closer than 30.5 m (100 ft.) to any existing Residential Zone or use on an adjacent lot.
- vii. Site Lot Area (Minimum) 185 sq. m (2000 ft²)
- viii. Site Frontage (Minimum) 7.5 m (25 ft.)
- ix. Setback from Internal Road (Minimum) 3 m (10 ft.)
- x. Site Coverage (Maximum) 50%
- xi. Site Landscaped Open Space (Minimum) 25%

All other provisions of the TPC Zone and By-law No. 1816-2006, as amended, shall apply to the lands zoned TPC-11.

**23.5.12 TPC-12 Zone (Quinte's Isle Campark Inc.) Part Lots 21 to 23,
Concession 1 South Side of East Lake, Ward of Athol)(Amending
By-law No. 3152-2012)**

Notwithstanding any provision of By-law No. 1816-2006 as amended to the contrary, on the lands zoned TPC-12 the following provisions shall apply:

- (i) In addition to those uses permitted in TPC Zone, the following non-residential uses shall also be permitted:
 - 1. Travel trailer park with a maximum number of 194 trailer sites
 - 2. Nine (9) hole golf course
 - 3. Golf driving range
 - 4. Marina/Marine facilities, which may include the following uses among others:
 - a) docking facilities and boat launch ramp
 - 5. Restaurant
 - 6. Comfort station; and
 - 7. Uses that are normally incidental and accessory to the above uses.
- (ii) Minimum Lot Frontage - Nil
 - 1. Lands zoned TPC-12 are contiguous with the Quinte's Isle Campark establishment and gain vehicular access through the TPC-1 zone abutting to the north at 237 Salmon Point Road, a publicly maintained and assumed year-round road.
- (iii) Minimum Rear Yard/Lake Ontario Setback
 - 1. A minimum 15 m (49.2 ft) setback from an elevation of 76.3 metres GSC (Lake Ontario 1:100 year flood elevation plus wave uprush) or 30 m (98.4 ft) setback from the high water mark of Lake Ontario, whichever is greater, to the nearest portion of any building or structure located in the TPC-12 Zone, with the exception of unenclosed decks, driveways, boathouses, docks, shore wells, or other marine facilities that have been approved by the Conservation Authority and the County.
- (iv) Minimum Site Area 279 m² (3003 ft²)
- (v) Minimum Site Frontage 12.2 m (40ft)
- (vi) Maximum Site Coverage 40%
- (vii) The requirements of Section 41 of the Planning Act, R.S.O. 1990, c.P. 13, as amended, relating to Site Plan Control shall apply to the lands zoned TPC-12.

All other provisions of the TPC Zone and By-law No. 1816-2006, as amended, shall apply to the lands zone TPC-12.