

## Zoning Setbacks – Quick Reference Sheet

### Residential/Rural Zone

Section	Zone	Min. Lot Area	Min. Lot Frontage	Min. Front	Min. Interior Side	Min Exterior Side	Rear	Max Lot Coverage	Max Hgt. BLGS	Min Ground Floor Area	Min Natural Vegetation
4.1	RR	2.5 Acres / 1.0 Ha.	200 ft / 60.0m	50 ft / 15.0m	25 ft / 7.5m	50 ft / 15.0m	25 ft / 7.5m	5%	35 ft / 10.5m	700 sq ft / 65 sq m	
<b>*Permitted Uses</b> <i>-Single Family Dwelling –Home Occupation –Bed and Breakfast – Resource Management</i>											
4.2	RS	2.5 Acres / 1.0 Ha.	295 ft / 90.0m	50 ft / 15.0m	10 ft / 3.5m	25 ft / 7.5m	33 ft / 10.0m	15%	30 ft / 9.0m	700 sq ft / 65 sq m	70 %
<b>*Permitted Uses</b> <i>-Single Family Dwelling –Home Occupation</i> <b>*Note: Additional Dwelling is permitted with 180 Metres frontage on Lake Ahmic, Cecebe Lake or Magnetawan River</b>											
4.3	RV	1 Acres / 0.4 Ha.	66 ft / 20.0m	20 ft / 6.0m	10 ft / 3.0m	20 ft / 6.0m	25 ft / 6.0m	20%	30 ft / 9.0m	700 sq ft / 65 sq m	
<b>*Permitted Uses</b> <i>-Single Family Dwelling –Home Occupation –Semi-Detached Dwelling – Duplex Dwelling – Converted Dwelling</i>											
4.4	RM	2.5 Acres / 1.0 Ha.	130 ft / 40.0m	20 ft / 6.0m	20 ft / 6.0m	20 ft / 6.0m	25 ft / 7.5m	30%	35 ft / 10.5m	700 sq ft / 65 sq m	
<b>*Permitted Uses</b> <i>-Single Family Dwelling –Home Occupation –Semi-Detached Dwelling – Duplex Dwelling – Converted Dwelling – Four-Plex – Six Plex – Townhouse Dwelling – Retirement Community – Nursing Home – Seniors Residence – Retirement Home – Triplex Dwelling – Apartment units</i> <b>*Note : Regulations for Retirement Homes: Opening space – 20% / Maximum size of Unit 1600 Sq ft / 150 sq m / Entrance at Grade</b>											
4.5	RMH	2.5 Acres / 1.0 Ha.	330 ft / 100m	100 ft / 30.0m	25 ft / 7.5m	50 ft / 15.0m	25 ft / 7.5m	5%	30 ft / 9.0m	700 sq ft / 65 sq m	
<b>*Permitted Uses</b> <i>-Mobile Home – Community Center – Recreational/Commercial/Service Facilities accessory to Mobile home Establishment. (Serve Mobile Home Community only)</i> <b>*Note: Minimum Mobile Home Site Size – 2000 Sq Ft / 195 sq m</b> <b>*Note: Not less than 10% of total area shall be devoted to common recreational area and facilities.</b>											

4.6	RU	25 Acres / 10 Ha	440 ft / 134m	50 ft / 15.0m	50 ft / 15.0m	50 ft / 15.0m	50 ft / 15.0m	25%	35 ft / 10.5m	700 sq ft / 65 sq m	
<p><b>*Permitted Uses</b> -Single Family Dwelling –Home Occupation –Home Industry –Semi-Detached Dwelling – Duplex Dwelling – Cemetery – Farm –Farm Produce Outlet – Fire Hall – Golf Course – Group Home – Hunt Camp – Kennel – Logging – Lodging House – Municipal/Provincial Office/Garage – Portable Asphalt/Concrete Batching Plant – Public Park – Resource management – Riding School/Stables – Veterinary Hospital.</p> <p><b>*Note:</b> No Kennel shall be located within 400 ft / 120m of a residential dwelling on another lot.</p>											

### Agricultural Zone

Section	Zone	Min. Lot Area	Min. Lot Frontage	Min. Front	Min. Interior Side	Min Exterior Side	Rear	Max Lot Coverage	Max Hgt. BLGS	Min Ground Floor Area	Min Natural Vegetation
4.7	A	50 Acres / 20.0 Ha	445 ft / 135.0m	50 ft / 15.0m	50 ft / 15.0m	100 ft / 30.0m	50 ft / 15.0m	5%	40 ft / 12.0m		
<p><b>*Permitted Uses</b> - Farm – Farm Produce Outlet – Home Occupation – Home Industry – Kennel – Riding School/Stable – Veterinary Hospital – Resource Management – Accessory Farm Dwelling on a Lot At least 75 Acres / 30 Ha.</p> <p><b>*Note:</b> No Kennel shall be located within 400 ft / 120m of a residential dwelling on another lot.</p> <p><b>*Note:</b> Specialized Farms must submit Nutrient Management Plan</p>											

### Commercial Zones

Section	Zone	Min. Lot Area	Min. Lot Frontage	Min. Front	Min. Interior Side	Min Exterior Side	Rear	Max Lot Coverage	Max Hgt. BLGS	Min Ground Floor Area	Min Natural Vegetation
4.8	CG	2.5 Acres / 1.0 Ha.	200 ft / 60.0m	50 ft / 15.0m	20 ft / 6.0m	50 ft / 15.0m	33 ft / 10.0m	50%	30 ft / 9.0m		
<p><b>*Permitted Uses</b> -See Zoning Bylaw 2001-26 Section 4.8.1 For Permitted uses.</p> <p><b>*Note:</b> Where a commercial use abuts any lot used for residential purposes, the minimum yard from the residential lot shall be 10 ft / 3.0m</p>											

4.9	CV	1.0 acres / 0.4 Ha.	66 ft / 20m	0 ft / 0m	10 ft / 3.0m	20 ft / 6.0m	33 ft / 10.0m	50%	30 ft / 9.0m		
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**\*Permitted Uses -See Zoning Bylaw 2001-26 Section 4.9.1 For Permitted uses.**

**\*Note: Where a commercial use abuts any lot used for residential purposes, the minimum yard from the residential lot shall be 10 ft / 3.0m**

4.10	CT	4.0 Acres / 1.6 Ha.	400 ft / 120.0m	100 ft / 30.0m	50 ft / 15.0m	100 ft / 30.0m	50 ft / 15.0m	20%	30 ft / 9.0m		
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**\*Permitted Uses -See Zoning Bylaw 2001-26 Section 4.10.1 For Permitted uses.**

**\*Note: Min Frontage on Waterbody 20 ft/unit / 6.0m/unit**

**\*Note: Max Density 4 units Acre / 10 units Ha.**

**See Zoning Bylaw 2001-26 Section 4.10.3 for Regulations for Camping, Cottage and Cabin Establishments.**

### Industrial and Miscellaneous Zones

Section	Zone	Min. Lot Area	Min. Lot Frontage	Min. Front	Min. Interior Side	Min Exterior Side	Rear	Max Lot Coverage	Max Hgt. BLGS	Min Ground Floor Area	Min Natural Vegetation
4.11	M1	2.5 Acres / 1.0 Ha.	300 ft / 90.0m	50 ft / 15.0m	20 ft / 6.0m	33 ft / 10.0m	50 ft / 15.0m	50%	33 ft / 10.0m		

**\*Permitted Uses -See Zoning Bylaw 2001-26 Section 4.11.1 For Permitted uses.**

**\*Note: Setback from High Water mark 400 ft / 120.0m**

**\*Note: Industrial Lots abutting residential lot require a planting strip at least 33 ft / 10.0m**

4.12	MX	15 Acres / 6.0m	625 ft / 190.0m	425 ft / 130.0m	400 ft / 120.0m	425 ft / 130.0m	400 ft / 120.0m	<b>*Permitted Uses -See Zoning Bylaw 2001-26 Section 4.12.1 For Permitted uses.</b>			
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**\*Note: No Pit, Quarry or the processing of sand, gravel or stone shall be located within 700 ft / 215.0m of abutting residential.**

**\*Note: No Pit, or Quarry shall be closer than 400 ft / 120.0m of an existing dwelling or 100 ft / 30.0m from municipal road allowance lot line or watercourse.**

**\* Note: Industrial Lots abutting residential lot require a planting strip at least 50 ft / 15.0m along front and exterior side lot line.**

4.13	MD	25 Acres / 10 Ha	200 ft / 60.0m	200 ft / 60.0m	200 ft / 60.0m	200 ft / 60.0m	200 ft / 60.0m	35%	40 ft / 12.0m	<i>*Permitted Uses -See Zoning Bylaw 2001-26 Section 4.13.1 For Permitted uses.</i>
<p><i>*Note: Setback from residential 1300 ft / 400.0m</i></p> <p><i>*Note: Setback from Municipal Road allowances and watercourse 1640 ft / 500.0m</i></p> <p><i>*Note: Landscaped open space of 20% with a planting strip of 50 ft / 15.0m abutting residential lot and a solid fence 10 ft / 3.0m high</i></p>										
4.14	I	1.2 Acres / 0.5 Ha	100 ft / 30.0m	25 ft / 7.5m	10 ft / 3.0m	25 ft / 7.5m	25 ft / 7.5m	35%		<i>*Permitted Uses -See Zoning Bylaw 2001-26 Section 4.14.1 For Permitted uses</i>
<p><i>*Note: Minimum Landscaped Open Space of 10% with a 10 ft / 3.0m planting strip abutting residential zone.</i></p>										
4.15	OS	<p><i>*Permitted Uses - Public Park – Resource Management Activities – Accessory Marine Facility – Accessory Boathouse</i></p> <p><i>* Note: No Building or Structures including accessory buildings or structures with the exception of pump houses and buildings and structures for flood and erosion control are permitted.</i></p>								
4.16	EP	<p><i>*Permitted Uses – Conservation – Resource Management Activities – Passive Public Parks.</i></p> <p><i>*Note: No Building or Structures including accessory buildings or structures with the exception of pump houses and buildings and structures for flood and erosion control are permitted.</i></p>								

***\*Note: THIS PAGE IS FOR QUICK REFERENCE ONLY – PLEASE REFER TO ZONING BY-LAW 2001-26 FOR DETAILS AND ADDITIONAL EXCEPTIONS***

***\*Note: PLEASE REFER TO GENERAL PROVISIONS FOR SPECIAL SETBACKS ON WATER, ACCESSORY BUILDINGS AND DECKS***

### Accessory Buildings and Structures

Section	Structure	Max. Lot Coverage	Min. Front	Min. Interior Side	Min Exterior Side	Rear	Rear Abutting Municipal Road	Max Hgt. 1 Storey	Max Hgt. 2 Storey	Setback From Main Building
3.1	Garage/Accessory Building/Structures	5%	Not Permitted	5 ft / 1.5m	Not Permitted	5 ft / 1.5m	33 ft / 10.0m	20 ft / 6.0m	25 ft / 7.5m	8 ft / 2.4m

*\*Note: Commercial and industrial uses must not be erected closer than 10 ft / 3.0m from an interior side lot line.*

*\*Note: Accessory Buildings shall not be used for any occupation for gain or profit conducted within or accessory to a dwelling unit or lot.*

*\*Note: Accessory Buildings shall not be used for human habitation.*

Section	Structure	Min. Lot Frontage	Min. Interior Side	Max Width. Lesser of.	Max Hgt.	Special Provisions
3.1	1 Storey Boathouse	98 ft / 30.0m	20 ft / 6.0m	50 ft / 15.0m or 25% of Frontage	20 ft / 6.0m	<i>*Note: Where a lot has more than 590 ft / 180.0m a second boathouse shall be permitted, provided that the boathouse is no closer than 330 ft / 100.0m from an existing boathouse.</i>
3.1	2 Storey Boathouse	246 ft / 75.0m	20 ft / 6.0m	50 ft / 15.0m or 25% of Frontage	25 ft / 7.6m	

*\*Note: Foundation plans for all boathouses must be completed by a Professional Engineer or Architect*

Section	Structure	Max. Area	Highwater Mark setback.	Min. Side	Max Hgt.
3.1	Gazebos	108 sq ft / 10.0 sq m	13 ft / 4.0m	7 ft / 2.0m	16 ft 5 inch / 5.0m

*\*Note: Gazebos may be permitted in the front yard of a lot adjacent to a waterbody provided it meets all setbacks.*

Section	Structure	Min. Lot Frontage	Max. Area	Special Provisions
3.1	Guest Cabin	147 ft / 45.0m	430 sq ft / 40 sq m	<i>*Note: Second storey of a habitable boathouse or accessory building shall be considered a Guest Cabin when determining number on a lot</i> <i>*Note: An additional Guest Cabin is permitted with each additional 295 ft / 90.0m of Frontage</i>

*\*Note: Guest Cabins must comply with all setbacks that apply to the principal lot.*

*\*Note: Cooking facilities are not permitted in a Guest Cabin*