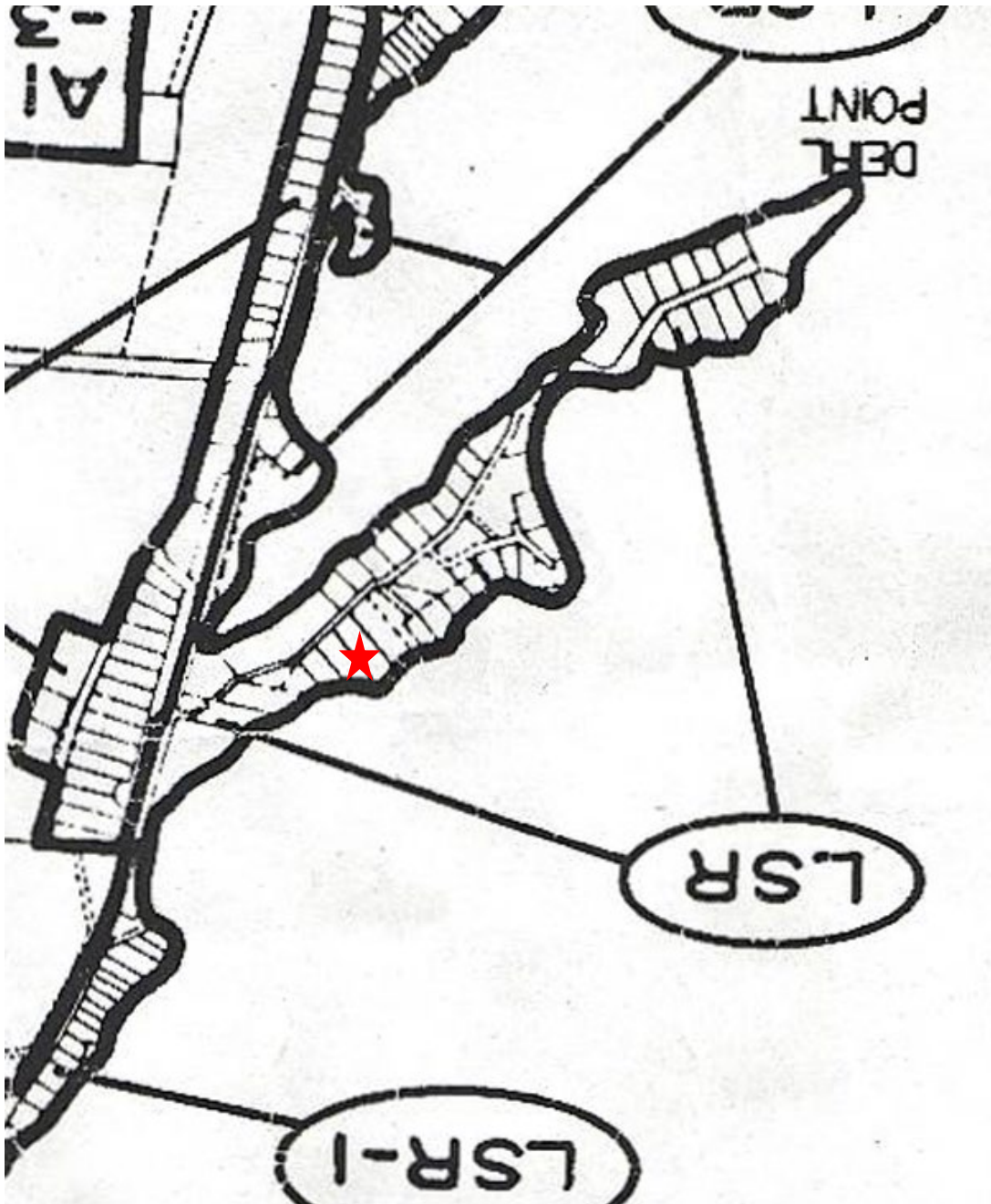


Zoning Map

22 Sugarbush Trail, Fenlon Falls



LSR – Limited Service Residential

THE CORPORATION OF THE

TOWNSHIP OF FENELON

BY-LAW NUMBER: 12-95

A ZONING BY-LAW

Being a By-law, pursuant to Section 34 of the Planning Act, R.S.O. 1990, as amended, to regulate the use of land, the location and use of buildings or structures, the type of construction and the height, bulk, size, floor area, spacing, character and minimum opening elevations of buildings or structures and the provision of parking and loading area facilities in the Township of Fenelon.

WHEREAS it is considered desirable to control the use of land, the erection and use of buildings or structures in defined areas of the TOWNSHIP OF FENELON in accordance with Section 34 of the Planning Act, R.S.O. 1990, as amended, and in conformity with the Official Plan of the County of Victoria;

NOW THEREFORE the Council of the Corporation of the TOWNSHIP OF FENELON enacts the following By-law:

PART 4 - ZONES AND ZONING MAPS**4.1 ZONES**

- 4.1.1 For the purpose of this By-law, the following zones shall be and the same are established within the defined areas on Schedule A to this By-law:

Part	Zone <u>Symbol</u>	Zone Title	Zone <u>Classification</u>
5	EP	Environmental Protection	Environmental
6	AP	Aggregate Protection	Resource
7	CF	Community Facility	Community
8	A1	Agricultural	Agricultural
9	A2	Rural General	Agricultural
10	HR	Hamlet Residential	Residential
11	RR1	Rural Residential Type One	Residential
12	RR2	Rural Residential Type Two	Residential
13	RR3	Rural Residential Type Three	Residential
14	RM	Residential Mobile Home Park	Residential
15	LSR	Limited Service Residential	Residential
16	C1	General Commercial	Commercial
17	C2	Highway Commercial	Commercial
18	C3	Tourist Commercial	Commercial
19	C4	Campground Commercial	Commercial
20	M1	Restricted Industrial	Industrial
21	M2	General Industrial	Industrial
22	M3	Extractive Industrial	Industrial
23	M4	Disposal Industrial	Industrial

4.2 ZONING MAPS

- 4.2.1 The extent and boundaries of the said zones are shown on Schedules A, B, C, D, E, F and G attached hereto and may be cited as the "Zoning Map" and are declared hereby to form part of this By-law. Such zones may be referred to by the appropriate Zone symbols.

4.3 SPECIAL EXCEPTIONS

- 4.3.1 Where a zone contains special exceptions, which are indicated on Schedules A, B, C, D, E, F and G by a zone symbol followed by a hyphen and a numeral, a lot so zoned shall be subject to the special exceptions described in the text for the applicable zone. Where there is a conflict between a special exception and any other section of this By-law, the special exception shall apply. Where the special exception is silent, on any matter, all provisions of this By-law or the applicable zone shall continue to apply.

PART 15 - LIMITED SERVICE RESIDENTIAL (LSR) ZONE

15.1 PERMITTED USES

15.1.1 No person shall hereafter change the use of any building, structure or land or erect and use any building or structure in a Limited Service Residential (LSR) Zone, except for one of the following uses:

15.1.1.1 Vacation dwelling

15.1.1.2 Single detached dwelling

15.2 ZONE PROVISIONS

15.2.1 No person shall hereafter change the use of any building, structure or land or erect or use any building or structure in a Limited Service Residential (LSR) Zone except in conformity with the following zone provisions:

15.2.1.1	Lot Area (min.)	
	(a) serviced with municipal or communal water	1400 sq. m
	(b) serviced with private well and septic system	2000 sq. m
15.2.1.2	Lot Frontage (min.)	
	(a) serviced with municipal or communal water	25 m
	(b) serviced with private well and septic system	30 m
	(c) with shore lot line regardless of services	35 m
15.2.1.3	Yard requirements (min.)	
	(a) front	7.5 m
	(b) interior side	3 m on one side
	(i) one storey	1.3 m on opposite side
	(ii) all others	2.3 m on opposite side
	(c) exterior side	7.5 m
	(d) rear	7.5 m
	(e) water setback	15 m
15.2.1.4	Lot Coverage (max.)	30 %
15.2.1.5	Building height (max.)	11 m
15.2.1.6	Gross Floor Area (min.)	93 sq. m

- 15.2.1.7 Landscaped open space 30 %
- 15.2.1.8 Density (max. per lot) 1 d.u.
- 15.3 LSR EXCEPTION ZONES
- 15.3.1 LIMITED SERVICE RESIDENTIAL EXCEPTION ONE (LSR-1) ZONE
- 15.3.1.1 Notwithstanding subsection 15.1.1 land zoned "LSR-1" may only be used for a vacation dwelling.
- 15.3.2 LIMITED SERVICE RESIDENTIAL EXCEPTION TWO (LSR-2) ZONE
- 15.3.2.1 Notwithstanding subsection 15.1.1 land zoned "LSR-2" may also be used for a home occupation.
- 15.3.3 LIMITED SERVICE RESIDENTIAL EXCEPTION THREE (LSR-3) ZONE
- 15.3.3.1 Notwithstanding article 15.2.1.2 land zoned "LSR-3" shall have a minimum lot frontage of 25 metres.
- 15.3.4 LIMITED SERVICE RESIDENTIAL EXCEPTION FOUR (LSR-4) ZONE
- 15.3.4.1 Notwithstanding articles 3.18.1.1, 15.2.1.1, 15.2.1.2, 15.2.1.3 and 15.2.1.4, land zoned "LSR-4" shall be subject to the following zone provisions:
- | | | |
|-----|--------------------------|-------|
| (a) | lot area (min.) | 1 ha |
| (b) | lot frontage (min.) | 102 m |
| (c) | yard requirements (min.) | |
| | (i) front | 15 m |
| | (ii) side | 3 m |
| | (iii) rear | 3 m |
| (d) | lot coverage (max.) | 20 % |
- 15.3.5 LIMITED SERVICE RESIDENTIAL EXCEPTION FIVE (LSR-5) ZONE
- 15.3.5.1 Notwithstanding articles 3.18.1.1, 15.2.1.1, 15.2.1.2, 15.2.1.3 and 15.2.1.4, land zoned "LSR-5" shall be subject to the following zone provisions:
- | | | |
|-----|--------------------------|------------|
| (a) | lot area (min.) | 4000 sq. m |
| (b) | lot frontage (min.) | 40 m |
| (c) | yard requirements (min.) | |
| | (i) front | 15 m |
| | (ii) side | 3 m |
| | (iii) rear | 3 m |
| (d) | lot coverage (max.) | 20 % |

15.3.6 LIMITED SERVICE RESIDENTIAL EXCEPTION SIX (LSR-6) ZONE

Notwithstanding the definitions of the terms "front lot line" and "exterior lot line", for the purpose of the LSR-6 Zone the shore lot line shall be the front lot line and the southern boundary shall be considered an exterior lot line.

15.3.7 LIMITED SERVICE RESIDENTIAL EXCEPTION SEVEN (LSR-7) ZONE

- 15.3.7.1 Notwithstanding the definition of "Accessory Building" and "Accessory Use", on land zoned Limited Service Residential Exception Seven "(LSR-7)", any form of dwelling is not permitted; buildings, structures and uses accessory to adjacent developed residential lots are permitted.
(B/L 2004-223)

15.3.8 LIMITED SERVICE RESIDENTIAL EXCEPTION EIGHT (LSR-8) ZONE

- 15.3.8.1 Notwithstanding subsections 15.1.1, 15.2.1.1 and 15.2.1.2, land zoned LSR-8 may only be used for a vacation dwelling and shall be subject to the following zone provisions:

- | | | |
|----|---------------------|-------------|
| a) | lot area (min.) | 1,214 sq.m. |
| b) | lot frontage (min.) | 20 m. |

All other provisions of the LSR Zone shall apply.

On land zoned LSR-8(H1), the removal of the (H1) holding symbol shall be in accordance with the following:

- i) that the Health Unit confirms that the site can be adequately serviced in relation to the existing wells, setbacks and the floodplain of Sturgeon Lake.
- ii) the owner shall prepare a drainage and grading plan to the satisfaction of Engineering Division
(B/L2009-226)

15.3.9 LIMITED SERVICE RESIDENTIAL EXCEPTION NINE (LSR-9) ZONE

- 15.3.9.1 Notwithstanding the definition of "Front Lot Line", on land zoned LSR-9, the lot line abutting Camp St. shall be deemed to be the Front Lot Line.

- 15.3.9.2 Notwithstanding subsections 3.1.2.4, 3.18.2.1, 15.2.1.3 (a) and (c), 15.2.1.8, land zoned LSR-9 shall be subject to the following provisions:

- (a) yard requirements (min.)

(i)	front (detached garage)	1.3 m.
(ii)	front (south dwelling)	5 m.
(iii)	exterior side (south dwelling)	5.5 m.
(iv)	exterior side (north dwelling)	4.5 m.
(b)	Density (max. per lot)	2 d.u.

(B/L 2013-110)

15.3.10 LIMITED SERVICE RESIDENTIAL EXCEPTION TEN (LSR-10) ZONE

15.3.10.1 Notwithstanding the definition of "Accessory Building" and "Accessory Use" and subsections 3.18.2, 15.1.1 and 15.2.1, on land zoned Limited Service Residential Exception Ten (LSR-10), a residential dwelling is not permitted; buildings, structures and uses accessory to the adjacent developed residential lot municipally known as 6 Pike Street are permitted. A minimum front yard setback of 6 metres shall apply.

(B/L 2016-218)

15.3.11 LIMITED SERVICE RESIDENTIAL EXCEPTION ELEVEN (LSR-11) ZONE

15.2.11.1 Notwithstanding the definition of "Accessory Building" and "Accessory Use", and subsections 3.18.2, 15.1.1 and 15.2.1, on land zoned LSR-11, a residential dwelling is not permitted but buildings, structures and uses accessory to the adjacent developed residential lot municipally known as 65 Potts Shore Road are permitted.

(B/L 2017-136)