



**Zoning By-law No. 2000-75**

**OFFICE CONSOLIDATION**

March 12, 2024

By-law No. 2000-75 and 2007 by-laws consolidation prepared by:

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## **NOTE TO USERS**

The following document is an office consolidation of By-law No. 2000-75, as originally enacted by the Township of Champlain on August 1, 2000, and its subsequent amendments. It includes all modifications to the text and maps. The by-laws, which amend the text, are noted in the right hand margin. This consolidation has been prepared for convenience purposes only. For interpretation or accurate reference, please refer to the original By-law No. 2000-75 and specific amendments thereto.

## LIST OF AMENDMENTS

Amending By-law No.	Owner's Name	Location	Zone Change To
2000-86	Allen	Lot 12, Con 5	RU-16
2000-87	Pharand	961 Queen St , L'Original Ward	R2-5
2000-88	Lalonde	Block B, Plan 167, Longueuil Ward	RU-19
2000-89	Peladeau	Lots 9, 10, Con 6 West Hawkesbury Ward	CH-10
2001-30		Part Lot 190, Plan M-100, Longueuil Ward	CH-9
2001-59	Ravary	Pt Farm Lot 3, Plan 15, L'Original Ward	RE-4-h & RE-4-h
2001-60	Barton	Lot 10, Con 8, West Hawkesbury Ward	MR-1
2001-62	Woosey	Lot 12, Con 6, West Hawkesbury	I
2001-67	Jones /Duval	Lot 17, Con 5, West Hawkesbury Ware	RU-20 & RU-21
2001-72	Shelly/Seevac	Lot G, Plan 12, West Hawkesbury Ward	ML
2001-74	Ouimet	Park Lot J, Plan 35, Vankleek Hill Ward	R1
2001-76	Coons	Park Lot F, Plan 35, Vankleek Hill Ward	R1
2001-82	Deblois	Lot 263, Longueuil Ward	RR-6-wf
2001-83	Twp Champlain	Housekeeping by-law	
2002-43	Bertschi	Pt F.L. 18, Plan M-100, Longueuil Ward	Holding symbol removed
2002-48	Bakx	Farm Lots 1, 2, L'Original Ward	CH & RU-22
2002-49	Burns	Lot 10, Con 3 , 1007 Pleasant Corner Road East, West Hawkesbury Ward	CH-11 & RU-23
2002-60	April	307-B Front Rd E, West Hawkesbury Ward	RR-7



Amending By-law No.	Owner's Name	Location	Zone Change To
2002-81	Assaly	Farm Lot 10, Plan 15, L'Original Ward	RLS
2003-30	PFIS Aviation	Lot 125, Plan M-100, Longueuil Ward	A
2003-31	Housekeeping Amendments	B 1: Cty Rd 10, West Hawkesbury B 2: West Hawkesbury D 3: Hwy 34, Vankleek Hill	ML & A RR CH
2003-59	Laflamme	Farm Lot 12, Plan 15, L'Original Ward	CC
2003-76	Siversky	184 Mill St, Vankeek Hill Ward	R3 & R3h
2004-18	Giroux	Lot 55, Plan M-100, 2058 Sandy Hill Road, Longueuil Ward	RU-24
2004-34	Heimann / Greely (Ginette Trottier)	1288 County Rd 17, Longueuil	ML
2004-35	Roger Cusson Germaine Cusson	Pt Lot 176, Plan M-100, 266 County Road 17, Longueuil	RU-25
2004-37	Ronald Firek 575 Front W	Pt Farm Lots 7 & 8, Plan 15, L'Original	R2 & R2-h
2004-46	Rejean Charron Carmelle Charron 300 Front Rd	Pt Lot 2, Concession 1 Broken Front, West Hawkesbury,	CR
2004-54	Verne Sauvé	Lots 11 & 12, Con 1, 1207 Sandy Hill Road, West Hawkesbury	CH-12
2004-56	Sylvie Seguin	Pt Farm Lot 37, Plan 15, Longueuil	CH
2005-02	853853 Ontario Inc Andre Desjardins & 2058658 Ontario Inc. Borden, Ladren, Gervais	Pt Lot 4, Con 1, West Hawkesbury	ML-11
2005-25		1008 King St, L'Original Ward	I-4
2005-28		38 Pendleton, Vankleek Hill Repealed by 2005-41	R2
2005-29	Produits Jardinières	2508 County Road 17,	RU



Amending By-law No.	Owner's Name	Location	Zone Change To
	Quali-Grow	Longueuil	
2005-33	9084-5124 Quebec Inc. Ferme ProMarc Inc. / Luc Lafontaine	Pt Farm Lot 37, Plan 15, Longueuil	CH
2005-39	Christie & Walther Electronics Inc.	Pt Lot 10, Con 6, West Hawkesbury	RU-26
2005-40	Thomas Vinet	Pt lot 219, Plan M-100, Longueuil	A-3
2005-41		38 Pendleton, Vankleek Hill Repealed by 2005-28	R1
2005-51	Tena Deslauriers 1861 Highway 34	Pt Lot B, Plan 12, Con 1, West Hawkesbury	CH
2005-72	Howes Farm Equipement Inc. 5430 Highway 34	5430 Highway 34, West Hawkesbury	CH-13
2006-07	David Smith 2926 Cassburn Rd Corporate Retreat Centre	2926 Cassburn Rd, West Hawkesbury	RU-27
2006-23		Plan 15, Farm Pt Lot 14, 156 Longueuil Street, L'Orignal	R1
2006-27	Higginson Tower I-4 Higginson St	South side of Higginson St	I-4
2006-28	Lydiate Tropher Hill 5044 Highway 34	5044 Highway 34	RU-28
2006-46	South of Bay Rd	Lots 227, 228	RU-29 RU-30
2006-49		3A, 3B, Plan M-101, 1031 Cty Rd 17, Lots 3 Longueuil	CH-wf-14
2006-69	Robert F. Lalonde Bob Lawn Cutting	Pt Lot 15, Con 5, 2857 Cassburn	CH
2006-70			<b>not adopted</b>
2007-01	2780224 Canada Inc.	Part Lots 9 & 10, Concession 4, West Hawkesbury, 4008 highway 34	CH-11



Amending By-law No.	Owner's Name	Location	Zone Change To
2007-21	Luc Cadieux	Pt of Lot 224, Plan M-100	CR
2007-22	Cory Mushroom	Lot 18, Con 9	RU-5
2007-30	Daniel Brisebois	Pt Farm Lot 16, Plan 15, 104 Des Chalets St	RR-wf
2007-35	Douglas Tisdall	Pt Lot 9, Con 7	RU
2007-51	Heimann Maurice Martin	Lot 225, Plan M-100, 1576 Cty Rd 17	RU-31 & RU-32
2007-54	Ridge Holdings Inc. (RCOMM)	Pt Lot 10, Con 6	ML
2007-67	Wayne Ellis & Louise Charette	Lot 19, Pt Lot 18, Plan 364, 462 Front Rd W	FP-1
2008-09	Claude Brabant	Lots 9, 10, Plan 15 1015 King St, Ward L'Orignal	CC
2008-24	Bertrand / Levac 3027449 Canada Inc.	Pt Farm Lot 3, Plan 15 Heritage Court, Ward L'Orignal	RE-4 Holding removed
2008-29	Alain Bouvrette	Lot 172, Plan M-100, Ward Longueuil, 2487 Cty Rd 17	RU-33
2008-30	Champlain Township	Tempo	
2008-55	Royal Alexander Farm	Ward of West Hawkesbury Pt Lot 5, Con 1	CH-15
2008-60	Colpron & Constant	Ward of West Hawkesbury Pt Common Lot, Con 4	A-5 *
2008-61	André Tétrault	Pt lot 12, Con 3, Ward of West Hawkesbury	RU-34
2008-62	Éric Desjardins & Mélanie Laviolette	Ward of West Hawkesbury Pt Lot 14, Con 6	A-4
2009-21	Albertine Gougeon	Pt Lot 17, Con 1, Ward of West Hawkesbury	A-6 & A-7
2009-22	L'Orignal	Plan 15, Pt Farm Lot 12	<b>REJECTED</b>
2009-38	Cameron Rodger	Pt Lots 5 & 6, Con 4, Ward West Hawkesbury	RU-35

Amending By-law No.	Owner's Name	Location	Zone Change To
2009-41	Charles Berniqué & G Agozzino	Pt Lot 16, Con 7, Ward of West Hawkesbury	RU-36
2009-42	Vankleek Hill John Clouston	40 Elizabeth St Pt Lot 4, Plan 35	R3-3
2009-63	Robert & Lucie Golden	Pt Lot 12, Con 1, Ward of West Hawkesbury	RU-37
2010-26	Hill Pottery Lane Imports	Lots 44,45,46 and 71, Plan 35, Ward of Vankleek 159 Higginson St	CC-7 Repealed by 2014-42
2010-51	Maurice Brunette	Pt Farm Lot 13, Plan 15, Ward of L'Orignal 73 Lisgar St	R2-6
2010-53	Ronald & Gloria Barton	Pt Lot 8, Con 7, Ward of West Hawkesbury	A-8 & A-9
2010-54	Dean Oswick & Judy Gray	2856 Cty Rd 17, Ward of Longueuil Lot 197, plan M-100	A-10
2010-68	Bertrand / Levac 3027449 Canada Inc.	Pt Farm Lot 37& 3 , plan 15 Ward of L'Orignal	CH-16 & RE-5
2011-21	André Ouimet	63 Main St West, Park Lot J, Plan 35, Ward of Vankleek Hill	R2-7
2011-32	Siversky Joint Venture	Pt Lot 3, Con 1, Ward West Hawkesbury	ML
2011-36	André Desjardins	Pt Lot 4, Con 1 Broken Front, Part of Part 1, Plan 46R-2664, Ward West Hawkesbury	ML-13
2011-46	Denys Vinet	1587 Bay Rd Pt Lot 230 Plan M-100 Pt Lot 224, Lot 231, Lot 230. Plan M-100 Lots 222, 223, Plan M-100 Ward of Longueuil	RU-39 RU-40 A-11
2011-51	Bernard Pilon Ltd	Pt Farm Lot 11, Plan 15, Ward of L'Orignal	R2 Remove holding
2011-55	Mike Sauve	Part of Lot 10, Con 7, Ward of West Hawkesbury	RU-41-h
2011-61	Sylvie Séguin	Pt Farm Lot 37, Plan 15	CH-17

Amending By-law No.	Owner's Name	Location	Zone Change To
		825 County Rd # 17, Ward of Longueuil	
2011-69	Mario Tomchishen	Con 2, Lot K, Ward West Hawkesbury	RU-10
2012-04	André Ouimet	Pt Lots 10. 11, Con 5	O-5
2012-12	James Gaultois & Wendy Klein	Pt Lot 252, Plan M-100 Pt Lot 252, Plan M-100 Ward of Longueuil	RR-wf-8 & RR-wf-9
2012-27	Darroch Quinn & Julie Quinn	Pt Lots 21, 22, Plan 15, Ward of L'Orignal	R2-8
2012-35	Gilbert Doth & Celine Doth	Pt Lot 2, Plan 35, Ward of Vankleek Hill	R2
2012-45	Royal Alexander Estate	Pt Lot 4, Con 1, Ward of Hawkesbury West	CH-15
2012-60	Micheline Villeneuve	Pt Lot 1, Con 2. Ward of Hawkesbury West	A-12 & A-13
2012-61	Lucienne Ouimet	Plan 35, Pt of Lots H & J, 65 Main St W, Ward of Vankleek Hill	O-5-h & R1 Adds holding
2012-62	Cliftdale Construction Ltd	Plan 35, Lots 40 to 71, 99 to 105, Pt Lot 115, Ward of Vankleek Hill	R3-4 & R1
2012-89	Ward of Longueuil Roch Cadieux & Lilabette Cadieux	14 Tessier St Lot 320 ,Plan M-100	RR-10-wf
2013-06	Estate of John Kerr Margaret Kerr	Pt Lot 7, Con 7, 726 Aberdeen Rd E, Ward of West Hawkesbury	A-14 & A-15
2013-29	Pascal Simard	Plan 46M93, Lot 2, 52 Heritage Court, Ward of L'Orignal	RE-6
2013-36	Entreprises HDJS Gascon Ltd	15 Avenue Farmer, Plan 35, Lots 1, 2, 24, D & E, Ward of Vankleek Hill	R1-6-h
2013-37	André Chabot	975 King St, Lots 13, 14, Plan 15, Ward of L'Orignal	CC-8
2013-46	Estate of Lionel & Jeanette Desjardins	3618 Highway 34, Lot Pt 10, Con 3, Ward of Hawkesbury West	RU-42
2013-51	Joël Leroux & Nancy Leboeuf	548 County Rd 10, Pt Lot 5, Con 6, Ward of West Hawkesbury	A-16 & A-17



<b>Amending By-law No.</b>	<b>Owner's Name</b>	<b>Location</b>	<b>Zone Change To</b>
2013-68	Entreprises HDJS Gascon Ltd	East side of Farmers Ave Ward of Vankleek Hill	R1-6 Remove holding
2014-27	Loirel Crawford & Donavan Mahon	172 Home Ave., Pt Park Lot E, Plan 35, Park D, Pt Park Lots 1 to 5, Plan 35, Ward of Vankleek Hill	R2 & R2-h
2014-42	Pottery Lane Import Inc.	159 Higginson St, Plan 35, Lots 44 to 46 and 71	R3-5
2014-55	986608 Ontario Inc. (A. Politakis)	Part of Block C, Plan 12, 1653 Highway 34	CH
2014-56	Leonard Howes	Part of Lot 19, Concession 8, 8418 Fitzpatrick Road	A-18 & A-19
2014-64	M-M Bérubé & P. Beaulieu-Thibault	Pt Farm Lot 16, Plan 15, Pt 1 RP36R3863	R2 Remove holding
2014-71	1476482 Ontario Inc. Jeffrey Hopkins	307, 309-313 & 323 Front Rd, Pt Lot 2 Con 1 BF,	RR-11 (309-313 Front Rd) RMHP-1 (307 Front Rd) CH-18 (323 Front Rd)
2015-06	Normand Thérien & Yves Thérien	1395 Sandy Hill Rd, Pt Lot 13 Con 1 Ward of West Hawkesbury	RU-43 & A-20
2015-07	Jeffrey Linttel	2110 Cassburn Rd, Pt lot 72 Plan M-100, Ward of Longueuil	A-21
2015-10	Dean Oswick	2856 Cty Rd 17, Lot 197, Plan M-100, Ward of Longueuil	A
2015-16	Guy Simard & T-M Cruise-Simard	10 Davidson St, Pt Farm Lot 5, Plan 15, Ward of L'Orignal	RE
2015-33	Richard & Donna Loretto	1353 Ritchance Rd, Pt Lot 81, Plan M-100, Ward of Longueuil	A-22 & A-23
2015-42	Huguette St-André	1515 Bay Rd, Pt Lot 229, Plan M-100, Ward of Longueuil	RU-44 & RU-45
2015-43	Diane Saucier	1130 Sandy Hill Rd, Lots E, F, G, Plan 12, Ward of West Hawkesbury	CH-18
2015-50	Lloyd Cross	1344 Ritchance Rd, Lot 157, Plan M-100, Longueuil 02 09 007 001 16330	A-24
2015-57	Clay All Over Farms Inc	3001 Ritchance Rd, Lots 110, 111, Plan M-100 02 09 007 001 11700	A-25 & A-26

<b>Amending By-law No.</b>	<b>Owner's Name</b>	<b>Location</b>	<b>Zone Change To</b>
2015-58	Ward of West Hawkesbury Richard Giroux	Sandy Hill Rd Con 1, Pt Lot 12 02 09 006 00116501	RU-46 & RU-37
2015-78	George & Jeanine Plouffe	176 Greenlane Rd Pt Lot 1, Con 3 02 09 006 003 00400	A-27 & A-28
2016-05	Luc Prud'Homme Subdivision	Lot 1, lots 7 to 13, pt lots 14, 16, Lots 17 to 23, lots 23 to 25, Plan 46M-73	R1 & R2
2016-14	Marcus Horner Ward Hawkesbury West	2055 Bédard St, Lot 10, Plan 46M-61 02 09 006 002 06320	CR-1
2016-15	781998 Ontario Inc Mayer Waste Disposal Site	188-196 Cty Rd 17, Lot 1, Con 1, 02 09 006 001 03700	WD & AP-1
2016-46	Luc Riopel	2184 County Rd 17, Lot 218 Plan M-100 02 09 007 001 23800	RU-47 & Ru-48
2016-47	Timothy Lamb	1405 Borris Rd, Lot 14, Con 4 02 09 006 004 05100	RU 49 & RU-50
2016-51	Hudson & Langevin	19 Derby Avenue, Pt Lot 12, Plan 35 02 09 030 001 09600	R2-9
2016-52	Royal Alexander Farms Ltd c/o Luc Corneli	02 09 006 001 08820 Pt Lot 4, Con 1	CH-15
2016-59	Lucienne Ouimet	02 09 010 001 00422 Pt Park Lots H, J, Plan 35, Ward of Vankleek Hill	R1
2016-63	Joel & France Viau	006 007 01601 1126 Aberdeen Rd Pt Lot 11, Con 7, Ward of Hawkesbury West	RU-51
2017-32	Estate of Bertrand Villeneuve Micheline Villeneuve	Part of Lot 12, Concession 3, Ward of West Hawkesbury, 1234 Greenlane Road West 02 09 006 003 05402	RU-52



Amending By-law No.	Owner's Name	Location	Zone Change To
2017-40	Les Entreprises Yannick Mayer Inc.	Part of Lot 1, Concession 1 West half, 209 County Road 17, West Hawkesbury 0209-006-001-03600	CH-19
2017-41	The Review Publishing Co, (VKH) Ltd.	Part of Lot 5, Plan 35, 37-41 High Street, Vankleek Hill 0209-020-001-08800	CC-9
2017-46	Luc Cadieux	Part of Lot 224, Plan M-100, Longueuil, 1768 County Road No. 17 0209-007-001-24510	A-30
2017-47	Luc Sarao	Part of Lot 17, Con 5 South, Hawkesbury West, 5888 Barton Road 0209-006-005-09575	RU-53
2017-60	Darren & Johanne Barton	Part of Lots 7 and 8, Concession 6, West Hawkesbury, 6510 Newton Road 0209-006-006-03300	RU-54 RU-55
2017-68	Marc-André Diotte	Part of Lot 2, Concession 3, West Hawkesbury, 217 Pleasant Corner Road East 0209-006-003-00600	A-29
2018-06	Township initiated	Township	Second unit provisions
2018-07	Township initiated	Township	Multiple provisions and Schedules changes.
2018-08	Martin Choquette	Part of Lot 106, Plan M-100, Ritchance Road, Longueuil Part of Lot 106, Plan M-100, 2761 Ritchance Road, Longueuil	A-31 A-32
2018-09	G. Dupont General Contractor Inc.	Part of Lot 71 North side Higginson Street Registered Plan 35 Lots 44, 45 and 46 and Part of Lot 71, Plan 35 159 Higginson Street Village of Vankleek Hill 0209-030-001-00300	R3-5 R2-10



Amending By-law No.	Owner's Name	Location	Zone Change To
2019-21	Township initiated	Township	Multiple provisions and Schedules changes.
2019-28	Dorila & Gisele Cusson	1603 County Road 4, Part of Lot 16 Broken Front Concession	CH
2019-29	Rent a Stay Inc.	872 County Road 17, Part of Lot 12, Plan 15 Farm	ML-7-T
2019-38	Nicole & Jean-Claude Guidon	851 Pleasant Corner Road, Part of Lot 8, Concession 3, West Hawkesbury Part of Lot 8, Concession 3, West Hawkesbury	RU-56 RU-57
2019-62	Gestion P Normandin et Fils	3051 Highway 34, Part of Lot 10, Concession 3, West Hawkesbury	ML-14
2019-63	Gilles & Martha Carriere	2365 Cassburn Road, Part of Lot 47, Plan M-100, Longueuil	RR-13
2019-68	Pierre St-Amour	3051 Ritchance Road, Part of Lot 113, Plan M-100, Longueuil	A-33 A-34
2020-07	Erika Morin	1078 & 1098 Borris Road, North Half of Part of Lot 10, Concession 5, West Hawkesbury	RR
2020-09	Ridge Holdings	114 Pendleton Street, Parts of Lots 3 and 6, and Park Lot R and Lots 4 and 5, Plan 35, Vankleek Hill	R1
2020-10	Gabriel Doucet Davida (André Chabot).	52 Wharf Street, Lot 1 and Lot 2, Plan 15, L'Orignal	CC
2020-34	Clayridge Farms Ontario Inc. (Howes)	868 Pleasant Corner Road, Half of Lots 7 and 8, Concession 4, West Hawkesbury	RU-58-ar RU-59-ar
2020-35	Carole Seguin	1226 Sandy Hill Road, Half of Lots 5, 6, 7 and 8. Plan 19, West Hawkesbury	RR-wf
2020-36	Ian & Susan Wilson	Park Lot R, Plan 35, Vankleek Hill	R2-11
2020-37	Kenneth Overvest	1800 Ritchance Road, Part of Lot 152, Plan M100, Longueuil	A-35-ar
2020-47	James Walter & Mylene Lamarre	1361 Borris Road, Lot 13, Concession 4, West Hawkesbury	RR



Amending By-law No.	Owner's Name	Location	Zone Change To
2020-48	Michel & Sophie Murray	Part 4 and 5, Plan 46R1888, Plan M30. Vankleek Hill	R2
2020-62	9202-1757 Quebec Inc. (Habitations Robert)	Park Lots D and E, Lots 1 to 5 Church St. Lots, 5 and 6 Part 4 E Farmers Ave., Plan 35, Plan 46R1167 Part 1 and 2, Plan 46R7566 Part 1, Vankleek Hill	R2
2020-69	Habitations Robert In.c	Lot 17 and Lot 18, Plan 35, Vankleek Hill	R2
2020-70	Aline Parisien	1421 Ste. Anne Road, Lot 14, Concession 12, Closed Road Allowance between Concession 1 and 2, and Part 4 Plan 46R4703, West Hawkesbury	RU-60-ar RR-14
2021-04	Earl & Lynn Bennett	214 Front Road, Concession 1 Broken Front, Part of Lot 3 Plan 46R1211, Part 3 with ROW, West Hawkesbury	RU
2021-05	Royal Alexander Farms	455 County Road 17, Concession 1 Part of Lot 4 and 5 Parts 8 and 11 Plan 46R2876, Parts 1 and 2 Plan 46R7144, Parts 2, 11-13 Plan 46R7420, West Hawkesbury	CH CH-ar
2021-06	Jacques Lamoureux	1960 Highway 34, Part of Lot 10 Concession 2, Geographic Township of West Hawkesbury	RU-61-ar
2021-13	Alan & Shawna Burns	3975-3977 Highway 34, Lot 10, Concession 3, West Hawkesbury	RU-23
2021-19	Gestion Par-5	1311 Sandy Hill Road, Concession 1, Part of Lot 13, Geographic Township of West Hawkesbury	RU-62
2021-40	Township initiated	Township	Multiple provisions and Schedules changes.
2021-41	Kimberly Fetter	1405 Borris Road, Concession 4, Part Lot 14 Part 1, Plan 46R7724, West Hawkesbury	RU-49-ar
2021-53	9202-1757 Quebec Inc. (Habitations Robert)	Park Lots D and E, Lots 1 to 5 Church St. Lots, 5 and 6 Part 4 E Farmers Ave., Plan 35, Plan 46R1167 Part 1 and 2, Plan 46R7566 Part 1, Vankleek Hill	R2



Amending By-law No.	Owner's Name	Location	Zone Change To
2021-65	Michael Block & Sandra Bebbington	199 Main Street East, Lot 20 Main Street East, Lot 9-13, Lot 7-8 Farmers Avenue, Vankleek Hill	CC-13
2021-66	Emerson Allen	Concession 5, Lot 12, West Hawkesbury	RR
2021-67	Colacem Canada	Lot 217, Plan M-100	<b>LPAT Case Number: PL170756</b>
2022-04	Trinity United Church	50, 24 and 56 High Street, 14 Mill Street. Lots 1,2 and 3, Plan 35, former Town of Vankleek Hill.	R2-12
2022-04	Trinity United Church	50, 24 and 56 High Street, 14 Mill Street. Lots 1,2 and 3, Plan 35, former Town of Vankleek Hill.	I-5
2022-30	Renwick	1368 Ridge Road, Part of Lot 13, Concession 8, former Township of West Hawkesbury.	RR
2022-44	Clay All Over Farms	Vacant Lands, Part of Lots 144,172,174,175,176 and 177, former Township of Longueuil.	A, A-19, RU-38
2022-54	Clifftondale	Vacant Lands, Plan 35, Lots 40-49,50-71, Victoria Street, Sterling Street. Vankleek Hill.	R1, R1-7, R2, R3-4, OS
2022-68	Carriere	Part of Lot 47, M100, Part of Part 1 46R 7982. 2365 former Town of Longueuil. Cassburn Road.	R2
2023-07	Goyer	Vacant Lands East of Pilon Street, Part of Farm Lots 10 and 11, Registered Plan No. 15, formerly in the Village of L'Orignal.	R2
2023-12	Kaepner	1950 Greenlane Road, Part of Lot 19, Concession 3, Registered Plan R15744, former Town of West Hawkesbury.	RR
2023-34	Litvin	1340 Greenlane Road, Part of Lot 13, Concession 3, former Town of West Hawkesbury.	RR, RU-64, RU-64-ar
2023-45	Smith	1863 County Rd. 17, Part of Lot 163, M-Plan 100, in the former Township of Longueuil.	A-34, A-36



<b>Amending By-law No.</b>	<b>Owner's Name</b>	<b>Location</b>	<b>Zone Change To</b>
2023-51	La Ferme Tabouate Inc.	1438 Greenland Road West, Lot 14, Concession 3, in the former Township of West Hawkesbury.	RU-65-ar
2023-55	Wilson	56 Pendleton St, Part of Lot R, Plan 35 in the former Town of Vankleek Hill.	R2
2023-56	Township initiated	Township	Multiple provisions and schedules changes.
2023-69	Claude	Part of Lot 134, M-Plan 100	A-33, A-37
2024-11	Laviolette	2232 Ste Anne Road, Part Farm Lots 41 and 42	RU-66-ar
2024-12	Sehgal	West Hawkesbury Con 3 S Pt; Lot 8	RU-57-ar Remove holding



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The following Zoning Maps form part of this By-law:

- Schedule A:    Ward of Longueuil
- Schedule B:    Ward of West Hawkesbury (North Section)
- Schedule C:    Ward of West Hawkesbury (South Section)
- Schedule D:    Ward of Vankleek Hill
- Schedule E:    Ward of L’Orignal

<b>By-law No. 2018-07</b>
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## **BY-LAW NO. 2000-75**

Being a By-law for prohibiting the use of land for or except for such purposes as may be set out in this By-law and for prohibiting the erection or use of buildings or structures for or except for such purposes as may be set out in the By-law within the said lands, and for regulating the character and use of the said lands.

WHEREAS authority is granted under the Planning Act, to the Council of the Corporation of the Township of Champlain, to pass this By-law;

NOW THEREFORE the Council of the Corporation of the Township of Champlain enacts as follows:



**1.1 Introductory Statement**

<b>By-law No. 2018-07</b>
-------------------------------

This document is the Corporation of the Township of Champlain Comprehensive Zoning By-law No. 2000-75, as amended. The By-law replaces all previous Zoning By-laws in the jurisdiction, as amended.

**1.1.1 Purpose of a Zoning By-Law**

<b>By-law No. 2018-07</b>
-------------------------------

A Comprehensive Zoning By-law is a precise document used by the Township of Champlain (the Township) to regulate the use of land. It states which land uses are currently permitted in the Township and provides other detailed information.

The Township's Zoning By-law implements the objectives and policies of the United Counties of Prescott and Russell Official Plan and the Township of Champlain Urban Areas Official Plan. The Zoning By-law acts as a legal tool under Ontario's Planning Act for managing the use of land and future development in the Township. Zoning By-laws also protect property owners from the development of conflicting land uses. Any use of land or the construction or use of any building or structure not specifically authorized by this By-law is prohibited.

**1.2 Title**

This By-law shall be known as the "Zoning By-law" or By-law No. 2000-75 of the Corporation of the Township of Champlain.

**1.3 Lands Subject to By-law**

The provisions of this By-law shall apply to all lands within the boundaries of the Corporation of the Township of Champlain.



#### **1.4 Conformity with By-law**

No land shall be used and no buildings or structures shall be erected, altered, enlarged, or used within the Township of Champlain except in conformity with the provisions of this By-law. This By-law shall not reduce or mitigate any restrictions lawfully imposed by an authority having jurisdiction to make such restrictions. No person shall change the purpose for which any land, building or structure is used, or erect any new building or structure or addition to any existing building or structure or sever any lands from an existing parcel if the effect of such action is to cause the original, adjoining or remaining lands, buildings or structures to be in contravention of this By-law.

#### **1.5 Effective Date**

This By-law shall come into full force and effect as of the date of passing hereof by Council.

#### **1.6 Validity**

Should any section, clause or provision of this By-law be held by a court of competent jurisdiction to be invalid, the validity of the remainder of the By-law shall not be affected.

#### **1.7 Violations and Penalties**

Any person convicted of a breach of any of the provisions of this By-law shall be liable to a fine recoverable under the Provincial Offences Act. Each day of violation shall constitute a separate offence.

#### **1.8 Remedies**

Where any building, structure or use is in contravention of any provision of this By-law, such contravention may be restrained by action at the instance of any ratepayer or of the Corporation, pursuant to the provisions of the Municipal Act or the Planning Act.



## 1.9 Administrator

This By-law shall be administered by a person designated by the Council of the Township of Champlain as the "Zoning Administrator" or "By-law Enforcement Officer".

## 1.10 Inspection of Premises

The Zoning Administrator or By-law Enforcement Officer or any employee of the Corporation acting under his direction, may, at any reasonable hour, request entry to inspect a property or premises for the purpose of carrying out his duties under this By-law. Notwithstanding the foregoing, the Zoning Administrator, By-law Enforcement Officer or other employee shall not enter into a dwelling unit without the consent of the occupant except under the authority of a search warrant.

## 1.11 Licences and Permits

No municipal permit, certificate, or licence shall be issued for a proposed use of land or a proposed erection, alteration, enlargement or use of any building or structure that is in contravention of any provision of this By-law. In addition, where the approval of another agency or authority is required, such approval shall be obtained and submitted to the Chief Building Official at the time of application for a building permit.

## 1.12 Compliance with Other Legislation and Other By-laws

By-law No. 2018-07
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Nothing in this By-law shall serve to relieve any person from the obligation to comply with the requirements of the Ontario Building Code Act, the Ontario Fire Code Act or any other legislation; the Building By-law; and any other by-law of the Corporation in force from time to time or from the obligation to obtain any license, permit, authority or approval required by the Corporation or any other public agency or government body. Where any Act or portion thereof is referenced in this By-law, it is intended that such references should be interpreted to include any subsequent legislation and related regulations that may amend or replace the specific statute.



### 1.13 Building Permit Issued

Notwithstanding any other provisions of this By-law, the Chief Building Official of the Corporation shall not issue a building permit for the development or redevelopment of any lands or building or structure or any part thereof within the Municipality unless in accordance with the provisions of a By-law of the Corporation enacted pursuant to Section 41 of the Planning Act.

Nothing in this By-law shall prevent the erection or use of any building or structure for a purpose prohibited by this By-law if the plans for such building or structure were approved by the Chief Building Official prior to the date of passing of this By-law, provided:

- i) when the building or structure is erected, it shall be used and shall continue to be used for the purpose for which the building permit was issued; and
- ii) the erection of such building or structure is commenced within 2 years of the date of passing of this By-law and provided the erection of such building or structure is completed within a reasonable time after the erection hereof is commenced.

### 1.14 Certificate of Occupancy

By-law No. 2018-07
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No change may be made in the type of use of any land covered by this By-law or change in the type of use of any building located on any such land without a Certificate of Occupancy being issued by the Township's Chief Building Official to the effect that the proposed use is not contrary to this By-law. Notwithstanding the above, no Certificate of Occupancy shall be required for an existing farm residence, single detached dwelling, duplex dwelling, or a semi-detached dwelling or uses accessory thereto.

### 1.15 Interpretation

The provisions of this By-law shall be held to be the minimum requirements except where the word maximum is used, in which case the maximum requirement shall apply.



In this By-law the word "shall" is mandatory; words in the singular include the plural; words in the plural include the singular; words in the present tense include the future; the masculine includes the feminine.

By-law No.  
2018-07

### 1.16 Illustrations

The illustrations, margin notes and examples contained within this By-law do not form a part of this By-law. The illustrations, margin notes and examples are provided for the purpose of explanation, clarification and convenience only and are intended to assist in understanding the By-law.

### 1.17 Repeal of Existing By-laws

All By-laws of the former municipalities of Longueuil, L'Original, Vankleek Hill and West Hawkesbury and of the Corporation of the Township of Champlain enacted pursuant to Section 34 of the Planning Act, as they may affect the lands which are governed by this By-law, are hereby repealed and such repeal shall come into effect upon the date this By-law comes into force.

### 1.18 Request for Amendment

By-law No.  
2018-07

Every request for an amendment to this Zoning By-law shall be accompanied by 1 completed copy of the Corporation's 'Application for Amendment to Zoning By-law.'

### 1.19 Technical Revisions to the Zoning By-law

By-law No.  
2018-07

Technical revisions may be made to this By-law from time to time without further public notice or Council approval. Technical revisions include:

- a) Correction of numbering, cross-referencing, grammar, punctuation or typographical errors or revisions to format in a manner that does not change the intent of a provision; or
- b) Adding or revising technical information on maps or schedules that does not affect the zoning of lands.



- c) Changes to appendices, footnotes, headings, indices, marginal notes, tables of contents, illustrations, historical or reference information, page numbering, footers and headers, which do not form a part of this by-law and are editorially inserted for convenience of reference only.



In this By-law, unless the context requires otherwise, the definitions and interpretations of this Section shall apply.

**2.1 Abattoir** shall mean a building or structure specifically designed to accommodate the penning and slaughtering of livestock and the preliminary processing of animal carcasses and may include the packing, treating, storing and sale of the product on the premises.

By-law No.  
2018-07

**2.2 Accessory** shall mean a use, building or structure located on the same lot, detached from the main building, which is subordinate and incidental to the main use and is not used for human habitation unless specifically permitted in this By-law. Such uses shall include, but are not limited to, a private garage, a greenhouse, a pool, a satellite dish, or a storage building.

By-law No.  
2018-07

**2.3 Adult Entertainment Parlour** shall mean any premises or part thereof in which are provided in pursuance of a business, services designed to appeal to erotic or sexual appetites or inclinations.

**2.4 Adverse Effect** shall mean one or more of:

- (i) impairment of the quality of the natural environment for any use that can be made of it,
- (ii) injury or damage to property or to plant or animal life,
- (iii) harm or material discomfort to any person,
- (iv) an adverse effect on the health of any person,
- (v) impairment of the safety of any person,
- (vi) rendering any property or plant or animal life unfit for use by man,
- (vii) loss of enjoyment of normal use of property, and
- (viii) interference with the normal conduct of business.

By-law No.  
2018-07

**2.5 Agricultural Use** shall mean the use of land, building and structures for:

- (i) the growing of crops, including nursery, biomass, and horticultural crops;

By-law No.  
2023-56



- (ii) raising of livestock; raising of other animals for food, fur or fibre, including poultry and fish; aquaculture and apiaries;
- (iii) agroforestry; maple syrup production; and associated on-farm buildings and structures, including, but not limited to livestock facilities, manure storages, value-retaining facilities, and accommodation for full-time farm labour when the size and nature of the operation requires additional employment.

Agricultural use shall not include a kennel.

Agricultural use shall now be construed to include stand alone commercial or industrial activities such as tanneries, abattoirs, grain drying, wholesale sale outlets, industrial manufacturing including sawmill.

- 2.6 Agricultural Produce Warehouse** shall mean a building or part of a building used for the storage of agricultural produce and may include facilities for wholesale distribution or an accessory commercial retail outlet for the sale of such agricultural produce to the general public. By-law No. 2018-07
- 2.7 Agricultural Related Retail Store** shall mean the sale of farm raised or grown food products from the local area to a consumer, as well as the sale of accessory items. By-law No. 2018-07
- 2.8 Agricultural-Related Use** shall mean farm-related commercial and farm-related industrial uses that are directly related to farm operations in the area, support agriculture, benefit from being in close proximity to farm operations and provide direct products and/or services to farm operations as a primary activity. This includes agricultural produce warehouse, food processing of local produce, and farmer's market. Agricultural-related use shall not include medium of heavy industrial which are otherwise defined in this by-law. By-law No. 2023-56
- 2.9 Agri-Tourism Use** shall mean farm-related tourism uses, including limited accommodation such as a bed and breakfast, that promote the enjoyment, education or activities related to the farm operation. By-law No. 2018-07



2.10 **Airfield, Private** shall mean land used for the purposes of landing, storing, taxiing or taking-off of private aircraft and uses, buildings or structures accessory thereto, but shall not include a commercial airport or airport governed by the Aeronautics Act.

By-law No.  
2018-07

2.11 **Airport** shall mean the use of land licensed under the Aeronautics Act for the landing and take-off of commercial and/or private aircraft and shall include any accessory buildings or structures.

By-law No.  
2018-07

2.12 **Aisle** shall mean the area used by motor vehicles for access to and from all off-street parking spaces, but does not include an access driveway.

By-law No.  
2018-07

2.13 **Alter** shall mean:

- (a) with reference to a building or part thereof, to change any one or more of the external dimensions of the building or to change the type of construction of the exterior walls or roof;
- (b) with reference to a lot, to change the area, frontage or depth thereof; to change the width, depth or area of any required yard, landscaped open space or parking area; or to change the location of any boundary of such lot with respect to a street or lane, whether such alteration is made by conveyance or alienation of any portion of such lot or otherwise.

Altered and alteration shall have corresponding meanings.

2.14 **Amenity Area** shall mean the total passive or active area on a lot other than part of a dwelling unit, intended for the personal, shared or communal use of the residents of a building or buildings, and includes balconies, bicycle parking, patios, rooftop gardens, children's play area, and other similar features, but does not include indoor laundry or locker facilities, and cannot be comprised solely of a landscaped open space without any furniture or structures.

By-law No.  
2023-56

2.15 **Amusement Park** shall mean an indoor or outdoor entertainment facility providing for a range of activities and recreation, including a zoo or aquarium; electronic or mechanical rides such as a go-cart track, zip line or sports adventure and participation games such as a laser tag; paintballing; batting cage; or miniature golf facilities.

By-law No.  
2018-07



- 2.16 **Animal Care Establishment** shall mean an establishment for the caring, grooming and training of household pets, but does not include a kennel or an animal hospital. By-law No. 2018-07
- 2.17 **Animal Hospital** shall mean a building or part of a building used by a veterinary surgeon where animals, birds, or other livestock are treated and where domestic animals or birds are kept for treatment and includes a veterinary establishment and may also include a kennel.
- 2.18 **Animal Shelter** shall mean premises where lost, abandoned or rescued animals are boarded for the purposes of care, claiming or adoption. By-law No. 2018-07
- 2.19 **Antique Shop** shall mean a building or part of a building used for the sale of any old and authentic objects or personal property which was made, fabricated or manufactured fifty or more years earlier and which has a unique appeal and enhanced value mainly because of its age, and, in addition, may include the sale of any article of personal property which was made, fabricated or manufactured twenty or more years earlier and because of public demand has attained value in a recognized commercial market which is in excess of its original value. By-law No. 2018-07
- 2.20 **Arcade** shall mean an establishment in which amusement devices are provided such as pinball machines, video or electronic games or other such devices.
- 2.21 **Arena** shall mean a place where facilities are provided for athletics, artistic, circus, performance, entertainment, and recreational activities or events.
- 2.22 **Art Gallery** shall mean a building or part of a building, place or area where paintings, sculptures or other works of art are exhibited or sold. By-law No. 2018-07  
By-law No. 2018-07
- 2.23 **Artisan Studio** shall mean a small-scale, artisan production facility where goods are produced and sold. Examples of this use include: chocolate, roasting coffee, artist studio, candle maker, soap maker, and crafts (stained glass, jewellery). By-law No. 2018-07
- 2.24 **Artist Studio** shall mean the workplace of an artist or craftsperson, including a painter, a sculptor or a photographer, where goods By-law No. 2018-07



including jewellery or fine art such as portraits or sculptures are produced in small quantity and may be provided for sale.

**2.25 Asphalt Plant** shall mean an industrial facility that has equipment designed to heat and dry aggregate and to mix mineral aggregate with bituminous asphalt and/or other similar materials, and includes stockpiling and storage of bulk materials used in the process or finished products manufactured on the premises and the storage and maintenance of equipment, but does not include the retail sale of finished asphalt products.

By-law No.  
2023-56

**2.26 Assembly Hall** shall mean a building used for the assembly of persons for religious, social, charitable, political, philanthropic, cultural, private recreational or private educational purposes.

By-law No.  
2018-07

**2.27 Attached** shall mean a building or structure otherwise complete in itself, which depends for structural support, or complete enclosure, upon a division wall or walls shared in common with adjacent buildings or structures.

**2.28 Attic** shall mean that portion of a building immediately below the roof and wholly or partly within the roof framing.

**2.29 Automobile Service Station** shall mean a building where gasoline, propane, diesel fuel or oil is kept for sale, where only minor or emergency repairs essential to the actual operation of motor vehicles may also be performed, where grease, anti-freeze, tires, spark plugs and other automobile accessories may be sold incidentally, and where motor vehicles may also be oiled, greased, or washed, but where no other activities of a commercial garage are carried on.

**2.30 Automobile Body/Repair Shop** shall mean a building or other structure where motor vehicle(s) may be subject to major repairs, parts or systems replacement, body work or painting. An automobile body/repair shop does not include an automobile sales establishment, an automobile service/gas station, an automobile washing establishment, or a salvage yard.

By-law No.  
2018-07

**2.31 Automobile Gas Station** shall mean a building or place where the retail sale of gasoline are provided from gasoline pumps which constitutes either the sole use or an accessory use. These primary uses may

By-law No.  
2018-07



include the retail sale of other motor vehicle petroleum products or convenience products, together with the necessary pump islands, light standards, kiosk, concrete aprons, canopy, storage tanks, automobile washing establishment, and related facilities required for the dispensing of gasoline. An automobile gas station does not include an automobile body/repair shop, an automobile service station or commercial garage.

**2.32 Automobile Sales Establishment** shall mean a building and/or lot used for the display and sale/lease of new and used motor vehicles, motorized recreational vehicles, travel trailers, motorcycles, light construction and lawn care equipment, and may include the servicing, repair, cleaning, polishing, and lubrication of motor vehicles, the sale of automotive accessories and related products, and the leasing or renting of passenger motor vehicles.

By-law No.  
2018-07

**2.33 Automobile Washing Establishment** shall mean a building or place for the washing, cleaning or drying of motor vehicles by automatic, manual or self-serve washing equipment.

By-law No.  
2018-07

**2.34 Automotive Store** shall mean an establishment primarily engaged in the retail sale of vehicle parts, accessories and tools. Accessory uses may include service bays for performing maintenance and repair operations on motor vehicles. This definition shall not include any establishment otherwise defined herein or specifically named elsewhere in this By-law.

**2.35 Balcony** shall mean a partially enclosed platform attached to or extending horizontally from one or more main walls of a building and used as an outdoor porch or sundeck.

By-law No.  
2018-07

**2.36 Banquet Hall** shall mean a building or part thereof, used for gathering together groups of persons for specific functions including the consumption of food and alcoholic beverages. Full kitchen (stove, fridge and sink) facilities shall be provided on the premises.

By-law No.  
2018-07

**2.37 Barrier-Free Access Ramp** shall mean an uncovered, inclined ramp providing access to the main floor/entry level of a building that provides a continuous unobstructed access route for persons with disabilities.

By-law No.  
2018-07



- 2.38 **Basement** shall mean that portion of a building between two floor levels which is partly underground but which has at least one-half of its height from finished floor to finished ceiling above the average level of ground adjacent to the exterior walls of the building.
- 2.39 **Bay Window** shall mean a projection from the wall of a building that contains a window, is wholly above the level of the adjacent floor surface and does not result in any projection of the adjacent floor area. By-law No.  
2018-07
- 2.40 **Bed and Breakfast** shall mean a single detached dwelling or portion thereof primarily used as a private residence but wherein not more than three (3) bedrooms are rented and meals may be served to travelling or vacationing guests for commercial purposes, but shall not include a hotel, lodging house, group home, hospital or any residential care facility licensed, approved or supervised under any general or specific Act.
- 2.41 **Bicycle Lane** shall mean a signed and striped lane along a roadway for use by bicycles. By-law No.  
2018-07
- 2.42 **Bicycle Parking** shall mean a facility for the parking of bicycles, including an apparatus or mechanism permitting the bicycles to be secured. By-law No.  
2018-07
- 2.43 **Bicycle Path** shall mean a dedicated bicycle path that is completely separate from roadways for motor vehicles. By-law No.  
2018-07
- 2.44 **Bicycle Routes** shall mean signed routes, which bicyclists share with motor vehicles. Bike routes different from bike lanes in that routes do not include any striping on the roadway – they are only designated by signage. By-law No.  
2018-07
- 2.45 **Boarding House** shall mean a detached dwelling containing not more than four (4) residents rooms, used for the accommodation of the residents in which the owner or head lessee supplies for compensation, lodging with or without meals but does not include any other establishment otherwise defined herein. By-law No.  
2018-07
- 2.46 **Broadcasting Studio** shall mean a radio or television studio. By-law No.  
2018-07



- 2.47 **Building** shall mean any structure consisting of walls and a roof which is used or intended to be used for the shelter, accommodation or enclosure of persons, animals, goods or materials and includes any structure defined as a building in the Ontario Building Code Act, but shall not include a wall, fence or sign. By-law No.  
2018-07
- (a) **Accessory Building** shall mean a building customarily incidental and subordinate to the main use or building and located on the same lot with such main use or building.
- (b) **Main Building** shall mean the building serving the principal or primary uses for which the lot was purchased, leased or rented.
- (c) **Temporary Building** shall mean a building or structure intended for removal or demolition within a prescribed time, not exceeding two years, as set out in a building permit.
- 2.48 **Building By-law** shall mean any By-law of the Corporation passed pursuant to the Building Code Act, as amended from time to time. By-law No.  
2018-07
- 2.49 **Building Contractor's Shop or Yard** shall mean a place of business for persons employed in building trades such as painting, plumbing, electrical work, landscaping, masonry, metal working and carpentry or truck, bulldozer, loader and backhoe operating and such place of business may be used for the storage of equipment, materials and vehicles which are used on construction sites and may include such related uses as office space, or maintenance facilities, but shall not include a retail business, sales counter nor a wholesale business. By-law No.  
2023-56
- 2.50 **Building Line** shall mean a line within a lot drawn parallel to a lot line establishing the minimum distance between that lot line and any portion of a building or structure which may be erected.
- 2.51 **Building Supply Centre** shall mean a building or part of a building or a place where building supplies such as lumber, millwork, siding, roofing, plumbing, electrical, heating, air conditioning, home improvement and similar goods are stored, displayed or kept for sale at retail or wholesale.
- 2.52 **Business or Professional Office** shall mean a place in which business is conducted or a profession is practiced, including associated clerical, administrative, consulting, advisory and/or training services, but shall

not include the use of manual labour, medical/dental offices or veterinary services.

- 2.53 Cabin** shall mean a building or structure designed and built for temporary accommodation of the travelling or vacationing public, equipped with heating and sanitary facilities, and limited cooking facilities. By-law No. 2018-07
- 2.54 Campground** shall mean a lot used for the parking and use of motor homes, travel trailers, tent-trailers, tents or similar transportable accommodation together with all yards and open space defined in this By-law and may include a swimming pool, convenience store, laundromat, miniature golf course, playground, athletic fields, tennis or badminton courts and administrative building for the campground. The use of the mobile home(s), park model trailer(s), or other transportable accommodation of a permanent year-round basis shall not be permitted. Off-season storage of travel trailers, tent trailers, motor homes or similar transportable accommodations shall be permitted. By-law No. 2018-07
- 2.55 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 (hemp milk, hemp seed, hemp oil), fibre and biofuels). By-law No. 2018-07
- 2.56 Cannabis Production and Processing** shall mean lands, buildings or structures used for growing, producing, processing, testing, destroying, storing, packaging, shipping and/or distribution 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, SOR/2016-230, to the Controlled Drugs and Substances Act, SC 1996, c 19, as amended from time to time, or any successors thereto. By-law No. 2018-07
- 2.57 Carport** shall mean a covered parking area attached to the wall of the main building which is open on at least two sides. By-law No. 2018-07
- 2.58 Cellar** shall mean that portion of a building between two floor levels which is partly or wholly underground but which has more than one-half of its



height from finished floor to finished ceiling below the average level of ground adjacent to the exterior walls of the building.

**2.59 Cemetery** shall mean:

By-law No.  
2018-07

- (a) land that has been established as a cemetery under the Funeral, Burial and Cremation Services Act, 2002, S.O. 2002, c. 33, as amended, a private Act or a predecessor of one of them that related to cemeteries, or
- (b) land that was recognized by the registrar as a cemetery under a predecessor of the Funeral, Burial and Cremation Services Act, 2002, S.O. 2002, c. 33, as amended, that related to cemeteries, and includes,
- (c) land that, in the prescribed circumstances, has been otherwise set aside for the interment of human remains, and
- (d) a mausoleum or columbarium intended for the interment of human remains; and
- (e) shall include a mausoleum and caretaker building as well as storage of related equipment.

**2.60 Centreline** shall mean the centre line of a right-of-way, lane, street or highway.

By-law No.  
2018-07

**2.61 Chief Building Official** shall mean the officer or employee of the Corporation charged with the duty of enforcing the provisions of the Building Code Act, together with any regulations made thereunder, and the provisions of the Building By-law.

**2.62 Commercial Club** shall mean a building or premises used as an athletic, recreational or social club operated for gain or profit.

**2.63 Commercial Driver and Training Establishment** shall mean premises where teaching or instruction of commercial vehicles and heavy equipment is offered for profit or gain.

By-law No.  
2018-07

**2.64 Commercial Garage** shall mean a building where all functions of an automobile service station may be carried on and where major repairs of motor vehicles may be performed. Such repairs may include all mechanical repairs as well as body work but shall not include dismantling of motor vehicles for scrap or the storage of motor vehicles awaiting scrapping.



- 2.65 **Commercial School** shall mean a building where instruction is given for hire or gain and includes a music, dance or yoga studio, an art, business or trade educational establishment, and any other such specialized educational business. By-law No.  
2018-07
- 2.66 **Commercial Vehicle** shall mean a vehicle used for commercial purposes with or without an attached or permanently attached delivery body and includes vehicles such as catering or canteen trucks, cube vans, tow trucks, tilt and load, dump trucks, tractor trailers, semi-trailers and any vehicle which has an exterior fixture or fixtures for the purposes of carrying equipment, materials, or supplies for commercial purposes, but excludes trailers, recreational trailer, travel trailers, and industrial equipment as otherwise defined and regulated. By-law No.  
2018-07
- 2.67 **Commercial Vehicle and Heavy Equipment Sales, Rental and Servicing** shall mean a building or part of a building or structure in which commercial vehicles and transport trucks or trailers are offered or kept for sale or, rent, or service, but shall not include any other establishment defined or classified by this By-law. By-law No.  
2018-07
- 2.68 **Commercial Water Taking** shall mean a use of land where water is extracted from surface or ground water and where some or all such extracted water is transported from the site for sale. By-law No.  
2018-07
- 2.69 **Communications Facility** shall mean installation facility which transmits, receives and/or relays communications such as a microwave relay tower, telecommunications infrastructure, radio, television broadcast tower or similar facility. It will also include accessory structures or equipment that are essential to the operation and maintenance of such facilities. By-law No.  
2018-07
- 2.70 **Community Centre** shall mean a building, structure or premises where multi-purpose facilities are provided for athletic, civic, educational, political, religious or social events that offers a variety of programs of a recreational, cultural, day camp, social, community service, informational or instructional nature. This definition may include an arena, gymnasium, hall, stadium, theatre or similar use. By-law No.  
2018-07



- 2.71 **Community Garden** shall mean a communal garden provided for the sole use of or consumption by the individual or individuals working the garden. By-law No. 2018-07
- 2.72 **Conservation Authority** shall mean the South Nation Conservation Authority. By-law No. 2018-07
- 2.73 **Conservation Use** shall mean a use related to the maintenance of the natural environment for the purposes of preservation, research, observation and outdoor uses such as hiking, hunting and fishing. This definition may include the erection and use of trail shelters, boardwalks, observation platforms, educational displays, and other similar structures ancillary to the foregoing uses. By-law No. 2018-07
- 2.74 **Convenience Store** shall mean a retail outlet serving the day-to-day shopping needs of a consumer including, for example, a variety store, bake shop, drug store or small food/grocery store, and shall also include a florist, photo depot and video film outlet, but except for a video film outlet, shall not include any retail outlet having its main product line involving hardware, housewares, apparel, footwear or fashion accessories. By-law No. 2018-07
- 2.75 **Corporation** shall mean the Corporation of the Township of Champlain.
- 2.76 **Cottage** shall mean a dwelling designed and built for seasonal or periodic recreational uses rather than for permanent year round residential use. By-law No. 2018-07
- 2.77 **Council** shall mean the Council of the Corporation of the Township of Champlain.
- 2.78 **County** shall mean the Corporation of the United Counties of Prescott and Russell.
- 2.79 **County Road** shall mean a street under the jurisdiction of the Corporation of the United Counties of Prescott and Russell. By-law No. 2018-07
- 2.80 **Crematorium** shall mean a building, or part thereof, used for the purpose of cremating human remains that is approved under the By-law No. 2018-07



Funeral, Burial and Cremation Services Act, as amended from time to time.

- 2.81 **Cultural Heritage Resources** shall mean buildings, structures and properties designated under the Ontario Heritage Act or listed on the Municipal Heritage Register, built resources and cultural heritage landscapes as defined in the Provincial Policy Statement. By-law No.  
2018-07
- 2.82 **Custom Workshop** shall mean a building or part of a building where goods such as leather crafts, wood crafts and similar individual custom productions which are non-offensive are made but does not include any establishment where the manufacture of goods is performed on a mass production or assembly line basis nor any shop or factory otherwise defined in this By-law.
- 2.83 **Day Care Centre** shall mean a place where temporary care of children is provided which must be licensed by the province and operated in accordance with the Child Care and Early Years Act, 2014, as amended from time to time. By-law No.  
2018-07
- 2.84 **Deck** shall mean a structure abutting a building or a dwelling, with no roof or walls, except for visual partitions or railings, which is constructed on piers or a foundation above grade, for use as an outdoor leisure area. By-law No.  
2018-07
- 2.85 **Dog Run** shall mean an enclosed outdoor extension of one or more dogs' individual indoor living space in association with a kennel. By-law No.  
2018-07
- 2.86 **Drinking Water Threat** shall mean an activity or condition that adversely affects or has the potential to adversely affect the quality or quantity of any water that is or may be used as a source of drinking water, and includes an activity or condition that is prescribed by the regulations as a drinking water threat. By-law No.  
2018-07
- 2.87 **Drive-Through Facility** shall mean a place, including staking lanes with or without an intercom order station, where a product or service is available at a service window for delivery to persons remaining in their motor vehicle as a component of the principal use, and shall include an automated bank machine and automatic carwash but shall not include a gas station. By-law No.  
2018-07



- 2.88 **Driveway** shall mean that portion of a lot used to provide access from the street to a parking space or spaces and which has been graded and gravelled or surfaced with concrete, asphalt, crushed stone or other hard surfaces and dustless materials. By-law No. 2018-07
- 2.89 **Driveway, Access** shall mean the area between the travelled portion of a roadway and a parking lot used by motor vehicles for access to and from the parking lot, but does not include an aisle. By-law No. 2018-07
- 2.90 **Dry Cleaning Establishment** shall mean a building used for the purpose of receiving articles or goods of fabric to be subjected elsewhere to the process of cleaning or dyeing. Such establishment may also be used for pressing and/or distributing any articles or goods, which have been received therein. This establishment may also include a retail store as an accessory use. By-law No. 2018-07
- 2.91 **Dry Cleaning Plant** shall mean a building where dry cleaning, dry dyeing, cleaning or pressing of articles, goods or fabric is conducted and in which
- (a) solvents, which emit no odours or fumes, are, or can be, used, and
  - (b) no noise or vibration causes a nuisance or inconvenience without the premises.
- 2.92 **Dwelling, Accessory** shall mean a dwelling unit which is part of and accessory to a permitted non-residential use. By-law No. 2019-21
- 2.93 **Dwelling, Apartment** shall mean the whole of a building or structure that contains three or more dwelling units, which have separate entrances or a common entrance from the street level serviced by a common corridor. An 'apartment dwelling' does not include any other dwelling otherwise defined herein. By-law No. 2019-21
- 2.94 **Dwelling, Converted Commercial** shall mean a commercial building constructed for a commercial permanent use which has been converted so as to provide therein up to three dwelling units provided the main building was erected prior to the passing of this By-law and further that any changes or alterations to convert the building do not increase its area, height or volume or extend beyond the exterior limit of the existing building, with the exception that a stairwell, entrance,
- By-law No. 2018-07



vestibule or porch may be established provided that the addition does not increase the total ground floor area by more than 5% and does not change the commercial character of the building.

**2.95 Dwelling, Duplex** shall mean the whole of a building that is divided horizontally into two separate dwelling units, but not including a semi-detached dwelling or row house dwelling. Each dwelling unit has an independent entrance either directly from the outside or through a common vestibule. A dwelling that includes an accessory second dwelling unit is not a duplex dwelling. A duplex dwelling that includes an accessory second dwelling unit is not an apartment dwelling.

**2.96 Dwelling, Group Home** shall mean a supervised residential use building in which up to ten persons, exclusive of their dependents and of any staff, live as a group in a single housekeeping establishment, and where residents require support or supervision on a daily basis, but excludes correctional facilities and emergency shelters.

By-law No.  
2019-21

**2.97 Dwelling, Multiple** shall mean lot containing four or more dwelling units that would not be considered any other type of dwelling unit as defined by this By-law.

By-law No.  
2023-56

**2.98 Dwelling, Second** shall mean a self-contained dwelling unit, as defined herein, which is located within and subordinate to a single detached dwelling, duplex, semi-detached dwelling or row house dwelling or which is located within a building ancillary to a dwelling, as defined herein. An accessory second unit shall contain a private full kitchen (stove, fridge and sink), bathroom facilities and sleeping areas.

By-law No.  
2023-56

**2.99 Dwelling, Semi-Detached** shall mean one of a pair of two attached dwelling units, divided vertically by a fire-separation wall, each of which has an independent entrance either directly from the outside or through a common vestibule. A semi-detached dwelling that includes an accessory second dwelling unit is not an apartment dwelling.

By-law No.  
2018-07

**2.100 Dwelling, Single Detached** shall mean a building containing one main dwelling unit. This does not include mobile homes, camping trailers or house trailers.



- 2.101 **Dwelling, Stacked Row** shall mean a residential use building containing four or more dwelling units, where the units in each pair are divided horizontally, and the pairs are divided vertically, and in which each dwelling unit has an independent entrance directly from the outside. By-law No.  
2023-56
- 2.102 **Dwelling, Row House** shall mean a residential building divided vertically to provide three or more dwelling units designed to be on a separate lot, each unit having independent entrances to a front and rear yard immediately abutting the front and rear walls of each dwelling unit. A row house dwelling that includes an accessory second dwelling unit is not an apartment dwelling. By-law No.  
2018-07
- 2.103 **Dwelling Unit** shall mean a room or group of rooms designed, occupied or intended to be occupied as an independent and separate housekeeping unit, for one or more persons, providing full kitchen (stove, fridge and sink) and sanitary facilities and sleeping accommodations for the exclusive use of the occupants, and having a private entrance from outside the building or from a common hallway or stairway inside the building. A dwelling unit shall contain only one full kitchen (stove, fridge and sink). By-law No.  
2018-07
- 2.104 **Dwelling Unit Area** shall mean the habitable area contained within the inside walls of a dwelling excluding any private garage, carport, porch, veranda, unfinished attic, cellar or sunroom; (unless such sunroom is habitable in all seasons of the year) and, excluding public or common halls or areas, stairways and the thickness of outside walls. By-law No.  
2018-07
- 2.105 **Electric Vehicle Battery Charging Station** shall mean a device that serves the primary purpose of transferring electric energy by conductive or inductive means to a battery or other energy storage device in an electric vehicle. By-law No.  
2018-07
- 2.106 **Emergency Services Facility** shall mean a place, building or structure used by provincial or municipal emergency services, including fire and police protection, and ambulance services.
- 2.107 **Environmental Impact Study** shall mean a study conducted prior to development, redevelopment, or site alteration in order to investigate potential environmental impacts of the proposed development, redevelopment, or site alteration.



- 2.108 **Equestrian Establishment** shall mean the use of lands, buildings, or structures for the boarding of horses, the training of horses and riders, and the staging of equestrian events, may include a riding academy, boarding stables, tack shop and or other related uses but does not include the racing of horses. By-law No.  
2018-07
- 2.109 **Erect** shall mean to build, construct, reconstruct, place, remove or relocate and shall include any preliminary physical operations such as cutting, grading, excavating, filling or draining, or any alteration to any existing building or structure by an addition, enlargement, extension or other structural change, or any work which requires a building permit. Constructed and construction shall have corresponding meanings. By-law No.  
2018-07
- 2.110 **Established Building Line** shall mean the average setback from the centreline of a street in a built up area of at least 2 existing buildings located on lots having street frontage upon the said side of the street, provided such buildings are located on the same block and within a continuous strip of land that does not exceed 75 m. By-law No.  
2018-07
- 2.111 **Existing** shall mean existing as of the date of final passing of this By-law by Council.
- 2.112 **Factory Outlet** shall mean a building or part of a building accessory to a permitted industrial use where the products manufactured by that industry are kept for wholesale or retail sale. By-law No.  
2018-07
- 2.113 **Fairground** means lands building or structure, intended primarily for temporary uses generally held outdoors, including but not limited to, fairs, circuses, rodeos, exhibitions, educational, household and manufactured products and outdoor displays and/or activities for entertainment, recreational, hobby, charitable or estate purposes, including accessory eating establishments, licensed sale and consumption of alcoholic beverages, auction and retail sales. By-law No.  
2018-07
- 2.114 **Farm** shall mean a parcel of land on which the predominant activity is agriculture. By-law No.  
2018-07
- 2.115 **Farmer's Market** shall mean an establishment or premises where the farm products of a local farming community are sold at retail from

unenclosed or open-air areas designated for individual retailers. The foods sold would be primarily from local sources, and may include processed foods such as jams and preserves.

**2.116 Financial Institution** shall mean a place that provides a range of financial services and includes a bank, credit union, trust company, finance company, loan or mortgage company, investment company, financial consultants or other financial institution, and may include an accessory bank machine.

**2.117 Finished Grade** shall mean:

- (a) when used with reference to a building, the average elevation of the finished surface of the ground where it meets the exterior of the front of such building;
- (b) when used with reference to a structure, the average elevation of the finished surface of the ground immediately surrounding such structure;
- (c) when used with reference to a street, road or highway, the elevation of the street, road or highway established by the Township or other designated authority.

**2.118 Flea Market** shall mean an establishment or premises where occasionally or periodically good wares, merchandise or articles such as new items, antiques, second-hand goods, crafts and similar items are sold at retail to the general public from separate outlets within an enclosed structure and/or in an open area. This definition shall not include any other establishment otherwise defined herein or specifically named in this By-law.

**2.119 Flood Plain** shall mean the area below the one hundred year flood, typically consisting of low lands adjacent to a shoreline or a river or stream system and not ordinarily covered by water, which has been, or may be, subject to flooding.

By-law No.  
2018-07

**2.120 Floor Area** shall mean:

- (a) for a dwelling or dwelling unit, the total area of the storeys contained within the outside walls of the dwelling or dwelling unit exclusive of



any garage, carport, porch, veranda, sunroom, unfinished attic, unfinished basement or unfinished cellar;

- (b) for a building other than a dwelling or dwelling unit, the total area of all the floors contained within the outside walls of the building.

In all cases, only that floor area having a clear height to the ceiling of at least 2.2 metres shall be considered in the calculation of the floor area. The minimum floor area requirements for a dwelling as required in this By-law will apply to the floor area above finished grade.

**2.121 Food or Grocery Store** shall mean a place where a wide range of food and household goods are stored and offered for retail sales.

By-law No.  
2018-07

**2.122 Food Bank** shall mean premises where a not-for-profit organization collects and distributes food or other goods to individuals.

By-law No.  
2018-07

**2.123 Food Processing Plant** shall mean a use where agricultural or fish products are prepared, processed, preserved, graded or stored, but does not include a restaurant or abattoir.

**2.124 Food Production** shall mean a premises for the specialized production or preparation and packaging of a limited number of food and beverages products for sale to the public primarily for consumption off the premises such as catering establishments, make-your-own wine and beer establishments, test kitchens, microbreweries, bulk meal production, bakeries and butchers.

**2.125 Forestry Operation** shall mean the use of land, buildings or structures for the planting, managing and harvesting of timber resources, including the cultivation of trees and shrubs for ornamental purposes and the establishment of a sawmill.

By-law No.  
2023-56

**2.126 Fuel Storage Establishment** shall mean an establishment where petroleum gasoline, fuel oil, gas, propane, or other fuels are stored in tanks for wholesale distribution or bulk sales but does not include facilities for the sale of fuels for private motor vehicles or an automobile service/gas station.

By-law No.  
2018-07

**2.127 Funeral Home** shall mean a building or part thereof used for human funeral services. Such building may contain space and facilities for:

By-law No.  
2018-07



- (a) embalming and the performance of other services used in preparation of the dead for burial;
- (b) the performance of autopsies and other surgical procedures;
- (c) the storage of caskets, funeral urns, and other related funeral supplies; and,
- (d) the storage of funeral vehicles, but shall not include facilities for cremation.

**2.128 Funeral Service** shall mean a service held before a deceased person's burial or before or after a deceased person's cremation.

By-law No.  
2018-07

**2.129 Garbage Container** shall mean a bin, with or without a lid, used to store garbage and refuse temporarily. This definition excludes a container used for a construction or demolition project for which a valid building or demolition permit has been issued.

By-law No.  
2018-07

**2.130 Garbage Enclosure** shall mean a solid opaque wall or fence comprised of concrete block, brick, wood, stucco, or metal, with a gate, that screens a garbage container.

By-law No.  
2018-07

**2.131 Garden Centre** shall mean a building or structure used for the growing of flowers, fruits, vegetables, plants, shrubs, trees or similar vegetation together with gardening tools and implements, which are sold at retail from such building.

**2.132 Garden Suite** shall mean a detached portable housing unit intended for the use of an elderly member of the immediate family, which may be located on the same property with an existing single dwelling where the family is residing. Separate self-contained dwelling unit that is ancillary to an existing residential structure and that is designed to be portable and located on the same lot as the main dwelling unit.

By-law No.  
2018-07

**2.133 Gazebo** shall mean a freestanding, roofed accessory structure which is not enclosed, except for screening or glass and which is used in conjunction with a permitted use but shall not include any other use of activity otherwise defined or classified in this By-law.

By-law No.  
2018-07

**2.134 Golf Course** shall mean a public or private area operated for the purpose of playing golf, an ancillary driving range, a putting green or similar uses, but shall not include a miniature golf course. May also

By-law No.  
2018-07



include accessory uses such as clubhouse, a restaurant, banquet hall and retail store.

**2.135 Grain Handling and Storage Facilities** shall mean buildings and structures used for the purpose of drying, processing, storage, and/or wholesale trade of harvested agricultural grains.

By-law No.  
2018-07

**2.136 Greenhouse** shall mean a building wherein the temperature and humidity can be regulated for the cultivation of plants for subsequent sale, processing or personal equipment.

By-law No.  
2023-56

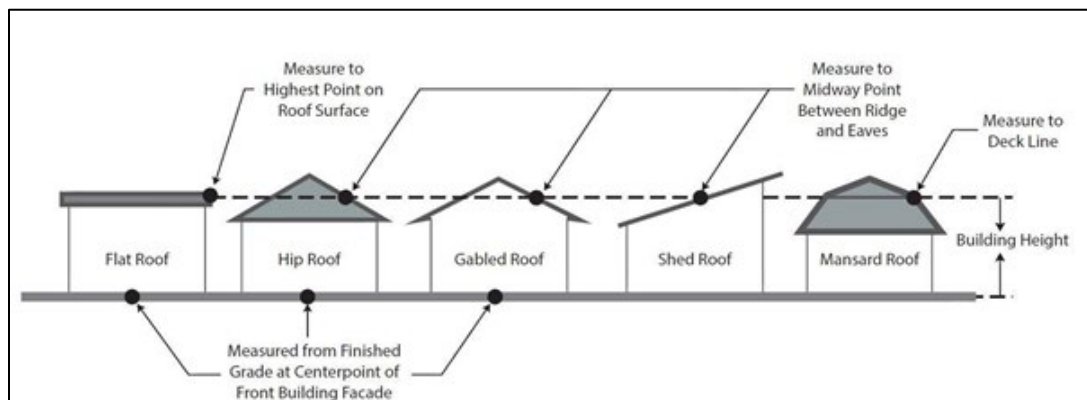
**2.137 Health Professional** shall mean an individual who practices any of the health disciplines regulated under a Provincial Act, such as, but not limited to, physicians, dentists, optometrists, pharmacists, physiotherapists, chiropractors and psychologists.

By-law No.  
2018-07

**2.138 Height** of a building or a structure shall mean the vertical distance measured between average finished grade at the base of a main wall and:

By-law No.  
2018-07

- (a) the highest point of the roof surface or parapet wall, whichever is greater of a flat roof;
- (b) the average level between eaves and ridge of any other type of roof in the case of a gabled, gambrel, shed or hip roof, except that a shed roof having a slope of less than 20 degrees from the horizontal shall be considered a flat roof for the purposes of this By-law;
- (c) the deck line in the case of a mansard roof; or
- (d) the highest point of the building or structure in all other cases.



In calculating the building height, any ornamental dome, chimney, tower, cupola, steeple, spire, water storage tank, antenna, electrical or mechanical

equipment or other similar feature or apparatus, is not to be included. The building or structure height provisions of the applicable zone of this By-law shall apply to any chimney, tower and mechanical equipment as part of or accessory to industrial buildings. Any building or structure not listed in above will be subject to the maximum building height provisions of the applicable zone.

**2.139 Heliport or Helipad** shall mean a landing area or pad used for the landing and take-off of helicopters and shall include all necessary and incidental structures, services facilities, fuelling facilities, passenger and cargo facilities and as further set out under the Canadian Aviation Regulations 325 under the Aeronautics Act, as amended from time to time.

By-law No.  
2018-07

**2.140 High Water Mark** shall mean the mark made by the action of water under natural conditions on the shore or bank of a waterbody which action has been so common and usual and so long continued that it has created a difference between the character of the vegetation or soil on one side of the mark and the character of the vegetation or soil on the other side of the mark.

**2.141 Highway** shall mean a public thoroughfare intended for vehicular use by the general public.

**2.142 Hobby Farm** shall mean a limited agricultural use which is secondary to the residential use of the property and which is able to meet, when applicable, the Ontario Minimum Distance Separation formulae and the Nutrient Management Act, as amended from time to time. The agricultural activities shall be limited in scale and scoped to the needs and enjoyment of the occupants of the primary residential use.

By-law No.  
2018-07

**2.143 Home Occupation** shall mean an occupation, trade, business, profession or craft carried on as an accessory use to the permitted residential use of a property and, subject to other relevant provisions of this by-law, and which is owned and operated by a person or persons residing on the property. A Home Occupation shall not include uses such as an auto repair or paint shop or furniture stripping.

By-law No.  
2018-07

**2.144 Hospital** shall mean a hospital as defined in the Private Hospitals Act, as amended, or the Public Hospitals Act, as amended.

By-law No.  
2018-07



- 2.145 **Hotel** shall mean a building designed or used for the accommodation of the travelling or vacationing public, containing therein more than five guest rooms served by a common building entrance. Accessory uses may include accommodation for permanent staff and one or more beverage rooms, dining rooms, meeting rooms, gift shop or similar uses but shall not include any other establishment otherwise defined or classified in this By-law. By-law No. 2018-07
- 2.146 **Indirect Sales** shall mean a home occupation, which conducts the sale of goods via mail order, telephone, fax, or website, but shall not include direct sales or the storage of inventory on site. By-law No. 2018-07
- 2.147 **Industrial Use, Light** shall mean an industrial use that consists of a self-contained process with low probability of fugitive emissions, and shall include small scale manufacturing, assembly, or repair of goods, small scale transportation depots, and warehousing. By-law No. 2023-56
- 2.148 **Industrial Use, Medium** shall mean medium scale processing and manufacturing with heavy outdoor storage of wastes or materials, and shall include food processing plants, large manufacturing plants requiring frequent truck traffic, large scale transportation depots, and storage yards. By-law No. 2023-56
- 2.149 **Industrial Use, Heavy** shall mean large scale manufacturing or processing with a large physical size, production volumes and intensity of use and/or having the potential for the release of contaminants. By-law No. 2023-56
- 2.150 **Instructional Facility** shall mean a facility that provides practical instruction or training in an art, hobby, skill or trade, and includes a studio, a computer training facility, a martial arts school and any other similar facility. By-law No. 2018-07
- 2.151 **Kennel** shall mean a building or structure, including outdoor areas (i.e. dog runs), where dogs and cats are bred, raised, boarded, groomed, or trained, sold, kept for hunting, given medical treatment or housed for similar purposes for which compensation is paid and which is licensed by the Township under the provisions of the Municipal Act, 2001 and in accordance with the Code of Practice for Canadian Kennel Operations, Canadian Veterinary Medical Associate, May 2007. A kennel shall include a Humane Society shelter or pound. By-law No. 2018-07



- 2.152 **Landing** shall mean a platform at the top or bottom of stairs. By-law No.  
2018-07
- 2.153 **Landscaped Open Space** shall mean open space comprised of lawn, natural or ornamental shrubs, flowers or trees and may include space occupied by paths, walks, courts, patios and pools, but shall not include parking areas, loading spaces, traffic aisles, driveways or ramps for vehicles, or any open space beneath or within a building or structure.
- 2.154 **Lane** means a public thoroughfare which affords only a secondary means of access to abutting lots and which is not intended for general traffic circulation.
- 2.155 **Laundromat** shall mean a building or structure where the service of coin or card operated laundry machines, using only water, detergents and additives are made available to the public for the purpose of laundry cleaning. By-law No.  
2018-07
- 2.156 **Library** shall mean a public, lending library. By-law No.  
2018-07
- 2.157 **Liquor Retail Outlet** shall mean a retail establishment for the sale of liquor, and includes a liquor store, beer store and wine store, as well as place in which materials and equipment are provided for the production and bottling of liquor by the public. By-law No.  
2018-07
- 2.158 **Livestock** shall include beef cattle, birds, dairy cattle, deer and elk, fur-bearing animals, game animals, goats, horses, poultry, ratites, sheep, swine and other animals as identified in Table 1 of the Ministry of Agriculture, Food and Rural Affairs Minimum Distance Separation Document, as amended from time to time. By-law No.  
2018-07
- 2.159 **Livestock Facility** shall mean one or more barns or permanent structures intended for keeping or housing of livestock with livestock occupied portions, which are areas of the structure where the livestock spend a majority of their time thus allowing substantial amounts of manure to accumulate. A livestock facility also includes all manure or material storages and anaerobic digesters. For the purposes of this definition, livestock includes animals identified in the Ontario Ministry of Agriculture, Food and Rural Affairs Minimum Distance Separation Implementation Guidelines, as amended from time to time. By-law No.  
2018-07



- 2.160 **Livestock Sales Establishment** shall mean a building exclusive dedicated to the sale of livestock and includes an auction barn. By-law No. 2018-07
- 2.161 **Loading Space** shall mean a space or bay located on a lot, which is used or intended to be used for the temporary parking of any commercial vehicle while loading or unloading goods, merchandise or materials used in connection with the use of the lot or any building thereon.
- 2.162 **Lodging House** shall mean a dwelling containing one or more lodging units designed to accommodate four or more residents. The residents may share common areas of the dwelling other than the lodging units, and do not appear to function as a household. This shall not include a group home, nursing home, hospital or any residential care facility licensed, approved or supervised under any general or specific Act or a hotel. This shall include, but not be limited to, student residences and convents. By-law No. 2018-07
- 2.163 **Lodging Unit** shall mean a room or set of rooms located in a lodging house designed or intended to be used for sleeping and living accommodation, which: By-law No. 2018-07
- (a) Is designed for the exclusive use of the resident or residents of the unit;
  - (b) Is not normally accessible to persons other than the residents or residents of the unit; and
  - (c) May contain either a bathroom or kitchen but does not contain both for the exclusive use of the resident or residents of the unit.
- 2.164 **Long Term Care Facility** shall mean a building where residents who require long term personal support services, restorative care, and/or nursing care dwell with supervision without individual cooking facilities, and on a long-term basis, and the facility is licensed in accordance with the Long-Term Care Homes Act, as amended. By-law No. 2018-07
- 2.165 **Lot** shall mean a parcel or tract of land which is capable of being legally conveyed in accordance with the provisions of the Planning Act:
- (a) **Corner Lot** shall mean a lot situated at the intersection of two or more streets having an angle of intersection of not more than 135 degrees. By-law No. 2018-07



- (b) **Interior Lot** shall mean a lot situated between adjacent lots having access to one street.
- (c) **Through Lot** shall mean a lot bounded on two opposite sides by streets, provided that if any lot qualifies as both a through lot and a corner lot, it shall be considered a corner lot for the purposes of applying the zoning by-law.

2.166 **Lot Area** shall mean the total horizontal area within the lot lines of a lot.

2.167 **Lot Coverage** shall mean the percentage of lot area covered by the ground floor area of all buildings and structures above ground level, including accessory buildings, provided that the area of buildings shall be measured to the exterior of the outside walls, and shall not include permitted projections, parking areas, patios, decks, outdoor swimming pools, steps or balconies.

By-law No.  
2018-07

2.168 **Lot Frontage** shall mean the width of a lot measured between the intersection of the side lot lines with a line back from and parallel to the front lot line, at a distance equal to the minimum required front yard depth.

2.169 **Lot Line** shall mean any boundary of a lot or the vertical projection thereof.

- (a) **Exterior Lot Line** shall mean a side lot line, which abuts a street.
- (b) **Front Lot Line** shall mean in the case of an interior lot, the lot line dividing the lot from the street or private right-of-way. In the case of a corner lot or through lot, the shorter lot line abutting a street or private right-of-way shall be deemed to be the front lot line. In the case of a corner lot or a through lot where the lot lines abutting the street or private right-of-way are the same length, the lot line where the principal access to the lot is provided shall be deemed to be the front lot line.
- (c) **Rear Lot Line** shall mean in the case of a lot having 4 or more lot lines, the lot line farthest from and opposite to the front lot line. If a lot has less than 4 lot lines, there shall be deemed to be no rear lot line.
- (d) **Side Lot Line** shall mean a lot line other than a front or rear lot line, which does not abut a street.

By-law No.  
2018-07

By-law No.  
2018-07



- 2.170 **Main** when used to describe a use, a building or a structure, means a use, building or a structure, which constitutes or within which a principal use of the lot is conducted. By-law No. 2018-07
- 2.171 **Manufacturing Plant** shall mean an establishment primarily engaged in the processing, finishing, refinishing, or assembly or similar production of various articles and commodities, and includes custom workshops, factories, mills, industrial shops, and similar production facilities. Manufacturing shall not include commercial water taking. By-law No. 2018-07
- 2.172 **Marina** shall mean a building, structure or place containing docking facilities and located on a navigable waterway, where boats and boat accessories are berthed, stored, serviced, repaired or kept for sale or rent and where the facilities for the sale of marine fuels and lubricants may be provided. By-law No. 2018-07
- 2.173 **Marine Facility** shall mean an accessory building or structure, which is used to moor, berth or store a boat. This definition may include a boat launching ramp, boatlift, dock or boathouse but does not include any building used for human habitation or any boat service, repair or sales facility.
- 2.174 **Medical and Dental Office** shall mean a building or part of a building wherein health services are provided by a health professional to the public in the form of a medical, paramedical, dental, surgical, physiotherapeutic, or other human health services including associated technical and laboratory facilities, and may also include a pharmaceutical outlet for the sale of prescription and therapeutic drugs and medication and other drug store products normally sold in a pharmaceutical outlet, and optical equipment but shall not include accommodations for in-patient care or operating rooms nor include a veterinary clinic as defined herein. By-law No. 2018-07  
By-law No. 2023-56
- 2.175 **Microbrewery** shall mean a brewery, completely contained within a structure that produces less than 400,000 hectolitres of beer per year. Microbreweries sell to the public by one or more of the following methods: the traditional three-tier system (brewer to wholesaler to retailer to consumer); the two-tier system (brewer acting as wholesaler to retailer to consumer); and directly to the consumer through carryouts and/or on-site taproom or restaurant sales. Ancillary tasting of beer shall be permitted. By-law No. 2018-07



**2.176 Mineral Aggregate Resource** shall mean gravel, sand, clay, earth, shale, stone, limestone, dolostone, sandstone, marble, granite, rock or other material prescribed under the Aggregate resources Acts suitable for construction, industrial, manufacturing, and maintenance purposes but does not include metallic ores, asbestos, graphite, kyanite, mica, nepheline syenite, salt, talc, wollastonite, mine tailings or other material prescribed under the Mining Act.

By-law No.  
2018-07

**2.177 Minimum Distance Separation** shall mean formulae developed by the Province of Ontario to minimize odour conflicts between livestock facilities and development, as amended from time to time separate uses and reduce incompatibility concerns related to odour from livestock operations.

By-law No.  
2018-07

**2.178 Mini-Storage** shall mean a building designed for the rental of separate storage areas divided from the floor to the ceiling by a wall with an independent entrance from the exterior of the building designed to be rented or leased on a short-term basis to the general public for private storage or personal goods, materials, vehicles, boats, trailers and equipment. Open storage shall be permitted in accordance with the provisions of the applicable zone.

By-law No.  
2018-07

**2.179 Mixed Use Building** shall mean a building with at least one dwelling unit and a non-residential use.

By-law No.  
2018-07

**2.180 Mobile Home** shall mean any building 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 recreational vehicle, travel trailer, tent trailer or trailer otherwise designed.

**2.181 Mobile Home Park** shall mean a lot developed and managed under single or corporate ownership, which has been planned, divided into mobile home sites, improved and provided with water and sewer services approved by the Ministry of the Environment for the placement of exclusively mobile homes for permanent or seasonal residential use.

By-law No.  
2018-07

**2.182 Mobile Home Site** shall mean the space for the placement of one mobile home for the exclusive use of its occupants.



- 2.183 **Motel** shall mean a building or buildings designed or used for the accommodation of the travelling or vacationing public, containing therein more than five guest rooms, each guest room having a separate entrance directly from outside the building. Accessory uses may include accommodation for permanent staff and one or more beverage rooms, dining rooms, meeting rooms, or similar uses. By-law No.  
2018-07
- 2.184 **Motor Vehicle** shall mean any equipment self-propelled by an engine or motor mounted on the vehicle. By-law No.  
2018-07
- 2.185 **Municipal Garage** shall mean a building which is used for the storage of motor vehicles and equipment belonging to Lower tier or Upper Tier Municipality. By-law No.  
2023-56
- 2.186 **Municipality** shall mean the Corporation of the Township of Champlain.
- 2.187 **Museum** shall mean an institution that is established for the purpose of acquiring, collecting, preserving, studying, interpreting and exhibiting to the public for its instruction and enjoyment, objects or artifacts of cultural, historical, or scientific interest. It shall include a public art gallery or a public archives. By-law No.  
2018-07
- 2.188 **Non-Conforming** shall mean a use, building or structure existing as of the date of the passing of this By-law which is used for a purpose not permitted in this By-law. By-law No.  
2018-07
- 2.189 **Non-Complying** shall mean a permitted use, building or structure that, on the date of the passing of this By-law, does not meet one or more provisions set out for the zone in which such use, building or structure is located. By-law No.  
2018-07
- 2.190 **Noxious Use** shall mean a use or activity which, from its nature or from the manner of carrying of same, creates or is liable to create, by reason of destructive gas or fumes, dust, objectionable odour, noise or vibration or unsightly storage of goods, wastes, merchandise, salvage, machinery parts, junk, waste or other materials, a condition that may become hazardous or injurious with regard to health or safety or which prejudices the character of the surrounding area or interferes or may interfere with the normal enjoyment of any use of activity in respect of any land, building or structure. By-law No.  
2018-07



- 2.191 **Nursery** shall mean a building, structure and/or land used for the growing of sod, flowers, fruits, vegetables, plants, shrubs, trees, and/or similar vegetation, which is sold directly from such building or lot at retail. By-law No.  
2018-07
- 2.192 **Nursing Home** shall mean a building where persons are lodged and cared for including meals, personal care and nursing or medical care, if required.
- 2.193 **Nutrient Management Plan** shall mean a report that evaluates the relationship between the land-based applications of nutrients, management techniques, and agricultural land use. By-law No.  
2018-07
- 2.194 **Nutrient Unit** shall mean the amount of nutrients that give a fertilizer replacement value of the lower of 43 kg of nitrogen or 55 kg of phosphate as nutrient (as defined in O. Reg. 267/03 made under the Nutrient Management Act, 2002). By-law No.  
2018-07
- 2.195 **On-Farm Diversified Uses** shall mean an accessory use that includes home occupations, agri-tourism uses, uses that produce value-added agricultural products, and retail of goods produced or manufactured primarily on the premises. On-farm diversified may include the processing or packaging of agricultural products, restaurant, and/or food store, but shall not include major equipment supply and service or equestrian establishment. By-law No.  
2018-07
- 2.196 **Open Space Use** shall mean a use whereby the land remains unoccupied by buildings, such as hiking trails, nature trails, parks, wildlife sanctuaries and similar uses.
- 2.197 **Open Storage** shall mean the storage of goods, merchandise or equipment accessory to a permitted use outside of a building or structure on a lot or portion thereof, including such uses as automobile and trailer sales lots, outside storage of boats, vehicles or trailers ancillary to a mini-storage use, building materials supply yards but does not include the outdoor display of a limited number of samples of the goods, merchandise or equipment for the purpose of sales and advertisement. This definition shall not include the open storage of goods or equipment which are incidental to the residential occupancy of a lot. By-law No.  
2018-07



**2.198 Outdoor Commercial Patio** shall mean an outdoor seating area, operated as part of a restaurant, bar, place of assembly an outdoor area where food, beverage, wine, spirits or any of them are served to the public or to members of a club or organization.

By-law No.  
2018-07

**2.199 Outdoor Display and Sales Area** shall mean an area set aside outside of a building or structure, used in conjunction with a business located within the building or structure on the same property, for the display or sales of seasonal produce, new merchandise or the supply of services.

By-law No.  
2018-07

**2.200 Outdoor Recreational Facility** shall mean an establishment which provides recreational activities primarily located outside of a building such as a golf driving range, miniature golf, lawn bowling, tennis courts, model airplane flying or similar activities. A Go Cart Track is not included within this definition.

**2.201 Park** shall mean an area of land consisting mainly of open space which may include a recreational area, playground, playfield, swimming pools, splash pads, skating rink, tennis or badminton courts, bowling greens or similar use.

By-law No.  
2018-07

(a) **Public Park** shall mean a park owned and maintained by the Municipality or other public authority;

(b) **Private Park** shall mean a park other than a public park.

By-law No.  
2018-07

**2.202 Parking Area** shall mean an area or structure, other than a public street, used or intended to be used for the temporary storage or parking of motor vehicles and includes a private garage or carport, aisles, driveways and parking spaces and associated to a principal use.

**2.203 Parking Garage** shall mean a building used for the parking of four or more motor vehicles, but excludes a garage accessory to a detached, semi-detached, or duplex dwelling.

By-law No.  
2018-07

**2.204 Parking Lot, Commercial** shall mean an area, lot, or structure other than a public street used for the temporary storage or parking of motor vehicles and available for public/or private use whether or not for compensation. A commercial parking lot shall include three (3) or more parking spaces together with aisles and shall have principal access to a

By-law No.  
2018-07



street and shall for the purposes of this By-law, constitute a principal use of the lot. This use shall not include the sale of new or used vehicles nor the storing of impounded or wrecked vehicles.

**2.205 Parking Space** shall mean a portion of a parking area exclusive of driveways or aisles, used for the temporary parking or storage of motor vehicles, and may include a private garage or residential driveway.

By-law No.  
2018-07

**2.206 Parking, Tandem** shall mean the arrangement of two parking spaces such that it is necessary to traverse one space to gain vehicular access to the other from a public lane or street.

**2.207 Permitted** shall mean permitted by this By-law.

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2018-07

**2.208 Person** shall include an individual, an association, a chartered organization, a firm, a partnership, a corporation, an agent or trustee and the heirs, executors or other legal representatives of a person to whom the context can apply according to law.

**2.209 Personal Service Shop** shall mean a building or part of a building in which professional or personal services are provided for gain including but not limited to cosmetic services, a barber, a tailor, a shoe repair service, spas, tanning salons, tattoo and piercing parlours. The accessory sale of merchandise shall be permitted only as an accessory use to the service provided. Personal service shops shall not include sexually oriented establishments.

By-law No.  
2018-07

**2.210 Pet Shop** shall mean a building where domestic animal or birds and pet food and supplies are kept for sale. Accessory services such as grooming and training may be included but overnight boarding or breeding are specifically excluded.

**2.211 Pit** shall mean land or land under water licensed by the Ministry of Natural Resources and Forestry from which unconsolidated aggregate (gravel, stone, earth, clay, fill, or other such material) is being or has been excavated and that has not been rehabilitated but shall not include an excavation incidental to the erection of a building or structure or an excavation incidental to the construction of any public work. This definition includes all activities which are normally associated with the operation of a pit such as crushing, screening,

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2018-07



processing, washing and storage and also includes a wayside pit as defined herein.

**2.212 Place of Entertainment** shall mean an indoor entertainment facility providing for amusement, diversion or pastimes, including a motion picture theatre, billiard or pool room, bowling alley, curling rink, bingo halls, arcades, escape rooms but does not include any facility otherwise defined or classified herein.

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2018-07

**2.213 Place of Worship** shall mean a building used by a religious congregation or organization and dedicated exclusively to worship and related religious, social and charitable activities and may include a rectory or manse, a church hall, an auditorium, a convent, an office for religious leaders, a children's activity room, day care facility, educational or recreational uses, and an attached dwelling unit for a religious leader as accessory uses. Funeral services are permitted in places of worship.

By-law No.  
2018-07

**2.214 Planting Strip** shall mean an area which shall be used for no purpose other than planting and maintaining a row of trees or a continuous unpierced hedgerow of evergreens or shrubs, immediately adjacent to the lot line or portion thereof along which such planting strip is required herein. The remainder of such planting strip shall be used for no purpose other than planting and maintaining shrubs, flowers, grass or similar vegetation.

**2.215 Pool** shall mean a structure that is designed and capable of holding water, permanently or temporarily located outdoors either above or below the ground, or partly there above or there below, that is, or is designed to be, used or maintained for the purpose of swimming, wading, diving or bathing.

By-law No.  
2018-07

**2.216 Porch** shall mean a structure abutting a building or dwelling, having a roof but with walls that are generally open and unenclosed except for removable screens and storm sashes or awnings, for use as an outdoor leisure area.

By-law No.  
2018-07

**2.217 Portable Asphalt Plant** shall mean an asphalt plant, which can be moved easily onto or within a site, which is a licensed pit and is kept on such site on a temporary basis only.



- 2.218 **Portable Concrete Plant** shall mean a concrete plant, which can be moved easily onto or within a site, which is a licensed pit and is kept on such site on a temporary basis only. By-law No.  
2018-07
- 2.219 **Post Office** shall mean a building or part of a building wherein postal supplies are offered or kept for retail sale upon the premises and where letters and parcels are received from the public for shipping and mailing. By-law No.  
2018-07
- 2.220 **Premises** shall mean the whole or part of lands, buildings, or structures any combination of these. By-law No.  
2018-07
- 2.221 **Printing or Publishing Establishment** shall mean a premises in which books, newspapers, periodicals, flyers or other printed materials are produced and shall also include a print shop. By-law No.  
2018-07
- 2.222 **Print Shop** shall mean premises used by the general public for photocopying, blueprinting, engraving or binding and may include accessory retail. By-law No.  
2018-07
- 2.223 **Private Club** shall mean a building or premises used as an athletic, recreational or social club not operated for gain or profit. This definition may include a social service club, a lodge, a fraternity or sorority, a hostel, a labour union hall, or similar use.
- 2.224 **Private Garage** shall mean an accessory building or portion of a residential building, which is fully enclosed and used for the storage of motor vehicles and household equipment incidental to the residential occupancy.
- 2.225 **Private Home Day Care** shall mean the temporary care, at any one time, of five or less children where unlicensed under the Child Care and Early Years Act, 2014, as amended from time to time or, six or less children, where licensed under the Child Care and Early Years Act, 2014, as amended from time to time where such care is provided for a fee within a private dwelling unit for a continuous period of time not exceeding twenty-four (24) hours. By-law No.  
2018-07
- 2.226 **Production Studio** shall mean premises where the master copy of an audio or video performance or presentation is made. By-law No.  
2018-07



- 2.227 Propane Cylinder Handling Facility** shall mean a facility regulated by the Technical Standards and Safety Authority (TSSA) from which propane is stored in cylinders and exchanged where there is no element of propane transfer and where the exchange facility is accessory to a permitted use. By-law No. 2023-56
- 2.228 Public Authority** shall mean the Township of Champlain, the United Counties of Prescott and Russell, a Conservation Authority and any departments of the Governments of Ontario or Canada, including any Boards or Commissions thereof. By-law No. 2018-07
- 2.229 Public Use** shall mean a building, structure or lot used for public services by the Corporation or the United Counties and any Boards or commissions thereof and any Ministry or Commission of the Governments of Ontario and Canada, any utilities, telecommunications or railway company or similarly recognized agencies. A public use includes emergency services, stormwater management facilities, and wastewater treatment facilities. By-law No. 2023-56
- 2.230 Quarry** shall mean land or land under water licensed by the Ministry of Natural Resources and Forestry from which consolidated aggregate (rock other than metallic ores) is being or has been excavated and that has not been rehabilitated but shall not include an excavation incidental to the erection of a building or structure or an excavation incidental to the construction of any public works. This definition includes all activities which are normally associated with the operation of a quarry such as crushing, screening, washing and storage and also includes a wayside quarry as defined herein. This definition includes the recycling of mineral aggregate resources and derived products such as asphalt and concrete as an accessory use. By-law No. 2018-07
- 2.231 Recreational Vehicle** shall mean any vehicle so constructed that it is no wider than 2.5 m and is suitable for being attached to a motor vehicle for the purpose of being drawn or is self-propelled, and is capable of being used on a short term recreational basis for living, sleeping or eating accommodation of persons. The term recreational vehicle includes the following: motor homes, travel trailers, tent trailers, campers.
- 2.232 Recycling Depot** shall mean a special waste management facility, which serves as a temporary storage site for clean materials such as glass, paper, cardboard, plastic, metal and other similar products which will be



transferred to another location for reuse. This definition does not include any other type of waste management system.

- 2.233 Recycling Depot – Outdoor** shall mean a premises used for the processing of non-hazardous, non-toxic, or un-contaminated waste into re-usable materials. By-law No. 2018-07
- 2.234 Refreshment Vehicle** shall mean a vehicle from which food, refreshments or confections are sold, either temporarily mounted on blocks or supported by a conventional wheel, tire or axle system, and includes, but is not limited to a Chip Wagon and a Food Truck. By-law No. 2021-40
- 2.235 Rental Establishment** shall mean a building or part of a building wherein the primary use is the rental of machinery, equipment, furniture and fixtures.
- 2.236 Research and Development Centre** means a place used for systematic research, data collection and manipulation, or technical or scientific development of information or new products, and may include a research laboratory; but excludes industrial and manufacturing operations other than those required as part of the research. By-law No. 2018-07
- 2.237 Residence Surplus** to a farming operation means an existing habitable farm residence that is rendered surplus as a result of farm consolidation (the acquisition of additional farm parcels to be operated as one farm operation). By-law No. 2018-07
- 2.238 Residential Care Facility** shall mean an establishment providing supervised or supportive in-house care for those who need assistance with daily living, that may also provide on-going medical or nursing care or counselling and social support services and which may include services such as medical, counselling, and personal services. This shall include, for example, a retirement home, a group home, crisis care facility, residence for socially disadvantaged persons or nursing home, but shall not include a lodging house, foster care home or hospital. By-law No. 2018-07
- 2.239 Residential Zone** shall include the following zones: Residential One (R1), Residential Two (R2), Residential Three (R3), Rural Residential (RR), Residential Estate (RE) and Residential Mobile Home Park (RMHP). By-law No. 2018-07



- 2.240 Restaurant** shall mean a building or structure or part thereof where food or refreshments ~~is~~ are prepared and offered for retail sale to the public for immediate consumption within the premises or off the premises, but does not include a catering service. A restaurant may also include the licensed sale and consumption of alcoholic beverages. By-law No.  
2018-07
- 2.241 Retail Store** shall mean a building or part of a building in which food, goods, wares, merchandise, substances or articles are stored and offered or kept for sale at retail to the general public including non-profit retail operations, but does not include any establishment otherwise defined or classified in this By-law. This definition shall include an establishment where beer or wine products are formulated by individuals for their personal consumption. By-law No.  
2018-07
- 2.242 Retaining Wall** shall mean a wall built to resist lateral pressure, to prevent an earth slide or movement.
- 2.243 Retirement Home** shall mean premises where lodging is provided primarily for retired persons and may include common facilities for eating, recreation and other such activities and may also include limited medical care.
- 2.244 Rural Home Occupation** shall mean an occupation, business, trade or craft which is accessory to a residential use in a Rural or Agriculture Zone. This definition may include the servicing or repair of merchandise or equipment, the grading of produce, a retail outlet for farm supplies and machinery, a farm produce outlet or similar activities. By-law No.  
2018-07
- 2.245 Salvage Yard** shall mean a place where goods, wares, merchandise, articles or things are kept, repaired or processed for further use and offered for sale and may include a junk yard or a scrap metal yard.
- 2.246 School** shall mean a school under the jurisdiction of a Board as defined by Provincial legislation. By-law No.  
2018-07
- 2.247 Scientific Research Establishment** means an establishment where scientific or medical experiments, tests, or investigations are conducted, and where drugs, chemicals, glassware, or other substances or articles pertinent to such experiments, tests, or By-law No.  
2018-07



investigations are manufactured or otherwise prepared for use on the premises.

- 2.248 Section 59 Notice** refers to the requirements under Section 59 of the Clean Water Act, which requires issuance of a notice from the Township’s Risk Management Official before permitting an activity that is considered a restricted land use as identified in the Source Protection Plans. By-law No.  
2018-07
- 2.249 Septic** shall mean sewage systems that are owned, operated and managed by the owner of the property upon which the system is located. By-law No.  
2018-07
- 2.250 Service and Repair Shop** shall mean an establishment where personal effects or household goods such as appliances, furniture or similar items may be repaired or serviced, but does not include any manufacturing operation or establishment used for the repair of large equipment such as motor vehicles or heavy equipment. By-law No.  
2018-07
- 2.251 Service Bay** shall mean a repair or service area within a building able to accommodate one vehicle at any given time. By-law No.  
2018-07
- 2.252 Setback** shall mean:
- (a) with reference to a road, the distance between the centre line of a street allowance and the nearest building line.
  - (b) with reference to a waterbody, the distance between the high water mark and the nearest building line.
  - (c) with reference to a slope, the minimum distance required between the top of the slope and the nearest part of any building or structure on a lot. In the event that there are two or more slopes on a lot, then the minimum distance shall be measured from the top of that slope which is highest in elevation and farthest from the water (see Section 3.36).
- 2.253 Shipping Container** means an intermodal freight container or a pre-fabricated metal container having a floor, ceiling or roof, walls and door(s) that is specifically designed for the transportation and storage of goods and materials, which are loaded onto trucks, trains or ships for the purpose of moving of goods and materials. For the purpose of this By-law No.  
2018-07



definition, a shipping container does not have wheels and does not include a truck body, trailer or transport trailer. Shipping containers, which are modified to other uses defined by this By-law (such as a dwelling or restaurant), are no longer shipping containers.

**2.254 Shopping Centre** shall mean a group of commercial and service establishments or uses designed, developed and managed as a unit whether by a single Owner, a group of Owners or tenants acting in collaboration having the required off-street parking and loading facilities provided on the site and which may include freestanding or attached buildings.

By-law No.  
2018-07

**2.255 Short Term Rental** means the whole or part of an existing residential dwelling unit that is used to provide transient accommodation for a period less than 30 consecutive days and:

By-law No.  
2023-56

- (i) is the principal residence of the operator,
- (ii) is not a hotel,
- (iii) is located where permitted uses includes bed and breakfast.

**2.256 Sight Triangle** shall mean the triangular space formed by the street lines of a corner lot and a line drawn from a point in one street line to a point in the other street line, each such point being 6 m from the point of intersection of the street lines (measured along the street lines). Where the two street lines do not intersect at a point, the point of intersection of the street lines shall be deemed to be the intersection of the projection of the street lines or the intersection of the tangents to the street lines.

**2.257 Sign, Legal** shall mean a name, identification, description, device, display or illustration which is affixed to or represented directly or indirectly upon a building, structure or lot which directs attention to an object, product, place, activity, person, institute, organization or business and which does not contravene any By-law of the Corporation or the County, or any Regulation of the Government of Ontario or Canada.

**2.258 Site Alteration** shall mean activities that would change the landform or natural vegetative characteristics of a site such as tree removal, grading, excavation and the placement of fill.

By-law No.  
2018-07



- 2.259 **Snow Disposal Facility** shall mean only those lands on which snow is placed after being brought to the lot from another lot, street or lane, and shall not include areas to which snow is moved to one portion of a lot after being cleared from the rest of the lot. By-law No. 2018-07
- 2.260 **Stacking Lane** means the portion of a parking area exclusively used as an unobstructed internal space for queuing motor vehicles utilizing a drive-thru establishment. By-law No. 2018-07
- 2.261 **Storey** shall mean that portion of a building, which is situated between the top of any floor and the top of the floor next to it, and if there is no floor above it, that portion between the top of such floor and the ceiling above it. A storey includes an attic having a height of more than 2 metres for at least two-thirds of the area of the floor next below and also includes any portion of a building partly below ground if the ceiling of such part is 2 metres or more above finished grade. By-law No. 2018-07
- (a) **First Storey** shall mean the lowest storey of a building, wherein the floor is generally at grade elevation and having its ceiling at least 1.8 m above finished grade.
- 2.262 **Stormwater Management Facility** shall mean a constructed system of drainage infrastructure designed to ensure that both the quantity and quality of storm runoff is managed to mitigate flood risk and the potential for erosion in receiving water bodies and enhance the quality of the water draining from paved/hard/urban surfaces into streams, wetlands and other receivers. By-law No. 2018-07
- 2.263 **Street** shall mean a public thoroughfare under the jurisdiction of either the Corporation, the United Counties of Prescott and Russell or the Province of Ontario which is maintained by a public road authority and which is open and passable during all seasons. This definition shall not include a lane or private right-of-way. By-law No. 2018-07
- (a) **Improved Street** shall mean a Municipal Road which has been assumed by the Corporation and is maintained on a regular year-round basis, or a Provincial Highway, or a County Road.
- 2.264 **Street Line** shall mean the boundary of the right-of-way of the street and is the dividing line between a lot and a street. By-law No. 2018-07



- 2.265 **Structure** shall mean anything constructed or erected, either permanent or temporary, the use of which requires location on the ground or attachment to something having location on the ground.
- 2.266 **Swimming Pool** shall mean a structure which is located on or in or above the ground, or within a building, and which is capable of containing an artificial body of water for swimming, wading, diving or recreational bathing with a water depth of 45.7 cm or more at its deepest point and may include a hot tub. By-law No. 2023-56
- 2.267 **Tent** shall mean a temporary structure used for temporary shelter and living accommodation that is not permanently fixed to the ground and is capable of being easily moved. By-law No. 2018-07
- 2.268 **Tent and Trailer Campsite** shall mean individual parcels of land within a tent and trailer park occupied by a tent, trailer or tourist vehicle. By-law No. 2023-56
- 2.269 **Tent and Trailer Park** shall mean an area of land in which the space and facilities are provided for the temporary accommodation of persons in tents, tent trailers, campers or recreation vehicles for vacation or recreational purposes, and may include accessory uses such as a laundromat, convenience store or recreational uses primarily for persons using the tent and trailer park. A tent and trailer park does not include mobile home park. By-law No. 2023-56
- 2.270 **Theatre** shall mean a place where live theatrical performances or concerts are given on a stage before an audience. By-law No. 2018-07
- 2.271 **Thrift Shop** shall mean a shop operated by a charitable organization, which sells donated used merchandise only. All such merchandise shall be displayed and/or stored in an enclosed building. By-law No. 2018-07
- 2.272 **Topsoil Business** shall mean premises where earth, soil and related materials are mixed to produce topsoil for landscaping, gardening and other similar purposes.
- 2.273 **Tourist Lodging Establishment** shall mean premises or buildings to be used for the purpose of sleeping accommodation on a temporary basis by tourists or vacationers, including the following: By-law No. 2023-56



- i. **Hotel** which means a building designed or used for the accommodation of the travelling or vacationing public, containing therein more than five guest rooms served by a common building entrance. Accessory uses may include accommodation for permanent staff and one or more beverage rooms, dining rooms, meeting rooms, or similar uses.
- ii. **Motel** which means a building or buildings designed or used for the accommodation of the travelling or vacationing public, containing therein more than five guest rooms, each guest room having a separate entrance directly from outside the building. Accessory uses may include accommodation for permanent staff and one or more beverage rooms, dining rooms, meeting rooms, or similar uses.

**2.274 Tractor Trailer** means a truck consisting of a self propelled cab designed to have temporarily attached thereto, a trailer consisting of one or more axles designed to be pulled by the cab for the purpose of carrying goods or materials. Both the cab and trailer component individually or together are considered a tractor trailer for the purposes of apply the provisions of this by-law.

By-law No.  
2018-07

**2.275 Trailer** shall mean any vehicle designed to be towed by a motor vehicle.

**2.276 Transportation Depot** shall mean an establishment where commercial vehicles are stored, repaired, washed, or maintained, including all administrative functions relating thereto, and may also mean an establishment for the distribution of goods or people in transit.

**2.277 Transport Establishment** means the use of land, buildings, structures or parts thereof, where trucks and transports or buses are rented, leased, serviced, repaired, loaded or unloaded, kept for hire, stored or parked for dispatching as common carriers, or where goods are temporarily stored for further shipment.

By-law No.  
2018-07

**2.278 Travel/Tourist Trailer** shall mean a structure designed, intended and used exclusively for travel, recreation and vacation and which is capable of being drawn or propelled by a motor vehicle or is self-propelled and includes tent trailers or similar transportable accommodation except a mobile home.

By-law No.  
2018-07



- 2.279 **Trivial Impact** shall mean present or predictable contaminant discharges which are or are likely to be so minor that there would not be an adverse effect. In determining whether an impact will be "trivial", the timing and magnitude of contaminant discharges should be related to the sensitive land uses normal use period(s). By-law No. 2018-07
- 2.280 **Use** shall mean the purpose for which any land, building, structure or any combination thereof is designed, arranged, intended, occupied or maintained and "uses" shall have a corresponding meaning. "Use" when used as a verb, or "to use", shall have a corresponding meaning. By-law No. 2018-07
- 2.281 **Use, Principal** shall mean the main or primary purpose for which a building, structure or lot is designed, arranged, or intended, or for which may be used, occupied or maintained. By-law No. 2018-07
- 2.282 **Utility** shall mean a public utility as defined by the Public Utilities Corporation Act.
- 2.283 **Vehicle** shall mean an automobile, boat, bicycle, commercial motor vehicle, farm implement, motorcycle, recreational vehicle, snowmobile or trailer.
- 2.284 **Vehicle Shelter ("Tempos")** shall mean a prefabricated structure constructed with a metal or plastic frame and covered with a tarpaulin or other similar type of fabric or plastic cover, used primarily for the storage of vehicles or other equipment accessory to a residential use only. Amended by By-laws No. 2008-30
- 2.285 **Veterinary Establishment** shall mean a building or part of a building used for a veterinary practice where domestic pets are treated or kept for treatment by a registered veterinarian within the meaning of Provincial legislation, including surgery and facilities where animals can be temporarily boarded while undergoing treatment and where veterinary drugs and other related products including pet food and supplies may be dispensed or sold and where all functions take place within the building. By-law No. 2018-07
- 2.286 **Warehouse** shall mean a building, or part thereof, used or intended to be used for the storage or wholesaling of goods, commodities, wares, merchandise or materials but does not include a mini-storage. By-law No. 2018-07



- 2.287 Waste Disposal Site** shall mean premises used for the collection, sorting and processing of waste material for long term disposal on-site or for transfer to another site and shall include a land fill, recycling depot, composting facility, waste transfer facility or other like or similar uses but shall not include a salvage yard or scrap yard. This definition shall not include a sewage treatment plant, lagoon or sludge disposal area. By-law No. 2018-07
- 2.288 Waste Processing and Transfer Facility** shall mean a facility where putrescible and non-putrescible waste is sorted, processed or temporarily stored prior to transfer off site and may include a source separated organics and biosolids processing and storage facility. By-law No. 2018-07
- 2.289 Waterbody** shall mean any bay, lake, natural watercourse, canal, municipal or other drain but does not include an irrigation channel.
- 2.290 Wayside Pit or Wayside Quarry** shall mean a temporary pit or quarry opened and used by or for a public authority solely for the purpose of a particular project of road construction or maintenance and not located on the road right-of-way. By-law No. 2018-07
- 2.291 Wetland** shall mean lands that are seasonally or permanently covered by shallow water as well as lands where the water table is close to or at the surface. In either case, the presence of abundant water has caused the formation of hydric soils and has favoured the dominance of either hydrophytic or water tolerant plants. The four major types of wetlands are swamps, marshes, bogs and fens. By-law No. 2018-07
- 2.292 Wholesale Establishment** shall mean a building used or intended to be used for the bulk storage and sale of quantities of goods, commodities, wares, merchandise, or materials for resale or business use.
- 2.293 Wrecking Yard** shall mean an establishment or premises where derelict, discarded, abandoned or inoperable motor vehicles or other equipment and/or other goods, wares, merchandise, articles or things are dismantled, disassembled or junked or stored wholly or partly in the open and may include a salvage yard. This definition shall include a recycling depot or a facility used to process recycled materials, including an area for recycling of tires, a junk yard, a scrap yard or an automobile wrecking yard, but shall not include any landfill site, any establishment or premises wherein open storage is incidental and By-law No. 2018-07 By-law No. 2023-56



subordinate to the running, repair or sale in useable or operable condition of any goods, wares, merchandise, articles or things, or any other use that is separately defined by this By-law.

**2.294 Yard** shall mean a space appurtenant to a building, structure or excavation, located on the same lot as the building, structure or excavation, and which space is open, uncovered and unoccupied from the ground to the sky except for such accessory buildings, structures or uses as are specifically permitted elsewhere in this By-law, and includes a:

By-law No.  
2018-07

- (a) **Front yard** shall mean yard extending across the full width of a lot from side lot line to side lot line and from front lot line and parallel to the street line, to the nearest part of any main building or structure on the lot, disregarding open or uncovered terraces or steps or minor architectural projections.
- (b) **Rear yard** shall mean a yard extending across the full width of a lot and from side lot line to side lot line and from the rear lot line and parallel to the street line, to the nearest part of any main building or structure on the lot, disregarding open or uncovered terraces or steps or minor architectural projections.
- (c) **Side yard** shall mean a yard extending from the front yard to the rear yard between the side lot line and the nearest part of any main building or structure on the lot.
- (d) **Exterior side yard** shall mean a side yard immediately adjacent to a public street, which extends from the front yard to the rear yard between a side lot line and the nearest point of the main building, not including a permitted projection.
- (e) **Interior side yard** shall mean a side yard, other than an exterior side yard, not abutting a public street that extends from the front yard to the rear yard between a side lot line and the nearest point of any main building, not including a permitted projection.
- (f) **Required yard** shall mean a yard with the minimum front yard depth, rear yard depth, or side yard width as required by this By-law. A required side yard shall extend from the required front yard to the required rear yard.

**2.295 Zone** shall mean:



- (i) a land use category as defined and regulated in this By-law;
- (ii) a designated area of land use shown on the Schedule of this By-law.

**2.296 Zoning Administrator** shall mean the officer or employee of the Corporation charged with the duty of enforcing the provisions of this By-law.



**3.1 Accessory Uses**

By-law No. 2018-07
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Accessory uses, buildings or structures may be permitted in any zone in accordance with the following provisions and any additional provisions included elsewhere in this By-law.

Where this by-law provides that land may be used or a building or structure may be erected and used for a permitted use, that use shall include any accessory use provided that the accessory use is located within the same premises.

No accessory building or structure shall be constructed prior to the erection of the main building on the same lot, unless it is necessary for the storage of tools and materials for use in connection with the construction of the main building or structure.

(a) In a Residential Zone or on a lot having a residential use in another zone, the following provisions will apply for buildings and structures, which are accessory to the residential use:

(i) unless otherwise provided for in this By-law, no accessory building or structure shall be used for human habitation;

(ii) accessory buildings or structures shall not be located within any minimum front yard or minimum exterior side yard, except as specifically permitted in this By-law;

(iii) heat pumps, pool pumps, stationery electric generator, air conditioners and other similar accessories shall not be permitted within 1.2 meters from the interior side property line or 2.5 meters from the exterior side property line.

By-law No. 2023-56
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(iv) accessory buildings or structures, other than accessory residential wind turbines, shall not be located closer than 1.2 m to any interior side lot line, rear lot line or main building, shall not be located closer than 3.5 meters to a rear lot line of a through lot, and shall not exceed the lesser of 5 m (16.4 ft.)

By-law No. 2019-21
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or actual height of main building in the Villages," shall not exceed 6.0 m in height in rural and agricultural areas, and not exceed 12.0 m in height for a hobby farm;

- (v) The total lot coverage for all accessory buildings and structures excluding swimming pools and decks shall be the lesser of
- (i) 8% of lot area; or
  - (ii) 100% of lot coverage of main building; or
  - (iii) 90 m<sup>2</sup> (968 sq.ft.) in the Villages
- and the lesser of
- (i) 8% of lot area; or
  - (ii) 150 m<sup>2</sup> (1,614 sq. ft.) in the rural and agricultural areas; and
  - (iii) in the case of accessory buildings being used for a hobby farm a cumulative total of 240 m<sup>2</sup>.
- (vi) Any attached garage or carport shall be considered an accessory use to the main building. The maximum lot coverage of an attached garage or carport shall not exceed 60% of the lot coverage of the dwelling unit on the lot. Any attached garage or carport shall be included in the total lot coverage permitted in the zone requirements but shall not reduce the total lot coverage for all detached accessory buildings and structures;
- (vii) any structure designed for the hauling of goods or materials shall not be used as an accessory building or structure;
- (viii) on lots of less than 8,000 m<sup>2</sup>, accessory structures made of metal shall not exceed 20 m<sup>2</sup>;

By-law No.  
2019-21



(ix) **Vehicle Shelter (“Tempos”)**

Amended by  
By-laws No.  
2008-30

Vehicle shelters (“Tempos”) are permitted in accordance with the following provisions:

- (i) Vehicle shelters are accessory structures to a dwelling house or a mobile home;
- (ii) The vehicle shelter shall not exceed a maximum height of 4.0 m, except in a Rural or Agriculture Zone where the vehicle shelter shall not exceed a maximum height of 4.5 m;
- (iii) When intended for the temporary storage of vehicles or other equipment accessory to a residential use, the vehicle shelter shall comply with the following provisions:
  - a) only one vehicle shelter per dwelling unit shall be permitted;
  - b) the vehicle shelter may be permitted in any yard provided all the applicable provisions hereto are complied with;
  - c) the installation of the vehicle shelter shall not be permitted before October 15<sup>th</sup> of the current year and it shall be removed by April 15<sup>th</sup> of the following year;
  - d) the removal of the vehicle shelter shall include the entire structure;
  - e) the vehicle shelter shall not encroach onto the public highway right-of-way;
  - f) the vehicle shelter shall not obstruct a sidewalk;
  - g) the vehicle shelter shall be located at a minimum distance of 1.5 m from the front lot line (public highway right-of-way);
  - h) the vehicle shelter shall not obstruct snow ploughing or maintenance of the public highway and sidewalk;



- i) the vehicle shelter shall not obstruct or encroach into the sight triangle;
  - j) the vehicle shelter shall not become a nuisance or impede visibility at the approach of an intersection;
  - k) the vehicle shelter shall not be included in the total lot coverage requirements for accessory buildings and structures as set out in Section 3.1(a)(v) hereto;
  - l) the vehicle shelter shall be located at a minimum distance of 0.5 m from any interior side lot line; and,
  - m) the vehicle shelter intended for the temporary storage of vehicle or other equipment accessory to a residential use shall not require the issuance of a building permit.
- (iv) When intended as a permanent accessory structure for vehicles or other equipment incidental to a residential use, the vehicle shelter shall comply with the following provisions:
- a) the vehicle storage shall be located in the rear yard only;
  - b) no more than two vehicle shelters shall be permitted on the same lot;
  - c) the permanent vehicle shelter shall not be permitted as a permanent accessory structure to a mobile home when located in a Residential Mobile Home Park Zone;
  - d) the lot coverage of the vehicle shelter shall be included in the total lot coverage requirements for accessory buildings and structures as set out in Section 3.1(a)(v) hereto;
  - e) vehicle shelter shall require the issuance of a building permit; and



- f) the vehicle shall be located at a minimum distance of 1.2 m from any rear and interior side lot line and at a minimum distance of 3.5 m from an exterior side lot line.
- (x) industrial or commercial types of accessory buildings or structures shall not be permitted;
- (xi) accessory buildings or structures shall be located a minimum of 1.2 m from the principal building on the lot.
- (b) In all other zones, except in a Residential Zone, accessory buildings and structures shall be in accordance with the requirements of the particular zone.
- (c) Despite Section 3.1(a), marine facilities may be located in the front yard, interior side yard or rear yard where the yard abuts a navigable waterway, provided that the approval of any governmental authority having jurisdiction has been obtained and provided that the marine facility is located not closer than 1.2 m to the nearest adjacent side lot line and does not encroach on the adjacent frontage when the lot boundaries are extended into the water.
- (d) Any building or structure which is attached to the main building will not be considered as an accessory building or structure nor will it be considered in the calculation of the lot coverage of the dwelling on the lot for the purposes of this By-law.

### 3.1.1 Second Dwellings

By-law No.  
2023-56

Where second dwellings are permitted uses in this By-law, the following provisions shall apply:

- a) Second dwellings shall:
  - i) Only be permitted as accessory developments to single detached dwellings, semi-detached dwellings, duplex dwellings, row housing developments.



- ii) Not be permitted in a flood plain (FP) zone, in a Residential Limited Service (RLS) Zone, or within 300 meters of separation distance from Ivaco Rolling Mills.
  - iii) Not result in the creation of any new doorway along the front wall of the first floor of the principal building.
  - iv) When provided above grade, shall not exceed 50% of the floor area of the principal dwelling or use.
  - v) Be provided with one parking stall which may be provided in tandem.
  - vi) Not be a stand-alone use of the property or otherwise be capable of being severed.
  - vii) Be provided with a minimum of 5m<sup>2</sup> of dedicated amenity area.
- b) When provided on full municipal services:
- i) A maximum of two (2) second dwellings are permitted as an accessory use to an existing single detached dwelling, semi-detached dwelling or row housing dwelling.
  - ii) A maximum of one (1) second dwelling is permitted in the same building as a duplex dwelling.
- c) When on private or partial municipal services:
- i) A maximum of one (1) second dwelling is permitted.
  - ii) An application for a second dwelling unit on private or partial municipal services shall be supported by a hydro-geotechnical study to determine the flow rates can support the proposed use.

### 3.1.2 Amenity Areas

By-law No.  
2023-56

Where amenity areas are required by this By-law, the following provisions shall apply:

- (a) Amenity area must be located on the same lot as the use for which it is provided.



- (b) Where amenity area is located outside at grade, it may be included in the calculation of landscaped open space requirements.
- (c) Communal amenity areas must include amenity features such a bench, picnic table, gazebo, permanent sports equipment, sports field or children's play area.

### 3.2 Bed and Breakfast Establishment

Where a bed and breakfast establishment is permitted, the following provisions shall apply:

- (a) A bed and breakfast establishment is only permitted within a single detached dwelling;
- (b) A bed and breakfast establishment shall have a maximum of three bedrooms;
- (c) A bed and breakfast shall be operated by the person or persons whose main residence is the single detached dwelling in which the bed and breakfast establishment is located.

### 3.3 Buildings to be Moved

No building or structure shall be moved within the limits of the Township or shall be moved from outside the Township into the Township unless the building or structure is a permitted use and satisfies all the requirements of the Zone in which it is to be located and then only after a permit has been obtained from the Chief Building Official.

### 3.4 Cannabis Production and Processing

By-law No.  
2019-21

Notwithstanding any other provision of this By-law, any Cannabis Production and Processing shall be subject to the following provisions:

- (a) Cannabis Production and Processing shall only be permitted within the zones as explicitly indicated in this By-law and shall comply with the provisions of that zone.
- (b) Cannabis Production and Processing shall not be permitted in a dwelling unit.



- (c) No building or structures or portion thereof used for Cannabis Production and Processing purposes shall be located closer to any Residential, Institutional, or Open Space zone than 20 metres for a micro cultivation facility and 70 metres for a standard cultivation facility.
- (d) No building or structures or portion thereof used for Cannabis Production and Processing purposes shall be located closer to any sensitive use such as a dwelling, school, day care, place of worship, etc. than 20 metres for a micro cultivation facility and 70 metres for a standard cultivation facility.
- (e) Cannabis Production and Processing activities shall completely be located within a building.
- (f) Open storage is prohibited on the property in which the Cannabis Production and Processing is located;
- (g) Buildings and Structures associated with a standard cultivation facility will be considered as on-farm diversified use if located within the Agriculture (AG) Zone and be subject to Section 3.26 On-farm Diversified Uses.
- (h) The licensed producer shall provide to the Clerk of the Township, a copy of a current and valid production license issued by Health Canada;

### 3.5 Community Gardens

By-law No.  
2018-07

Where permitted, a community garden shall comply with the following provisions:

- (a) It is not a commercial operation;
- (b) The produce grown is for the personal use and consumption of the individual working in the community garden; and
- (c) No vehicle, equipment, building or structure of any sort is permitted within the minimum required yard setback of the zone.

### 3.6 Corner Lot Sight Lines

Notwithstanding any provisions of this By-law to the contrary, within any area defined as a sight triangle, the following uses shall be prohibited:

- (a) a building, structure or use which would obstruct the vision of drivers of motor vehicles;



- (b) a fence or tree, hedge, bush or other vegetation, other than agricultural crops, the top of which exceeds 1.0 metres in height above the elevation of the centrelines of abutting streets;
- (c) a driveway and/or parking area;
- (d) a finished grade which exceeds the elevation of the centrelines of abutting streets by more than 0.5 metres.

By-law No.  
2018-07

### 3.7 Detached Dwellings on a Lot

By-law No.  
2018-07

Unless otherwise specified by this By-law, no more than one detached dwelling is permitted on a lot.

### 3.8 Dwelling Units

- (a) Location

A dwelling unit may be located in a basement or in a cellar provided that the finished floor level of such basement or such cellar is not below the level of any sanitary or storm sewer serving the building in which such basement or such cellar is located, or provided that the dwelling unit is serviced by an appropriate sewage pumping facility.

- (b) Yard Provisions

Where a dwelling unit is located in a non-residential building, such dwelling unit shall comply with the yard provisions of this By-law, which apply to the non-residential building.

### 3.9 Established Building Line in Built-Up Area

By-law No.  
2018-07

Notwithstanding the yard and setback provisions of this By-law to the contrary, except for the provisions of this By-law regarding corner lot sight lines where a permitted building is to be erected on a lot in a built-up area where there is an established building line, such permitted building may be erected closer to the street line than required by this By-law provided such permitted building is not erected closer to the street line than the established building line on the date of passing of this By-law.



### 3.10 Frontage on an Improved Street

No building or structure shall be erected in any zone except a Residential Limited Services Zone for any purpose other than a non-residential building or structure accessory to a permitted agricultural, forestry or conservation use unless the lot on which such building or structure is located has frontage on an improved street. This provision shall not apply to a lot on a registered plan of subdivision where an agreement between the owner and the Corporation which includes provisions for the construction of the streets in the subdivision is registered in the Registry Office or Land Titles Offices.

### 3.11 Frontage on Primary Artery, Collector and Provincial Roads

By-law No.  
2018-07

In addition to the requirements of the Corporation, all development adjacent to any County Road shall also be subject to the requirements and permits of the United Counties of Prescott and Russell; and all development adjacent to any Provincial Road shall also be subject to the requirements and permits of the Ministry of Transportation of Ontario.

A minimum development setback of half the minimum right of way as identified on Schedule "D" of the United Counties of Prescott and Russell Official Plan and calculated from the centre line of the road shall be required for buildings, structures, loading spaces and parking areas.

### 3.12 Garden Suites

By-law No.  
2018-07

- a) Garden suites shall be permitted on a temporary basis in residential zones or on a lot having a residential use in another zone, subject to the following provisions:
- (i) One garden suite may be authorized on a lot through a temporary zoning by-law amendment for a renewable period of up to twenty (20) years.
  - (ii) The addition of a garden suite is subject to the lot coverage provisions of the zone in which it is located.
  - (iii) A garden suite shall be used solely for temporary accommodation ancillary to a single detached dwelling located on the same lot therewith.



- (iv) A garden suite shall be one (1) storey, having a height not to exceed 6 metres.
  - (v) A garden suite shall not be constructed or arranged as to constitute a travel trailer.
  - (vi) One (1) parking space shall be provided for the garden suite, in addition to the parking spaces required for the single detached dwelling, in accordance with the relevant zoning provisions governing parking. The required parking space for a garden suite may be stacked in tandem behind the required parking space of the main dwelling unit; however the creation of the garden suite shall not eliminate a required parking space for the main dwelling unit.
- b) As per the Planning Act regulations for garden suites, Council shall require the owner of the garden 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, including:
- (i) the installation, maintenance and removal of the garden suite;
  - (ii) the period of occupancy of the garden suite by any of the persons named in the agreement;
  - (iii) the monetary or other form of security that the Council may require for actual or potential costs to the municipality related to the garden suite; and
  - (iv) connection to existing services (sewer, water, hydro, septic, well).

### 3.13 Group Homes

By-law No.  
2018-07

Notwithstanding any other provision of this By-law, to the contrary, group home as defined in this By-law may be permitted in any dwelling unit where dwellings are permitted provided that:

- a) Only one group home shall be permitted on a lot;
- b) The group home shall occupy the whole of the dwelling unit, and
- c) The group home shall comply with the applicable zone provisions for the type of dwelling, which the group home occupies.
- d) Parking for the group home shall be provided at the rate specified in Section 3.30 of this By-law.



### 3.14 Height Exceptions

Where height limitations are set forth in this By-law, such limitations shall apply to water tanks, hose towers, flag poles, lightning rods, lighting standards, ventilators, skylights, mechanical equipment penthouses, air conditioning ducts, antennae, church steeples, belfries, clock towers, chimneys, windmills, silos, grain elevators, electrical supply facilities and communications towers. Notwithstanding the foregoing, limitations prescribed by the Federal Ministry of Transport or practices recommended by the Ministry with respect to height limitations and appropriate lighting in the vicinity of airfields shall prevail. The height limitations set forth in this By-law shall apply to any industrial mechanical equipment penthouses, chimneys and silos. Any building or structure not listed in this Section will be subject to the maximum building height provisions of the applicable zone.

By-law No.  
2018-07

#### 3.14.1 Height Exceptions – Rooftop Terraces

The following provisions shall apply to rooftop terraces:

By-law No.  
2018-07

- a) A rooftop terrace is only permitted on a lot in a Commercial Tourist, Commercial Highway or a Commercial Core Zone;
- b) A rooftop terrace is not permitted on the roof of the first storey of any building, except in a Commercial Highway Zone where the abutting lot is not in a Residential Zone;
- c) No structure on a rooftop terrace shall have walls except for an enclosed staircase;
- d) The enclosed staircase on a rooftop terrace shall not exceed 20% of the total area of the rooftop terrace and such structure shall not be deemed a storey;
- e) No access from grade shall be permitted to a rooftop terrace, except in a Commercial Highway Zone where the abutting lot is not in a Residential Zone; and
- h) The outer boundary of a rooftop terrace shall be defined using a barrier having a minimum height of 1.2 metres.

### 3.15 Home Occupations

By-law No.  
2018-07

No person or persons shall conduct a home occupation except as permitted herein and in accordance with the following provisions:



- (a) Residential Home Occupations in single detached dwelling, semi-detached dwelling and duplex dwelling

Residential home occupations shall be permitted accessory to a single detached dwelling, semi-detached dwelling and duplex dwelling in accordance with the following provisions.

- (i) The following uses shall be permitted as home occupations in single detached dwellings, semi-detached dwelling units and duplex dwelling units:
1. instruction in or businesses involving music (shall only be permitted in a single detached dwelling), academic subjects, religion, dancing, artist studio, arts and crafts such as pottery, weaving, painting or sculpting, catering, sewing, hairdressing or similar uses;
  2. businesses involving work conducted primarily in other locations, such as those operated by electricians, plumbers, carpenters or operators of commercial vehicles, including school buses, provided that the storage of commercial vehicles, equipment or materials does not take place at the residence except in accordance with the provisions of the By-law;
  3. businesses involving the repair of small appliances, radios, televisions and similar items, skate or knife sharpening or similar uses;
  4. an office used by a physician, dentist or other medical practitioner, an insurance agent, accountant, engineer, sales person, electronic data processing or a person engaged in a similar occupation;
  5. canine and feline grooming of domestic animals shall only be permitted in a single detached dwelling without overnight stay. No veterinary services shall be provided on the premises;
  6. indirect sales; and
  7. a private home day care.
- (ii) The residential home occupation is conducted only by a person or persons residing in the dwelling unit, and may include one non-resident employee or volunteer and shall not attract any additional employees directly to the lot containing the home occupation. The premises shall not be used to assemble or rally



persons for transportation of either goods or materials or such persons to a work site.

- (iii) The residential home occupation shall be conducted so as not to attract more than two customers or clients to the home at any one time, except where instruction is carried on, no more than 5 pupils are in attendance at one time.
- (v) Only one residential home occupation shall be permitted, except in the case in which one home occupation is conducted so as not to attract customers, clients or employees directly to the lot containing the home occupation, in which case a maximum of two home occupations shall be permitted.
- (vi) Not more than 25% or 40 m<sup>2</sup> square metres of the total floor area of the dwelling, whichever is the lesser, shall be used for such purposes.
- (vii) Not more than 20 m<sup>2</sup> of floor area in one accessory building is used for the home occupation and only if such accessory building is located a minimum of 1.2 m from all lot lines. Amended by  
By-laws No.  
  
2001-83
- (viii) The residential home occupation shall not be permitted in a single detached dwelling or semi-detached dwelling or duplex dwelling containing lodging units.
- (ix) There shall be no external display or advertising other than a legal sign, indicating to persons outside, that a part of the dwelling house or dwelling unit is being used for a purpose other than residential. Such sign may be no more than .5 m<sup>2</sup> in size and shall be located either on the dwelling or as a freestanding sign, which is located no closer than 5 m to the front lot line.
- (x) The only retail permitted shall be for those products substantially made on site or accessory and essential to the business. Open storage of materials, containers or finished products shall not be permitted.
- (xi) The activity shall not create or become a nuisance, in particular, in regard to hours of operation, noise, odour, vibration, traffic or parking.
- (xii) No mechanical or electrical equipment is used except that reasonably consistent with the use of a dwelling. No combustion



- engine shall be used in the process of conducting any home occupation.
- (xiii) One parking space per 20 m<sup>2</sup> of floor area used for the home occupation and one parking space for an employee shall be provided in addition to the required parking for the residential use.
  - (xiv) Commercial vehicles shall only be permitted in accordance with Section 3.29.
- (b) Residential Home Occupations in accessory second dwelling units, apartment dwellings and rowhouse dwellings
- (i) The following uses shall be permitted as home occupations in accessory second dwellings units, apartment dwellings and rowhouse dwellings:
    1. artist's studio (not including retail or instruction);
    2. an office used by a an insurance agent, accountant, engineer, sales person, electronic data processing or a person engaged in a similar occupation; and
    3. indirect sales
  - (ii) The person or persons residing in the dwelling unit shall only conduct the home occupation.
  - (iii) The residential home occupation is conducted only by a person or persons residing in the dwelling unit and shall not attract any additional employees directly to the lot containing the home occupation. The premises shall not be used to assemble or rally persons for transportation of either goods or materials or such persons to a work site.
  - (iv) The home occupation shall not attract customers, clients, or employees directly to the lot containing the home occupation.
  - (v) The home occupation shall be conducted wholly within an enclosed building.
  - (vi) No open storage shall be permitted and no storage or display of goods shall be visible from the street.
  - (vii) Only one home occupation shall be permitted for each dwelling unit and the gross floor area of such use shall not exceed 15.0 square metres.



- (viii) The activity shall not create or become a nuisance, in particular, in regard to hours of operation, noise, odour, vibration, traffic or parking.
- (ix) No combustion engine shall be used in the process of conducting any home occupation.

(c) Rural Home Occupations

Rural home occupations shall be permitted accessory to any residential use in a Rural or Agriculture Zone. Any such use shall conform to the following provisions.

- (i) The following uses shall be permitted as rural home occupations:
  1. instruction or businesses involving music (shall only be permitted in a single detached dwelling), academic subjects, religion, dancing, artist studio, arts and crafts such as pottery, weaving, painting or sculpting, catering, sewing, hairdressing or similar uses;
  2. businesses involving work conducted primarily in other locations, such as those operated by electricians, plumbers, carpenters or operators of commercial vehicles, including school buses, provided that the storage of commercial vehicles, equipment or materials does not take place at the residence except in accordance with the provisions of the By-law;
  3. businesses involving the repair of small appliances, radios, televisions and similar items, skate or knife sharpening or similar uses;
  4. an office used by a physician, dentist or other medical practitioner, an insurance agent, accountant, engineer, sales person, electronic data processing or a person engaged in a similar occupation;
  5. a bed and breakfast shall only be permitted in a single detached dwelling to a maximum of three bedrooms;
  6. canine and feline grooming of domestic animals shall only be permitted in a single detached dwelling without overnight stay. No veterinary services shall be provided on the premises;
  7. indirect sales; and



8. a private home day care.
- (ii) The business is conducted by a member of the family residing on the premises.
- (iii) No more than 2 persons, other than family members, shall be engaged in the rural home occupation.
- (iv) Where instruction is carried on, no more than 6 pupils are in attendance at one time.
- (v) The only retail allowed shall be for those products substantially made on site or accessory and essential to the business.
- (vi) No more than 25% of the floor area of the dwelling unit and no more than 50 m<sup>2</sup> of floor area in one accessory building shall be used for the rural home occupation.
- (vii) Open storage may be permitted for the rural home occupation provided such storage is a minimum of 15 m from any lot line and a minimum of 45 m from a residential use on another lot.
- (viii) One parking space per 20 m<sup>2</sup> of floor area used for the rural home occupation plus one parking space per employee shall be provided in addition to any other required parking spaces.
- (ix) One sign, not more than 1 m<sup>2</sup>, may be permitted to identify the rural home occupation but such sign must be located no closer than 7.5 m to the front lot line.

### 3.16 Influence Area – Ivaco

By-law No.  
2018-07

Within the 300 metres Influence Area of Ivaco's Heavy Industrial zoned lands as identified on the Schedules to this By-law:

- (a) The creation of new residential lots is not permitted.
- (b) Sensitive land uses such as residential uses, day care centres and educational and health facilities are not permitted, except for existing uses and for new residential uses to be built on an existing lot of record located on an existing improved street.
- (c) Where it is unclear whether the use is sensitive or not, the proponent will be required to submit a study to demonstrate that the use will not



be impacted by the Ivaco Rolling Mills facility and that the use will not affect Ivaco Rolling Mills operations.

- (d) Where a lot is partially within the 300 metres Influence Area, the policies a) to c) above only apply to that portion of the lot within the Influence Area.

### 3.17 Intake Protection Zones

By-law No.  
2018-07

The South Nation Source Protection Plan, 2014 identifies a Vulnerable Area within the Township of Champlain, which is part of the Hawkesbury Intake Protection Zone (IPZ), and contains policies to protect municipal drinking water sources. The overlay includes properties within the Vulnerable Area identified as Intake Protection Zone on Schedules "B" and "E".

a) Source Water Protection

The properties within the Vulnerable Area identified as Intake Protection Zone on Schedules "B" and "E" are subject to policies from the South Nation Source Protection Plan.

b) Intake Protection Zone Overlay, Prohibited Uses

The following uses are prohibited within the areas identified as Intake Protection Zone on Schedules "B" and "E" of this By-law:

1. Sewage works (combined sewer discharge, stormwater pond effluent, industrial effluent discharges, sewage treatment bypass, sewage treatment effluent)
2. Agricultural activities (application of ASM (agricultural source material), storage of ASM, application of NASM (non-agricultural source material), storage of NASM, grazing – ASM generation, pasturing – farm animals).

### 3.18 Loading Requirements

The owner or occupant of any lot, building or structure located in an Industrial or Commercial Zone which involves the frequent receiving, shipping, loading or unloading of animals, goods, wares, merchandise or raw materials shall provide and maintain on the lot occupied by the building or structure, loading spaces in accordance with the following regulations.

(a) Number of Spaces Required



The number of loading spaces provided shall be in accordance with the floor area of the building or structure as follows:

<u>Floor Area of Building</u>	<u>Number of Loading Spaces</u>
i) 250 m <sup>2</sup> or less	0
ii) Exceeding 250 m <sup>2</sup> but not 1,000 m <sup>2</sup>	1
iii) Exceeding 1,000 m <sup>2</sup> but not 7,500 m <sup>2</sup>	2
iv) Exceeding 7,500 m <sup>2</sup>	2 plus 1 additional space for each additional 7,500 m <sup>2</sup> of floor area or fractional part thereof in excess of 7,500 m <sup>2</sup>

(b) Size of Loading Space

Each loading space shall be at least 14 m long, 3.5 m wide and have a vertical clearance of 4.5 m.

(c) Location

The required loading spaces shall be provided on the lot occupied by the building or structure for which the spaces are required and such space shall not form part of any street or required parking area, and shall not be located within a required front yard or exterior side yard.

(d) Access

Access to loading spaces shall be by means of a driveway at least 3.5 m wide for one way traffic and 6.0 m wide for two way traffic and located within the lot on which the loading spaces are located.

(e) Cumulative Standards

Where there are two or more uses located on the same lot, the loading space requirements shall be the sum of the requirements for each use.

(f) Additions to Buildings

The loading space requirements shall not apply to any building or structure in existence at the date of passing this By-law so long as the floor area, as it existed at such date, is not increased. If an addition is



made to the building or structure which increases the floor area, then additional loading space shall be provided as required in Section 3.9(a) for such addition.

### 3.19 Landscaped Open Space

By-law No.  
2023-56

- i. In any zone, any portion of any front yard and exterior side yard which is not used for any other permitted purpose shall be devoted to landscaped open space, as defined herein.
- ii. Any land used for landscaped open space shall be included in the calculations of lot area, yard requirements, and other provisions as set forth in this By-law.
- iii. Where landscaped open space is required as buffering, as set out in other sections of this Zoning By-law, such landscaping shall be continuous except for lanes, driveways, aisles or walkways which provide access to the lot.

### 3.20 Lots Divided Into More Than One Zone

Where a lot is divided into more than one zone, each such portion of the lot shall be used in accordance with the provisions of this By-law for the zone where such portion of the lot is located. Notwithstanding the foregoing, for lots which are partially in a holding zone of the "h" type, the entire lot shall be used to determine zone requirements such as area, frontage, coverage, and setbacks. Notwithstanding the foregoing, the lot will be considered as one lot for the purpose of determining the number of dwelling units permitted and to determine zone requirements such as area, frontage, coverage, and setbacks.

Amended  
by By-laws  
No.  
2003-31

By-law No.  
2018-07

### 3.21 Minimum Distance Separation Formulae

By-law No.  
2018-07

All farm and non-farm development is to be established in compliance with the Minimum Distance Separation formulae established by the Province in order to minimize odour conflicts between livestock facilities and development, as amended from time to time.



- 
- (a) Minimum Distance Separation I (MDS I)
- (i) Notwithstanding any other provisions of this By-law to the contrary, lands to be rezoned from a Rural or Agriculture Zone, to a Zone to permit residential, institutional, commercial, industrial or recreational use, will comply with the MDS I calculated using the requirements of the Ministry of Agriculture, Food and Rural Affairs, as amended.
  - (ii) Notwithstanding any other provisions of this By-law to the contrary, a permitted use to be located upon an existing lot of record, greater than 1.0 hectares in size, will comply with the MDS I calculated using the requirements of the Ministry of Agriculture, Food and Rural Affairs, as amended.
  - (iii) Notwithstanding any other provisions of this By-law to the contrary, in accordance with MDS Implementation Guideline No. 9, a proposed severance of a residence surplus to a farming operation, where the existing dwelling to be severed and the nearby livestock facility or anaerobic digester are located on separate lots prior to the consent, will comply with the MDS I calculated using the requirements of the Ministry of Agriculture, Food and Rural Affairs, as amended.
  - (iv) Notwithstanding any other provisions of this By-law to the contrary, in accordance with MDS Implementation Guideline No. 35, agriculture-related uses, on-farm diversified uses and agricultural uses will comply with the MDS I calculated using the requirements of the Ministry of Agriculture, Food and Rural Affairs, as amended.
- (b) Minimum Distance Separation II (MDS II)
- (i) Notwithstanding any other provisions of this By-law to the contrary, a new or expanding livestock facility permitted by a Rural or Agriculture Zone, will comply with the MDS II calculated using the requirements of the Ministry of Agriculture, Food and Rural Affairs, as amended.
  - (ii) Notwithstanding any other provisions of this By-law to the contrary, the MDS II calculated separation distances will be measured from the nearest point of an existing vacant lot of record 1.0 ha in size, or less, to the nearest point of the proposed livestock facility.



- (iii) A new or expanding livestock operation permitted by a Rural or Agriculture Zone in proximity to an active cemetery shall comply with MDS II calculated using the requirements of the Ministry of Agriculture, Food and Rural Affairs, as amended.
- (iv) Notwithstanding any other provisions of this By-law to the contrary, in accordance with MDS Implementation Guideline No. 35, agriculture-related uses, on-farm diversified uses and agricultural uses will comply with the MDS II calculated using the requirements of the Ministry of Agriculture, Food and Rural Affairs, as amended.
- (v) A closed cemetery will be subject to MDS II Guidelines and will be treated as Type A uses in accordance with Ministry of Agriculture, Food, and Rural Affairs, as amended.

### 3.22 Municipal Services

By-law No.  
2018-07

Where municipal services are available, no new building or structure which is to be used for human occupancy will be permitted unless connected to the available service with the approval of the municipality. All development, including lot creation, shall be connected with municipal services where available. On lands located along water transmission main routes, existing or new development on partial servicing (water service only) is permitted in accordance with the municipality's connection policies. Plans of subdivisions outside the Urban and/or Community Area Policy as identified on Schedule 'A' of the County Official Plan with a direct connection to the municipal water services shall not be permitted. On lands located outside the Urban and/or Community Area Policy as identified on Schedule 'A' of the County Official Plan, a direct connection to the municipal services is not permitted for lands not located along water transmission main routes.

### 3.23 Non-Conforming Uses

By-law No.  
2018-07

#### (a) Continuance of Existing Uses

Nothing in this By-law shall prevent the use of any land, building or structure for any purpose prohibited by the By-law if such land, building or structure was lawfully used for such purpose on the day of the passing of the By-law, so long as it continues to be used for that purpose. If a non-conforming building should be damaged by fire, flood,



wind, earthquake or other causes beyond the owner's control, nothing in this By-law shall prevent such a building from being restored and strengthened to a safe condition, provided does not increase the footprint of the building or structure.

(b) Repair of Existing Buildings

By-law No.  
2018-07

Nothing in this By-law shall prevent the strengthening to a safe condition of any building or structure or part of any building or structure which does not comply with the provisions of this By-law, provided such alteration or repair does not increase the footprint or change the use of such building or structure.

(c) Existing Undersized Lots

Where a lot having less than the minimum lot area or frontage required by this By-law, legally exists on the date of passing of the By-law or is increased in area or frontage but still does not meet the minimum area or frontage requirements of this By-law, such lot may be used for a purpose permitted in the zone in which it is located provided that all other applicable provisions in this By-law are met.

(d) Accessory Buildings

Nothing in this By-law shall prevent the erection of a building accessory to an existing non-conforming use provided that such accessory building complies with all relevant provisions of this By-law.

(e) Less than Required Floor Area

Nothing in this By-law shall prevent an extension or addition being made to a permitted dwelling which existed at the time of passing of this By-law but which has a floor area or dwelling unit area less than that required by this By-law, provided such extension or addition does not contravene any other provision of this By-law.

(f) Change of Use

The use of any lot, building or structure which is not permitted in the zone in which it is located, shall not be changed except to a use which is listed as a permitted use in such zone or to a use which is authorized



by the Committee of Adjustment pursuant to its powers under the Planning Act.

(g) Side yard Reduction

Where an existing dwelling has an interior side yard of not less than 1 m, an extension or addition to such dwelling may be permitted in accordance with the existing side yard on that side only, provided that all other relevant provisions of this By-law are met.

Amended  
by By-laws  
No.  
2001-83

### 3.24 Non-Compliance as a Result of Land Acquisition

By-law No.  
2018-07

If the acquisition of land, by registration on title, to widen a street or to provide a corner visibility triangle results in non-compliance with provisions existing on the date of acquisition and respecting lot area, lot coverage, lot frontage or yards, a building or use shall be deemed to comply with such provisions only in the circumstances which follows:

- a) where the building or use existed at the date of the acquisition; or
- b) where a building or use is proposed to be developed in strict accordance with an approved site plan, which required the conveyance of land for street widening or corner visibility triangle; or
- c) where the conveyance of land for street widening or corner visibility triangle is a requirement of a consent approval.

### 3.25 Noxious Uses

By-law No.  
2018-07

No use shall be permitted which from its nature or the materials used therein, is declared to be a noxious trade, business or manufacture by the Health Protection and Promotion Act, R.S.O. 1990, c. H.7, as amended or any regulations made thereunder.



### 3.26 Occupancy Restrictions

Human habitation shall not be permitted in any private garage or other building which is accessory to a

### 3.27 On-farm Diversified Uses

By-law No.  
2019-21

On-farm diversified uses permitted as accessory uses, through the approval of a planning application as per the Planning Act, as amended from time to time, shall be located on the same premises as the principal use, and shall not occupy more than 2% of the total area of a lot producing a harvestable crop on which it is located, to a maximum of one hectare or 10,000m<sup>2</sup>. This includes all area of new buildings or structures, including setbacks, outside storage, landscaped areas, berms, well and septic systems, laneways, parking, etc. that may be associated with the on-farm diversified use(s). In addition, the buildings must not occupy more than 50 per cent of the 2% lot coverage.

Agricultural related commercial or agricultural related industrial uses that have a large number of employees or attract a large number of customers may not be compatible in the prime agricultural area. In addition, on-farm uses should:

- Have little to no impact on surrounding agricultural operations;
- Ensure appropriate rural services and infrastructure are available;
- Maintain the agricultural/rural character of an area or region;
- Meet all applicable environmental standards; and,
- Ensure cumulative impacts of multiple uses in prime agricultural areas are limited and do not undermine the overall agricultural nature of the area.

An On-farm diversified uses permitted as accessory uses and/or an agricultural related commercial or agricultural related industrial uses shall be subject to Site Plan Control.

### 3.28 Open Storage

By-law No.  
2018-07

Open storage shall be permitted in a Commercial Highway, Commercial Village, Commercial Tourist, Commercial Rural, Industrial, Agriculture, Rural, Wrecking Yard, Waste Disposal or Mineral Aggregate Zone, in accordance with the following:



- (a) the open storage is accessory to the principal use of the lot;
- (b) open storage shall not be permitted within any minimum front yard or minimum exterior side yard nor within any minimum side or rear yard where the side or rear lot line abuts any Residential or Institutional Zone;
- (c) any areas used for open storage shall be in addition to any minimum off-street parking or loading areas required by this By-law.
- (d) A strip of landscaped open space of a minimum width of 3 m shall be provided between the open storage area and any lot line. By-law No.  
2023-56
- (e) The open storage must be screened from view from any abutting public street, or abutting property, with an opaque fence with a minimum height of 2 metres. Any combination of plant materials or landscaped berms may be used to enhance the appearance of the screening fence. Screens must be sited in such a way as to allow adequate maintenance. By-law No.  
2023-56
- (f) Open storage of hazardous chemicals or explosives is prohibited. By-law No.  
2023-56
- (g) No open storage may lead to the creation of a wrecking yard. By-law No.  
2023-56
- (h) Any areas used for open storage shall be in addition to any minimum off-street parking or loading areas required by this By-law By-law No.  
2023-56

In any Residential Zone or on a lot with a residential use the outdoor storage of goods or equipment which are incidental to the residential occupancy of a lot shall only be permitted in the rear and interior yards provided the goods, material or equipment stored is located at a minimum distance of 1.2 metres from any rear or interior side lot line.

### 3.29 Outdoor Illumination

Outdoor illumination of buildings, structures or yards including parking areas shall be permitted provided the fixtures are so designed and installed that the light is directed downward and deflected away from adjacent lots and public streets.



### 3.30 Parking Requirements

In any zone, the owner or occupant of any lot, building or structure erected, altered, enlarged or changed in use after the passing of this By-law shall provide off-street parking in accordance with the following provisions:

By-law No. 2023-56
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#### a) Residential uses

i.	dwelling, semi-detached dwelling, duplex dwelling, single detached dwelling, row house	2.0	parking stalls per dwelling unit which may be provided in tandem
ii.	dwelling, apartment dwelling, stacked row	1.0	parking stalls per dwelling unit plus 0.2 parking stalls for visitor parking
iii.	dwelling, second unit	1.0	parking stalls per dwelling unit which may be provided in tandem
iv.	retirement home, residential care facility	0.33	parking stalls per bedroom plus 1.0 parking stalls per 100 m <sup>2</sup> gross floor area dedicated to office, restaurant or clinic use

#### (b) Residential-related uses

i.	bed and breakfast	1.0	parking stalls per guestroom, in addition required parking for the single detached dwelling
ii.	hobby farm	None	
iii.	home-based business	1.0	stalls per home-based business, in addition to the parking requirements for the dwelling
iv.	private home day care	1.0	parking stalls per home based, in addition to the parking requirements for the dwelling

#### (c) Commercial and industrial uses



i.	automotive service station, automotive body repair, automotive sales establishment,	1.0.	parking stalls per 100 m2 gross floor area, except the showroom shall be 2 per 100m2 gross floor area, and the service area shall be 2.0 parking stalls per service bay
ii.	automotive washing and service establishment (car wash)	3.0	parking stalls per service bay except none are required for a mechanical operation
iii.	business or professional office	4.0	parking stalls required per 100 m2 gross floor area
iv.	commercial and heavy equipment sales, rental and servicing	1.0	parking stalls per 100m2 gross floor area
v.	commercial nursery and/or greenhouse	0.8	parking stalls per 100m2 gross floor area or retail and office, no parking required for the greenhouse
vi.	custom workshop	0.8	parking stalls per 100 m2 gross floor area
vii.	day care centre	2.0	parking stalls per 100 m2 gross floor area
viii.	dry cleaning	0.8	parking stalls per 100m2 gross floor area
ix.	farm equipment, sales, rental and servicing	1.0	parking stalls per 100 m2 gross floor area
x.	food or grocery store	4.0	parking stalls required per 100 m2 gross floor area
xi.	funeral home	5.0	parking stalls per 100 m2 gross floor area
xii.	microbrewery, including artisan distillery and related beverage production	1.0	parking stalls per 100m2 gross floor area, except taproom and retail areas shall be calculated at a rate of 4 per 100 m2
xiii.	mini-storage	0.5	parking stalls required per 100m2 gross floor area
xiv.	restaurant	4.0	parking stalls per 100 m 2 gross floor area
xv.	retail store	4.0	parking stalls required per 100 m2 gross floor area
xvi.	tent trailer park, campground	1.25	parking stalls required per campsite



xvii.	tourist lodging, hotel, motel	1.0	parking stalls required per 100m <sup>2</sup> gross floor area, except restaurant and amenity areas which is calculated at a rate of 4.0 parking stalls required per 100 m <sup>2</sup> gross floor area
xviii.	transportation depot	1.0	parking stalls required per 100 m <sup>2</sup> of gross floor area
xix.	warehouse	0.8	parking stalls required per 100m <sup>2</sup> of gross floor area

## (d) Institutional and open space uses

i.	athletic facility including arena, sports plex, sports fields, beach	1.0	parking stalls per 70 m <sup>2</sup> gross floor area
ii.	cemetery	None	
iii.	communications facility	None	
iv.	farmers market	None	
v.	fairgrounds	2.0	parking stalls required per 100 m <sup>2</sup> of gross floor area
vi.	golf course	1.0	parking stalls per 100 m <sup>2</sup> gross floor area
vii.	marine facility	1.0	parking stalls per 100 m <sup>2</sup> gross floor area plus 1 per boat slip
viii.	municipal garage	1.0	parking stalls per 100m <sup>2</sup> gross floor area
ix.	school	1.5	parking stalls per classroom
x.	place of worship, public assembly	6.0	parking stalls per 100 m <sup>2</sup> gross floor area
xi.	post office	2.0	parking stalls per 100m <sup>2</sup> gross floor area

## (e) Agricultural

i.	agriculture-related use	3.0	per 100 m <sup>2</sup> of gross floor area
ii.	agri-tourism	1.0	per 100 m <sup>2</sup> of gross floor area
iii.	grain handling and storage	0.8	per 100 m <sup>2</sup> of gross floor area



iv.	equestrian centre	1.0	per 70 m <sup>2</sup> of gross floor area, except accessory retail shall be calculated at a rate of 4 per 100 m <sup>2</sup> of gross floor area
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**3.31 Additional Parking Requirements**

By-law No.  
2019-21

An accessible parking space means a parking space designated by Authorized Parking Signs for the exclusive use of a vehicle displaying an Accessible Parking Permit in accordance with the requirements of the Highway Traffic Act and this By-law.

The minimum number of Accessible Parking Spaces shall be calculated in accordance with Section 3.30.

(a) Minimum Number of Accessible Parking Spaces Required:

By-law No.  
2023-56

Total Number of Parking Spaces in all Parking Areas on the Lot (non-residential, institutional, apartments)	Minimum Number of Accessible Parking Spaces Required / Type
12 parking spaces or fewer	1 Type A
13 to 100 parking spaces	4% of the total number of parking spaces in the parking area
101 to 200 parking spaces	1, plus 3% of the total number of parking spaces in the parking area
201 to 1,000	2, plus 2% of the total number of parking spaces in the parking area
More than 1,000	11, plus 1% of the total number of parking spaces in the parking area

(b) Size of Parking Space

By-law No.  
2019-21

Every parking space shall be at least 2.75 m wide and 5.5 m long.

Each and every Accessible Parking Space shall have an unobstructed rectangular area with a minimum width of no less than 3400 mm for a single off-street Type A Parking Space, or 2400 mm Type B Parking



Space and include an access aisle of 1500 mm.

(c) Location

By-law No.  
2018-07

- (i) Required parking in a Residential Zone shall be provided on the same lot as the dwelling unit. In all other zones, the required parking areas may be provided on another lot if such parking area is not more than 150 m from the lot it is intended to serve and no part of any parking area required for a use other than Residential shall be permitted in a Residential Zone.
- (ii) Where required parking is not provided on the same lot, the lot or part of the lot where the parking is located shall be in the same ownership or be leased by a long term renewable agreement and the parking spaces shall be retained for the duration of the use. Any parking space, barrier-free parking space, bicycle parking space, and loading space required by this By-law shall be located on the same lot on which the use is located.
- (iii) In low density residential zones, the driveway and required parking shall not be located within the minimum side yards or minimum rear yard.

By-law No.  
2023-56

(d) Cumulative Standards

By-law No.  
2018-07

Where two or more uses are permitted in any one building or on any one lot, then the off-street parking requirements for each use shall be calculated as if each use is a separate use, and the total number of off-street parking spaces so calculated shall be provided.

The parking space, barrier-free parking space, bicycle parking space, and stacking space requirements for more than one use on a single lot or for a building containing more than one use shall be the sum total of the requirements for each of the component uses or buildings, unless otherwise permitted by this By-law.

(e) Access to Parking Areas

- (i) Access driveways designated for two-way traffic shall be not less than 6.7 m wide, but not more than 9 m in width except for Industrial Zones. Separate entrance and exit driveways shall be not less than 4.0 m in width.

By-law No.  
2018-07



- (ii) The aisles between parking spaces within a parking area shall have a minimum width of 6 m.
- (iii) The maximum width of any abutting driveways along a common lot line, measured along the street line, shall be 9 m, except for Industrial Zones.
- (iv) The minimum distance between two separate driveways on one lot measured along the street line, shall be 7.5 m.
- (v) The minimum distance between a driveway and an intersection of street lines, measured along the street line intersected by such driveway, shall be 6 m for all residential uses in Residential Zones and shall be 8 m for all other uses in any zone.
- (vi) The minimum angle of intersection between a driveway and a street line shall be 60°.
- (vi) Access to parking areas for commercial or industrial uses shall not pass through a Residential Zone.
- (vii) Access driveways/entranceways on roads under the jurisdiction of the Municipality shall meet the requirements of Township's Permit for Construction and Alteration of a Private Entranceway By-law (2015-31), as amended from time to time. Access driveways/entranceways on roads under the jurisdiction of roads not under the jurisdiction of the Municipality shall meet the requirements of the road authority.
- (viii) Buffering
  1. Where, in a yard in any zone, a parking area providing more than 4 parking spaces is closer than 2.0 metres from a lot in any Residential Zone, then a fence at least 1.5 metres in height shall be erected and maintained. The land between the fence and the parking area shall be landscaped with a planting strip, which may be traversed by walkways, as approved by the Township in accordance with an approved Site Plan and shall be maintained in a healthy growing condition.
  2. Where, in a yard in any zone, a parking area providing more than 4 parking spaces is closer than 3.5 metres from a street line, then a planting strip of a minimum

By-law No.  
2018-07

By-law No.  
2018-07



width of 1.0 metres, which may be traversed by walkways, shall be provided along the lot line abutting the street and shall be continuous except for aisles and driveways required for access to the parking area.

3. A planting strip referred to in this subsection may form part of any landscaped open space required by this By-law. A minimum 3 metres wide continuous planting strip shall be provided along the lot line, in areas where parking areas abut a Residential Zone and/or where parking areas abut a street.

(f) Accessible Parking Spaces

By-law No.  
2019-21

A Type A accessible parking space must have signage that identifies the space as “van accessible”

Where the minimum number of accessible parking spaces required is odd, the additional accessible parking space remaining shall be a Type B accessible parking space.

The accessible path must be marked with high tonal contrast diagonal lines and lead to a barrier-free curb cut.

(g) Additions to Buildings

- (i) The parking space requirements shall not apply to any building or structure in existence at the date of passing of this By-law so long as the floor area, as it existed at such date, is not increased.
- (ii) If an addition is made to the building or structure which increases the floor area, then parking spaces for the addition shall be provided as required by Section 3.30 of this By-law.

(h) Commercial Vehicles

By-law No.  
2018-07

The following restrictions will apply to commercial vehicles in Residential Zones or on a residential lot in any Zone:

- (i) not more than one commercial vehicle may be parked outside of a building on the lot, where the owner of the commercial vehicle is the owner or occupant of such lot, building or structure;



- (ii) the rated capacity of any commercial vehicle shall not exceed five tonnes registered with the Province.

### 3.32 Patios, Outdoor Commercial

By-law No.  
2023-56

Outdoor Commercial Patios are permitted accessory to any banquet hall, public hall or restaurant, subject to the minimum interior side yards for the zone in which it is located. The following additional regulations apply:

- a) Except the Village Core zone, patios are not permitted in any yard abutting a Residential Zone.
- b) Patios shall not be considered as floor area and net floor area when calculating parking requirements.
- c) All lighting for an outdoor patio shall be directed only towards and onto the area occupied by the outdoor patio and away from adjoining land, buildings and streets.
- d) Notwithstanding a,b,c, no loading space or parking space shall be required for an outdoor patio.
- e) Outdoor commercial patios must not encroach on or eliminate any required parking or loading space, driveway or aisle.
- f) An Outdoor Commercial Patio shall be limited to a seated capacity of a minimum of 1.10 square metres of patio area per person.
- g) No part of an outdoor commercial patio shall be permitted on a sight triangle nor any closer than 0.5 m to any street line.

### 3.33 Public Uses

Any land may be used and any building or structure may be erected or used for the purpose of a public service by the Corporation or by local Boards, Commissions or Committees thereof, any department or agent of the United Counties of Prescott and Russell or the Governments of Ontario or Canada, including Ontario Hydro, provided that:

- (a) the lot coverage, setback and yard requirements prescribed for the zone in which such land, building or structure is located shall be complied with, except for transmission facilities for gas, telephone, cable and electric power (i.e. poles, towers, lines and similar elements);



- (b) no goods, material, or equipment shall be stored in the open except in accordance with the zone provisions;
- (c) any building or structure erected in a Residential Zone under the authority of this paragraph shall be designed and maintained in general harmony with the residential buildings of the type permitted in the zone.

By-law No.  
2023-56

### 3.34 Railway Crossings and Sight Distance

In all zones, on a lot abutting a railway where the railway and any road or street intersect at the same grade, no building shall be erected and no vehicle shall be parked in such a manner as to materially impede vision above a height of 0.5 metres above the centreline grade of the intersecting street in the triangular area bounded by the right-of-way limit of the railway and the street line and a line from the points along such right-of-way limit and such street line a distance of 45 metres from the point of intersection thereof.

Where such railway and road or street intersect at an unprotected crossing, at the same grade, no building or structure or other visual obstruction shall hereafter be erected within the sight triangle established by measuring from the point of intersection of the centrelines of the road and the railway right-of-way, 45 m along the centreline of the road and 215 m along the centreline of the railway right-of-way.

The following provisions shall apply to development proposed on lots abutting either railways, rail yards or their lines:

- (i) New residential development or other sensitive land uses will not be permitted within 300 metres of a rail yard.
- (ii) Any future residential development 75 meters of a railway right-of-way will be required to undertake vibration studies to the satisfaction of the Municipality in consultation with the appropriate Railway.
- (iii) All proposed development adjacent to railways shall ensure that appropriate safety measures including those identified in the noise and vibration studies such as setbacks, berms and security fencing are provided, to the satisfaction of the Municipality in consultation with the appropriate railway.



### 3.35 Residence Surplus to a Farming Operation Lot

By-law No.  
2019-21

Notwithstanding any other provision or standard contained in this By-law, the contrary, a residential lot (Flag lot) created as a result of a Consent Application to dispose of a residence surplus to a farming operation may have a minimum lot frontage of 7.5 metres. Furthermore, the agricultural lands associated with a residence surplus to a farming operation may have a minimum lot frontage of 20 metres.

In addition to other provisions set out in this By-Law, where the Approval Authority has approved the lot creation of residence surplus to a farming operation with an area of at least 0.4 hectares from an agriculture property as a result of farm consolidation, the following provisions shall apply:

- a) Notwithstanding the permitted uses in the Agricultural Zone (A), residential uses such as a single detached dwelling and home occupation shall not be permitted on the farmland being consolidated;
- b) Any existing accessory buildings and structures existing on the lot being created as surplus dwelling lot at the time of severance, shall be deemed to be granted relief from the applicable building height and accessory buildings or structure lot coverage regulations existing at the time of severance and relief from the lot coverage area provisions to a maximum of 200 square metres;
- c) Any existing residential dwelling on the lot being created as surplus dwelling lot shall be deemed to be granted relief from the front yard setback, interior side yard or exterior side yard setback provisions where a non-conformity exists at the time of severance;
- d) Any new zoning deficiencies created by the severance of the lot being created as surplus dwelling lot, excluding those matters set out in paragraph (b) and (c) above, shall require zoning relief through the approval of a planning application as per the Planning Act, as amended.

### 3.36 Restricted Uses

By-law No.  
2018-07

For clarity, the following uses are not considered to be part of any use permitted by this By-law unless specifically permitted through the approval of a planning application as per the Planning Act, as amended from time to time:

- (a) The tanning or storage of uncured hides or skins;
- (b) The boiling of blood, tripe, or bones for commercial purposes;



- (c) The manufacturing of glue or fertilizers from dead animals or from human or animal waste;
- (d) Dead livestock yard;
- (e) The extracting of oil from fish;
- (f) A track for the driving, racing or testing of any motorized vehicle;
- (g) Mobile homes (except in the Residential Mobile Home Park),
- (h) Motor vehicles, or recreational vehicles and trailers occupied as a permanent residence;
- (i) A disposal site for solid waste (except in the Waste Disposal Zone); and
- (j) Large scale outside storage of road salt, road sand or other de-icing materials except for public authority.

### 3.37 Separation Distances

By-law No.  
2019-21

- (a) Notwithstanding any provision of this By-law to the contrary, new sensitive land uses such as dwellings requiring a land use amendment will be prohibited in the following locations:
  - within 100 m of any land zoned Wrecking Yard
  - within 500 m of any land zoned Waste Disposal
  - within 300 m of any land zoned Mineral Aggregate-Pit
  - within 500 m of any land zoned Mineral Aggregate-Quarry
  - within 500 m of any land with an existing waste water treatment plant
  - within 20 m of a Class I industrial use
  - within 70 m of a Class II industrial use
  - within 300 m of a Class III industrial use

These separation distances will not apply to existing lots of record.



### 3.38 Setbacks

#### (a) From Water

Where any lot is adjacent to a waterbody, any building or structure shall be set back a minimum of 30 m from the high water mark including a sewage disposal system along the shorelines of the Ottawa River. This provision does not apply to permitted marine facilities, marinas or transmission facilities for gas, telephone, cable or hydro or to flood control structures.

By-law No.  
2019-21

Additions and accessory structures that do not exceed 24 square metres in area within the 30-metre setback are permitted as long as they are located no closer than the principal building to the watercourse or waterbody.

#### (b) Setback from Slope

- (i) Where any lot is adjacent to or traversed by an Unstable Slope as established by the province and shown on a Schedule to this By-law by the symbol "wf", any building or structure to be erected thereon, (including a septic tank or tile field, swimming pool or underground structure) shall be set back from the top of the slope, and shall not be located on the flank of the slope or between the top of the slope and watercourse (or lake). The minimum setback distance is indicated in the Building By-law 2005-84 and amendments thereto.
- (ii) Where any lot is adjacent to or traversed by a watercourse (or lake) shown on a Schedule to this By-law, or any Municipal Drain whether or not it is indicated on a Schedule, any building or structure to be erected thereon (including a septic tank or tile field, swimming pool or underground structure) shall be set back from the top of the slope, and shall not be located on the flank of the slope or between the top of the slope and the watercourse. The setback is established in the Building By-law 2005-84.
- (iii) Where any development is proposed on a lot or site marked as having an unstable slope with the symbol "wf", the proposed development shall be evidenced by a slope stability and/or geotechnical report prepared by a qualified Engineer.

By-law No.  
2023-56



These provisions do not apply to permitted marine facilities, marinas or transmission facilities for gas, telephone, cable or hydro or to flood control or slope stabilization structures or to uses accessory to a residential use such as a tool shed, patio, barbecue or similar use.

(c) Ottawa River Flood Plain

By-law No.  
2018-07

Except for permitted marine facilities, marinas or transmission facilities for gas, telephone, cable or hydro or for flood control or slope stabilization structures or for uses accessory to a residential use such as patio, barbecue or similar use, no person shall erect any building or structure below the following geodetic elevation:

- (i) 44.2 m within the former Township of Longueuil;
- (ii) 44.1 m within the former Village of L'Original;
- (iii) 43.9 m within the former Township of West Hawkesbury (between the limits of the former Village of L'Original and the limits of the Town of Hawkesbury);
- (iv) 43.5 m within the former Township of West Hawkesbury (East of the limits of the Town of Hawkesbury).

### 3.39 Shipping Containers

By-law No.  
2018-07

The following provision apply to the storage or use of Shipping containers:

- (a) A shipping container may only be used for storage as an accessory use to a permitted commercial or industrial use. This includes commercial or industrial uses and on-farm diversified uses as approved in Agricultural (A) Zones. By-law No.  
2023-56
- (b) The issuance of a building permit is required for the use of a shipping container as an accessory building or structure. By-law No.  
2023-56
- (c) Unless stated elsewhere in this By-law, the maximum cumulative total of shipping containers shall not exceed: two (2) in Agricultural(A), Highway Commercial (CH), Industrial Restrictive (ML), and (4) in Industrial Heavy (MG) zones. By-law No.  
2023-56
- (d) Shipping containers shall not be permitted as the sole structure on any property.



- (e) Shipping containers shall be used for storage purposes only and shall be accessory to the principal permitted use on the property.
- (f) Shipping containers shall not be used or placed for the purpose of display, advertising, screening, or fencing.
- (g) Shipping containers shall be in a condition free from rust, peeling paint and any other form of visible deterioration.
- (h) Shipping containers shall be located in interior side yards and rear yards only.
- (i) In any interior side yard and any rear yard, no Shipping container shall be erected closer to the side lot line than the side yard setback required for the main building to which it is accessory.
- (j) Shipping containers shall not be placed on a required parking space, drive aisle, landscaped open space, landscaped buffer, or daylight triangle.
- (k) Shipping containers shall not be stacked except within the Industrial Heavy (MG) Zone.
- (l) Shipping containers shall not be located in any yard abutting a Residential Zone.
- (m) Shipping containers shall comply with the requirements of the Ontario Building Code.
- (n) Notwithstanding the above, shipping containers shall not be permitted in a Residential Zone or on a lot with a residential use, except where the shipping container is used solely as the frame of a building or structure and where the shipping container is covered by cladding and roof as per the requirements of the Ontario Building Code. The issuance of a building permit is required for the use of a shipping container as a frame.
- (o) Notwithstanding the above, shipping containers may be permitted for temporary storage on construction sites in accordance with Section 3.45 [Temporary Uses].

### 3.40 Signs

By-law No.  
2018-07

The provisions of this By-law shall not apply to prevent the erection, alteration, or use of any legal sign, in compliance with the Township Sign By-law, provided that such sign complies with the provisions of this By-law regarding sight triangles or home occupations.



### 3.41 Snow Disposal Facility

- a) Where permitted, a snow disposal facility must be located at least metres from a residential zone or a residential use in another zone.
- b) Despite subsection a), the minimum required 300 metres setback may be reduced to a minimum of 150 metres provided that noise attenuation measures are introduced to mitigate the noise level of the snow disposal facility so that it does not become a nuisance to surrounding dwellings.
- c) Where permitted, a snow disposal facility must be located at least 200 metres from a watercourse.
- d) All snow disposal facility should be evaluated by the Ontario Ministry of the Environment and Climate Change.

By-law No.  
2018-07

### 3.42 Special Provisions for Automobile Service Stations and Commercial Garages

Where automobile service stations and commercial garages are permitted in this By-law, and notwithstanding any other provisions of this By-law to the contrary, the following provisions shall apply:

- (a) the minimum distance between any portion of the gasoline pump island and any lot line shall be 6 m;
- (b) where the lot is a corner lot, no portion of any gasoline pump island shall be located closer than 3 m to a sight triangle;
- (c) the width of any entrance or exit driveway or combined entrance or exit driveway measured at the front lot line or exterior side lot line shall not be greater than 9 m and there shall not be more than 2 driveways per lot;
- (d) the minimum distance between driveways measured along the street line intersected by such driveways shall be 7.5 m;
- (e) the minimum distance between a driveway and an intersection of street lines, measured along the street line intersected by such driveway, shall be 9 m;
- (f) the minimum distance between an interior side lot line and any driveway shall be 3 m;



- (g) the interior angle, formed by the street line and the centreline of any driveway, shall not be less than 45 degrees.

### 3.43 Storage of Special Vehicles

By-law No.  
2018-07

(a) Vehicles Permitted

By-law No.  
2023-56

No person shall use any lot in any Residential Zone or on a lot with a residential use for the purpose of parking or storing a boat, recreational vehicle, snowmobile or tourist trailer except for any of the following:

- (i) one boat which shall not exceed 9 m in length within an interior side yard or rear yard;
- (ii) one recreational vehicle which shall not exceed 9 m in length within an interior side yard or rear yard;
- (iii) 2 snowmobiles;
- (iv) one tourist trailer which shall not exceed 9 m in length exclusive of hitch or tongue within an interior side yard or rear yard.

(b) Temporary Storage or Parking

In any Residential Zone, the parking or storage of a boat, recreational vehicle, snowmobile or tourist trailer may be permitted for a period of not more than 72 hours in any one calendar month in a front yard or exterior side yard, provided that such lot is not used for an apartment dwelling house or a townhouse, and further provided that the said vehicles are not parked or stored within a sight triangle.

(c) Vehicle Storage

No person shall allow a vehicle without current valid licence plates to be parked outside on a lot for more than 5 consecutive days except within an approved junk yard. Farm vehicles shall be exempted from this provision provided such vehicle is not stored within the minimum front yard or minimum exterior side yard.

No parking space in a residential zone or on a lot with a residential use shall be used for the parking or storage of a motor vehicle unless such vehicle is used in operations incidental to the principal permitted use of



the lot on which it is parked or stored and bears a motor vehicle licence plate or sticker which is currently valid.

### 3.44 Swimming Pools

No swimming pool or part thereof, including water circulation or treatment equipment such as a pump or filter and also including any attached deck or platform, shall be located within the minimum front yard or minimum exterior side yard, nor closer than 1.5 m to any rear or interior side lot line. If the deck or platform is attached to the dwelling, it may project into a minimum rear yard not more than 1 m.

Amended  
by By-laws  
No.  
2001-83

By-law No.  
2018-07

Swimming pools may be permitted in accordance with the Municipality's Swimming Pool By-law, as amended from time to time.

### 3.45 Temporary Uses

- (a) In any zone, temporary construction facilities such as a shed, scaffold or sales office; temporary accommodation such as a mobile home, and equipment incidental to building on the premises shall be permitted for a maximum period of two years. Temporary accommodation will only be permitted in the case when an existing dwelling is damaged to the extent that it becomes uninhabitable and for the time period while reconstruction or a new construction is in progress.
- (b) Other temporary uses may be authorized from time to time by Zoning By-law amendment pursuant to section 38 of the Planning Act. These are listed separately at the end of the appropriate zone category and are identified with the symbol "-T" because of their temporary nature.

### 3.46 Through Lots

Where a lot is a through lot, the requirements for front yards contained in this By-law shall apply to each yard abutting the street.



### 3.47 Yard Encroachments

Every part of any minimum required yard shall be open and unobstructed from the ground to the sky by any structure other than an accessory building or structure permitted elsewhere in this By-law, provided however, that those structures listed below shall be permitted to project into the minimum required yards indicated for the distances specified.

By-law No.  
2018-07

The following projections are permitted:

Structure or Feature	Applicable Yards	Maximum Encroachment into a Required yard
Ornamental Structures, such as belt courses, sills, cornices, eaves, gutters, chimneys, bay windows, pilasters or other	All	may project into any minimum required yard not more than 0.6 m
First storey exterior stairs and landings	All	Up to 0.6 m from the applicable side lot line and Up to 4.0 m from the applicable front and rear lot line
Non-walk in bay, box out and bow windows, without foundations, with a maximum width of 3.0 metres and a maximum height of one storey	All	may project into any minimum required yard not more than 0.6 m
Chimneys and gas fireplace projections and chases with a maximum width of 1.8 metres	Front, Rear and Exterior	may project into the Front, Rear or Exterior minimum required yard not more than 0.6 m
Open and roofed porches, decks, balconies	Front, Rear and Exterior	may project into any minimum required front yard or exterior side yard not more than 1 m.



		may project into any minimum required rear yard not more than 3 m.
Uncovered platforms having a floor height of less than 0.6 metres measured from grade	All	Up to 1.2 m from any lot line
Landscaping Features, such as awnings, fences, garden trellises and similar landscaping features, all plant materials, clothes poles, flag poles, retaining walls and similar accessories		may project into any minimum yard.
Fire escapes	Rear	may project into any minimum required rear yard not more than 1.5 m
Unenclosed barrier-free access ramps	All	Up to 0.3 m from the lot line



4.1 Zone Classifications

For the purpose of this By-law, all lands within the Township of Champlain are divided into the following zones which are identified on the attached Schedules by the accompanying symbols:

Zone Classifications	Symbol
Residential One	R1
Residential Two	R2
Residential Three	R3
Residential Rural	RR
Residential Estate	RE
Residential Limited Services	RLS
Residential Mobile Home Park	RMHP
Commercial Core	CC
Commercial Highway	CH
Commercial Tourist	CT
Commercial Rural	CR
Commercial Village	CV
Industrial Restricted	ML
Industrial Heavy	MG
Industrial Rural	MR
Institutional	I
Open Space	O
Agriculture	A
Rural	RU
Wrecking Yard	WY
Waste Disposal	WD
Mineral Aggregate - Pit	AP

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Mineral Aggregate – Quarry	AQ
Flood Plain	FP
Wetlands	W
Development	D

The following suffixes may be used in conjunction with any of the foregoing zones:

- ‘-h’ holding zone
- - numeral special exception zone
- ‘-t’-numeral temporary use

In addition, overlays can be applied to the underlying zone such as:

- ‘-i’ Interim control by-laws
- ‘ar’ Aggregate Reserve Areas
- Separation Distances – Ivaco Rolling Mills
- Intake Protection Zone

## 4.2 Schedules

The attached Schedules form part of this By-law.

By-law No.  
2018-07

Schedule A:	Ward of Longueuil
Schedule B:	Ward of West Hawkesbury (North Section)
Schedule C:	Ward of West Hawkesbury (South Section)
Schedule D:	Ward of Vankleek Hill
Schedule E:	Ward of L’Original

## 4.3 Boundaries of Zones

Where the boundary of any zone, as shown on the attached Schedules, is uncertain the following provisions shall apply:

- where the boundary is indicated as following a street, lane, railway right-of-way or other right-of-way, then the boundary shall be the centre line of such street, lane, railway right-of-way or other right-of-way;



- (b) where the boundary is shown as approximately following a lot line or an extension of a lot line on a registered plan of subdivision or registered survey plan, the lot line or extension thereof shall be the boundary;
- (c) where the boundary is shown as approximately following a watercourse, the high water mark shall be the boundary;
- (d) the boundary of the flood plain zone shall correspond to the geodetic elevation of the one in one hundred year flooding event as determined by the Ministry of Natural Resources;
- (e) where none of the above is applicable, then the location of such boundary shall be determined from the original Schedules which are available at the Municipal office.

#### 4.4 Streets and Rights-of-Way

A street, lane, railway right-of-way or other right-of-way shown on the attached Schedules shall be included, unless otherwise indicated, with the zone of adjoining property on either side thereof.

#### 4.5 Holding Zones

- (a) Any parcel or area of land in any zone may be further classified as a holding zone with the addition of the suffix "-h". The intent is to signify Council's approval in principle to future development of the land for the purposes indicated by the symbol. The holding classification added to a given zone shall restrict development of the land until such time as the demand for the development of the land is sufficient to warrant immediate development.
- (b) Where a holding zone applies, no lands shall be used and no buildings or structures shall be erected or used for any purpose other than those uses existing for such land, building or structure on the date of passing of this By-law. Any change from the holding status shall require an amendment to this By-law.



#### 4.6 Interim Control By-laws

By-law No.  
2018-07

Where a hatched line overlay is shown with a number and lower case letter indicating in some manner to the overlay, the overlay refers to an Interim Control By-law that applies to the lands so designated.

#### 4.7 Special Exception Zones

Where a zone classification is followed by a dash and a number (eg. R1-1), this denotes a special exception zone. Lands so zoned shall be subject to all of the provisions of the zone represented by the classification except as otherwise provided by the special exception provisions of the zone. These special exception provisions are listed separately under the appropriate zone in the text of the By-law.

#### 4.8 Special Provisions

Where a zone classification is followed by the symbol "wf", the lands in question have been determined, by geotechnical investigation, to have development constraints relating to unstable slopes. Setbacks from the top of the slope are set out in the Building By-law. (See Section 3.36)

Amended  
by By-laws  
No.  
2001-83

#### 4.9 Split Zoning

By-law No.  
2018-07

- a) Where a lot falls into two or more zones, each portion of the lot shall be subject to the applicable use permissions and regulations for the applicable zone applying to that portion of the lot.
- b) Notwithstanding subsection (a) above, parking spaces required by this By-law may be provided anywhere on a lot that falls into two or more zones.
- c) A zone boundary dividing a lot into two or more zones is not a lot line for the purposes of this By-law



#### 4.10 Temporary Use Permissions

Where a zone symbol is preceded by a lower case letter “t”, a number, a hyphen, the symbol refers to a Temporary Use Permission that applies to the lands so designated.

By-law No.  
2018-07



No person shall hereafter use any lands, nor erect, alter, enlarge or use any building or structure in a Residential Zone except in accordance with the provisions of this Section and of any other relevant Sections of this By-law.

**5.1 Residential One (R1)****(a) Permitted Uses:**

## Residential Uses

- single detached dwelling
- boarding house
- group home, as per the provisions of Section 3

## Accessory Residential Uses

- accessory second dwelling unit, as per the provisions of Section 3
- bed and breakfast, as per the provisions of Section 3
- private home day care, as per the provisions of Section 3

## Non-Residential

- home occupation, as per the provisions of Section 3
- community garden, as per the provisions of Section 3
- conservation use
- park, public
- stormwater management facility

**(b) Zone Requirements:**

Lot Area (minimum)	450 m <sup>2</sup>
Lot Frontage (minimum)	15 m
Yard Requirements (minimum)	
- Front	6 m
- Rear	7.5 m
- Exterior Side	4 m
- Interior Side	1.2 m
Building Height (maximum)	10.5 m
Lot Coverage (maximum)	50%

<b>By-law No. 2018-07</b>
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<b>By-law No. 2018-07</b>
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All lots shall be serviced by full municipal services.

(c) Special Exception Zones:

(i) **R1-1** High Street, Vankleek Hill

Notwithstanding the provisions of Section 5.1 (a) hereof to the contrary, on the land zoned R1-1, a remnant fabric business shall be permitted.

(ii) **R1-2** Farmers Avenue, Vankleek Hill

Notwithstanding the provisions of Section 5.1 (a) hereof to the contrary, on the land zoned R1-2, a professional office shall be permitted.

(iii) **R1-3** Newton Road, Vankleek Hill

Notwithstanding the provisions of this By-law to the contrary, on the land zoned R1-3, a bed and breakfast operation including a public dining room shall be permitted.

(iv) **R1-4** High Street, Vankleek Hill

Notwithstanding the provisions of this By-law to the contrary, on the land zoned R1-4, a bed and breakfast operation and an antique showroom shall be permitted.

(v) **R1-5** Main Street, Vankleek Hill

Notwithstanding the provisions of this By-law to the contrary, on the land zoned R1-5, a single detached dwelling using a private sewage disposal system will be permitted on this lot.

(vi) **R1-6-h** Lots 1, 2, 24, D and E of Plan 35, known as 15 Avenue Farmers, Ward of Vankleek Hill

Notwithstanding the provisions of this By-law to the contrary, on the land zoned R1-6-h, the "h" symbol will not be removed until it has been demonstrated to Council through a record of site condition that the lands can accommodate development of the permitted use in this zone.

Amended by  
By-laws No.  
2013-36



- (vi) R1-7 Hibbard Street, Vankleek Hill

By-law No.  
2022-54

Notwithstanding the provisions of this By-law to the contrary, on lands zoned R1-7, the minimum front yard shall be 2.88 meters.

## 5.2 Residential Two (R2)

- (a) Permitted Uses:

### Residential Uses

- single detached dwelling
- duplex dwelling
- semi-detached dwelling
- boarding house
- group home, as per the provisions of Section 3

By-law No.  
2018-07

### Accessory Residential Uses

- accessory second dwelling unit, as per the provisions of Section 3
- bed and breakfast, as per the provisions of Section 3
- private home day care, as per the provisions of Section 3

### Non-Residential

- home occupation, as per the provisions of Section 3
- community garden, as per the provisions of Section 3
- conservation use
- park, public
- stormwater management facility

- (b) Zone Requirements:

By-law No.  
2018-07

- (i) single detached dwelling: in accordance with the requirements of Section 5.1(b).

- (ii) duplex dwelling, semi-detached dwelling\*:

Lot Area (minimum)	600 m <sup>2</sup>
Lot Frontage (minimum)	20 m
Yard Requirements (minimum)	
- Front	6 m
- Rear	7.5 m



- Exterior Side	4 m
- Interior Side	1.2 m
Building Height (maximum)	10.5 m
Lot Coverage (maximum)	50%
Floor Area per Dwelling unit (minimum)	75 m <sup>2</sup>

\*If a semi-detached dwelling is severed, the zone requirements continue to apply to the original lot except that the interior side yard requirement does not apply along the common lot line.

(iii) All lots shall be serviced by full municipal services.

(c) Special Exception Zones:

(i) **R2-1**  
(Reserved)

By-law No.  
2018-07

(ii) **R2-2**  
(Reserved)

By-law No.  
2018-07

(iii) **R2-3**  
(Reserved)

By-law No.  
2018-07

(iv) **R2-4** Front Street West, L'Original

Notwithstanding the provisions of this By-law to the contrary, on the land zoned R2-4, a condominium of single dwellings shall be permitted. The requirements of Section 5.2 (b) shall apply to the dwellings within this development.

(v) **R2-5** Queen Street, L'Original

Notwithstanding the provisions of Section 5.2 hereof to the contrary, on the land zoned R2-5, a second detached dwelling shall be permitted. The minimum interior side yard on the easterly side lot line shall be 0.35 m for the existing building only.

Amended  
by By-laws  
No.  
2000-87

Notwithstanding the provisions of Section 3.28 hereof to the contrary, on the land zoned R2-5, the eave on the



easterly side of the existing building shall project no more than .3 metres into the minimum interior side yard.

- (vi) **R2-6** 73 Lisgar Street, L'Orignal, Township of Champlain (Pt. Farm Lot 13, Pt. 1 on 46R-3208)

Notwithstanding the provisions of this By-law to the contrary, on lands zoned R2-6, three dwelling units are permitted, one of which is permitted to have a minimum floor area of 55 m<sup>2</sup>.

Amended by By-laws No. 2010-51

- (vii) **R2-7** 63 Main Street West, Vankleek Hill, Township of Champlain Park Lot 'J' Registered Plan No. 35

Notwithstanding the provisions of this By-law to the contrary, on lands zoned R2-7, semi-detached dwellings are permitted to have a frontage of 12 metres, a lot area of 555 m<sup>2</sup>, and an interior side yard of 0 metres along the common lot line.

Amended by By-laws No. 2011-21

- (viii) **R2-8** Part of North Lots 21 and 22, Plan 15, formerly in the Village of L'Orignal

Notwithstanding the provisions of this By-law to the contrary, on lands zoned R2-8, the minimum yard requirements for the front and exterior may be 2 metres and 1 metre, respectively, to recognize the location of the existing building.

Amended by By-laws No. 2012-27

- (ix) **R2-9** Part of Lot 12, Plan 35, 19 Derby Avenue, Town of Vankleek Hill

Notwithstanding the provisions of this By-law to the contrary, on lands zoned R2-9, a single and a duplex dwelling with only one exterior parking space and one interior parking space in the existing garage shall be permitted. The attached garage shall not be transformed to be part of a dwelling unit in order to keep the required interior parking space.

Amended by By-laws No. 2016-51

- (x) **R2-10** Lots 44, 45 and 46 and Part of Lot 71, Plan 35



Notwithstanding the provisions of this By-law to the contrary, on lands zoned R2-10, the minimum required exterior side yard shall be 4.0 metres and, an in ground pool and a gazebo shall be allowed to exist as accessory uses without a dwelling on the same lot.

By-law No.  
2018-09

(xi) **R2-11**

Notwithstanding the provisions of this By-law to the contrary, on lands zoned R2-11, the minimum required frontage for a semidetached dwelling shall be 19.26m. If a semi-detached dwelling is severed the zone requirements continue to apply except to the original lot except that the interior side yard requirement does not apply along the common lot line that the frontage for each semidetached dwelling may be reduced to 9.63m.

By-law No.  
2020-36

(xii) **R2-12 50, 24 and 56 High Street, 14 Mill Street, Lots 1, 2 and 3, Plan 35, former Town of Vankleek Hill**

Notwithstanding the provisions of this By-law to the contrary, on lands zoned R2-12, the minimum required interior side yard setback between 54-56 High Street, 50 High Street, and 14 Mill Street shall be 0.6m. The other minimum side yard setback, between 54-56 High Street and 58 High Street shall be 1.2 m.

By-law No.  
2022-04

### 5.3 Residential Three (R3)

(a) Permitted Uses:

Residential Uses

- single detached dwelling
- duplex dwelling
- semi-detached dwelling
- row house dwelling
- stacked row dwelling      Amended by By-law No. 2023-56
- apartment dwelling
- boarding house

By-law No.  
2018-07



- group home, as per the provisions of Section 3
- lodging house
- retirement home

#### Accessory Residential Uses

- accessory second dwelling unit, as per the provisions of Section 3
- bed and breakfast establishment, as per the provisions of Section 3
- private home day care, as per the provisions of Section 3

#### Non-Residential

- home occupation, as per the provisions of Section 3
- community garden, as per the provisions of Section 3
- conservation use
- emergency services facility
- park, public
- stormwater management facility

#### (b) Zone Requirements:

- (i) single detached dwelling: in accordance with the provisions of Section 5.1(b) By-law No. 2018-07
- (ii) duplex dwelling, semi-detached dwelling: in accordance with the provisions of Section 5.2(b)(ii)

#### (iii) row dwelling:

Lot Area (minimum per dwelling unit)	230 m <sup>2</sup>	
Lot Frontage (minimum per dwelling unit)	6 m	
Yard Requirements (minimum)		
- Front	6 m	
- Rear	7.5 m	
- Exterior Side	4.0 m	
- Interior Side	3 m	By-law No. 2018-07
Building Height (maximum)	9 m	
Lot Coverage (maximum)	50%	
Floor Area per Dwelling unit (minimum)	70 m <sup>2</sup>	
Density (maximum)	45 units per hectare	
Amenity Area	5m <sup>2</sup> per dwelling	By-law No. 2023-56



\*If row dwelling are severed, the zone requirements continue to apply to the original lot except that the interior side yard requirement does not apply along the common lot line.

By-law No.  
2018-07

- (iv) apartment dwelling, stacked row dwelling:

By-law No.  
2023-56

Lot Area (minimum)	600 m <sup>2</sup> for the first three units plus 50 m <sup>2</sup> for each additional unit
Lot Frontage (minimum)	20 m
Yard Requirements (minimum)	
- Front	7.5 m
- Rear	7.5 m
- Exterior Side	7.5 m
- Interior Side	4 m
Building Height (maximum)	14 m
Lot Coverage (maximum)	50%

By-law No.  
2018-07

Floor Area per Dwelling unit (minimum)	
- bachelor	40 m <sup>2</sup>
- one bedroom	50 m <sup>2</sup>
- two bedroom	60 m <sup>2</sup>
Density (maximum)	75 units per hectare
Landscape Open Space	30%
Amenity Area	5 m <sup>2</sup> per dwelling

By-law No.  
2023-56

- (v) All lots shall be serviced by full municipal services.

- (c) Special Exception Zones:

- (i) **R3-1** Longueuil Street, L'Original

Notwithstanding the provisions of Section 5.3 (a) hereof to the contrary, on the land zoned R3-1, a retail store shall be permitted within the existing building.

- (ii) **R3-2** Main Street, Vankleek Hill

Notwithstanding the provisions of this By-law to the contrary, on the land zoned R3-2, an apartment dwelling shall be permitted on a private sewage disposal system.



(iii) **R3-3** 40 Elizabeth Street, Vankleek Hill, Township of Champlain

Notwithstanding the provisions of this By-law to the contrary, on lands zoned R3-3, the minimum lot frontage requirement is 17.0 metres and the minimum parking spaces requirement is reduced to 1.5 spaces per dwelling unit.

Amended  
by By-laws  
No.  
2009-42

(iv) **R3-4** Area shown on Schedule 'A' Page 2 to By-law 2012-62 as indicated as Block 15, proposed Lorrie Street, Vankleek Hill, Township of Champlain

Notwithstanding the provisions of this By-law to the contrary, on lands zoned R3-4, the maximum building height requirement shall be 10 metres.

Amended  
by By-laws  
No.  
2012-62

(v) **R3-5** Part of Lot 71 North side Higginson Street Registered Plan 35

Notwithstanding the provisions of this By-law to the contrary, on lands zoned R3-5, the number of parking spaces required for a building containing 19 to 24 dwelling units shall be a minimum of 38 parking spaces.

By-law No.  
2018-09

(vi) **R3-6** Queen Street, L'Orignal (former CC-6)

Notwithstanding the provisions of this By-law to the contrary, on the land zoned R3-6, the existing dwellings shall be permitted in their existing locations. Six parking spaces shall be required for the existing dwellings.

By-law No.  
2018-07

**5.4 Residential Rural (RR)**

## (a) Permitted Uses:

## Residential Uses

- single detached dwelling
- boarding house
- group home, as per the provisions of Section 3

## Accessory Residential Uses

By-law No.  
2018-07



- accessory second dwelling unit, as per the provisions of Section 3
- bed and breakfast, as per the provisions of Section 3
- private home day care, as per the provisions of Section 3

#### Non-Residential

- home occupation, as per the provisions of Section 3
- community garden, as per the provisions of Section 3
- conservation use
- park, public
- stormwater management facility

#### (b) Zone Requirements:

Lot Area (minimum)	8000 m <sup>2</sup>	By-law No. 2023-56
Lot Frontage (minimum)	45 m	
Yard Requirements (minimum)		
- Front	7.5 m	By-law No. 2018-07
- Rear	7.5 m	
- Exterior Side	5 m	
- Interior Side	3 m	
Building Height (maximum)	10.5 m	
Lot Coverage (maximum)	15%	
Floor Area (minimum)		
- one storey	85 m <sup>2</sup>	By-law No. 2023-56
- two storey	110 m <sup>2</sup>	

#### (c) Special Exception Zones:

##### (i) **RR-1** Front Road East, West Hawkesbury

Notwithstanding the provisions of Section 5.4 (a) hereof to the contrary, on the land zoned RR-1, an apartment dwelling shall be permitted.

##### (ii) **RR-2** Lot 1, Concession B.F., West Hawkesbury

Notwithstanding the provisions of this By-law to the contrary, on the land zoned RR-2, a single dwelling shall be permitted. The yard



requirements shall apply to this land as though the lot line adjacent to the Hydro easement is the front lot line.

(iii) **RR-3** Domaine Chartrand, Longueuil

Notwithstanding the provisions of Section 5.4 (a) hereof to the contrary, on the land zoned RR-3, a semi-detached dwelling shall be permitted.

(iv) **RR-4** Domaine Chartrand, Longueuil

Notwithstanding the provisions of this By-law to the contrary, on the land zoned RR-4, a duplex dwelling shall be permitted. The minimum number of required parking spaces shall be 2.

(v) **RR-5** Domaine Chartrand, Longueuil

Notwithstanding the provisions of Section 5.4(a) hereof to the contrary, on the land zoned RR-5, a cottage shall be permitted. Such cottage shall have a minimum floor area of 75 m<sup>2</sup>.

(vi) **RR-6** Lot 263, Longueuil

Notwithstanding the provisions of Section 5.5(b) hereof to the contrary, on the land zoned RR-6, the minimum lot areas and frontages may be 2590 m<sup>2</sup> and 3260 m<sup>2</sup> and 30 m and 35 m, respectively.

Amended  
by By-laws  
No.  
**2001-82**

(vii) **RR-7** 307-B Front Road East, West Hawkesbury

Notwithstanding the provisions of Section 5.4(a) hereof to the contrary, on the land zoned RR-7, two dwelling units shall be permitted within the same building.

Amended  
by By-laws  
No.  
**2002-60**

(viii) **RR-wf-8** Part of Lot 252, Plan M100, Registered Plan 46R47, Parts 1 to 4, in the Ward of Longueuil, Township of Champlain

Notwithstanding the provisions of this By-law to the contrary, on lands zoned RR-wf-8, the minimum lot frontage shall be 42 metres and the minimum interior side yard setback for the existing accessory use shall be 0.75 metre.

Amended  
by By-laws  
No.  
**2012-12**



- (ix) **RR-wf-9** Part of Lot 252, Plan M100, Registered Plan 46R47, Parts 5 to 7, in the Ward of Longueuil, Township of Champlain

Notwithstanding the provisions of this By-law to the contrary, in addition to the permitted uses, on lands zoned RR-wf-9, an accessory use shall be permitted without a main use located on the same lot and the minimum lot area shall be 3,075 square metres.

Amended  
by By-laws  
No.  
**2012-12**

- (x) **RR-10-wf** Lot 320, M-100 known as 14 Tessier Street, Ward of Longueuil

Notwithstanding the provisions of this By-law to the contrary, on the land zoned RR-10-wf, the minimum front yard requirement shall be 3 metres for the proposed accessory building (residential garage) only.

Amended  
by By-laws  
No.  
**2012-89**

Notwithstanding the general provisions of Section 3.1(iii) hereof to the contrary, on the land zoned RR-10-wf, the maximum height shall be 5.20 metres for the proposed accessory building (residential garage) only.

Notwithstanding the general provisions of Section 3.1(iv) hereof to the contrary, on the land zoned RR-10-wf, the maximum total lot coverage for all accessory buildings and structures excluding swimming pools shall be 20 metres above the permitted lot coverage of the dwelling on the lot in order to authorize the construction of the proposed accessory building (residential garage) only.

- (xi) **RR-11** 309-313 Front Road, West Hawkesbury

Notwithstanding the provisions of this By-law to the contrary, on the land zoned RR-11, a duplex dwelling shall be permitted on a lot with a reduced lot frontage of 27 metres.

Amended  
by By-laws  
No.  
**2014-71**

- (xii) **RR-12** Part of Lot 6, Plan M-101, Cassburn Road, Longueuil

By-law No.  
**2018-07**

Notwithstanding the provisions of this By-law to the contrary, on the land zoned RR-12, a single detached dwelling shall be the only permitted sensitive land use.

- (xiii) **RR-13** Part of Lot 47, Plan M-100, Cassburn Road, Longueuil

By-law No.  
**2019-63**



Notwithstanding the provisions of Section 3.1 to the contrary, on the land zoned RR-13, an accessory use is permitted to have a building height of 6.5m and a lot coverage of 467m<sup>2</sup>.

Notwithstanding the provisions of this By-law to the contrary, on the land zoned RR-13 shall not contain livestock, commercial or agricultural uses.

- (xiv) **RR-14** Part of Lot 14, Concession 1, Closed Road Allowance between Concession 1 and 2, and Part 4 RP46R4703.

Notwithstanding the provisions of this By-law to the contrary, on the lands zoned RU-60-ar, the minimum frontage is 20m. The maximum driveway width for all driveways located 46m from the front property line is 4.6m. The front door for any single detached dwelling shall not face the rear yard of existing dwellings. Single detached dwelling shall maintain a minimum setback of 7.5m from the rear property line of adjacent residential properties.

By-law No.  
2020-70

## 5.5 Residential Estate (RE)

- (a) Permitted Uses:

### Residential Uses

- single detached dwelling

By-law No.  
2018-07

### Accessory Residential Uses

- accessory second dwelling unit, as per the provisions of Section 3
- bed and breakfast, as per the provisions of Section 3
- private home day care, as per the provisions of Section 3

### Non-Residential

- home occupation, as per the provisions of Section 3
- community garden, as per the provisions of Section 3
- conservation use
- park, public
- stormwater management facility

- (b) Zone Requirements:

Lot Area (minimum)	8000 m <sup>2</sup>
Lot Frontage (minimum)	45 m
Yard Requirements (minimum)	
- Front	12 m
- Rear	12 m
- Exterior Side	8 m
- Interior Side	6 m
Building Height (maximum)	10.5 m
Lot Coverage (maximum)	15%
Floor Area (minimum)	
- one storey	85 m <sup>2</sup>
- two storey	110 m <sup>2</sup>

By-law No. 2018-07
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## (c) Special Exception Zones:

(i) **RE-1** Lot 4, Concession 1, West Hawkesbury

Notwithstanding the provisions of Section 5.5 hereof to the contrary, no dwelling shall be located on the lands zoned RE-1.

(ii) **RE-2** Lots 16, 17, 18, Concession B.F., West Hawkesbury

Notwithstanding the provisions of Section 5.5 (b) hereof to the contrary, on the land zoned RE-2, the minimum lot frontage shall be 30 m.

(iii) **RE-3**

(Reserved)

By-law No. 2018-07
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(iv) **RE-4** Farm Lots 4, 5, L'Original, Farm Lot 3, L'Original

Notwithstanding the provisions of Section 5.5(b) hereof to the contrary, on the land zoned RE-4, the minimum lot area shall be 8,000 m<sup>2</sup>.

Amended  
by By-laws  
No.  
2001-59

(v) **RE-5**

Notwithstanding the provisions of Section 5.5 (b) to the contrary, for the lands zoned RE-5 the following zone requirements shall also apply Lot Area (minimum) 3,000 m<sup>2</sup>.

Amended  
by By-laws  
No.  
2010-68



- (vi) **RE-6** Lot 2, 46M-93 known as 52 Heritage Court Street, Ward of L'Original

Notwithstanding the provisions of this By-law to the contrary, on the land zoned RE-6, the construction of a single detached dwelling containing an accessory apartment with an area of less than 75 m<sup>2</sup> is permitted.

Amended  
by By-laws  
No.  
**2013-29**

## 5.6 Residential Limited Services (RLS)

- (a) Permitted Uses:

### Residential Uses

- seasonal dwelling
- single detached dwelling

**By-law No.  
2018-07**

### Non-Residential

- home occupation, as per the provisions of Section 3
- community garden, as per the provisions of Section 3
- conservation use
- park, public
- stormwater management facility

- (b) Zone Requirements:

Lot Area (minimum)	8000 m <sup>2</sup>	
Lot Frontage (minimum)	45 m	
Yard Requirements (minimum)		
- Front	9 m	
- Rear	9 m	
- Exterior Side	6 m	
- Interior Side	3 m	
Building Height (maximum)	10.5 m	
Lot Coverage (maximum)	15%	
Floor Area (minimum)		
- one storey	85 m <sup>2</sup>	Amended by By-laws No. 2001-83
- two storey	110 m <sup>2</sup>	
Dwellings per Lot (maximum)	1	

**By-law No.  
2023-56**

**By-law No.  
2018-07**

- (c) Special Exception Zones:



(i) **RLS-1** Lalonde Road, Longueuil

Notwithstanding the provisions of Section 5.6 (a) hereof to the contrary, on the land zoned RLS-1-wf-h, a second dwelling unit shall be permitted in the existing dwelling on this lot. The holding zone shall not be removed until the sewage system is upgraded to meet the requirements of Part VIII of the Ontario Building Code.

**5.7 Residential Mobile Home Park (RMHP)**

## (a) Permitted Uses:

- mobile home
- park
- park management office
- stormwater management facility

By-law No. 2018-07
-----------------------

## (b) Zone Requirements:

## (i) Mobile Home Park:

Lot Area (minimum)	2 ha
Lot Frontage (minimum)	45 m
Yard Requirements (minimum)	
all yards	3 m
Building Height (maximum)	9 m
Landscaped Open Space (minimum)	10%

## (ii) Mobile Home Site:

Site Area (minimum)	465 m <sup>2</sup>
Site Frontage (minimum)	15 m
Yard Requirements (minimum)	
- Front	7.5 m
- Rear	4.5 m
- Exterior Side	7.5 m
- Interior Side	3 m
Building Height (maximum)	9 m
Site Coverage (maximum)	35%
Floor Area (minimum)	55 m <sup>2</sup>
Mobile Homes per Site (maximum)	1



(c) Special Exception Zones:

(i) **RMHP-1** 307 Front Road, West Hawkesbury

Notwithstanding the provisions of this By-law to the contrary, on the land zoned RMHP-1, the following provisions shall apply to the uses permitted:

Amended  
by By-laws  
No.  
2014-71

(i) Mobile Home Park:

- a. The minimum lot area for a Mobile Home Park shall be 1.3 ha;
- b. The minimum yard requirements for all yards for a Mobile Home Park shall be 1.7 metres only for the mobile home installed as of the date of final passing of this By-law by Council and until such time as an existing mobile home is replaced by a another mobile home following which the zone requirements of Section 5.7(b) shall be applied.

(ii) Mobile Home Site:

- a. The minimum site area for a Mobile Home Site shall be 300 m<sup>2</sup>;
- b. The minimum site frontage for a Mobile Home Site shall be 10 m;
- c. The minimum front yard requirement for a Mobile Home Site shall be 4.3 m;
- d. The maximum site coverage for a Mobile Home Site shall be 40%.
- e. The minimum rear yard requirement for a Mobile Home Site shall be 3.9m for unit 307-1, 2.5m for unit 307-3, 3.2m for unit 307-6, 2.6m for unit 307-7, 2.5m for unit 307-9, 1.7m for unit 307-10, 4.3m for unit 307-11, 2.1m for unit 307-12, 3.5m for unit 307-13, 2.3m for unit 307-19 and 3.3m for unit 307-24 which are the non-complying mobile homes installed as of the date of final passing of this By-law by Council and until such as time an existing mobile home is replaced by a another mobile home following which the zone requirements of Section 5.7(b) shall be applied.
- f. The minimum interior yard requirement for a Mobile Home Site shall be 0.6 m only for the mobile home installed as of



the date of final passing of this By-law by Council and until such time as an existing mobile home is replaced by another mobile home following which the zone requirements of Section 5.7(b) shall be applied.

### 5.8 Additional Provisions for Residential Zones

By-law No.  
2018-07

(a) Other General Provisions

Other general provisions shall be in accordance with Section 3 of this By-law.



No person shall hereafter use any lands nor erect, alter, enlarge or use any building or structure in a Commercial Zone except in accordance with the provisions of this Section and of any other relevant Sections of this By-law.

**6.1 Commercial Core (CC)****(a) Permitted Uses:**

- antique shop
- animal care establishment
- art gallery
- artisan studio
- assembly hall
- automobile gas station
- bakery
- banquet hall
- business or professional office
- catering establishment
- commercial club
- commercial school
- community garden
- convenience store
- day care centre
- dry cleaning establishment
- farmer's market
- financial institution
- food bank
- food or grocery store
- funeral home
- garden centre
- instructional facility
- laundromat
- library
- liquor retail outlet
- medical and dental office
- museum
- outdoor commercial patio, as an accessory use
- park, private

<b>By-law No. 2018-07</b>
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- park, public
- parking lot, commercial
- personal service shop
- post office
- place of entertainment
- place of worship
- printing or publishing establishment
- private club
- propane cylinder handling facility accessory to an automobile gas station
- rental establishment
- restaurant
- retail store
- school
- service and repair shop
- stormwater management facility
- taxi stand
- theatre
- thrift store
- tourist lodging establishment
- vehicle-oriented uses such as vehicle sales, rental and service uses that legally existed as of February 13, 2013, may continue however, no new uses of this kind shall be permitted.
- veterinary establishment

#### Residential Uses

- accessory dwelling to a non-residential building
- dwelling units above ground floor in non-residential building
- existing dwelling as of February 13, 2013
- converted commercial dwelling
- low-rise apartments
- lodging house
- retirement home
- long term care facility

#### (b) Zone Requirements:

##### Yard Requirements (minimum)

- |         |     |
|---------|-----|
| - Front | 3 m |
| - Rear  | 6 m |



- Exterior Side	3 m	
- Interior Side	0 m except abutting a Residential Zone, the minimum side yard shall be 6 metres	
Building Height (maximum)	14 m	
Minimum	two-storey	
Maximum	four-storey	
Lot Coverage (maximum)	75%	By-law No. 2018-07

All lots shall be serviced by full municipal services.

(c) Special Exception Zones:

(i) **CC-1** High Street, Vankleek Hill

Notwithstanding the provisions of Section 6.1 (a) hereof to the contrary, on the lands zoned CC-1, a professional office shall be the only permitted use.

(ii) **CC-2** Main Street, Vankleek Hill

Notwithstanding the provisions of this By-law to the contrary, on the land zoned CC-2, the minimum number of required parking spaces shall be 6.

(iii) **CC-3**

(Reserved)

By-law No.  
2018-07

(iv) **CC-4**

(Reserved)

By-law No.  
2018-07

(v) **CC-5** L'Orignal

Notwithstanding the provisions of Section 6.1(a) hereof to the contrary, on the land zoned CC-5, the only permitted uses shall be all uses in Section 5.2(a) in accordance with the requirements of Section 5.2(b).

(vi) **CC-6**

(Reserved)

By-law No.  
2018-07



(vii) **CC-7**

(Reserved)

By-law No.  
2018-07(viii) **CC-8** Lots 13 and 14 of Plan 15, Part 1 of 46R-852 known as 975-983 King Street, Ward of L'Original

Notwithstanding the provisions of this By-law to the contrary, on the land zoned CC-8, the conversion of the existing building in an apartment dwelling shall also be permitted in accordance with the requirements of Section 5.3 (iv).

Amended  
by By-laws  
No.  
2013-37(ix) **CC-9** Part of Lot 5, Plan 35, 37-41 High Street, Vankleek Hill

Notwithstanding the provisions of this By-law to the contrary, on lands zoned CC-9, the following uses shall also be permitted:

Amended  
by By-laws  
No.  
2017-41

- a non-residential building containing dwelling units on the ground floor; and
- apartment dwelling

(x) **CC-10** 69-73 Perreault Street, Vankleek Hill

Notwithstanding the provisions of Section 6.1 (a) hereof to the contrary, on the land zoned CC-10, a veterinary establishment shall be the only permitted use.

By-law No.  
2018-07(xi) **CC-11** Home Avenue, Vankleek Hill (Moved ML-1)By-law No.  
2018-07

Notwithstanding the provisions of Section 6.1 (a) hereof to the contrary, on the land zoned CC-11, a feed mill and farm produce outlet shall be the only permitted uses.

(xii) **CC-12**

(Reserved)

(xiii) **CC-13** 199 Main Street East, Vankleek HillBy-law No.  
2021-65

Notwithstanding the provisions of Section 6.1 (a) hereof to the contrary, and in accordance with the Official Plan Amendment No. 3. on the land zoned CC-13, the following shall be the only permitted uses:

- an existing dwelling,
- a tourist lodging establishment with a maximum of 4 bedrooms,
- retail store with a maximum floor area of 50 m<sup>2</sup>,
- artisan studio,
- restaurant/ café with a maximum floor area of 200 m<sup>2</sup>,
- assembly hall,
- outdoor community garden,
- garden centre with a maximum floor area of 50 m<sup>2</sup>,
- outdoor commercial patio.

Commercial uses shall be limited to a maximum floor area of 550 m<sup>2</sup> and provided within the footprint the existing buildings. Building height for commercial uses shall be limited to 10.5m. The remaining requirements of the CC zone shall continue to apply except the minimum required yards shall be increased to 12m. Commercial uses shall be permitted in accordance with an approved Site Plan Agreement.

Required parking commercial uses shall be provided in accordance with Section 3.29. Parking areas shall be concealed with landscaping and fence and shall not be located within any minimum yard. Where required parking exceeds a yield of 15 stalls, the required parking shall be divided into 3 separate parking islands.

Residential uses and associated parking shall be permitted in accordance with Section 5.2(b) and 3.29 of the Zoning By-law.

## 6.2 Commercial Highway (CH)

(a) Permitted Uses:

- amusement park
- animal hospital
- automobile service station

By-law No.  
2021-40



- automobile body/repair shop
- automobile sales establishment
- automobile gas station
- automobile washing establishment
- automotive store
- building supply centre
- building contractor shop and yard Amended by By-law No. **2023-56**
- catering establishment
- commercial club
- commercial driver and training establishment
- commercial vehicle and heavy equipment sales, rental and servicing
- commercial garage
- contractor or tradesperson establishment
- custom workshop
- farm equipment sales, rental and servicing
- farmer's market
- food or grocery store
- food production
- funeral home
- garden centre
- medical and dental office
- nursery
- business or professional office Amended by By-laws No. **2001-83**
- outdoor display and sales area, accessory to a permitted use
- outdoor commercial patio
- outdoor recreational facility
- parking lot, commercial
- personal service shop
- pet shop
- printing or publishing establishment
- propane cylinder handling facility
- refreshment vehicle, accessory to a permitted use or an existing legal non-conforming use
- research and development centre
- rental establishment
- restaurant
- retail store
- service and repair shop
- stormwater management facility
- tourist lodging establishment
- vehicle sales, service and storage
- veterinary establishment



- warehouse, accessory to a permitted use
- wholesale establishment

## Residential Uses

- accessory dwelling to a non-residential building

## (b) Zone Requirements:

	Piped Services	Private Services
Lot Area (minimum)	N/A	8000 m <sup>2</sup>
Lot Frontage (minimum)	15 m	45 m
Yard Requirements (minimum)		
- Front	6 m	9 m
- Rear	6 m	9 m
- Exterior Side	6 m	9 m
- Interior Side	3 m	6 m
Building Height (maximum)	12 m	12 m
Lot Coverage (maximum)	40%	30%

By-law No.  
2023-56

## (c) Special Exception Zones:

- (i) **CH-1**  
(Reserved)

By-law No.  
2018-07

- (ii) **CH-2**  
(Reserved)

By-law No.  
2018-07

- (iii) **CH-3** Lot 10, Concession 5, West Hawkesbury

Notwithstanding the provisions of Section 6.2 (a) hereof to the contrary, on the land zoned CH-3, a business for the servicing and storage of school buses shall be the only permitted use.

- (iv) **CH-4** Lot 10, Concession 5, West Hawkesbury

Notwithstanding the provisions of Section 6.2 (a) hereof to the contrary, on the land zoned CH-4, a woodworking business and an



accessory dwelling or dwelling unit shall be the only permitted uses.

(v) **CH-5** Lot 3, Concession 1, West Hawkesbury

Notwithstanding the provisions of Section 6.2 (a) hereof to the contrary, on the land zoned CH-5, the following shall be the only permitted uses:

- automobile service station
- catering establishment
- commercial garage
- farm service business
- fuel storage
- garden centre
- restaurant
- retail store
- vehicle sales, service and storage
- veterinary establishment
- accessory dwelling

(vi) **CH-6** Lot B, Concession 1, West Hawkesbury

Notwithstanding the provisions of Section 6.2 (a) hereof to the contrary, on the land zoned CH-6, the following additional uses shall be permitted:

- financial service not exceeding 280 m<sup>2</sup> gross floor area
- service outlet
- theatre
- wholesale establishment not exceeding 1860 m<sup>2</sup> gross floor area

Notwithstanding the provisions of this By-law to the contrary, on the land zoned CH-6, a retail store shall not exceed 1860 m<sup>2</sup> gross floor area. Notwithstanding the provisions of this By-law to the contrary, on the land zoned CH-6, all required parking will be located on the lands so zoned.

(vii) **CH-7** Lot 65, Longueuil

Notwithstanding the provisions of Section 6.2 (a) hereof to the contrary, on the land zoned CH-7, an autobody shop shall be permitted.

(viii) **CH-8** Lot 168, Longueuil



Notwithstanding the provisions of Section 6.2 (a) hereof to the contrary, on the land zoned CH-8, a church shall be permitted.

(ix) **CH-9** Lot 190, Longueuil

Notwithstanding the provisions of this By-law to the contrary, on the land zoned CH-9, a flea market shall be permitted. The following provisions shall apply to the flea market use:

Amended  
by By-laws  
No.  
**2001-30**

- a fence shall be provided along the easterly lot line;
- the minimum interior side yard on the easterly side shall be 7.5 m which shall only be used for landscaping;
- a minimum of 25 parking spaces shall be provided;
- a maximum of four (4) licensed and/or unlicensed vehicles to be used for storage and display shall be permitted for the flea market use only;
- the existing tent storage facilities shall be permitted.

(x) **CH-10** Lots 9, 10, Concession 6, West Hawkesbury

Notwithstanding the provisions of this By-law to the contrary, on the land zoned CH-10, the minimum interior side yard shall be 3 m and the minimum rear yard shall be 6 m. A minimum of 6 parking spaces shall be provided for customer parking.

Amended  
by By-laws  
No.  
**2000-89**

(xi) **CH-11** Lot 10, Concession 3, 1007 Pleasant Corner Road East, West Hawkesbury

Notwithstanding the provisions of Section 6.2(b) hereof to the contrary, on the land zoned CH-11, the minimum lot frontage shall be 31 m.

Amended  
by By-laws  
No.  
**2002-49**

(xii) **CH-12** Part of Lots 11 & 12, Concession 1, 1207 Sandy Hill, Ward of West Hawkesbury

Notwithstanding the provisions of Section 6.2(a) hereof to the contrary, on the land zoned CH-12, the following shall be the only permitted uses: custom workshop; vehicle sales and storage to a maximum of five vehicles;

Amended  
by By-laws  
No.  
**2004-54**



warehouse; retail sales of furniture, tools and small equipment and accessory dwelling.

The custom workshop, warehouse and retail sales shall be located within the upper floor of the existing portable classrooms only.

Notwithstanding the provisions of this By-law to the contrary, on the land zoned CH-12, the following provisions shall apply to the uses permitted thereon:

- (i) The custom workshop shall not exceed 84 m<sup>2</sup>;
- (ii) The area for retail sales shall not exceed 79 m<sup>2</sup>;
- (iii) The vehicles permitted shall not include farm implements, construction vehicles nor any vehicle exceeding 7.5 m in length;
- (iv) No serving or repair of vehicle shall be permitted;
- (v) Outside storage of vehicles shall be permitted out of public view except that a maximum of two (2) vehicles shall be permitted in the front yard provided that such vehicles are not located within the minimum required front yard. For the purpose of this provision, out of public view shall include storage of vehicles between the main building and the portable classrooms;
- (vi) One new entranceway only shall be permitted from Sandy Hill Road in accordance with Township requirements;
- (vii) Not more than one person other than family members shall be engaged in the business;
- (viii) Any activities shall not create or become a nuisance with regard to noise, odour, vibration, traffic or parking.

(xiii) **CH-13** Lot 10, Concession 5, West Hawkesbury

Notwithstanding the provisions of this By-law hereof to the contrary, on the land zoned Ch-13, open storage shall only be permitted within 60 m of the rear lot line.

Amended  
by By-laws  
No.  
2005-72

(xiv) **CH-wf-14** Lots 3, 3A, 3B, Plan M-101, 1031 Highway 17, Longueuil

Notwithstanding the provisions of this By-law thereof to the contrary, on the land zoned CH-wf-14, may also be

Amended  
by By-laws  
No.



used for building contractors shop or yard, topsoil business and mini-storage, and there shall be no development within 30 metres of Mill Creek. 2006-49

(xv) **CH-15** Part of Lot 5, Concession 1, Ward of West Hawkesbury

Notwithstanding the provisions of this By-law to the contrary, on lands zoned CH-15, an automobile dealership shall be the only permitted use. An automobile dealership shall mean a building and/or lot used for the display and sale of new and/or used motor vehicles and may include the servicing, repair, cleaning, body repair and repainting of motor vehicles, the sale of automotive accessories and related products and the leasing or renting of motor vehicles, which shall not include any other defined automotive uses. The retail sale of related products such as snow blowers, lawn mowers and motorcycles will also be permitted. Amended by By-laws No. 2008-55

(xvi) **CH-16**

Notwithstanding the provisions of Section 6.2 (a) to the contrary, for the lands zoned CH-16, the following use shall also be permitted: Amended by By-laws No. 2010-68

Mini-storage.

Notwithstanding the provisions of Section 6.2 (a) to the contrary, for the lands zoned CH-16, the following zone provisions shall apply:

Commercial uses using private water and sewage disposal systems shall not exceed the equivalent flow of (4) residential units.

(xvii) **CH-17** Part of Farm Lot 37, Plan 15, in the Ward of Longueuil

Notwithstanding the provisions of this By-law to the contrary, in addition to the permitted uses, on lands zoned CH-17, an accessory dwelling unit as per Section 2.31(a) and a hobby farm limited to two horses are also permitted. Amended by By-laws No. 2011-61

(xviii) **CH-18** 323 Front Road, West Hawkesbury



Notwithstanding the provisions of this By-law to the contrary, on the land zoned CH-18, the following provisions shall apply:

Amended  
by By-laws  
No.  
2014-71

- (i) The minimum lot frontage shall be 35 metres
- (ii) The minimum interior side yard for the existing one-storey metal clad building with an area of 455 square metres used as a garage/office shall be 3.2 metres.

- (xix) **CH-19** Part of Lot 1, Concession 1 West half, 209 County Road 17, West Hawkesbury

Notwithstanding the provisions of this By-law to the contrary, on lands zoned CH-19, a building, structure or area is permitted to cut logs in order to be sold as firewood and the firewood may be temporarily stored either as logs or firewood for retail. Notwithstanding the provisions of this By-law to the contrary, a sawmill where timber is cut or milled shall not be permitted. Notwithstanding the provisions of this By-law to the contrary, the outdoor storage of any material or equipment shall be setback as per the requirements of Section 6.2 b) with the exception of a minimum of 30.0 metres rear yard

Amended  
by By-laws  
No.  
2017-40

- (xx) **CH-20** Lots 9 and 10, Concession 4, West Hawkesbury

Notwithstanding the provisions of this By-law to the contrary, on the land zoned CH-20, a custom workshop, production studio, office, restaurant, single dwelling and tourist lodging establishment shall be the only permitted uses.

Amended  
by By-laws  
No.  
2007-01

By-law No.  
2018-07

A production studio shall mean a movie studio, a television studio, a film studio, a radio studio/or a recording or sound studio or stage and shall be a building constructed of material for the purpose of reducing and eliminating sounds emanating from the building(s) and shall house such electronic equipment and other ancillary equipment whereby it shall be a workplace for employees for the purpose of carrying out the following activities associated with a production studio:



- Where movies or television shows or radio programs are produced, recorded and distributed;
- Which acts as a centre for the production in any of the arts but shall not be a theatre whereby performances are offered to the general public;
- Which develops, equips and maintains a controlled environment for the making of films or videos or other types of electronic recordings;
- A facility for sound recordings which are created, manipulated and distributed;
- A facility in which television or video productions take place for the acquisition of raw footage for post-production and distribution; and
- A facility for a radio program or show that is produced recorded and distributed.

(xxi) **CH-21** Lots E, F and G, Plan-12, 1130 Sandy Hill Road, West Hawkesbury

Notwithstanding the provisions of this By-law to the contrary, on lands zoned CH-18, a customer parking to service the restaurant located at 1686 Highway 34 shall be the only permitted use.

Amended  
by By-laws  
No.  
**2015-43**

**By-law No.  
2018-07**

The provisions of Section 3.32 shall not apply for a customer parking.

The provision of Section 3.29(e)(v) shall not apply for a customer parking. The access driveway shall be located at least 30 metres from the centreline of the railway right-of-way. The access driveway shall be paved for at least the first 3 metres.

Where, in any yard in the CH-18 Zone, a parking area abuts a lot in a Residential Zone, then a landscaped strip of at least 2.0 metres in width and a fence of at least 1.5 metres in height shall be erected and maintained. The land between the fence and the parking area shall be landscaped with planting material as approved by the Township in accordance with an approved Site Plan Agreement and shall be maintained in a healthy growing condition.



(xxii) **CH-22** 712 County Road 17, West Hawkesbury

By-law No.  
2018-07

Notwithstanding the provisions of this By-law to the contrary, on lands zoned CH-22, a contractor or tradesperson establishment and the existing single detached dwelling shall be the only permitted uses.

### 6.3 Commercial Tourist (CT)

(a) Permitted Uses:

By-law No.  
2021-40

- marina adjacent to a navigable waterway, provided that the approval of any governmental authority having jurisdiction has been obtained
- outdoor recreational facility
- private club
- refreshment vehicle, accessory to a permitted use or an existing legal non-conforming use
- restaurant
- retail store
- stormwater management facility
- tent and trailer park
- tourist lodging establishment

#### Residential Uses

- accessory dwelling to a non-residential building

(b) Zone Requirements:

(i) All uses except a tent and trailer park:

Lot Area (minimum)	4000 m <sup>2</sup>
Lot Frontage (minimum)	45 m
Yard Requirements (minimum)	
- Front	9 m
- Rear	9 m
- Exterior Side	9 m
- Interior Side	6 m
Building Height (maximum)	12 m
Lot Coverage (maximum)	30%



(ii) Tent and trailer park:	
Lot Area (minimum)	2 ha
Lot Frontage (minimum)	100 m
Yard Requirements (minimum)	
- Front	12 m
- Rear	12 m
- Exterior Side	12 m
- Interior Side	12 m
Building Height (maximum)	10 m

Each campsite shall have a minimum area of 200 m<sup>2</sup> and have a minimum frontage of 12 m.

(c) Special Exception Zones:

(Reserved)

#### 6.4 Commercial Rural (CR)

(a) Permitted Uses:

- agricultural related retail store
- agricultural-related use
- building contractor shop and yard Amended by By-law No. **2023-56**
- commercial driver and training establishment
- commercial garage
- custom workshop
- farm product outlet
- farm service business
- garden centre
- nursery
- outdoor display and sales area, accessory to a permitted use
- propane cylinder handling facility
- stormwater management facility
- transportation depot
- veterinary establishment
- refreshment vehicle, accessory to a permitted use or an existing legal non-conforming use
- retail accessory to any of the above uses

By-law No.  
2021-40



## Residential Uses

- accessory dwelling to a non-residential building

## (b) Zone Requirements:

Lot Area (minimum)	4000 m <sup>2</sup>
Lot Frontage (minimum)	45 m
Yard Requirements (minimum)	
- Front	12 m
- Rear	12 m
- Exterior Side	12 m
- Interior Side	6 m
Building Height (maximum)	9 m
Lot Coverage (maximum)	30%

## (c) Special Exception Zones:

(i) **CR-1** Lot 10, Plan 46M-61, 2055 Bedard Street, West Hawkesbury

Notwithstanding the provisions of this By-law to the contrary, on lands zoned CR-1, the following provisions shall apply:

Amended  
by By-laws  
No.  
**2016-14**

The following shall be the only permitted uses:

- contractor's yard
- custom workshop
- landscaping establishment
- vehicle storage
- mini-storage
- warehouse
- greenhouse
- nursery
- veterinary establishment
- retail accessory to any of the above uses
- accessory dwelling
- single dwelling: in accordance with the provisions of Section 5.5(b)

The dismantling of motor vehicles for scrap or the storage of motor vehicles waiting to be scrapped shall be prohibited.

A fence of at least 2 metres in height of solid construction (with no gaps at the ground and all seams sealed "airtight")



with a minimum surface mass of 20kg/m<sup>2</sup> shall be erected and maintained on the front property line facing any garage doors and on the north interior side lot line in the front yard of the building existing as of the date of adoption of this by-law.

Where, in an interior side yard or a rear yard in the CR-1 Zone, a parking area and/or open storage and/or the storage of equipment or vehicles abuts a lot with a residential use, then a fence of at least 1.5 metres in height shall be erected and maintained.

Open storage and the storage of equipment and of vehicles, except a parking area for clients, shall be prohibited in the front yard and shall not be located closer than 5 m from an interior side or a rear lot line.

Where the CR-1 Zone abuts a lot with a residential use, the minimum interior side yard requirement shall be increased to 9 m.

## 6.5 Commercial Village (CV)

By-law No.  
2021-40

### (a) Permitted Uses:

- amusement park
  - arcade
  - automobile gas station
  - broadcasting studio
  - business or professional office
  - catering establishment
  - commercial club
  - commercial school
  - dry cleaning plant
  - farmer's market
  - financial institution
  - food or grocery store
  - food bank
  - food production
  - funeral home
  - garden centre
  - liquor retail outlet
  - medical and dental office
- Amended by By-law No. 2023-56



- museum
- outdoor commercial patio
- outdoor display and sales area, accessory to a permitted use
- park, private
- park, public
- parking lot, commercial
- personal service shop
- pet shop
- place of entertainment
- place of worship
- private club
- production studio
- propane cylinder handling facility
- refreshment vehicle, accessory to a permitted use or an existing legal non-conforming use
- rental establishment
- restaurant
- retail store
- school
- shopping centre
- stormwater management facility
- theatre
- thrift shop
- tourist lodging establishment
- vehicle sales, service, rental and storage
- veterinary establishment
- wholesale establishment

#### Residential Uses

- accessory dwelling to a non-residential building

#### (b) Zone Requirements:

Lot Area (minimum)	N/A
Lot Frontage (minimum)	15 m
Yard Requirements (minimum)	
- Front	6 m
- Rear	6 m
- Exterior Side	6 m
- Interior Side	3 m
Building Height (maximum)	12 m



Lot Coverage (maximum) 40%

All lots shall be serviced by full municipal services.

(c) Special Exception Zones:

(i) **CV-1** 64 Longueuil Street, L'Original, Vankleek Hill (New)

Notwithstanding the provisions of Section 6.5 (a) hereof to the contrary, on the land zoned CV-1, the only permitted uses shall be those under Section 5.2(a) in accordance with the requirements of Section 5.2(b).

(ii) **CV-2** Longueuil Street, L'Original (Former R2-1)

Notwithstanding the provisions of Section 6.5 (a) hereof to the contrary, on the land zoned CV-2, a duplex and a single dwelling shall be permitted.

(iii) **CV-3** Longueuil Street, L'Original (Former R2-2)

Notwithstanding the provisions of Section 6.5 (a) hereof to the contrary, on the land zoned CV-3, a used furniture business shall be permitted.

(iv) **CV-4** Longueuil Street, L'Original (Former R2-3)

Notwithstanding the provisions of Section 6.5 (a) hereof to the contrary, on the land zoned CV-4, a personal service establishment shall be permitted.

(v) **CV-5** John Street, L'Original

Notwithstanding the provisions of Section 6.5 (a) hereof to the contrary, on the land zoned CV-5, a storage garage shall be permitted.

(vi) **CV-6** Longueuil Street, L'Original (Former CC-3)



Notwithstanding the provisions of Section 6.5 (a) hereof to the contrary, on the land zoned CV-6, all uses in Section 5.2(a) shall also be permitted in accordance with the requirements of Section 5.2(b).

(vii) **CV-7** Wall Street, Vankleek Hill (Former CH-2)

Notwithstanding the provisions of Section 6.5 (a) hereof to the contrary, on the land zoned CV-7, a body shop and repair garage shall be the only permitted uses.

## 6.6 Additional Provisions for Commercial Zones

(a) Accessory Dwellings

Accessory dwellings shall conform to the requirements of the R1 zone where piped services are available and the RR zone where services are private.

(b) Automobile Service Stations and Commercial Garages

Automobile service stations and commercial garages shall also conform to the provisions set out in Section 3.23 of this By-law. Amended by By-laws No. 2001-83

(c) Increased Yard Requirements

Where a Highway Commercial Zone abuts a Residential or Institutional Zone, the minimum interior side and rear yard requirements will be as follows:

	Piped Services	Private Services
Rear yard	9 m	12 m
Interior side yard	6 m	9 m

Where a Tourist Commercial Zone abuts a Residential or Institutional Zone, the minimum interior side yard requirement shall be increased to 9 m and the minimum rear yard requirement shall be increased to 12 m. In the case of a tent and trailer park, all minimum yard requirements shall be increased to 15 m.

(d) Commercial Core Zone Parking Requirements



Parking spaces requirements within the CC Zone shall only be provided for new dwelling units in accordance with Section 3 of this by-law and shall not be provided for a change of use in an existing building or structure to a non-residential use permitted in the CC Zone.

By-law No.  
2018-07

(e) Other General Provisions

Other general provisions shall be in accordance with Section 3 of this By-law.



No person shall hereafter use any lands nor erect, alter, enlarge or use any building or structure in an Industrial Zone except in accordance with the provisions of this Section and of any other relevant Section of this By-law.

### 7.1 Industrial Restricted (ML)

(a) Permitted Uses:

(i) On lots serviced by full or partial municipal services

By-law No. 2021-40
-----------------------

- agricultural produce warehouse
- agricultural related retail store
- agricultural-related use
- automobile service station
- building supply centre
- building contractor shop and yard Amended by By-law No. 2023-56
- cannabis production and processing
- commercial driver and training establishment
- commercial garage
- commercial vehicle and heavy equipment sales, rental and servicing commercial garage
- communications equipment sales and service
- component assembly plant
- compressed gas sales and service
- custom workshop
- equipment sales, rental or storage establishment
- factory outlet
- farm produce outlet
- farm service business
- feed mill
- food production
- food processing plant
- fuel storage establishment
- garden centre
- grain handling and storage facilities
- home display and sales outlet
- industrial use, light Amended by By-law No. 2023-56
- laboratory
- machine and metal working shop



- manufacturing plant
- microbrewery
- mini-storage
- outdoor display and sales area, accessory to a permitted use
- printing or publishing establishment
- propane cylinder handling facility
- public garage
- railway maintenance yard
- recycling depot
- refreshment vehicle, accessory to a permitted use or an existing legal non-conforming use
- rental establishment
- research and development centre
- restaurant
- service outlet
- stormwater management facility
- topsoil business
- transportation depot
- vehicle sales, service and storage
- veterinary establishment
- warehouse
- wholesale establishment

(ii) On un-serviced lots

By-law No.  
2018-07

Notwithstanding the permitted uses in (i) the following uses shall not be permitted where full or partial municipal services are not available:

- retail uses and retail complexes
- service commercial
- restaurant and eating establishment
- entertainment facilities

(b) Zone Requirements:

Lot Area (minimum)	8000 m <sup>2</sup>	Amended by By-law No. 2023-56
Lot Frontage (minimum)	30 m	Amended by By-laws No. 2001-83
Year Requirements (minimum)		
- Front	12 m	
- Rear	12 m	
- Exterior Side	8 m	

By-law No.  
2018-07



- Interior Side	6 m
Building Height (maximum)	20 m
Lot Coverage (maximum)	75%

## (c) Special Exception Zones:

(i) **ML-1**

(Reserved)

By-law No. 2018-07
-----------------------

(ii) **ML-2** Lots 9, 10, Concession 3, West Hawkesbury

Notwithstanding the provisions of Section 7.1 hereof to the contrary, on the land zoned ML-2, the following provisions shall apply:

## Permitted Uses:

- sawmill
- wood related manufacturing and research
- wood storage and related facilities

No new building or structure other than a pumphouse shall be permitted closer to the centreline of Green Lane Road than 235 m on that portion of the property located within Lot 9, and no new building or structure shall be permitted closer to the centreline of Green Lane Road than 115 m on that portion of the property in Lot 10 on the east side of Highway 34.

## Yard Requirements (minimum)

- |                 |      |
|-----------------|------|
| - Front         | 20 m |
| - Rear          | 20 m |
| - Exterior Side | 20 m |
| - Interior Side | 20 m |

## Building Height (maximum)

30 m provided that no building greater than 15 m height shall be erected closer than 30 m from a lot line.

## Lot Coverage (maximum) 25%

Notwithstanding the provisions of Section 3.14 hereof to the contrary, on the land zoned ML-2, no open storage shall be permitted closer to the centreline of Green Lane Road than 235 m on that portion of the property located within Lot 9 or 115 m on that portion of the property in Lot 10 east of Highway 34 and no



open storage shall be permitted within any other minimum required yard.

- (iii) **ML-3** Lot 9, Concession 3, West Hawkesbury

Notwithstanding the provisions of Section 7.1 (a) hereof to the contrary, on the land zoned ML-3, the storage of sawdust or other wood waste products shall be the only permitted use.

- (iv) **ML-4** Lot 9, Concession 2, West Hawkesbury

Notwithstanding the provisions of Section 7.1 (a) hereof to the contrary, on the land zoned ML-4, a waste transfer site shall be permitted.

- (v) **ML-5** (Reserved)

By-law No.  
2023-56

- (vi) **ML-6** (Reserved)

By-law No.  
2023-56

- (vii) **ML-7-T** John Street, L'Orignal

By-law No.  
2019-29

Notwithstanding the provisions of this By-law to the contrary, on the land zoned ML-7, all uses in Section 6.2(a) shall also be permitted.

Up to six (6) recreational trailers are permitted on the subject property for a period not to exceed three (3) for the day By-law 2019-29 came into full force and effect.

- (viii) **ML-8** John Street, L'Orignal

Notwithstanding the provisions of Section 7.1(a) hereof to the contrary, on the land zoned ML-8, a lumber yard and sawmill shall be permitted.

- (ix) **ML-9** Lot 2, Concession 1, West Hawkesbury

Notwithstanding the provisions of Section 7.1(a) hereof to the contrary, on the land zoned ML-9, a catering establishment and retail uses not exceeding 1,850 m<sup>2</sup> shall be permitted.

- (x) **ML-10** Lot 3, Concession 1, West Hawkesbury

Notwithstanding the provisions of Section 7.1(a) hereof to the contrary, on the land zoned ML-10, a catering establishment and retail store shall be permitted.



(xi) **ML-11** Lot 4, Concession 1, West Hawkesbury

Notwithstanding the provisions of Section 7.1(b) hereof to the contrary, on the land zoned ML-11, there will be no required interior side yard for that portion of the westerly side yard abutting the adjacent lands in the Town of Hawkesbury.

Amended  
by By-laws  
No.  
2005-02

(xii) **ML-12** 345 and 349 Main Street East Vankleek Hill and 6 County Road 10, West Hawkesbury (New)

By-law No.  
2018-07

Notwithstanding the provisions of Section 7.1 (a) hereof to the contrary, on the land zoned ML-12, a single detached dwelling shall be the only permitted use.

(xiii) **ML-13** Part of Lot 4, Broken Front Concession 1, Part of Part 1 of registered plan 46R-2664 in the Ward of West Hawkesbury

Notwithstanding the provisions of this By-law to the contrary, in addition to the permitted uses, on lands zoned ML-13, the minimum side yard where the site abuts another ML Zone will be zero (0) metres. The Township shall approve a Site Plan as well as require an Environmental Impact Assessment to demonstrate that the proposed development will not impact the protected woodlot prior to any development taking place on this site.

Amended  
by By-laws  
No.  
2011-36

(xiv) **ML-14** Part of Lot 10, Concession 3, West Hawkesbury

Notwithstanding the provisions of Section 7.1(a) to the contrary, cannabis production and processing, compressed gas sales and service, fuel storage establishment, and propane cylinder handling facility are not permitted;

By-law No.  
2019-62

Notwithstanding the provisions of Section 7.1(b) hereof to the contrary, the lands zoned ML-14 on Schedule B hereto, the following zone requirements shall apply:

## Yard Requirements (minimum)

- Front 20m
- Rear 20m
- Exterior Side 20m
- Interior Side 20m



Lot Coverage (maximum) 60%

Notwithstanding the provisions of Section 3.27, open storage shall be accessory to the permitted use and shall not be permitted within any minimum required yard.

Notwithstanding the provisions of Section 2.183, open storage shall not include the storage of materials of a noxious nature including sand, salt, gravel or other small soil particles which create dust, odour or fumes.

Notwithstanding the provisions of Section 3.35, applications for Class II Industrial Uses shall be subject to increases in separation distances in accordance with the general provisions of this bylaw and the Ministry of Environment and Climate Change's D-Series Guidelines as amended from time to time.

## 7.2 Industrial Heavy (MG)

### (a) Permitted Uses:

- cement plant
- metal fabricating plant
- industrial use, medium Amended by By-law No. 2023-56
- industrial use, heavy Amended by By-law No. 2023-56

### (b) Zone Requirements:

Lot Area (minimum)	8000 m <sup>2</sup> Amended by By-law No. 2023-56
Lot Frontage (minimum)	60 m
Yard Requirements (minimum)	
- Front	21 m
- Rear	21 m
- Exterior Side	21 m
- Interior Side	15 m
Building Height (maximum)	18 m
Lot Coverage (maximum)	25%

### (c) Special Exception Zones:



(i) **MG-1** IVACO, Longueuil

Notwithstanding the provisions of Section 7.2 hereof to the contrary, on the land zoned MG-1, the following provisions shall apply:

Permitted Uses:	steel mill
Building Height (maximum)	50 m
Lot Coverage (maximum)	50%

The provisions of Section 3.2 of this By-law shall apply to the lands zoned MG-1 save and except for trailers, and for accessory buildings and temporary buildings not located on a permanent foundation and not exceeding 100 m<sup>2</sup> of floor area provided however that such trailers, accessory buildings and temporary buildings satisfy all applicable yard, building height and lot coverage requirements.

The provisions of Section 3.18 of this By-law shall not apply to the lands zoned MG-1; however all required loading and unloading areas including access lanes thereto shall be provided on site.

Notwithstanding any other provision of this By-law to the contrary, on the land zoned MG-1, the minimum required yard abutting the Bay Road shall be used only for a berm and landscaping features.

Notwithstanding Section 3.27 of this By-law, the open storage of raw material and scrap metal shall be permitted on the lands zoned MG-1.

(ii) **MG-2** Lot 19, Longueuil

Notwithstanding the provisions of Section 7.2 hereof to the contrary, on the land zoned MG-2, the following provisions shall apply:

Permitted Uses:	pump house
Interior side yard (minimum)	7.5 m

**7.3 Industrial Rural (MR)**

## (a) Permitted Uses:

- abattoir Amended by By-law No. 2023-56
- agricultural produce warehouse
- agricultural-related business

By-law No. 2019-21
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- agricultural related retail store
- agricultural-related use
- agricultural service establishment
- auction barn
- cedar oil production
- commercial driver and training establishment
- custom workshop
- food processing plant
- garden centre
- grain handling and storage facilities
- industrial use, light Amended by By-law No. 2023-56
- industrial use, medium Amended by By-law No. 2023-56
- livestock sales establishment
- meat packing establishment
- recycling depot
- refreshment vehicle, accessory to a permitted use or an existing legal non-conforming use
- forestry operation, including sawmill Amended by By-law No. 2023-56
- stormwater management facility
- topsoil business
- well-drilling establishment
- woodworking establishment

(b) Zone Requirements:

Lot Area (minimum)	8000 m <sup>2</sup> Amended by By-law No. 2023-56
Lot Frontage (minimum)	45 m
Yard Requirements (minimum)	
- Front	15 m
- Rear	15 m
- Exterior Side	15 m
- Interior Side	12 m
Building Height (maximum)	12 m
Lot Coverage (maximum)	20%

(c) Special Exception Zones:

(i) **MR-1** Lot 10, Concession 8, West Hawkesbury

Notwithstanding the provisions of Section 7.3 hereof to the contrary, on the land zoned MR-1, an agricultural use, a dwelling accessory to an agricultural use, a custom drying operation for agricultural products, a custom weighing

Amended  
by By-laws  
No.  
2001-60



operation and a portable concrete plant and facilities accessory thereto shall be the only permitted uses. The provisions of Section 7.3(b) shall apply to such uses except that the building height requirement shall not apply to an agricultural building or structure nor to the portable concrete plant. In addition, the office and accessory shed associated with the portable concrete plant may be permitted a minimum of 3.5 m from the front lot line.

Also, the portable concrete plant shall only be a permitted use and allowed to operate for public road construction projects only and all other uses shall not be permitted and shall be in contravention of this amending By-law to By-law Number 2000-75.

#### 7.4 Additional Provisions for Industrial Zones

(a) Automobile Service Stations and Commercial Garages

Automobile service stations and commercial garages shall also conform to the provisions set out in Section 3.23 of this By-law.

Amended  
by By-laws  
No.  
2001-83

(b) Increased Yard Requirements

Where a Restricted Industrial Zone abuts any Residential or Institutional Zone, the minimum yard requirement for any yard so abutting shall be increased to 15 m.

(c) Special Provision Adjacent to Railways

Where a lot line or part of a lot line in an Industrial Zone abuts a railway right-of-way, no minimum yard shall be required on the portion so abutting provided that any building is in accordance with the sight distances set out in Section 3.19.

Amended  
by By-laws  
No.  
2003-31

(d) Other General Provisions

Other general provisions shall be in accordance with Section 3 of this By-law.



No person shall hereafter use any lands nor erect, alter, enlarge or use any building or structure in an Institutional Zone except in accordance with the provisions of this Section or of any other relevant Sections of this By-law.

**8.1 Institutional (I)****(a) Permitted Uses:**

- arena
- art gallery
- cemetery
- community centre
- community garden
- day care centre
- electrical supply facility
- emergency services facility
- farmer's market
- food bank
- library
- long term care facility
- medical/dental office
- municipal garage
- municipal office
- municipal service facility
- museum
- park
- place of worship
- post office
- private club
- railway station
- residential care facility
- restaurant accessory to a permitted use
- retail store accessory to a permitted use
- school

<b>By-law No. 2018-07</b>
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**(b) Zone Requirements:**

Piped Services

Private Services



Lot Area (minimum)	450 m <sup>2</sup>	8000 m <sup>2</sup>
Lot Frontage (minimum)	15 m	30 m
Yard Requirements (minimum)		
- Front	9 m	9 m
- Rear	9 m	9 m
- Exterior Side	9 m	9 m
- Interior Side	4.5 m	4.5 m
Building Height (maximum)	12 m	12 m
Lot Coverage (maximum)	40%	30%

By-law No.  
2023-56

## (c) Special Exception Zones:

(i) **I-1** Queen Street, L'Original

Notwithstanding the provisions of Section 8.1 (a) hereof to the contrary, on the land zoned I-1, a converted dwelling and a church office shall be permitted.

(ii) **I-2** Lot K, Concession 2, West Hawkesbury

Notwithstanding the provisions of Section 8.1 (a) hereof to the contrary, on the land zoned I-2, a home for the aged shall be the only permitted use.

(iii) **I-3** Highway 34, West Hawkesbury Lot 10, Concession 5, West HawkesburyBy-law No.  
2018-07

Notwithstanding the provisions of Section 8.1 (a) hereof to the contrary, on the land zoned I-3, a communications facility shall be permitted.

(iv) **I-4** Higginson Street, Vankleek Hill

Notwithstanding the provisions of Section 8.1(b) hereof to the contrary, the lands designated I-4 on Schedule 'D' hereto shall be used in accordance with the following provisions:

Amended  
by By-laws  
No.  
2006-27

Lot Frontage (minimum): - 0.0 metre  
Building Height (maximum): - 22.0 metres

(v) **I-5** 50, 24 and 56 High Street, 14 Mill Street, Lots 1, 2 and 3, Plan 35, former Town of Vankleek HillBy-law No.  
2022-04

Notwithstanding the provisions of this By-law to the contrary, on lands zoned I-5, the minimum required interior side yard setback between 50 High Street and 14 Mill Street and 54-56 High Street shall be 0.6m.

## 8.2 Additional Provisions for Institutional Zone

By-law No.  
2018-07

### (a) Cemeteries

Cemeteries shall not be governed by the foregoing standards but shall conform with the Funeral, Burial and Cremation Services Act, 2002, S.O. 2002, c. 33.

### (b) Other General Provisions

Other general provisions shall be in accordance with Section 3 of this By-law.



No person shall hereafter use any lands nor erect, alter, enlarge or use any building or structure in an Open Space Zone except in accordance with the provisions of this Section and of any other relevant Sections of this By-law.

### 9.1 Open Space (O)

(a) Permitted Uses:

- bathing beaches
- children's playgrounds
- chip wagon, accessory to a permitted use or an existing legal non-conforming use
- community garden
- farmer's market
- marina adjacent to a navigable waterway, provided that the approval of any governmental authority having jurisdiction has been obtained
- open space use
- park, public
- picnic areas
- public hall
- sports fields
- stormwater management facility

By-law No.  
2019-21

(b) Zone Requirements:

- (i) No building or structure shall be located or erected closer than 6 m to any lot line and maximum lot coverage shall not exceed 10%.

(c) Special Exception Zones:

- (i) **O-1** Main Street, Vankleek Hill

Notwithstanding the provisions of Section 9.1 (a) hereof to the contrary, on the land zoned O-1, a farmers market and fairground shall be permitted.

- (ii) **O-2** Lot 12, Concession 1, West Hawkesbury

By-law No.  
2018-07



Notwithstanding the provisions of Section 9.1 (a) hereof to the contrary, on the land zoned O-2, the existing building may be leased and used as a community centre.

(iii) **O-3** Farm Lot 15, L'Original, Lots 18, 19, 227, 318, Longueuil

Notwithstanding the provisions of Section 9.1 (a) hereof to the contrary, on the land zoned O-3, landscaped open space or buffering features such as berms, walls, fences or similar uses shall be the only permitted uses.

(iv) **O-4** Front Road West, L'Original

By-law No.  
2018-07

Notwithstanding the provisions of Section 9.1(a) hereof to the contrary, on the land zoned O-4, a municipal campground shall be permitted and all uses in Section 8.1 (a), Institutional Zone, shall also be permitted in accordance with the requirements of Section 8.1 (b).

(v) **O-5** Part of Lots 10 and 11, Concession 5, West Hawkesbury

Notwithstanding the provisions of this By-law to the contrary, on lands zoned O-5, the following provisions shall apply;

Amended  
by By-laws  
No.  
2012-04

Permitted Uses:

- golf course and associated accessory structures;
- driving range and associated accessory structures;
- the sale of golf equipment; and
- the serving of food and a liquor licence accessory to the golf course use.

No building or structure shall be located or erected closer than 6 metres to any lot line, except where the O-5 zone abuts a Residential Use, the minimum front, rear, interior side and exterior side yards requirements shall be as follows:

Yard Requirements (minimum) to any lot line of a Residential Use:

- |                 |      |
|-----------------|------|
| - Front         | 30 m |
| - Rear          | 30 m |
| - Exterior Side | 30 m |
| - Interior Side | 30 m |



Notwithstanding Section 3.29 "Parking Requirements" of this By-law to the contrary, on the land zoned O-5, the off-street parking area shall be located at a minimum of 15 metres to any lot line of a Residential Use except for the access driveway.

## 9.2 Additional Provisions for Open Space Zone

### (a) Other General Provisions

Other general provisions shall be in accordance with Section 3 of this By-law.



No person shall thereafter use any lands nor erect, alter, enlarge or use any building or structure in an Agriculture Zone except in accordance with the provisions of this Section and any other relevant Sections of this By-law.

By-law No.  
2018-07

The Agriculture Zone apply to lands designated Prime Agriculture in the Official Plan of the United Counties of Prescott and Russell. The purpose of this zone is to protect the land base for agriculture, and support a thriving agricultural industry and rural economy.

### 10.1 Agriculture (A)

(a) Permitted Uses:

By-law No.  
2019-21

Residential Uses

- single detached dwelling (subject to Section (b)(ii) below)

Accessory Residential Uses

- accessory second dwelling unit, as per the provisions of Section 3
- bed and breakfast, as per the provisions of Section 3
- dwelling accessory to an agricultural use
- private home day care
- hobby farm limited to five (5) nutrient units on an existing lot with a minimum area of 2 ha"

Non-Residential

- agricultural use
- community garden, as per the provisions of Section 3
- home occupation, as per the provisions of Section 3
- equestrian establishment
- wayside pit Amended by By-law No. 2023-56
- wayside quarry Amended by By-law No. 2023-56

Agricultural-related uses

- agricultural produce warehouse (local produce only)
- agricultural related retail store
- Agri-tourism use
- On-farm diversified

By-law No.  
2023-56



## (b) Zone Requirements:

## (i) Agricultural use, dwelling accessory to an agricultural use:

Lot Area (minimum)	40 hectares
Lot Frontage (minimum)	100 m
Yard Requirements (minimum)	
- Front	15 m
- Rear	15 m
- Exterior	15 m
- Interior Side	6 m

By-law No. 2019-21
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Notwithstanding the above yard requirements, no new farm buildings will be permitted within a minimum distance separation established by the MDS II. For buildings and structure used for livestock housing and waste storage, setbacks will be in accordance with the MDS calculation requirements.

## (ii) Single detached dwelling:

on a lot rendered surplus as a result of farm consolidation; on an existing lot of record

Lot Area (minimum)	8000 m <sup>2</sup>	Amended by By-laws No. 2023-56
Lot Area (maximum)	2 hectares	
Lot Frontage (minimum)	45 m	
Yard Requirements (minimum)		
- Front	7.5 m	
- Rear	7.5 m	
- Exterior Side	7.5 m	
- Interior Side	3.m	
Building Height (maximum)	9 m	
Lot Coverage (maximum)	15%	
Floor Area (minimum)		
- one storey	85 m <sup>2</sup>	Amended by By-laws No. 2001-83
- two storey	110 m <sup>2</sup>	

## (c) Special Exception Zones:

(i) **A-1** Lot 18, Concession 8, West Hawkesbury

Notwithstanding the provisions of Section 10.1 (a) hereof to the contrary, on the land zoned A-1, a mobile home shall be permitted as an accessory dwelling.

(ii) **A-2** Lot 125, Longueuil

Notwithstanding the provisions of Section 10.1 hereof to the contrary, on the land zoned A-2, a crop spraying business and an airfield with hangars, offices and other buildings and structures related thereto shall be permitted. All buildings and structures shall be set back a minimum of 30 m from all lot lines and a minimum of 60 m from a dwelling on another lot. The runway for the airfield shall be set back a minimum of 150 m from all lot lines.

(iii) **A-3** Part of Lot 219, Plan M100, Longueuil

Notwithstanding the provisions of this By-law hereof to the contrary, on the land zoned A-3, the construction of a residential dwelling shall not be permitted. In addition, livestock shall not be housed in any buildings or structures on the property so described.

Amended  
by By-laws  
No.  
**2005-40**

(iv) **A-4** Part of Lot 14, Concession 6, Ward of West Hawkesbury

Notwithstanding the provisions of this By-law to the contrary, on lands zoned A-4, a secondary unit is permitted. A secondary unit shall mean a self-contained dwelling unit with or without a separate entrance, locating within and subordinate to an existing single detached dwelling, that contains its own separate cooking and bathroom facilities in addition to the usual living quarters.

Amended  
by By-laws  
No.  
**2008-62**

(v) **A-5** Part of Common Lot, Concession 4, Ward of West Hawkesbury

Notwithstanding the provisions of this By-law to the contrary, on lands zoned A-5, a kennel for small dogs to operate within a dwelling will be permitted. Small dogs shall mean dogs less than 25 pounds. The maximum number of dogs at the kennel at one time is six (6). Outside accessory buildings or structures associated with the kennel activities will be prohibited.

Amended  
by By-laws  
No.  
**2008-60**

(vi) **A-6** Part of Lot 17, Concession 1, Ward of West Hawkesbury



Notwithstanding the provisions of this By-law to the contrary, on lands zoned A-6, the total lot coverage of all accessory buildings and structures excluding swimming pools is permitted to exceed the lot coverage of the dwelling on the lot, to a maximum lot coverage for all accessory buildings and structures of 5%. An agricultural use is not permitted in the existing barn structure.

Amended  
by By-laws  
No.  
2009-21

(vii) **A-7** Part of Lot 17, Concession 1, Ward of West Hawkesbury

Notwithstanding the provisions of this By-law to the contrary, on lands zoned A-7, the minimum lot frontage is reduced to 80 metres and a residential use is not permitted.

Amended  
by By-laws  
No.  
2009-21

(viii) **A-8** Part of Lot 8, Concession 7, Ward of West Hawkesbury

Notwithstanding the provisions of this By-law to the contrary, on lands zoned A-8, all existing accessory buildings and/or structures as well as a reduced lot frontage of 9 metres shall be permitted.

Amended  
by By-laws  
No.  
2010-53

(ix) **A-9** Part of Lot 8, Concession 7, Ward of West Hawkesbury

Notwithstanding the provisions of this By-law to the contrary, on lands zoned A-9, a residential use is not permitted.

Amended by By-laws  
No. 2010-53

**By-law No.  
2018-07**

(x) **A-10** Part of Lot 197 of Plan M100 (2856 Country Road 17) Longueil

Notwithstanding the provisions of this By-law to the contrary, on lands zoned A-10, a breeding kennel for a maximum of 12 dogs is permitted to operate within the existing buildings as an accessory use.

Amended  
by By-laws  
No.  
2010-54  
2015-10

Notwithstanding the provisions of this By-law to the contrary, on lands zoned A-10, the total lot coverage of all accessory buildings and structures excluding swimming pools is permitted to exceed the lot coverage of the dwelling on the lot, to a maximum lot coverage for all accessory buildings and structures of 5%. The height of the existing accessory buildings and structures is permitted to exceed the required 5 metres. An agricultural use is not permitted in the existing barn structure.



- (xi) **A-11** Dwelling Surplus to a Farm Operation  
Notwithstanding the provisions of this By-law to the contrary, on the land zoned A-11, a single dwelling shall be the only permitted use. By-law No. 2018-07
- (xii) **A-12** Part of Lot 1, Concession 2, Ward of West Hawkesbury  
Notwithstanding the provisions of this By-law to the contrary, on lands zoned A-12, all existing accessory buildings and/or structures shall be permitted. Amended by By-laws No. 2012-60
- (xiii) **A-13** Part of Lot 1, Concession 2, Ward of West Hawkesbury  
Notwithstanding the provisions of this By-law to the contrary, on lands zoned A-13, the minimum lot frontage shall be reduced to 80 metres and a residential use is not be permitted. Amended by By-laws No. 2012-60
- (xiv) **A-14** Part of Lot 7, Concession 7, Ward of West Hawkesbury  
Notwithstanding the provisions of this By-law to the contrary, on lands zoned A-14, all existing accessory buildings and/or structures shall be permitted. Amended by By-laws No. 2013-06
- (xv) **A-15** Part of Lot 225, Plan M-100, Ward of Longueuil  
Notwithstanding the provisions of this By-law to the contrary, on the land zoned A-15, a hobby farm shall be permitted. By-law No. 2018-07 Amended by By-laws No. 2007-51
- (xvi) **A-16** Part of Lot 225, Plan M-100, Ward of Longueuil  
Notwithstanding the provisions of this By-law to the contrary, on the land zoned A-16, the following shall be the only permitted uses: agricultural use, conservation use, wayside pit. No consent for a new residential use shall be permitted. Consents shall only be permitted for a lot enlargement for consolidation of farmland or for a surplus dwelling. By-law No. 2018-07 Amended by By-laws No. 2007-51
- (xvii) **A-17** Lot 5, Concession 6 known as 548 County Road 10, Ward of West Hawkesbury  
Notwithstanding the provisions of this By-law to the contrary, on the land zoned A-17, the following shall be permitted: Amended by By-laws No. 2013-51



- (i) On the lot to be severed (A), the required minimum lot frontage of 45 metres shall be reduced to 6.4 metres for a residential use.

(xviii) **A-18**, Part of Lot 19, Concession 8, Ward of West Hawkesbury

Notwithstanding the provisions of this By-law to the contrary, on lands zoned A-18, a residential use shall not be permitted and the required minimum interior side yard shall be reduced to 3.67 metres to allow the existing barn transformed into a shed

Amended  
by By-laws  
No.  
**2014-56**

(xviii) **A-19** Part of Lots 144,172,174,175,176 and 177, Registered M-100, formerly in the Township of Longueuil

By-law No.  
**2022-44**

Notwithstanding the provisions of this By-law to the contrary, on lands zoned A-19, a residential use is not permitted.

(xx) **A-20** Part of Lot 13, Concession 1, Sandy Hill Road, West Hawkesbury

Notwithstanding the provisions of this By-law to the contrary, on lands zoned A-20, the minimum rear yard requirement applicable to a single dwelling or permitted accessory dwelling to an agricultural use is 700 metres (based on the front lot line for this property being situated at Sandy Hill Road).

Amended  
by By-laws  
No.  
**2015-06**

(xxi) **A-21** Part of Lot 72, Plan M-100, 2110 Cassburn Road, Township of Longueuil

Notwithstanding the provisions of this By-law to the contrary, on lands zoned A-21, all existing accessory buildings and/or structures shall be permitted. The minimum required setback for the existing building housing farm animals shall be 15.5 meters. Three of the existing accessory buildings are permitted to exceed the maximum required height of 5 meters for an accessory use to a residential use and/or to exceed the maximum required height of 5.5 meters for a hobby farm use. The total lot coverage of all existing accessory buildings and structures excluding swimming pools is permitted to exceed the lot coverage of the dwelling on the lot.

Amended  
by By-laws  
No.  
**2015-07**



- (xxii) **A-22**, Part of Lot 81, Plan M-100 known as 1353 Ritchance Road, Ward of Longueuil

Notwithstanding the provisions of this By-law to the contrary, on lands zoned A-22, the total lot coverage of all existing accessory buildings and structures excluding swimming pools is permitted to exceed the lot coverage of the dwelling on the lot. The height of the existing accessory buildings and structures is permitted to exceed the required 5 metres. A hobby farm shall be a permitted use on a lot less than 4 ha. The minimum required setback for any existing building housing farm animals shall be 10 metres.

Amended  
by By-laws  
No.  
**2015-33**

- (xxiii) **A-23** (Reserved)

**By-law No.  
2018-07**

- (xxiv) **A-24**, Part of Lot 157, Plan M-100 known as 1344 Ritchance Road, Ward of Longueuil

Notwithstanding the provisions of this By-law to the contrary, on lands zoned A-24, the total lot coverage of all existing accessory buildings and structures excluding swimming pools is permitted to exceed the lot coverage of the dwelling on the lot. The height of the existing accessory buildings and structures is permitted to exceed the required 5 metres. The minimum required lot frontage shall be 35 metres.

Amended  
by By-laws  
No.  
**2015-50**

- (xxv) **A-25** (Reserved)

**By-law No.  
2019-21**

- (xxvi) **A-26**, Part of Lots 110 and 111, Plan M-100, Ward of Longueuil

Notwithstanding the provisions of this By-law to the contrary, on lands zoned A-26, the height of the existing accessory building to a residential use is permitted to exceed the maximum 5 metres. A single dwelling and accessory micro cannabis production and processing shall be the only permitted uses.

Amended  
by By-laws  
No.  
**2015-57**

- (xxvii) **A-27** (Reserved)

**By-law No.  
2018-07**

- (xxviii) **A-28** (Reserved)

**By-law No.  
2018-07**

- (xxix) **A-29**, Part of Lot 2, Concession 3, 217 Pleasant Corner Road, West Hawkesbury



Notwithstanding the provisions of this By-law to the contrary, on lands zoned A-29, all residential uses and associated accessory residential uses shall be prohibited.

Amended by By-laws No. 2017-68

By-law No.  
2018-07

(xxx) **A-30**, Part of Lot 224, Plan M-100, Township of Longueuil

Notwithstanding the provisions of this By-law to the contrary, on lands zoned A-30, a hobby farm shall be permitted on a lot with a minimum lot frontage of 48 metres and a minimum lot area of 0.75 hectare. The number of livestock shall be subject to the requirements of the Nutrient Management Act, 2002, as amended from time to time. Any building housing livestock and any manure storage area shall be in accordance with the Minimum Distance Separation II developed by the Ontario Ministry of Agriculture, Food and Rural Affairs, as amended from time to time. All accessory buildings and/or structures not subject to the Minimum Distance Separation II calculation shall be in accordance with Section 3 of this By-law.

Amended  
by By-laws  
No.  
2017-46

By-law No.  
2018-08

(xxxii) **A-31** Part of Lot 106, Plan M-100, Ritchance Road, Longueuil

Notwithstanding the provisions of this By-law to the contrary, on lands zoned A-31, all residential uses and associated accessory residential uses shall be prohibited. The minimum lot frontage is reduced to 55 metres and the minimum lot area is reduced to 19 hectares for an agricultural use.

By-law No.  
2018-08

(xxxiii) **A-32**, Part of Lot 106, Plan M-100, 2761 Ritchance Road, Longueuil

Notwithstanding the provisions of this By-law to the contrary, on lands zoned A-32, agricultural uses shall be prohibited. The total lot coverage of all accessory buildings and structures excluding swimming pools is 560.4 m<sup>2</sup> for all existing accessory building and structures.

By-law No.  
2019-21

(xxxiiii) **A-33** Residence Surplus to a Farming operation

An existing residential dwelling is recognized as the main permitted use and agricultural operations are not permitted"

(xxxv) **A-34** Residence Surplus to a Farming operation

By-law No.  
2019-21



Farmland is recognized as the main permitted use and new residential dwellings are prohibited.

(xxxv) **A-35-ar, Part of Lot 152, Plan M100, 1800 Ritchance Road, Longueuil**

By-law No.  
2020-37

Notwithstanding the provisions of this By-law to the contrary, on lands zoned A-35-ar, agricultural uses including buildings are permitted to a maximum lot coverage of 5%. The total lot coverage of all existing accessory buildings and structures excluding swimming pools is permitted to exceed the lot coverage of the dwelling on the lot. The height of the existing accessory buildings and structures is permitted to exceed the required 5 meters.

(xxxvi) **A-36, Part of Lot 163, MPlan 100, County Rd. 17 Longueuil**

By-law No.  
2023-45

Notwithstanding the provisions of this By-law to the contrary, on lands zoned A-36, an existing barn with a lot coverage of 346.4 m<sup>2</sup> may remain on a hobby farm. Other accessory uses (residential garages and sheds) are permitted to have a maximum lot coverage of 100 m<sup>2</sup>.

(xxxvii) **A-37 Part of Lot 134, M-Plan 100, 3098 Ritchance Road, Longueuil**

Notwithstanding the provisions of this By-law to the contrary, on lands zoned A-37, all residential uses and associated accessory residential uses shall be prohibited. The minimum lot frontage is reduced to 50 metres and the minimum lot area is reduced to 24 hectares for an agricultural use.

By-law No.  
2023-69



## 10.2 Additional Provisions for Agriculture Zone

By-law No.  
2023-56

(a) Accessory Dwelling

For accessory dwellings, the maximum building height shall be 9 m. Only one accessory dwelling will be permitted per lot except where a farm has more than one owner in which case a second accessory dwelling may be permitted on the lot subject to the provisions of Section 3.

(b) New Lot Creation Agriculture Use

By-law No.  
2018-07

Where a new agricultural lot is created by a consent granted by the approval authority of the United Counties of Prescott and Russell under Section 53 of the *Planning Act*, the minimum lot area shall be 40 ha.

(c) Wayside Pit or Quarry

The requirements of the *Aggregate Resources Act* shall apply to any wayside pit or wayside quarry.

(d) Other General Provisions

Other general provisions shall be in accordance with Section 3 of this By-law.



No person shall hereafter use any lands nor erect, alter, enlarge or use any building or structure in a Rural Zone except in accordance with the provisions of this Section and any other relevant Sections of this By-law.

The Rural Zone apply to lands designated Rural in the Official Plan of the United counties of Prescott and Russell. The purpose of this zone is to permit a range of uses that support rural and agricultural communities.

### **11.1 Rural Zone (RU)**

(a) Permitted Uses:

Residential Uses

- single detached dwelling (subject to Section (b)(iii) below)
- duplex dwelling
- semi-detached dwelling

Accessory Residential Uses

- accessory second dwelling unit, as per the provisions of Section 3
- bed and breakfast, as per the provisions of Section 3
- dwelling accessory to an agricultural use or veterinary establishment
- garden suite
- private home day care
- hobby farm limited to five (5) nutrient units on a lot with a minimum area of 2 ha

Non-Residential

- agricultural use
- community garden, as per the provisions of Section 3
- conservation use
- home occupation, as per the provisions of Section 3
- nursery
- veterinary establishment
- wayside pit
- wayside quarry



## (b) Zone Requirements:

## (i) Agricultural use, permitted accessory dwelling:

in accordance with the provisions of the Agriculture Zone.

## (ii) Veterinary establishment:

Lot Area (minimum)	1 ha
Lot Frontage (minimum)	60 m
Yard Requirements (minimum)	
- Front	15 m
- Rear	15 m
- Exterior Side	15 m
- Interior Side	15 m
Building Height (maximum)	9 m
Lot Coverage (maximum)	10%

## (iii) Single dwelling:

Lot Area (minimum)	0.8 ha
Lot Frontage (minimum)	45 m
Yard Requirements (minimum)	
- Front	7.5 m
- Rear	7.5 m
- Exterior Side	7.5 m
- Interior Side	3 m
Building Height (maximum)	9 m
Lot Coverage (maximum)	15%
Floor Area (minimum)	
- one storey	85 m <sup>2</sup>
- two storey	110 m <sup>2</sup>

By-law No.  
2023-56

By-law No.  
2018-07

Amended by By-  
laws No. 2001-83

## (c) Special Exception Zones:

(i) **RU-1**

(Reserved)

By-law No.  
2018-07

(ii) **RU-2** Lots 17, 18, 19, Concessions B.F., 1, West Hawkesbury

Notwithstanding the provisions of Section 11.1 (a) hereof to the contrary, on the land zoned RU-2, an airfield and a tent and trailer park shall be permitted.

By-law No.  
2018-07



(iii) **RU-3** Lot 10, Concession 7, West Hawkesbury

Notwithstanding the provisions of this By-law to the contrary, on the land zoned RU-3, a single dwelling shall be permitted.

(iv) **RU-4** Lot 12, Concession 3, West Hawkesbury

Notwithstanding the provisions of this By-law to the contrary, on the land zoned RU-4, a fibreglass repair business shall be permitted within the existing building on this property. Open storage shall only be permitted in a side or rear yard.

(v) **RU-5** Lot 18, Concession 9, West Hawkesbury

Notwithstanding the provisions of this By-law to the contrary, on the land zoned RU-5, seasonal worker accommodations and a second mobile home shall be permitted, provided such mobile home is set back 300 m from the public street.

Amended  
by By-laws  
No.  
2007-22

Seasonal Worker Accommodations shall mean a building or structure accessory to a fruit or vegetable farm which is located on the same lot as the main building. This building shall serve to provide accommodations for up to 15 employees working on the farm on a seasonal basis only. Seasonal worker accommodations must contain sanitary facilities, cooking installation and a rest area. Every lodging unit for the employees must comply with the Ontario Building Code and Fire Code including all other federal, provincial and municipal laws, as amended from time to time.

(vi) **RU-6** Lot 11, Concession 7, West Hawkesbury

Notwithstanding the provisions of this By-law to the contrary, on the land zoned RU-6, one single dwelling shall be permitted on each lot.

(vii) **RU-7** Lot 15, Concession 4, West Hawkesbury

Notwithstanding the provisions of Section 11.1 (a) hereof to the contrary, on the land zoned RU-7, a buffer area shall be the only permitted use. The buffer area may include an agricultural use. The



buffer area shall not be construed to be a waste disposal site as defined in this By-law.

(viii) **RU-8** Lot 19, Concession 5, West Hawkesbury

Notwithstanding the provisions of Section 11.1 (a) hereof to the contrary, on the land zoned RU-8, a kennel for boarding and breeding of domestic pets with a maximum of 21 spaces shall be permitted within the existing building. In addition, outdoor runs of up to 650 m<sup>2</sup> shall be permitted adjacent to and attached to the kennel building.

(ix) **RU-9** Lot 19, Concession B.F., West Hawkesbury

Notwithstanding the provisions of Section 11.1 (a) hereof to the contrary, on the land zoned RU-9, an accessory apartment shall be permitted within the dwelling.

(x) **RU-10** Lot K, Concession 2, West Hawkesbury

Notwithstanding the provisions of this By-law to the contrary, on the land zoned RU-10, the following home occupations shall be permitted:

- breeding and sale of birds
- sale of wool and material
- sale of products relating to knitting and sewing classes
- sale of goods relating to arts and crafts
- furniture repair

The home occupation uses may occupy a maximum of 50% of the floor area of the building.

Notwithstanding the provisions of this By-law to the contrary, on lands zoned RU-10, the following uses shall also be permitted:

Amended  
by By-laws  
No.  
2011-69

- a retail store specifically related to the sale and repair of pools and spas;
- the sale of pool and spa equipment and supplies;
- the sale of pool and spa chemicals sales; and
- the sale of all pool and backyard accessories.

(xi) **RU-11** Lot B, Concession 1, West Hawkesbury



Notwithstanding the provisions of Section 11.1 (a) hereof to the contrary, on the land zoned RU-11, a duplex dwelling shall be permitted.

(xii) **RU-12** Lot 57, Longueuil

Notwithstanding the provisions of Section 11.1 hereof to the contrary, on the land zoned RU-12, a small farming operation with no more than 6 cattle and 5 horses shall be permitted. A chicken coop or piggery shall not be permitted.

(xiii) **RU-13** Lot 58, Longueuil

Notwithstanding the provisions of Section 11.1 hereof to the contrary, on the land zoned RU-13, a small farming operation with no more than 660 poultry, 6 pigs, 30 sheep, 30 goats, 5 horses and 6 cattle may be permitted. A chicken coop or piggery shall not be permitted.

(xiv) **RU-14** Lot 171, Longueuil

Notwithstanding the provisions of Section 11.1 hereof to the contrary, on the land zoned RU-14, a dog kennel, dog boarding service, grooming studio and pet shop with a total capacity of 40 dogs shall be permitted. The kennel shall be set back a minimum of 30 m from all lot lines.

(xv) **RU-15** Lots 18, 19, Concession B.F., West Hawkesbury

Notwithstanding the provisions of Section 11.1(a) hereof to the contrary, on the land zoned RU-15, a second accessory dwelling shall be permitted. Such dwelling may be attached to the existing dwelling on the property.

(xvi) **RU-16** Lot 19, Concession 5, West Hawkesbury

Notwithstanding the provisions of Section 11.1(a) hereof to the contrary, on the land zoned RU-16, a communications facility shall be permitted. A communications facility does not include a communications tower.

All buildings and structures shall be a minimum of 12 m from the front, rear or exterior side lot lines and a minimum of 9 m from the interior side lot line. The maximum building height shall be 12 m.

Amended  
by By-laws  
No.  
2000-86



(xvii) **RU-17** Lot 49, Longueuil

Notwithstanding the provisions of Section 11.1(a) hereof to the contrary, on the land zoned RU-17, a small trucking business, including a garage, shall be permitted.

(xviii) **RU-18** Lots H, J, Main Street, Vankleek Hill, Lot 16, Concession B.F., West Hawkesbury

Notwithstanding the provisions of Section 11.1(a) hereof to the contrary, on the land zoned RU-18, a golf driving range shall be permitted.

(xix) **RU-19** Bay Road, Longueuil

Notwithstanding the provisions of Section 11.1(a) hereof to the contrary, on the land zoned RU-19, the following shall be the only permitted uses: agricultural use, conservation use, wayside pit. No consent for a new residential use shall be permitted.

Amended  
by By-laws  
No.  
**2000-88**

(xx) **RU-20** Lot 17, Concession 5, West Hawkesbury

Notwithstanding the provisions of Section 11 hereof to the contrary, on the land zoned RU-20, a hobby farm shall be permitted.

Amended  
by By-laws  
No.  
**2001-67**

(xxi) **RU-21** Lot 17, Concession 5, West Hawkesbury

Notwithstanding the provisions of Section 11 hereof to the contrary, on the land zoned RU-21, a hobby farm shall be permitted. Notwithstanding any provision of the By-law to the contrary, an accessory building shall be permitted before the main building is constructed on this property.

Amended  
by By-laws  
No.  
**2001-67**

(xxii) **RU-22**

(Reserved)

**By-law No.  
2018-07**

(xxiii) **RU-23** Lot 10, Concession 3, West Hawkesbury

Notwithstanding the provisions of Section 11.1(a) hereof to the contrary, on the land zoned RU-23, a semi-detached dwelling or a duplex dwelling as well as two accessory dwellings shall be permitted use. Accessory dwelling shall otherwise conform to the Section 3.1.1 of the Zoning By-Law.

**By-law No.  
2021-13**



(xxiv) **RU-24** Lot 55, Longueuil

Notwithstanding the provisions of Section 11.1(a) hereof to the contrary, on the land zoned RU-24, a duplex dwelling shall be permitted.

Amended  
by By-laws  
No.  
**2004-18**

(xxv) **RU-25** Lot 176, Longueuil

Notwithstanding the provisions of Section 11.1(a) hereof to the contrary, on the land zoned RU-25, the existing mobile home shall be permitted until a single detached dwelling is constructed on this lot, following which the mobile home shall be removed.

Amended  
by By-laws  
No.  
**2004-35**

(xxvi) **RU-26** Part of Lot 10, Concession 6, West Hawkesbury

Notwithstanding the provisions of this By-law hereof to the contrary, on the land zoned RU-26, a communications tower and an accessory building housing radio equipment shall be permitted. The tower and building shall be set back a minimum of 40 metres from all lot lines and the anchor wires shall be set back a minimum of 9 metres from all lot lines.

Amended  
by By-laws  
No.  
**2005-39**

(xxvii) **RU-27** 2926 Cassburn Road, Hawkesbury West

Notwithstanding the provisions of this By-law hereof to the contrary, on the lands zoned RU-27, a Corporate Retreat Centre shall be permitted in accordance with the following provisions:

Amended  
by By-laws  
No.  
**2006-07**

- (i) the Corporate Retreat Centre, which could include recreation rooms, accessory offices, and conference rooms, and a maximum of five (5) bedrooms, shall be located within the existing dwelling house;
- (ii) the existing barn may be used for indoor parking;
- (iii) there shall be no advertising signs;
- (iv) a minimum of six (6) parking spaces shall be provided;
- (v) for the purpose of the RU-27 Zone, a "Corporate Retreat Centre" shall mean a building or part of a building where facilities are provided for professional / business related meetings, but which does not



include in-house cooking facilities, nor does it allow for the serving of alcoholic beverages.

- (xxviii) **RU-28** 5044 Highway 34, West Hawkesbury
- Notwithstanding the provisions of this By-law hereof to the contrary, on the lands zoned RU-28, a Custom Workshop shall also be permitted in accordance with the following provisions:
- (i) floor area of building to be used for commercial purposes (maximum) 130.0 square metres
  - (ii) number of employees other than family members residing on premises (maxima):
    - full time 2
    - part time 1
  - (iii) parking spaces required for commercial use (minimum) 3
- Amended by By-laws No. **2006-28**
- (xxix) **RU-29** Bay Road, Longueuil
- Notwithstanding the provisions of Section 11.1(a) hereof to the contrary, on the lands zoned RU-29, the following shall be the only permitted uses: single dwelling and a hobby farm accessory to a single dwelling.
- Amended by By-laws No. **2011-46**
- (xxx) **RU-30** Bay Road, Longueuil
- Notwithstanding the provisions of Section 11.1 hereof to the contrary, on the lands zoned RU-30, the following shall be the only permitted uses: agricultural use, conservation use, wayside pit. No residential dwelling shall be permitted.
- Amended by By-laws No. **2011-46**
- (xxxii) **RU-31** Part of Lot 225, Plan M-100, Ward of Longueuil
- Notwithstanding the provisions of this By-law to the contrary, on the land zoned RU-31, a hobby farm shall be permitted.
- Amended by By-laws No. **2007-51**
- (xxxiii) **RU-32** Part of Lot 225, Plan M-100, Ward of Longueuil
- Notwithstanding the provisions of this By-law to the contrary, on the land zoned RU-32, the following shall be the only permitted uses: agricultural use, conservation use, wayside pit. No consent for a new residential use shall be
- Amended by By-laws No. **2007-51**



permitted. Consents shall only be permitted for a lot enlargement for consolidation of farmland or for a surplus dwelling.

(xxxiii) **RU-33** Part of Lot 172, Plan M-100, Ward of Longueuil

Notwithstanding the provisions of this By-law to the contrary, on lands zoned RU-33, an accessory building or structure used for the commercial sale of farm products shall be permitted.

Amended  
by By-laws  
No.  
**2008-29**

(xxxiv) **RU-34** Part of Lot 12, Concession 3, Ward of West Hawkesbury

Notwithstanding the provisions of this By-law to the contrary, on lands zoned RU-34, a secondary unit is permitted. A secondary unit shall mean a self-contained dwelling unit with or without a separate entrance, locating within and subordinate to an existing single detached dwelling, that contains its own separate cooking and bathroom facilities in addition to the usual living quarters.

Amended  
by By-laws  
No.  
**2008-61**

(xxxv) **RU-35** Part of Lots 5 & 6, Concession 4, Ward of West Hawkesbury

Notwithstanding the provisions of this By-law to the contrary, on lands zoned RU-35, a Bed & Breakfast establishment is permitted in an existing second dwelling.

Amended  
by By-laws  
No.  
**2009-38**

(xxxvi) **RU-36** Lot 16, Concession 7, Ward of West Hawkesbury

Notwithstanding the provisions of this By-law to the contrary, on lands zoned RU-36, the minimum lot frontage requirement is 90.0 metres.

Amended  
by By-laws  
No.  
**2009-41**

(xxxvii) **RU-37** Part of Lot 12, Concession 1, Ward of West Hawkesbury

Notwithstanding the provisions of this By-law to the contrary, on lands zoned RU-37, the minimum lot frontage requirement is 30.0 metres.

Amended  
by By-laws  
No.  
**2009-63**  
**2015-58**

(xxxviii) **RU-38** Part of Lot 172, M-Plan 100, formerly in the Township of Longueuil, now in the Township of Champlain

By-law No. <b>2022-44</b>
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Notwithstanding the provision of this By-law to the contrary, all existing buildings and structures at the time of passing of this by-law are permitted.

- (xxxix) **RU-39** Part of Lot 230 of registered plan M-100 in the Ward of Longueuil, Township of Champlain, known as 1587 Bay Road

Notwithstanding the provisions of this By-law to the contrary, in addition to the permitted uses, on lands zoned RU-39, the maximum lot coverage of accessory buildings is 700 square metres in order to recognize the accessory buildings existing at the time of adoption of this by-law.

Amended  
by By-laws  
No.  
**2011-46**

- (xl) **RU-40**  
(Reserved)

**By-law No.**  
**2018-07**

- (xli) **RU-41-h** Part of Lot 10, Concession 7, Parts 1 and 4 of registered plan 46R-2574 in the Ward of West Hawkesbury, Township of Champlain

Notwithstanding the provisions of this By-law to the contrary, in addition to the permitted uses, on lands zoned RU-41-h, storage of commercial vehicles and a Transportation Depot use is also permitted.

Amended  
by By-laws  
No.  
**2011-55**

Prior to use of the site for storage of commercial vehicles, the Township shall require an approved Site Plan to determine where trucks and trailers will park as well as setbacks from property lines and existing houses on adjacent properties supported by a Noise Study in order to implement mitigation measures. The maintenance on trucks and trailers shall be prohibited on site outside of a building.

The (h) symbol on this zone shall only apply to the Transportation Depot use and shall be lifted upon Township approval of a Site Plan, issuance of the required Ministry of the Environment approvals, a Noise Study and a Geotechnical Report if development is planned to occur on or near the area identified by the Township as organic soil in order to demonstrate that the site is suitable for such development.

Lot frontage (minimum) of 11.5 metres on Aberdeen Road.



- (xlii) **RU-42** Lot 10, Concession 3 known as 3618 Highway 34, Ward of West Hawkesbury

Notwithstanding the provisions of this By-law to the contrary, on the land zoned RU-42, the following shall be permitted:

Amended  
by By-laws  
No.  
**2013-46**

- (i) the maximum number of livestock shall be limited to 8 within the existing barn;
- (ii) all existing accessory buildings and/or structures including the existing barn shall be permitted.

- (xlili) **RU-43** Part of Lot 13, Concession 1, Sandy Hill Road, West Hawkesbury

Notwithstanding the provisions of this By-law to the contrary, on lands zoned RU-43, the minimum lot frontage requirement is 26 metres.

Amended  
by By-laws  
No.  
**2015-06**

- (xxliv) **RU-44**, Part of Lot 229, Plan M-100 known as 1515 Bay Road, Ward of Longueuil

Notwithstanding the provisions of this By-law to the contrary, on lands zoned RU-44, the total lot coverage of all existing accessory buildings and structures excluding swimming pools is permitted to exceed the lot coverage of the dwelling on the lot. The height of the existing accessory buildings and structures is permitted to exceed the required 5 metres.

Amended  
by By-laws  
No.  
**2015-42**

- (xlv) **RU-45**

(Reserved)

**By-law No.  
2018-07**

- (xxlvi) **RU-46**, Part of Lot 12, Concession 1 West, Roll Number O209-006-001-16501

Notwithstanding the provisions of this By-law to the contrary, on lands zoned RU-46, a residential use is prohibited.

Amended  
by By-laws  
No.  
**2015-58**

- (xxlvii) **RU-47** Part of Lot 218 of Plan M-100, County Road No. 17, Longueuil

Notwithstanding the provisions of this By-law to the contrary, on lands zoned RU-47, residential uses shall be

Amended  
by By-laws  
No.



prohibited. The minimum required lot frontage for 2016-46 agricultural uses shall be 49 metres.

- (xlviii) **RU-48** Part of Lot 218 of Plan M-100, 2184 County Road No. 17, Longueuil

Notwithstanding the provisions of this By-law to the contrary, on lands zoned RU-48, the total lot coverage of all existing accessory buildings and structures excluding swimming pools is permitted to exceed the lot coverage of the dwelling on the lot. The height of the existing accessory buildings and structures is permitted to exceed the required 5 metres. The minimum required lot area for hobby farm uses shall be 2.6 hectares.

Amended  
by By-laws  
No.  
2016-46

- (xlix) **RU-49** Part of South Lot 14, Concession 4, 1405 Borris Road, West Hawkesbury

Notwithstanding the provisions of this By-law to the contrary, on lands zoned RU-49, the total lot coverage of all existing accessory buildings and structures excluding swimming pools is permitted to exceed the lot coverage of the dwelling on the lot for a residential use. The height of the existing accessory buildings and structures is permitted to exceed the required 5 metres for a residential use. The minimum required lot frontage shall be 9.5 metres for a residential use.

Amended  
by By-laws  
No.  
2016-47

- (l) **RU-50** Part of South Lot 14, Concession 4, Borris Road, West Hawkesbury

Notwithstanding the provisions of this By-law to the contrary, on lands zoned RU-50, residential uses shall be prohibited.

Amended  
by By-laws  
No.  
2016-47

- (li) **RU-51** Part of Lot 11, Concession 7, 1126 Aberdeen Road West, Hawkesbury West

Notwithstanding the provisions of this By-law to the contrary, on lands zoned RU-51, the following provisions shall apply:

Amended  
by By-laws  
No.  
2016-63

Additional Permitted Use: wood transformation business

For the purposes of this special exception zone, a wood transformation business shall mean a building, a structure



or part thereof wherein the business of activities such as sawmill, wood shop, wood storage sheds and open storage of raw and/or finished lumber is carried on. Without limiting the generality of this type of use, a business office, may be located therein.

No new building or structure including open storage shall be permitted closer than 100 m from the front property line and 15 m from the interior side and rear property lines.

Building Height (maximum)	7 m	for buildings and structures associated with the wood transformation business
Lot Coverage (maximum)	2%	for buildings and structures associated with the wood transformation business
	3%	for the open storage of raw or finished lumber

- (lii) **RU-52** Part of Lot 12, Concession 3, 1234 Greenlane Road West, West Hawkesbury

Notwithstanding the provisions of this By-law to the contrary, on lands zoned RU-52, a hobby farm on a lot without a residential dwelling shall be permitted. Notwithstanding the provisions of this By-law to the contrary, the height of the existing stable is permitted to exceed the required 5.5 metres for a hobby farm use and the minimum required lot interior setback shall be 16.5 metres for the existing stable.

Amended  
by By-laws  
No.  
2017-32

- (liii) **RU-53** Part of Lot 17, Concession 5 South, 5888 Barton Road, West Hawkesbury

Notwithstanding the provisions of this By-law to the contrary, on lands zoned RU-53, a secondary dwelling unit shall also be permitted.

Amended  
by By-laws  
No.  
2017-47



- (liv) **RU-54** Part of Lots 7 and 8, Concession 6, 6510 Newton Road,  
West Hawkesbury

Notwithstanding the provisions of this By-law to the contrary, on lands zoned RU-54, Section 3.5 'Frontage on an Improved Street' shall not apply since the lot has frontage on a railroad right-of-way and access to the improved street through a right-of-way over the railroad right-of-way. Notwithstanding the provisions of this By-law to the contrary, on lands zoned RU-54, all residential uses and associated accessory residential uses shall be prohibited.

Amended  
by By-laws  
No.  
**2017-60**

- (lv) **RU-55** Part of Lots 7 and 8, Concession 6, 6510 Newton Road,  
West Hawkesbury

Notwithstanding the provisions of this By-law to the contrary, on lands zoned RU-55, Section 3.5 'Frontage on an Improved Street' shall not apply since the lot has frontage on a railroad right-of-way and access to the improved street through a right-of-way over the railroad right-of-way. Notwithstanding the provisions of this By-law to the contrary, on lands zoned RU-55, the total lot coverage of all existing accessory buildings and structures excluding swimming pools is permitted to exceed the lot coverage of the dwelling on the lot for a residential use and a hobby farm use. The height of the existing accessory buildings and structures is permitted to exceed the required 5 metres for a residential use and the required 5.5 metres for a hobby farm.

Amended  
by By-laws  
No.  
**2017-60**

- (lvi) **RU-56** Part of Lot 8, Concession 3, Geographic Township of West  
Hawkesbury now in the Township of Champlain;

**By-law No.  
2019-38**



Notwithstanding the provisions of this By-law to the contrary, on lands zoned RU-56, the following provisions apply:

- lot coverage for all existing accessory buildings is permitted to be greater than that of the dwelling on the lot;
- building height for all existing accessory buildings is permitted to be greater than 6.0 m;
- a hobby farm is permitted as well as the existing silo associated with this hobby farm.

- (lvii) **RU-57-ar** Part of Lot 8, Concession 3, Geographic Township of West Hawkesbury now in the Township of Champlain;

Notwithstanding the provisions of this By-law to the contrary, on lands zoned RU-57, the following provisions apply:

By-law No.  
2024-12

- Lot area (minimum) 32 hectares for an agricultural use.

- (lviii) **RU-58-ar** Part of Lots 7 and 8, Concession 4, Geographic Township of West Hawkesbury now in the Township of Champlain;

Notwithstanding the provisions of this By-law to the contrary, on lands zoned RU-58-ar, the lot coverage for all existing accessory buildings is permitted to be greater than that of the dwelling on the lot, the building height for all existing accessory buildings is permitted to be greater than 6.0 m a hobby farm is permitted as well as the existing silo and grain bin associated with this hobby farm.

By-law No.  
2020-34

- (lvix) **RU-59-ar** Part of Lots 7 and 8, Concession 4, Geographic Township of West Hawkesbury now in the Township of Champlain;

Notwithstanding the provisions of this By-law to the contrary, on lands zoned RU-59-ar, residential uses shall be prohibited.

- (lvx) **RU-60-ar** Part of Lot 14, Concession 1, Geographic Township of West Hawkesbury now in the Township of Champlain.

Notwithstanding the provisions of this By-law to the contrary, on the lands zoned Ru-60-ar, the minimum frontage is 20m. The maximum driveway width for all driveways located 46m from the front property line is 4.6m. The front door for any single detached dwelling shall not face the rear yard of existing dwellings. Single detached dwelling shall maintain a minimum setback of 7.5m from the rear property line of adjacent residential properties. Accessory uses shall conform to the MDS II.

- (lvxi) **RU-61-ar** Part of Lot 10 Concession 2, Geographic Township of West Hawkesbury now in the Township of Champlain.

Notwithstanding the provision of this By-Law to the contrary, on the lands zoned RU-61-ar, agricultural uses including buildings and greenhouses shall be permitted with a maximum floor area of 4,000m<sup>2</sup>. Agricultural uses including buildings shall be limited to indoor cultivation (growing) and storage.

By-law No.  
2021-06

- (lvxii) **RU-62** Concession 1, Part of Lot 13, Geographic Township of West Hawkesbury now in the Township of Champlain.

Notwithstanding the provision of this By-Law to the contrary, on the lands zoned RU-62, accessory uses including a hobby farm and detached garage shall be permitted to have a combined floor area of 301m<sup>2</sup>.

By-law No.  
2021-19

- (lvxiii) **RU-63 (Reserved)**

By-law No.  
2023-56

- (lvxiv) **RU-64**, Part of Lot 13, Concession 3, Greenlane Road, West Hawkesbury now in the Township of Champlain.

By-law No.  
2023-34

Notwithstanding Section 11.1(a) and (b) hereof to the contrary, on the land zoned RU-64, the following shall be the only permitted uses: agricultural use, conservation use, wayside pit. No consent for a new residential use shall be permitted. Consents shall only be permitted for a lot enlargement for consolidation of farmland or for a surplus dwelling.



(lvxv) **RU-65-ar**, 1438 Greenland Road West, Lot 14, Concession 3, in the former Township of West Hawkesbury

By-law No.  
2023-51

Notwithstanding the provisions of Section 11.1 (a) and (b) hereof to the contrary on the land zoned RU-65-ar, in addition to the permitted uses of the lands, agricultural use buildings shall be permitted with a maximum floor area of 381 m<sup>2</sup>. The maximum number of nutrient units shall be limited to 37.6.

(lvxi) **RU-66-ar**, 2232 Ste Anne Road, Part Farm Lots 41 and 42 in the Township of Champlain.

By-law No.  
2024-11

Notwithstanding the provisions of this By-law to the contrary, on lands zoned RU-66-ar, stacked shipping containers are permitted for the purposes of a 3,200 square foot agricultural storage building. This agricultural storage building shall be setback 95 metres from the closest interior side lot line to the east and 337 metres from the closet interior side lot line to the south.

## 11.2 Additional Provisions for Rural Zone

### (a) Accessory Dwellings

Accessory dwellings shall conform to the requirements of the RR zone.

### (b) Hobby Farms

Hobby farms shall be permitted in accordance with the following requirements:

Lot Area (minimum)	2 ha
Lot Frontage (minimum)	45 m

By-law No.  
2018-07

When applicable, any hobby farm buildings or structure containing livestock and/or used as a manure storage facility shall be subject to the Ontario Minimum Distance Separation and the Nutrient Management Act, as amended from time to time.

### (c) Wayside Pit or Wayside Quarry



The requirements of the Aggregate Resources Act shall apply to any wayside pit or wayside quarry.

(d) Other General Provisions

Other general provisions shall be in accordance with Section 3 of this By-law.





Other general provisions shall be in accordance with Section 3 of this By-law.



No person shall hereafter use any lands nor erect, alter, enlarge or use any building or structure in a Waste Disposal Zone except in accordance with the provisions of this Section and of any other relevant Sections of this By-law.

**13.1 Waste Disposal (WD)****(a) Permitted Uses:**

- composting facility
- recycling depot
- waste disposal site
- waste transfer facility

<b>By-law No. 2018-07</b>
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**(b) Zone Requirements:**

## Yard Requirements (minimum)

- all yards                      15 m

Notwithstanding the above yard requirements, no Waste Disposal Zone will be established within 500 m of a dwelling in any other zone.

**(c) Special Exception Zones:****(i) WD-1 – Cassburn Road, Township of Champlain disposal site**

Notwithstanding the provisions of Section 13.1(a) hereof to the contrary, on the land zoned WD-1, a buffer area to the Municipality's licensed waste disposal site shall be the only permitted use.

<b>By-law No. 2018-07</b>
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**13.2 Additional Provisions for Waste Disposal Zone****(a) Other General Provisions**

Other general provisions shall be in accordance with Section 3 of this By-law.



No person shall hereafter use any lands nor erect, alter, enlarge or use any building or structure in a Mineral Aggregate Zone except in accordance with the provisions of this Section and any other relevant Sections of this By-law.

### 14.1 Mineral Aggregate – Pit (AP)

(a) Permitted Uses:

- agricultural use excluding buildings
- pit
- portable asphalt plant
- portable concrete plant
- wayside pit or quarry

By-law No.  
2018-07

(b) Zone Requirements:

- (i) Agricultural use: in accordance with the requirements of the Agriculture Zone.
- (ii) Pit, portable asphalt plant, portable concrete plant:

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2018-07

Yard Requirements (minimum)

- |  |      |
|--|------|
| – any yard adjacent to a public street | 30 m |
| – all other yards                      | 15 m |

Notwithstanding the above yard requirements, no Mineral Aggregate – Pit Zone will be established within 300 m of a dwelling on another lot.

(c) Special Exception Zones:

- (i) **AP-1** Lot 1, Concession B.F., West Hawkesbury

Notwithstanding the provisions of Section 14.1 hereof to the contrary, on the land zoned AP-1, the following uses shall be permitted:

- surface water management ponds
- ancillary activities in support of landfill operations



- all related facilities and works relating to the attenuation of contaminants from the landfill site.

Such facilities and works shall be permitted anywhere within the lands zoned AP-1 in accordance with plans approved by the Ministry of the Environment.

## 14.2 Mineral Aggregate – Quarry (AQ)

### (a) Permitted Uses:

- agricultural use excluding buildings
- pit
- quarry
- asphalt plant
- concrete plant
- portable asphalt plant
- portable concrete plant
- wayside pit or quarry

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### (b) Zone Requirements:

- Agricultural use: in accordance with the requirements of the Agriculture Zone.
- Pit: in accordance with the requirements of AP Zone.
- Quarry, asphalt plant, concrete plant:

#### Yard Requirements:

- any yard adjacent to a public street 30 m
- all other yards 15 m

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Notwithstanding the above yard requirements, no Mineral Aggregate – Quarry Zone will be established within 500 m of a dwelling on another lot.

### (c) Special Exception Zones:

(Reserved)



### 14.3 Mineral Aggregate – Reserve Area (ar)

The purpose of the 'ar' suffix is to identify those areas that are not currently licensed mineral extraction operations, as a land use constraint, which are categorized as follow: Mineral Aggregate Resource Area – Bedrock Resource, Mineral Aggregate Resource Area – Bedrock and Sand – Gravel Resource and Mineral Aggregate Resource Area – Sand – Gravel Resource on Schedule 'E' of the Official Plan of the United Counties of Prescott and Russell.

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2018-07

The 'ar' suffix identifies those lands, which are not yet licensed, until an application to change the zoning category to either Mineral Aggregate – Pit (AP) or Mineral Aggregate – Quarry (AQ) in order to permit the mineral extraction operation. The provisions of the 'ar' suffix allow for a limited range of permitted uses of a nature that would not sterilize the potential to permit a mineral extraction operation.

#### (a) Permitted Uses:

- agricultural use Amended by By-law No. 2023-56
- open space use
- park excluding buildings
- wayside pit or quarry
- single detached dwelling (1)
- home-based business, as per the provisions of Section 3
- single detached dwelling (1) including detached garage;
- home-based business within a single detached dwelling or detached garage;
- hobby farm Amended by By-law No. 2023-56
- bed and breakfast home within a single detached dwelling; and
- second dwelling unit within an existing single detached dwelling.

By-law No.  
2018-07

By-law No.  
2021-40

- (1) Prior to any development or redevelopment of an area identified as Mineral Aggregate Resource 'ar' an Aggregate Resource Impact Assessment will be required to determine if the proposed development or redevelopment would preclude or hinder the establishment of mineral aggregate operations or future access to the resource.

By-law No.  
2021-40



- (2) Notwithstanding Subsection 1, an Aggregate Resource Impact Assessment will not be required for the following uses permitted as per the zoning of the property: single detached dwellings, home base businesses, bed and breakfast home, second dwelling units, agricultural use, open space use, and park.
- (3) Despite the provisions of the Zone, the single detached dwelling, detached garage, home based businesses, bed and breakfast home and second dwelling units must provide a maximum front yard setback of 45 metres. The purpose of the setback is to ensure the single detached dwelling is located near the road to minimize encroachment onto potential mineral aggregate resources in order to permit mineral extraction on other portions of the lands not located in close proximity to the dwelling.

By-law No.  
2023-56

#### 14.4 Additional Provisions for Mineral Aggregate Zones

- (a) Increased Yard Requirements

Notwithstanding the yard requirements of this Section, increased yards shall be required to protect a municipal drinking water system, provide fire protection, mitigate odour, noise or dust, and/or meet Ministry of Environment and Climate Change's D-series Guidelines on Land Use Compatibility.

By-law No.  
2018-07

- (b) Other General Provisions

Other general provisions shall be in accordance with Section 3 of this By-law.



No person shall hereafter use any lands nor erect, alter, enlarge or use any building or structure in a Flood Plain Zone except in accordance with the provisions of this Section and any other relevant Sections of this By-law.

It is recognized that flood plains may exist which are not zoned as such on the Schedules of this by-law. In reviewing development and/or site alteration applications, the Municipality shall require that the proponent demonstrate that there are no flood hazards prior to the submission of a development application for formal review. Where it is determined that flood hazards exists, the provisions of this Section shall apply regardless of the zone identified on the Schedules of this by-law.

By-law No.  
2018-07

### 15.1 Flood Plain (FP)

(a) Permitted Uses:

- (i) Development and site alterations shall not be permitted within a flood plain or within 15 m of a flood plain.
- (ii) Notwithstanding subsection (i), the following uses may be permitted in the Flood Plain (FP) Zone:
  - 1. Uses, which by their nature must locate within the flood plain and will not affect flood flows.
  - 2. Repairs to existing building or structures and/or minor additions to existing buildings or structures to a maximum of 20% of the existing foundation size to a maximum of 20 square metres, whichever is less.
  - 3. Non-habitable detached accessory building or structure to an existing use, which does not exceed a floor area of 50 square metres and a height of 5 metres.
  - 4. Passive recreation, conservation or forestry uses where the effects and risk to public safety are minor so as to be managed or mitigated in accordance with provincial standards, excluding buildings.
- (iii) Despite (ii) above, development or site alterations shall not be permitted within the Flood Plain (FP) Zone where:
  - 1. The area would be rendered inaccessible to people and vehicles during times of flooding, unless it has been

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2018-07



demonstrated that the site has safe access appropriate for the nature of the development;

2. The flood hazard protection and bank stabilization works are to allow for future/proposed development or an increase in development envelope.
- (iv) Development shall not be permitted to locate within the Flood Plain (FP) Zone where the use is:
1. An institutional use associated with hospitals, residential care facilities, nursing homes, pre-school, day care centres and schools, where there is a threat to safe evacuation of the sick, the elderly, persons with disabilities or the young during an emergency as a result of flooding, failure of flood proofing measures or protection works;
  2. An essential emergency service such as that provided by fire, police and ambulance stations and electrical substations, which would be impaired during an emergency as a result of flooding, the failure of flood proofing measures and/or protection works; and
  3. Uses associated with the disposal, manufacture, treatment or storage of hazardous substances.
- (v) Stormwater management facilities shall not be permitted within the Flood Plain (FP) Zone.
- (b) Special Exception Zones:
- (i) **FP-1, Lot 19 and Part of Lot 18, L'Original**

Notwithstanding the provisions of this By-law to the contrary, on the land zoned FP-1, a swimming pool is permitted.

Amended  
by By-laws  
No.  
2007-67

## 15.2 Additional Provisions for Flood Plain Zone

- (a) Other General Provisions

Other general provisions shall be in accordance with Section 3 of this By-law.



No person shall hereafter use any lands nor erect, alter, enlarge or use any building or structure in a Wetlands Zone except in accordance with the provisions of this Section and any other relevant Sections of this By-law.

### 16.1 Wetlands (W)

a) Permitted Uses:

- open space use
- public park
- conservation use
- agricultural use excluding buildings

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2018-07

b) Zone Requirements:

- (i) No building or structure shall be located closer than 15 m to any lot line.
- (ii) The placing of fill or drainage improvements within the Wetlands Zone are prohibited unless written approval is received from the Corporation and the Ministry of Natural Resources.
- (iii) New development or site alterations within 120 m of a Provincially Significant Wetland shall only be permitted if it can be demonstrated by an Environmental Impact Study that there will be no negative impacts on the ecological and hydrologic function of the wetlands.

By-law No.  
2018-07

### 16.2 Additional Provisions for Wetlands Zone

a) Other General Provisions

Other general provisions shall be in accordance with Section 3 of this By-law.



No person shall hereafter use any lands nor erect, alter, enlarge or use any building or structure in a Development Zone except in accordance with the provisions of this Section and any other relevant Sections of this By-law.

**17.1 Development (D)**

<b>By-law No. 2018-07</b>
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**(b) Permitted uses:**

The intent on the Development Zone is to protect the future development of the land in order to accommodate urban residential growth. Any change from the Development Zone shall require an amendment to this By-law.

The Development Zone shall restrict development of the land until such time as the requirements of Section 4.7 of the Municipality's Official Plan of the Urban Areas relating to the policies of Official Plan Amendment are complied with.

While a Development Zone is in effect, no lands shall be used and no buildings or structures shall be erected or used for any purpose other than a single detached dwelling on any existing vacant lot of record, and those uses legally existing for such land, building or structure as of February 13, 2013.

Where a Development Zone is in effect nothing in this By-law shall prevent the enlargement, reconstruction, renovation or repair of any existing building or structure, which legally existed as of February 13, 2013 provided that the provisions of the non-conforming uses of Section 3 are met.

**(c) Special Exception Zones:****(i) D-1 Farm Lots 1 and 2, L'Original (Reserved)**

Notwithstanding the provisions of Section 17.1(a) hereof to the contrary, on the land zoned D-1, a landscaping business will be an additional permitted use.

Amended  
by By-laws  
No.  
**2002-48**



BY-LAW NO. 2000-75

READ a first and second time this 1st day of August, 2000.

John Wilson  
Mayor

Robert Lefebvre  
Clerk

READ a third time and passed this 1<sup>st</sup> day of August, 2000.

John Wilson  
Mayor

Robert Lefebvre  
Clerk

CERTIFIED that this is a true copy of By-law No. 2000-75 enacted and passed by the Council of the Corporation of the Township of Champlain on August 1, 2000.

SEAL

Signed Robert Lefebvre  
Clerk