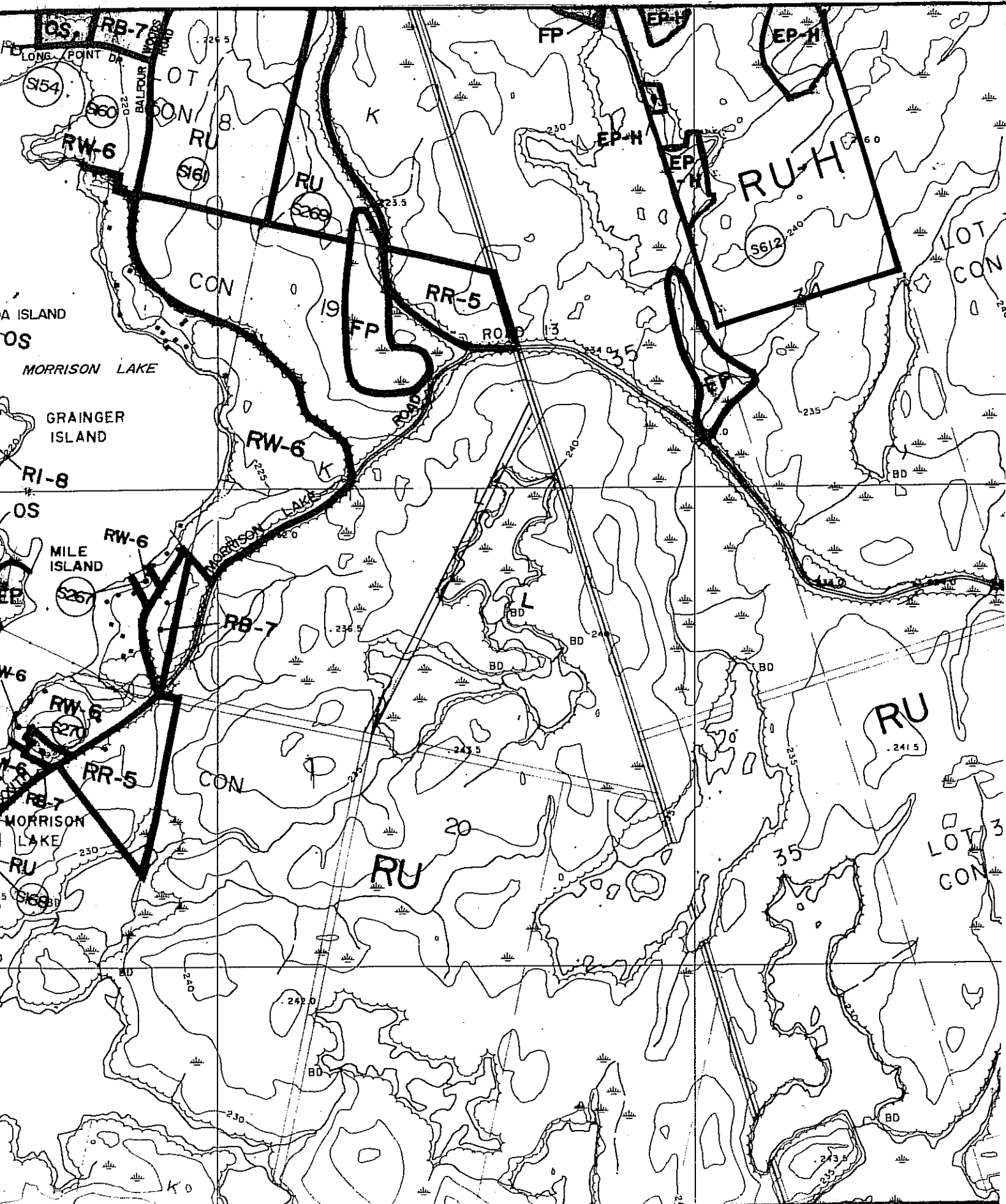
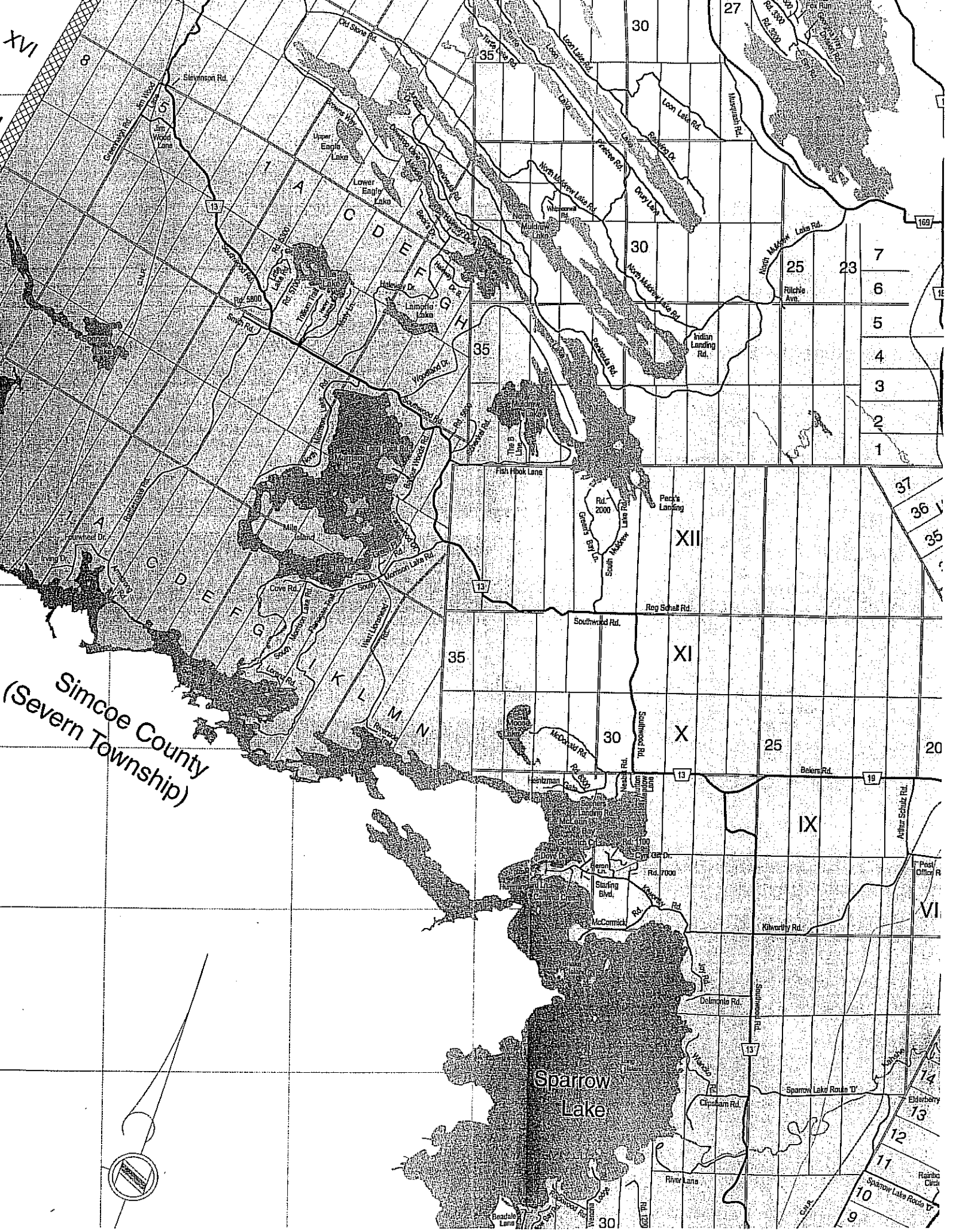


2462 Southwood Rd.

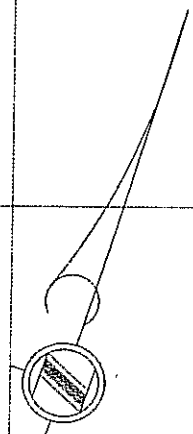
TXR 05-10
Roll No. 030-016-06000

Moose
Lake





Simcoe County
(Severn Township)



Sparrow Lake

SECTION 5**GENERAL REGULATIONS**

Unless specifically exempted or regulated elsewhere in this By-law, the following regulations shall apply to all lands covered by this By-law.

5.1 ACCESSORY APARTMENTS

5.1.1 Notwithstanding any other provisions of this By-law regarding the number of dwelling units on a single lot, an accessory apartment is permitted in Residential Zones (R-1, R-2, R-3, RM-1 or RM-2), subject to the following provisions being complied with:

- (i) the accessory apartment is located within a permitted single detached dwelling;
- (ii) a building permit is obtained from the Town for the accessory apartment;
- (iii) the maximum floor area of an accessory apartment shall not exceed the lesser of 35% of the floor area of the principal dwelling unit or 60.0 square metres;
- (iv) parking is provided in accordance with the requirements of this By-law; and,
- (v) an accessory apartment shall be integrated into the principal dwelling, and maintain the character of the single detached dwelling.

5.2 ACCESSORY BUILDINGS AND USES**5.2.1 Permitted Uses**

Where this By-law provides that a lot may be used or a building may be erected or used for a purpose, that purpose shall include any accessory building or accessory use, but shall not include the following:

- (i) any occupation for gain or profit conducted within or accessory to a dwelling unit or on such lot associated therewith, except as is specifically permitted in accordance with this By-law; or
- (ii) any accessory building used for human habitation except as is specifically permitted in accordance with this By-law.

5.2.2 Limitation

An accessory building may be erected on any lot prior to the principal building to which it is to be accessory thereto.

5.2.3 Relation to Principal Building

No accessory building or use which is not part of the principal building, shall be erected closer than 1.5 metres to the principal building.

5.2.4 Regulations

No accessory building or use shall be erected except in accordance with the following regulations:

Location

Any accessory building or use which is not part of the principal building shall not be erected in any of the required yards, except in accordance with the applicable provisions of this By-law pertaining to accessory buildings.

Minimum Setback From The Optimal Summer Water Level For A Residential Island Under Single Ownership

Where an island in the Residential Island Zone (RI-8, RI-8A, RI-8B, RI-8C, or RI-8D) is held under distinct and separate ownership, the minimum setback from the Optimal Summer Water Level shall be 30.0 metres.

Minimum Side Yard And Minimum Rear Yard

6.0 metres in the Residential Waterfront Zones (RW-6, RW-6A, RW-6B, RW-6C, RW-6D, RW-6E, RW-6E1, RW-6F, or RW-6F1) and the Residential Island Zones (RI-8, RI-8A, RI-8B, RI-8C, or RI-8D); one-half the minimum side yard or rear yard setback, whichever is applicable, for the principal building, but not less than 1.0 metres, in all other zones.

Maximum Height

No accessory building shall exceed a height of 4.5 metres and for the purposes of this By-law, no accessory building shall have more than one storey; however, an attic, as defined in Section 4.12 of this By-law shall be permitted.

Human Habitation Prohibited

No accessory building, or part thereof, other than a sleeping cabin, shall be used for the provisions of sleeping or eating accommodations.

5.2.5**Shoreline Development In Residential Zones or the Recreational Institutional Zone (R-INST)**

Notwithstanding any other provisions of this By-law, no shoreline development shall be permitted in the Residential Waterfront Zones (RW-6, RW-6A, RW-6B, RW-6C, RW-6D, RW-6E, RW-6E1, RW-6F and RW-6F1), the Residential Island Zones (RI-8, RI-8A, RI-8B, RI-8C, or RI-8D), the Recreational Institutional Zone (RI), the Residential One Zone (R-1), Residential Two Zone (R-2), the Residential Three Zone (R-3), the Residential Multiple One Zone (RM-1) or the Residential Multiple Two Zone (RM-2), except in accordance with the following uses and regulations:

Permitted Uses

Boathouse, Deck, Dock, Gazebo, Pumphouse, Stairs, Ramps, Inclinator (maximum capacity – 2 people), Single Detached Dwelling (Existing Only)

Maximum Shoreline Development Factor

2.5

In no case shall the application of the factor permit shoreline development in excess of 232.0 square metres.

In the case of a lot which has less than 60.0 metres of shoreline, the maximum shoreline development shall be 138.0 square metres.

In the case of a lot which has less than 30.0 metres of shoreline, the maximum shoreline development shall be 69.0 square metres.

5.25 SPECIAL SETBACK REQUIREMENTS**5.25.1 Minimum Separation for Farms**

Despite any yard provisions of this By-law to the contrary, no buildings or structures shall be erected or expanded unless they comply with the Provincial Minimum Distance Separation I and II formulae.

5.25.2 Environmental Protection Zones**5.25.2.1 Urban Area**

No building or structure shall be erected within 3.0 metres of an Environmental Protection (EP) Zone within the Urban Area.

5.25.2.2.1.1 Other Areas

No building or structure shall be erected within 10.0 metres of an Environmental Protection (EP) Zone outside of the Urban Area.

5.25.3 Railway Right-of-Way

Where a building to be used for residential or institutional purposes is located on lands adjacent to a railway line, a minimum 30.0 metre yard requirement shall be provided from the boundary of the railway lands, except that expansion or redevelopment of an existing building at the density previously existing in the building shall be permitted at less than the 30.0 metre yard requirement, provided any expansion or redevelopment is setback from the boundary of the railway lands at a distance equal to the setback of the previously existing building, and provided such building or structure satisfies applicable requirements for noise and vibration mitigation.

5.25.4 Sewage and Waste Disposal Facilities

No new dwelling unit or other sensitive land use shall be permitted within:

- (i) 200.0 metres of a municipal sanitary sewage disposal site for residential uses; 150.0 metres for non-residential uses;
- (ii) 400.0 metres of a municipal hauled sewage lagoon or waste stabilization pond; and
- (iii) 500.0 metres of a municipal waste disposal site.

5.25.5 TransCanada Pipeline

No building or structure shall be located within 7.0 metres of a TransCanada Pipeline right-of-way.

SECTION 30

ENVIRONMENTAL PROTECTION ZONE (EP)

No person shall erect, nor use any building in whole or in part, nor use any land in whole or in part, within an EP Zone for any purpose other than one or more of the following uses or uses accessory thereto. Such erection or use shall also comply with the prescribed regulations:

30.1 PERMITTED USES

Bird Sanctuaries

Conservation

Passive Outdoor Recreation

Wildlife Reserves or other similar uses as provided for the preservation of the natural environment

Works and Facilities in connection with the prevention of erosion, flood control, and pedestrian access

30.2 REGULATIONS

No buildings shall be permitted in the Environmental Protection Zone (EP) except in accordance with the requirements of Section 5.22 of this By-law.

In the case where there is an existing single detached dwelling in the Environmental Protection Zone (EP), additions, alterations, or the reconstruction of the dwelling on the same building footprint shall be permitted, provided that the dwelling complies with the regulations for the appropriate residential zone.

There are no site and building regulations applicable to a permitted use listed in Section 30.1 of this By-law.

SECTION 35**RURAL ZONE (RU)**

No person shall erect, nor use any building in whole or in part, nor use any land in whole or in part, within a RU Zone for any purpose other than one or more of the following uses or uses accessory thereto. Such erection or use shall also comply with the prescribed regulations:

35.1 PERMITTED USES

Bed and Breakfast Establishment
Dwelling, Single Detached
Dwelling Unit
Farm
Farm Produce Storage Facility
Garden Centre and Nursery
Hunt Camp

35.2 REGULATIONS

Minimum Lot Area	4.0 hectares
Minimum Lot Frontage	152.0 metres
Minimum Front Yard And Minimum Side Yard Abutting A Street	18.0 metres
Minimum Side Yard	6.0 metres
Minimum Rear Yard	30.0 metres
Maximum Lot Coverage of Principal Building and Accessory Buildings	5.0 percent
Maximum Height Of Principal Building	7.5 metres

Maximum Number, Use, And
Location Of Dwelling Units

A Maximum of One additional Dwelling Unit located within an Existing Single Detached Dwelling or a Maximum of One additional Dwelling Unit located in a separate building shall be permitted where the Lot Area is greater than 1.0 hectare. Such dwelling unit shall have the same yard requirements as the principal building on such lot.

Outdoor Storage

No outdoor storage shall be permitted in a front yard or within 18.0 metres of a side-lot line abutting a street. This shall not, however, prevent the display of goods or materials for retail purposes.

35.3 REGULATIONS FOR HUNT CAMPS

Except for the provisions indicated below, the regulations for a Hunt Camp shall be in accordance with the requirements of Section 36.2 of this By-law:

Minimum Lot Area	10.0 hectares
Setback from Lot Lines	50.0 metres
Maximum Gross Floor Area Of Principal Building	70 square metres
Maximum Number of Principal Buildings	1

FLOOD PLAIN, FLOOD FRINGE, FLOODWAY ZONES (FP, FPF, FPW)

No person shall erect, nor use any building in whole or in part, nor use any land in whole or in part, within an FP, FPF, or FPW Zone for any purpose other than one or more of the following uses or uses accessory thereto. Such erection or use shall also comply with the prescribed regulations:

PERMITTED USES

28.1 Bird Sanctuaries

Conservation

Parks provided, however, that only Passive Parks and Botanical Gardens are permitted

Wildlife Reserves or other similar uses as provided for the preservation of the natural environment

Works and Facilities in connection with the prevention of erosion, flood control, and pedestrian access

REGULATIONS FOR FP AND FPW

28.2 No buildings shall be permitted in the Flood Plain and Floodway Zones (FP and FPW) except in accordance with the requirements of Sections 5.25 and 5.37 of this By-law.

The minimum lot area and the minimum lot frontage shall be as existed on the date of the passing of this By-law, provided the lot and buildings are in accordance with the requirements of Sections 5.14 and 5.18 of this By-law.

(By-law 99-182) Minor alterations and repairs to buildings which existed on the date of the passing of this By-law, not exceeding 10.0 percent of the building floor area of the existing buildings, exclusive of decking and open-sided carport, shall be permitted without floodproofing.

Alterations, replacement, or reconstruction of existing buildings may be permitted provided that the building is floodproofed to protect it from the identified regulatory flood. Floodproofing greater than 1.0 metres shall be designed and approved by a qualified professional engineer. Reconstruction shall also include the relocation of an existing building.

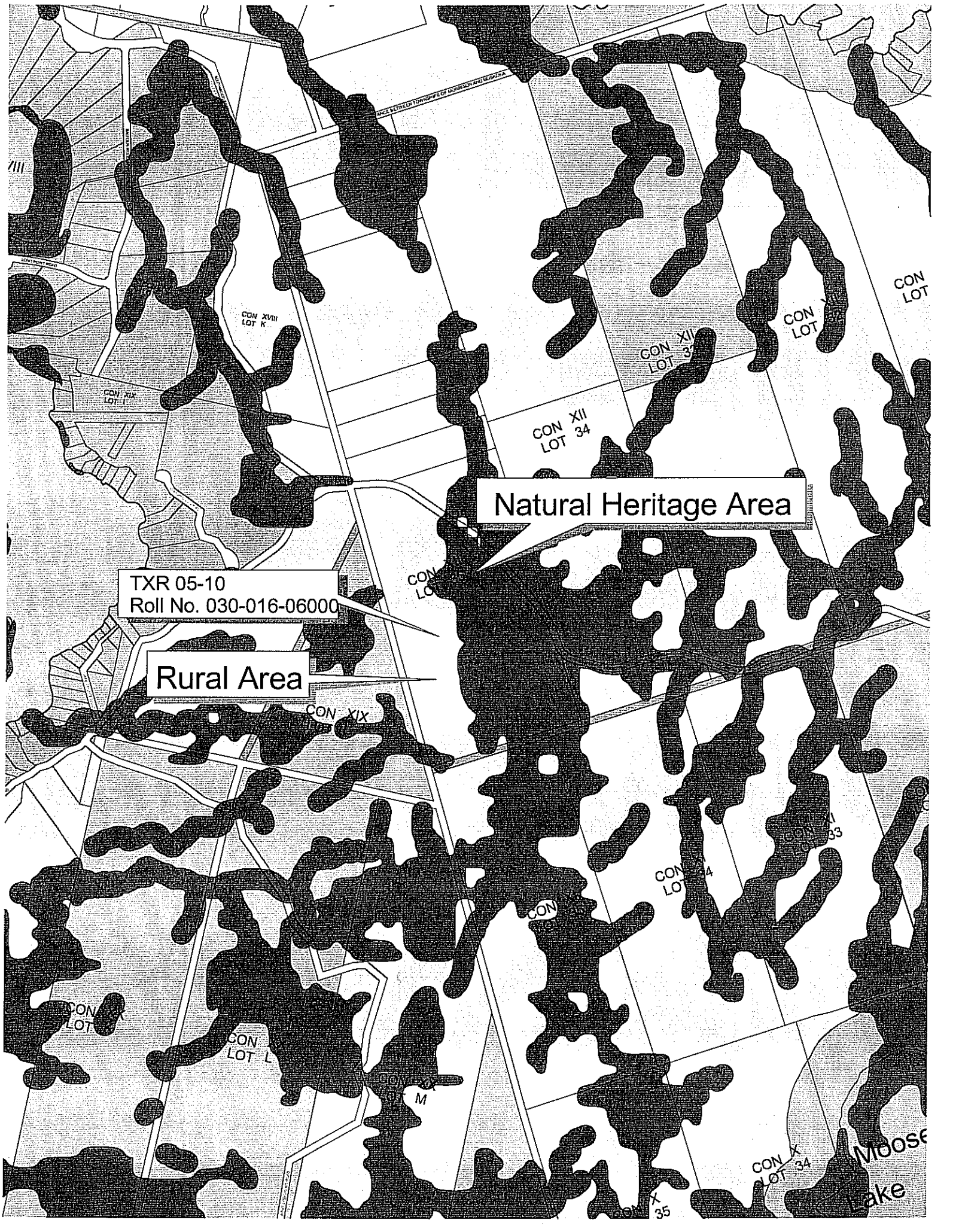
Includes additions.

New accessory buildings, other than a boathouse and a dock, shall not be permitted in the area identified as a Flood Plain or a Floodway Zone (FP or FPW).

REGULATIONS FOR FPF

28.3 Development of an existing vacant lot is subject to applicable floodproofing of buildings and motor vehicle access.

Minor alterations and repairs to buildings which existed on the date of the passing of this



Natural Heritage Area

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Roll No. 030-016-06000

Rural Area

Moose
Lake

