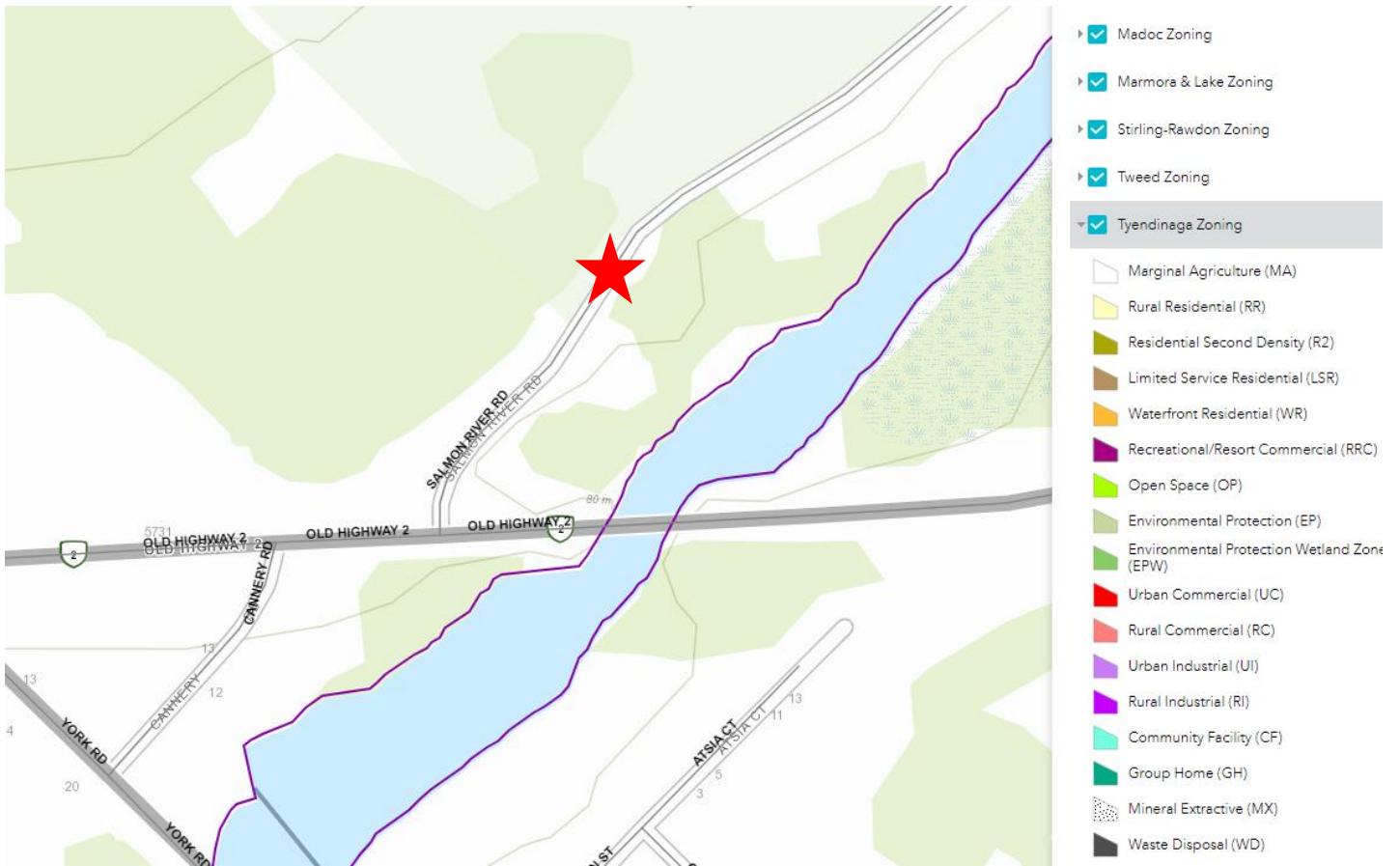


Zoning Information

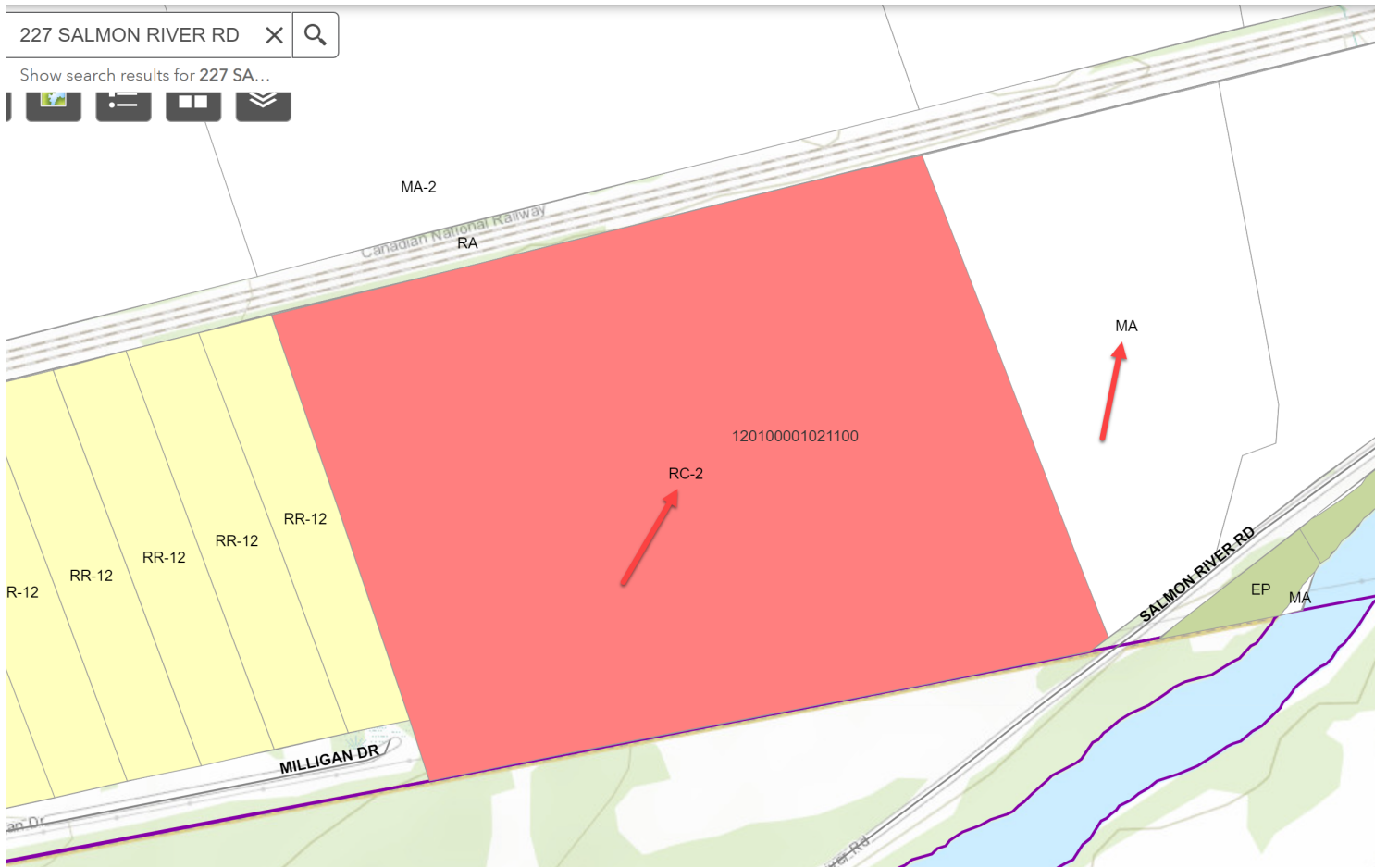
227 Salmon River Rd



RC-2 Rural Commercial and MA – Marginal Agriculture

227 SALMON RIVER RD X Q

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SECTION 6 - MA - MARGINAL AGRICULTURE ZONE

6.1 Within a MA - Marginal Agriculture Zone, no person shall use any land, erect, alter, enlarge, use or maintain any building or structure for any use other than as permitted in this section and also such use, building or structure shall be in accordance with the regulations contained or referred to in this section.

6.2 PERMITTED USES

- i) agricultural uses, including a livestock facility;
- ii) conservation uses, including forestry, reforestation and other activities connected with the conservation of soil or wildlife;
- iii) wood lots;
- iv) wayside pits and quarries;
- v) open space uses;
- vi) a kennel;
- vii) an apiary;
- viii) a fur farm;
- ix) a riding club or boarding stable;
- x) a greenhouse, nursery, garden centre;
- xi) a golf course;
- xii) passive recreational outdoor uses;
- xiii) a warehouse;
- xiv) a grain drying facility;
- xv) a livestock assembly area or a livestock exchange;
- xvi) a hunt camp;
- xvii) a single detached dwelling;
- xviii) a bed and breakfast establishment;
- xix) a research facility;
- xx) an agricultural produce sales outlet;
- xxi) an accessory building or use to the above uses, including a single

- detached dwelling as an accessory use to agriculture;
- xxii) a Type 'A' and Type 'B' home occupation, in accordance with the provisions of Section 5.29 of this By-law;
 - xxiii) a Type 'A' and Type 'B' home industry, in accordance with the provisions of Section 5.30 of this By-law;
 - xxiv) a secondary farm occupation in accordance with the provisions of Section 5.37 of this By-law;
 - xxv) logging;
 - xxvi) outdoor recreational uses such as hiking and cross-country ski trails; and
 - xxvii) **agricultural-related uses. (added by Bylaw 2022-004)****

6.3 ZONE REGULATIONS

a) For the Principal Building

- i) Lot Area (Minimum) - 4 hectares (9.88 acres).
- ii) Lot Frontage (Minimum) - 45.7 metres (150 ft.).
- iii) Building Height (Maximum)
 - a) Agricultural Uses - 45 metres (147.6 ft.).
 - b) All other uses - 25 metres (82.0 ft.).
- iv) Front Yard and Exterior Side Yard (Minimum) 20 metres (65.6 ft.)
- v) Interior Side Yard (Minimum) - 5 metres (16.4 ft.).
- vi) Rear Yard (Minimum) - 20 metres (65.6 ft.).
- vii) No building or structure used for the housing, training or care of animals in conjunction with a kennel as defined in this By-law, shall be located less than 150 metres (492.1 ft.) from a residential zone or existing residential use.

- viii) **deleted by Bylaw 2023-011.**
- ix) **deleted by Bylaw 2023-012.**
- x) Off-street parking shall be provided in accordance with section 5.31.
- xi) Livestock facilities shall be located in accordance with Section 5.35.

b) For Accessory Buildings Not Attached to the Principal Building

- i) Rear Yard (Minimum) 3.0 metres (9.8 ft.)
- ii) Interior Side Yard (Minimum) 3.0 metres (9.8 ft.)
- iii) **Exterior Side Yard (Minimum) 10 metres (32.8 feet)
(amended by Bylaw 2023-011)**
- iv) **Building Height (Maximum) 11 metres (36.1 feet).
(added by Bylaw 2023-012)**
- v) **Front Yard (Minimum) 10 metres (32.8 feet)
(amended by Bylaw 2023-011)**

c) For Hunt Camps

Notwithstanding other provisions of this By-law, hunt camps shall be subject to the following special provisions in addition to all other applicable provisions of this By-law:

- i) **Lot area (Minimum) – 20 hectares (50 acres). (amended by Bylaw 2022-004)**
- ii) The minimum distance of buildings or structures from a residential zone shall be 200 metres (656.2 ft.).
- iii) A building permit shall be required for any buildings or structures on the site.
- iv) The Chief Building Official shall decide if buildings or structures on the site are fit for human occupancy. Cottage Standards as outlined in the Ontario Building Code may be applied.

d) **For Logging Operations**

Notwithstanding other provisions of this By-law, no clear-cut logging operation shall be permitted within:

- i) 600 metres (1,968.5 ft.) of settlement areas or urban areas;
- ii) 120 metres (393.7 ft.) of an area zoned Open Space;
- iii) 120 metres (393.7 ft.) from the highwater mark of any lake, river or stream, except an intermittent stream;
- iv) 60 metres (196.8 ft.) from the boundary of a Provincial Highway;
- v) 23 metres (75.5 ft.) from the boundary of a Township Road; and
- vi) 30 metres (98.4 ft.) from a residence on an adjacent property.

Nothing in this By-law shall prevent the selective cutting, as defined in this By-law, of mature timber within such distances.

e) ***For Wind Turbines**

A wind turbine is permitted anywhere in the zoned area subject to the following provisions:

- i) Minimum water setback – 66 feet***
- ii) Minimum lot line setback (front) – 1.25 times times the wind turbine height***
- iii) Minimum lot line setback (exterior side) – 1.25 times the wind turbine height;***
- iv) Minimum lot line setback (interior side) – 1.25 times the wind turbine height;***
- v) Minimum lot line setback (rear) – 1.25 times the wind turbine height;***
- vi) Maximum wind turbines per lot – 1 up to 5 acres;***
- vii) Maximum wind turbine height – 38 metres; and***
- viii) The wind turbine should be in compliance with any setbacks/regulations hydro one has enforced. (Bylaw 2007-***

050)*

f) ***For Agriculture-Related Uses**

Notwithstanding other provisions of this Bylaw, agriculture-related uses shall be subject to the following special provisions in addition to all other applicable provisions of this Bylaw:

- i) An approved agricultural impact assessment that summarizes all potential impacts to surrounding agricultural operations and appropriate mitigation measures is prepared, if required;***
- ii) The completion and review of a hydrogeological or water quality assessment, if required, to determine the impact of the proposed use on ground and surface water, including the disposal of any related wastes;***
- iii) A stormwater management report detailing the drainage requirements of the area, if required;***
- iv) Site plan approval and a site plan agreement, if required. On-site parking, outside storage of goods or materials, lighting, signage and the buffering and landscaping of the site should be provided to minimize the impact of such uses from the adjacent road and properties;***
- v) Where possible these uses should be located on areas exhibiting poorer quality soils and conditions for farm purposes. (added by Bylaw 2007-050)***

6.4 GENERAL PROVISIONS

All special provisions of Section 5 "General Provisions" shall apply, where applicable, to any land, lot, building, structure or use within the MA - Marginal Agriculture Zone.

SECTION 16 - RC - RURAL COMMERCIAL ZONE

16.1 Within a RC - Rural Commercial Zone, no person shall use any land, erect, alter, enlarge or maintain any building or structure for any use other than as permitted in this section and also such use, building or structure shall be in accordance with the regulations contained or referred to in this section.

16.2 PERMITTED USES

- i) a farm implement dealer, including the sale and service of agricultural equipment and lawn and garden equipment,
- ii) an auction outlet,
- iii) a food market including a butcher shop and retail meat establishment,
- iv) a fertilizer mixing and sales establishment,
- v) a greenhouse, nursery or garden centre,
- vi) a merchandise service shop,
- vii) self-storage buildings,
- viii) a flea market,
- ix) a kennel,
- x) a personal service shop,
- xi) a diesel, propane and/or natural gas outlet,
- xii) an automobile, a mobile home or travel trailer sales agency and service station,
- xiii) an automatic or coin operated car wash, with the sale of petroleum products incidental thereto,
- xiv) a hotel/motel,
- xv) a veterinary clinic,
- xvi) an eating establishment, including a banquet hall, tearoom, take-out restaurant and drive- in restaurant,
- xvii) a tavern,
- xviii) an establishment for the sale, service, storage or repair of small internal combustion engines such as snowmobiles, outboard motors, lawnmowers and motorcycles, including the sale of parts and petroleum products incidental thereto,
- xix) a retail and/or wholesale outlet for the storage, display and sale of lumber, building supplies and other similar new goods or materials,
- xx) a retail store, including a gift shop, craft shop, antique shop and convenience retail store,
- xxi) an agricultural produce sales outlet,
- xxii) a laundry and/or dry-cleaning shop including coin operated establishments,
- xxiii) a printing or publishing establishment,

- xxiv) a business, administrative and/or professional office,
- xxv) a commercial recreational establishment such as a bowling or billiard establishment or other similar use,
- xxvi) a medical or dental clinic,
- xxvii) a bake shop,
- xxviii) a nursery school,
- xxix) an accessory building or use to the above uses,
- xxx) *a marine/snowmobile dealer (added by Bylaw 2012-066)*,**
- xxxi) one dwelling or dwelling unit as an accessory use for the owner or operator of a principal use to any of the foregoing except automobile service stations or other uses involving the sale of gasoline or other similar petroleum products, in accordance with the provisions of Section 5.19.

16.3 **ZONE REGULATIONS**

a) For The Principal Building

- i) Lot Area (Minimum) - 4,000 sq. metres (43,057.1 sq. ft.)
- ii) Lot Frontage (Minimum) - 45 metres (147.6 ft.)
- iii) Front Yard (Minimum) - 8 metres (26.2 ft.)
- iv) Rear Yard (Minimum) - 8 metres (26.2 ft.)
- v) Interior Side Yard (Minimum) - 3 metres (9.8 ft.)
- vi) Exterior Side Yard (Minimum) - 8 metres (26.2 ft.)
- vii) Building Height (Maximum) - 11 metres (36.1 ft.)
- viii) Lot Coverage (Maximum) - 40 percent
- ix) Access to an accessory dwelling unit shall be separate from access to a rural commercial use;
- x) Off-street parking and off-street loading facilities shall be provided in accordance with Sections 5.31 and 5.32.

b) For An Automobile Service Station

As in the Urban Commercial (UC) Zone.

c) For Accessory Buildings Not Attached To The Principal Building

- i) Rear Yard (Minimum) - 1.5 metres (4.9 ft.)
- ii) Interior Side Yard (Minimum) - 1.5 metres (4.9 ft.)
- iii) Exterior Side Yard (Minimum) - 8 metres (26.2 ft.)

iv) Building Height (Maximum) - 4.5 metres (14.8 ft.)

d) **For Land Abutting A Residential Zone or Residential Use**

Notwithstanding the provisions of subsection 17.3, where an interior side yard and/or a rear yard abuts a residential zone or any existing residential use, then such interior side yard shall be a minimum of 5 metres (16.4 ft.) and such rear yard shall be a minimum of 10 metres (32.8 ft.). The 1 metre (3.3 ft.) strip immediately adjacent to the rear and/or interior side lot lines shall be landscaped.

16.4 GENERAL PROVISIONS

All special provisions of Section 5 "General Provisions" shall apply, where applicable, to any land, lot, building, structure or use within the RC - Rural Commercial Zone.