

# Zoning Information

## 1340 Cannon Trail Cloyne



LSW – Limited Service Waterfront Zone  
LSR – Limited Service Rural Zone



**The Corporation of the Township  
Of North Frontenac**

# **Zoning By-law**

**By-law #55-19**

**Office Consolidation**

**May 2022**

**zanderPLAN**  
Your rural land planning experts

#### **4.8 Limited Service Rural - LSR**

Explanatory note (does not form part of this By-law): The Limited Service Rural Zone identifies land which does not have access to or frontage on an opened and maintained public highway and means that municipal services which may normally be provided on an opened public highway will not be provided or guaranteed, including, but not limited to:

- Snow ploughing, road upgrading, and school bussing.

No person shall use any land or erect, alter or use any building or structure in the Limited Service Rural Zone except in accordance with the provisions of this Section and any other relevant sections of this By-law.

##### **4.8.1 Permitted Uses – Principal**

- Agricultural Use
- Cemetery
- Community Facility
- Day Nursery
- Dwelling- Single Detached
- Equestrian Establishment
- Group Home
- Live/Work Unit
- Maple Syrup Processing and Sales Establishment
- Principal Storage Unit
- School – Private
- Studio
- Wayside Pit
- Wayside Quarry

##### **4.8.2 Permitted Uses – Accessory**

The following accessory uses are permitted subject to the General Provisions in Section 3:

- Accessory Buildings and Structures
- Backyard Chickens
- Bed and Breakfast
- Garden Suite
- Hobby Farm
- Home Based Business
- Kennel
- Secondary Dwelling
- Swimming Pool

**4.8.3 Zone Requirements**

**(a) Principal Uses – Residential**

		Metric
Minimum Lot Area		0.8 hectares
Minimum Lot Frontage		46 metres
Minimum Yard Requirements		
	Front Yard	7 metres
	Rear Yard	7 metres
	Interior Side Yard	3 metres
	Exterior Side Yard – per site	7 metres
Maximum Building Height		10 metres
Maximum Lot Coverage		Fifteen percent (15%)
Maximum Number of Dwellings per Lot		One (1)

**(b) Principal Uses – Agricultural and Equestrian**

		Metric
Minimum Lot Area		4 hectares
Minimum Lot Frontage		75 metres
Minimum Yard Requirements		
	Front Yard	15 metres
	Rear Yard	10 metres
	Interior Side Yard	10 metres
	Exterior Side Yard – per site	10 metres
Maximum Building Height		10 metres
Maximum Lot Coverage – all uses		Twenty-five percent (25%)
Minimum Separation Distance between residential use and non-residential Use		6 metres

(c) **Accessory Uses**

		Metric
Minimum Lot Area		
	Hobby Farm	2 hectares
	Kennel	0.8 hectares
	Secondary Dwelling	0.8 hectares
Minimum Yard Requirements		
	Accessory Buildings and Structures	Section 3.1
	Hobby Farm	In compliance with Minimum Distance Separation (MDS) Criteria
	Kennel	30 metres from any lot line and 150 metres from a waterbody
	Secondary Dwelling	See Residential Uses above – 4.8.3 (a)
Maximum Building Height		
	Accessory Building and Structures	Section 3.1
	Hobby Farm	10 metres
	Kennel	Section 3.23
	Secondary Dwelling	10 metres
	All other Accessory Uses	Section 3.1
Maximum Lot Coverage		
	All Uses	Section 3.1
Maximum Number of Secondary Dwellings per Lot		One (1)

**4.8.4 Additional Provisions**

- (a) Cemeteries shall not be governed by the above standards but shall conform with the appropriate legislation;
- (b) Despite anything in Section 4.8.2 to the contrary, Wayside Pits and Wayside Quarries shall be subject only to a minimum yard requirement of 15 metres;
- (c) Any livestock or manure storage facility shall comply with the Minimum Distance Separation (MDS) Criteria.

**4.8.5 Exception Zones**

#### **4.9 Limited Service Waterfront – LSW**

Explanatory note (does not form part of this By-law): The Limited Service Waterfront Zone identifies land which has water frontage and does not have direct access to an opened and maintained public highway and means that municipal services which may normally be provided on an opened public highway, will not be provided or guaranteed, including but not limited to:

- Snow ploughing, road upgrading, and school bussing.

No person shall use any land or erect, alter or use any building or structure in the Limited Service Waterfront Zone except in accordance with the provisions of this Section and any other relevant sections of this By-law.

##### **4.9.1 Permitted Uses – Principal**

- Day Nursery
- Dwelling- Single Detached
- Maple Syrup Processing and Sales Establishment
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- Studio

##### **4.9.2 Permitted Uses – Accessory**

The following accessory uses are permitted subject to the General Provisions in Section 3:

- Accessory Buildings and Structures
- Backyard Chickens
- Bed and Breakfast
- Garden Suite
- Hobby Farm
- Home Based Business
- Kennel
- Loft-Above-a-Garage
- Sleep Cabin
- Swimming Pool
- Waterfront Structures

**4.9.3 Zone Requirements**

**(a) Principal Uses**

		Metric
Minimum Lot Area		0.8 hectares
Minimum Lot Frontage – Water		77 metres
Minimum Water Frontage on a Narrow Water Body Channel		91 metres
Minimum Lot Frontage – Road		46 metres
Minimum Yard Requirements		
	Front Yard – with shoreline frontage	30 metres
	Front Yard – with no shoreline frontage	7 metres
	Rear Yard	7 metres
	Interior Side Yard	3 metres
	Exterior Side Yard	7 metres
Maximum Building Height		10 metres
Maximum Lot Coverage		Fifteen percent (15%)
Maximum Number of Dwellings per Lot		One (1)

**(b) Accessory Uses**

		Metric
Minimum Lot Area		
	Hobby Farm	2 hectares
	Kennel	0.8 hectares
Minimum Yard Requirements		
	Front Yard – Waterfront Structures	Section 3.1
	Interior Side Yard – Waterfront Structures	Section 3.1
Maximum Building Height		
	Accessory Buildings and structures	Section 3.1
	Hobby Farm	10 metres
	Kennel	6 metres
Maximum Lot Coverage		Section 3.1



#### 4.9.4 Additional Provisions

- (a) With the exception of a boathouse or dock all shoreline structures shall be constructed within the confines of the property boundaries of a lot;
- (b) Despite anything in Section 4.9.2 to the contrary, on land within 300 metres of the high water mark of Reid Lake, Lucky Lake, Mackie Lake, Camp Lake, Big Ohlman Lake, Mosque Lake, Kishkebus Lake, Shabomeka Lake, Buckshot Lake, Round Schooner Lake or Little Green Lake, the maximum permitted number of dwelling units per lot shall be one (1).

#### 4.9.5 Exception Zones

(a) **Carson Subdivision**

On lands Zoned as **LSW-X1**, no development shall occur below an elevation of 2 metres (6.56 ft.) above the high-water mark of the Mississippi River and the McLarens Depot Snye; also, that on Blocks 42, 43, 44, 45, 46 and 47, Registered Plan 1882, the provisions of the Open Space (OS) Zone shall apply excepting that no building or structure except a marine facility shall be located closer than 6 metres (19.6 ft.) from any lot line. All other provisions of this By-law shall prevail;

(b) **North Shore Estates**

On lands Zoned **LSW-X2**, the minimum setback of any sewage disposal system shall be 30 metres (98.4 ft.) from the high-water mark of Palmerston Lake; all lands within 30 metres (98.4 ft.) of the shoreline shall be left in their natural state; the minimum floor area of any dwelling shall be 112 square metres (1,205.5 ).

(c) **Roll #1042-110-040-19950 (By-law #93-09)**

**LSW-X3** - Norcan Lake Subdivision, Part of Lots 18 and 19, Concession 8 and 9, North Canonto.

On lands Zoned **LSW-X3**, the minimum lot frontage shall be 32.82 metres [107.7 ft.]. Also, frontage on a public street or road shall mean lots which front on a road dedicated to the Municipality but maintained privately under an agreement with the Township of North Frontenac. Lots which are deemed to comply with this provision for access may be developed for any permitted use. For the purposes of this By-law, the minimum lot area shall be the lot areas as set out in the final approved plan of subdivision. The minimum setback for the main building or accessory building from Juniper Creek shall be 30 metres [98.4 ft.] measured from the centre line of the creek. Lots within the **LSW-X3** Zone shall be deemed to fall within a Limited Service Zone which means that municipal or community services which may normally be provided to an open public highway will not be guaranteed including but not limited to school bussing, garbage pickup, access by emergency vehicles;

(d) **Roll #1042-110-040-19990; 19910; 19920; 19930; 19940; 19980; 20020; 20030; 20040; 20050; 20060; 20070; 20080 (By-law #93-09)**

**LSW-X4** – Plan 13M83, Norcan Lake

On lands Zoned **LSW-X4**, the lot line abutting the Shoreline of Norcan Lake shall be deemed the front lot line and the lot frontage for waterfront lots shall be calculated on the water side of the lot. Also, frontage on a public street or road shall mean lots which front on a road dedicated to the Municipality but maintained privately under an agreement with the Township of North Frontenac. Lots which

are deemed to comply with this provision for access may be developed for any permitted use. For the purposes of this By-law, the minimum lot area shall be the lot areas as set out in the final approved plan of subdivision. The minimum setback for the main building or accessory building from Juniper Creek shall be 30 metres [98.4 ft.] measured from the centre line of the creek. Lots within the **LSW-X4** Zone shall be deemed to fall within a Limited Service Zone which means that municipal or community services which may normally be provided to an open public highway will not be guaranteed including but not limited to school bussing, garbage pickup, access by emergency vehicles;

- (e) **Roll #1042-110-040-19140** (By-law #160-12)  
**LSW-X5** – Norcan Lake – Temporary Use By-law (Wilston)  
That despite any provision of By-law #15-04 to the contrary, on lands Zoned **LSW-X5** pursuant to this Temporary Use By-law, the following provision shall apply:
- “A garden suite is permitted subject to the provisions of Section 39 of the Planning Act; that the period that this Temporary Use By-law shall apply from December 10, 2012 to December 9, 2032 inclusive”.
- (f) **Roll #1042-110-040-19170** (By-law #17-18)  
**LSW-X6** – Norcan Lake – Lot 15 Plan 13M-53  
On lands Zoned **LSW-X6** the minimum lot area shall be 10 hectares (24.5 ac) and the maximum lot coverage for accessory uses shall be five percent (5%) to a maximum of 140 square metres (1,500 ft<sup>2</sup>); the minimum setback for a seasonal dwelling and accessory uses shall be 30 metres from the high-water mark and within the 30 metre setback of the high-water mark, the permitted shoreline uses shall be a boathouse (wet or dry); a wharf and a dock;
- (g) **Roll #1042-010-010-16302** (By-law #27-04)  
**LSW-X7** – Mississagagon Lake, Part of Lot 13, Concession 8, Plan 13R-8472  
On lands Zoned **LSW-X7** permitted uses shall include a seasonal dwelling and accessory buildings or structures. The shoreline shall be maintained in its natural state including the existing vegetation cover;
- (h) **Roll #1042-030-020-52110** (By-law #77-07)  
**LSW-X8** - Part of Lot 12, Concession 6, Township of Barrie.  
On lands Zoned **LSW-X8**, a sleep cabin as defined, shall be permitted with a net floor area not to exceed 30 square metres [322.9 ft<sup>2</sup>].
- (i) **Roll #1042-010-010-03905** (By-law #06-19)  
**LSW-X9** – Part of Lots 16, 17 and 18, Concession 7, Township of Barrie.  
On lands Zoned **LSW-X9**, the following provisions shall apply:
- i. Accessory structures shall be permitted prior to the construction of the main building on the subject property;
  - ii. Four (4) sleep cabins not to exceed a net floor area of 275 ft<sup>2</sup> and a height of two (2) storeys shall be permitted on the subject property setback a minimum of 150 metres from the high water mark of Kashwakamak Lake and shall comply with all other provisions in the Zoning Bylaw;
  - iii. Maximum accessory lot coverage permitted shall not exceed five percent (5%) lot coverage for all accessory structures.