

CORPORATION OF THE TOWNSHIP OF PRINCE

BY-LAW NO. 2015-19

Being a by-law to adopt a new Zoning By-law for the Township of Prince.

THE COUNCIL of the Corporation of the Township of Prince pursuant to Section 34 of the Planning Act, R.S.O. 1990, ENACTS as follows:

1. THAT the Council hereby adopts a new Zoning By-law for the Township of Prince planning area in the form attached hereto as Schedule "A".
2. SCHEDULE "A"

Schedule "A" forms part of this by-law.
3. Subject to any referrals under the Planning Act, this by-law shall come into force on the date of its final passing.

EFFECTIVE DATE

This by-law shall be effective on the final day of its passing.

FIRST AND SECOND READING AT OPEN COUNCIL ON MAY 12, 2015.



Mayor, KEN LAMMING



CAO/Clerk-Treasurer, PEGGY GRECO

THIRD AND FINAL READING AND PASSED AT OPEN COUNCIL ON JUNE 9, 2015.



Mayor, KEN LAMMING



CAO/Clerk-Treasurer, PEGGY GRECO

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I. PERMITTED USES DEFINED

1.1 ACCESSORY USES

Shall mean a use subordinate and naturally, customarily and normally incidental to and exclusively devoted to the main use of land or buildings on the same lot.

1.1.1 ACCESSORY USES: FREIGHT CONTAINERS

Often referred to as C-Can buildings, such units are generally associated with the overseas shipping industry. Constructed of metal, the storage containers are used in a manner similar to an *accessory* building. *Accessory Use Freight Containers* may not be used to accommodate work areas, shops, *office uses*, or *retail sales*.

1.1.2 ACCESSORY USES: STORAGE TRAILERS

The trailer portion of a tractor-trailer unit, a transport truck, or the box or storage area of a van or utility vehicle that is used in a manner *similar* to an *accessory* building. These trailers are only permitted in the *rear yards* of Industrial or Commercial zones. *Accessory use storage trailers* may not be used to accommodate work areas, shops, *office uses*, or *retail sales*. See Section 4.2.4

1.2 AGRICULTURAL USES

Use of land buildings or structures primarily engaged in general farming, which includes the breeding, rearing, and grazing of livestock, including beekeeping, poultry, fowl and fur-bearing animals, the general cultivation of land and associated production, conditioning, processing and storing of field crops, fruits, vegetables, and horticultural crops, and the selling of such produce on the premises. Such uses may include the following or *similar uses*;

- Horse stables and riding schools
- Nurseries and greenhouses
- Tree farming (harvesting of planted trees)

1.3 AMUSEMENT AND FITNESS FACILITIES

Commercial use of land buildings or structures primarily engaged in operating recreation and amusement facilities and services. Such uses may include the following or *similar uses*;

- Arcades
- Bowling facilities
- Curling rinks
- Health clubs
- Pool and billiards parlours

1.4 AUTO BODY REPAIR SHOPS

Use of land buildings or structures engaged in repairing, customizing and painting motor vehicle bodies, interiors, and glass.

1.5 BANQUET HALLS

Use of land buildings or structures primarily engaged in renting, leasing, or providing space for the purpose of entertaining a group of people. Such uses may include the following or *similar uses*;

- Banquet halls
- Fraternal organizations

1.6 BED AND BREAKFASTS

Establishments primarily engaged in providing short-term lodging in private homes or in small buildings converted for this use. These types of accommodation are characterized by a highly personalized service, and the inclusion of a full breakfast, served by the owner who resides in the building.

1.7 BUNKIES

Accessory buildings that are used for sleeping accommodations only. Bunkies shall not contain kitchen or cooking facilities within the building, however washroom facilities are permitted. A Bunkie may not serve as a self-contained *dwelling unit*.

1.8 CAMPGROUNDS

Use of land buildings or structures primarily engaged in operating serviced or unserviced sites to accommodate campers and their equipment, including tents, tent trailers, travel trailers and recreational vehicles.

1.9 CHURCHES

A building for public worship that may include a church hall and rectory when *accessory* to the church building.

1.10 CONTRACTORS YARDS

Use of land buildings or structures primarily engaged in activities generally needed in the construction of buildings and *structures*. The activities performed may include new construction, additions, alterations, maintenance, and repairs. Such uses may include the following or *similar uses*;

- Foundation, structure, and building exterior contractors
- Building equipment contractors (electrical, plumbing, heating/cooling)
- Building finishing contractors
- Landscaping contractors
- Other specialty contractors

1.11 COTTAGES

A *single detached dwelling* used as a secondary residence for recreational purposes. Although the *dwelling* may be designed for permanent year round occupation, its use shall be seasonal in nature, and not serve as a primary residence.

1.12 DAY CARE CENTRES

Establishments primarily engaged in providing regular group care to 5 or more children for a fee. An establishment caring for less than 5 children is considered a Home Based Business.

1.13 DWELLING UNITS

Means a single or series of rooms of complementary use for human habitation, which is located in a building in which food preparation, eating, living, sleeping and sanitary facilities are provided primarily for the exclusive use of the occupants thereof. Such rooms shall have a private entrance directly from outside the building or from a common hallway inside the building, in which all occupants have access to all of the habitable areas and facilities of the unit. This unit shall be occupied and used or be capable of being occupied and used as a single and independent housekeeping establishment.

1.13.1 DWELLINGS, APARTMENT

A building containing **3** or more *dwelling units* for which access is obtained through a common outside entrance and corridor.

1.13.2 DWELLINGS, DUPLEX

A building divided into 2 separate *dwelling units*, each of which has an independent entrance.

1.13.3 DWELLINGS, MULTIPLE ATTACHED

A building containing **3** or more *dwelling units*, each with its own entrance, divided vertically and having a common wall between each adjacent *dwelling unit*. Often referred to as row, or town housing.

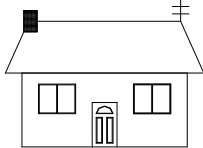
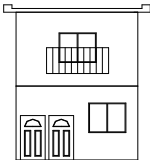
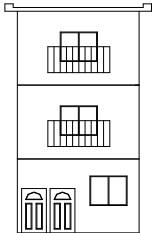
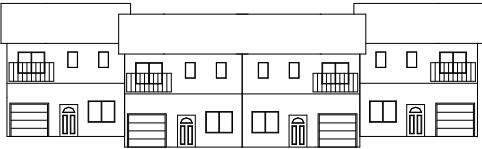
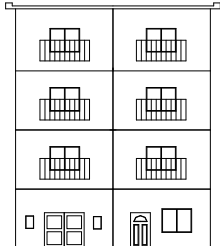
1.13.4 DWELLINGS, SEMI-DETACHED

A building divided vertically to provide **2** *dwelling units* separated by a common wall.

1.13.5 DWELLINGS, SINGLE DETACHED

A building with a single *dwelling unit*, which is freestanding, separate and detached from other main buildings or *structures*, including a split-level dwelling, but not a *mobile home*.

Table 1 : Illustration of Dwelling Types

Illustration of Dwelling Types	
<p>Single Detached Unit</p> 	<p>Semi-Detached</p> 
<p>Duplex</p> 	<p>Triplex</p> 
<p>Multiple Attached</p> 	<p>Apartment Building</p> 
<p>NOTE: Illustrative purpose only. Not all dwelling types represented.</p>	

1.14 ELEMENTARY SCHOOLS

An academic institution under the jurisdiction of the Education Act, or the Ministry of Education, which provides education up to Grade 8.

1.15 FAIRGROUNDS

Land that is devoted to entertainment on a seasonal or temporary basis, including, but not limited to, grandstands, barns, racetracks, and any other *accessory* buildings normally associated with such a use. Additional uses such as craft sales, flea markets and concerts are also permitted.

1.16 FOOD SERVICES

Use of land buildings or structures primarily engaged in preparing meals, snacks, and beverages to customer order, for immediate consumption on and off the premises. Such uses may include the following or *similar uses*;

- Bakeries
- Bars and taverns
- Catering establishments
- Fast food outlets
- Full-service restaurants
- Take-out establishments

1.17 FRUIT AND VEGETABLE STANDS

Establishments primarily engaged in retailing fresh fruits and vegetables for a period no longer than a 120-day period.

1.18 FUEL SALES

Use of land buildings or structures primarily engaged in retailing automotive fuels and propane, which can be combined with *retail sales*.

Exclusion: *Bulk fuel storage and distribution centers*

1.19 GOLF COURSES

Use of land buildings or structures engaged in providing space for playing golf, including a driving range.

1.20 GROUP HOMES

An establishment that is operated through the authority of the Government of Canada, the Province of Ontario, or the Township, and is designed for the accommodation of people living under supervision in 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.

1.21 HEAVY EQUIPMENT SALES, REPAIR AND MAINTENANCE

Use of land buildings or structures primarily engaged in the selling, leasing, repairing, and maintaining motorized heavy equipment.

1.22 HOME BASED BUSINESS

An occupation or business activity that is conducted in whole or in part within a *dwelling unit* or *accessory* building. Such uses must be subordinate to the residential use of a *dwelling unit*. Home based businesses do not require any outdoor storage. For greater clarity, home based businesses that are expressly permitted, but not limited to:

- *Office Uses*

Exclusion: *Ambulatory Health Care Services* such as doctors, dentists, chiropractors, physiotherapists, and optometrists offices.

- *Personal Services*

Exclusions: *Dry cleaning and laundry services, linen and uniform supply and funeral service establishments.*

- Private home daycare facilities – up to a maximum of 4 children
- Instructional Businesses based upon appointment.

1.22.1 SPECIAL CONDITIONS FOR HOME BASED BUSINESSES

- A maximum of 2 full-time employees, who do not reside in the dwelling, may be employed on the premises, including at least 1 employee being a resident in the *dwelling unit* where the business is located.
- The *home based business* must clearly be a secondary use to the *dwelling unit* as a private residence, and not change the character of the *dwelling unit* as a private residence.
- Other than a sign, there shall be no outdoor display or storage of goods and materials, or any other exterior evidence that a *home based business* is being conducted within the residence.
- The use shall not have an adverse effect on the area, with special regard for parking, traffic, noise, vibration, dust, and odour.
- The floor area dedicated to all aspects of the *home based business* shall not exceed **25%** of the *gross floor area* of the *dwelling unit* and accessory buildings in which it is located.
- Home based businesses* located in the Hamlet Area may not occupy accessory buildings or structures.
- A sign no bigger than **0.4m²** is permitted to advertise the name of the home-based business, and;
- In addition to the required parking for the *dwelling unit*, the *home based business* shall provide the required parking as described in Section 5 of this by-law, however *home based businesses* are exempt from the barrier-free parking regulations outlined in Section 5.7 of this by-law.

1.23 INDUSTRIAL PLAZA

A building or group of buildings divided into units for separate occupancy by different industrial and commercial uses. Common loading, parking and other facilities and services may be provided. A maximum of **30%** of the plaza's *gross floor area* may be occupied by commercial uses.

1.24 MARINAS

Use of land buildings or structures engaged in providing docking and storage facilities for pleasure crafts. These establishments may include *fuel sales* and boat sales, repair and maintenance services.

1.25 LODGING SERVICES

Establishments primarily engaged in providing short-term accommodation for travelers, vacationers, and others. Such uses may include the following or *similar uses*;

- Hostels
- Hotels
- Inns
- Motels

1.26 NURSING AND RESIDENTIAL CARE FACILITIES

Establishments primarily engaged in providing residential care combined with nursing, supervisory or other types of care as required by the residents. Such uses may include the following or *similar uses*;

- Hospice
- Long term care facilities
- Nursing care facilities
- Residential development facilities for persons with disabilities
- Mental health and substance abuse facilities
- Retirement homes

1.27 OFFICE USES

A building or part of a building used for the practice of a profession, the carrying on of a business, or the conduct of public administration. Such uses may include the following or *similar uses*;

- Administrative and support services
- Ambulatory health care services - Offices of physicians, dentists, chiropractors, and other health care professionals
- Insurance, banking and financial institutions
- Management of companies and enterprises
- *Medical Centres*
- Private vocational schools
- Professional, scientific, technical, and research services

1.28 OPEN PIT AGGREGATE EXTRACTION

Use of land buildings or structures primarily engaged in the removal of aggregate materials from an open pit.

1.29 PARKS AND PLAYGROUNDS

A publicly owned property consisting largely of *open space* and generally characterized by its natural, historic, or landscaped features. Such uses are designed to accommodate both passive and active forms of recreation.

1.30 PERSONAL SERVICES

Establishments primarily engaged in providing personal care services. Such uses may include the following or *similar uses*;

- Beauty salons and hair stylists
- Day spas and tanning salons
- Dry cleaning and laundry services (including coin operated)
- Formal wear and costume rental
- Funeral service establishments
- Linen and uniform supply
- Massage therapists
- Photographic studios
- Tailors
- Tattoo parlours
- Travel agents

1.31 PERSONAL STORAGE FACILITIES

Use of land buildings or structures primarily engaged in operating public self-storage or mini storage facilities, for the storage of household items, on a contract basis.

1.32 PET CARE SERVICES

Use of land buildings or structures primarily engaged in grooming, training and boarding domestic animals. Such uses may include the following or *similar uses*;

- Animal shelters
- Boarding kennels and services
- Grooming services
- Obedience and training services
- Pet sitting services

1.33 RENTAL AND LEASING SERVICES

Use of land buildings or structures primarily engaged in the rental and leasing of consumer goods, as well as commercial, automotive and industrial machinery.

1.34 REPAIR AND MAINTENANCE SERVICES

Use of land buildings or structures primarily engaged in repairing and maintaining motor vehicles, machinery, equipment and other products. Such uses may include the following or *similar uses*;

- Automotive repair and maintenance
- Electronic and precision equipment repair and maintenance
- Furniture and upholstery repair and maintenance
- Personal and household appliances repair and maintenance

Exclusion: *Heavy equipment repair and maintenance, and auto body repair*

1.35 RETAIL TRADES

Use of land buildings or structures primarily engaged in the sale, lease, and rental of new and used merchandise, generally without transformation. Such uses may also provide services incidental to the sale, lease, or rental of merchandise. Such uses may include the following or *similar uses*;

- Auctioneers facilities
- Clothing and clothing accessories stores
- Consumer goods rental
- Copying facilities
- Department store type merchandise
- Food and beverage stores
- Furniture and home furnishings stores
- General merchandise stores
- Gift shops and antique stores
- Health and personal care stores
- Movie rental
- Photo finishing services
- Sporting goods, hobby, book and music stores

Exclusions: *Heavy equipment sales, repair, and maintenance.*

1.36 ROAD TRANSPORTATION AND WAREHOUSING

Use of land buildings or structures primarily engaged in the local, regional, national, and international road transportation of passengers and goods. Such uses may include the following or *similar uses*;

- Bus depots
- Delivery and courier services
- Distribution centres
- Loading, reloading, and consolidation centres
- Taxi and limousine yards
- Towing yards
- Postal service yard

1.37 SALVAGE & RECYCLING CENTRES

The use of municipally owned or sanctioned land, buildings or structures primarily engaged in the recycling of waste paper, bottles, cans or *similar goods*;

1.38 SHOPPING CENTRE

Where two or more mixed commercial functions are housed in one or more buildings designed as an integrated unit.

1.39 SIMILAR USES

Uses of like characteristics, exhibiting the same nature, purpose and scope to those permitted uses within the zone in question.

1.40 TOURISM RELATED SERVICES

Use of land buildings or structures that primarily cater to tourists and the traveling public. Such uses may include the following or *similar uses*;

- Amusement parks
- Gift shops and antique stores
- Marinas
- Miniature golf
- Campgrounds
- Tour operators
- Tourist information centers

1.41 VETERINARY CLINICS

Use of land buildings or structures primarily engaged in providing medical or surgical treatment for animals. Such uses may include shelter facilities for short-term overnight medical treatment, however outdoor kennel facilities, whether accessory to or not, are only permitted in the Rural Area (RA) or Commercial (C) Zones.

1.42 WILDERNESS RETREATS

A wilderness retreat is not used as a permanent residence. The primary purpose of the structure is recreational accommodation.

2 DEFINED TERMS

2.1 ACCESSORY BUILDINGS

Shall mean a detached subordinate building, located on the same property as the main building and is not used or intended for human habitation. This includes such buildings as garages, boat houses, barns, stables and other agriculturally oriented buildings of a nature customarily incidental and subordinate to the principal use or *structure*.

2.2 ATTIC

Is an unusable or uninhabitable area between the top of the ceiling support structure and the roof support structure.

2.3 BALCONY

A platform projecting from the wall of an upper floor of a building and enclosed by a railing.

2.4 BASEMENT

Means any area below the *first storey* where at least ½ of the height, from floor to ceiling, is above *established grade*.

2.5 BUILDING FOOTPRINT

The maximum projected horizontal area of a building at *established grade* measured to the centre of common walls and to the outside of outer walls. Including air wells, and all other spaces within the building, but not including open air porches, verandahs, steps, cornices, chimney breasts, fire escapes, exterior stairways, ramps and open loading platforms.

2.6 CELLAR

Means a *storey* where more than ½ of the height between the floor and ceiling or floor joists, is below *established grade*. A *cellar* is not considered in determining the number of permissible *storeys*.

2.7 DECK

Means an unenclosed floor structure, including stairs, which may be covered with a roof and may be attached to a main building, which services the ground floor and the second floor where there is a walk-out basement. *Decks* shall not be included when calculating the *maximum lot coverage*.

2.8 DRIVE THROUGH FACILITIES

Shall mean a building or structure designed to provide goods and services to customers while they remain in their vehicles.

2.9 DWELLING UNIT

Means a single, or series of rooms of complementary use for human habitation, which is located in a building in which food preparation, eating, living, sleeping and sanitary facilities are provided primarily for the exclusive use of the occupants thereof. Such rooms shall have a private entrance directly from outside the building or from a common hallway inside the building, in which all occupants have access to all of the habitable areas and facilities of the unit. This unit shall be occupied and used or be capable of being occupied and used as a single and independent housekeeping establishment.

2.10 EAVE

The projecting lower edges of a roof overhanging the wall of a building or *structure*.

2.11 ESTABLISHED GRADE

The average elevation of the finished surface of the ground where it meets the exterior face of a building or *structure*; exclusive of any wells providing light or ventilation. The *maximum height* of any *fence* will be based upon the actual established grade along which the *fence* is placed, rather than the average.

2.12 EXISTING

Means that a building, *structure*, use, *yard* or *lot* was lawfully in existence on the day of the passing of this by-law.

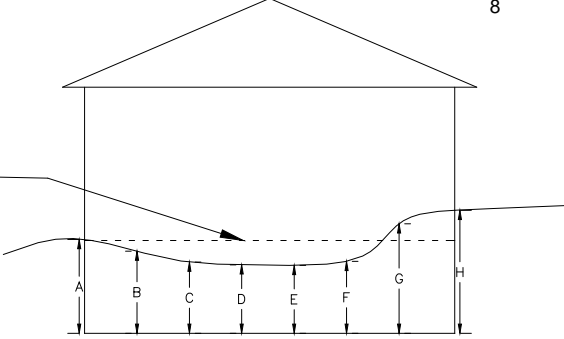
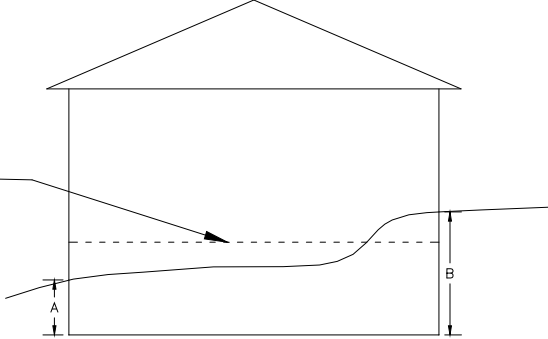
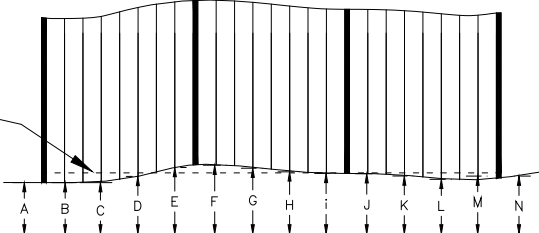
2.13 FENCE

A *structure*, which forms a barrier for enclosing, bounding, outlining or protecting land.

2.14 GROSS FLOOR AREA

The sum of the areas of each floor, measured between the exterior faces of the exterior walls, including basements and cellars, but excluding any space used for loading, parking or storage that is accessory to the main use.

Table 2 : Illustration of Established Grade

Illustration of Established Grade	
Wall	$\frac{A+B+C+D+E+F+G+H}{8} = \text{FINISHED GRADE}$ 
Building	
Structure	
<p>NOTE: Illustration Only. All Dimensions are maximum unless otherwise indicated. All measurements in Metric Units.</p>	

2.15 HEIGHT OR BUILDING HEIGHT

- a. When used in reference to a building or *structure*, shall mean the vertical distance between the *established grade* and the highest point of the building or *structure*, excluding chimneys, towers, mechanical installations, and any other ornamental structures on the building.
- b. When used in reference to the total number of *storeys*, it shall mean the total number of *storeys* above *established grade*, taken from the wall of such building or structure that faces the *front lot line*.

2.16 LANDSCAPED AREA

The area landscaped is calculated as the percentage of the total property which is covered by landscaped materials such as, grass, trees, shrubs, flowers, decks, swimming pools, etc.

2.17 LOT

Means land under one ownership, other than a road.

2.18 LOT, AREA

The total horizontal area within the *lot lines* of a *lot*.

2.19 LOT, CORNER

- a. A *lot* located at the intersection of, and abutting upon, two streets where the angle of the intersection does not exceed 135 degrees; or
- b. A *lot* located on the curve of a street where the angle of intersection of the projecting tangents of the street line do not exceed 135 degrees. The corner of the *lot* is deemed to be the center point of the arc.

2.20 LOT, COVERAGE

The part or percentage of a *lot* covered by any buildings or *structures*. *Decks* and swimming pools shall not be included when calculating the maximum *lot coverage*.

2.21 LOT, DEPTH

The distance measured from the midpoint of the *front lot line* to the midpoint of a *rear lot line*, or in the case of a triangular lot, between the midpoint of the *front lot line* to the apex of the triangle formed by the intersection of the *side lot lines*.

Table 3 : Measuring the Maximum Building Height

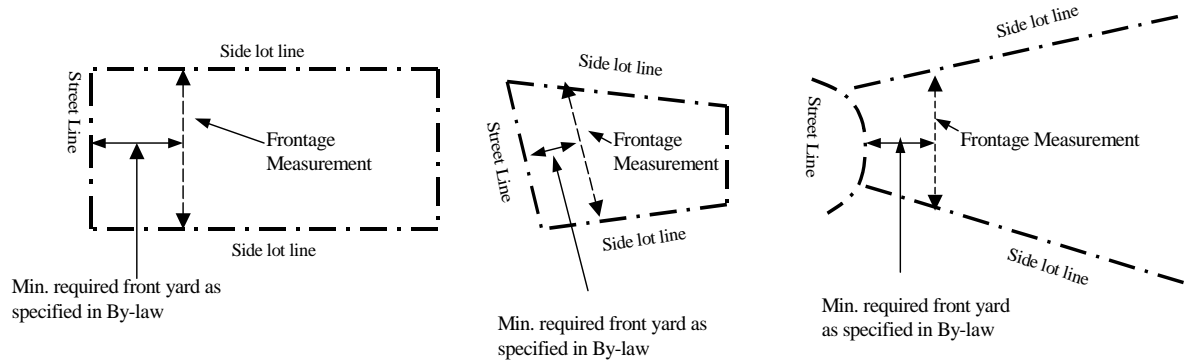
Measuring The Maximum Building Height	
<p>One Slope Roof</p>	<p>Flat Roof</p>
<p>Gable Roof</p>	<p>Hip Roof</p>
<p>Gambrel Roof</p>	<p>Mansard Roof</p>
<p>NOTE: Illustrative purpose only. Not all dwelling types represented.</p>	

2.22 LOT FRONTAGE

The horizontal distance between the *side lot lines* of a *lot*, such distance being measured:

- a. Unless otherwise noted in this Section, along a line between the *side lot lines* and parallel to the *front lot line*, measured from a distance equal to the *required front yard* of the zone in which the *lot* is situated.

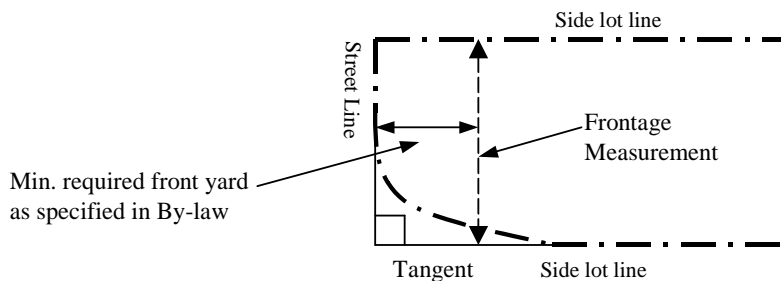
Table 4 : Measuring Frontage on Standard, Pie Shaped and Irregular Lots



NOTE: Illustration Only.

- b. On a *corner lot*, where the *side lot lines* are not parallel, a tangent shall be drawn along the *front lot line* and the *exterior side lot line* extended to a point. *Frontage* shall be measured along a line parallel to the *front lot line*, between the *side lot lines* or projections thereof, measured from a distance equal to the required front yard of the zone in which the lot is situated.

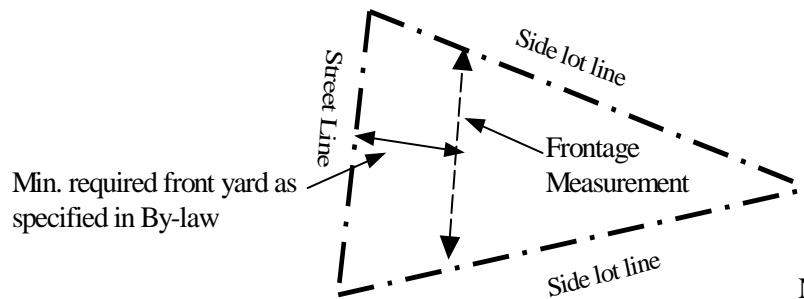
Table 5 : Measuring Frontage on Corner Lots



NOTE: Illustration Only.

- c. Where a *lot* does not have a *rear lot line*, *lot frontage* shall be measured along a line parallel to the *front lot line*, between the *side lot lines*, measured from a distance equal to the *required front yard* of the zone in which the *lot* is situated.

Table 6 : Measuring Frontage on Lots Without a Rear Lot Line



NOTE: Illustration Only.

2.23 LOT, INTERIOR

Means any *lot* that abuts a Street, but is not a *corner lot* or *through lot*.

2.24 LOT LINE

Means any boundary of a *lot*, or the vertical projection thereof.

2.25 LOT LINE, EXTERIOR SIDE

A *side lot line* of a *corner lot*, which is also a *street line*.

2.26 LOT LINE, FRONT

The *lot line* that divides the *lot* from a public Street, provided that in the case of a *corner lot*, the shorter *lot line* that abuts a public Street shall be deemed to be the *front lot line*. Where a lot abuts the a shoreline an accessory building is permitted in the front yard.

2.27 LOT LINE, INTERIOR SIDE

A *side lot line*, which is not a street line.

2.28 LOT LINE, REAR

The *lot line* opposite the *front lot line*.

2.29 LOT LINE, SIDE

A *lot line*, which is not a *front* or *rear lot line*.

2.30 LOT, THROUGH

An *interior lot* abutting two or more public Streets.

2.31 MOBILE HOME

Means a *dwelling unit* that is designed to be made mobile, and constructed or manufactured to provide a permanent residence for one or more persons, but does not include a travel trailer, tent trailer, or recreational vehicle.

2.32 MOBILE HOME PARK

A *lot* under single management, which has been planned and improved for the placement of more than 1 *mobile home*. A Mobile Home Park will require site specific rezoning.

2.33 OUTDOOR DISPLAY

A portion of a *lot* used for exhibiting in an orderly manner, completely assembled or finished products for immediate sale by a retail business located on the same *lot*. Outdoor display areas do not include *outdoor storage* areas.

2.34 OUTDOOR STORAGE

The keeping of materials, goods and equipment outside of a building or *structure*.

2.35 SHOPPING CENTRE

Several mixed commercial functions housed in one or more buildings designed as an integrated unit.

2.36 STREET LINE

Means a *lot line* dividing a *lot* from a road, and is the limit of the road allowance.

2.37 STACKED PARKING SPACE

Parking stalls that do not have direct access to a driveway.

2.38 STOREY

A horizontal division of a building from a floor to the ceiling, excluding a basement, cellar, attic, crawl space, or other area that is for all intents and purposes, unusable by virtue of its inaccessibility.

2.39 STOREY, FIRST

Means the *storey* with a finished floor level situated closer to the *established grade* than that of any other such *storey* in the same building.

2.40 STRIP PLAZA

Means more than one commercial function housed in one building, which has been designed to function as an integrated unit.

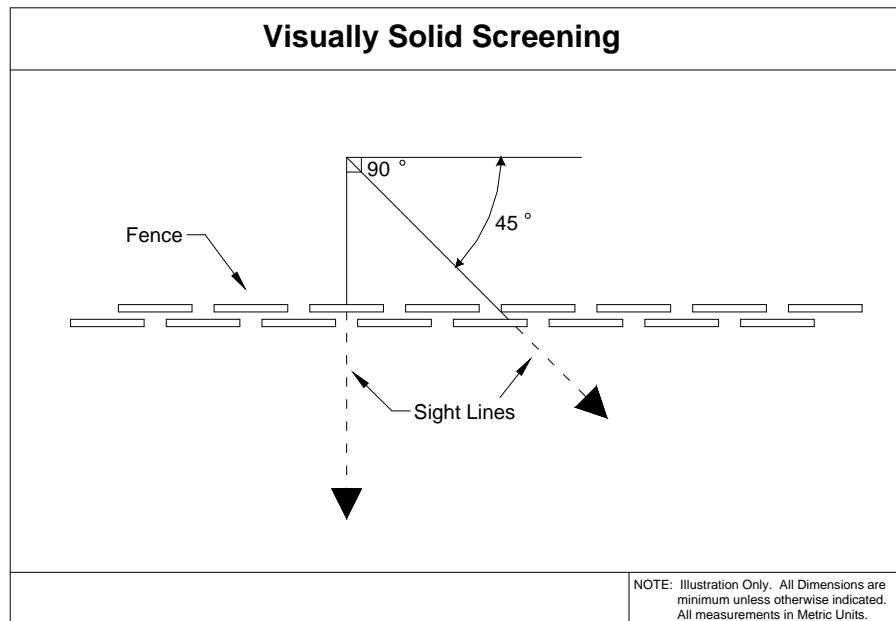
2.41 STRUCTURE

Anything that is erected or constructed of parts joined together, and fixed to or supported by the soil and/or any other *structure*. For the purpose of applying setbacks, *structures* do not include pavements, curbs, walks, open air surfaced areas and fences.

2.42 VISUALLY SOLID SCREENING (100%)

Any *fence*, wall or partition, for the purpose of visual screening, must be constructed so as to provide *100% visually solid screening* when viewed at 90 and 45 degrees, and shall be at least 1.8m above *established grade*.

Table 7 : Illustration of Visually Solid Screening



2.43 YARD

The actual distance between the *lot line* and the nearest building or *structure*.

2.43.1 YARD, EXTERIOR SIDE

A *side yard* immediately adjoining a public Street, extending between the *required front yard* and *rear lot line*.

2.43.2 YARD, FRONT

A *yard* extending the full width of a *lot* between the *front lot line* and the nearest foundation of any building or *structure* on the *lot*.

2.43.3 YARD, INTERIOR SIDE

A *side yard* other than an *exterior side yard*.

2.43.4 YARD, REAR

A *yard* extending the full width of a *lot*, between the *rear lot line* and the nearest foundation of any building or *structure* on the *lot*.

2.43.5 YARD, REQUIRED

Means the minimum depth of the *front*, *rear*, or *side*, *yard* required by this by-law, which will form part or all of the actual *yard* supplied.

2.43.6 YARD, SIDE

A *yard* extending between the *front yard* and the *rear yard*, and from the *side lot line* to the nearest foundation of any main building or *structure* on the *lot*.

Table 8 : Illustration of Lot/Yard Types

<h2 style="text-align: center;">Illustration of Lot/Yard Types</h2>	
<p>Lot Types</p>	<p>Yards - No Rear Lot Line</p>
<p>Yards - Lot Lines not Parallel</p>	<p>Yards - Corner Lot</p>
<p>Yards - Flag Lot</p>	<p>Lot Frontage - No Rear Lot Line</p>
<p>Lot Frontage - Lot Lines not Parallel</p>	
<p>NOTE: Illustration Only. All Dimensions are minimum unless otherwise indicated. All measurements in Metric Units.</p>	

3 ADMINISTRATION INTERPRETATION AND ENFORCEMENT

3.1 ADMINISTRATION

3.1.1 SHORT TITLE

This by-law may be cited as “The Zoning By-law”.

3.1.2 LANDS SUBJECT TO THE ZONING BY-LAW

The provisions of this by-law shall apply to all those lands lying within the limits of the Township of Prince.

3.2 CERTIFICATES OF CONFORMITY

A Certificate of Conformity will only be processed upon submission of a plan of survey of the property showing all buildings, lot lines and setbacks. The request must also include a written description of the use conducted within each building or structure.

3.3 COMPLIANCE AND ENFORCEMENT

3.3.1 COMPLIANCE WITH THIS ZONING BY-LAW

No person within the subject lands of this by-law may use land or erect buildings or *structures* in whole or part except in conformity with the provisions of this by-law.

3.3.2 NON-COMPLIANCE

No permit, license or permission may be issued unless the lands or buildings are utilized in a manner that adheres to the provisions of this by-law.

3.3.3 COMPLIANCE WITH OTHER RESTRICTIONS

No provision in this by-law shall reduce or mitigate any restrictions or regulations lawfully imposed by the Government of Canada, the Province of Ontario or any other Authority having legal jurisdiction to make such restrictions or regulations.

3.3.4 SEVERABILITY PROVISIONS

If a Court having proper jurisdiction declares any section or part of this by-law to be invalid, the remainder of this by-law shall be valid and remain in force.

3.3.5 PENALTIES

Every person or corporation that contravenes any provision of this by-law is guilty of an offence, and upon conviction is liable to a penalty in accordance with the provisions of the Section 67 of the Planning Act RSO 1990, as amended.

3.4 INTERPRETATIONS

3.4.1 SINGULAR OR PLURAL

In this by-law, unless specifically noted, words used in the singular shall include the plural and words used in the plural shall include the singular.

3.4.2 EXAMPLES AND ILLUSTRATIONS

Examples and illustrations are for the purpose of clarification and convenience, and do not form part of this by-law.

3.4.3 ZONE INTRODUCTIONS

The “Introductions” preceding each zone are for the purposes of clarification and convenience and do not form part of this by-law.

3.4.4 MINIMUM REQUIREMENTS

Unless otherwise noted, all requirements, provisions, and limitations within this by-law shall refer to the minimum requirement.

3.4.5 REFERENCES TO OTHER LEGISLATION

Where this by-law makes reference to any other legislation, the reference includes all amendments.

3.4.6 REFERENCES TO OTHER AGENCIES

Where this by-law makes references to the jurisdiction of a public agency, the reference shall include any and all successors to the public agency having jurisdiction over matters to which the reference applies.

3.4.7 ZONE CLASSIFICATIONS

- i. **Industrial Zone (M)**
- ii. **Commercial Zone (C)**
- iii. **Community Facilities Zone (CF)**
- iv. **Hamlet Zone (H)**
- v. **Rural Area (RA)**
- vi. **Precambrian Shield Zone (Shield)**
- vii. **Cottage Zone (Cot)**
- viii. **Aggregate Zone (Ext)**

3.5 ZONE BOUNDARIES

3.5.1 STREET AS A ZONE BOUNDARY

- a. Where a zone boundary approximates a street centerline it is deemed to be the street centerline.

- b. Where a zone boundary approximates the edge of a street right-of-way it is deemed to be on the edge of the street right-of-way.

3.5.2 LOT LINE AS A ZONE BOUNDARY

Where the zone boundary approximates any registered lot line, whether such a lot is in a Plan of Subdivision or not, that lot line is deemed to be the zone boundary.

3.5.3 TOWNSHIP LIMITS AS ZONE BOUNDARIES

Where the zone boundary approximates the Township's boundaries the Township boundary is deemed to be the zone boundary.

3.5.4 PRECAMBRIAN SHIELD AREA BOUNDARY

The southern limit of the Precambrian Uplands Zone as shown on the zoning map is an approximation and subject to correction upon the receipt of a more detailed review such as a survey or on-site investigation.

3.5.5 SCALING A ZONE BOUNDARY THAT BISECTS A LOT

Where a zone boundary bisects a lot and is indicated as approximately parallel to a lot line, public street, lane, or any other right-of-way, and the distance between the zone boundary and the lot line or right-of-way is not indicated, such zone boundary shall be determined by the use of a scale shown on the zoning map in question.

3.5.6 YARD CALCULATIONS WHEN A ZONE BOUNDARY BISECTS A LOT

Where a zone boundary bisects a lot, buildings and structures may be located upon the zone boundary so long as there is no non-residential/residential interface between the two zones. Where there is a non-residential/residential interface the required building setbacks will be calculated from the bisecting zone boundary.

3.5.7 ZONE BOUNDARIES FOR SHORELINE PROPERTIES

Where a zone boundary shown on a Zone Schedule is extended to a shoreline, the zone boundary line will extend to the limit of the water's which may change from time to time.

3.6 ZONE MAPS

3.6.1 MAP SCALE

Distances not specifically indicated in words or figures on the zone schedules shall be determined according to the scale shown on the map.

3.6.2 WRITTEN DESCRIPTION PREVAILS OVER MAP DESCRIPTION

When a particular zone is illustrated on a schedule and also described in a by-law by a written legal description and there is a difference between the two, the written legal description shall govern.

**Land Use Zones
Schedule 'Index Map'**

LEGEND

- Municipal Boundary
- Rural Residential - RR
- Hamlet - H
- Cottage - COT
- Agricultural - AG
- Community Facility - CF
- Commercial - C
- Industrial - M
- Precambrian Shield - SHIELD
- Aggregate Extraction - EXT

Map Notes:
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The Ontario Ministry of Natural Resources
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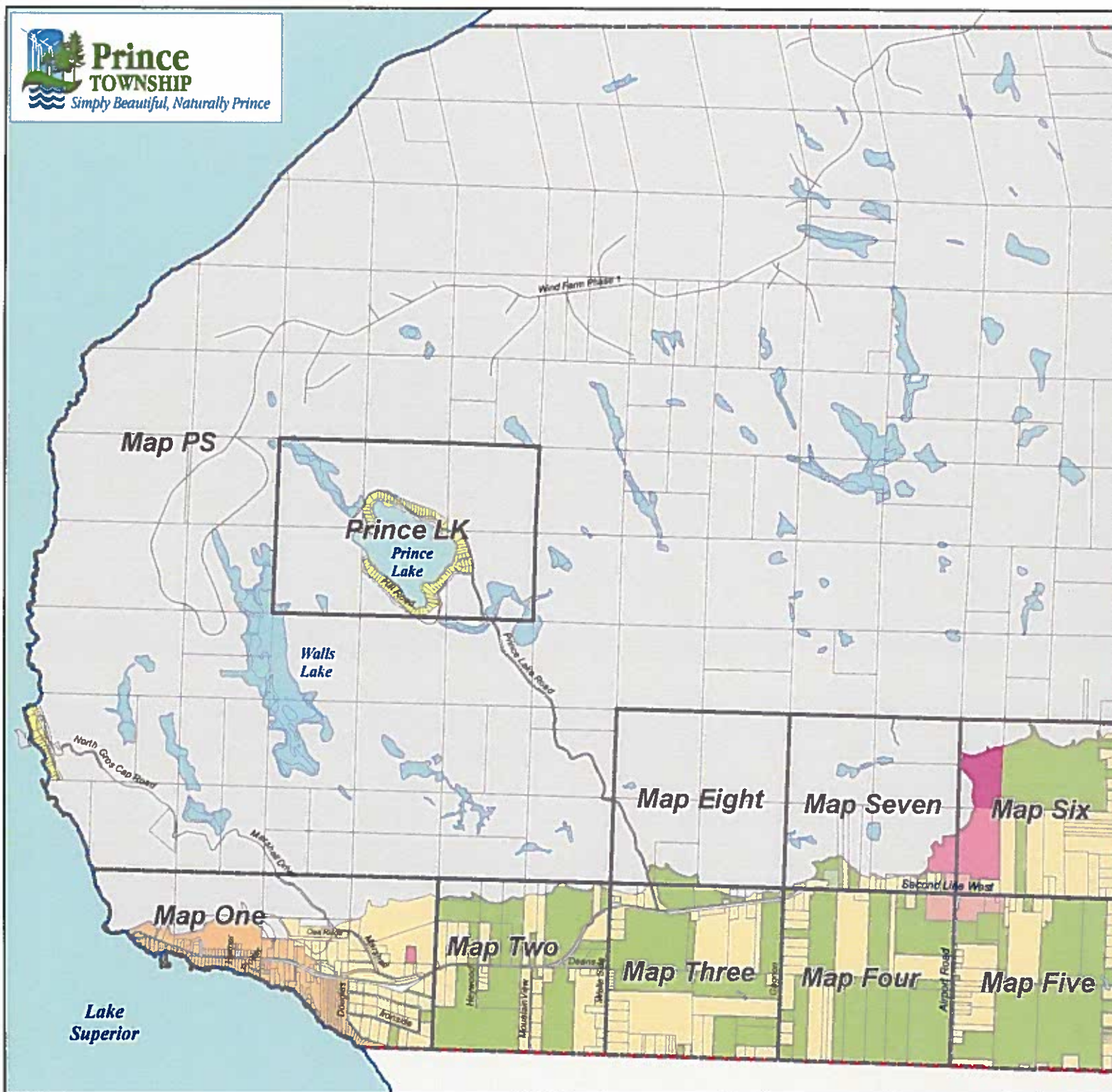
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Walls
Lake











PRINCE TOWNSHIP

Zoning Bylaw

CHANGE IMPACT DISCUSSION DRAFT

Land Use Zones
Schedule 'Map One'

LEGEND

-  Municipal Boundary
-  Rural Residential - RR
-  Hamlet - H
-  Cottage - COT
-  Agricultural - AG
-  Community Facility - CF
-  Commercial - C
-  Industrial - M
-  Precambrian Shield - SHIELD
-  Aggregate Extraction - EXT

Map One

Oak Ridge

Marshall

Douglas

Marshall

Lake
Superior

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**Land Use Zones
Schedule 'Map Two'**

LEGEND

-  Municipal Boundary
-  Rural Residential - RR
-  Hamlet - H
-  Cottage - COT
-  Agricultural - AG
-  Community Facility - CF
-  Commercial - C
-  Industrial - M
-  Precambrian Shield - SHIELD
-  Aggregate Extraction -EXT

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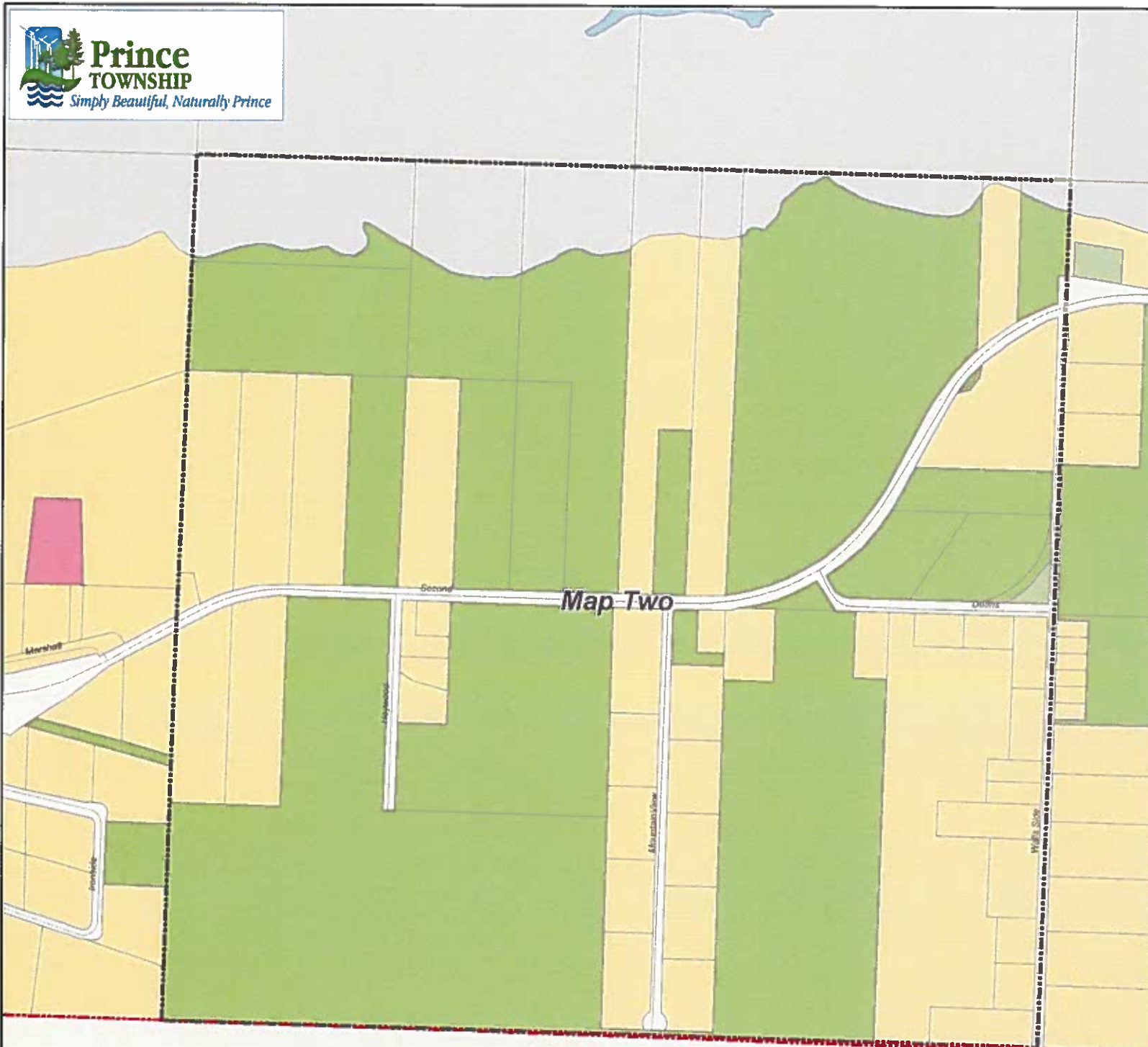
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**Land Use Zones
Schedule 'Map Three'**

LEGEND

-  Municipal Boundary
-  Rural Residential - RR
-  Hamlet - H
-  Cottage - COT
-  Agricultural - AG
-  Community Facility - CF
-  Commercial - C
-  Industrial - M
-  Precambrian Shield - SHIELD
-  Aggregate Extraction - EXT

Map Three

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**Land Use Zones
Schedule 'Map Four'**

LEGEND

-  Municipal Boundary
-  Rural Residential - RR
-  Hamlet - H
-  Cottage - COT
-  Agricultural - AG
-  Community Facility - CF
-  Commercial - C
-  Industrial - M
-  Precambrian Shield - SHIELD
-  Aggregate Extraction - EXT

Map Four

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**Land Use Zones
Schedule 'Map Five'**

LEGEND

-  Municipal Boundary
-  Rural Residential - RR
-  Hamlet - H
-  Cottage - COT
-  Agricultural - AG
-  Community Facility - CF
-  Commercial - C
-  Industrial - M
-  Precambrian Shield - SHIELD
-  Aggregate Extraction - EXT

Map Five

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**Land Use Zones
Schedule 'Map Six'**

LEGEND

-  Municipal Boundary
-  Rural Residential - RR
-  Hamlet - H
-  Cottage - COT
-  Agricultural - AG
-  Community Facility - CF
-  Commercial - C
-  Industrial - M
-  Precambrian Shield - SHIELD
-  Aggregate Extraction - EXT

Map Six

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**Land Use Zones
Schedule 'Map Seven'**

LEGEND

-  Municipal Boundary
-  Rural Residential - RR
-  Hamlet - H
-  Cottage - COT
-  Agricultural - AG
-  Community Facility - CF
-  Commercial - C
-  Industrial - M
-  Precambrian Shield - SHIELD
-  Aggregate Extraction - EXT

Map Seven

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**Land Use Zones
Schedule 'Map Eight'**

LEGEND

-  Municipal Boundary
-  Rural Residential - RR
-  Hamlet - H
-  Cottage - COT
-  Agricultural - AG
-  Community Facility - CF
-  Commercial - C
-  Industrial - M
-  Precambrian Shield - SHIELD
-  Aggregate Extraction - EXT

Map Eight

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Planning Advisory Services

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4 GENERAL PROVISIONS FOR ALL ZONES

4.1 SIGHTLINE SETBACK REGULATIONS

4.1.1 SIGHTLINE SETBACKS FROM PUBLIC STREET INTERSECTIONS

On a corner lot, no building, structure, sign or fence shall be erected and no hedge, shrubs or foliage shall be allowed to grow beyond a height of greater than **0.75m** above *established grade*, within a distance of **9m (29.5')** from the intersecting *lot lines* or projections thereof.

4.1.2 SIGHTLINE SETBACKS FOR DRIVEWAYS

Where a driveway intersects a *lot line* that abuts a public Street, on a corner lot, or where 2 or more streets intersect, no building, structure, sign, fence, hedge, shrubs or foliage shall be higher than **0.75m** above *established grade*, within a distance of **4.5m** from the point at which the driveway and the lot line abutting the street intersect.

4.1.3 EXCLUSION FROM SIGHTLINE SETBACKS

Existing trees are permitted within the defined sight triangle so long as no part of the canopy grows below **2m** above *established grade*.

4.2 ACCESSORY BUILDINGS AND STRUCTURES

4.2.1 DWELLING UNITS PROHIBITED IN ACCESSORY BUILDINGS

Dwelling units are not permitted in any accessory building or structure with the exception of a caretaker's structure for an industrial use.

Regulations for Accessory Buildings

Zones	Max. Lot Coverage	Max. Building Height*	Distance From Main Building	Distance From Abutting Dwelling	Front Yard	Rear Yard	Interior Side Yard	Exterior Side Yard
Industrial	No limit	No limit	3m	7m	Same As Main Building	2m	2m	Same As Main Building
Commercial	112m ²	No limit	3m	7m				
Community Facilities	112m ²	No limit	3m	7m				
Hamlet	84m ²	5.5m*	3m	3m				
Shield	30m ²	5.5m*	4m	n/a				
Cottage	84m ²	5.5m*	3m	3m				
Rural Area - Agricultural	10% all buildings	9m	4m	7m				
Rural Area - Residential	112m ²	9m	4m	7m				
Minimums unless otherwise noted					* See Charts Table 3 and Section 2.14			

*This height applies to an accessory building with a typical truss or gambrel roof design. All other roof designs must be such that there is no second floor.

4.2.2 ACCESSORY AGRICULTURAL BUILDINGS

All accessory buildings used for the keeping of livestock must meet the Ministry of Agriculture, Food and Rural Affairs' "Minimum Distance Separation Formulae", as they pertain to new or expanded livestock facilities and existing or potential sensitive uses.

4.2.3 ACCESSORY BUILDINGS ON WATERFRONT PROPERTIES

Where a lot abuts the water, an accessory building may be located within the *Front Yard* provided it is no closer than ½ the required *front yard* setback for the main building. The location of any boathouse must be approved by the proper authority. (Oceans & Fisheries, Ministry of Natural Resources and/or the Conservation Authority.)

4.2.4 REGULATIONS FOR ACCESSORY USE STORAGE TRAILERS AND FREIGHT CONTAINERS

<i>Yard Where Permitted</i>	<i>Rear Yard</i>
Minimum Distance from Any Building	4.5m
Maximum Number of <i>Units</i> per <i>lot</i>	3
Minimum Distance from Any <i>Lot Line</i>	9m
<i>Also see Section 1.1.2</i>	

4.3 RESTORATION TO SAFE CONDITION

This by-law shall not prevent the strengthening or restoration to a safe condition of any building or *structures* associated with a legal non-conforming use provided such work does not increase the size or use of the building or *structure*.

4.4 PROJECTIONS INTO REQUIRED YARDS

Buildings or *structures* may not project into a *required front, side* or *rear yard* except as noted below:

- Main eaves, belt courses, chimneys, sills and cornices may project a maximum of 0.6m into any *required yard*.
- Uncovered steps or platforms not exceeding 1m above established grade may project a maximum of 2m into a *required front* or *rear yard* and 2m into a *required side yard*.
- Accessibility ramps and fire escapes may be located within any *required yard*, subject to the sightline setback requirements outlined in Section 4.1

4.4.1 FRONTAGE REQUIREMENT (ALSO SEE SECTION 2.21)

No building or *structure* may be erected upon any *lot* that does not have *frontage* on a street that is owned and maintained by the township year round except in the Precambrian Shield and Cottage Zones, and approved Plans of Condominium.

4.4.2 DETERMINING LOT FRONTAGE (ALSO SEE SECTION 2.21)

- Corner Lot** – The *lot frontage* on a *corner lot* shall be the shortest *lot line* that abuts a public right of way.

- b. **Through Lot** – The *lot frontage* on a *through lot* shall be consistent with the *lot frontages* of abutting properties. Where there are no developed properties abutting the *through lot*, the *lot frontage* is deemed to be along the *lot line* where primary access to the *lot* is gained.

4.5 PERMITTED USES IN ALL ZONES

4.5.1 UTILITIES AND PUBLIC SERVICES

Use of land buildings or structures and uses primarily engaged in providing a public service, such as electrical transmission, communications infrastructure and underground utilities are permitted in all zones. *Structures* such as transmission wires are exempt from the *yard* and building regulations of the zone in which they are located, however buildings associated with such uses must conform to the *yard* and building regulations of the zone in which they are situated.

4.5.2 USES INCIDENTAL TO CONSTRUCTION

Temporary work, staging, site offices, storage *yards and* sheds that are incidental to a construction project are permitted in all zones and exempt from the building regulations of the zone in which they are located.

Such uses shall not commence or continue on a property unless a valid building permit has been issued and remains in force for construction of the main building. Any temporary structure must be removed within one month of the issuance of an occupancy permit for the main building.

4.6 USES PROHIBITED IN ALL ZONES

Unless otherwise specifically noted in this by-law, the following uses shall be prohibited in all zones;

- a. The use of recreational vehicles, tents, *accessory use trailers*, trucks, and buses as a *dwelling unit*.
- b. The storage, incineration or disposal of biomedical, chemical, and radioactive wastes.
- c. A racetrack designed for motorized vehicles for either commercial or private usage.
- d. Any use that operates contrary to the Environmental Protection Act.

4.6.1 RESTRICTED USE: TOPSOIL STRIPPING

The removal of topsoil is prohibited in all Zones. All applications for the approval of a topsoil stripping operation must be approved by Council and an agreement entered into with the Township or the Conservation Authority if it has jurisdiction.

Pursuant to Section 142 of the Municipal Act, this agreement shall include the following;

- a. The area where topsoil removal is to occur,
- b. Description of the phasing of soil removal and rehabilitation,
- c. Description of the rehabilitation and remediation prescription,
- d. The extent of grade alteration,

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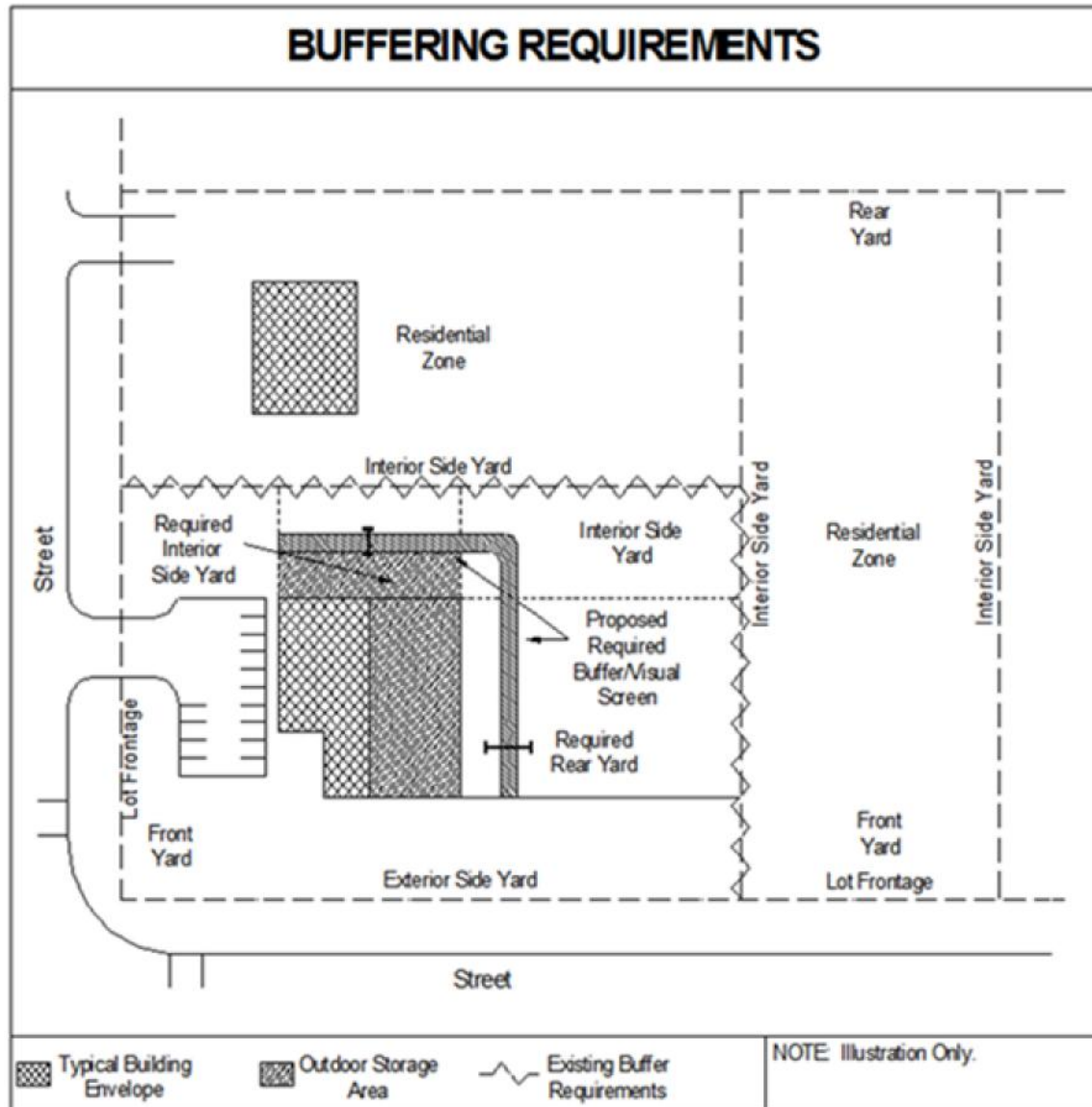
- e. Description of the dust control measures, and;
- f. A drainage plan,
- g. Any additional conditions Council may deem necessary.

4.7 BUFFER REQUIREMENTS

Where an industrial or commercially zoned *lot* abuts a Rural Residential, Hamlet or Cottage zoned *lot*, the Commercial and Industrial uses must provide and maintain a planted strip along the full extent of any common *lot lines*. Buffering may be setback from the common *lot lines* so long as no part of the commercial or industrial use occurs on those lands between the buffer and the abutting residential *lot*. Such buffers are in addition to the minimum landscaping requirements outlined in each zone, and shall have a minimum width of:

- a. **0m**, wherever such a planted strip contains *a 100% visually solid fence of at least 1.8m above established grade*.
- b. **3m**, wherever such a planted strip contains a continuous hedgerow of evergreens, bushes, shrubs, or a berm, which shall reach at least **1.8m** above *established grade* upon maturity.
- c. **15m** wherever such a strip contains existing vegetation of at least 1.8m above established grade that provides an effective visual barrier.
- d. Setbacks and buffering requirements in association with new or expanding industrial uses must conform to the Ministry of Environments guidelines for the separation of sensitive uses.

Table 9 : Buffering Requirements



4.7.1 EXISTING LEGAL NON-CONFORMING BUILDINGS, STRUCTURES AND USES

Existing legally constructed buildings and structures that do not conform to the provisions of this by-law may continue to lawfully exist so long as the building, *structure* or use is not altered in any way except in conformity with this by-law.

4.7.2 EXISTING LOTS OF RECORD LACKING THE REQUIRED FRONTAGE AND/OR AREA

Existing lots lacking the *required frontage* and/or area may be built upon provided that all uses, buildings and *structures* adhere to all other provisions of this by-law.

4.8 PREVIOUS USE VIOLATIONS CONTINUE

No use, building or *structure* illegally established prior to the passing of this by-law, which does not conform to the requirements of this by-law shall not be made legal solely by the passing of this by-law.

4.9 EXISTING BUILDINGS AND STRUCTURES DESTROYED BY FIRE OR NATURAL DISASTER

Existing buildings and *structures* destroyed by fire or a natural disaster may be reconstructed or repaired provided that the original dimensions and use are not altered in any way except in conformity with the provisions of this by-law.

4.10 CONVEYANCE TO A PUBLIC AUTHORITY

No person, agency or corporation shall be deemed to have contravened any provision of this by-law when a lot or a portion thereof has been transferred to the Government of Canada, the Province of Ontario or the Township of Prince.

4.11 LANDS SUBJECT TO CONSERVATION AUTHORITY REGULATIONS

Development or site alteration is not permitted on lands regulated by the Sault Ste. Marie Region Conservation Authority until approval is obtained from the Conservation Authority.

4.12 BUILDING ON LAKE SUPERIOR WATERFRONT

Openings to buildings intended for human habitation (*Dwelling Unit, Bunkie, Hunt Camp, and Cottage*) shall not be located below 184.7m Canadian Geodetic Vertical Datum (CGVD).

5 PARKING REGULATIONS

5.1 CALCULATION OF PARKING REQUIREMENTS

5.1.1 ROUNDING OF REQUIREMENTS

If the calculation of the *required* parking spaces results in a fraction, the required parking spaces shall be the nearest whole number, calculated using normal rounding rules.

5.1.2 AREAS EXCLUDED

Parking spaces required by this by-law shall not include any parking spaces used primarily for the storage or parking of vehicles for rent, display, sale, or awaiting repairs.

5.1.3 REQUIREMENTS BASED ON EMPLOYEES

Where the number of parking spaces *required* by this by-law is based upon the number of employees on the largest shift, the parking requirements will be calculated on the day in which the building permit is applied for.

5.1.4 REQUIREMENTS BASED ON CAPACITY

Where the number of parking spaces *required* by this by-law is based upon the maximum capacity of a building or *structure*, the maximum capacity is defined by either the Ontario Building Code or Liquor Licensing Board of Ontario, whichever capacity is the lesser.

5.1.5 REQUIREMENTS BASED ON AREA

Where the number of parking spaces *required* by this by-law is based upon the area of a building or *structure*, such area is deemed to be the *gross floor area* of that building or *structure*.

5.1.6 MORE THAN ONE USE IN THE SAME BUILDING

Where a building or *lot* accommodates more than 1 use or includes *accessory* or secondary uses, the required parking spaces shall be the sum of the required parking spaces outlined for the separate uses, except for shopping centres and other multiple use commercial buildings with at least 4 separate units for lease.

5.2 DESIGN OF PARKING AREAS AND SPACES (ALSO SEE TABLE 10)

Parking Space Angle (A)	Parking Space Angle (A)	Perpendicular Distance from Parking Stall End to Driveway (C)	Aisle Width (D)	Parking Area Width (Curb to Curb)	
				With Parking Spaces on 1 side only (E)	With Parking Spaces on both sides (E)
90°	2.75m	5.8m	6.71m	12.5m	18.29m
60°	2.75m	6.4m	5.49m	11.89m	18.29m
45°	2.75m	6.1m	3.96m	10.06m	16.15m
30°	2.75m	5.49m	3.35m	8.84m	14.33m
Parallel	2.75m	7.92m	3.05m	5.79m	8.53m

5.3 SURFACE TREATMENT OF REQUIRED PARKING AREAS

Required parking areas supporting the following uses or zones shall be constructed with a concrete or asphalt surface on top of a proper granular base.

- Any use in a Commercial Zone
- Any non-residential Use in the Hamlet Zone
- Any Residential Use consisting of more than 4 Dwelling Units

All other uses and zones may construct and maintain required parking areas with a surface consisting of crushed stone, concrete, asphalt or other similar hard and dustless surfaces.

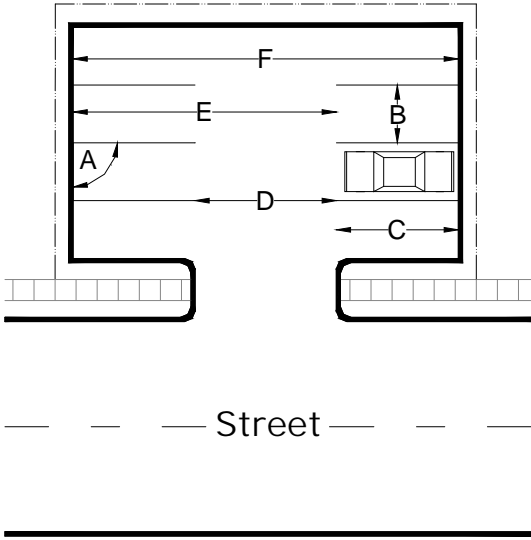
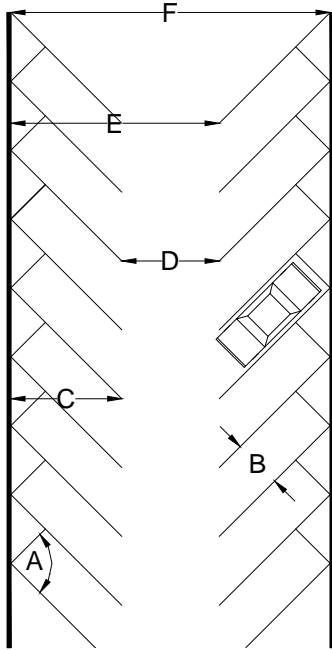
5.4 DELINEATION OF PARKING SPACES

Each paved parking space shall be clearly delineated by painted markings identifying the limits of the parking space. Where a parking space is not located on a paved surface, a minimum area of **32.5m²** shall represent each parking space.

5.5 LIGHTING

If a parking area is to be lit, such lighting shall be shielded to direct light towards the ground and away from any residential land uses.

Table 10 : Design of Parking Areas & Spaces

Design of Parking Areas & Spaces					
<p>Diagram 1</p> 			<p>Diagram 2</p> 		
Parking Space Angle (A)	Stall Width (B)	Perpendicular Distance from Parking Stall End to Driveway (C)	Aisle Width (D)	Parking Area Width (Curb to Curb)	
				With Parking Spaces on One Side Only (E)	With Parking Spaces on Both Sides (F)
90°	2.75m	5.8m	6.71m	12.5m	18.29m
60°	2.75m	6.4m	5.49m	11.89m	18.29m
45°	2.75m	6.1m	3.96m	10.06m	16.15m
30°	2.75m	5.49m	3.35m	8.84m	14.33m
Parallel	2.75m	7.92m	3.05m	5.79m	8.53m
				NOTE: Illustration Only. All Dimensions are minimum unless otherwise indicated. All measurements in Metric Units.	

5.6 ACCESS AND LOCATION OF PARKING AREAS AND SPACES

5.6.1 ACCESS TO PARKING AREAS AND SPACES

Access to parking areas located within the commercial or industrial zones, or parking areas with **5** or more required parking spaces, shall be provided from a public Street, by means of at least one driveway, designed to allow vehicles to enter and exit in a forward direction.

5.6.2 ACCESS POINTS TO BE PAVED

Access to parking areas located within the commercial or industrial zones or parking areas with **more than 5** *required* parking spaces shall be paved across the entire width of the access, commencing from the edge of the travelled portion of the road, to a point that is setback a minimum of **15m** from the edge of the travelled portion of the road.

Exclusion - This provision does not apply to any access points that exit onto an unpaved roadway.

5.6.3 ACCESS TO PARKING AREAS AND SPACES FROM RESIDENTIALLY ZONED LANDS

No person shall use land in a residential zone as access to any parking space or parking area located in any other zone.

5.6.4 LOCATION OF PARKING SPACES

Parking spaces may not be located in a *required front* or *exterior side yard*. Except in Commercial and Industrial Zones where parking spaces must be setback a minimum of $\frac{1}{2}$ the required front yard setback for the main building.

5.6.5 PARKING SPACES ON THE SAME LOT

All *required* parking spaces shall be on the same *lot* as the building or use for which they support.

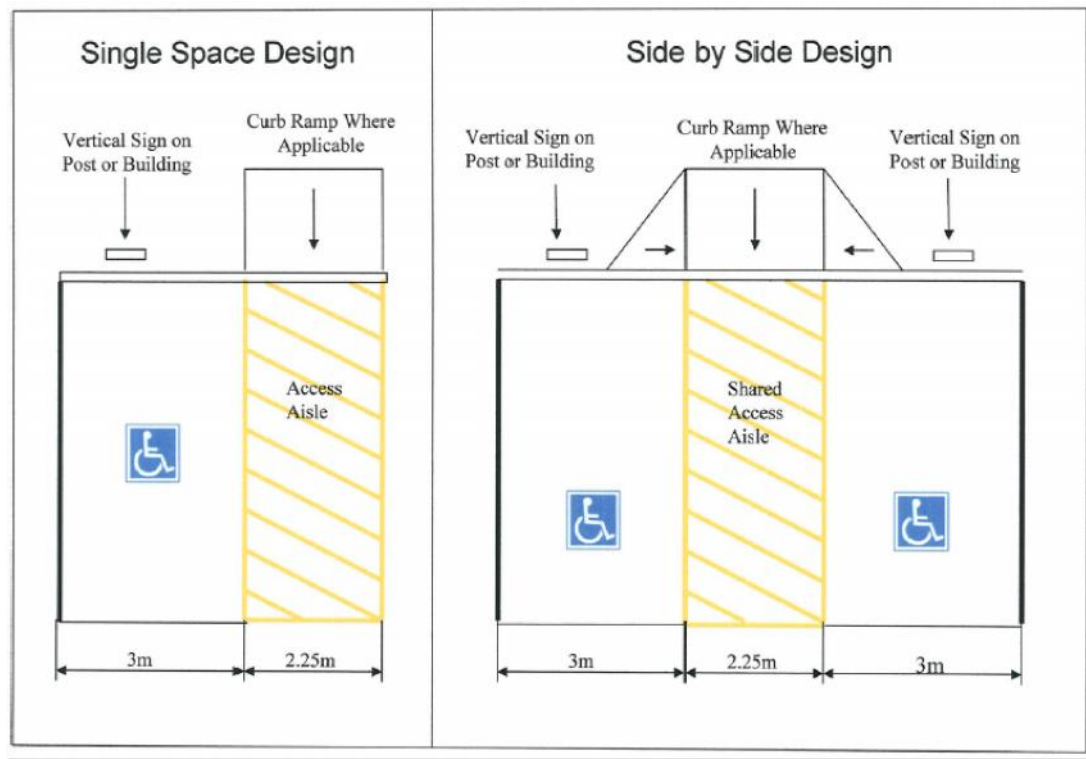
5.7 BARRIER-FREE PARKING SPACE REQUIREMENTS

Barrier-free parking spaces shall be clearly marked and visible at all times, in accordance with the regulations set out in the Highway Traffic Act, and accessible to the entrance point of the main building or activity. Minimum dimensions for barrier-free parking spaces shall be **3m x 5.8m** with a **2.25m** access aisle. Where 2 barrier-free spaces are side-by-side, the access aisle may be shared.

5.7.1 SURFACE TREATMENT OF REQUIRED BARRIER-FREE PARKING SPACES

Regardless of the surface treatment requirements outlined in Section 5.3, all *required* barrier-free parking spaces must be paved.

Table 11 : Barrier Free Parking Design.



5.7.2 REQUIRED BARRIER-FREE PARKING SPACES

The following barrier-free parking spaces shall be provided as part of the parking requirements set out in Section 5.7:

5.8 NUMBER OF REQUIRED PARKING SPACES	5.9 MINIMUM NUMBER OF REQUIRED BARRIER-FREE PARKING SPACES
0 – 5	0
6 – 10	1
11 – 35	2
36 – 50	3
Greater than 50	3 + 1 additional barrier-free space shall be supplied for every additional 50 required parking spaces, or part thereof.

5.10 REQUIRED STACKED SPACES FOR DRIVE THRU FACILITIES & CAR WASHES

Car washes and drive-thru's shall provide the following stacked parking spaces with minimum dimensions of **3m x 6m**

5.11 REQUIRED OFF-STREET STACKED SPACES

- Automatic Car Wash** – Shall provide at least 10 stacked spaces, counted back from the point of entry into the car wash building.
- Self-Serve Car Wash** – Shall provide at least 4 stacked spaces per washing stall. Such stacked spaces shall not interfere with vehicles exiting any washing stalls.
- Drive-Thru Facilities**– Shall provide at least 10 stacked spaces counted back from the pick up or service window.

5.12 STACKED SPACES FOR DESIGNATED EMPLOYEE PARKING

A use or building may provide stacked spaces for employee parking only. Such stacked spaces shall have minimum dimensions of **3m x 6m** and be clearly marked and reserved for employees of the said use or building. Stacked employee parking spaces may not exceed 50% of the total number of required parking spaces.

5.13 MINIMUM PARKING REQUIREMENTS FOR ALL PERMITTED USES

Permitted Uses	Required Parking
Residential Uses	1.25 spaces/ Dwelling unit
Agricultural Use	No required parking required for main use
Amusement and Fitness Facilities	3.5 spaces/100m ² for the 1 st 1000m ² + 1/200m ² thereafter
Auto Body Repair Shop	3.5 spaces/100m ² for the 1 st 1000m ² + 1/200m ² thereafter
Banquet Hall	1/5 persons Max. Building Capacity
Bed and Breakfast	1 space / guestroom + 1.25 spaces / dwelling unit
Bunkie	1 space
Church	1/5 persons Max. Building Capacity
Contractors Yard	3.5 spaces/100m ² for the 1 st 1000m ² + 1/200m ² thereafter
Cottage	1 space
Day Care Centre	3.5 spaces/100m ² for the 1 st 1000m ² + 1/200m ² thereafter
Elementary School	1.25 spaces/classroom
Fairgrounds	1 space / 5 persons max. capacity
Food Services	1/5 persons Max. Building Capacity
Fruit and Vegetable Stands	4.5 spaces / 10m ²
Fuel Sales	4.5 spaces/100m ²
Golf Course	2.5 spaces / hole
Group Home	1.5 spaces / employee on the largest shift
Group Residence	1.5 spaces / employee on the largest shift
Permitted Uses	Required Parking
Industrial Plaza	2 spaces / 100m ²
Lodging Facilities	1.25 spaces / guestroom
Marina	15 spaces/launch ramp with min. dimensions of 11m by 4m + 1

	space/docking space
Nursing and Residential Care Facilities	2 spaces/100m ²
Office Uses	4.5 spaces / 10m ²
Open Pit Aggregate Extraction	No parking required for main use
Parks and Playgrounds	No parking required for main use
Personal Services	4.5 spaces / 100m ² or 2 spaces / practitioner, whichever is lesser
Personal Storage Facility	No parking required for main use
Pet Care Services	1.5 spaces / practitioner
Rental and Leasing Services	3.5 spaces/100m ² for the 1 st 1000m ² + 1/200m ² thereafter
Repair and Maintenance Services	3.5 spaces/100m ² for the 1 st 1000m ² + 1/200m ² thereafter
Retail Trade	4.5 spaces / 100m ² Gross Floor Area
Road Transportation and Warehousing	1 space / employee on the largest shift
Rooming House	1/5 persons max. capacity + 1 / employee on the largest shift
Salvage Yard and Recycling Centre	No parking required for main use
Tourism Related Services	4.5 spaces / 100m ²
Veterinary Clinics	3.5 spaces/100m ² for the 1 st 1000m ² + 1/200m ² thereafter

6 FENCE REGULATIONS

For the purposes of this section, fences do not include hedges.

6.1 LOCATION OF FENCES

Fences may be erected up to the *lot line* provided that no part of the *fence* crosses over that *lot line* onto neighbouring *lots*.

6.2 MAXIMUM FENCE HEIGHTS

Also refer to Section 4.1 for additional fence regulations as they pertain to the sightline setback regulations. (see Table next page)

Zones	Location of Fence			
	Front yard	Exterior side yard	Any other Yard Adjacent to a Public Street	All other Yards
Hamlet, Precambrian Shield, Rural Residential and Cottage Zones	0.9m	2.0m	2.0m	2.0m
Commercial, Industrial and Agricultural Zones	0.9m	No limit or 2.0m	No limit	No limit

6.3 BARBED WIRE FENCES

- Barbed wire *fences* are only permitted in the Industrial zone and in the rural area zone for agricultural purposes.
- No barbed wire in any *fence* may be closer to the ground than **2m** above *established grade* in the industrial zone.
- The height of barbed wire fences in the rural area zone may start at grade level for agricultural purposes only.

6.4 ELECTRIFIED FENCES

Electrified *fences* are only permitted in the Rural Area Zone, in association with the keeping of livestock.

7 SIGNS

7.1 SIGN TYPES DEFINED

7.2 ADVERTISING SIGN

A sign which promotes goods, products, services or facilities available on the same site which the sign is located. Advertising signs include the following:

- Banners
- Canopies
- Freestanding signs
- Ground signs
- Fascia signs

7.3 BILLBOARD SIGN

A sign which advertises goods, products, services or facilities not available on the premises upon which the sign is located. Such signs may be single faced or double faced.

7.4 DIGITAL SIGN

Any sign that is remotely changed on or off site and incorporates a technology or method allowing sign messages to be changed without physically or mechanically replacing the sign face or its components. Such signs are only permitted in the Commercial, Industrial and Community Facility zones of this by-law. Such signage may include but is not limited to the following:

Exclusion: Digital Fuel Price Indicator Signs which are permitted in association with a *fuel sales* use.

7.5 PORTABLE SIGN

A sign designed to be readily moved from one location to another which is not permanently affixed to the ground, a building or a structure.

7.6 TEMPORARY SIGN

A sign not designed or intended for permanent installation.

7.7 GENERAL SIGN PROVISIONS

7.7.1 SIGN PERMITS

Unless otherwise noted in this by-law, all signs shall require a permit. In support of a sign permit application, the following information is required:

- Site plan showing the sign in relation to property lines, sightline triangles and overhead/underground utilities.
- Sketch showing the structure of the sign, electrical components with sign dimensions.

7.7.2 SIGN CONSTRUCTION AND MAINTENANCE

All signs must be securely fastened and structurally sound. Signs must be constructed and maintained in a manner so as not to become a public hazard or liability. More specifically, signs must meet all applicable Ontario Building Code and Electrical Safety Authority Standards.

7.7.3 SIGHTLINE SETBACKS FROM PUBLIC STREET INTERSECTIONS

On a corner lot, or where 2 or more streets intersect, no sign shall be erected within a distance of **9m** from the intersecting *lot lines* or projections thereof.

7.7.4 SIGHTLINE SETBACKS FOR DRIVEWAYS

Where a driveway intersects a *lot line* that abuts a public Street, on a corner lot, or where 2 or more streets intersect, no sign shall be erected within a distance of **4.5m** from the point at which the driveway and the lot line abutting the street intersect.

7.7.5 EXCLUSION FROM SIGHTLINE SETBACKS FROM PUBLIC STREET INTERSECTIONS AND DRIVEWAYS

Signs are permitted within the defined sight triangle so long as they are visually open at least 2m above *established grade* on posts or columns no wider than .3m (.98') in width or diameter.

7.7.6 SETBACKS FROM ELECTRICAL WIRES

No sign or part thereof must maintain a minimum of 3m separation from any electrical wire.

7.7.7 COMMERCIAL, INDUSTRIAL AND COMMUNITY FACILITIES ZONE SIGN REGULATIONS

Permitted Sign	Max. Number of Signs	Min. Setback from any lot line	Timeframe
Advertising Sign	1 canopy, wall or roof mounted sign per storefront and 1 freestanding sign per street frontage		Advertising Signs may be permanent
Portable Sign	1 per street frontage		6 months 1 year.
Temporary Signs	1 per business legally operating from the property		Not to exceed 30 consecutive days per calendar year

7.7.8 DIGITAL SIGN REGULATIONS

Digital signs may not display any moving effects such as fading, flashing or video. Digital signs may change content, provided that the sign content remains static for a minimum of 1 minute.

7.7.9 SIGNS ASSOCIATED WITH HOME BASED BUSINESSES AND INDUSTRIES

Advertising signs promoting a legal home based business or industry are permitted to a maximum size of 0.4m² and a minimum setback of 25% of the required setback for the main building. Such signage cannot be illuminated, lit, backlit or animated in any way.

8. INDUSTRIAL ZONE (M)

This Zone provides for and regulates a variety of low to medium intensity industrial uses. Given the lack of municipally operated services, permitted industrial uses are generally 'dry' in nature, in that they do not require large volumes of water to operate.

Permitted Uses (all permitted uses below are subject Site Plan Approval pursuant to the provisions of Section 41 of the Planning Act)

8.1 PERMITTED USES

- Accessory Uses
- Accessory Use Freight Container – Subject to provisions outlined in Section 4.1.4
- Accessory Use Storage Trailer – Subject to provisions outlined in Section 4.1.4
- Auto Body Repair Shop
- Contractors Yard
- Delivery and Courier Service
- Heavy Equipment Sales Repair and Maintenance
- Industrial Plaza
- Personal Storage Facility
- Rental and Leasing Services
- Repair and Maintenance Services
- Road Transportation and Warehousing
- Similar Use

8.2 LOT AND BUILDING REGULATIONS

See Section 4.2 for Accessory Building Regulations

Lot area	0.4ha (1ac)
Frontage	30m
Front yard	15m
Interior side yard	5m
Abutting a residential zone	15m
Exterior side yard	15m
Rear yard	15m
Maximum Lot Coverage	35%
Maximum building height	15m
Landscaped Area	A minimum of 50% of <i>required front and exterior side yards</i> must be landscaped.
All minimums unless otherwise noted	

8.3 BUFFER AND SETBACKS BETWEEN INDUSTRIAL AND SENSITIVE USES

All new Industrial Uses must conform to the Ministry of Environments guidelines for the separation of industrial and sensitive uses.

9 COMMERCIAL ZONE (C)

This Zone permits a variety of commercial uses, including mixed use buildings with commercial uses on the ground floor and residential dwelling units above.

9.1 PERMITTED USES (all permitted uses below are subject to Site Plan Approval pursuant to the provisions of Section 41 of the Planning Act)

- Accessory Uses
- Accessory Use Freight Container – Subject to provisions outlined in Section 4.1.4
- Accessory Use Storage Trailer – Subject to provisions outlined in Section 4.1.4
- Amusement and Fitness Facilities
- Banquet Hall
- Day Care Centre
- Food Services
- Fuel Sales
- Office Uses
- Parks and Playgrounds
- Personal Services
- Personal Storage Facilities
- Pet Care Services
- Rental and Leasing Services – Excluding Heavy Equipment
- Repair and Maintenance Services – Excluding Heavy Equipment and Auto Body Repair
- Residential Dwelling Units – Above and/or to the rear portion of the main building
- Retail Trade (including Shopping Centre or Strip Plazas)
- Tourism Related Uses
- Video & Electronics Rental
- Veterinary Clinics
- Similar Uses

9.2 LOT AND BUILDING REGULATIONS

See Section 4.2 for Accessory Building Regulations

Lot Frontage	30m
Lot Area	0.4ha
Front Yard	15m
Exterior Side Yard	15m
Interior Side Yard	5m
Abutting a Residential Use	15m
Rear Yard	15m
Maximum Building Height	2 storeys or 8m
Maximum Lot Coverage	35%
Landscaped Area	75% of required front and exterior side yards.
All Minimums unless otherwise noted	

10 COMMUNITY FACILITIES ZONE (CF)

This zone provides for and regulates a variety of public and semi-public uses which generally operate on a non-profit basis. Building and landscaping regulations are intended to ensure an aesthetically pleasing, park-like setting.

10.1 PERMITTED USES

- Accessory Uses
- Banquet Facilities
- Church
- Day Care Centre
- Elementary School
- Fairgrounds
- Marina
- Nursing and Residential Care Facilities
- Parks and Playgrounds
- Playing Fields
- Public Administration
- Similar Uses

10.2 LOT AND BUILDING REGULATIONS

See Section 4.2 for Accessory Building Regulations

Lot Frontage	30m
Lot Area	0.4ha
Front Yard	15m
Exterior Side Yard	15m
Interior Side Yard	5m
Abutting a Residential Use	15m
Rear Yard	15m
Maximum Building Height	2 storeys or 8m
All minimums unless otherwise noted	

11 HAMLET ZONE (H)

This zone provides for and regulates a variety of residential, seasonal residential and tourist commercial uses associated with the Marina, Lake Superior shoreline and Gros Cap.

11.1 PERMITTED USES

- Accessory uses and buildings
- Bed and Breakfast
- Cottage – Only permitted on lots abutting Lake Superior
- Food Services
- Home Based Business
- Parks and Playgrounds
- Residential Dwelling - Single-detached – 1 dwelling per lot
- Tourism Related Uses

Planning Advisory Services

- Similar Uses

11.2 LOT AND BUILDING REGULATIONS

See Section 4.2 for Accessory Building Regulations

	Lots abutting Shoreline	All other Lots
Lot Frontage	Minimum 30m	Maximum 45m
Lot Area	Minimum 0.14ha	Maximum 0.4ha
Front Yard	7.5m	
Exterior Side Yard	12m	
Interior Side Yard	5m	
Where a non-Residential Use Abuts a Residential Use	15m	
Rear Yard	10m	
Maximum Lot Coverage	15%	
Maximum Building Height	2 storeys or 8m	
All minimums unless otherwise noted		

11.3 LIVESTOCK PROHIBITION

The keeping of livestock, poultry or bees is prohibited in the Hamlet Zone.

12 RURAL AREA ZONE (RA)

The rural area of the Township contains two separate classes of development Rural Agricultural and the Rural Residential. The Rural Agricultural lands are those that are typically larger in size and have existing agricultural uses or have the potential for agricultural usage. The Rural residential areas are those with smaller sized lots that, while they may be suitable for small hobby agricultural usage, are mainly suitable for residential development.

12.1 Permitted Uses

- Accessory Uses
- Agricultural Uses
- Bed and Breakfast
- Fruit and Vegetable Stands
- Golf Course
- Home Based Business
- Parks and Playgrounds
- Residential Uses
 - Accessory Use
 - Bed and Breakfast
 - Home Based Business
 - Single detached dwelling
 - No livestock on lots whose area is 0.8ha or less
 - All uses where livestock is boarded or kept must conform to the Ministry of Agriculture, Food and Rural Affairs "Minimum Distance Separation Formulae".
- Similar Uses

12.2 Lot and building Regulations for residential uses

See Section 4.2 for Accessory Building Regulations

Lot Frontage	45m
Lot Area	0.8ha
Maximum Lot Depth for new lots	200m
Front Yard	15m
Exterior Side Yard	15m
Interior Side Yard	6m
Rear Yard	15m
Maximum Lot Coverage	10% (all buildings)
Maximum Building Height	2 storeys
Minimums unless otherwise noted	

12.3 Minimum Distance Separation guidelines for new residences

The location of new residences or dwelling units and new agricultural operations must meet the Ministry of Agriculture, Food and Rural Affairs' "Minimum Distance Separation Formula", as it pertains to existing livestock facilities.

12.4 Lot, BUILDING and use* Regulations for Agricultural and permitted Non-residential Uses

See Section 4.2 for Accessory Building Regulations

Lot Frontage	75m
Lot Area	1ha
Front Yard	15m
Exterior Side Yard	15m
Interior Side Yard	6m
Rear Yard	15m
Maximum Lot Coverage	20% (all buildings)
Maximum Building Height	9m
Minimums unless otherwise noted	

*Minimum frontage and area requirements apply to buildings and new uses that may not require buildings.

13 PRECAMBRIAN SHIELD ZONE (SHIELD)

The Shield Zone is applied to the area north of the escarpment. Permitted uses are limited recreational uses. Resource extraction and tourist related uses may be permitted on a case by case basis, subject to a rezoning application.

13.1 PERMITTED USES

- Accessory Uses

Planning Advisory Services

- Wilderness Retreat – One per lot with a maximum gross floor area is 65m²
- Similar Uses

13.2 BUILDING REGULATIONS

See Section 4.2 for Accessory Building Regulations

Lot Frontage	n/a
Lot Area	0.8ha
Front Yard Where it abuts a publicly maintained right of way	5m 10m
Exterior Side Yard Where it abuts a publicly maintained right of way	5m 10m
Interior Side Yard	5m
Rear Yard	15m
Maximum Gross Floor Area	65m ² (applies to main building only) 30m ² for all accessory buildings
Maximum Building Height	1 storey
All minimums unless otherwise noted	

13.3 ROAD ACCESS

Prior to the issuance of a building permit the owner of the property must satisfy the Township that the lot has frontage on an existing roadway that is maintained by the Township.

If the lot does not have access to an existing roadway that is maintained by the Township, secured legal access to a road that is maintained by a Municipality or other Public Body (i.e. a Local Roads Board) is required.

14 COTTAGE ZONE (COT)

This zone sets standards for developing cottages on shoreline properties.

14.1 PERMITTED USES

- Accessory Use
- Bed and Breakfast
- Bunkie
- Cottage
- Parks and Playgrounds
- Similar Uses

14.2 LOT AND BUILDING REGULATIONS FOR RESIDENTIAL USES

See Section 4.2 for Accessory Building Regulations

Lot Frontage	45m
Lot Area	0.8ha

Planning Advisory Services

Front Yard	15m
Exterior Side Yard	15m
Interior Side Yard	5m
Rear Yard	15m
Maximum Building Size	95m ² Gross Floor Area
Maximum Lot Coverage	10% (all buildings)
Maximum Building Height	2 storeys
Minimum Setback from High Water Mark	30m
All minimums unless otherwise noted	

14.3 ACCESSORY BUILDINGS

Where a lot abuts a body of water an accessory building may be located within a front yard provided it is setback a minimum of ½ the required front yard setback for the main building.

15 AGGREGATE EXTRACTION (EXT)

This zone sets standards for the development of a pit or quarry that is extracting and processing aggregate. All such uses must be licenced by the Ministry of Natural Resources.

15.1 PERMITTED USES

- Accessory Uses
- Open Pit Extraction

15.2 SETBACKS FOR PIT OPERATIONS AND BUILDINGS

- From all lot lines 30m
- From an abutting open pit operation 0m

16 REPEAL AND CONTINUATION OF EXISTING REGULATIONS

All by-laws passed pursuant to Section 34 of The Planning Act, or a predecessor thereof, which affect land in the Township of Prince, insofar as they are inconsistent with this by-law, are hereby repealed but, subject to the foregoing, such by-laws shall remain in full force and effect.

17 EFFECTIVE DATE

This by-law shall be effective on the final day of its passing.

FIRST AND SECOND READING AT OPEN COUNCIL ON MAY 12, 2015.




Mayor, KEN LAMMING



CAO/Clerk-Treasurer, PEGGY GRECO

THIRD AND FINAL READING AND PASSED AT OPEN COUNCIL ON JUNE 9, 2015.



Mayor, KEN LAMMING



CAO/Clerk-Treasurer, PEGGY GRECO