

**BY-LAW NUMBER 55-2023**

**CORPORATION OF THE TOWNSHIP OF WOLLASTON  
A By-law to Amend  
Comprehensive Zoning By-law Number 50-10, As Amended**

**WHEREAS** By-law No. 50-10, as amended, is the Comprehensive Zoning By-law governing the lands located within the Corporation of the Township of Wollaston;

**AND WHEREAS** the Council of the Corporation of the Township of Wollaston, deems it appropriate to amend By-law Number 50-10.

**AND WHEREAS** authority is granted under Section 34 of the Planning Act, R.S.O. 1990, c.P.13, as amended;

**NOW THEREFORE, THE COUNCIL OF THE CORPORATION OF THE TOWNSHIP OF WOLLASTON ENACTS AS FOLLOWS:**

1. **THAT** Zone Map Schedules “A” to “E”, inclusive and as amended, is hereby **REPEALED** and **REPLACED** with Schedules “A” to “E”, inclusive attached to and forming part of By-Law Number **55-2023**.
2. **THAT** By-law No. 50-10, as amended, is hereby further amended by the addition of the following to Section 3 entitled “Definitions”:
  - a) That Section 3, as amended, is hereby further amended by adding Section 3.57 ix) for the definition of "ADDITIONAL RESIDENTIAL UNIT" following the definition for "SINGLE-DETACHED DWELLING HOUSE" as follows: "ADDITIONAL RESIDENTIAL UNIT: shall mean a dwelling unit which is ancillary to a principal dwelling unit and is located on the same lot therewith."
  - b) That Section 3, as amended, is hereby further amended by revising Subsection 3.13, Bed and Breakfast Establishment, as follows: “BED AND BREAKFAST ESTABLISHMENT, shall mean a single detached dwelling containing not more than 3 guest rooms used or maintained for the short-term accommodation of the public, in which the owner supplies, for hire or gain, lodgings with or without meals for guests but does not include other establishments otherwise defined or classified herein.”
  - c) That Section 3, as amended, is hereby further amended by adding Section 3.24.1 for the definition of "CANNABIS" following the definition for "CAMPER TRAILER/TENT TRAILER" as follows: “CANNABIS, shall mean a genus of flowering plants in the family Cannabaceae. Synonyms include but are not limited to marijuana and marihuana. This definition does not include the industrial or agricultural production of hemp (a source of foodstuffs, fiber, and biofuel).”
  - d) That Section 3, as amended, is hereby further amended by adding Section 3.24.2 for the definition of "CANNABIS PRODUCTION AND PROCESSING" following the definition for "CANNABIS" as follows: “CANNABIS PRODUCTION AND PROCESSING, shall mean lands, buildings or structures used for producing, processing, testing, destroying, packaging, and/or shipping of cannabis authorized by an issued license or registration by the federal Minister of Health pursuant to the Access to Cannabis for Medical Purposes Regulations, the Controlled Drugs and Substances Act, or any applicable legislation or successors thereto.”
  - e) That Section 3, as amended, is hereby further amended by adding Section 3.77.1 for the definition of "FORESTRY - BIOECONOMY" following the definition for "FORESTRY/FORESTRY USE" as follows: “FORESTRY - BIOECONOMY shall mean a renewable and sustainably sourced biomass resources such as trees, agricultural crops and organic residuals from harvesting and timber processing are used to provide a greater range of consumer and industrial products to society.”
  - f) That Section 3, as amended, is hereby further amended by revising the wording of Section 3.85 for the definition of "GARDEN SUITE" as follows: “GARDEN SUITE, shall

mean an accessory one-unit detached residential structure containing bathroom and kitchen facilities that is ancillary to an existing residential structure and that is designed to be portable. Under no circumstances shall a garden suite be defined to include a single or double wide mobile home, a motorized mobile home, a travel trailer, a tent trailer or trailer otherwise designed.”

- g) That Section 3, as amended, is hereby further amended by revising the wording of Section 3.91 for the definition of GROUP HOME” as follows: “GROUP HOME, means a residence that is licensed or funded under an Act of the Parliament of Canada or an Act of the Province of Ontario for the accommodation of three to ten persons, exclusive of staff, living under supervision is a single housekeeping unit, and who, by reason of their emotional, mental, social or physical condition or legal status, require a group living arrangement for their well-being. Staff includes all those individuals providing supervision or assistance to those residing in the home.”
- h) That Section 3, as amended, is hereby further amended by revising the wording of Section 3.127 for the definition of MINIMUM DISTANCE SEPARATION” as follows: “Minimum Distance Separation means Formulae are land use planning tools that determine setback distances between livestock barns, manure storages or anaerobic digesters and surrounding land uses:
  - i) provides the minimum distance separation between proposed new development and any existing livestock barns, manure storages and/or anaerobic digesters.
  - ii) provides the minimum distance separation between proposed new, expanding or remodeled livestock barns, manure storages and/or anaerobic digesters and existing or approved development.
- i) That Section 3, as amended, is hereby further amended by adding Section 3.155.1 for the definition of “PORTABLE ASPHALT PLANT” following the definition for “PLACE OF WORSHIP” AS FOLLOWS: “PORTABLE ASHPHALT PLANT shall mean a facility,
  - i) With equipment designed to heat and dry aggregate and to mix aggregate with bituminous asphalt to produce asphalt paving material, and includes stockpiling and storage of bulk materials used in the process; and
  - ii) Which is not permanent construction, but which is to be dismantled at the completion of the construction project.”
- j) That Section 3, as amended, is hereby further amended by adding Section 3.156.1 for the definition of “PORTABLE CONCRETE PLANT” following the definition for “PORTABLE CANTEEN” as follows: “PORTABLE CONCRETE PLANT, shall mean a building or structure,
  - i) With equipment designed to mix cementing materials, aggregate, water and admixtures to produce concrete, and includes stockpiling and storage of bulk materials used in the process; and
  - ii) Which is not of permanent construction, but which is designed to be dismantled at the completion of the construction project.”
- k) That Section 3, as amended, is hereby further amended by adding Section 3.189.1 for the definition of "TOP OR TOE OF BANK STEEP AND UNSTABLE SLOPES" following the definition for "SOLAR COLLECTOR" as follows: "TOP OR TOE OF BANK, STEEP AND UNSTABLE SLOPE, shall mean any change in elevation resulting in a slope equal to or greater than 3:1 (horizontal : vertical) or approximately 18 degrees."
- l) That Section 3, as amended, is hereby further amended by revising the wording of Section 3.197 for the definition of "TENT AND TRAILER PARK" as follows: “TENT AND TRAILER PARK, shall mean a tourist establishment use comprising of land used or maintained as grounds for the temporary parking of travel trailers, motorized mobile homes, recreational vehicles, truck campers, camper trailers, tents and any other similar temporary shelter, but does not include park model trailers, modular homes and mobile homes.”
- m) That Section 3, as amended, is hereby further amended by adding Section 3.210.1 for the definition of “Water Feature” following the definition for Waste Disposal Site, as follows: “WATER FEATURE, shall mean water related features on the earth’s surface, including headwaters, rivers, stream channels, inland lakes, seepage areas,

recharge/discharge areas, springs, wetlands and associated riparian lands that can be defined by their soil moisture, soil type, vegetation or topographic characteristics.”

3. **THAT** By-law No. 50-10, as amended, is hereby further amended by the addition of the following to Section 5 entitled “General Provisions” immediately after item 4.10.12 thereof:

**“5.2.1 Additional Dwelling Unit”**

That Section 5, as amended, is hereby further amended by adding Subsection 5.2.1 as follows:

Notwithstanding any provisions to the contrary the following provisions for all additional dwelling units applies:

- a) two residential units in a detached house, semi-detached house or rowhouse on a parcel of land, if all buildings and structures ancillary to the detached house semi-detached house or rowhouse cumulatively contain no more than one residential unit
- b) three residential units in a detached house, semi-detached house or rowhouse on a parcel of land, if no building or structure ancillary to the detached house, semi-detached house or rowhouse contains any residential unit
- c) one residential unit in a building or structure ancillary to a detached house, semi-detached house or rowhouse contains no more than two residential units and no other building or structure ancillary to the detached house, semi-detached house or rowhouse contains any residential units
- d) An additional residential unit shall only be permitted on a lot with frontage and direct access to a year round municipally maintained public road;
- e) Minimum lot area for lots on private services is 0.4 hectare,, except waterfront lot which is 0.8 hectare
- f) any lot abutting an At Capacity Lake Managed for Lake Trout (LTL-AC) an additional dwelling unit is prohibited
- g) One parking space shall be provided for an additional dwelling unit

**“5.2.2 Detached Additional Dwelling Unit”**

That Section 5, as amended, is hereby further amended by adding Subsection 5.53 as follows:

In addition to the provisions of Section 5.2.1 the following provisions shall apply and govern the use of a detached additional dwelling unit:

- a) An additional residential unit in a detached building is not subject to the accessory building regulations in the applicable by-law unless otherwise indicated below and will be permitted subject to the additional residential unit provisions above and the following additional provisions:
  - i) A detached additional residential unit shall comply with the minimum yard setbacks and maximum height applicable to the principal dwelling unit in the Zone in which such use is located;
- b) It is prohibited to have more than one additional residential unit in an accessory building or structure on a lot.
- c) The detached additional residential unit shall comply with the maximum lot coverage requirements for accessory structures in the applicable zoning by-law.
- d) The detached additional residential unit shall not be located in the front yard or exterior side yard; and
- e) The detached additional residential unit shall comply with the minimum distance separation formulae

**“5.2.3 Bed and Breakfast”**

That Section 5, as amended, is hereby further amended by adding the following Section(s) 5.2.2:

- i) Maximum number of guest rooms shall be 3;
- ii) Minimum parking requirement of 1 parking space per guest room and dwelling unit; and
- iii) Verification by a qualified person and applicable approval authority of adequate supply of water and sewer/septic capacity.

**“5.2.4 Cannabis Production and Processing”**

That Section 5, as amended, is hereby further amended by adding Section 5.2.4, "Cannabis Production and Processing shall be subject to the following provisions:

- i) No lands, building, structure, or portion thereof used for Cannabis Production and Processing purposes that is equipped with air treatment control situated in the Industrial (I) Zone shall be located closer to any Residential Zone permitting a residential use, Institutional Zone, or Open Space Zone than 70 metres;
- ii) No lands, building, structure, or portion thereof used for Cannabis Production and Processing purposes that is equipped with air treatment control situated in the Industrial (I) Zone shall be located closer to any dwelling, public school, private school, place of worship, or day care nursery than 70 metres;
- iii) A Cannabis Production and Processing shall be located wholly within an enclosed building or structure, only;
- iv) An accessory building or structure used for security purposes for Cannabis Production and Processing may be located in the required yard and does not have to comply with the required minimum setbacks;
- v) Outdoor storage of goods, materials and matters composed of cannabis or cannabis by-product is prohibited on the property in which the Cannabis Production and Processing is located and adjacent lands;
- vi) Cannabis Production and Processing shall only be permitted within the zones as explicitly indicated in a site specific zoning by-law amendment; and
- vii) All development in relation to the establishment of or expansion of Cannabis Production and Processing shall be subject to Site Plan Control.

#### **“5.4 Environmental Sensitive Lands”**

That subsection 5.4 is hereby amended by repealing Subsection 5.4 in its entirety and replacing with the provisions as follows:

- i) Excluding lands within 120 metres of Habitat of Endangered and Threatened Species, Provincially Significant Wetland, and Conservation Authority regulated areas the construction of a single detached dwelling and associated accessory structures on an existing lot of record shall be permitted, where the use is permitted within the zone category applied to a property, without requiring an Environmental Impact Statement. For all other development the following provision applies:
- ii) Development that is proposed on lands adjacent to environmentally sensitive lands as identified in Natural Heritage Features and Areas Schedule OP-B of the Hastings County Official Plan, shall be permitted provided that a satisfactorily completed Environmental Impact Statement, prepared in accordance with Section 7.8.6 of the Official Plan is submitted and approved by the municipality in consultation with the Ministry of Environment, Conservation and Parks (MECP), The Ministry of Natural Resources and Forestry or other appropriate authority. The following measures of adjacency shall be used:
  - i) Habitat of Endangered and Threatened Species 120 metres
  - ii) Provincially Significant Wetlands 120 metres
  - iii) Significant Wetlands 120 metres
  - iv) Significant Woodlands 120 metres
  - v) Significant Valleylands 120 metres
  - vi) Significant Wildlife Habitat 120 metres
  - vii) Significant Areas of Natural and Scientific Interest 120 metres
  - viii) Fish Habitat 120 metres

#### **“5.7.1 Flood Plain”**

That Section 5, as amended, is hereby further amended by adding Section 5.7.1, " All new development and site alteration there shall be a minimum setback of 30 metres

from the stable top of bank, intermittent watercourse or outside the regulatory flood elevation of lakes, rivers, streams or creeks, whichever is greater. If the regulatory flood elevation is known and exceeds the minimum 30 metres prescribed herein, then the greater setback shall be applied.”

#### **“5.7.2 Forestry Bio-Economy, Tree harvesting”**

That Section 5, as amended, is hereby further amended by adding Section 5.7.2," Notwithstanding any provision to the contrary active commercial and industrial tree harvesting adjacent to watercourses and waterbodies shall maintain a minimum 30 metre vegetated, naturalized setback from the shoreline for a waterbody and top of bank for a watercourse.

#### **“5.9 Garden Suites”**

That Section 5, as amended, is hereby further amended by revising Subsection 5.9 v) as follows:

- v) Council may require the owner of the suite or any other person to enter into an agreement with the municipality dealing with such matters related to the temporary use of the garden suite as the Council considers necessary or advisable;

#### **“5.9 Garden Suites”**

That Section 5, as amended, is hereby further amended by adding the following to Section(s) 5.9:

- xi) Must be located on the same lot as the principal residents;
- xii) Is permitted only in conjunction with a single detached dwelling, duplex dwelling and semi-detached dwelling uses and is identified as a permitted use within the zone;
- xiii) That servicing for the garden suite, consisting of water, sewer or septic and electricity is connected to and derived from the services of the principal use; and
- xiv) Maximum height of one storey.

#### **“5.10 Group Home”**

That Section 5, as amended, is hereby further amended by revising Subsection 5.10 as follows:

##### **5.10 Group Homes**

Notwithstanding any provision to the contrary a group home is permitted in all zones that permit a single detached dwelling accessed and serviced by a year round publicly maintained road.

Group homes are subject to the following provisions in addition to those of the residential zone in which they are located:

- i) Occupancy:  
A group home shall occupy the whole of the residential dwelling.
- ii) Gross floor area (minimum) (including staff and/or receiving family):
  - 18 square metres (193.8 sq. ft.) of gross floor area per adult resident;
  - 9 square metres (96.9 sq. ft.) of gross floor area per child resident
- iii) Rear yard amenity area (minimum):
  - 14 square metres (150.7 sq. ft.) for each group home resident, exclusive of staff or receiving family, and not less than a total of 100 square metres (1,076.4 sq. ft.) for each group home
- iv) Off-street parking shall be provided in accordance with the provisions of this by-law.

#### **“5.12 Home Industry”**

That Section 5, as amended, is hereby further amended by adding following to Section 5.12.1 xi)," Notwithstanding any provision to the contrary a home industry is prohibited on waterfront lots.

#### **“5.13 Home Occupation”**

That Section 5, as amended, is hereby further amended by adding Section 5.13.1, Home Occupation shall include arts and craft shops and similar type of associated retail sales in accordance with the following:

- viii) Any accessory structure used for a Home Occupation shall not exceed 50 square metres (540 square feet); and
- ix) The goods, materials or matters sold are produced on the premises.

**“5.13.2 Hunt Camps”**

That Section 5, as amended, is hereby further amended by adding Section 5.13.2, "Notwithstanding the minimum lot area provisions to the contrary the minimum lot area provision in zones that permit fish and hunt camps shall be 20 hectares."

**“5.15.3 Top or Toe of Bank, Steep and Unstable Slopes”**

That Section 5, as amended, is hereby further amended by revising Section 5.15.3 iii) as follows:

- iii) "Any new construction shall be have a minimum setback of 30 metres from the toe or stable top of shoreline or non-shoreline cliff, bluff or bank (steep and/or unstable slope)."

**“5.15, Lands Adjacent to Waterbodies, Watercourses, Embankments and Floodplains**

That Subsection 5.15, as amended, is hereby further amended by revising Subsection 5.15.6 as follows:

“For all new Development and site alteration there shall be a minimum setback of 30 metres from the high water mark, intermittent watercourse or outside the regulatory flood elevation of lakes, rivers, streams or creeks, whichever is greater.”

**“5.20 Minimum Distance Separation”**

That Subsection 5.20, as amended, is hereby repealed in its entirety and replaced with the following:

Subsection 5.20, "Notwithstanding any other provision of this By-law:

- i) Unless otherwise specified no residential, institutional, commercial, industrial, or recreation use located on a separate lot and otherwise permitted by this By-law, shall be established and no building or structure for such use shall be erected or altered unless it complies with the Minimum Distance Separation (MDS I) requirements applied in accordance with the MDS I Implementation Guidelines;
- ii) No livestock facility or manure storage facility shall be erected or expanded unless it complies with the Minimum Distance Separation (MDS II) requirements applied in accordance with the MDS II Implementation Guidelines;
- iii) Where an existing use that was in compliance with the MDS provisions is changed, the new use shall also be subject to MDS I or MDS II provisions, whichever is applicable. For the purposes of this subsection, a change in the type of livestock use housed is considered to be a change of use; and
- iv) Where an existing building is destroyed in full or in part by a catastrophe and is being reconstructed in the same location and same dimensions, then the building or structure is exempt from MDS I or MDS II, whichever would be applicable.
- v) Existing Lots of record with a lot area less than 1 hectare in area are exempt from MDS 1.
- vi) Lands within the Urban and Hamlet land use designations of the Hastings County Official Plan are exempt from the MDS 1 formula from existing facilities.
- vii) Empty livestock facilities are exempt from MDS II calculations provided a building permit is obtained to alter the facility so that they are no longer capable of housing livestock or manure.

**5.23.3 Special Needs parking Requirements**

That subsection 5.23.3 is hereby amended by repealing Subsection 5.23.2 in its entirety and replacing with the provisions as follows:

**“5.23.3 ACCESSIBLE PARKING”**

- a) In any zone, the required number of parking spaces shall include the provision of accessible parking spaces in the minimum quantity specified below:
  - i) Residential: Accessible parking spaces are provided at a rate of 4% of the required parking spaces;
  - ii) Residential Exception: Accessible parking is not required for single detached, semi-detached, duplexes, triplexes and row houses (townhouses) that do not have a shared parking arrangement;

- iii) Commercial and residential: Accessible parking spaces are provided at a rate of 4% of the required parking spaces;
  - iv) Industrial: Accessible parking spaces are provided at a rate of 4% for the first 200 required parking spaces and 3% for the additional required parking spaces, including a minimum of one Type A (Van accessible) required accessible space, rounded up to the nearest whole number. Equal numbers of Type A (Van accessible) and Type B are required. If an odd number is required, the additional space may be either type;
  - v) Institutional: Accessible parking spaces are provided at a rate of 10% of the required parking spaces;
  - vi) All other uses: Accessible parking spaces are provided at a rate of 4% of the required parking spaces;
  - vii) When determining the required number of parking spaces in accordance with the above provisions, any fraction derived from the calculation shall be rounded up to the nearest whole number;
  - viii) Where an even number of parking spaces for the use of persons with disabilities are provided in accordance with the requirements of the zoning by-law, an equal number of parking spaces that meet the requirements of Type A Parking space and Type B parking space must be provided; and
  - ix) Where an odd number of parking spaces for the use of persons with disabilities are provided in accordance with the zoning by-law the number of parking spaces must be divided equally between parking spaces that meet the requirements of a Type A parking space and a Type B parking space, but the additional parking space, the odd numbered space, may be a Type B parking space.
- b) The following regulations shall apply to accessible parking spaces:
- i) Type A (Van accessible) spaces shall have minimum rectangular dimensions of 3.4 metres width by 6.0 metres length and must have signage specifying that they are van-accessible;
  - ii) Type B spaces shall have minimum rectangular dimensions of 2.4 metres width by 6.0 metres length;
  - iii) An access aisle with a minimum rectangular dimensions of 1.5 in width and 6.0 metres in length and marked with a high tonal contrast diagonal lines is required adjacent to Type A and Type B accessible parking spaces. The access aisle may be shared between spaces;
  - iv) All accessible parking spaces shall be marked by an identifying marker on the pavement consisting of the international symbol of access as a 1.5 metre by 1.5 metre white border and a symbol with a blue background field colour centred on the parking stall;
  - v) All accessible parking spaces shall be appropriately signed in accordance with provincial regulation;
  - vi) A minimum vertical clearance of 2.1 metres shall be provided at accessible parking spaces, passenger loading zones and along routes to accessible parking spaces;
  - vii) Maximum gradient for a barrier free vehicle parking space shall be five (8) percent;
  - viii) Accessible parking spaces shall be located and distributed in a manner that provides substantially equivalent or greater accessibility in terms of distance from an entrance or user convenience; and
  - ix) Curb ramps, where required shall be provided to permit access from the parking area to a sidewalk.

#### **“5.25.1 Regulations for Pits and Quarries”**

That Section 5, as amended, is hereby further amended by adding Section 5.25.1 as follows:

##### **i. LOCATION OF GRAVEL PITS:**

Notwithstanding any other provisions of this By-law to the contrary, no gravel pit shall be established or made within 300 metres (984 feet) of any rear or interior side lot line or portion thereof which abuts a Residential or Institutional Zone.

##### **ii. LOCATION OF STONE QUARRIES:**

Notwithstanding any other provisions of this By-law to the contrary, no stone quarry shall be made or established within 500 metres (1640 feet) of any rear or interior side lot line or portion thereof which abuts a Residential or Institutional Zone.

iii. **LOCATION OF WAYSIDE PITS AND QUARRIES, PORTABLE ASPHALT PLANTS AND PORTABLE CONCRETE PLANTS**

Notwithstanding any other provisions of this By-law to the contrary, wayside pits and quarries, portable asphalt plants and portable concrete plants used on public authority contracts shall be permitted, without the need for an rezoning under the *Planning Act* in all areas, except those areas of existing development or particular environmental sensitivity which have been determined to be incompatible with extraction and associated activities.

**“5.29.1 Sensitive Lake Trout Lakes”**

That Section 5, as amended, is hereby further amended by adding Section 5.29.1, Setbacks from Sensitive Lake Trout Lakes, development shall be prohibited on lands adjacent to lake trout lakes, with the following exceptions:

- i) All new residential, commercial, institutional or industrial development that is connected to municipal water and sewage treatment facilities;
- ii) All new tile fields are setback at least 300 metres from the shoreline of the lake, or that it can that drainage from the tile fields will flow a minimum of 300 metres to the lake;
- iii) Existing dwelling units being modified to have separate septic systems approved by the authority having jurisdiction and provided that the land use will not change.
- iv) In addition to the provisions permitting exceptions to development on a lake trout lake shall be subject to the following criteria shall apply:
  - a) Waterfront use regulations in Section 5.36.1;
  - b) Minimum of 30 metres setback for all buildings and structures, with the exception of docking facilities.

**“5.33.1 Tourist Establishment Use”**

That Section 5, as amended, is hereby further amended by adding Section 5.33, "The following regulations shall apply to regulate a Tourist Establishment use:

- i) The minimum lot area shall be 2 hectares;
- ii) The minimum density shall be 2.5 units per hectare;
- iii) No building, structure, septic tank or tile field, except a pump house or marine facility for the launching and/or servicing of boats shall be located closer than 30 metres to the stable top of bank of any watercourse, with the exception of at capacity lake trout lakes where Section 5.29.1

**“5.36.1 Waterfront Use”**

That Section 5, as amended, is hereby further amended by adding Section 5.36.1, Waterfront Use, the following shoreline uses will be permitted within 30 metres of the stable top of bank or floodplain subject to all applicable provisions of the Zoning By-Law:

- a) dock;
  - b) boathouse; and
  - c) boat launch.
- i) It is prohibited to alter or remove the natural vegetation 30 metres adjacent to any shoreline of a water feature except:
- a) 25% of the shoreline frontage or up to 23 metres (75 feet), whichever is the lesser, for linear shoreline residential development;
  - b) 35% of the shoreline frontage for tourist commercial and institutional accommodation, waterfront contracting operations, and waterfront landings;
  - c) 50% of the shoreline frontage for marinas;
  - d) Where both b) and c) are present on a lot adjacent to a water feature the aggregate percentage of the shoreline devoted to those uses shall be a maximum of 75% of the shoreline frontage;
  - e) For pruning for the health of vegetation;
  - f) For the removal of dead or dangerous trees; or
  - g) For the removal of invasive plants and noxious weeds which have been identified and deemed as such by the Province of Ontario.



4. That By-Law No. 50-10, as amended, is hereby further amended by amending Section 7, Rural Residential Zone with the following:

“7.3 a) i) Lot Area (Minimum) 0.4 ha (1 acre)”

5. That By-Law No. 50-10, as amended, is hereby further amended by the addition of the following subsection 8.5.11 of Section 8 entitled “Limited Service Residential (LSR) Zone” immediately after item 8.5.7 thereof:

**“8.5.11 Limited Service Residential Exception No. 11 (LSR-11) Zone (Lots 29 & 30, Concession 15)”**

Notwithstanding any other provisions of this By-Law to the contrary, within the Limited Service Residential Exception No. 11 (LSR-11) Zone the following shall apply:

i. The minimum required lot frontage on a private road shall be 0 metre.

All other requirements of the LSR Zone in this By-Law apply to the lands zoned LSR-11.”

6. That By-Law No. 50-10, as amended, is hereby further amended by amending Section 8, Limited Service Residential Zone with the following:

“8.3 a) i) Lot Area (Minimum) 0.8 ha (2acres)”

7. That By-Law No. 50-10, as amended, is hereby further amended by amending Section 9, Waterfront Residential Zone with the following:

“9.3 a) i) Lot Area (Minimum) 0.8 ha (2 acres)”

8. That By-Law No. 50-10, as amended, is hereby further amended by amending Section 13, Recreational/Resort Commercial Zone with the following:

xii) No campsite, building or structure, except a marine facility for launching and/or servicing boats, shall be permitted within 30 metres of the stable top of bank of any water feature, with the exception of lake trout lakes where Subsection 5.29.1 applies.

9. That By-Law 50-10, as amended, is hereby further amended by repealing Appendix “A”.

10. **THAT** this By-law shall come into force and take effect pursuant to the provisions of and the regulations made under the Planning Act, R.S.O., 1990, c.P.13, as amended.

**THIS BY-LAW READ A FIRST, SECOND AND THIRD TIME AND FINALLY PASSED THIS 10TH DAY OF October, 2023**

**MICHAEL FUERTH – MAYOR**

**PAT KEMP - CLERK**