



# TOWN OF GRAVENHURST

## COMPREHENSIVE ZONING BY-LAW

### BY-LAW NO. 2010-04



Council Approved: April 20, 2010

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Source:  
[http://www.seniors.gc.ca/images/upload/gravenhurst/homepage/Segwun\\_and\\_Wenonah\\_1.jpg](http://www.seniors.gc.ca/images/upload/gravenhurst/homepage/Segwun_and_Wenonah_1.jpg);  
<http://www.hickerphoto.com/gravenhurst-opera-house-muskoka-ontario-18766-pictures.htm>;  
<http://media.photobucket.com/image/Gravenhurst%20Ontario%20Images/Napanee2009/gravenhurst-ontario-1.jpg>  
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**PLANSCAPE**

BUILDING COMMUNITY THROUGH PLANNING

**COMPREHENSIVE ZONING BY-LAW  
CORPORATION OF THE TOWN OF GRAVENHURST  
BY-LAW NO. 2010-04**

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## **SECTION 1**

### **GENERAL SCOPE**

#### **1.1 TITLE**

- 1.1.1 This By-law shall be known as the "Comprehensive Zoning By-law" of The Corporation of the Town of Gravenhurst.

#### **1.2 APPLICATION**

- 1.2.1 The provisions of this By-law shall apply to all lands including islands within the boundaries of the Corporation of the Town of Gravenhurst.

The provisions of this By-law may not apply to Crown Land. However, this By-law reflects the established planning policies of the Town of Gravenhurst and it is intended that the Crown shall have regard for the provisions of this By-law.

#### **1.3 VALIDITY**

- 1.3.1 If any provision of this By-law including anything shown on the Zoning Grid Schedules hereunto annexed as Appendix "A", is for any reason held to be invalid, it is hereby declared to be the intention that all the remaining provisions of the said By-law shall remain in full force and effect until repealed, notwithstanding that one or more provisions thereof shall have been declared to be invalid.

#### **1.4 EFFECTIVE DATE**

- 1.4.1 This By-law shall come into force in accordance with Section 34 of the Planning Act, R.S.O. 1990, Ch.P.13, as amended.

#### **1.5 REPEAL OF EXISTING BY-LAWS**

- 1.5.1 By-law No. 94-54 and all amendments thereto, are repealed upon the coming into force of this By-law, with the exception of By-Laws 98-21 and 99-29.

#### **1.6 INTERPRETATION**

- 1.6.1 Where a situation arises that is not covered by a specific regulation, or where two or more regulations are equally applicable, all provisions must be complied with or, where it is not possible to comply with all the provisions applicable, the most restrictive provisions must be complied with.

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## 1.7 **TRANSITION PROVISIONS**

### 1.7.1 **Consent**

(i) Where:

- an application is made for consent to convey land under Section 50 of the Planning Act, prior to enactment of this By-law; and,
- that consent is granted and that land is conveyed before the consent lapses; and,
- that consent results in the creation of one or more lots which do not comply with the lot frontage or lot area requirements of this By-law; then,

each such lot created is deemed to comply with the lot frontage and lot area requirements of this By-law provided the lot created complies with the lot frontage and lot area requirements of the applicable zoning prior to the date of adoption of this by-law.

(ii) Where:

- An application for consent has been approved and a long form certificate has been issued by the Town in accordance with Section 53(42) of the Planning Act; and
- The conveyance has not occurred prior to the date of adoption of this Zoning By-law;

Such lot shall be deemed to comply with the lot frontage and lot area of the zone in which the lot is located; provided such lot complied with the lot frontage and lot area requirements of the applicable zoning prior to the date of adoption of this Zoning By-law.

### 1.7.2 **Minor Variance**

- (i) Where the Committee of Adjustment of the Town of Gravenhurst or the Ontario Municipal Board has authorized a minor variance from the provisions of By-law No. 94-54, as amended, in respect of any land, building or structure and the decision of the Committee of Adjustment of the Town of Gravenhurst or the Ontario Municipal Board authorizing such minor variance has become final and binding prior to the enactment of this By-law, the provisions of this By-law, as they apply to such land, building or structure, shall be deemed to be modified to the extent necessary to give effect to such minor variance.



**1.7.3 Site Plan**

- (i) Where a Site Plan Agreement has been entered into prior to the effective date of this by-law, and the timeframes specified in the Agreement have not yet lapsed, the provisions of this By-law, as they apply to such land, building or structure, shall be deemed to be modified to the extent necessary to give effect to such Site Plan Agreement.

**1.7.4 Building Permits**

- (i) Where a Building Permit has been issued prior to the effective date of this By-law, April 27, 2021, and where said Building Permit has not been revoked, cancelled, or denied by the Town, the provisions of this By-law, as they apply to such lands, building or structure, shall be deemed to be modified to the extent necessary to give effect to such Building Permit.

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## **SECTION 2**

### **ADMINISTRATION**

#### **2.1 ADMINISTRATION AND ENFORCEMENT**

- 2.1.1** This By-law shall be administered and enforced by the Corporation of the Town of Gravenhurst.

#### **2.2 VIOLATIONS AND PENALTIES**

##### **2.2.1 Person**

Every person who contravenes any of the provisions of this By-law is guilty of an offence and on conviction is liable:

- (i) on a first conviction to a fine of not more than \$25 000.00; and
- (ii) on a subsequent conviction to a fine of not more than \$10 000.00 for each day or part thereof upon which the contravention has continued after the day on which the person was first convicted.

##### **2.2.2 Corporation**

Where a corporation is convicted under Section 2.2.1 of this By-law, the maximum penalty that may be imposed is:

- (i) on a first conviction a fine of not more than \$50 000.00; and
- (ii) on a subsequent conviction a fine of not more than \$25 000.00 for each day or part thereof upon which the contravention has continued after the day on which the corporation was first convicted.

##### **2.2.3 Recovery of Penalties**

Penalties imposed by this Section shall be recoverable under The Provincial Offences Act, R.S.O. 1990, Chapter P.33, as amended.

##### **2.2.4 Licences and Permits**

Unless otherwise specified in this By-law, no person is entitled to a permit, certificate, or licence for a proposed use of land or a proposed alteration, erection, enlargement, or use of any building that is in violation of any provisions of this By-law.

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**SECTION 3**

**INTERPRETATION, CLASSIFICATION,  
AND LIMITS OF ZONES**

**3.1 ESTABLISHMENT OF CLASSIFICATIONS AND ZONES**

**3.1.1** For the purposes of this By-law, the following land use classifications are hereby established:

Residential Classification  
Commercial Classification  
Business Classification  
Industrial Classification  
Open Space Classification  
Limited Classification

**3.1.2 Residential Classification**

<b><u>Zones</u></b>	<b><u>Zone Symbol</u></b>
Residential One Zone	R-1
Residential Two Zone	R-2
Residential Three Zone	R-3
Residential Multiple One Zone	RM-1
Residential Multiple Two Zone	RM-2
Residential Community Zone	RC-4
Residential Rural Zone	RR-5
Residential Waterfront Zones	RW-6, RW-6A, RW-6B, RW-6C, RW-6D, RW-6F, RW-6F1
Residential Backlot Zone	RB-7
Residential Island Zones	RI-8, RI-8A, RI-8B, RI-8C, RI-8D

**3.1.3 Commercial Classification**

<b><u>Zones</u></b>	<b><u>Zone Symbol</u></b>
Commercial Core Zones	C-1, C-1A, C-1B
Commercial Service Zones	C-2, C-2A
Commercial Highway Zone	C-3
Commercial Special Purpose Zone	C-4
Commercial Community Zones	CC-5, CC-5A, CC-5B
Commercial Gateway Zone	C-6
Commercial Rural Zone	CR-7
Commercial Waterfront Zones	CW-8, CW-8A
Commercial Recreation Zone	CR-9

**3.1.4 Business Classification**

<b><u>Zones</u></b>	<b><u>Zone Symbol</u></b>
Business One Zone	B-1

**3.1.5 Industrial Classification**

<b><u>Zones</u></b>	<b><u>Zone Symbol</u></b>
Extractive Industrial Zone	M-1
Rural Industrial Zone	M-2
General Industrial Zone	M-3

**3.1.6 Open Space Classification**

<u>Zones</u>	<u>Zone Symbol</u>
Environmental Protection Zone	EP
Open Space Zone	OS

**3.1.7 Limited Classification**

<u>Zones</u>	<u>Zone Symbol</u>
Institutional Zone	I
Recreational Institutional Zone	RI
Mobile Home Zone	MH
Rural Zone	RU
Waterfront Landing Zone	WL

**3.1.8 Overlays**

Flood Plain	FP
Floodway	FW
Flood Fringe	FF

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### **3.2 USE OF ZONE SYMBOLS**

**3.2.1** The zone symbols as set out in Section 3.1 of this By-law may be used in text or appear on the Zoning Grid Schedules of Appendix "A", and the Property Detail Schedules of Appendix "B" to represent the zones.

### **3.3 INCORPORATION OF ZONING GRID SCHEDULES**

**3.3.1** The location, extent, and boundaries of all of the said zones are shown on the Zoning Grid Schedules hereto annexed as Appendix "A". Schedules include:

A02 to A04, A07, A08	G01 to G14
B02 to B08	H01 to H14
C02 to C08, C12, C13	I03 to I14
D02 to D13	J05 to J12
E02 to E14	K05 to K11
F01 to F14	L05 to L09

**3.3.2** The Schedules, the Zoning Grid, the Key Map Index, and the Servicing Schedules, attached hereto, together with all notations, references, and other information shown thereon, are all hereby incorporated in and are declared to form part of this By-law.

### **3.4 BOUNDARIES OF ZONES**

#### **3.4.1 Street, Lane, or Railway Right-of-Way**

Unless otherwise shown, a street, lane, or railway right-of-way shall be included within the zone of the adjoining lot(s) on the sides thereof, and where such street, lane, or railway right-of-way serves as a boundary between 2 or more zones, the centre line of such street, lane, or railway right-of-way shall be deemed to be the boundary between zones.

#### **3.4.2 Navigable Waterway**

Unless otherwise shown, a navigable waterway shall be included within the zone of the adjoining lot(s) on the sides thereof, and where such navigable waterway serves as a boundary between 2 or more zones, the shoreline of the navigable waterway shall be considered the zone boundary and the said zone boundary shall move with any natural change in the shoreline.

#### **3.4.3 Lot Lines**

Where any zone boundary is not shown to be a street, lane, railway right-of-way, or navigable waterway and where the boundary appears to follow the limit of a lot as existed on the date of the passing of this By-law or any relevant amending by-law, such lot limit shall be deemed to be the zone boundary.

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**3.4.4 Shore Road Allowance**

Where a shore road allowance is identified on Schedules to this By-law, and no zone symbol is identified, the lands are deemed to be zoned in accordance with the lands immediately abutting the shore road allowance.

**3.4.5 Zoning of Islands**

Where an island in Appendix "A" is not labeled with a zone symbol, such island shall be deemed to be zoned Open Space (OS).

**3.4.6 Scale From Zoning Grid Schedules**

- (i) Where any zone boundary is left uncertain after reference to Sections 3.4.1, 3.4.2, 3.4.3 or Appendix "B" of this By-law and the distance from existing lot lines or streets is not indicated, such zone boundary shall be determined by the use of the scale of the Zoning Grid Schedules annexed within Appendix "A" of this By-law;
- (ii) Notwithstanding Section 3.4.6 (i) of this By-law, where the boundary of the Flood Hazard Overlay (FP, FF, FW) is left uncertain and the regulatory flood elevation is stated in Section 5.9 of this By-law, such identified regulatory flood elevation contour shall define the limits of the Flood Hazard (FP, FF, FW) on such lot.

**3.4.7 Environmental Protection Zone**

Minor adjustments to the boundary of an Environmental Protection Zone on a property may be made, without amendment to the Zoning By-law, where the Official for The Corporation of the Town of Gravenhurst is satisfied that the mapping of the Environmental Protection Zone in Appendix "A" is in obvious error or where the boundary has been verified by a Biologist to the satisfaction of the Town.

**3.5 INCORPORATION OF APPENDICES**

**3.5.1** Appendix "A", Appendix "B", Appendix "C", Appendix "D", Appendix "E", and Appendix "F" attached hereto are hereby incorporated in and are declared to form part of this By-law.

**3.5.2 Appendix "A" - Zoning Grid Schedules**

See Section 3.3.

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**3.5.3 Appendix "B" - Property Detail Schedules**

Where a numerical reference enclosed by a square appears in Appendix "A", "Zoning Grid Schedules", reference shall be made to the "Property Detail Schedules" attached hereto as Appendix "B" which Schedules more particularly show the boundary of the zone and the lands affected by such zone boundary. The said numerical reference represents the schedule number annexed within Appendix "B".

**3.5.4 Appendix "C" - Special Provisions For Specific Lands**

Where an "S" followed by a numerical reference are enclosed within a balloon and appear in Appendix "A", "Zoning Grid Schedules", the special use or regulation as set out in Appendix "C" apply to all of the lands encompassed within the zone boundary denoted with the arrow indicator. The circled alpha-numerical reference represents the subsection number in Appendix "C" with the special use or regulation provision as set out thereunder.

**3.5.5 Appendix "D" - Temporary Use Provisions For Specific Lands**

Where a "T" followed by a numerical reference are enclosed within a balloon and appear in Appendix "A", "Zoning Grid Schedules", the temporary use provisions as set out in Appendix "D" apply to all of the lands encompassed within the zone boundary denoted with the arrow indicator. The circled alpha-numerical reference represents the subsection number in Appendix "D" with the temporary use provisions as set out thereunder.

**3.5.6 Appendix "E" - Holding Provisions For Specific Lands**

Where an "H" followed by a numerical reference are enclosed within a balloon and appear in Appendix "A", "Zoning Grid Schedules", the holding provisions as set out in Appendix "E" apply to all of the lands encompassed within the zone boundary denoted with the arrow indicator. The ballooned alpha-numerical reference represents the subsection number in Appendix "E" with the holding provisions as set out thereunder.

**3.5.7 Appendix "F" - Sewer and Water Servicing Schedule**

Schedule F identifies lands in the Town of Gravenhurst where municipal water and sewage disposal facilities are provided.

**3.6 USE OF FIGURES**

**3.6.1** The use of Figures are for illustration purposes only. They are enclosed in the By-law to assist the reader in understanding and applying the By-law. These Figures, however, do not form part of the By-law and, as such, where there is a discrepancy between the wording of the By-law and the Figure, the By-law's wording shall take precedence.



### **3.7 USE OF METRIC MEASUREMENTS**

All measurements in this By-law appear in metric, being one of centimetres, cubic metres, metres, square metres, hectares, litres, or tonnes. All calculations of the regulations in this By-law shall be to one decimal place and in no case shall there be rounding to such decimal place. The Imperial System shall not be used to determine any requirement of this By-law.

### **3.8 TECHNICAL REVISIONS TO THE ZONING BY-LAW**

Revisions may be made to this By-law without the need for a zoning by-law amendment in the following cases:

- (i) correction of grammar or typographical errors or revisions to format in a manner that does not change the intent of a provision;
- (ii) adding or revising technical information on maps or schedules that does not affect the zoning of lands including, but not limited to, matters such as updating and correcting infrastructure information, keys, legends or title blocks; or
- (iii) changes to headings, indices, table of contents, illustrations, page numbering, footers and headers, which do not form a part of this By-law and are editorially inserted for convenience of reference only.

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**SECTION 4**

**BY-LAW DEFINITIONS**

**4.1 GENERAL**

- 4.1.1** In this By-law, unless the contrary intention appears, words importing the singular number or the masculine gender only, shall include more persons, parties, or things of the same kind than one, and females as well as males, and the converse.
- 4.1.2** In this By-law, the word "shall" is to be construed as being always mandatory and not directory.

**SPECIFIC**

- 4.2 access driveway**  
Shall mean the area between the travelled portion of a roadway and an off-street parking or loading facility used by motor vehicles for access to and from such facilities, but does not include an aisle.
- 4.3 accessory building or structure**  
Shall mean a detached or attached building or structure that is not used for human habitation (except for a sleeping cabin) and the use of which is customarily incidental and subordinate to a principal use, building or structure and located on the same lot.
- 4.4 accessory use**  
Shall mean a use which is commonly incidental, subordinate, and exclusively devoted to the principal building or use situate on the same lot.
- 4.5 accommodation units**  
Shall mean any room or group of rooms designed to provide accommodation to the traveling or recreational public including a room in a hotel, motel, resort or tourist establishment, a rental cottage or cabin.
- 4.6 adult entertainment parlour**  
Shall mean any land, building or structure or part thereof in which is provided, in pursuance of a trade, calling, business or occupation, services appealing to or designed to appeal to erotic or sexual appetites or inclinations.
- 4.7 agricultural use**  
Shall mean any agricultural use or uses, structures or buildings accessory thereto, including field crops, animal husbandry, tree nurseries and any other use customarily carried on in the field of general agriculture, including the sale on the premises, of produce grown or raised on the premises except specialized agricultural uses as defined herein.

**4.8 airport**

Shall mean the use of land, or building, or structure for facilitating the landing and handling of aircraft and their passengers and freight and without limiting the generality of the foregoing, accessory uses may include ticket offices, restaurants, taverns, confections, luggage checking facilities, parcel shipping facilities, hangers and other necessary buildings, structures and open spaces.

**4.9 aisle**

Shall mean the area used by motor vehicles for access to and from all off-street parking or loading facilities, but does not include an access driveway.

**4.10 alter**

Shall mean:

- (i) When used in reference to a building, structure or part thereof:
  - a) to change any one or more of the external dimensions of such building or structure; or
  - b) to change the type of construction of the exterior walls or roof of such building or structure; or
  - c) to change the use of such building or structure; or
  - d) to change the number of uses or dwelling units contained therein.
- (ii) When used in reference to a lot:
  - a) to change the boundary of such lot with respect to a street or lane; or
  - b) to change any dimension or area, relating to such lot, which is covered herein by a zone provision; or
  - c) to change the use of such lot; or
  - d) to change the number of uses located thereon.

“Altered” and “alteration” shall have corresponding meanings.

**4.11 amusement arcade**

Shall mean a building, or part thereof, wherein 6 or more coin or token operated machines, devices, contrivances, or games are provided for public amusement, but does not include any machine that provides exclusively musical entertainment, rides, food, or drink.

**4.12 attic**

Shall mean the portion of a building between the roof and the ceiling of the top storey or between a dwarf wall and a sloping roof, and which is not a one-half storey as defined herein.

**4.13 balcony**

Shall mean a partially enclosed platform projecting from the main wall of a building which is not supported by vertical uprights other than the wall itself and which is only accessible from within the building.

**4.14 basement**

Shall mean that portion of a building located below the first storey which has its floor below grade but 50.0 percent or more of its height, from floor to ceiling, located above finished grade level.

**4.15 bed and breakfast establishment**

Shall mean a dwelling, or part thereof, in which not more than 4 bedrooms are used or maintained for the accommodation of the travelling or vacationing public, in which the owner supplies lodgings with or without meals for the persons so accommodated, but does not include a boarding house, group home, or tourist establishment.

**4.16 boarding house**

Shall mean a residential establishment, or part thereof, in which the proprietor supplies for a fee, sleeping accommodation with board for at least 3 persons and not more than 10 persons exclusive of the proprietor and employees of the establishment. The residents may share common areas of such establishment and do not appear to function as a household.

**4.17 boathouse**

Shall mean a detached accessory building, used for the berthing or sheltering of watercraft or watercraft related equipment, built or anchored near the shoreline of a navigable waterway or on land. For the purposes of this definition, a boathouse shall not include living quarters for human habitation.

**4.18 boat port**

Shall mean a detached accessory structure used for the berthing, sheltering or storing of watercraft and watercraft related equipment, that is roofed, but not enclosed by more than one wall and is built or anchored near the shoreline of a navigable waterway or on land.

**4.19 boat slip**

Shall mean the space adjacent to a dock designed for the parking of Boats. For the purposes of this By-law, the measurements of one (1) Boat Slip shall be 6.0 metres in length and 3.0 metres in width.

**4.20 building**

Shall mean a structure consisting of a wall, roof, or floor, or any one or more of these which is used or intended to be used for the shelter, accommodation, or enclosure of persons, animals, goods, or materials, but shall not include a lawful boundary wall or fence. For the purposes of this By-law:

- (i) a deck or a dock shall be included within the meaning of the term 'building'; and
- (ii) the word 'structure' shall mean the same as building.

**4.21 building, principal**

Shall mean the building in which the principal use is conducted, (i.e. - in a Residential Zone, the dwelling is the principal building). For the purposes of this By-law, any deck or any other like or similar structure attached to the principal building, shall be considered as part of such building and shall be subject to the regulations applicable to the principal building.

**4.22 building supplies outlet**

Shall mean a building, or part thereof, and land adjacent thereto, in which building or construction and home improvement materials are offered or kept for sale at retail and may include the fabrication of certain materials related to home improvements.

**4.23 business, professional or administrative office**

Shall mean a building, or part thereof, in which one or more persons are employed in the management, direction or conducting of a business or where professionally qualified persons and their staff service clients who seek advice, consultation or professional services, but does not include Health Services.

**4.24 bulk storage tank**

Shall mean a tank for the bulk storage of petroleum, gasoline, diesel, or other fuels, oil, gas, or flammable liquid or fluid.

**4.25 canopy, weather**

Shall mean a permanent unenclosed roof structure erected for the purpose of sheltering motor vehicle fuel pumps and dispenser islands from the weather.

**4.26 cargo or shipping container**

Shall mean a rectangular metal container customarily used for the transport of freight or for storage, with or without wheels.

**4.27 carport**

Shall mean a building attached to a dwelling house which is a roofed enclosure designed for the storage or parking of a motor vehicle with at least 40 percent of the total perimeter, which shall include the main wall of the dwelling house to which such carport is attached, open and unobstructed.

**4.28 carwash**

Shall mean a building, or part thereof, which is used or designed to be used for the washing of motor vehicles by mechanical means or by hand labour methods.

**4.29 cellar**

Shall mean that portion of a building which has less than 50.0 percent of its height, from floor to ceiling, located above finished grade level.

**4.30 cemetery**

Shall mean land that is reserved or used for interring the dead or placing or burying the remains or ashes of human bodies, but does not include a funeral home.

**4.31 commercial accommodation unit**

Shall mean a rental unit within a tourist establishment to be rented out for the purposes of catering to the needs of the travelling public by furnishing sleeping accommodation with or without food. Such rental shall be in the form of normal daily rental, or interval ownership which shall include forms of rental such as time-sharing or interval ownership.

**4.32 commercial entertainment**

Shall mean the use of a building, or part thereof, for a fee for the provision of entertainment or amusement without the necessity of active participation by the user and includes without limiting the generality of the foregoing, such uses as movie theatres, drive-in theatres, playhouses, bingo and other assembly halls, and shall also include public dance halls and music halls.

**4.33 commercial parking facility**

Shall mean an area of land, other than a street or a lane, used for the parking of motor vehicles and available for public or private use in which there may be compensation for such use, and for the purposes of this By-law, a commercial parking facility shall constitute the only use of a lot.

**4.34 commercial recreation**

Shall mean the use of a building, or part thereof, for a fee, for the provision of athletic and amusement facilities involving the active participation of the user-public in a sports-related activity and includes without limiting the generality of the foregoing, such facilities as racquet courts, fitness clubs, billiard parlours, bowling alleys, golf courses, arenas, riding stables, water sports, or amusement parks, but shall not include an amusement arcade.

**4.35 community centre**

Shall mean any tract of land, or building or buildings or any part of any building used for community activities, whether used for commercial purposes or not, the control of which is vested in the Township, a local board or agent thereof.

**4.36 conservation**

Shall mean the preservation and protection of the natural environment through comprehensive management and maintenance for individual or public use.

**4.37 contractor's establishment**

Shall mean the yard of a contractor or a construction company used as a depot for the storage and maintenance of equipment used by the contractor or company, and includes facilities for the administration or management of the business and the stockpiling or storage of supplies used in the business, but does not include the wholesale or retail sale of building supplies or home improvement supplies.

**4.38 corner visibility triangle**

Shall mean a triangular area formed within a corner lot by the intersecting street lines or the projections thereof and a straight line connecting them 15.0 metres from their point of intersection where provincial highways or Muskoka roads are involved. In the case where two minor streets intersect, the maximum distance of the sides of the Corner Visibility Triangle shall be 3.0 metres. For the purposes of this section, a "minor" street shall be determined by the Public Works and Operations Department. See Illustration 1.

**4.39 craftsman shop**

Shall mean an establishment composed of buildings and used for the creation, finishing, refinishing, or similar production of custom or hand-made commodities, together with the retailing of such commodities.

**4.40 day nursery**

Shall mean a building, or part thereof, which receives more than 5 children who are not of common parentage, primarily for the purpose of providing temporary care, or guidance, or both temporary care and guidance, for a continuous period not exceeding 24 hours, where the children are:

- (i) under 18 years of age in the case of a day nursery for children who are developmentally challenged; or
- (ii) under 12 years of age in all other cases.

**4.41 District**

Shall mean the District of Muskoka.

**4.42 deck**

Shall mean a structure with no roof or walls, except for railings, which is constructed on piers, a foundation or cantilevered above grade for use as an outdoor living space.

**4.43 designated accessible parking**

Shall mean a parking space identified with appropriate signage and markings for the exclusive use of persons in possession of valid accessible parking permits.

**4.44 dock**

Shall mean an accessory structure built at or anchored over water at which watercraft are berthed or secured to and which may provide a foundation for a boathouse.

**4.45 dormer**

Shall mean a gabled extension built out from a sloping roof to accommodate a vertical window.

**4.46 dry cleaning establishment**

Shall mean a building or part of a building in which the business of dry cleaning, dry dyeing, cleaning, spotting, stain removal or pressing of articles and/or goods of fabric is carried on, through the use of chemicals which emit no odours or fumes.

**4.47 dwelling**

Shall mean a residential building designed for the occupancy by one or more persons, containing one or more dwelling units as a principal use thereof, but shall not include a commercial accommodation in a tourist establishment, boarding house, mobile home with or without a foundation, or institutions.

**4.48 dwelling, apartment**

Shall mean a dwelling of two or more storeys containing three or more dwelling units sharing a common hall or halls and a common entrance.

**4.49 dwelling, duplex**

Shall mean a dwelling which is divided horizontally into 2 dwelling units. See Illustration 2.

**4.50 dwelling, multiple**

Shall mean a dwelling containing 3 or more dwelling units, but shall not include a street townhouse dwelling. See Illustration 2.

**4.51 dwelling, semi-detached**

Shall mean a dwelling divided vertically to provide 2 dwelling units separated by a common wall. See Illustration 2.

**4.52 dwelling, single detached**

Shall mean a dwelling containing one dwelling unit. See Illustration 2.

**4.53 dwelling, street townhouse**

Shall mean a dwelling divided vertically into 3 or more dwelling units with each unit designed to be located on a separate lot having frontage on a street. See Illustration 2.

**4.54 dwelling unit**

Shall mean a suite of habitable rooms which:

- (i) is located in a building;
- (ii) is used or intended to be used in common by the occupants as a single, independent, and separate housekeeping establishment; and
- (iii) contains a kitchen and sanitary facilities provided for the exclusive common use of the occupants thereof.

**4.55 additional residential unit (formerly dwelling unit, accessory)**

Shall mean a dwelling unit that is accessory to the main use of the property and is contained within the main building or within an accessory structure.

**4.56 educational establishment**

Shall mean the use of land, buildings or structures as a training centre, an elementary or secondary school, private school, university or community college authorized by the Province of Ontario.

**4.57 equipment sales, service and rental establishment**

Shall mean premises in which machinery and equipment are offered or kept for sale, rent, lease or hire under agreement for compensation, and which are also serviced, but shall not include any other establishment defined or classified in this By-law.

**4.58 equestrian facility**

Shall mean a commercial establishment where horses are housed or boarded and are available for riding, riding instruction, agility training or jumping.

**4.59 erect**

Shall mean setting up, building, constructing, reconstructing and relocating and, without limiting the generality of the word, also includes:

- (i) altering any existing building or structure by an addition, enlargement, extension,



- relocation or other structural change;
- (ii) any work for the doing of which a building permit is required under the Building Code Act and Regulations passed thereunder as may be amended, replaced or re-enacted from time to time; and
- (iii) erect, erected and erection shall have a corresponding meaning.

**4.60 established building line**

Shall mean the average setback from the street line or Optimal Summer Water Level of existing buildings on one side of the street.

**4.61 farm**

Shall mean land used for the tillage of soil and the growing of vegetables, fruits, grains, and other staple crops including livestock raising, dairying, maple sugar bush or woodlots, and includes roadside facilities for the retail sale of produce grown on the farm.

**4.62 farm produce storage**

Shall mean the use of land, buildings or structures for the storage of farm produce.

**4.63 fence**

Shall mean a structure which forms a barrier for enclosing, bounding, delineating or protecting land.

**4.64 financial establishment**

Shall mean a building, or part thereof, which is used to provide for financial services in which money is deposited, kept, lent, or exchanged, including accessory clerical functions and shall include a bank, trust company, credit union, or other similar banking service.

**4.65 finished grade**

Shall mean the elevation of the finished surface of the ground adjacent to the ground level of the wall of a building or structure.

**4.66 flood fringe**

Shall mean the outer portion of the flood plain between the floodway and the limit of the regulatory flood. Flood depths and velocities are generally less severe in the flood fringe than those experienced in the floodway.

**4.67 flood plain**

Shall mean the area, usually low lands, adjoining a navigable waterway which has been, or may be, covered by flood water.

**4.68 floodproofing**

Shall mean a combination of building changes or adjustments incorporated into the basic design, construction, or alteration of individual buildings or properties subject to flooding so as to reduce or eliminate flood damages.

**4.69 floodway**

Shall mean the channel of a navigable waterway and that inner portion of the flood plain where flood depths and velocities are generally higher than those experienced in the flood fringe. The floodway represents that area required for the safe passage of flood flow or that area where flood depths or velocities are considered to be such that they pose a potential threat to life or property damage.

**4.70 floor area**

Shall mean the total habitable floor area within a building which is measured between the exterior faces of the exterior walls or from the centre line of a common or part wall, but excluding any private garage, breezeway, porch, verandah, balcony, sunroom, attic, cellar, and any floor area with a ceiling height less than 2 metres.

**4.71 floor area, gross**

Shall mean the total floor area of any floor above grade or below grade, exclusive of any portion of the building or structure below finished grade which is used for heating, the storage of goods or personal effects, laundry facilities, the storage or parking of motor vehicles or quarters used by the caretaker, watchman or other supervisor of the building or structures; and, in the case of a *Dwelling*, exclusive of any *private garage*, carport, porch, verandah or sunroom unless such sunroom is habitable during all seasons of the year.

**4.72 floor area, gross leasable**

Shall mean the gross floor area of a non-residential building excluding:

- (i) any part of such building used as a dwelling unit; and
- (ii) any part of such building used for the parking or storage of motor vehicles; and
- (iii) any part of such building used for equipment to heat such building or a portion thereof; and
- (iv) any part of such building used as a mall, if such mall serves as a common area between stores; and
- (v) the thickness of any exterior walls of such building.

**4.73 floor area, ground**

Shall mean the floor area of the grade level storey of a building measured to the outside walls, exclusive of any parking areas within the building and, in the case of a dwelling house, any basement or any private garage, carport, porch, verandah or sunroom, unless such sunroom is habitable at all seasons of the year.

**4.74 funeral home**

Shall mean a building, or part thereof, designed for the purpose of furnishing funeral supplies and services to the public and includes facilities intended for the preparation of the dead human body for interment or cremation.

**4.75 garage, private**

Shall mean a detached accessory building or portion of a dwelling house which is designed or used for the sheltering of a private motor vehicle(s) and storage of household equipment incidental to the residential occupancy and which is fully enclosed and roofed. For the purposes of this By-law, a private garage excludes a carport or other open shelter.

**4.76 garage, attached**

Shall mean a private garage accessory to a dwelling on the same lot and attached thereto by a common wall. A wall between a house and attached garage may be considered common as long as a minimum of forty percent of the length of the garage wall is common with the dwelling wall.

**4.77 garden centre and nursery**

Shall mean a building, or part thereof, and land adjacent thereto, for growing or displaying of flowers, fruits, vegetables, plants, shrubs, trees, or similar vegetation which is sold to the public at retail and shall also include the sale of such goods, products, and equipment as are normally associated with gardening or landscaping.

**4.78 garden suite**

Shall mean a one-unit detached residential building containing bathroom and kitchen facilities that is accessory to an existing residential building and that is designed to be portable.

**4.79 gazebo**

Shall mean a freestanding roofed accessory structure which is used for relaxation as opposed to storage or habitation, and which may include an unenclosed deck surround.

**4.80 golf course**

Shall mean a public or private area operated for the purpose of playing golf and includes, without limiting the generality of the foregoing, a golf course, par 3 golf course, miniature golf course, driving range, and accessory clubhouse and recreational facilities.

**4.81 group home**

Shall mean a residence designed for the accommodation of 3 to 6 persons, exclusive of staff, living under supervision in a dwelling unit and who, by reason of their emotional, mental, social or physical condition, or legal status, require a group living arrangement for their well-being. The group home shall be funded wholly or in part by any government, other than funding provided solely for capital purposes, or is licensed or approved under Provincial statute. For the purposes of this By-law, a group home will be classified as either closed custody or open custody.

**4.82 group home, closed custody**

Shall mean a group home operated primarily for persons who have been placed on probation, released on parole, or admitted for correctional purposes.

**4.83 group home, open custody**

Shall mean a group home operated primarily for persons who have been referred by a hospital, court, government agency, recognized social services agency, or health professional.

**4.84 habitable**

Shall mean an enclosed space that is improved or conditioned for human comfort or recreation, and includes areas designed for living, sleeping, eating or food preparation.

**4.85 health services**

Shall mean an establishment which provides health or medical services such as a chiropractor, optometrist, medical clinic, associations or organizations formed to provide medical or health services.

**4.86 heavy equipment rental, sales and service**

Shall mean the use of land for either the direct distribution of motorized construction equipment (e.g. bulldozers, loaders, backhoes, forklifts, etc.) or the contracting out of trucks or transports including the outside storage of this equipment.

**4.87 height**

Shall mean the greatest vertical distance, measured from the finished grade on the side of the building facing the front lot line or exterior side lot line, or from the side of the building facing the shoreline on a lot that abuts a watercourse, whichever results in the greater height measurement of the building, or in the case of a boathouse over water, the vertical distance between the Top of Dock, to:

- (i) the midpoint between the eave and the ridge (eg. Peak) of the highest roof;
- (ii) if **Dormers** exceed 50% or more of the highest roof, the midpoint will be measured from the eave of the dormer to the point where it intersects the roof;
- (iii) or in the case of a flat roof building (i.e. no ridge) or less than 10 percent slope, the highest point of the roof surface, not including a railing;
- (iv) or in the case of an A-Frame, 75.0 percent of the distance between the finished grade measured at the midpoint of the front and rear of the building and the ridge;
- (v) for the purposes of this definition and without limiting the generality of the foregoing, antennae, chimneys, spires, cupolas, elevator penthouses, flag poles, water tanks, windmills, air conditioner ducts, farm produce storage facility, silos, a drive-in theatre screen or incidental equipment associated with internal building equipment, or other similar structures, shall be disregarded in calculating building height.

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The ridge of an A-frame building shall have a maximum height of 10.1 metres when the permitted building height is 7.6 metres. See Illustration 3.

**4.88 home industry**

Shall mean a small scale light industrial use, such as a carpentry shop, metal working shop, a welding shop, an electrical shop, small engine repair or similar use, that provides services or wares to the community and which is an accessory use to a single detached dwelling. For the purposes of this By-law, the repairing of motor vehicles, mobile homes and trailers is not a home industry.

**4.89 home occupation**

Shall mean a gainful occupation conducted in a dwelling which is secondary to the use of the dwelling as a private residence and the nature and scope of which is compatible with the residential character of the dwelling.

**4.90 hospital**

Shall mean any institution, building, or other premises established for the treatment of persons afflicted with or suffering from sickness, disease, or injury, for the treatment of convalescent or chronically ill persons that is approved under the Public Hospitals Act as a public hospital.

**4.91 hunt camp**

Shall mean a building occupied not more than 10 days in any month and not more than 60 days in any 12-month period and used for the purpose of accommodating hunters.

**4.92 inclinor**

Shall mean an inclined passenger lift for homes built on sites with a steep access. For the purpose of this By-law, an inclinor shall be excluded from the calculation of lot coverage or shoreline development.

**4.93 industrial, heavy**

Shall mean:

- (i) the manufacture or processing of products from raw materials;
- (ii) the production or use of flammable, explosive or other hazardous materials;
- (iii) the storage of these products and materials; and,
- (iv) Class 2 or 3 Industry as defined by Ministry of the Environment Guidelines.

**4.94 industrial, light**

Shall mean:

- (i) warehousing or distribution of finished parts or finished products;
- (ii) the manufacture from previously prepared materials of finished parts or finished

products;

- (iii) factory or assembly-line processes that involve the manufacture, processing, assembly or packaging of finished parts or finished products made from previously prepared materials;
- (iv) the repair or servicing of such products;
- (v) does not produce or use hazardous material; and,
- (vi) Class 1 Industry as defined by Ministry of the Environment Guidelines.

but excludes any outside manufacturing or processing operations.

**4.95 kennel**

Shall mean a building or structure where dogs are kept for breeding or show purposes, or where domesticated animals are being boarded.

**4.96 kitchen**

Shall mean a room or part of a room where food is stored or prepared or cooked, and which has cooking appliances.

**4.97 landscaped area**

Shall mean that part of a lot located outdoors that is available or used for the placement of any or a combination of the following elements:

- (i) **soft landscaping** consisting of vegetation such as trees, shrubs, hedges, ornamental plantings, grass and ground cover;
- (ii) **hard landscaping** consisting of non-vegetative materials such as brick, pavers, rock, stone, concrete, tile and wood, excluding monolithic concrete and asphalt and any area used for parking, and including such features as a walkway, pati, deck or in-ground pool; and
- (iii) **architectural elements** consisting of decorative fencing, walls, sculptures, gazebos, trellises, planters, benches and other similar features.

**4.98 loading space**

Shall mean a space or bay located on a lot which is used or intended to be used for the temporary parking of any commercial motor vehicle while loading or unloading goods, merchandise, or materials used in connection with the main use of the lot and which has an unobstructed access to a street or lane.

**4.99 lot**

Shall mean:

- (i) a parcel of land, the whole of which can be legally conveyed without approval pursuant to the Planning Act, and which is not described in a registered

condominium description; or

- (ii) two or more parcels of land which are deemed to be one lot by this By-law or pursuant to the Planning Act, or which are required to be transferred together by an agreement made pursuant to the Planning Act; or
- (iii) a parcel of land described as a whole registered description by the Condominium Act, except for: a vacant land condominium, in which a unit is considered to be a lot; or in the case of a resort commercial establishment that includes associated accommodation units within one or more condominium description that share central management and resort amenities on one contiguous area of land, the entire land area of the resort commercial establishment is deemed to be one lot for the purpose of this By-law.

#### **4.100 lot area**

Shall mean the total horizontal area within the lot lines of a lot located above the optimal summer water level, but does not include any lands which have been filled or otherwise altered to artificially increase the area above said level.

#### **4.101 lot, corner**

Shall mean a lot situate at the intersection of and abutting 2 streets, or parts of the same street, the adjacent sides of which street or streets (or in the case of a curved corner, the tangents of which) contain an angle of not more than 135.0 degrees. See Illustration 4.

#### **4.102 lot coverage**

Shall mean that percentage of the lot area covered by all buildings and structures, exclusive of a septic system leaching bed. For the purposes of this by-law, lot coverage shall not include those buildings and uses identified in Section 5.2.4 of this By-law. For the purpose of this By-law, a roof overhang shall not be considered as lot coverage if the overhang projects 1.0 metre or less from the exterior wall of the building or structure.

#### **4.103 lot frontage**

Shall mean the horizontal distance between the side lot lines measured along the front lot line, except as follows:

- (i) where the front lot line is not a straight line, or where the side lot lines are not parallel, the lot frontage is to be measured by either a line measured back the minimum front yard from and parallel to the chord of the front lot line, or by the chord of the front lot line, whichever is greater, and for the purpose of this paragraph, the chord of the front lot line shall be measured as a straight line joining the 2 points where the side lot lines intersect the front lot line;
- (ii) where there are no side lot lines, such as on a peninsula, the greatest distance between any point on the front lot line and any point on the rear lot line;
- (iii) where there are no side lot lines and no rear lot lines, such as on an island, the greatest distance between any two points;

- (iv) where there are two front lot lines abutting the same street or shoreline, the longer of the two shall be used to measure frontage.

In the Urban Waterfront Residential Zone (R-2), Residential Waterfront Zones (RW-6, RW-6A, RW-6B, RW-6C, RW-6D, RW-6F, RW-6F1), the Residential Island Zones (RI-8, RI-8A, RI-8B, RI-8C, or RI-8D), the Commercial Waterfront Zones (CW-8 or CW-8A), or the Recreational Institutional Zone (RI), dredging, filling, or other alteration designed to artificially increase lot frontage shall not confer additional development density based upon such increase in lot frontage.

See Illustration 4.

**4.104 lot, interior**

Shall mean a lot that is not a corner lot or a through lot.

**4.105 lot line**

Shall mean the line formed by the boundary of any lot. In the case where a lot abuts a navigable waterway, the Optimal Summer Water Level of such waterway shall be deemed to be a lot line.

**4.106 lot line, front**

- (i) Shall mean in the case of an interior lot, the lot line abutting a street to which access is available; or
- (ii) shall mean in the case of a lot abutting a navigable waterway or an original shore road allowance, the line formed by the Optimal Summer Water Level or the inner limit of the original shore road allowance; or
- (iii) shall mean in the case of a corner lot, the shortest of the lot lines which abuts the streets; or
- (iv) shall mean in the case of a through lot:
  - a) if it abuts 2 streets, the lot line abutting the street from which access is primarily gained to the lot; or
  - b) if it abuts a street and a navigable waterway, the lot line along the navigable waterway; or
  - c) if it abuts a street and a navigable waterway in the Residential One Zone (R-1), Residential Two Zone (R-2), Residential Three Zone (R-3), Residential Multiple One Zone (RM-1), Residential Multiple Two Zone (RM-2), the lot line abutting the street; or
  - d) if it abuts a street and a navigable waterway, where a portion of the lands is flooded, the lot line along the Optimal Summer Water Level; or
  - e) if it abuts a street and an original shore road allowance not under



the ownership of the abutting property owner, the lot line abutting the original shore road allowance; or

- f) if it abuts 2 original shore road allowances not under the ownership of the abutting property owner or abuts 2 navigable waterways, the longer of the 2 lot lines abutting each; or
- g) if it abuts a navigable waterway and an original shore road allowance not under the ownership of the abutting property owner, the longer of the 2 lot lines abutting each.

**4.107 lot line, rear**

Shall mean the lot line furthest from and opposite to the front lot line, or in the case of a triangular lot, shall be that point formed by the intersection of the side lot lines.

**4.108 lot line, side**

Shall mean a lot line other than a front or rear lot line.

**4.109 lot line, side, exterior**

Shall mean a side lot line that abuts a street.

**4.110 lot line, side, interior**

Shall mean a side lot line other than a side lot line that immediately adjoins a street.

**4.111 lot, through**

Shall mean a lot bounded on both the front lot line and the rear lot line by streets, or in the case of a lot on a navigable waterway, by an original shore road allowance or Optimal Summer Water Level on the front lot line and by a street, or original shore road allowance or Optimal Summer Water Level on the rear lot line.

**4.112 lot, waterfront**

Shall mean a lot having a shoreline but no street line.

**4.113 major recreational equipment**

Shall mean a portable structure designed and built to be carried by a motor vehicle, or a unit designed and built to be transported on its own wheels, for purposes of providing temporary living accommodation or recreational enjoyment for travel and shall include, for example, motor homes, travel trailers, tent trailers, watercraft, watercraft trailers, A.T.V.'s, snowmobiles, golf carts, or other like or similar equipment, excluding bicycles.

**4.114 manufacturing, processing, assembling or fabricating plant**

Shall mean a plant in which the process of producing a product, by hand or mechanical power and machinery, is carried on systematically with division of labour.

**4.115 marina**

Shall mean a commercial establishment or premises, usually containing docking facilities, launching facilities or mooring facilities where watercraft or watercraft accessories (as well as ATVs, snowmobiles and other recreational machines) are berthed, stored, serviced, repaired, constructed or kept for sale or rent and where facilities for the sale of marine fuels or lubricants, accessory retail sales, a water taxi, barging service and/or waste water pumping facilities may be provided.

**4.116 market place**

Shall mean an area of land consisting of buildings, stalls, or an open area used primarily for the display and retailing of, and without limiting the generality of the foregoing, farm produce, meat, poultry, foodstuffs, wares, or commodities.

**4.117 mobile home**

Shall mean any structure built and designed to be made mobile on its own chassis and wheel system that is intended to be hauled to a permanent site for use with or without a permanent foundation, as a residence for one or more persons, but does not include a travel trailer, tent trailer, or motor home otherwise designed.

**4.118 mobile home park**

Shall mean a parcel of land used for the parking or storage of mobile homes and includes all accessory buildings necessary to the operation of said park.

**4.119 mobile home site**

Shall mean an area of land within a mobile home park which is used as the site of, and pertains to, not more than one (1) mobile home.

**4.120 model home**

Shall mean a single detached dwelling or a semi-detached dwelling, used only for the purposes of display and sale and may include a detached temporary washroom facility designed for staff and the public.

**4.121 model home display court**

Shall mean an area of land used for the display of model home(s) for future retail purposes. For the purposes of this definition, such dwelling(s) shall not include living quarters for human habitation.

**4.122 motor vehicle**

Shall mean any wheeled vehicle self-propelled by an engine such as a car or truck that does not run on rails and requires a licence to use a public street maintained by a public authority.

**4.123 motor vehicle body shop**

Shall mean a building or structure used for the painting or repairing of motor vehicle bodies, exterior and undercarriage, and in conjunction with which there may be towing service and motor vehicle rentals for customers while motor vehicle is under repairs, but shall not include any other establishment otherwise defined or classified in this By-law.

**4.124 motor vehicle dealership**

Shall mean a building or structure where a dealer displays motor vehicles for sale or rent and in conjunction with which there may be a motor vehicle repair garage, or a motor vehicle body shop, service station, and washing establishment, but shall not include any other establishment otherwise defined or classified in this By-law.

**4.125 motor vehicle service station**

Shall mean a building, or a clearly defined space on a lot, where motor vehicle fuel is sold by retail, including a gas bar, and where motor vehicle accessories, parts, and repairs may be available for purchase, but does not include premises where the sole use is one or more of a motor vehicle repair shop, transmission shop, muffler shop, or other like or similar business.

**4.126 narrow waterway**

Shall mean a navigable waterway where the distance from shoreline to shoreline on a lake is less than 150 metres or where the distance from shoreline to shoreline on a river is less than 30 metres.

**4.127 navigable waterway**

Shall mean any body of water that is capable of affording reasonable passage of watercraft of any description for the purpose of transportation, recreation, or commerce and includes any river, stream or lake considered navigable by law.

**4.128 non-complying**

Shall mean a permitted use, building or structure existing at the date of the passing of this By-law which does not comply with a provision or provisions of the Zone within which they are located.

**4.129 non-conforming**

A use of land, building or structure which does not conform to the provisions of this By-law for the Zones in which such use, building or structure is located, as of the date of the passing of this By-law.

**4.130 nursing home**

Shall mean a building which is maintained and operated for persons requiring nursing care or in which such care is provided to 2 or more persons and which is licensed under the Nursing Homes Act.

**4.131 optimal summer water level**

Shall mean the normal or controlled high water mark.

**4.132 outdoor recreation, active**

Shall mean a public or private area operated for the purpose of playing golf, driving ranges, miniature golf courses, tennis courts, outdoor skating rinks, recreational trails and similar uses, together with necessary and accessory buildings and structures.

**4.133 outdoor recreation, passive**

Shall mean the use of land which is typically unobtrusive and not disturbing to the surrounding natural landscape and may include walking trails, natural interpretive facilities, bird and wildlife observation areas and similar uses involved in the enjoyment of the natural environment but shall not include trails for motorized vehicles with the exception of snowmobile trails.

**4.134 outdoor storage**

Shall mean the use of land for the outside storage of equipment, goods, or materials. Outdoor storage of goods and materials used by an industry as an integral part of its manufacturing operation shall in no way be construed to be a salvage, recycling, or scrap yard.

**4.135 park**

Shall mean an area devoted to recreational and open spaces uses and used for:

- (i) passive forms of recreational uses which may include a picnic area, walking trail, swimming area, greenhouse, zoological gardens, botanical garden, or like or similar uses; or
- (ii) active forms of recreational uses which may include a baseball diamond, soccer pitch, docks, tennis courts, outdoor ice rink, swimming pool, fair grounds, athletic fields, field houses, bleachers, bandstands, or other like or similar uses; or
- (iii) special events which may include, without limiting the generality of the foregoing, social or cultural events, and the temporary display of goods, wares, merchandise, substances, foodstuffs, commodities or articles of a similar kind and the temporary retail sale of goods, wares, merchandise, substances, foodstuffs, commodities or articles of a similar kind to the general public;

designed to serve the residents of a neighbourhood, community, region, or Province.

**4.136 parking area**

Shall mean an accessory use area provided for the parking of motor vehicles and may include aisles, parking spaces, pedestrian walkways, and related ingress and egress lanes, but shall not include any part of a public street.

**4.137 parking space**

Shall mean an area enclosed in a principal building, in an accessory building, or unenclosed, set aside for the purpose of parking one motor vehicle having access to a street or a lane.

**4.138 personal services**

Shall mean a building, or part thereof, used for the provision of services involving the health, beauty, or grooming of a person or the maintenance or cleaning of their apparel. For the purposes of this definition, the maintenance or cleaning of a person's apparel shall be through a drop-off and pick-up service method only.

**4.139 pit**

Shall mean a place where unconsolidated gravel, stone, sand, earth, clay, fill, mineral, or other material is being or has been removed by means of an open excavation to supply material for construction, industrial, or manufacturing purposes, but does not include a wayside pit.

**4.140 place of assembly**

Shall mean a building, or part thereof, in which facilities are provided for such purposes as meetings for civic, theatrical, musical, political, religious, or social purposes, and shall include, without limiting the generality of the foregoing, an auditorium, banquet hall, concert hall, gymnasium, opera house, playhouse, or other similar uses.

**4.141 plaza complex**

Shall mean a group of commercial or industrial business establishments which are planned, developed, managed, and operated as an entity with shared on-site parking and contain 3 or more separated spaces for lease or occupancy.

**4.142 porch**

Shall mean a structure attached to a permitted building which is covered and may be enclosed partially or wholly on its sides by screening.

**4.143 portable asphalt plant**

Shall mean a facility with equipment designed to heat and dry aggregate and to mix aggregate with bituminous asphalt to produce asphalt paving material and includes stockpiling and storage of bulk materials used in the process. Such facility is not of permanent construction and is designed to be dismantled and moved to another location as required.

**4.144 principal use**

Shall mean the predominant purpose for which any land, building, or premises, or part thereof, is used, designed, arranged, occupied, or maintained.

**4.145 printing establishment**

Shall mean a building or part of a building in which the business of producing books, newspapers or periodicals, by mechanical means, and reproducing techniques, such as photocopying, is carried on, and may include the sale of newspapers, books, magazines, periodicals, or like, to the general public.

**4.146 private home daycare**

Shall mean the temporary care for reward or compensation of 5 children or less who are under 12 years of age where such care is provided in a private residence, other than the home of a parent or guardian of any such child, for a continuous period not exceeding 24 hours.

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**4.147 public authority**

- (i) Shall mean the Town, the District, the Government of Ontario, the Government of Canada, or any board, school board, authority, or commission of any of them; or
- (ii) shall mean any utility company providing telephone, telegraph, electrical, or natural gas services; or
- (iii) shall mean any railway company authorized under the Railway Act of Canada; or
- (iv) shall mean any corporation providing services to the public, that has an operating budget entirely funded by one or more entities described in clause (i).

**4.148 public use**

Shall mean the use of a lot or a building by a public authority, for the purpose of providing its services to the public, or carrying out its public mandate, but does not include a business office.

**4.149 quarry**

Shall mean a place where consolidated rock has been or is being removed by means of an open excavation or is being crushed to supply material for construction, industrial, or manufacturing purposes, but does not include a wayside quarry or open pit metal mine.

**4.150 reconstruction/renovation**

Shall mean the repair and restoration of a building to good condition which may include its replacement.

**4.151 recreation centre**

Shall mean a building, or part thereof, used for social, athletic, cultural, or recreational purposes.

**4.152 recreational institution**

Shall mean an area of land containing sleeping accommodations and facilities used for both passive and active forms of recreation, which without limiting the generality of the foregoing, shall include, but shall not be limited to the following: children's camp, religious camp, institutional camp, or other like or similar camp or establishment, but shall not include a tourist establishment.

**4.153 recreational vehicle**

Shall mean a vehicle which provides sleeping and other facilities for short periods of time, while travelling or vacationing, designed to be towed behind a motor vehicle, or self-propelled, and includes such vehicles commonly known as travel trailers, truck trailers, pickup coaches, motorized campers, fifth wheels, motorized homes or other similar vehicles and shall not include a mobile home.

**4.154 recreational vehicle sales and service establishment**

Shall mean a premise where new or used recreational vehicles and related equipment and accessories are displayed for sale or rent in conjunction with which there may be

facilities for the servicing of such vehicles.

**4.155 redevelopment**

Shall mean the removal of buildings from land and the construction or erection of other buildings thereon.

**4.156 regulatory flood**

Shall mean the approved standard(s) used in a particular watershed to define the limit of the flood plain for regulatory purposes.

**4.157 religious institution**

Shall mean a building, or part thereof, used by any religious organization for public worship or other ecclesiastical functions and may include a rectory or manse, a church hall, daycare facility, and educational or recreational uses associated with or accessory thereto, but shall not include a recreational institution.

**4.158 repair service shop**

Shall mean a building, or part thereof, for the servicing or repairing of household or domestic articles and without limiting the generality of the foregoing, shall include, but shall not be limited to the following: the repair and servicing of radio and television receivers, vacuum cleaners, appliances, shoes, cameras, toys, watches, clocks, bicycles, or other similar goods and appliances, but shall not include industrial or manufacturing uses or motor vehicle repair shops.

**4.159 residential care facility**

Shall mean an establishment providing supervised or supportive in-house care for those who need assistance with daily living, that may also provide on-going medical or nursing care or counseling and social support services and which may include services such as medical, counseling, and personal services.

**4.160 restaurant**

Shall mean a commercial establishment where beverages, food, or meals are served to the public in consideration of payment, intended for consumption in such building or on an abutting terrace or patio, and may include home delivery, catering, or food pick-up/take-out services provided as an accessory use thereto.

**4.161 retail convenience store**

Shall mean a retail store serving the day-to-day non-comparison shopping needs of a consumer and includes in addition to the foregoing, baked goods, flowers, photo depot (no on-site processing), and video rental.

**4.162 retail store**

Shall mean a building, or part thereof, where goods, wares, apparel, footwear, merchandise, commodities, substances, foodstuffs, or articles of any kind are stored, kept, offered, or displayed for retail sale or rental to the general public.

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**4.163 road, private or right-of-way**

Shall mean an area of land that is legally described in a registered deed for the provision of private access on which there is usually a lane.

**4.164 road, public**

Shall mean an improved public highway for vehicular traffic, which is maintained by and under the jurisdiction of a public authority.

**4.165 salvage yard**

Shall mean a lot or premises for the storage or handling or sale of scrap or used materials, which without limiting the generality of the foregoing, shall include waste paper, rags, wood, bottles, bicycles, vehicles, metal or other scrap material, and salvage and includes a junk yard, a scrap metal yard, and a motor vehicle wrecking yard, including an ancillary motor vehicle sales and service establishment and premises.

**4.166 satellite dish**

Shall mean any device used or intended to be used to send or receive signals to or from satellites. For the purposes of this By-law, a satellite dish shall be considered as an accessory structure, except where such structure is less than 65.0 centimetres in diameter or where such structure is attached to the principal building in accordance with Section 5.3 of this By-law.

**4.167 sauna, shoreline**

Shall mean a permitted shoreline accessory building which is used for steam or dry heat baths with a maximum size of 10.0 sq. m.

**4.168 self-storage facility**

Shall mean a building or group of buildings used for the indoor storage of household goods, wares, substances, or articles but shall not include a cartage depot, transportation depot, or warehouse. A shipping container, truck body, bus coach, streetcar body, railway car, or other similar body or container, whether on wheels or not, shall not be used as part of a self-storage facility.

**4.169 setback**

Shall mean the distance between a lot or zone boundary and a building or structure on a lot.

**4.170 septic system leaching bed**

Shall mean an absorption system constructed as absorption trenches or as a filter bed, located wholly in filter media that is contained between the surface to ground or raised or partly raised above ground as required by local conditions, to which effluent from a treatment unit is applied for treatment and disposal but does not include the mantle area.

For the purposes of this By-law, a septic system leaching bed shall be considered a structure.



**4.171 shipping container**

Shall mean an article of transportation equipment, including one that is carried on a chassis, that is strong enough to be suitable for repeated use, and is designed to facilitate the transportation of goods by one or more means of transportation and includes, but is not limited to, intermodal shipping containers but does not include a currently licensed motor vehicle.

**4.172 shoreline**

Shall mean that area of land abutting the Optimal Summer Water Level of a navigable waterway.

- (i) In the Residential Waterfront Zones (RW-6, RW-6A, RW-6B, RW-6C, RW-6D, RW-6F or RW-6F1), the Residential Island Zones (RI-8, RI-8A, RI-8B, RI-8C, or RI-8D), or the Recreational Institutional Zone (RI), such shoreline shall mean the horizontal distance between the side lot lines measured along the front lot line, except where the front lot line is not a straight line, or where the side lot lines are not parallel, the shoreline is to be measured by either a line measured back the minimum front yard from and parallel to the chord of the front lot line, or by the chord of the front lot line, whichever is greater, and for the purposes of this paragraph, the chord of the front lot line shall be measured as a straight line joining the 2 points where the side lot lines intersect the front lot line.
- (ii) In the Residential One Zone (R-1), the Residential Two Zone (R-2), the Residential Three Zone (R-3), the Residential Multiple One Zone (RM-1), the Residential Multiple Two Zone (RM-2) or the Residential Community Zone (RC-4), such shoreline shall mean the horizontal distance between the side lot lines measured along the rear lot line, except where the rear lot line is not a straight line, or where the side lot lines are not parallel, the shoreline is to be measured by either a line measured back the minimum rear yard from and parallel to the chord of the rear lot line, or by the chord of the rear lot line, whichever is greater, and for the purposes of this paragraph, the chord of the rear lot line shall be measured as a straight line joining the 2 points where the side lot lines intersect the rear lot line.

**4.173 shoreline buffer**

Shall mean a natural area, adjacent to a shoreline, maintained or re-established in its natural predevelopment state, with the exception of minimal pruning of vegetation and the removal of trees for safety reasons, for the purpose of protecting natural habitat and water quality and minimizing the visual impact of buildings or structures on a lot. Where the natural shoreline of a property is a natural beach or is a rock outcropping with little or no soil, such shall be deemed to comply.

**4.174 shoreline development**

Shall mean any building permitted, in accordance with the requirements of Section 5.2.4 of this By-law, located within 20 metres of the Optimal Summer Water Level. For the purposes of this By-law, shoreline development shall also include those buildings and uses, as identified in Section 5.2.4 of this By-law, which are attached to the lands which form the bed of any navigable waterway.

**4.175 shoreline storage building**

Shall mean a shed, boathouse, dryland boathouse, boatport or other similar storage building used for the berthing or sheltering of watercraft, watercraft related equipment, or the safekeeping of personal items, which is built or anchored near the shoreline of a navigable waterway or on land. For the purpose of this definition, a shoreline storage building shall not include living quarters for human habitation and shall not be used for the storage of motor vehicles, other than watercrafts. A gazebo, pumphouse, or sauna shall not be considered as a shoreline storage building.

**4.176 original shore road allowance**

Shall mean a 20 metre wide allowance for road reserved along the shore of a navigable waterway as shown on original township surveys, but not an allowance that has become an open public street. For the purposes of this definition, a shore road allowance shall include a Crown Reserve, regardless of its width.

**4.177 sign**

Shall mean any sign or sign structure which is expressly designed for temporary or permanent placement or erection on a site which is constructed to support, carry, or display an area designed for the temporary placing of copy, letters, or messages.

**4.178 sleeping cabin**

Shall mean an accessory building not attached to the principal residential dwelling, for the accommodation of persons, but does not contain kitchen facilities.

**4.179 storage area**

Shall mean that part of a commercial or industrial establishment that is used for the placing of goods and materials associated with or incidental to the principal use of the establishment, and may be conducted outdoors.

**4.180 storey**

Shall mean that portion of a building other than an attic, basement, or cellar which lies between the surface of the floor and the surface of the next floor above it, or if there is no floor above it, then the space between such floor and the ceiling or roof next above it.

**4.181 storey, one-half**

Shall mean that portion of a building situated wholly or in part within the roof and having its floor level not lower than 1 metre below the line where roof and out wall meet and in which there is sufficient space to provide a height between finished floor and finished ceiling of at least 2 metres over a floor area equal to fifty percent or more of the area of the floor next below.

**4.182 street**

Shall mean a public road.

**4.183 street line**

Shall mean the line forming a boundary between a lot and the lateral limit of a street or road allowance.

**4.184 structure**

Shall mean anything constructed, erected or placed, the use of which requires location on the ground, or attached to something having location on the ground.

**4.185 tent**

Shall mean a temporary shelter made of canvas, nylon or other such material, including associated poles, pegs, and ropes, that may be disassembled and easily moved, and that is not permanently affixed to the site but shall not include a recreational vehicle or any other structure otherwise defined or classified in this By-law.

**4.186 tent or trailer park**

Shall mean a Tourist Establishment which specifically permits temporary tents and/or travel trailers each on an individual tent or trailer site. For the purpose of this By-law a tent or trailer park shall not mean a mobile home park.

**4.187 tent or trailer site**

Shall mean a unit of land within a permitted tent and/or trailer park, which is suitable for the placement of one (1) tent or trailer for short-term accommodation. For the purpose of this By-law, a site shall not be defined as a lot.

**4.188 tourist establishment**

Shall mean a commercial establishment designed for the travelling or vacationing public, and that has facilities for accommodation and may serve meals or provide kitchen facilities and may furnish equipment, supplies, or services to persons for recreational purposes.

**4.189 Town**

Shall mean The Corporation of the Town of Gravenhurst.

**4.190 transportation depot**

Shall mean any building or land where buses, trucks, or tractor trailers are rented, leased, kept for hire, stored, or parked for commercial purposes only.

**4.191 travel trailer**

Shall mean a wheeled vehicle that can be pulled by a car or truck not wider than 2.6 metres which is designed to be temporarily utilized for living, shelter, and sleeping accommodations, which may have kitchen facilities, not permanently affixed to the ground, and has running gear and towing equipment permanently attached and a current licence plate.

**4.192 use**

Shall mean the purpose for which any land, building, or structure is arranged, designed, or intended to be used, occupied, or maintained.

**4.193 veterinary services**

Shall mean the provision of services by veterinarians for purposes of consultation, diagnosis, or treatment of animals and the necessary boarding thereof, and which may also include incidentally thereto, the retailing of pets and pet supplies.

**4.194 visual barrier**

Shall mean the maintenance and/or planting of vegetation or the erection of a fence within an area for the purpose of obscuring or screening buildings, structures, parking or activity on a lot from adjacent properties.

**4.195 warehouse**

Shall mean a building, or part thereof, and may include accessory buildings, used for the storage and distribution of goods, wares, merchandise, substances, or articles and may include facilities for wholesaling, or for accessory retail sales of goods, wares, merchandise, substances or articles otherwise stored or manufactured within the building, but shall not include a cartage or transportation depot.

**4.196 waste disposal area**

Shall mean a place where garbage, refuse, or domestic or industrial waste is disposed of or dumped.

**4.197 waste recycling depot**

Shall mean a facility used for the disposal, sorting, or recycling of materials and without limiting the generality of the foregoing, may include such materials and goods such as newsprint, glass, plastic, and tin containers.

**4.198 watercourse**

Shall mean a natural lake, river, stream or creek.

**4.199 waterfront landing**

Shall mean the use of land as a docking and parking facility, which serves as a mainland access point for a commercial or residential property that are accessible by water, but which does not include vessel or vehicle sales or rental or services, or the sale of fuel.

**4.200 wayside pit/wayside quarry**

Shall mean a temporary pit or quarry opened and used by a public road authority solely for the purpose of a particular project or contract of road construction and not located on the street right-of-way.

**4.201 wholesaling**

Shall mean the sale and distribution of goods or materials for resale purposes only.

**4.202 yard**

Shall mean that part of a lot extending from a lot line or shoreline into the lot to the nearest building, other than accessory buildings, structures or uses which are specifically permitted by this By-law within a yard, and measured at right angles to the lot line. See Illustration 5.

**4.203 yard, exterior side**

Shall mean a yard extending from the front yard to the rear yard of a lot, between the side lot line immediately adjoining a public road or road allowance and the nearest part of the principal building, structure or nearest open storage on a lot. See Illustration 5.

**4.204 yard, front**

Shall mean a yard extending across the full width of the lot between the front lot line of the lot and the nearest part of the principal building, structure or open storage on a lot, measured at right angles to the front lot line. See Illustration 5.

**4.205 yard, interior side**

Shall mean a yard extending from the front yard to the rear yard of a lot, between a side lot line and the nearest part of the principal building, structure or nearest open storage on the lot. See Illustration 5.

**4.206 yard, rear**

Shall mean a yard extending across the full width of a lot between the rear lot line and nearest part of the principal building, structure or open storage on a lot. See Illustration 5.

**4.207 yard, required**

Shall mean the minimum yard required by the provisions of this By-law. See Illustration 5.

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## **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 ADDITIONAL RESIDENTIAL UNITS**

**5.1.1** Notwithstanding any other provisions of this By-law, the maximum number of *dwelling units* on a single lot with full municipal water and sewage services shall be three (3) as follows:

- (i) Two (2) *Additional Residential Units* are permitted within a *Single Detached, Semi-Detached or Townhouse unit*; or
- (ii) One (1) *Additional Residential Unit* is permitted within a stand-alone structure or an accessory structure provided no more than one (1) *Additional Residential Unit* exists within the *Single Detached, Semi-Detached or Townhouse unit* in a Residential Zone (R-1, R-2, R-3, RM-1, RM-2) and if the lot on which it is located meets the minimum lot area and frontage requirements for the zone. A Building Permit would be required.

**5.1.2** Notwithstanding any other provisions of this By-law, the maximum number of *dwelling units* on a single lot shall be two (2) as follows:

- (i) One (1) *Additional Residential Unit* is permitted within a *Single Detached Dwelling*; or
- (ii) One (1) *Additional Residential Unit* is permitted within an accessory structure to a *Single Detached Dwelling* provided no *Additional Residential Unit* exists within the *Single Detached Dwelling* with the Residential Zone (RC-4 and RR-5) or un-serviced or partially Serviced Residential Zones (R-1, R-2, R-3, RM-1, RM-2) and if the lot on which it is located meets the minimum lot area and frontage requirements for the zone. A Building Permit would be required.

#### **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 shall not be erected on any lot prior to the principal building to which it is to be accessory thereto.

### **5.2.3 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-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. Where human habitation is contained in an Accessory Building, the minimum setback requirements shall be those listed for the principal building in the applicable zone.

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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.
Two-Storey Garage	In the Residential Community Zone (RC-4), Residential Waterfront Zones (RW-6, RW-6A, RW-6B, RW-6C, RW-6D, RW-6F or RW-6F1), Residential Backlot Zone (RB-7), Residential Island Zone (RI-8, RI-8A, RI-8B, RI-8C, RI-8D), Rural Zone (RU) and Residential Rural Zone (RR-5) One (1) Garage per lot shall be permitted to be a maximum Height of 6.0 metres and may have a second storey. The second storey may contain a Sleeping Cabin in accordance with the requirements of Section 5.2.5. A second two-storey Garage shall be permitted on lots where a second Sleeping Cabin is permitted.
Maximum Height of an Accessory Structure Containing an Additional Residential Unit	In the Residential Zone (R-1, R-2, R-3, RM-1, RM-2, RC-4, RR-5), One (1) accessory structure shall be permitted to be a maximum Height of 6.0 metres where the second storey contains an Additional Residential Unit.
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.

**5.2.4 Shoreline Development In All Residential, Rural (RU), Waterfront Landing (WL), Institutional (I & RI) and Open Space Zones (OS)**

Notwithstanding any other provisions of this By-law, no shoreline development shall be permitted except in accordance with the following uses and regulations:



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Permitted Uses		<p>One (1) Shoreline Storage Building, Deck, Dock, Gazebo, Pumphouse, Stairs, Ramps, Sauna, Inclinator, Uncovered Deck(s) attached to a Dwelling, Single Detached Dwelling (Existing Only)</p> <p>A maximum of two (2) Docks or one (1) Dock and one (1) Shoreline Storage Building (with or without an attached Dock), shall be permitted on each lot, except as otherwise prohibited in this By-law.</p>
<p>Structures identified as Permitted Uses within the Shoreline Development Area shall be exempt from the minimum Setback to the Optimal Summer Water Level.</p>		
Maximum Shoreline Development		<p>The maximum shoreline development permitted on a lot with 60.0 metres of shoreline or more is 232.0 square metres.</p> <p>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.</p> <p>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.</p>
Maximum Width of Shoreline Development		<p>The maximum cumulative width of shoreline development abutting a shoreline shall be limited to a straight line measurement parallel to and not exceeding 23.0 metres of the shoreline.</p> <p>In the case of a lot which has less than 60.0 metres of shoreline, the maximum cumulative width of shoreline development shall be 12.5 metres.</p> <p>In the case of a lot which has less than 30.0 metres of shoreline, the maximum cumulative width of shoreline development shall be 6.5 metres.</p>
Single Detached Dwelling (Existing Only)		<p>The building floor area of that portion of the Single Detached Dwelling (Existing Only) located within the Shoreline Development area shall be calculated as lot coverage and not as shoreline development.</p>

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#### **5.2.4.1 Docking Facilities**

A dock shall be permitted to be located on land or extend from the shoreline of each residential waterfront property, subject to the following:

- (i) A minimum side yard of 6.0 metres is maintained both on land and in the water when the side lot line boundaries are extended from the shore into the water.
- (ii) The maximum projection of a dock into the water shall be 15.0 metres from the optimal summer water level, with the exception of:
  - i. a lot fronting a narrow waterway, where the maximum projection shall be 6.0 metres;
  - ii. where the 15.0 metre projection of a dock ends in a water depth of less than 0.75 metres from the optimal summer water level, the dock may be extended until a water depth of 0.75 metres is achieved at the end of the dock, to a maximum projection of 30.0 metres;
- (iii) Where a lot fronts onto the Trent-Severn Waterway, the requirements of Parks Canada for docking facilities shall be met.

#### **5.2.4.2 Boathouses and Boatports**

One boathouse or one boatport shall be permitted to be located on land or extend from the shoreline of each residential waterfront property, subject to the following:

- (i) A minimum side yard of 6.0 metres is maintained both on land and in the water when the side lot line boundaries are extended from the shore into the water.
- (ii) The maximum projection of a boathouse or boatport into the water shall be 15.0 metres from the optimal summer water level, with the exception of a lot fronting on a narrow waterway, in which case a boathouse or boatport that projects over water shall not be permitted.
- (iii) No boathouse or boatport shall exceed a height of 3.9 metres and the maximum distance from the Top of Dock to the peak of the main roof shall not exceed 4.9 metres. For the purposes of this By-law, no boathouse shall have more than one storey, however, an attic, as defined in Section 4.12 of this By-law, shall be permitted for storage purposes only.
- (iv) No boathouse, or part thereof, shall be used for the provision of sleeping or cooking accommodations, sanitary facilities, a leisure room, a recreation room, or other like or similar uses.

- (v) A maximum of 25% of the total roof area of a boathouse may be a dormer.
- (vi) Where a lot fronts onto the Trent-Severn Waterway, the requirements of Parks Canada for boathouses and boatports shall be met.

#### ***Lake Specific Boathouse Provisions***

##### **5.2.4.3 Kahshe Lake and Bass Lake (RW-6F and RW-6F1 Zones)**

Except for the provisions indicated below, the regulations for a boathouse in the RW-6F and RW-6F1 Zones shall be in accordance with the requirements of Sections 5.2.4.2:

- i) Maximum boathouse width shall be 15% of the frontage of the lot or 12.5 metres, whichever is lesser;
- ii) Maximum projection of boathouse into the water shall be 10.0 metres;
- iii) Boathouses shall not exceed one storey in height and shall not include an attic;
- iv) The maximum height of a boathouse shall be 3.9 metres, measured from the Top of Dock to the peak of the roof or the floor of an uncovered rooftop deck;
- v) The roof pitch of a boathouse shall not exceed a 4/12 pitch; and,
- vi) On lots with less than 30.0 metres of frontage, boathouses shall not be permitted to project into the water.

##### **5.2.4.4 Muldrew Lake**

Except for the provisions indicated below, the regulations for a shoreline storage building on a lot with frontage on Muldrew Lake shall be in accordance with the requirements of Section 5.2.4.2:

- i) Boathouses shall not exceed one storey in height and shall not include an attic or dormers;
- ii) The maximum height of a boathouse shall be 3.9 metres, measured from the Top of Dock to the peak of the roof;
- iii) Boathouses shall not contain rooftop decks; and,
- iv) Boathouses shall only be permitted on lots with a minimum of 90.0 metres of lot frontage.

#### **5.2.4.5 Lake Muskoka**

Except for the provisions indicated below, the regulations for a Boathouse on a lot with frontage on Lake Muskoka, including Muskoka Bay, shall be in accordance with the requirements of Section 5.2.4.2:

A two-storey Shoreline Storage Building shall be permitted subject to the following:

- i) One (1) Shoreline Storage Building shall be permitted per lot;
- ii) A Shoreline Storage Building may be permitted to have a second storey provided:
  - a. The structure is not located in a Narrow Waterway;
  - b. The structure is located on a lot with a minimum Frontage of 90.0 metres;
  - c. The lot does not currently contain a Sleeping Cabin or two (2) Sleeping Cabins where specifically permitted;
  - d. The second storey shall have a maximum Floor Area of 46.5 square metres, excluding a Covered Deck and may or may not contain a Sleeping Cabin;
  - e. A covered Deck is permitted to a maximum size of 25.0 square metres;
  - f. The structure may include a washroom;
  - g. The structure shall not contain kitchen facilities;
  - h. The minimum setback from the projected side lot lines shall be 9.0 metres; and
  - i. The maximum Height of a Two-Storey Boathouse shall be 6.0 metres.

#### **5.2.5 Sleeping Cabin**

No sleeping cabin shall be permitted in any zone other than the Residential Community Zone (RC-4), the Residential Waterfront Zones (RW-6, RW-6A, RW-6B, RW-6C, RW-6D, RW-6F or RW-6F1), the Residential Backlot Zone (RB-7), and the Residential Island Zones (RI-8, RI-8A, RI-8B, RI-8C, or RI-8D). A maximum of one sleeping cabin shall be permitted for each property which contains a principal dwelling. A second Sleeping Cabin shall be permitted where lots are larger than 2.0 hectares. The maximum habitable floor area of a cabin shall be 46.5 square metres, including covered decks.

#### **5.2.6 Swimming Pools**

##### **5.2.6.1 Location**

Privately-owned, permanent swimming pools and accessory uses thereto, shall not be erected in the required front yard in any Residential Zone or the Recreational Institutional Zone (RI) and such uses shall not be erected closer than 1.5 metres of

an interior side lot line or rear lot line, or within 6.0 metres of an exterior side lot line.

#### **5.2.6.2 Enclosures**

No person shall fill a permanent pool with water or allow a permanent pool to be filled with water until an enclosure, complying with the provisions of this Section has been erected.

- (i) Where an enclosure is required by this By-law around an outdoor swimming pool, such enclosure shall mean a fence, wall, or other structure including doors and gates, completely surrounding such pool.
- (ii) Such enclosure shall extend from the ground to a height of not less than 1.5 metres. The clearance at the bottom of all fences shall not be more than 8.0 centimetres from the ground.
- (iii) A fence forming all or part of an enclosure, shall not be located closer than 1.5 metres to the water's edge of the pool.
- (iv) No rails or other horizontal or diagonal bracing or attachments shall be located on the outside of an enclosure that would facilitate climbing.
- (v) All gates shall have a self-closing mechanism and be lockable.
- (vi) Regulations (i) to (v) shall not apply to temporary inflatable swimming pools.

### **5.3 CONSTRUCTION USES**

- 5.3.1** A construction trailer, scaffold, building material, or other building incidentals to the construction of a principal building are permitted in all zones, but only for as long as it is necessary for the work in progress and until the work is completed or abandoned. For the purposes of this Section, the term 'abandoned' shall mean the failure to proceed expeditiously with the construction work.

### **5.4 CORNER VISIBILITY TRIANGLE**

- 5.4.1** No obstruction to visibility, whether from buildings, motor vehicles, landscaping, or other impediments shall be permitted within a corner visibility triangle. The purpose being to allow a complete view of oncoming motor vehicle and pedestrian traffic by other such traffic entering the intersection.

### **5.5 DWELLING UNITS BELOW GRADE**

- 5.5.1** No dwelling unit shall, in its entirety, be located in a cellar. If any portion of a

dwelling unit is located in a cellar, such portion of the dwelling unit shall be used as a furnace room, laundry room, storage room, recreation room, or for a similar use only.

## **5.6 ESTABLISHED BUILDING LINE**

**5.6.1** Where a permitted building or structure or addition is to be erected on a lot where there is an established building line extending on both sides of the lot, 50.0 metres in either direction, such permitted building, structure or addition may be erected closer to the front lot line than required by this By-law, provided such building or structure is not erected closer to the front lot line than the average setback from the front lot line of those existing buildings or structures. This provision does not apply to lands abutting a watercourse.

## **5.7 EXISTING LOTS, BUILDINGS, AND USES**

### **5.7.1.1 Vacant Existing Undersized Lots**

- (i) Where a lot having a lesser lot area or frontage than required herein is vacant and is:
    - (a) held under distinct and separate ownership from an abutting lot or lots as shown by a completed conveyance of title prior to the passing of this By-law; or
    - (b) created as a result of expropriation or highway widening; or
    - (c) a lot on a Registered Plan of Subdivision
- AND
- (d) has a lot area of 3,000.0 square metres or greater; and
  - (e) has a lot frontage of 30.0 metres or greater;
- OR**
- (f) is an existing lot prior to the passage of this By-law, within the "Full Service Area" boundaries of those lands as identified on the Servicing Schedule of Appendix "F"; or
  - (g) is an existing lot prior to the passage of this By-law, within the "Water Only Area" boundaries of those lands as identified on the Servicing Schedule of Appendix "F",

such lot shall be deemed to comply with the lot area and the lot frontage requirements of this By-law and may be used for a purpose permitted in the

zone in which such lot is located, provided that all other applicable provisions of this By-law are complied with.

#### **5.7.1.2 Enlargement of Existing Lots**

Where a lot meets the criteria as set out in Sections 5.7.1.1 or is an existing lot, as defined in this By-Law:

AND

Lands are added to such lot,

The resulting lot shall be deemed to comply with the minimum lot area and the minimum lot frontage requirements of this By-Law and may be used for a purpose permitted in the zone in which such lot is located, provided that all other applicable provisions of this By-law are complied with.

#### **5.7.1.3 Reduction of Zone Requirements**

No person shall change the purpose for which any lot or building is used, or erect any building or addition to any existing building, or sever any lands from any existing lot, if the effect of such action is to cause the original, adjoining, remaining, or new building or lot to be in contravention of this By-law.

### **5.7.2 Non-Complying Buildings and Structures**

#### **5.7.2.1 Reconstruction, Enlargement and Extension**

- (i) Where a legal non-complying building or structure is damaged, destroyed or demolished, the building or structure may be reconstructed within its original location provided:
  - a) The situation of non-compliance is not further increased;
  - b) All other provisions of the By-law are complied with; and,
  - c) Such reconstruction occurs within three (3) years of the building being damaged, destroyed or demolished.
- (ii) A legal non-complying building or structure may be replaced, enlarged or extended provided:
  - a) The situation of non-compliance is not further increased;
  - b) It complies with clause (iii), below, if applicable; and
  - c) All other provisions of the By-law are complied with.
- (iii) Where an existing legal dwelling encroaches into the required setback from the Optimal Summer Water Level, the dwelling may only be replaced, enlarged or extended provided:

- a) The situation of non-compliance with the setback from the Optimal Summer Water Level is not further increased;
- b) The height of the dwelling located within 10.0 metres of the Optimal Summer Water Level does not exceed the maximum height of the existing dwelling that is located within 10.0 metres of the Optimal Summer Water Level;
- c) The width of the dwelling at any point does not exceed a dimension equal to 5.0 metres + (0.7 metres multiplied by the distance of the dwelling in metres from the Optimal Summer Water Level at that point) (for convenience, this formula is illustrated in graphical and tabular format as Illustration "6" to this By-law); and,
- d) All other provisions of the By-law are complied with.

#### **5.7.2.2 Existing Buildings on Lots Without Frontage**

The location of an existing single detached dwelling on a lot in any Residential Zone or the Rural Zones (RU) which does not have frontage on a street as stated in Section 5.10 of this By-law, which existed on the date of the passing of this By-law, shall be deemed to comply with Section 5.10 and the minimum lot frontage requirements of this By-law. Where a lot does not have frontage on a street as stated in Section 5.10 of this By-law, the lot line where the principal access to the lot is provided shall be deemed to be the front lot line.

#### **5.7.3 Non-Conforming Uses**

##### **5.7.3.1 Continuation of Existing Uses**

The provisions of this By-law shall not apply to prevent the use of any existing lot or any existing building for any purpose prohibited by this By-law if such lot or building was legally used for such purpose on the date of the passing of this By-law and provided that the lot or building continues to be used for that purpose. Where the use ceases to exist for a period of three (3) years, the use will be deemed to have been discontinued.

##### **5.7.3.2 Restoration of Buildings to a Safe Condition**

Nothing in this By-law shall prevent the strengthening or restoration to a safe condition of any building or part thereof, lawfully used on the date of the passing of this By-law, provided that such strengthening or restoration does not increase the building height, size, volume, or change the use of such building.

##### **5.7.3.3 Reconstruction of Damaged Existing Building**

Nothing in this By-law shall apply to prevent the reconstruction of any legal non-



conforming building which existed on the date of the passing of this By-law, which is damaged by causes beyond the control of the owner, and such building may be reconstructed in accordance with the previously existing standards, even if such did not conform with one or more of the provisions of this By-law, provided that the building height, size, volume, or lot coverage is not increased, and reconstruction is proceeded with as expeditiously as possible.

Notwithstanding the above, for those properties abutting a navigable waterway, all reconstructed buildings, with the exception of a boathouse or a dock, on such lands shall be floodproofed in accordance with the requirements of the Ministry of Natural Resources.

## **5.8 FENCING**

**5.8.1** Where a fence is provided for or is required to be provided for by this By-law, such fence shall not exceed a height of 2.0 metres in a Residential Zone or the Rural Zones (RU); 2.5 metres in a Commercial Zone or the Recreational Institutional Zone (RI), 1.5 metres in a Waterfront Residential Zone or Island Residential Zone and such fence shall not extend past the front face of the habitable portion of the Dwelling.

**5.8.2** Notwithstanding the above, where a lot abuts Highway No. 11 or District Road No. 169 or is within a corner visibility triangle, a fence shall not exceed a height of 1.0 metres within 15.0 metres of the front lot line of such lot.

## **5.9 FLOOD PLAIN MANAGEMENT**

### **5.9.1 Flood Hazard Overlay**

Appendix "A" identifies flood hazard areas along a portion of the Severn River where specific flood risk assessments have been undertaken. These areas are identified as either Flood Fringe (FF) or Floodway (FW) and development is restricted in these areas in an effort to minimize the threat of injury or loss of life and prohibit land uses where flooding may compromise the ability to deliver essential services, or where flooding may cause unacceptable risk of property damage. The following provisions take precedence over the provisions of the underlying zone. Any development permitted by the provisions herein shall be subject to the corresponding site regulations for setbacks, height and lot coverage contained within the underlying zone.

#### **5.9.1.1 Flood Plain (FP) and Floodway (FW) Lands:**

- a) Despite the provisions of the underlying zone or other zoning provisions herein, development is prohibited within any area identified as "Floodplain (FP)" or "Floodway (FW)" within Appendix "A".

- b) Notwithstanding (a) above, where permitted in the underlying zone, the following development may be permitted in an area identified as “FP” or “FW”:
- i) Conservation
  - ii) Flood Control Facility
  - iii) Public Uses excluding essential emergency services such as:
    - Police Department
    - Fire Department
    - Ambulance Service
  - iv) Outdoor Recreational Use, Passive
  - v) 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 building, exclusive of decking and open-sided carport, shall be permitted without floodproofing.
  - vi) Alterations, replacement, or reconstruction of existing buildings may be permitted:
    - Provided that the building is flood proofed to protect it from the identified regulatory flood;
    - Flood proofing 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.
  - vii) New accessory buildings, other than a boathouse and a dock, shall not be permitted.

**5.9.1.2 Flood Fringe (FF) Lands:**

- a) Despite the provisions of the underlying zone or other zoning provisions herein, development is restricted within any area identified as “Flood Fringe (FF)” in Appendix “A” as follows:
- i) Development of an existing vacant lot is subject to applicable flood proofing of buildings and motor vehicle access.
  - ii) 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 building, exclusive of decking, shall be permitted without flood proofing.
  - iii) Alterations, expansions or reconstruction of existing buildings in excess of that permitted in ii) above, or the construction of new buildings shall be permitted provided such building is flood proofed above the identified regulatory flood level.

- iv) New accessory buildings shall be permitted provided such buildings, other than a boathouse and a dock, are flood proofed above the identified regulatory flood level.

## **5.9.2 Lake Flood Elevations**

### **5.9.2.1 Doe Lake**

All new structural development, except a boathouse and a dock, shall be floodproofed to the 258.5 metre contour elevation.

### **5.9.2.2 Kahshe Lake**

The stillwater regulatory flood elevation for Kahshe Lake is 243.80 metres. All new structural development, with the exception of permitted Shoreline Structures, shall be situated above this elevation. All lands below this elevation are situated within the Stillwater Regulatory Flood Zone. All new structural development, except a boathouse and a dock, shall be situated on lands above the 243.80 metre contour elevation.

### **5.9.2.3 Lake Muskoka (including Muskoka Bay)**

All new structural development except a boathouse and a dock, shall be situated on lands above the 226.9 metre contour elevation.

### **5.9.2.4 Severn River (Sparrow Lake to Swift Rapids)**

The stillwater regulatory flood elevation for those lands abutting the Severn River, between Sparrow Lake and Swift Rapids, are identified by Schedules as follows:

H01	→	211.87 m
H02	→	212.94 m
H03	→	213.58 m
H04	→	214.12 m
I03	→	213.58 m
I04	→	214.12 m

All new structural development, except a boathouse and a dock, shall be situated on lands above the identified regulatory flood elevation. In the case where a property is located on 2 or more of the identified schedules, the more restrictive of the regulatory flood elevations shall apply.

### **5.9.2.5 Sparrow Lake**

All lands fronting onto Sparrow Lake and below the 215.0 metre contour elevation are situated within the regulatory flood zone. All new structural development except a boathouse and a dock, shall be situated on lands above the 215.0 metre contour elevation. Where a Flood Hazard Overlay has been applied, the regulations under Section 5.9.1.1 or 5.9.1.2 shall prevail.

## **5.10 FRONTAGE ON A STREET OR WATER ACCESS LOTS**

**5.10.1** No person shall erect any building in any zone unless:

- (i) the lot upon which such building is to be erected fronts upon and gains access from a street maintained year-round by a public authority; or
- (ii) is an existing lot in the Residential Community Zones (RC-4 or RC-4A); or
- (iii) if a lot is located in the Residential Waterfront Zones (RW-6, RW-6A, RW-6B, RW-6C, RW-6D, RW-6F or RW-6F1) or the Residential Island Zones (RI-8, RI-8A, RI-8B, RI-8C, or RI-8D) and if such lot has no street access, then such lot shall be exempt from the provisions of Section 5.10.1 (i) of this By-law provided such lot has water access; or
- (iv) if a lot is part of a Registered Plan of Subdivision, Section 5.10.1 (i) of this By-law shall not apply to restrict the erection of any building on such lot where a subdivision agreement has been entered into, but the street or streets will not be assumed by the Corporation until such time as specified in the agreement; or
- (v) where the property is developed by condominium description, the lot frontage and access may be on a private road for individual units within the condominium description; or
- (vi) is the construction of a Hunt Camp in the Rural (RU) Zone.

### **5.10.2 Muskoka Roads**

Despite the Minimum Lot Frontage provisions of this By-law to the contrary, the following Minimum Lot Frontage requirements shall apply to lots fronting on a Muskoka Road:

- |      |                        |              |
|------|------------------------|--------------|
| (i)  | Class "A" Muskoka Road | 150.0 metres |
| (ii) | Class "B" Muskoka Road | 135.0 metres |

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## **5.11 GARBAGE AND REFUSE STORAGE**

### **5.11.1 Location**

No garbage or refuse shall be stored on any lot in any zone except within the following:

- (i) the principal building or accessory building; or
- (ii) a commercial garbage bin provided it is setback a minimum of 20.0 metres from a watercourse; or
- (iii) a roadside garbage container in the Residential Community Zones (RC-4 or RC-4A), Residential Rural Zone (RR-5), Residential Waterfront Zones (RW-6, RW-6A, RW-6B, RW-6C, RW-6D, RW-6F or RW-6F1), Residential Backlot Zone (RB-7) or the Rural Zones (RU).

A roadside garbage container shall have a maximum height of 1.5 metres and shall be set back a maximum of 1.5 metres from the lot line abutting the street.

## **5.12 GROUP HOMES**

### **5.12.1** Where a Group Home is a permitted use, the following provisions shall apply:

- (i) A group home may only be permitted within a single detached dwelling; and,
- (ii) All the provisions of the respective zone in which a group home is located shall be complied with.

## **5.13 HOME INDUSTRY**

### **5.13.1** A home industry as defined in this By-law shall be a permitted use in the Residential Community (RC-4) Zone, Residential Rural (RR-5) Zone and Rural (RU) Zone, provided that such use is maintained in accordance with the following provisions:

- (i) The lot on which the home industry is located shall have a minimum lot area of 1.0 hectares;
- (ii) The home industry shall clearly be secondary to the main residential use of the property and shall not change the residential character of the dwelling;
- (iii) There shall be no emission of noise, vibration, odour or dust that is not normally attributable to the use of the land for other uses permitted in the Zone;
- (iv) Such home industry shall not be a nuisance to, nor interfere with, television or radio reception of others in neighbouring buildings or structures;

- (v) There shall be no display to indicate that any part of the property is being used for other than residential or rural uses except for an unlit sign of not more than 0.8 metres square;
- (vi) The home industry shall meet the same yard provisions as required for the principal residential use for the Zone in which it is located, with the exception of the interior side yard, which shall be a minimum of 10.0 metres;
- (vii) The use shall not occupy more than 50% of the gross floor area of a dwelling, or where located in an accessory building, shall not occupy more than 100.0 square metres of gross floor area;
- (viii) A maximum of two (2) employees who do not reside in the dwelling, may be employed on site in the home industry and additional employees may be employed off-site;
- (ix) Any permitted open storage shall be screened from view;
- (x) A landscaped buffer shall be provided on the lot in accordance with the provisions of this By-law;
- (xi) There shall be no goods, wares or merchandise offered for sale or rent from the property which are not manufactured or processed on the lot; and,
- (xii) The home industry shall be subject to site plan control to regulate storage and accessory buildings.

## **5.14 HOME OCCUPATION**

**5.14.1** A home occupation as defined in this By-law shall be a permitted use in any Residential Zone or Rural (RU) Zone, provided that such use is maintained in accordance with the following provisions:

- (i) such use is conducted by a person or persons residing in such dwelling unit, and not more than one person not residing in the dwelling shall be employed;
- (ii) there is no visible display from outside of the premises, other than a fascia sign not larger than 0.2 square metres;
- (iii) there is no external storage of goods or materials associated with the home occupation use;
- (iv) such home occupation is clearly secondary to the principal residential use and does not change the residential character of the dwelling or dwelling unit nor create or become a public nuisance, in particular, in regard to traffic, parking, noise, noxious odours, or emission of smoke;
- (v) such home occupation does not interfere with the television or radio reception of other persons in adjacent buildings; and

- (vi) not more than 25 % of the building floor area of the dwelling or dwelling unit is used for the purpose of home occupation uses and such uses shall be conducted entirely within the dwelling or dwelling unit.

## **5.15 LIGHTING**

- 5.15.1** The use of sensitive lighting practices that do not interfere with the view of the night sky or spill into surrounding properties is required for all land uses. Lighting fixtures shall be directed downward (not exceed 2% above horizontal).

## **5.16 MULTIPLE ZONES ON ONE LOT**

- 5.16.1** Where a lot is divided into more than one zone under the provisions of this By-law, each portion of such lot shall be used in accordance with the zone provisions of this By-law for the applicable zones established hereunder. In the case of a lot which is partially zoned Environmental Protection (EP), Flood Plain (FP), or Open Space (OS), the yard requirements of such lot shall be the minimum yard required or the inner limit of the Environmental Protection Zone (EP), Flood Plain Zone (FP), or the Open Space Zone (OS) boundary, whichever provides the greater setback.

## **5.17 NUMBER OF SINGLE DETACHED DWELLINGS ON ONE LOT**

- 5.17.1** Unless otherwise stated in this By-law, only one single detached dwelling shall be permitted on a lot in any Residential Zone, provided that all other applicable provisions of this By-law are complied with.

## **5.18 OPENSTORAGE**

- 5.18.1** No open storage shall be permitted in any front yard in any zone.

## **5.19 PHASED CONDOMINIUMS**

- 5.19.1** Where a comprehensive Condominium Description has received Draft Plan Approval and where registration of the Plan is intended to occur in phases, the comprehensive Condominium Description shall be deemed to be one lot for purposes of applying zoning provisions. Zoning regulations shall apply only to the external limits of the Plan, not to interior boundaries resulting from the registration of each phase.

## **5.20 PITS OR QUARRIES**

- 5.20.1** The making or establishment of pits or quarries is prohibited except in the locations and in accordance with the express provisions of this By-law, and, no person shall use land or erect any building for the purpose of processing, washing, sorting, screening, or crushing rock, sand, or gravel except as expressly provided for in this By-law.

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## **5.21 PROHIBITED USES**

**5.21.1** Except as otherwise specifically permitted in this By-law, the following uses are prohibited in any zone:

- i) The use of any motor vehicle for human habitation;
- ii) The use of school portables for human habitation;
- iii) The use of any accessory building or structure for human habitation, unless specifically permitted by this By-law;
- v) The parking or storage of trailers or commercial and non-commercial motor vehicles on a vacant lot;
- vi) Tracks, or other areas developed for the racing or running of motorcycles, all terrain vehicles, snowmobiles, or other motorized recreational vehicles unless specifically permitted by this By-law. This is not intended to interfere with any lawful use of a public road or highway, or enjoyment of private property by the owners or tenants of such property or the use of an organized trail approved by the Township;
- vii) The manufacturing, refining, rendering, bulk storage or distillation of fertilizers, oil, glue from organic sources, acids, ammonia, chlorine, coal, creosote, explosives, petroleum, tar, fireworks, ammunition, glue, petroleum, tar, or other hazardous materials unless specifically permitted as a use in this By-law or stored for sale in direct association with a permitted use in the Zone and on the property on which the permitted use occurs;
- viii) The bulk storage of industrial chemicals and the storage of radioactive, hazardous waste, hazardous biological waste, or liquid industrial waste unless specifically permitted by this By-law or stored for sale in direct association with a permitted use in the Zone and on the property on which the permitted use occurs;
- ix) The manufacturing or bulk storage of combustible, explosive, inflammable, or dangerous liquids, gases, or materials unless specifically permitted as a use in this By-law or stored for sale in direct association with a permitted use in the Zone and on the property on which the permitted use occurs; and,
- x) Rendering of fats or animal products, a tannery, or an abattoir unless specifically permitted.

## **5.22 PUBLIC USES**

**5.22.1** Notwithstanding any other provisions of this By-law, the Town, the District, any public authority, or any Department or Ministry of the Government of Canada or Ontario, and, for the purposes of this Section shall include any school board, Ontario Hydro, any telephone, cable television or telegraph company, and any



natural gas distribution company, may, for the purposes of the public service, use any land or erect or use any building in any zone subject to the use or building being in compliance with the regulations prescribed for such zone or use and subject to there being no outdoor storage of goods, materials, or equipment in any required yard abutting a Residential Zone. Any buildings erected or used in a Residential Zone under the provisions of this Section shall be designed so as not to intrude into the residential character of the area. This exemption for use in any zone, however, shall not apply to any land or building used by said companies for executive or administrative offices, or retail purposes.

## **5.23 SHORELINE BUFFER**

**5.23.1** A minimum 75.0% of the area of land 20.0 metres wide abutting and running parallel to the Optimal Summer Water Level shall contain a Shoreline Buffer.

## **5.24 SIGNS**

### **5.24.1 Sign By-law**

The provisions of this By-law shall not apply to prevent the erection, alteration, or use of any sign, provided such sign complies with the By-laws regulating signs within the Municipality.

### **5.24.2 Setbacks**

No person shall install, erect or display a billboard or pillar sign except in accordance with the following regulations:

- (i) a minimum of 5.0 metres from the intersection of 2 street lines or to the intersection of a driveway with any street line; or
- (ii) a minimum of 3.0 metres from any street line or any other property line.

## **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 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.

**5.25.6 Watercourses**

Buildings and structures, unless specifically permitted in this By-law, shall be setback a minimum of 30.0 metres from any watercourse unless an Environmental Protection Zone (EP) has been identified on the property adjacent to the watercourse, in which case, the greater setback shall prevail.

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## **5.26 SPECIAL VEHICLES**

### **5.26.1 Commercial Vehicles**

No commercial motor vehicles having a gross weight in excess of 5.0 tonnes shall be permitted to park in a Residential One Zone (R-1), Residential Two Zone (R-2), Residential Three Zone (R-3), Residential Multiple One Zone (RM-1), Residential Multiple Two Zone (RM-2), Residential Waterfront Zones (RW-6, RW-6A, RW-6B, RW-6C, RW-6D, RW-6F or RW-6F1), or a Residential Backlot Zone (RB-7), except that one such vehicle may be parked inside a private garage in one of the aforementioned zones.

### **5.26.2 Major Recreational Equipment**

**5.26.2.1** The parking or storage of major recreational equipment shall not be permitted in any yard except a maximum of three (3) recreational equipment shall be permitted in an interior side yard, a rear yard, carport or other building and such storage shall not be permitted closer than 1.5 metres of an interior side lot line or rear lot line in a Residential or Rural Zone provided such use does not form an integral part of a commercial use on the property.

**5.26.2.2** No storage or parking of major recreational equipment shall be permitted on any vacant lot in a Residential or Rural Zone except a maximum of three (3) of such equipment shall be permitted to be located on the rear half of the lot where the owner of the adjacent lot owns the lot. Such equipment shall be stored for personal use only and shall not be stored for a fee.

### **5.26.3 Mobile Home**

No mobile home shall be permitted in any zone other than the Mobile Home Zone (MH).

### **5.26.4 Trailer or Mobile Home Parks**

The establishment of trailer parks or mobile home parks shall be prohibited within the area covered by this By-law, save and except where such parks are specifically permitted.

### **5.26.5 Travel Trailers**

No travel trailer shall be located and used as a dwelling unit on a parcel of land in any zone other than a zone which specifically lists such travel trailer as being a permitted use.

## **5.27 VISUAL BARRIER**

### **5.27.1 Composition**

Where in any zone a visual barrier is required to be provided and maintained, such barrier shall act as a screen between uses and be constructed to a minimum height in accordance with the requirements of Section 5.27.2 of this By-law and shall consist of the following:

- (i) a wall, fence; or
- (ii) a continuous unpierced planting of suitable trees or shrubs, together with a reserved width of planting area appropriate for healthy plant growth; or
- (iii) an earth berm; or
- (iv) any combination of the above.

### **5.27.2 Height**

Any planting or buffer strip required by Section 5.27.1 of this By-law shall have a minimum height of 1.5 metres, but shall not be permitted to exceed a height of 1.0 metres within a sight triangle.

### **5.27.3 Driveways And Walkways**

Where a driveway or walkway extends through a planting or buffer strip, it shall be permissible to interrupt such strip within 3.0 metres of the edge of such driveway or within 1.5 metres of the edge of such walkway.

### **5.27.4 Maintenance**

Where a planting or buffer strip is required, it shall be planted, nurtured, and maintained by the owner or owners of the lot on which such strip is located.

## **5.28 WATER SUPPLY AND SEWAGE DISPOSAL SYSTEMS**

### **5.28.1 Municipal Sewer And Water Services**

- 5.28.1.1** Within the “full service area” as shown on the Servicing Schedule of Appendix “F”, no person shall use any land or erect or use any building or structure, or part thereof, on a lot, unless municipal water and sanitary sewer services are available to service such land, building or structure as the case may be.

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**5.28.2 Single Detached Dwellings on Existing Lots not on Full Municipal Services**

**5.28.2.1** Notwithstanding Section 5.28.1.1, for lands within the “full service area” or “water only area” as shown on the Servicing Schedule of Appendix “F”, where municipal sanitary sewer service is not available, one single detached dwelling may be erected on an existing lot provided:

- (a) municipal water service is available to service such lands, or single detached dwelling; and
- (b) a single detached dwelling is a permitted use within the applicable zone and all the other relevant requirements of the By-law are met.

**5.28.3 Non Residential Uses on Existing Lots not on Full Municipal Services**

**5.28.3.1** Notwithstanding Section 5.28.1.1, for lands within the “full service area” or “water only area” as shown on the Servicing Schedule of Appendix “F” and zoned in a Commercial, Business or Industrial Classification, where municipal sanitary sewage service is not available, a building or structure may be used or erected on an existing lot provided:

- (a) municipal water service is available to service such lands; and
- (b) the proposed building or structure is a permitted use within the applicable zone and all the other relevant requirements of the By-law are met.

**5.28.4 Existing Lots not Presently Serviced**

**5.28.4.1** For lands within the “future service area” as shown on the Servicing Schedule of Appendix “F”, where the District of Muskoka advises that municipal water and sewer services are not available and are not envisioned within the near future, a building or structure may be used or erected on an existing lot on private services provided the lot is suitable for the installation of the private water supply and sewage disposal system and provided such building or structure is designed to be connected to services when they become available.

**5.28.5 Availability of Services**

**5.28.5.1** For the purposes of Sections 5.28.1.1 to 5.28.4.1, a service is not available unless the District of Muskoka confirms that the service is available to service the lot in question.

**5.28.6 Private Services on Same Lot**

**5.28.6.1** Where a building or structure is to be serviced by a private sewage disposal system or private well, the building or structure and the private sewage disposal

system and/or well shall be located on the same lot.

## **5.29 YARD ENCROACHMENTS PERMITTED**

**5.29.1** Every part of any required yard by this By-law shall be open and unobstructed by any structure from the ground to the sky provided however, that fences and hedges in accordance with the provisions of this By-law shall be permitted and that those structures listed as follows shall be permitted to project into the minimum required yards by this By-law for the distances specified.

### **5.29.2 Ornamental Structures**

Sills, belt courses, chimneys, cornices, eaves, gutters, parapets, pilasters, or other similar ornamental structures may project into any required yard a maximum distance of 0.6 metres.

### **5.29.3 Stairs or Ramps**

Stairs or ramps which are attached to the principal building, shall be permitted to project into the required front or rear yards of all zones, subject to the following regulations:

Maximum Linear Projection	2.0 metres; except in the case where such stairs or ramps are located in the required front yard of the RW-6, RW-6A, RW-6B, RW-6C, RW-6D, RW-6F, RI-8, RI-8A, RI-8B, RI-8C, RI-8D, and R-INST Zones, or in the required rear yard of the R-1, R-2, R-3, RM-1 and RM-2 Zones. In this case, there shall be no maximum linear projection, and such stairs or ramps shall not be considered to be part of the principal building.
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Maximum Width of Stairs or Ramps	1.5 metres in the required front yard of the RW-6, RW-6A, RW-6B, RW-6C, RW-6D, RW-6F, RW-6F1, RI-8, RI-8A, RI-8B, RI-8C, RI-8D, and RI Zones, or in the required rear yard of the R-1, R-2, R-3, RM-1 and RM-2 Zones.
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### **5.29.4 Window Bays**

Window bays with a maximum width of 3.0 metres may project into a required front, rear, or side yard a maximum distance of 1.0 metres.

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**5.30**            **SHIPPING CONTAINERS**

No person shall place a shipping container in any Zone except in accordance with the following:

- i)        The use of shipping container is only permitted in a RU, M-2, and M-3 Zones as an accessory use to a permitted use on a lot where a principal building exists.
- ii)       Unless specifically permitted in this By-law, the number of shipping containers permitted accessory to a permitted use for storage purposes is limited to the following:
  - a.        A maximum of three (3) in an M-3 Zone; and
  - b.        A maximum of one (1) in the M-2 or RU Zone.
- iii)      A shipping container must be located in an interior side or rear yard, meet the minimum yard requirements from the zone in which it is located and be setback a minimum of 30.0 metres from any street line. In a RU or M-2 Zone, a shipping container must also be setback a minimum of 15 metres from any interior side lot line.
- iv)      A visual barrier is required between a shipping container and a street line, an interior side lot line and a rear lot line.
- v)        A shipping container must not be located in a required parking area or encroach into a required landscaped area.
- vi)      A shipping container must not be placed for the purpose of display or advertising.
- vii)     A shipping container must not be used for the purpose of screening or fencing.

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**SECTION 6**

**OFF-STREET PARKING**

**AND**

**OFF-STREET LOADING**

**6.1 OFF-STREET PARKING**

No lands shall be used and no building shall be used or erected in any zone unless there are provided and maintained facilities for off-street parking in accordance with the following regulations and Parking Schedule, or as otherwise specifically provided in this By-law.

**6.1.1 Location**

- (i) Off-street parking facilities shall be located on the same lot as the use requiring the parking;
- (ii) notwithstanding Subsection (i) above, where the provision of off-street parking on the same lot as the use requiring such off-street parking is not possible, or not practical, such off-street parking facilities may be located on another lot within 152.0 metres of the lot containing the use requiring the parking;
- (iii) in the case where a lot has water access only, the provisions of Subsections (i) and (ii) above shall not apply;
- (iv) where the required off-street parking is provided in accordance with Subsection (ii) above, the owner of both lots shall enter into an agreement with the Corporation to be registered against the title of both the lot upon which parking is to be provided and the lot containing the use for which the parking is required. The agreement required by this Section shall guarantee that the land required for parking by this By-law shall continue to be so used only for such purpose until the owner provides alternate parking space in conformity with the regulations of this By-law;
- (v) parking spaces and aisles giving direct access to abutting parking spaces shall not be located within 3.0 metres of a street line;
- (vi) no part of any parking area shall be located within 20 metres of the optimal summer water level.



**6.1.2 Design Standards**

- (i) Where a parking area is situate on a lot which abuts a Residential Zone, landscaping and fencing in accordance with the regulations prescribed in Sections 5.8 and 5.27 of this By-law shall be provided and maintained along such abutting lot line;
- (ii) In all Commercial, Industrial, Institutional or Residential Multiple Two Zones, a 1.5 metre landscaped buffer shall be provided along the full outer perimeter of any parking lot containing more than 10 parking spaces. A driveway may cross the landscaped buffer.
- (iii) Interior landscaping within parking lots containing 20 or more parking spaces shall be provided in the form of landscaped islands, landscaped medians, or pedestrian pathways.
- (iv) Parking spaces, areas, and driveways connecting the parking space or area with a street shall be maintained with a stable surface which is treated so as to prevent the raising of dust. Such parking spaces or areas shall, before being used, be constructed of crushed stone, gravel, asphalt, concrete, or similar material and shall include provisions for drainage facilities.
- (v) Notwithstanding Subsection (iv) above, the surface of every parking or loading space or access aisle/driveway in the Commercial Core Zones (C-1, C-1A and C-1B), Commercial Service Zones (C-2 or C-2A), Commercial Special Purpose Zones (C-4), Commercial Gateway Zone (C-6), Institutional Zones (I or I-A), Business One Zone (B-1), and for multiple dwellings in the Residential Multiple One Zone (RM-1) and Residential Multiple Two Zone (RM-2) shall be graded and drained, and paved with asphalt or Portland cement concrete, so as to provide a permanent, durable and dustless surface. Permeable and semi-permeable surfaces are permitted, which include porous paving, turf block, honeycomb block, cobblestone and pavers (as shown on the illustration below).

ILLUSTRATION OF SOME ALTERNATIVES TO STANDARD CONCRETE AND ASPHALT PAVING				
				
Porous Paving	Turf Block	Honeycomb Block	Cobblestone	Pavers

- (vi) All off-street parking facilities containing 4 or more parking spaces shall be provided with adequate means of ingress and egress to and from a street, in a forward motion only, and shall be arranged so as not to interfere with the normal public use of a street.
- (vii) In case of angle parking and parallel parking:
  - (a) each parking space shall have a minimum width of 2.5 metres and a minimum length of 5.5 metres; and
  - (b) the access driveway and the aisle giving access to such parking spaces shall have a minimum width of 6.0 metres.
- (viii) Notwithstanding Subsection (vi) above, where a waterfront landing is located exclusively on lands owned by the Town, parking spaces may be accessed directly from the street.

**6.1.3 Off-Street Parking Schedule**

- (i) Parking spaces shall be provided in the minimum quantity specified in Column 2 hereunder for each use listed in Column 1, subject to Subsection (ii) and Section 6.5 hereof. Any use not specifically listed in Section 6.4 hereof, shall have a minimum of one parking space for each 20.0 square metres of the gross floor area which accommodates the use.

<u>COLUMN 1</u>	<u>COLUMN 2</u>
Additional Residential Unit	1 space per unit
Amusement Arcade	1 space for every 3 coin-activated machines
Bed and Breakfast Establishment	1 space for the dwelling; plus 1 space for each guest room
Boarding House; Closed Custody or Open Custody Group Home	2 spaces; plus 1 space for every 5 residents

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Building Supplies Outlet; Craftsman Shop; Garden Centre and Nursery; Personal Services; Repair Service Shop; Sale, Rental, or Service of Business Machines and Office Supplies; Sale or Rental of Furniture and Electric or Electronic Appliances or Electric or Electronic Equipment; Sale, Rental, Service, or Storage of Tools and Industrial or Farm Equipment; Contractor's Establishment	1 space for each 40.0 square metres of the gross leasable floor area which accommodates such use
Carwash	2 spaces for each washing bay
Commercial Entertainment	1 space for each 5 fixed seats or 1 space for each 23.0 square metres of gross leasable floor area which accommodates such use, whichever results in a greater requirement
Commercial Recreation	1 space for each 23.0 square metres of the gross leasable floor area which accommodates such use except in the case of:  (i) a golf course which shall require 3 spaces for each hole, and  (ii) a golf driving range or miniature golf course which shall require 3 spaces for each 2 tees or holes
Day Nursery	1 space for each 25.0 square metres of gross floor area.
Educational Establishment:	
(i) Elementary School	1 space for each classroom
(ii) Secondary School	1 space for each classroom; plus 25 additional spaces for student parking

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Financial Establishment; Business Office; Veterinary Services; Computer, Electric, or Data Processing Business; Surveying, Planning, Engineering, or Design Business	1 space for each 28.0 square metres of the gross leasable floor area which accommodates such use
Funeral Home; Religious Institution	1 space for each 5 fixed seats or 1 space for each 23.0 square metres of the gross floor area which accommodates such use, whichever results in a greater requirement
Manufacturing	1 space for each 37.0 square metres of gross floor area
Health Services	1 space per 25.0 square metres of gross floor area
Motor Vehicle Service Station	1 space for each fuel pump island
Multiple Dwelling	1 space per dwelling unit; plus 1 space for each 4 dwelling units for visitors only
Place of Assembly	1 space for each 23.0 square metres of the gross floor area which accommodates such use
Recreational Institution	1 space for each 92.5 square metres of gross floor area which accommodates such use
Residential Care Facility; Nursing Home	1 space for each dwelling unit or rooming unit PLUS 1 space per 100.0 square metres of gross floor area used for medical or personal services.
Restaurant	1 space for each 9.0 square metres of the gross leasable floor area which accommodates such use
Retail Convenience; Beverage Brewing; Beverage Distillation	1 space for each 20.0 square metres of the gross leasable floor area which accommodates such use

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Retail Store	1 space for each 27.0 square metres of the gross leasable floor area which accommodates such use
Sale or Rental of Motor Vehicles, Major Recreational Equipment and Parts and Accessories for Motor Vehicles or Major Recreational Equipment	1 space for each 32.0 square metres of the gross floor area which accommodates such use
Security or Janitorial Service; Laboratory; Sale, Rental, Storage, or Service of Catering Equipment	1 space for each 40.0 square metres of the gross floor area which accommodates such use
Self-Storage Facility	2 spaces for the office plus 1 space for each 500.0 square metres of the gross floor area which accommodates such use
Service, Storage, or Repair of Motor Vehicles & Major Rec. Equipment	2 spaces for each service bay
Single Detached Dwelling; Semi-Detached Dwelling; Duplex Dwelling; Street Townhouse Dwelling	2 spaces per dwelling unit
Sleeping Cabin	1 space per cabin
Storage Facility	1 space for each 92.5 square metres of the gross floor area which accommodates such use.
Tourist Establishment	1 space for each guest room and 1 space for the dwelling; plus 1 space for each 20.0 square metres of the gross floor area which accommodates accessory uses open to the public
Transportation Depot; Sale and Storage of Heating Fuel; Warehouse; Wholesaling	1 space for each 500.0 square metres of the gross floor area which accommodates such use
Marina	1.5 spaces for each boat slip; plus 1 space for each 25.0 square metres of gross floor area of commercial space (excluding storage area)

- (ii) (a) If the calculation of the required parking spaces results in a fraction greater than one-half, the required parking spaces shall be the next higher whole number.
- (b) Where any land or building accommodates more than one use, the total parking space requirement for such land or building shall be the aggregate sum of the requirements for each individual use.
- (c) Any parking spaces required to be provided by this By-law shall be exclusive of the parking spaces used or intended to be used for the storage or parking of motor vehicles or major recreational equipment for sale or rental.
- (d) Where a specific type of retail use is specified in Subsection (i) above as having a different parking requirement than the generic 'retail' requirement, the parking requirement for the specific type of retail use shall apply.
- (e) Where a parking space is required to be provided by Section 6.1.3 of this By-law, such space shall be directly accessible from either an aisle or a street or in the case of a lot in the Residential Waterfront Zones (RW-6, RW-6A, RW-6B, RW-6C, RW-6D, RW-6F or RW-6F1) such space may be accessible from a private street or a private right-of-way.
- (f) Where seating is provided in the form of fixed benches or pews, then 0.5 metres of each such bench or pew shall be considered as equalling one seat.
- (g) Where off-street parking spaces are required by Section 6.1.3 of this By-law to be provided for the use of visitors to a multiple dwelling, such parking spaces shall be clearly defined and identified as being reserved for the exclusive use of such visitors.

#### **6.1.4 Off-Street Parking In The Commercial Core Zone**

Off-street parking in the Commercial Core Zone (C-1) of this By-law shall comply with the prescribed regulations:

- (i) On the date of the passing of this By-law, the use of any building in whole or in part, or the use of any land in whole or in part, in the Commercial Core Zone (C-1) shall comply with the parking regulations as stated in Section 6.1.3 herein.
- (ii) Where an existing building in the Commercial Core Zone (C-1) is replaced by the construction of a new building on the same parcel of land, such existing building shall be allocated one Parking Space Credit for each 27.5 square metres of building floor area of such building (this figure shall be referred to as the Parking Space Credit). The calculated value of Parking Space Credits for the new building

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- shall comply with the parking regulations as stated in Section 6.1.3 herein.
- (iii) Where a building is demolished, destroyed by causes beyond the control of the owner or the use on the property ceases to exist for a period of more than 2 years, there shall be no allocation of Parking Space Credits for such building.
  - (iv) Where the calculated value of parking spaces of a new building in the Commercial Core Zone (C-1) using the requirements as stated in Section 6.1.3 is less than the Parking Space Credit on the same parcel of land prior to the construction of such new building, no new parking spaces shall be required for such new building.
  - (v) Where the calculated value of parking spaces of a new building in the Commercial Core Zone (C-1) using the requirements as stated in Section 6.1.3 is greater than the Parking Space Credit on the same parcel of land prior to the construction of such new building, new parking spaces shall be provided for such new building. The number of parking spaces to be provided for the new building shall be 50 percent of the difference between the value calculated using Section 6.1.3 of this By-law for the new building and the Parking Space Credit as stated in Subsection (ii) above.
  - (vi) Where any building or land accommodates more than one use, the total parking space requirement for such building or land shall be the aggregate sum of the requirements for each individual use of such building.
  - (vii) If the calculation of the required parking spaces results in a fraction greater than one-half, the required parking spaces shall be the next higher whole number.
  - (viii) Where the construction of an addition or a new building results in the loss of existing parking spaces, such new building shall,
    - (a) provide for new parking spaces in accordance with the parking requirements of Section 6.1.3 of this By-law; or
    - (b) pay the Corporation cash-in-lieu of parking requirements at the rate in effect for the Corporation at the time of application.
  - (ix) Any parking spaces required to be provided by this By-law shall be exclusive of the parking spaces used or intended to be used for the storage or parking of motor vehicles or major recreational equipment for sale or rental.

## **6.2 BARRIER-FREE PARKING**

### **6.2.1 Number of Barrier-Free Parking Spaces Required**

The minimum designated barrier-free parking spaces requirements for new development shall be as follows:

<b>Total Number of Parking Spaces Required</b>	<b>Minimum Barrier-Free Spaces Required</b>
1 - 25	1
26 – 50	2
51 – 75	3
76 – 100	4
101 and beyond	5 spaces plus 1 additional space for each 50 spaces beyond 150 spaces

### **6.2.2 Barrier-Free Parking Space**

A designated barrier-free parking space for motor vehicles shall have:

- (i) A minimum width of 4.5 metres;
- (ii) A minimum length of 6.0 metres;
- (iii) An adjacent 1.5 metre wide aisle that is hatch marked on the parking lot, which may be shared by two adjacent designated barrier-free spaces;
- (iv) A firm, level surface; and
- (v) Shall be located as near as possible to the main entrance, within 30 metres of the entrance.

## **6.3 OFF-STREET LOADING**

No commercial or industrial building to which, or from which, regular deliveries are made shall be used or erected unless off-street spaces for the standing, loading, or unloading of motor vehicles are provided in conformity with the following regulations:

### **6.3.1 Minimum Size Of Loading Space**

Each off-street loading space in a Commercial Zone shall have minimum



dimensions of 3.0 metres by 10.5 metres. In an Industrial Zone, the minimum dimensions for an off-street loading space shall be 4.5 metres by 15.0 metres.

**6.3.2 Number Of Off-Street Loading Spaces**

One off-street loading space with the dimensions identified in Section 6.3.1, shall be required for each 1,500 square metres of the gross floor area which accommodates such use in a Commercial Zone or an Industrial Zone.

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**SECTION 7**

**RESIDENTIAL ONE ZONE (R-1)**

No person shall erect, nor use any building in whole or in part, nor use any land in whole or in part, within an R-1 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:

**7.1 PERMITTED USES**

Bed and Breakfast Establishment

Dwelling, Single Detached

Group Home, Open Custody

**7.2 REGULATIONS**

Minimum Lot Area	350.0 square metres for lots served by public water and sanitary sewers; or 0.4 hectares for lots served by public water only.
Minimum Lot Frontage	11.0 metres for lots served by public water and sanitary sewers; or 30.0 metres for lots served by public water only.
Minimum Front Yard And Minimum Exterior Side Yard	6.0 metres
Minimum Side Yard	1.3 metres
Minimum Rear Yard	7.5 metres; 1.0 metre for a detached garage.
Minimum Setback from Optimal Summer Water Level	30.0 metres
Maximum Lot Coverage Of Principal Building and Accessory Buildings	45.0 percent

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Maximum Height Of Principal Building	9.0 metres; except in the case of an A-frame dwelling. In this case, the ridge of such dwelling shall have a maximum height of 10.5 metres.
Boathouse And Dock Facilities	In accordance with the requirements of Sections 5.2.3 to 5.2.4.4 of this By-law.
Maximum Shoreline Development	In accordance with the requirements of Section 5.2.4 of this By-law.
Shoreline Buffer	In accordance with the requirements of Section 5.23 of this By-law.

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**SECTION 8**

**RESIDENTIAL TWO ZONE (R-2)**

No person shall erect, nor use any building in whole or in part, nor use any land in whole or in part, within an R-2 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:

**8.1 PERMITTED USES**

Bed and Breakfast Establishment

Dwelling, Single Detached

Group Home, Open Custody

**8.2 REGULATIONS**

Minimum Lot Area	As existing on date of passage of this By-law
Minimum Lot Frontage	As existing on date of passage of this By-law
Minimum Front Yard And Minimum Exterior Side Yard	6.0 metres
Minimum Side Yard	1.3 metres
Minimum Rear Yard	7.5 metres
Minimum Setback from Optimal Summer Water Level	30.0 metres
Maximum Lot Coverage Of Principal Building and Accessory Buildings	30 percent
Maximum Height Of Principal Building	9.0 metres; except in the case of an A-frame dwelling. In this case, the ridge of such dwelling shall have a maximum height of 10.5 metres.
Boathouse And Dock Facilities	In accordance with the requirements of Sections 5.2.3 to 5.2.4.4 of this By-law.

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Maximum Shoreline Development

In accordance with the requirements of Section 5.2.4 of this By-law.

Shoreline Buffer

In accordance with the requirements of Section 5.23 of this By-law.

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**SECTION 9**

**RESIDENTIAL THREE ZONE (R-3)**

No person shall erect, nor use any building in whole or in part, nor use any land in whole or in part, within an R-3 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:

**9.1 PERMITTED USES**

Bed and Breakfast Establishment

Dwelling, Single Detached

Group Home, Open Custody

**9.2 REGULATIONS**

Minimum Lot Area	1,200.0 square metres for lots served by public water and sanitary sewers; or 0.4 hectares for lots served by public water only.
Minimum Lot Frontage	20.0 metres for lots served by public water and sanitary sewers; or 60.0 metres for lots served by public water only.
Minimum Front Yard And Minimum Exterior Side Yard	10.0 metres
Minimum Side Yard	3.0 metres
Minimum Rear Yard	7.5 metres; 1 metre for a detached garage.
Minimum Setback from Optimal Summer Water Level	30.0 metres
Maximum Lot Coverage Of Principal Building and Accessory Buildings	30.0 percent

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Maximum Height Of Principal Building	7.5 metres; except in the case of an A-frame dwelling. In this case, the ridge of such dwelling shall have a maximum height of 10.5 metres.
Boathouse And Dock Facilities	In accordance with the requirements of Sections 5.2.3 to 5.2.4.4 of this By-law.
Maximum Shoreline Development	In accordance with the requirements of Section 5.2.4 of this By-law.
Shoreline Buffer	In accordance with the requirements of Section 5.23 of this By-law.

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**SECTION 10**

**RESIDENTIAL MULTIPLE ONE ZONE (RM-1)**

No person shall erect, nor use any building in whole or in part, nor use any land in whole or in part, within an RM-1 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:

**10.1 PERMITTED USES**

Bed and Breakfast Establishment  
Dwelling, Apartment  
Dwelling, Duplex  
Dwelling, Multiple  
Dwelling, Semi-Detached  
Dwelling, Single Detached  
Dwelling, Street Townhouse  
Group Home, Open Custody

**10.2 REGULATIONS FOR A SINGLE DETACHED DWELLING**

Minimum Lot Area	350.0 square metres for lots served by public water and sanitary sewers; or  0.4 hectares for lots served by public water only.  As existing at the date of passage of this By-law for lots abutting a navigable waterway.
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Minimum Lot Frontage	11.0 metres for lots served by public water and sanitary sewers; or  30.0 metres for lots served by public water only.  As existing at the date of passage of this By-law for lots abutting a navigable waterway.
Minimum Front Yard And Minimum Exterior Side Yard	6.0 metres
Minimum Side Yard	1.3 metres
Minimum Rear Yard	7.5 metres; 1 metre for a detached garage.
Minimum Setback from Optimal Summer Water Level	30.0 metres
Maximum Lot Coverage Of Principal Building and Accessory Buildings	45.0 percent
Maximum Height Of Principal Building	9.0 metres; except in the case of an A-frame dwelling. In this case, the ridge of such dwelling shall have a maximum height of 10.5 metres.
Boathouse And Dock Facilities	In accordance with the requirements of Sections 5.2.3 to 5.2.4.4 of this By-law.
Maximum Shoreline Development	In accordance with the requirements of Section 5.2.4 of this By-law.
Shoreline Buffer	In accordance with the requirements of Section 5.23 of this By-law.

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**10.3 REGULATIONS FOR A DUPLEX AND A SEMI-DETACHED DWELLING**

Municipal Services	Development for a duplex or a semi-detached dwelling shall be required to have full municipal services (water and sewer).
Minimum Lot Area	240.0 square metres for each dwelling unit
Minimum Lot Frontage	6.0 metres for each dwelling unit
Minimum Front Yard And Minimum Exterior Side Yard	6.0 metres for each dwelling unit
Minimum Side Yard	1.3 metres; except in the case of a semi-detached dwelling having a common interior side. In this case, where the interior side yard is a common wall for such dwelling, an interior side yard of 0.0 metres shall be required.
Minimum Rear Yard	7.5 metres for each dwelling unit; 1 metre for a detached garage.
Minimum Setback from Optimal Summer Water Level	30.0 metres
Maximum Lot Coverage Of Each Lot Of A Semi-Detached Dwelling And Of The Entire Lot For A Duplex For The Principal Building and Accessory Buildings	50.0 percent
Maximum Height Of Principal Building	9.0 metres
Boathouse And Dock Facilities	In accordance with the requirements of Sections 5.2.3 to 5.2.4.4 of this By-law.
Maximum Shoreline Development	In accordance with the requirements of Section 5.2.4 of this By-law.
Shoreline Buffer	In accordance with the requirements of Section 5.23 of this By-law.

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#### **10.4 REGULATIONS FOR A MULTIPLE DWELLING**

Municipal Services	Development for a multiple dwelling shall be required to have full municipal services (water and sewer).
Minimum Lot Area	150.0 square metres for each dwelling unit
Minimum Lot Frontage	19.5 metres
Minimum Front Yard And Minimum Exterior Side Yard	6.0 metres
Minimum Side Yard	6.0 metres
Minimum Rear Yard	7.5 metres.
Minimum Setback from Optimal Summer Water Level	30.0 metres
Maximum Lot Coverage Of Principal Building and Accessory Buildings	45.0 percent
Maximum Height Of Principal Building	10.0 metres
Maximum Number Of Units In A Multiple Dwelling	6 units
Boathouse And Dock Facilities	In accordance with the requirements of Sections 5.2.3 to 5.2.4.4 of this By-law.
Maximum Shoreline Development	In accordance with the requirements of Section 5.2.4 of this By-law.
Shoreline Buffer	In accordance with the requirements of Section 5.23 of this By-law.
Visual Barrier	Where a lot line forms part of a boundary between a Residential Multiple One Zone (RM-1) and a Residential Zone, a visual barrier shall be provided and maintained along such abutting lot line in accordance with the requirements of Sections 5.27 of this By-law.

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**10.5 REGULATIONS FOR A STREET TOWNHOUSE DWELLING**

Municipal Services	Development for a street townhouse dwelling shall be required to have full municipal services (water and sewer).
Minimum Lot Area	190.0 square metres for each dwelling unit
Minimum Lot Frontage	4.5 metres; except in the case of an exterior dwelling unit with an interior side yard. In this case, the minimum lot frontage shall be 8.0 metres. And in the case of an exterior dwelling unit with an exterior side yard, the minimum lot frontage shall be 11.5 metres.
Minimum Front Yard	6.0 metres; except in the case of a dwelling unit not having a garage. In this case, the minimum front yard shall be 12.0 metres.
Minimum Exterior Side Yard	6.0 metres
Minimum Interior Side Yard	1.3 metres; except in the case of a street townhouse dwelling having a common interior side. In this case, where the interior side yard is a common wall for such dwelling, an interior side yard of 0.0 metres shall be required.
Minimum Rear Yard	7.5 metres.
Minimum Setback from Optimal Summer Water Level	30.0 metres
Maximum Lot Coverage Of Each Lot For The Principal Building and Accessory Buildings	60.0 percent
Maximum Height Of Principal Building	9.0 metres
Maximum Number Of Dwelling Units On Site	8 units

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Boathouse And Dock Facilities	In accordance with the requirements of Sections 5.2.3 of this By-law.
Maximum Shoreline Development	In accordance with the requirements of Section 5.2.4 of this By-law.
Shoreline Buffer	In accordance with the requirements of Section 5.23 of this By-law.

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**SECTION 11**

**RESIDENTIAL MULTIPLE TWO ZONE (RM-2)**

No person shall erect, nor use any building in whole or in part, nor use any land in whole or in part, within an RM-2 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:

**11.1 PERMITTED USES**

- Bed and Breakfast Establishment
- Boarding House
- Day Nursery
- Dwelling, Apartment
- Dwelling, Duplex
- Dwelling, Multiple
- Dwelling, Semi-Detached
- Dwelling, Single Detached (Existing Only)
- Dwelling, Street Townhouse
- Group Home, Open Custody
- Residential Care Facility

**11.2 REGULATIONS**

Development in the RM-2 Zone shall only be on those lots which have full municipal services (water and sewer).

**11.3 REGULATIONS FOR A DAY NURSERY AND A SINGLE DETACHED DWELLING**

Minimum Lot Area	350.0 square metres
Minimum Lot Frontage	11.0 metres
Minimum Front Yard And Minimum Exterior Side Yard	6.0 metres
Minimum Side Yard	1.3 metres
Minimum Rear Yard	7.5 metres;

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Minimum Setback from Optimal Summer Water Level	30.0 metres
Maximum Lot Coverage Of Principal Building and Accessory Buildings	45.0 percent
Maximum Height Of Principal Building	9.0 metres
Boathouse And Dock Facilities	In accordance with the requirements of Sections 5.2.3 to 5.2.4.4 of this By-law.
Maximum Shoreline Development	In accordance with the requirements of Section 5.2.4 of this By-law.
Shoreline Buffer	In accordance with the requirements of Section 5.23 of this By-law.

#### **11.4 REGULATIONS FOR A DUPLEX AND A SEMI-DETACHED DWELLING**

Minimum Lot Area	240.0 square metres for each dwelling unit
Minimum Lot Frontage	6.0 metres for each dwelling unit
Minimum Front Yard And Minimum Exterior Side Yard	6.0 metres
Minimum Side Yard	1.3 metres; except in the case of a semi-detached dwelling having a common interior side. In this case, where the interior side yard is a common wall for such dwelling, an interior side yard of 0.0 metres shall be required.
Minimum Rear Yard	7.5 metres for each dwelling unit; 1 metre for a detached garage.
Minimum Setback from Optimal Summer Water Level	30.0 metres
Maximum Height Of Principal Building	9.0 metres

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Boathouse And Dock Facilities	In accordance with the requirements of Sections 5.2.3 to 5.2.4.4 of this By-law.
Maximum Shoreline Development	In accordance with the requirements of Section 5.2.4 of this By-law.
Shoreline Buffer	In accordance with the requirements of Section 5.23 of this By-law.

#### **11.5 REGULATIONS FOR A MULTIPLE DWELLING**

Minimum Lot Area	150.0 square metres for each dwelling unit
Minimum Lot Frontage	19.5 metres
Minimum Front Yard And Minimum Exterior Side Yard	6.0 metres
Minimum Side Yard	One-half the building height or 6.0 metres, whichever is greater
Minimum Rear Yard	7.5 metres
Minimum Setback from Optimal Summer Water Level	30.0 metres
Maximum Lot Coverage Of Principal Building and Accessory Buildings	45.0 percent
Maximum Height Of Principal Building	16.5 metres
Boathouse And Dock Facilities	In accordance with the requirements of Sections 5.2.3 to 5.2.4.4 of this By-law.
Maximum Shoreline Development	In accordance with the requirements of Section 5.2.4 of this By-law.
Shoreline Buffer	In accordance with the requirements of Section 5.23 of this By-law.



Visual Barrier

Where a lot line forms part of a boundary between a Residential Multiple Two Zone (RM-2) and a Residential Zone, a visual barrier shall be provided and maintained along such abutting lot line in accordance with the requirements of Section 5.27 of this By-law.

**11.6 REGULATIONS FOR A STREET TOWNHOUSE DWELLING**

Minimum Lot Area

190.0 square metres for each dwelling unit

Minimum Lot Frontage

4.5 metres; except in the case of an exterior dwelling unit with an interior side yard. In this case, the minimum lot frontage shall be 8.0 metres. And in the case of an exterior dwelling unit with an exterior side yard, the minimum lot frontage shall be 11.5 metres.

Minimum Front Yard

6.0 metres; except in the case of a dwelling unit not having a garage. In this case, the minimum front yard shall be 12.0 metres.

Minimum Exterior Side Yard

6.0 metres

Minimum Interior Side Yard

1.3 metres; except in the case of a street townhouse dwelling having a common interior side. In this case, where the interior side yard is a common wall for such dwelling, an interior side yard of 0.0 metres shall be required.

Minimum Rear Yard

7.5 metres

Minimum Setback from Optimal Summer Water Level

30.0 metres

Maximum Lot Coverage Of Principal Building and Accessory Buildings

60.0 percent

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Maximum Height Of Principal Building	9.0 metres
Boathouse And Dock Facilities	In accordance with the requirements of Sections 5.2.3 to 5.2.4.4 of this By-law.
Maximum Shoreline Development	In accordance with the requirements of Section 5.2.4 of this By-law.
Shoreline Buffer	In accordance with the requirements of Section 5.23 of this By-law.

### **11.7 REGULATIONS FOR A RESIDENTIAL CARE FACILITY**

Minimum Lot Area	1400.0 square metres
Minimum Lot Frontage	30.0 metres
Minimum Front Yard And Minimum Exterior Side Yard	6.0 metres
Minimum Side Yard	1.3 metres
Minimum Rear Yard	7.5 metres
Minimum Setback from Optimal Summer Water Level	30.0 metres
Maximum Lot Coverage Of Principal Building and Accessory Buildings	35.0 percent
Maximum Height Of Principal Building	10.0 metres
Boathouse And Dock Facilities	In accordance with the requirements of Sections 5.2.3 to 5.2.4.4 of this By-law.
Maximum Shoreline Development	In accordance with the requirements of Section 5.2.4 of this By-law.
Shoreline Buffer	In accordance with the requirements of Section 5.23 of this By-law.

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**SECTION 12**

**RESIDENTIAL COMMUNITY ZONE (RC-4)**

No person shall erect, nor use any building in whole or in part, nor use any land in whole or in part, within an RC-4 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:

**12.1 PERMITTED USES**

- Bed and Breakfast Establishment
- Dwelling, Single Detached
- Group Home, Open Custody
- Religious Institution

**12.2 REGULATIONS**

Minimum Lot Area	1.0 hectares
Minimum Lot Frontage	46.0 metres; in the case of a through lot, the lot lines abutting a street and a navigable waterway shall each have a minimum frontage of 46.0 metres.
Minimum Front Yard And Minimum Exterior Side Yard	12.0 metres
Minimum Side Yard	3.0 metres
Minimum Rear Yard	12.0 metres
Minimum Setback from Optimal Summer Water Level	30.0 metres
Maximum Lot Coverage Of Principal Building and Accessory Buildings	20.0 percent
Maximum Height Of Principal Building	7.5 metres; except in the case of an A-Frame dwelling. In this case, the ridge of such dwelling shall have a maximum height of 10.5 metres.

Boathouse and Dock  
Facilities

In accordance with the requirements  
of Sections 5.2.3 to 5.2.4.4 of this By-  
law.

Maximum Shoreline  
Development

In accordance with the requirements  
of Section 5.2.4 of this By-law.

Shoreline Buffer

In accordance with the requirements  
of Section 5.23 of this By-law.

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**SECTION 13**

**RESIDENTIAL RURAL ZONE (RR-5)**

No person shall erect, nor use any building in whole or in part, nor use any land in whole or in part, within an RR-5 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:

**13.1 PERMITTED USES**

- Bed and Breakfast Establishment
- Dwelling, Single Detached
- Group Home, Open Custody
- Religious Institution

**13.2 REGULATIONS**

Minimum Lot Area	1.0 hectares
Minimum Lot Frontage	60.0 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	10.0 percent
Maximum Height Of Principal Building	7.5 metres; except in the case of an A-frame dwelling. In this case, the ridge of such dwelling shall have a maximum height of 10.5 metres.

**SECTION 14**

**RESIDENTIAL WATERFRONT ZONES (RW-6, RW-6A, RW-6B,  
RW-6C, RW-6D, RW-6F, RW-6F1)**

No person shall erect, nor use any building in whole or in part, nor use any land in whole or in part, within an RW-6, RW-6A, RW-6B, RW-6C, RW-6D, RW-6F or a RW-6F1 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:

**14.1 PERMITTED USES**

Bed and Breakfast Establishment

Dwelling, Single Detached

**14.2 REGULATIONS FOR RW-6**

Minimum Lot Area	0.8 hectares
Minimum Lot Frontage	60.0 metres
Minimum Setback From The Optimal Summer Water Level	30.0 metres
Minimum Side Yard	6.0 metres
Minimum Rear Yard	10.0 metres
Maximum Lot Coverage Of Principal Building And Accessory Buildings	Where buildings or structures are located wholly or partially within 60 metres of the shoreline, 13.0 percent of the lot area within 60 metres of the shoreline.  Where buildings or structures are located more than 60.0 metres from the shoreline, 13.0 percent of the total lot area.
Maximum Height Of Principal Building	7.5 metres; except in the case of an A-frame dwelling. In this case, the ridge of such dwelling shall have a

maximum height of 10.5 metres.

Boathouse and Dock Facilities

In accordance with the requirements of Sections 5.2.3 to 5.2.4.4 of this By-law.

Maximum Shoreline Development

In accordance with the requirements of Section 5.2.4 of this By-law.

Shoreline Buffer

In accordance with the requirements of Section 5.23 of this By-law.

Maximum Number And Size For A Sleeping Cabin

One for each residential waterfront property which contains a principal dwelling. The maximum building floor area of such cabin shall be 46.5 square metres, all of which shall be situated at the ground floor level.

Minimum Setback for Septic System Leaching Bed

30.0 metres from the Optimal Summer Water Level

#### **14.3 REGULATIONS FOR RW-6A**

Except for the provision indicated below, the regulations for a RW-6A Zone shall be in accordance with the requirements of Section 14.2 of this By-law:

Minimum Lot Frontage 90.0 metres

#### **14.4 REGULATIONS FOR RW-6B**

Except for the provision indicated below, the regulations for a RW-6B Zone shall be in accordance with the requirements of Section 14.2 of this By-law:

Minimum Lot Frontage 120.0 metres

#### **14.5 REGULATIONS FOR RW-6C**

Except for the provision indicated below, the regulations for a RW-6C Zone shall be in accordance with the requirements of Section 14.2 of this By-law:

Minimum Lot Frontage 150.0 metres

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**14.6 REGULATIONS FOR RW-6D**

Except for the provision indicated below, the regulations for a RW-6D Zone shall be in accordance with the requirements of Section 14.2 of this By-law:

Minimum Lot Area	As existed on the date of the passing of this By-law, provided the lot and buildings are in accordance with the requirements of Section 5.7.1.1 of this By-law.
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Minimum Lot Frontage	As existed on the date of the passing of this By-law, provided the lot and buildings are in accordance with the requirements of Section 5.7.1.1 of this By-law.
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**14.7 REGULATIONS FOR RW-6F (Kahshe Lake)**

Except for the provision indicated below, the regulations for an RW-6F Zone shall be in accordance with the requirements of Section 14.2 of this By-law:

Minimum Lot Area	1.0 hectares
Minimum Lot Frontage	90.0 metres
Maximum Dwelling Size	375.0 square metres gross floor area

**14.8 REGULATIONS FOR RW-6F1 (Kahshe Lake)**

Except for the provision indicated below, the regulations for an RW-6F1 Zone shall be in accordance with the requirements of Section 14.2 of this By-law:

Minimum Lot Area	1.0 hectares
Minimum Lot Frontage	120.0 metres
Maximum Dwelling Size	375.0 square metres gross floor area



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**SECTION 15**

**RESIDENTIAL BACKLOT ZONE (RB-7)**

No person shall erect, nor use any building in whole or in part, nor use any land in whole or in part, within an RB-7 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:

**15.1 PERMITTED USES**

Bed and Breakfast Establishment

Dwelling, Single Detached

**15.2 REGULATIONS**

Minimum Lot Area	1.0 hectares
Minimum Lot Frontage	150.0 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; except in the case of an A-frame dwelling. In this case, the ridge of such dwelling shall have a maximum height of 10.5 metres.

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**SECTION 16**

**RESIDENTIAL ISLAND ZONES (RI-8, RI-8A, RI-8B, RI-8C, RI-8D)**

No person shall erect, nor use any building in whole or in part, nor use any land in whole or in part, within an RI-8, RI-8A, RI-8B, RI-8C, or an RI-8D 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:

**16.1 PERMITTED USES**

Bed and Breakfast Establishment

Dwelling, Single Detached

**16.2 REGULATIONS FOR RI-8**

Minimum Lot Area	1.0 hectares
Minimum Lot Frontage	60.0 metres
Minimum Setback From The Optimal Summer Water Level	30.0 metres
Minimum Side Yard	6.0 metres
Minimum Rear Yard	10.5 metres
Maximum Lot Coverage Of Principal Building And Accessory Buildings	Where buildings or structures are located wholly or partially within 60 metres of the shoreline, 13.0 percent of the lot area within 60.0 metres of the shoreline. Where buildings or structures are located more than 60.0 metres from the shoreline, 13.0 percent of the total lot area.
Maximum Height Of Principal Building	7.5 metres; except in the case of an A-frame dwelling. In this case, the ridge of such dwelling shall have a maximum height of 10.5 metres.

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Boathouse and Dock Facilities	In accordance with the requirements of Sections 5.2.3 to 5.2.4.4 of this By-law.
Maximum Shoreline Development	In accordance with the requirements of Section 5.2.4 of this By-law.
Shoreline Buffer	In accordance with the requirements of Section 5.23 of this By-law.
Maximum Number And Size For A Sleeping Cabin	One for each residential island property which contains a principal dwelling. The maximum building floor area of such cabin shall be 46.5 square metres, all of which shall be situated at the ground floor level.
Minimum Setback for Septic System Leaching Bed	30.0 metres from the Optimal Summer Water Level

**16.3 REGULATIONS FOR RI-8A**

Except for the provisions indicated below, the regulations for an RI-8A Zone shall be in accordance with the requirements of Section 16.2 of this By-law:

Minimum Lot Frontage	90.0 metres
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**16.4 REGULATIONS FOR RI-8B**

Except for the provisions indicated below, the regulations for an RI-8B Zone shall be in accordance with the requirements of Section 16.2 of this By-law:

Minimum Lot Frontage	120.0 metres
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**16.5 REGULATIONS FOR RI-8C**

Except for the provisions indicated below, the regulations for an RI-8C Zone shall be in accordance with the requirements of Section 16.2 of this By-law:

Minimum Lot Frontage	150.0 metres
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**16.6 REGULATIONS FOR RI-8D**

Except for the provisions indicated below, the regulations for an RI-8D Zone shall be in accordance with the requirements of Section 16.2 of this By-law.

Minimum Lot Area

As existed on the date of the passing of this By-law, provided the lot and buildings are in accordance with the requirements of Section 5.7.1.1 of this By-law.

Minimum Lot Frontage

As existed on the date of the passing of this By-law, provided the lot and buildings are in accordance with the requirements of Section 5.7.1.1 of this By-law.

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**SECTION 17**

**COMMERCIAL CORE ZONES (C-1, C-1A, C-1B)**

No person shall erect, nor use any building in whole or in part, nor use any land in whole or in part, within a C-1, C-1A or C-1B 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:

**17.1 PERMITTED USES FOR C-1**

Amusement Arcade  
Bed and Breakfast Establishment  
Business, Professional or Administrative Office  
Commercial Entertainment  
Commercial Parking Facility  
Commercial Recreation  
Craftsman Shop  
Dwelling, Single Detached (Existing Only)  
Dwelling Unit (Accessory Use Only)  
Educational Establishment  
Financial Establishment  
Funeral Home  
Health Services  
Personal Services  
Place of Assembly  
Religious Institution  
Repair Service Shop  
Residential Care Facility  
Restaurant  
Retail Convenience Store  
Retail Store  
Tourist Establishment  
Veterinary Services

**17.1 Restrictions for Real Estate Offices**

Real Estate Offices will not be a permitted use within any building located within the lands fronting and flanking on Muskoka Road North and South between Church Street and Phillip Street.

**17.3 PERMITTED USES FOR C-1A**

In addition to the uses permitted in the C-1 Zone as set out in Section 17.1, the following uses shall also be permitted in the C-1A Zone.

Dwelling, Apartment  
Dwelling, Multiple  
Dwelling, Street Townhouse Dwelling

**17.4 PERMITTED USES FOR C-1B**

Bed and Breakfast Establishment  
Business, Professional or Administrative Office  
Craftsman Shop  
Dwelling, Apartment  
Dwelling, Multiple  
Dwelling, Single Detached (Existing Only)  
Dwelling, Street Townhouse  
Dwelling Unit  
Educational Establishment  
Financial Establishment  
Funeral Home  
Health Services  
Personal Services  
Place of Assembly  
Religious Institution  
Repair Service Shop  
Residential Care Facility  
Restaurant  
Retail Convenience Store  
Retail Store  
Tourist Establishment

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**17.5 REGULATIONS FOR C-1**

Maximum Front Yard And Maximum Exterior Side Yard	3.0 metres
Minimum Side Yard For Principal Building And Outdoor Terrace Or Patio	Where a side lot line forms part of a boundary between a Commercial Core Zone (C-1) and a Residential Zone, a minimum side yard of 3.0 metres shall be provided.
Minimum Rear Yard For Principal Building And Outdoor Terrace Or Patio	Where a rear lot line forms part of a boundary between a Commercial Core Zone (C-1) and a Residential Zone, a minimum rear yard of 3.0 metres shall be provided.
Maximum Height Of Principal Building	16.5 metres
Visual Barrier	Where a lot line forms part of a boundary between a Commercial Core Zone (C-1) and a Residential Zone, a visual barrier shall be provided and maintained along such abutting lot line in accordance with the requirements of Section 5.27 of this By-law.
Outdoor Storage	(i) No outdoor storage of goods, materials, or equipment shall be permitted in any front yard or within 3.0 metres of a side lot line abutting a street. This shall not, however, prevent the display of goods or materials for retail purposes.  (ii) No outdoor storage shall be permitted within 3.0 metres of that part of a side lot line or rear lot line which forms a boundary between a Commercial Core Zone (C-1) and a Residential Zone.
Location of Dwelling Units	Dwelling units shall form an integral part of the principal commercial building and be located above or to the rear of such commercial use.

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**17.6 REGULATIONS FOR C-1A**

Minimum Front Yard And Minimum Exterior Side Yard	6.0 metres
Minimum Side Yard For Principal Building And Outdoor Terrace Or Patio	3.0 metres
Minimum Rear Yard For Principal Building And Outdoor Terrace Or Patio	3.0 metres
Maximum Height Of Principal Building	16.5 metres
Visual Barrier	Where a lot line forms part of a boundary between a Commercial Core Zone (C-1A) and a Residential Zone, a visual barrier shall be provided and maintained along such abutting lot line in accordance with the requirements of Section 5.27 of this By-law.
Outdoor Storage	<p>(i) No outdoor storage of goods, materials, or equipment shall be permitted in any front yard or within 3.0 metres of a side lot line abutting a street. This shall not, however, prevent the display of goods or materials for retail purposes.</p> <p>(ii) No outdoor storage shall be permitted within 3.0 metres of that part of a side lot line or rear lot line which forms a boundary between a Commercial Core Zone (C-1A) and a Residential Zone.</p>



**17.7 REGULATIONS FOR C-1B**

Minimum Front Yard And Minimum Exterior Side Yard	6.0 metres
Minimum Side Yard For Principal Building And Outdoor Terrace Or Patio	3.0 metres
Minimum Rear Yard For Principal Building And Outdoor Terrace Or Patio	3.0 metres
Maximum Height Of Principal Building	9.0 metres
Visual Barrier	Where a lot line forms part of a boundary between a Commercial Core Zone (C-1B) and a Residential Zone, a visual barrier shall be provided and maintained along such abutting lot line in accordance with the requirements of Section 5.27 of this By-law.
Outdoor Storage	<p>(i) No outdoor storage of goods, materials, or equipment shall be permitted in any front yard or within 3.0 metres of a side lot line abutting a street. This shall not, however, prevent the display of goods or materials for retail purposes.</p> <p>(ii) No outdoor storage shall be permitted within 3.0 metres of that part of a side lot line or rear lot line which forms a boundary between a Commercial Core Zone (C-1B) and a Residential Zone.</p>

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**17.8 REGULATIONS FOR A RESIDENTIAL CARE FACILITY**

Minimum Lot Area	1400.0 square metres
Minimum Lot Frontage	30.0 metres
Minimum Front Yard And Minimum Exterior Side Yard	6.0 metres
Minimum Side Yard	1.0 metres
Minimum Rear Yard	7.5 metres
Maximum Lot Coverage Of Principal Building and Accessory Buildings	35.0 percent
Maximum Height Of Principal Building	10.0 metres

**17.9 REGULATIONS FOR EXISTING SINGLE DETACHED DWELLING**

Minimum Lot Area	350.0 square metres
Minimum Lot Frontage	11.0 metres
Minimum Front Yard And Minimum Exterior Side Yard	6.0 metres
Minimum Side Yard	1.0 metre
Minimum Rear Yard	7.5 metres
Maximum Lot Coverage Of Principal Building and Accessory Buildings	45.0 percent
Maximum Height Of Principal Building	9.0 metres; except in the case of an A-frame dwelling. In this case, the ridge of such dwelling shall have a maximum height of 10.5 metres.

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**17.10 REGULATIONS FOR A MULTIPLE DWELLING**

Minimum Lot Area	150.0 square metres for each dwelling unit
Minimum Lot Frontage	19.5 metres
Minimum Front Yard And Minimum Exterior Side Yard	6.0 metres
Minimum Side Yard	6.0 metres
Minimum Rear Yard	7.5 metres
Maximum Lot Coverage Of Principal Building and Accessory Buildings	45.0 percent
Maximum Height Of Principal Building	10.0 metres
Visual Barrier	Where a lot line forms part of a boundary between a Residential Multiple Two Zone (RM-2) and a Residential Zone, a visual barrier shall be provided and maintained along such abutting lot line in accordance with the requirements of Section 5.27 of this By-law.

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**17.11 REGULATIONS FOR A STREET TOWNHOUSE DWELLING**

Minimum Lot Area	190.0 square metres for each dwelling unit
Minimum Lot Frontage	4.5 metres; except in the case of an exterior dwelling unit with an interior side yard. In this case, the minimum lot frontage shall be 8.0 metres. And in the case of an exterior dwelling unit with an exterior side yard, the minimum lot frontage shall be 11.5 metres.
Minimum Front Yard	6.0 metres; except in the case of a dwelling unit not having a garage. In this case, the minimum front yard shall be 12.0 metres.
Minimum Exterior Side Yard	6.0 metres
Minimum Interior Side Yard	1.3 metres; except in the case of a street townhouse dwelling having a common interior side. In this case, where the interior side yard is a common wall for such dwelling, an interior side yard of 0.0 metres shall be required.
Minimum Rear Yard	7.5 metres
Maximum Lot Coverage Of Principal Building and Accessory Buildings	60.0 percent
Maximum Height Of Principal Building	9.0 metres

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**SECTION 18**

**COMMERCIAL SERVICE ZONES (C-2, C-2A)**

No person shall erect, nor use any building in whole or in part, nor use any land in whole or in part, within a C-2 or a C-2A 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:

**18.1 PERMITTED USES FOR C-2**

- Bed and Breakfast Establishment
- Building Supplies Outlet
- Business, Professional or Administrative Office
- Commercial Entertainment
- Commercial Parking Facility
- Commercial Recreation
- Dwelling, Single Detached (Existing Only)
- Dwelling Unit (Accessory Use Only)
- Financial Establishment
- Funeral Home
- Garden Centre and Nursery
- Health Services
- Manufacturing, Processing, Assembling or Fabricating Plant (accessory retail sales not occupying more than 50.0 percent of the building floor area)
- Motor Vehicle Body Shop
- Motor Vehicle Dealership
- Motor Vehicle Service Station
- Nursing Home
- Personal Services
- Place of Assembly
- Publishing Establishment
- Religious Institution
- Repair Service Shop
- Restaurant
- Retail Convenience Store

Retail Store  
Sale, Rental, or Service of Business Machines and Office Supplies  
Sale, Rental, Service, Storage, or Repair of Motor Vehicles, Major Recreational Equipment and Parts and Accessories for Motor Vehicles or Major Recreational Equipment  
Sale, Rental, Service, or Storage of Tools and Industrial Equipment  
Tourist Establishment  
Veterinary Services  
Wholesaling

**18.2 REGULATIONS FOR C-2**

Minimum Lot Area	600.0 square metres
Minimum Lot Frontage	18.0 metres
Minimum Front Yard And Minimum Exterior Side Yard	10.5 metres
Minimum Side Yard For Principal Building And Outdoor Terrace Or Patio	3.0 metres; except where the side lot line forms part of a boundary between a Commercial Service Zone (C-2) and a Residential Zone, in which case a minimum side yard of 4.5 metres shall be required.
Minimum Rear Yard For Principal Building And Outdoor Terrace Or Patio	7.5 metres
Maximum Lot Coverage Of Principal Building and Accessory Buildings	35.0 percent
Minimum Landscaped Area	20.0 percent
Maximum Gross Floor Area Of A Retail Convenience Store	No single retail convenience store shall exceed 200.0 square metres.
Maximum Number Of Retail Convenience Establishments On One Lot	3 establishments
Maximum Height Of Principal Building	10.5 metres; except in the case of an existing single detached dwelling

which shall be 9.0 metres.  
Location Of Dwelling Units

Dwelling units shall form an integral part of the principal commercial building and shall be located above or to the rear of such commercial use.

Off-Street Loading

In accordance with the requirements of Sections 6.8 to 6.10 of this By-law.

Minimum Landscaped Area

20.0 percent

Visual Barrier

Where a lot line forms part of a boundary between a Commercial Service Zone (C-2 or C-2A) and a Residential Zone, a visual barrier shall be provided and maintained along such abutting lot line in accordance with the requirements of Section 5.27 of this By-law.

Outdoor Storage

(i) No outdoor storage of goods, materials, or equipment shall be permitted in any front yard or within 3.0 metres of a side lot line abutting a street. This shall not, however, prevent the display of goods or materials for retail purposes

(ii) No outdoor storage shall be permitted within 3.0 metres of that part of a side lot line or rear lot line which forms a boundary between a Commercial Service Zone (C-2 or C-2A) and a Residential Zone.

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**18.3 REGULATIONS FOR A MOTOR VEHICLE SERVICE STATION**

Minimum Lot Area	1400.0 square metres; except in the case of a corner lot. In this case, where the motor vehicle service station is located on a corner lot, a minimum lot area of 2250.0 square metres shall be required.
Minimum Lot Frontage	30.0 metres; except in the case of a corner lot. In this case, where the motor vehicle service station is located on a corner lot, a minimum lot frontage of 60.0 metres shall be required.
Minimum Front Yard And Minimum Exterior Side Yard	6.0 metres
Minimum Side Yard	3.0 metres; except where the side lot line forms part of a boundary between a Commercial Service Zone (C-2 or C-2A) and a Residential Zone, in which case a minimum side yard of 6.0 metres shall be required.
Minimum Rear Yard	3.0 metres; except where the rear lot line forms part of a boundary between a Commercial Service Zone (C-2 or C-2A) and a Residential Zone, in which case a minimum rear yard of 6.0 metres shall be required.
Maximum Height Of Principal Building	12.0 metres
Dwelling Unit Not Permitted	No dwelling unit shall be permitted on the same lot as a motor vehicle service station.
Use Of Yards Abutting Residential Zones	A side yard or rear yard abutting a Residential Zone shall be maintained free of driveways, parking and loading spaces, and storage of equipment and materials.
Minimum Landscaped Area	20.0 percent Visual Barrier



Where a lot line forms part of a boundary between a lot containing a motor vehicle service station and a Residential Zone, a visual barrier shall be provided and maintained along such abutting lot line in accordance with the requirements of Section 5.27 of this By-law.

Outdoor Storage

(i) No outdoor storage of goods, materials, or equipment shall be permitted in any front yard or within 3.0 metres of a side lot line abutting a street. This shall not, however, prevent the display of goods or materials for retail purposes.

(ii) No outdoor storage shall be permitted within 3.0 metres of that part of a side lot line or rear lot line which forms a boundary between a Commercial Service Zone (C-2 or C-2A) and a Residential Zone.

Setback of Fuel Pump Island

6.0 metres; except that a weather canopy above a pump island shall be permitted to within 3.0 metres of a street line.

Location Of Fuel Storage Tank

No underground or above-ground fuel storage tank shall be located within 3.0 metres of a street line.

Provision Of Motor Vehicle Waiting Spaces:

Full Serve Or Self-Serve Motor Vehicle Service Station

A minimum of 4 motor vehicle waiting spaces in sequence on the lot for each fuel pump island, plus a designated area accommodating a minimum of 3 additional waiting spaces for each pump island.

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Size Of Motor Vehicle Waiting Space	Each motor vehicle waiting space shall have a minimum width of 2.5 metres and a minimum length of 5.5 metres.
Location Of Motor Vehicle Waiting Spaces	All required motor vehicle waiting spaces shall be located a minimum distance of 3.0 metres from a street line and shall not be located in a manner which may obstruct traffic flow on internal driveways which provide shared access to other uses on a lot.

#### **18.4 PERMITTED USES FOR C-2A**

In addition to the uses permitted in the C-2 Zone, the following uses shall also be permitted in the C-2A Zone.

Warehouse  
Wholesaling

#### **18.5 REGULATIONS FOR C-2A**

Except for the provisions indicated below, the regulations for a C-2A Zone shall be in accordance with the requirements of Section 18.2 of this By-law:

Minimum Lot Area	0.4 hectares
Minimum Lot Frontage	152.0 metres
Minimum Front Yard And Minimum Exterior Side Yard	18.0 metres
Minimum Side Yard For Principal Building And Outdoor Terrace Or Patio	4.5 metres; except where the side lot line forms part of a boundary between a Commercial Service Zone (C-2A) and a Residential Zone, in which case a minimum side yard of 7.5 metres shall be required.
Sewage Effluent Flow	The maximum sewage effluent flow from any subsurface septic system for a lot, or part thereof, shall be 10,000 litres per day.

## **SECTION 19**

### **COMMERCIAL HIGHWAY ZONE (C-3)**

No person shall erect, nor use any building in whole or in part, nor use any land in whole or in part, within a C-3 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:

#### **19.1 PERMITTED USES**

- Contractor's Establishment
- Commercial Recreation
- Dwelling, Single Detached (Existing Only)
- Dwelling Unit (Accessory Use Only)
- Garden Centre and Nursery
- Market Place
- Model Home Display Court and Sales Office
- Motor Vehicle Service Station
- Recreational Vehicle Sales and Service Establishment
- Restaurant
- Retail Store
- Sale, Rental, Service, Storage, or Repair of Motor Vehicles, Major Recreational Equipment and Parts and Accessories for Motor Vehicles or Major Recreational Equipment
- Tourist Establishment
- Transportation Depot
- Warehouse
- Wholesaling

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## 19.2 REGULATIONS

Minimum Lot Area	0.4 hectares
Minimum Lot Frontage	60.0 metres
Minimum Front Yard And Minimum Exterior Side Yard	18.0 metres
Minimum Side Yard For Principal Building And Outdoor Terrace Or Patio	4.5 metres; except where the side lot line forms part of a boundary between a Commercial Highway Zone (C-3) and a Residential Zone, in which case a minimum side yard of 7.5 metres shall be required.
Minimum Rear Yard For Principal Building And Outdoor Terrace Or Patio	7.5 metres
Maximum Lot Coverage Of Principal Building and Accessory Buildings	35.0 percent
Minimum Landscaped Area	20.0 percent
Maximum Height Of Principal Building	10.5 metres; except in the case of an existing single detached dwelling which shall be 9.0 metres.
Maximum Number, Use, And Location Of Dwelling Units	A maximum of one dwelling unit shall be permitted on a lot for the exclusive use of the owner of such lot or a caretaker or security guard whose presence is necessary for the protection and maintenance of the property. Such dwelling unit shall form an integral part of the principal commercial building and shall be located above or to the rear of such building.

Visual Barrier

Where a lot line forms part of a boundary between a Commercial Highway Zone (C-3) and a Residential Zone, a visual barrier shall be provided and maintained along such abutting lot line in accordance with the requirements of Section 5.26 of this By-law.

Outdoor Storage

(i) No outdoor storage of goods, materials, or equipment shall be permitted in any front yard or within 3.0 metres of a side lot line abutting a street. This shall not, however, prevent the display of goods or materials for retail purposes.

(ii) No outdoor storage shall be permitted within 3.0 metres of that part of a side lot line or rear lot line which forms a boundary between a Commercial Highway Zone (C-3) and a Residential Zone.

Motor Vehicle Service Station

Notwithstanding the regulations of this Section, the use of any Commercial Highway Zone (C-3) land for a motor vehicle service station shall be in accordance with the requirements of Section 18.3 of this By-law.

Sewage Effluent Flow

The maximum sewage effluent flow from any subsurface septic system for a lot, or part thereof, shall be 10,000 litres per day.

## **SECTION 20**

### **COMMERCIAL SPECIAL PURPOSE ZONE (C-4)**

No person shall erect, nor use any building in whole or in part, nor use any land in whole or in part, within a C-4 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:

#### **20.1 PERMITTED USES FOR C-4**

- Business, Professional or Administrative Office
- Commercial Entertainment
- Craftsman Shop
- Dwelling, Apartment
- Dwelling, Multiple
- Dwelling, Single Detached (Existing Only)
- Dwelling, Street Townhouse
- Educational Establishment
- Financial Establishment
- Health Services
- Marina
- Nursing Home
- Personal Services
- Residential Care Facility
- Restaurant
- Retail Store
- Tourist Establishment

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**20.2 REGULATIONS FOR C-4**

Minimum Lot Area	325.0 square metres
Minimum Lot Frontage	20.0 metres
Minimum Front Yard And Minimum Exterior Side Yard	6.0 metres
Minimum Side Yard For Principal Building And Outdoor Terrace Or Patio	1.5 metres
Minimum Rear Yard For Principal Building And Outdoor Terrace Or Patio	4.5 metres
Maximum Lot Coverage Of Principal Building and Accessory Buildings	50.0 percent
Minimum Landscaped Area	20.0 percent
Maximum Height Of Principal Building	10.5 metres; except in the case of an existing single detached dwelling which shall be 9.0 metres.
Boathouse and Dock Facilities	In accordance with the requirements of Sections 5.2.3 to 5.2.4.4 of this By-law.
Maximum Shoreline Development	In accordance with the requirements of Section 5.2.4 of this By-law.
Shoreline Buffer	In accordance with the requirements of Section 5.23 of this By-law.
Visual Barrier	Where a lot line forms part of a boundary between a Commercial Special Purpose Zone (C-4) and a Residential Zone, a visual barrier shall be provided and maintained along such abutting lot line in accordance with the requirements of Section 5.27 of this By-law.

Outdoor Storage

(i) No outdoor storage of goods, materials, or equipment shall be permitted in any front yard or within 3.0 metres of a side lot line abutting a street. This shall not, however, prevent the display of goods or materials for retail purposes.

(ii) No outdoor storage shall be permitted within 3.0 metres of that part of a side lot line which forms a boundary between a Commercial Special Purpose Zone (C-4) and a Residential Zone.

Multiple Dwelling

Notwithstanding the regulations of this Section, the use of a Commercial Special Purpose Zone (C-4) land for a multiple dwelling shall be in accordance with the requirements of Section 11.5 of this By-law.

Street Townhouse

Notwithstanding the regulations of this Section, the use of any Commercial Special Purpose Zone (C-4) land for a street townhouse dwelling shall be in accordance with the requirements of Section 11.6 of this By-law.



## **SECTION 21**

### **COMMERCIAL COMMUNITY ZONES (CC-5, CC-5A, CC-5B)**

No person shall erect, nor use any building in whole or in part, nor use any land in whole or in part, within a CC-5, CC-5A or a CC-5B 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:

#### **21.1 PERMITTED USES FOR CC-5**

- Bed and Breakfast Establishment
- Business Office
- Commercial Entertainment
- Dwelling, Single Detached (Existing Only)
- Dwelling Unit (Accessory Use Only)
- Health Services
- Marina
- Motor Vehicle Body Shop
- Motor Vehicle Dealership
- Motor Vehicle Service Station
- Personal Services
- Religious Institution
- Restaurant
- Retail Store
- Tourist Establishment
- Veterinary Services

#### **21.2 PERMITTED USES FOR CC-5A**

- Dwelling, Single Detached (Existing Only)
- Dwelling Unit
- Marina

**21.3 PERMITTED USES FOR CC-5B**

Bed and Breakfast Establishment  
Dwelling, Single Detached (Existing Only)  
Dwelling Unit (Accessory Use Only)  
Restaurant  
Tourist Establishment

**21.4 REGULATIONS WITH THE EXCEPTION OF A TOURIST ESTABLISHMENT**

Minimum Lot Area	0.4 hectares
Minimum Lot Frontage	60.0 metres
Minimum Front Yard And Minimum Exterior Side Yard	18.0 metres
Minimum Side Yard For Principal Building And Outdoor Terrace Or Patio	6.0 metres
Minimum Rear Yard For Principal Building And Outdoor Terrace Or Patio	15.0 metres
Setback from Optimal Summer Water Level	30.0 metres
Maximum Lot Coverage Of Principal Building And Accessory Buildings	20.0 percent
Minimum Landscaped Area	20.0 percent
Maximum Gross Floor Area Of A Retail Convenience Store	No single retail convenience store shall exceed 200.0 square metres.
Maximum Height Of Principal Building	10.5 metres; except in the case of an existing single detached dwelling which shall be 9.0 metres.

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Maximum Number, Use, And Location Of Dwelling Units	A maximum of one dwelling unit shall be permitted on a lot for the exclusive use of the owner of such lot or a caretaker or security guard whose presence is necessary for the protection and maintenance of the property. Such dwelling unit shall form an integral part of the principal commercial building and shall be located above or to the rear of such building.
Docking Facilities	Docking facilities shall not accommodate more than 14 Boat Slips.
Visual Barrier	Where a lot line forms part of a boundary between a Commercial Community Zone (CC-5, CC-5A or CC-5B) and a Residential Zone, a visual barrier shall be provided and maintained along such abutting lot line in accordance with the requirements of Section 5.27 of this By-law.
Outdoor Storage	<p>(i) No outdoor storage of goods, materials, or equipment shall be permitted in any front yard or within 3.0 metres of a side lot line abutting a street. This shall not, however, prevent the display of goods or materials for retail purposes.</p> <p>(ii) No outdoor storage shall be permitted within 3.0 metres of that part of a side lot line or rear lot line which forms a boundary between Commercial Community Zone (CC-5, CC-5A or CC-5B) Zone and a Residential Zone.</p>

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**21.5 REGULATIONS FOR A TOURIST ESTABLISHMENT**

Minimum Lot Area	0.4 hectares
Minimum Lot Frontage	75.0 metres; except in the case of a tourist establishment abutting a navigable waterway. In this case, the minimum lot frontage shall be 150.0 metres.
Minimum Front Yard And Minimum Exterior Side Yard	18.0 metres
Minimum Side Yard For Principal Building And Outdoor Terrace Or Patio	6.0 metres
Minimum Rear Yard For Principal Building And Outdoor Terrace Or Patio	15.0 metres
Setback from Optimal Summer Water Level	30.0 metres
Maximum Lot Coverage Of Principal Building And Accessory Buildings	15.0 percent
Minimum Landscaped Area	20.0 percent
Maximum Height Of Principal Building	10.5 metres
Maximum Number, Use, And Location Of Dwelling Units	A maximum of one dwelling unit shall be permitted on a lot for the exclusive use of the owner of such lot or a caretaker or security guard whose presence is necessary for the protection and maintenance of the property. Such dwelling unit shall form an integral part of the principal commercial building and shall be located above or to the rear of such building.
Off-Street Loading	In accordance with the requirements of Sections 6.8 to 6.10 of this By-law.

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Docking Facilities	Docking facilities shall not accommodate more than 14 Boat Slips.
Open Space And Recreational Use	A minimum of 50.0 percent of the developable area shall be used exclusively for open space and recreational purposes.
Visual Barrier	Where a lot line forms part of a boundary between a Tourist Establishment and a Residential Zone, a visual barrier shall be provided and maintained along such abutting lot line in accordance with the requirements of Section 5.27 of this By-law.
Outdoor Storage	<p>(i) No outdoor storage of goods, materials, or equipment shall be permitted in any front yard or within 3.0 metres of a side lot line abutting a street. This shall not, however, prevent the display of goods or materials for retail purposes.</p> <p>(ii) No outdoor storage shall be permitted within 3.0 metres of that part of a side lot line which forms a boundary between a Commercial Community Zone (CC-5, CC-5A or CC-5B) and a Residential Zone.</p>

## **SECTION 22**

### **COMMERCIAL GATEWAY ZONE (C-6)**

No person shall erect, nor use any building in whole or in part, nor use any land in whole or in part, within a C-6 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:

#### **22.1 PERMITTED USES**

- Beverage Brewing/Distillation as an accessory use to a restaurant
- Building Supply Outlet
- Business, Professional or Administrative Office above ground floor retail use
- Car Wash as an accessory use to a Motor Vehicle Service Station
- Commercial Entertainment
- Commercial Recreation
- Dwelling, Single Detached (Existing Only)
- Financial Establishment
- Garden Centre
- Health Services
- Motor Vehicle Service Station
- Personal Services
- Printing Establishment
- Repair Service Shop
- Restaurant
- Retail Store
- Sale of Crafts
- Service of Business Machines and Office Supplies
- Service or Repair of Motor Vehicles, Major Recreational Equipment and Parts and Accessories for Motor Vehicles or Major Recreational Equipment
- Tourist Establishment

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## 22.2 REGULATIONS

Minimum Lot Area	0.4 hectares
Minimum Lot Frontage	30.0 metres
Minimum Front Yard And Minimum Exterior Side Yard	18.0 metres
Minimum Side Yard For Principal Building And Outdoor Terrace Or Patio	4.5 metres; except where the side lot line forms part of a boundary between a Commercial Highway Zone; in which case a minimum side yard of 7.5 metres shall be required.
Minimum Rear Yard For Principal Building And Outdoor Terrace Or Patio	7.5 metres
Maximum Lot Coverage Of Principal Building And Accessory Buildings	35.0 percent
Maximum Height Of Principal Building	15.5 metres
Minimum Landscaped Area	20.0 percent
Visual Barrier	Where a lot line forms part of a boundary between a Commercial Gateway Zone (C-6) and a Residential Zone, a visual barrier shall be provided and maintained along such abutting lot line in accordance with the requirements of Section 5.27 of this By-law.
Outdoor Storage	(i) No outdoor storage of goods, materials, or equipment shall be permitted in any front yard or within 3.0 metres of a side lot line abutting a street. This shall not, however, prevent the display of goods or materials for retail purposes.

(ii) No outdoor storage shall be permitted within 3.0 metres of that part of a side lot line or rear lot line which forms a boundary between a Commercial Gateway Zone (C-6) and any Residential Zone.

Municipal Services

Development within the Commercial Gateway Zone shall only be permitted on full municipal services.

### **22.3 REGULATIONS FOR SINGLE DETACHED DWELLINGS**

Minimum Front Yard And Minimum Exterior Side Yard Abutting A Street	6.0 metres
Minimum Side Yard	1.3 metres
Minimum Rear Yard	7.5 metres; 1.0 metre for a detached garage.
Maximum Lot Coverage Of Principal Building and Accessory Buildings	45.0 percent
Maximum Height Of Principal Building	9.0 metres; except in the case of an A-frame dwelling. In this case, the ridge of such dwelling shall have a maximum height of 10.5 metres.



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**SECTION 23**

**COMMERCIAL RURAL ZONE (CR-7)**

No person shall erect, nor use any building in whole or in part, nor use any land in whole or in part, within a CR-7 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:

**23.1 PERMITTED USES**

- Contractor's Yard
- Craftsman Shop
- Dwelling, Single Detached (Existing Only)
- Dwelling Unit (Accessory Use Only)
- Personal Services
- Retail Convenience Store
- Veterinary Services

**23.2 REGULATIONS**

Minimum Lot Area	0.4 hectares
Minimum Lot Frontage	60.0 metres
Minimum Front Yard And Minimum Exterior Side Yard	18.0 metres
Minimum Side Yard	6.0 metres
Minimum Rear Yard	15.0 metres
Maximum Lot Coverage Of Principal Building and Accessory Buildings	20.0 percent
Minimum Landscaped Area	20.0 percent
Maximum Height Of Principal Building	10.5 metres; except in the case of an existing single detached dwelling which shall be 9.0 metres.

Maximum Number, Use, And  
Location Of Dwelling Units

A maximum of one dwelling unit shall be permitted on a lot for the exclusive use of the owner of such lot or a caretaker or security guard whose presence is necessary for the protection and maintenance of the property. Such dwelling unit shall form an integral part of the principal commercial building and shall be located above or to the rear of such building.

Visual Barrier

Where a lot line forms part of a boundary between a Commercial Rural Zone (CR-7) and a Residential Zone, a visual barrier shall be provided and maintained along such abutting lot line in accordance with the requirements of Section 5.27 of this By-law.

Outdoor Storage

(i) No outdoor storage of goods, materials, or equipment shall be permitted in any front yard or within 3.0 metres of a side lot line abutting a street. This shall not, however, prevent the display of goods or materials for retail purposes.

(ii) No outdoor storage shall be permitted within 3.0 metres of that part of a side lot line which forms a boundary between a Commercial Rural Zone (CR-7) and a Residential Zone.

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**SECTION 24**

**COMMERCIAL WATERFRONT ZONES (CW-8, CW-8A)**

No person shall erect, nor use any building in whole or in part, nor use any land in whole or in part, within a CW-8 or a CW-8A 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:

**24.1 PERMITTED USES FOR CW-8**

Bed and Breakfast Establishment  
Dwelling, Single Detached (Accessory Use Only – Maximum one (1) permitted)  
Dwelling Unit  
Marina  
Restaurant (Accessory Use Only)  
Retail Store (Accessory Use Only)  
Tourist Establishment

**24.2 PERMITTED USES FOR CW-8A**

Dwelling, Single Detached (Existing Only)  
Dwelling Unit (Accessory Use Only)  
Marina  
Restaurant (Accessory Use Only)  
Retail Store (Accessory Use Only)

**24.3 REGULATIONS**

Minimum Lot Area	0.8 hectares
Minimum Lot Frontage	60.0 metres
Minimum Setback From The Optimal Summer Water Level	30.0 metres
Minimum Side Yard for all Buildings and Structures, including an Outdoor Terrace or Patio	6.0 metres; except in the case where a side yard abuts a Residential or Open Space Zone (OS). In this case, the minimum side yard shall be 12.0

metres.

Minimum Rear Yard For Principal Building And Outdoor Terrace Or Patio	7.5 metres
Maximum Lot Coverage Of Principal Building And Accessory Buildings	Refer to Special Provision Numbers 301 to 308 as detailed in Appendix "C".
Minimum Landscaped Area	20.0 percent
Maximum Gross Floor Area Of A Retail Convenience Store	No single retail convenience store shall exceed 200.0 square metres.
Maximum Height Of Buildings	10.5 metres; except in the case of an existing single detached dwelling which shall be 9.0 metres.
Maximum Number of Tourist Resort Units	The lesser of one tourist resort unit per 6.0 metres of frontage or 10 resort units per hectare,
Maximum Number, Use, And Location Of Dwelling Units	A maximum of one dwelling unit shall be permitted on a lot for the exclusive use of the owner of such lot or a caretaker or security guard whose presence is necessary for the protection and maintenance of the property. Such dwelling unit shall form an integral part of the principal commercial building and shall be located above or to the rear of such building.
Docking Facilities	Docking facilities shall not accommodate more than 14 Boat Slips.
Maximum Projection of Docking Facility	20.0 metres; except in a Narrow Waterway where the Maximum Projection shall be 6.0 metres.
Visual Barrier	Where a lot line forms part of a boundary between a Commercial Waterfront Zone (CW-8 or CW-8A) and a Residential Zone, a visual

barrier shall be provided and maintained along such abutting lot line in accordance with the requirements of Section 5.27 of this By-law.

#### Outdoor Storage

(i) No outdoor storage of goods, materials, or equipment shall be permitted in any front yard or within 3.0 metres of a side lot line abutting a street. This shall not, however, prevent the display of goods or materials for retail purposes.

(ii) No outdoor storage shall be permitted within 3.0 metres of that part of a side lot line or rear lot line which forms a boundary between a Commercial Waterfront Zone (CW-8 or CW-8A) and a Residential Zone.

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**SECTION 25**

**COMMERCIAL RECREATION ZONE (CR-9)**

No person shall erect, nor use any building in whole or in part, nor use any land in whole or in part, within a CR-9 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:

**25.1 PERMITTED USES**

- Commercial Recreation
- Commercial Campground
- Conservation
- Park
- Restaurant (Accessory Use Only)
- Retail Convenience Store (Accessory Use Only)

**25.2 REGULATIONS**

Minimum Lot Area	2.0 hectares
Minimum Lot Frontage	60.0 metres
Minimum Setback From The Optimal Summer Water Level	30.0 metres
Minimum Front Yard and Exterior Side Yard	15.0 metres
Minimum Side Yard	15.0 metres;
Minimum Rear Yard	15.0 metres
Maximum Lot Coverage Of Principal Building And Accessory Buildings	10 percent

Minimum Landscaped Area	20.0 percent
Maximum Height Of Buildings	12.0 metres
Outdoor Storage	<p>(i) No outdoor storage of goods, materials, or equipment shall be permitted in any front yard or within 3.0 metres of a side lot line abutting a street. This shall not, however, prevent the display of goods or materials for retail purposes.</p> <p>(ii) No outdoor storage shall be permitted within 3.0 metres of that part of a side lot line or rear lot line which forms a boundary between a Commercial Waterfront Zone (CW-8 or CW-8A) and a Residential Zone.</p>

## **SECTION 26**

### **BUSINESS ONE ZONE (B-1)**

No person shall erect, nor use any building in whole or in part, nor use any land in whole or in part, within a B-1 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:

#### **26.1 PERMITTED USES**

- Building Supplies Outlet
- Business, Professional or Administrative Office
- Contractor's Establishment
- Commercial Entertainment
- Commercial Recreation
- Craftsman Shop
- Dwelling, Single Detached (Existing Only)
- Garden Centre and Nursery
- Laboratory
- Light Industrial
- Motor Vehicle Body Shop
- Motor Vehicle Service Station
- Place of Assembly
- Repair Service Shop
- Research and Development Establishment
- Restaurant
- Retail Store
- Sale and Storage of Heating Fuel
- Sale, Rental, Service, or Repair of Motor Vehicles
- Sale, Rental, Service, or Storage of Tools and Industrial, Farm, or Catering Equipment
- Self-Storage Facility
- Storage Facility
- Transportation Depot



Truck Transport Terminal  
Veterinary Services  
Wholesaling

26.2 Where both municipal water and sewer services are available to the subject property, the following uses shall be permitted in addition to those identified in Section 26.1:

Beverage Brewing  
Beverage Distillation  
Printing Establishment  
Publishing Establishment

**26.3 REGULATIONS**

Minimum Lot Area	600.0 square metres for lots served by public water and sanitary sewers; or  0.4 hectares for lots served by public water only.
Minimum Lot Frontage	18.0 metres for lots served by public water and sanitary sewers; or  40.0 metres for lots served by public water only.
Minimum Front Yard And Minimum Exterior Side Yard	12.0 metres
Minimum Side Yard	6.0 metres; except in the case where the side lot line forms part of a boundary between a Business One Zone (B-1) and an Open Space Zone (OS) or a Residential Zone, in which case a minimum side yard of 12.0 metres shall be required.
Minimum Rear Yard	10.0 metres; except in the case where the rear lot line forms part of a boundary between a Business One Zone (B-1) and an Open Space Zone (OS) or a Residential Zone, in which case a minimum rear yard of 15.0

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metres shall be required.	
Maximum Lot Coverage Of Principal Building and Accessory Buildings	65.0 percent
Minimum Gross Leasable Floor Area Of A Retail Store	400.0 square metres
Maximum Gross Leasable Floor Area Of A Retail Store	2000.0 square metres
Maximum Height Of Principal Buildings	12.0 metres; except in the case of an existing single detached dwelling which shall be 9.0 metres.
Maximum Height of Accessory Buildings	7.5 metres
Minimum Landscaped Area	20.0 percent
Visual Barrier	Where a lot line forms part of a boundary between a B-1 Zone and a Residential Zone, a visual barrier shall be provided and maintained along such abutting lot line in accordance with the requirements of Section 5.27 of this By-law.
Outdoor Storage	<p>(i) No outdoor storage of goods, materials, or equipment shall be permitted in any front yard or within 12.0 metres of a side lot line abutting a street. This shall not, however, prevent the display of goods or materials for retail purposes.</p> <p>(ii) No outdoor storage shall be permitted within 12.0 metres of that part of a side lot line or rear lot line which forms a boundary between a B-1 Zone and a Residential Zone.</p> <p>(iii) Outdoor storage of goods and materials that are an integral part of the principal use in a B-1 Zone shall be screened from public view in accordance with the requirements of Section 5.27 of this By-law.</p>

## **SECTION 27**

### **EXTRACTIVE INDUSTRIAL ZONE (M-1)**

No person shall erect, nor use any building in whole or in part, nor use any land in whole or in part, within an M-1 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:

#### **27.1 PERMITTED USES**

Dwelling, Single Detached (Existing Only)  
 Pit  
 Portable Asphalt Plant  
 Quarry  
 Sand, Gravel, or Rock Quarrying Extraction Operation  
 Wayside Pit/Wayside Quarry

#### **27.2 REGULATIONS**

Minimum Lot Area	4.0 hectares
Minimum Lot Frontage	152.0 metres
Minimum Front Yard And Minimum Side Yard Abutting A Street	15.0 metres
Minimum Side Yard And Minimum Rear Yard	15.0 metres
Maximum Height Of Principal Building	12.0 metres; except for an existing single detached dwelling which shall be 9.0 metres.
Visual Barrier	Where a lot line abuts a street or forms part of a boundary between an Extractive Industrial Zone (M-1) and a Residential Zone, a visual barrier with a minimum height of 2.0 metres shall be provided and maintained along such abutting lot line in accordance with the requirements of Section 5.27 of this by-law.

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Outdoor Storage

No outdoor storage shall be permitted within 15.0 metres of any lot line in an Extractive Industrial Zone (M-1).

Sewage Effluent Flow

The maximum sewage effluent flow from any subsurface septic system for a lot, or part thereof, shall be 10,000 litres per day.

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**SECTION 28**

**RURAL INDUSTRIAL ZONE (M-2)**

No person shall erect, nor use any building in whole or in part, nor use any land in whole or in part, within an M-2 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:

**28.1 PERMITTED USES**

Contractor's Establishment  
Craftsman Shop  
Dwelling, Single Detached (Existing Only)  
Dwelling Unit (Accessory Use Only)  
Garden Centre and Nursery  
Light Industrial  
Sale and Storage of Bulk Fuels  
Sale, Rental, Storage, or Service of Tools and Industrial or Farm Equipment  
Self-Storage Facility  
Storage Facility  
Transportation Depot

**28.2 REGULATIONS**

Minimum Lot Area	0.4 hectares
Minimum Lot Frontage	60.0 metres
Minimum Front Yard And Minimum Side Yard Abutting A Street	15.0 metres; except in the case where the front lot line or the side lot line abutting a street forms part of a boundary between a Rural Industrial Zone (M-2) and any other zone, in which case a minimum front yard and a minimum side yard abutting a street of 60.0 metres shall be required.

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Minimum Side Yard And Minimum Rear Yard	15.0 metres; except in the case where the side lot line or the rear lot line forms part of a boundary between a Rural Industrial Zone (M-2) and any other zone, in which case a minimum side yard and a minimum rear yard of 60.0 metres shall be required.
Maximum Lot Coverage of Principal Building And Accessory Buildings	35.0 percent
Maximum Height Of Principal Building	12.0 metres; except for an existing single detached dwelling which shall be 9.0 metres.
Maximum Number, Use, And Location Of Dwelling Units	A maximum of one dwelling unit shall be permitted on a lot for the exclusive use of the owner of such lot or a caretaker or security guard whose presence is necessary for the protection and maintenance of the property. Such dwelling unit shall form an integral part of the principal industrial building and shall be located above or to the rear of such building.
Off-Street Loading	No loading space shall be permitted to locate within 15.0 metres of that part of a side lot line or rear lot line which forms a boundary between a Rural Industrial Zone (M-2) and a Residential Zone.
Visual Barrier	Where a lot line forms part of a boundary between a Rural Industrial Zone (M-2) and a Residential Zone, a visual barrier shall be provided and maintained along such abutting lot line in accordance with the requirements of Section 5.27 of this By-law.

Outdoor Storage

(i) No outdoor storage of goods, materials, or equipment shall be permitted in any front yard or within 15.0 metres of a side lot line abutting a street. This shall not, however, prevent the display of goods or materials for retail purposes.

(ii) No outdoor storage shall be permitted within 15.0 metres of that part of a side lot line or rear lot line which forms a boundary between a Rural Industrial Zone (M-2) and a Residential Zone.

Sewage Effluent Flow

The maximum sewage effluent flow from any subsurface septic system for a lot, or part thereof, shall be 10,000 litres per day.

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**SECTION 29**

**GENERAL INDUSTRIAL ZONE (M-3)**

No person shall erect, nor use any building in whole or in part, nor use any land in whole or in part, within an M-3 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:

**29.1 PERMITTED USES**

- Building Supplies Outlet
- Contractor's Establishment
- Craftsman Shop
- Dwelling, Single Detached (Existing Only)
- Heavy Industrial
- Light Industrial
- Motor Vehicle Body Shop
- Recreational Vehicle Sales and Service Establishment
- Repair Service Shop
- Sale and Storage of Heating Fuel
- Service or Storage of Tools and Industrial, Farm, or Catering Equipment
- Self-Storage Facility
- Storage Facility
- Transportation Depot
- Wholesaling

**29.2** Where both municipal water and sewer services are available to the subject property, the following uses shall be permitted in addition to those identified in Section 29.1:

- Beverage Brewing
- Beverage Distillation
- Printing Establishment
- Publishing Establishment



### 29.3 REGULATIONS

Minimum Lot Area	600.0 square metres for lots served by public water and sanitary sewers; or  0.4 hectares for lots served by public water only.
Minimum Lot Frontage	30.0 metres for lots served by public water and sanitary sewers; or  40.0 metres for lots served by public water only.
Minimum Front Yard And Minimum Side Yard Abutting A Street	12.0 metres
Minimum Side Yard	6.0 metres; except in the case where the side lot line forms part of a boundary between a General Industrial Zone (M-3) and an Open Space Zone (OS) or a Residential Zone, in which case a minimum side yard of 12.0 metres shall be required.
Minimum Rear Yard	10.0 metres; except in the case where the rear lot line forms part of a boundary between a General Industrial Zone (M-3) and an Open Space Zone (OS) or a Residential Zone, in which case a minimum rear yard of 15.0 metres shall be required.
Maximum Lot Coverage Of Principal Building and Accessory Buildings	65.0 percent
Minimum Landscaped Area	20.0 percent
Maximum Height Of Principal Buildings	12.0 metres; except for an existing single detached dwelling which shall be 9.0 metres.
Maximum Height Of Accessory Buildings	7.5 metres

---

Maximum Building Floor Area For Accessory Showroom Retail, Wholesale, and Office	20.0 percent of the building floor area of the industrial building
Off-Street Loading	No loading space shall be located within 12.0 metres of that part of a side lot line or a rear lot line which forms a boundary between a General Industrial Zone (M-3) and a Residential Zone.
Visual Barrier	Where a lot line forms part of a boundary between a General Industrial Zone (M-3) and a Residential Zone, a visual barrier shall be provided and maintained along such abutting lot line in accordance with the requirements of Section 5.27 of this By-law.
Outdoor Storage	<p>(i) No outdoor storage of goods, materials, or equipment shall be permitted in any front yard or within 12.0 metres of a side lot line abutting a street. This shall not, however, prevent the display of goods or materials for retail purposes.</p> <p>(ii) No outdoor storage shall be permitted within 12.0 metres of that part of a side lot line or rear lot line which forms a boundary between a General Industrial Zone (M-3) and a Residential Zone.</p> <p>(iii) Outdoor storage of goods and materials that are an integral part of the principal use in the General Industrial Zone (M-3) shall be screened from public view in accordance with the requirements of Section 5.27 of this By-law.</p>

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**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.

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**SECTION 31**

**INSTITUTIONAL ZONE (I)**

No person shall erect, nor use any building in whole or in part, nor use any land in whole or in part, within an I 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:

**31.1 PERMITTED USES**

Dwelling, Apartment (Accessory to an Educational Establishment Use Only)  
Dwelling, Multiple (Accessory to an Educational Establishment Use Only)  
Dwelling, Single Detached (Existing Only)  
Dwelling Unit  
Educational Establishment  
Hospital  
Library  
Medical Clinic  
Nursing Home  
Place of Assembly  
Recreation Centre  
Religious Institution  
Residential Care Facility

**31.2 REGULATIONS**

Minimum Lot Area	1400.0 square metres for lots served by public water and sanitary sewers; or 0.4 hectares for lots served by public water only; or 1.0 hectares for lots served by private services
Minimum Lot Frontage	30.0 metres for lots served by public water and sanitary sewers; or 60.0 metres for lots served by public water only or private services.

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	10.5 metres
Minimum Front Yard And Minimum Exterior Side Yard Minimum Side Yard	6.0 metres; except where the side lot line forms part of a boundary between an Institutional Zone (I) and a Residential Zone, in which case a minimum side yard of 7.5 metres shall be required.
Minimum Rear Yard	10.5 metres; except where the rear lot line forms part of a boundary between an Institutional Zone (I) and a Residential Zone, in which case a minimum rear yard of 15.0 metres shall be required.
Maximum Lot Coverage Of Principal Building and Accessory Buildings	20.0 percent
Minimum Landscaped Area	20.0 percent
Maximum Height Of Principal Building	10.5 metres
Maximum Number, Use And Location Of Dwelling Units	A maximum of one dwelling unit shall be permitted on a lot for the exclusive use of the owner of such lot or a caretaker or security guard whose presence is necessary for the protection and maintenance of the property. Such dwelling unit shall form an integral part of the principal institutional building and shall be located above or to the rear of such building.
Visual Barrier	Where a lot line forms part of a boundary between an Institutional Zone (I) and a Residential Zone, a visual barrier shall be provided and maintained along such abutting lot line in accordance with the requirements of Section 5.27 of this By-law.

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**SECTION 32**

**RECREATIONAL INSTITUTIONAL ZONE (RI)**

No person shall erect, nor use any building in whole or in part, nor use any land in whole or in part, within a RI 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:

**32.1 PERMITTED USES**

Dwelling, Single Detached

Recreational Institution

Religious Institution

**32.2 REGULATIONS**

Minimum Lot Area	12.0 hectares
Minimum Lot Frontage	152.0 metres
Minimum Front Yard And Minimum Exterior Side Yard	30.0 metres
Minimum Setback From The Optimal Summer Water Level	30.0 metres
Minimum Side Yard	30.0 metres
Minimum Rear Yard	30.0 metres
Maximum Lot Coverage Of Principal Building And Accessory Buildings	5.0 percent
Maximum Height Of Principal Building	10.5 metres
Maximum Shoreline Development	In accordance with the requirements of Section 5.2.4 of this By-law.

Maximum Number, Use, And  
Location Of Single Detached  
Dwelling

A maximum of one single detached dwelling shall be permitted on a lot for the exclusive use of the owner of such lot or a caretaker or security guard whose presence is necessary for the protection and maintenance of the property.

Boathouse and Dock Facilities

In accordance with the requirements of Sections 5.2.3 to 5.2.4.4 of this By-law.

Maximum Shoreline Development

In accordance with the requirements of Section 5.2.4 of this By-law.

Shoreline Buffer

In accordance with the requirements of Section 5.23 of this By-law.

Visual Barrier

Where a lot line forms part of a boundary between a Recreational Institutional Zone (RI) and a Residential Zone, a visual barrier shall be provided and maintained along such abutting lot line in accordance with the requirements of Section 5.27 of this By-law.

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**SECTION 33**

**MOBILE HOME ZONE (MH)**

No person shall erect, nor use any building in whole or in part, nor use any land in whole or in part, within an MH 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:

**33.1 PERMITTED USES**

- Dwelling, Single Detached (**Existing Only**)
- Dwelling Unit
- Mobile Home Park
- Park
- Personal Services
- Retail Convenience Store

**33.2 REGULATIONS FOR A MOBILE HOME PARK**

Minimum Lot Area	4.0 hectares
Minimum Lot Frontage	120.0 metres
Minimum Front Yard And Minimum Exterior Side Yard	15.0 metres
Minimum Side Yard	15.0 metres; except where the side lot line forms part of a boundary between a Mobile Home Zone (MH) and another Mobile Home Zone (MH), in which case a minimum side yard of 18.0 metres shall be required.
Minimum Rear Yard	15.0 metres; except where the rear lot line forms part of a boundary between a Mobile Home Zone (MH) and another Mobile Home Zone (MH), in which case a minimum rear yard of 18.0 metres shall be required.



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Maximum Height Of Principal Building	7.5 metres
Maximum Number, Use, And Location Of Dwelling Units	A maximum of one dwelling unit shall be permitted in a mobile home park for the exclusive use of the owner of such park or a caretaker or security guard whose presence is necessary for the protection and maintenance of the property.
Maximum Number Of Accessory Structures	A maximum of one (1) deck (attached or detached) and one (1) storage building with a maximum size of 10.0 sq. metres shall be permitted on each mobile home site.
Minimum Width Of An Internal Road	9.0 metres
Visual Barrier	Where a lot line forms part of a boundary between a Mobile Home Zone (MH) and a Residential Zone, a visual barrier shall be provided and maintained along such abutting lot line in accordance with the requirements of Section 5.27 of this By-law.
Outdoor Storage	No outdoor storage shall be permitted in any yard within a mobile home park.

**33.3 REGULATIONS FOR A MOBILE HOME SITE**

Minimum Site Area	700.0 square metres
Minimum Site Frontage Along An Internal Road	23.0 metres
Minimum Front Yard	7.0 metres
Minimum Side Yard And Minimum Rear Yard	2.5 metres
Maximum Site Coverage Of Principal Building and Accessory Buildings	20.0 percent

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Maximum Size Of An Accessory Building	9.5 square metres
Minimum Side Yard and Minimum Rear Yard For An Accessory Building From A Mobile Home Site Boundary	1.0 metres

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**SECTION 34**

**OPEN SPACE ZONE (OS)**

No person shall erect, nor use any building in whole or in part, nor use any land in whole or in part, within an OS or an OS-A 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:

**34.1 PERMITTED USES FOR OS ZONE**

- Conservation
- Park
- Cemetery

**34.2 REGULATIONS FOR OS ZONE**

Minimum Lot Area	n/a
Minimum Lot Frontage	n/a
Minimum Front Yard And Minimum Exterior Side Yard	30.0 metres
Minimum Setback From The Optimal Summer Water Level	30.0 metres
Minimum Side Yard	15.0 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
Visual Barrier	Where a lot zoned Open Space (OS) containing a park used for uses other than passive forms of recreational uses as defined in Section 4.132 abuts a Residential Zone, a visual barrier shall be provided and maintained along such abutting lot line in accordance with the requirements of Section 5.27 of this By-law.

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**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

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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 35.2 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

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**SECTION 36**

**WATERFRONT LANDING ZONE (WL)**

No person shall erect, nor use any building in whole or in part, nor use any land in whole or in part, within a WL 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:

**36.1 PERMITTED USES**

Waterfront Landing

**36.2 REGULATIONS**

No buildings shall be permitted in the Waterfront Landing Zone (WL) except in accordance with the requirements of Section 5.2.4 of this By-law.

Minimum Lot Area	1,393.5 square metres
Minimum Lot Frontage	30.0 metres or 10.0 metres per Boat Slip, whichever is greater
Minimum Setback From The Optimal Summer Water Level	30.0 metres
Minimum Side Yard	6.0 metres
Minimum Rear Yard	15.0 metres
Maximum Lot Coverage	10.0 percent
Visual Barrier	Where a lot line forms part of a boundary between a Waterfront Landing Zone (WL) and a Residential Zone, a visual barrier shall be provided and maintained along such abutting lot line in accordance with the requirements of Section 5.27 of this By-law.
Location Of Dock	In accordance with the requirements of Section 5.2.4 of this By-law.
Docking Facilities	Docking facilities shall not accommodate more than 14 boat slips.

**APPENDIX “A”**

**ZONING GRID SCHEDULES**

**(REFER TO SECTION 3.3 OF THIS BY-LAW)**

**(For easy reference, Appendix “A” is bound under separate cover)**

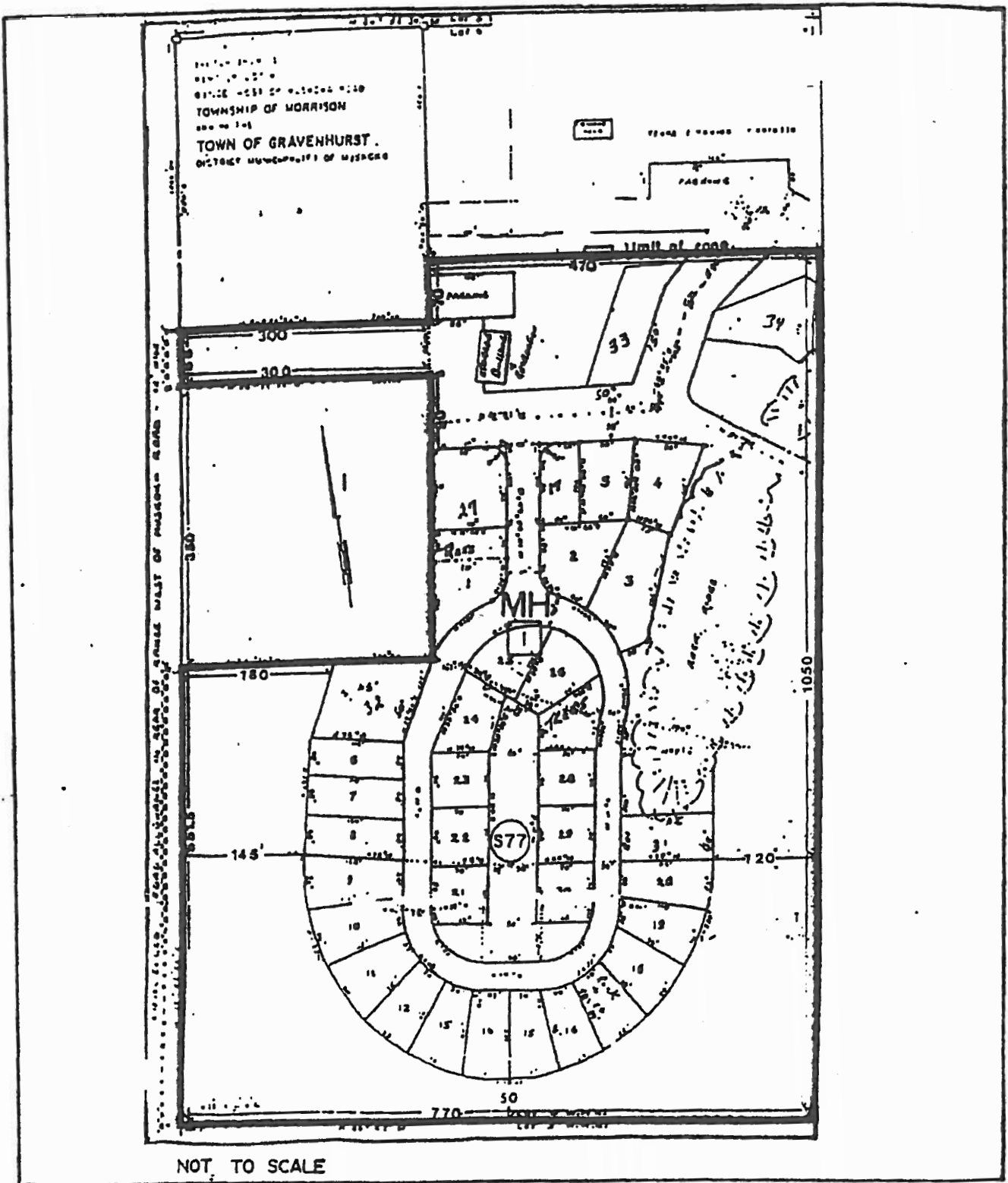
**APPENDIX “B”**

**PROPERTY DETAIL SCHEDULES**

**(REFER TO SECTION 3.5.3 OF THIS BY-LAW)**

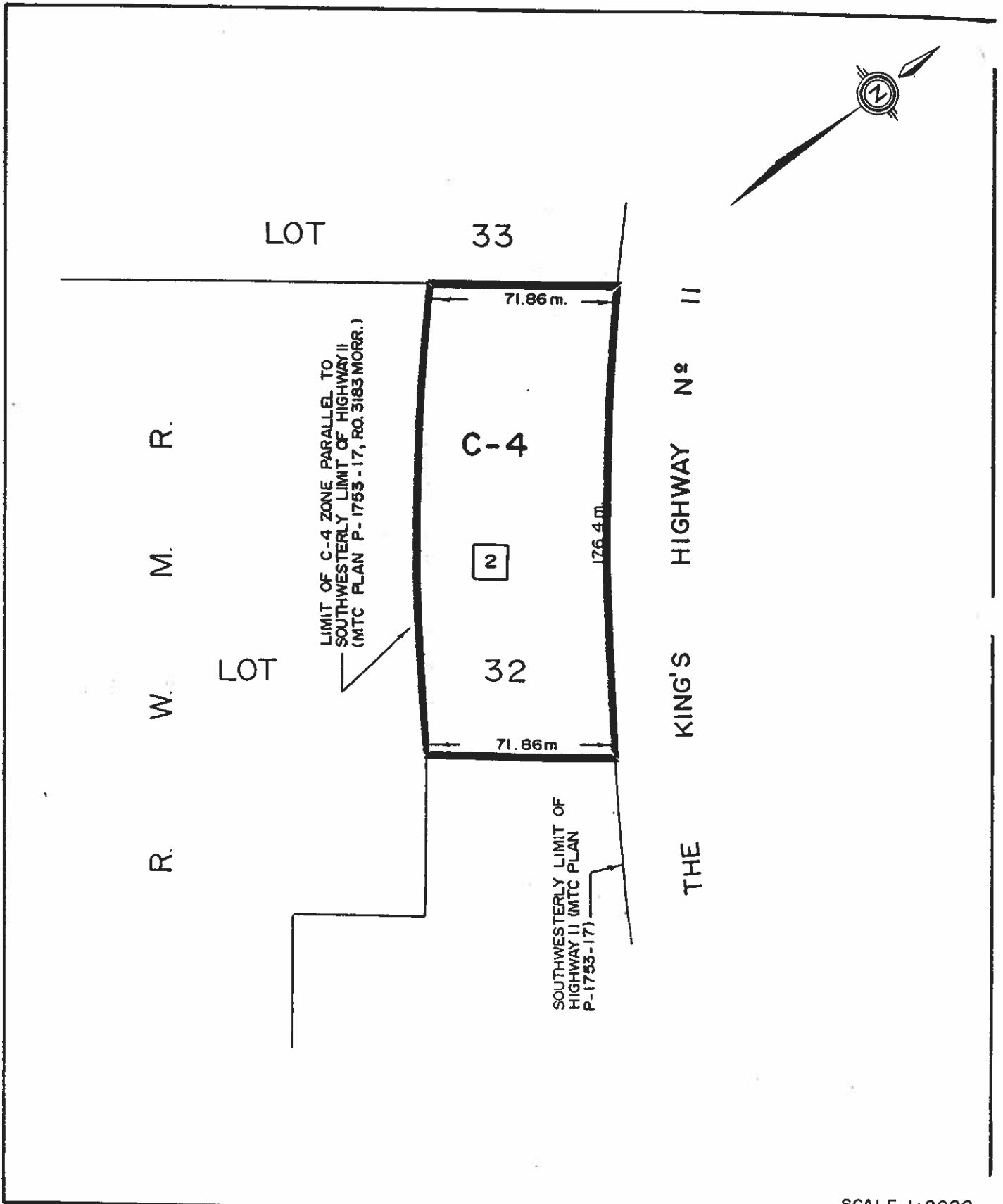
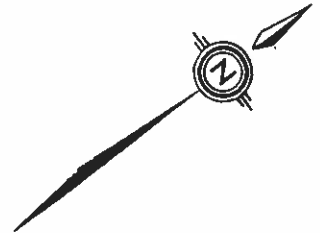


PROPERTY DETAIL SCHEDULE No. 1



SHOWING PART OF LOT 4, RANGE WEST MUSKOKA ROAD  
SPECIAL PROVISION 77 - APPENDIX "C"

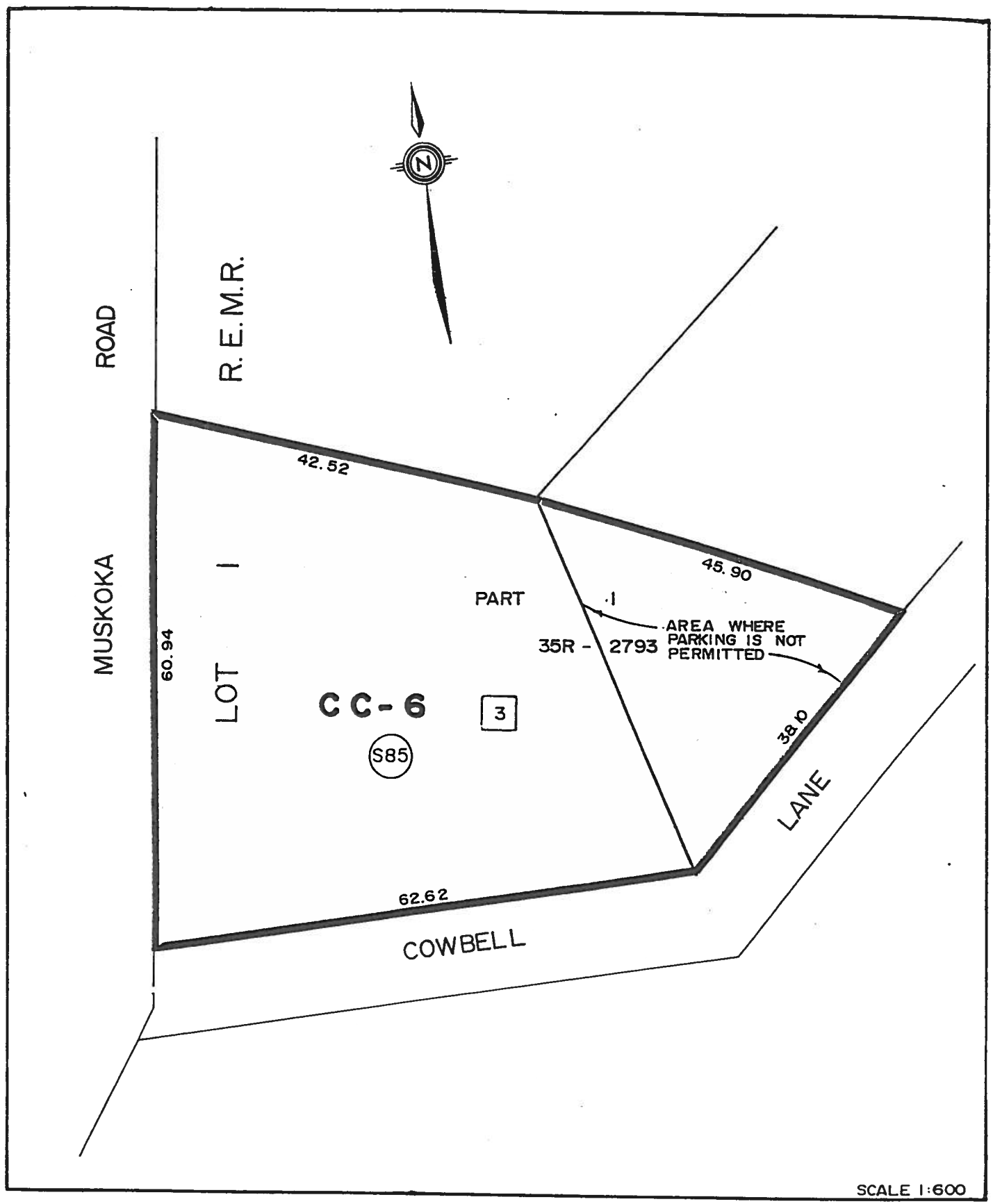
PROPERTY DETAIL SCHEDULE No. 2



SCALE 1:2000

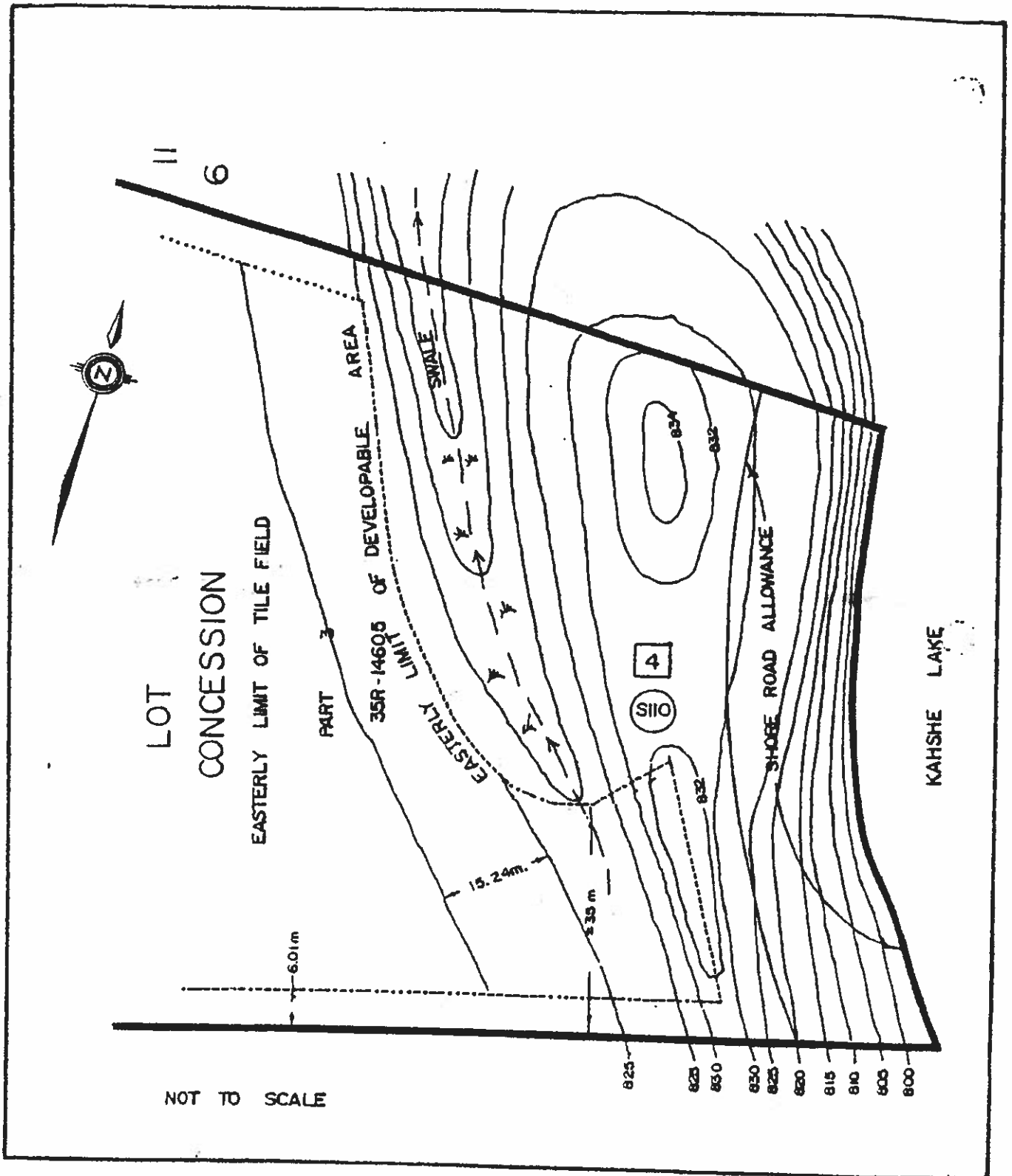
DETAIL FROM SCHEDULE No. 64 OF APPENDIX "A"  
SHOWING PART LOT 32, RANGE WEST MUSKOKA ROAD  
SPECIAL PROVISION 39 - APPENDIX "C"

PROPERTY DETAIL SCHEDULE No. 3



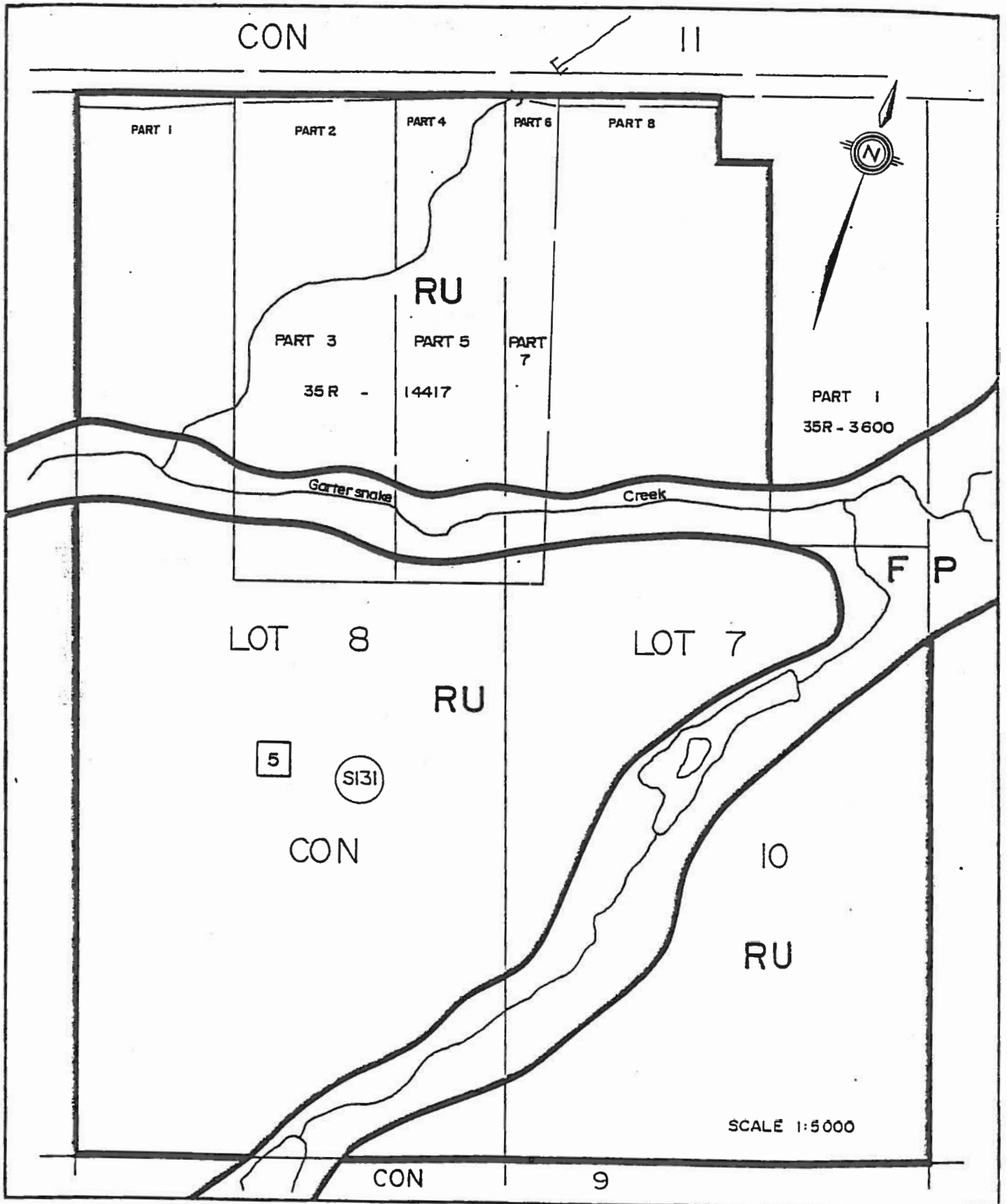
DETAIL FROM SCHEDULE No. 123 OF APPENDIX "A"  
SHOWING PART OF LOT 1, RANGE EAST MUSKOKA ROAD  
SPECIAL PROVISION 85 - APPENDIX "C"

PROPERTY DETAIL SCHEDULE No. 4



SHOWING PART OF LOT 11, CONCESSION 6  
SPECIAL PROVISION 110 - APPENDIX "C"

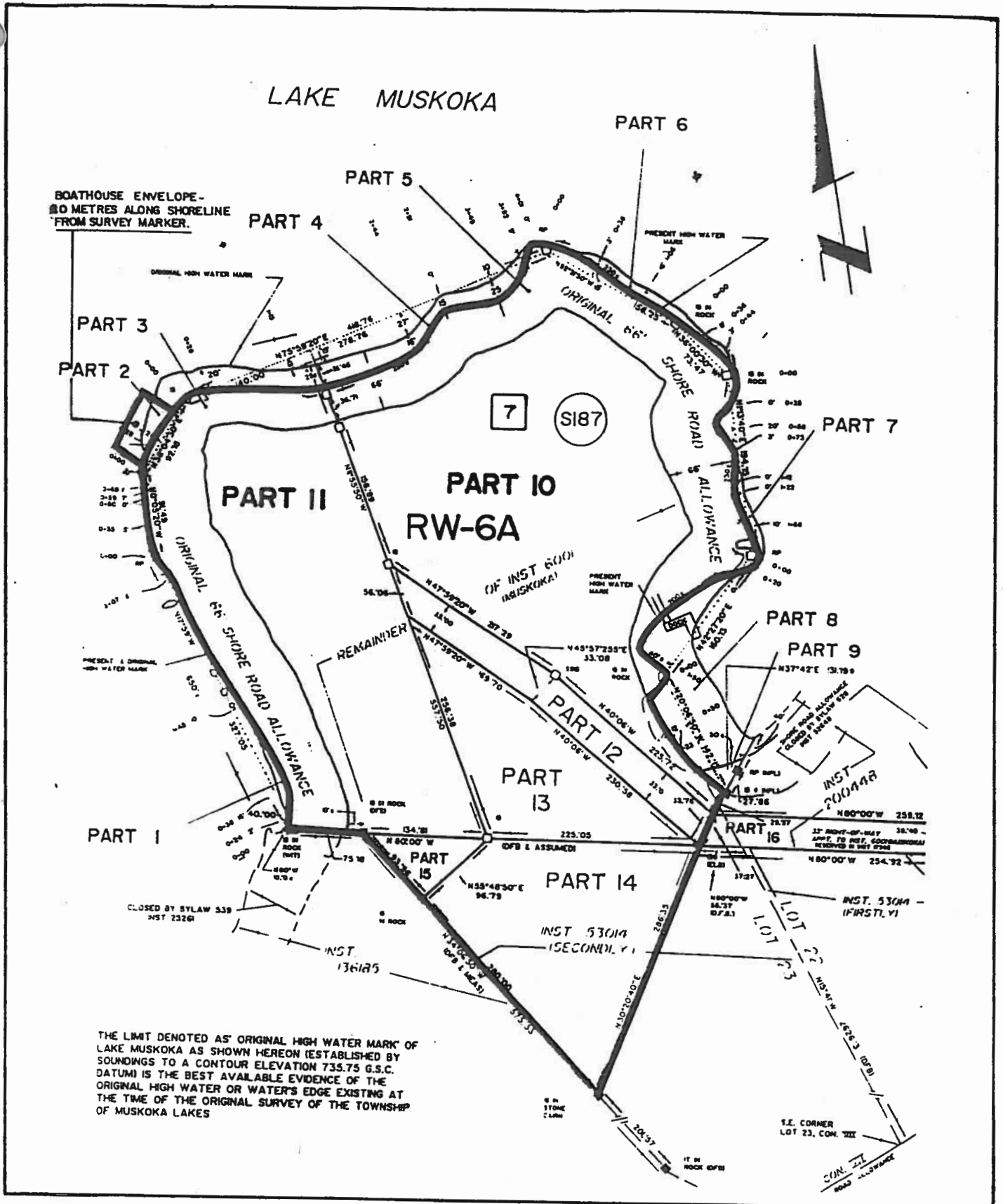
PROPERTY DETAIL SCHEDULE No. 5



DETAIL FROM SCHEDULE No. 28,53,54 OF APPENDIX "A"  
SHOWING PART OF LOT 7, LOT 8, CONCESSION 10  
SPECIAL PROVISION 131 - APPENDIX "C"

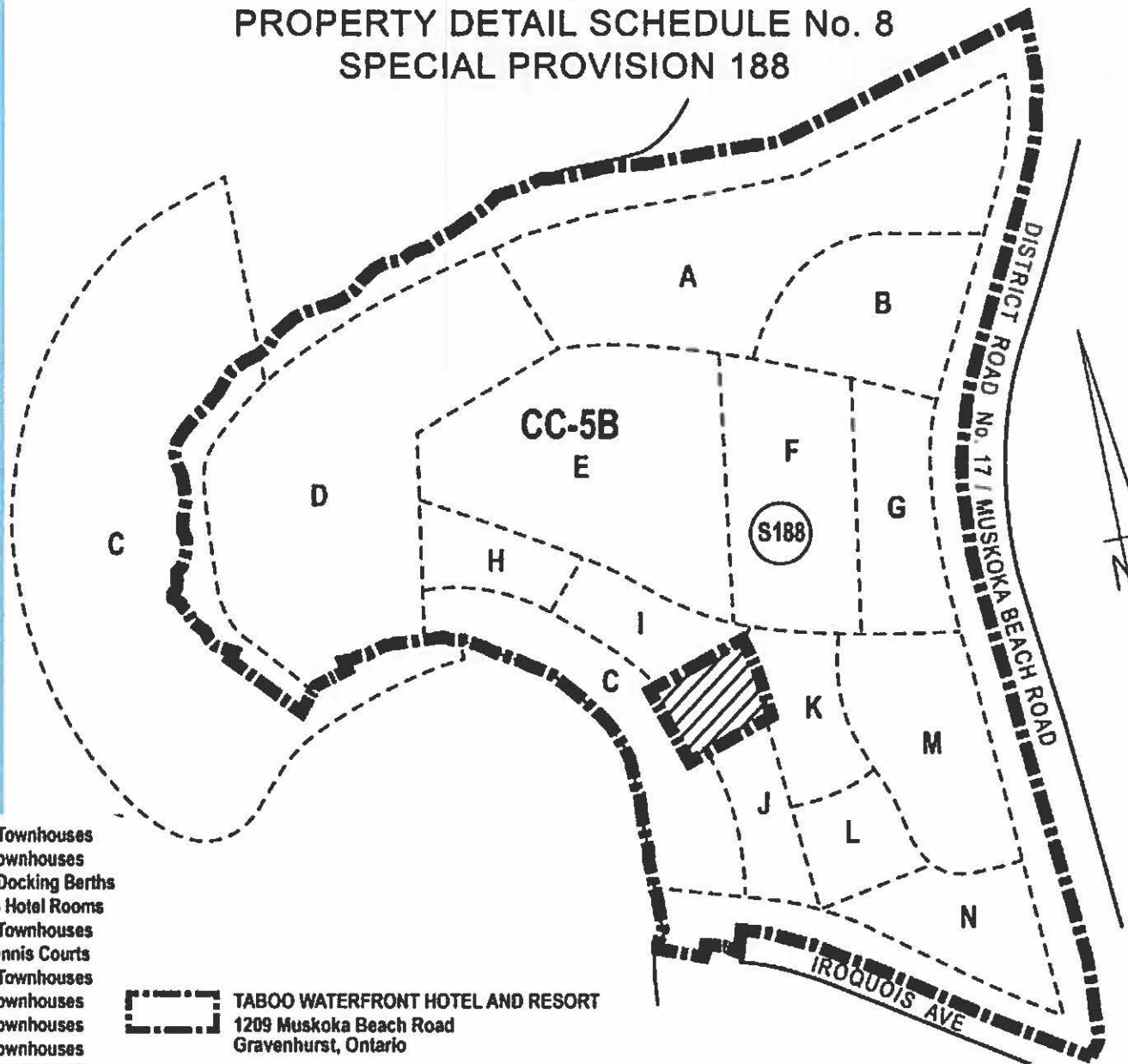


PROPERTY DETAIL SCHEDULE No. 7



DETAIL FROM SCHEDULE No. 19 OF APPENDIX "A"  
 SHOWING PART OF LOTS 22 & 23, CONCESSION 7  
 SPECIAL PROVISION 187- APPENDIX "C"  
 (BY-LAW 2000-147)

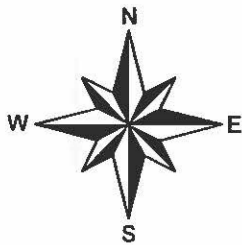
PROPERTY DETAIL SCHEDULE No. 8  
SPECIAL PROVISION 188



- 'A' Maximum 24 Townhouses
- 'B' Maximum 8 Townhouses
- 'C' Maximum 98 Docking Berths
- 'D' Maximum 183 Hotel Rooms
- 'E' Maximum 18 Townhouses
- 'F' Minimum 3 Tennis Courts
- 'G' Maximum 10 Townhouses
- 'H' Maximum 4 Townhouses
- 'I' Maximum 6 Townhouses
- 'J' Maximum 8 Townhouses
- 'K' Maximum 2 Tennis Courts
- 'L' Maximum 2 Tennis Courts
- 'M' Maximum 14 Townhouses
- 'N' Maximum 10 Townhouses

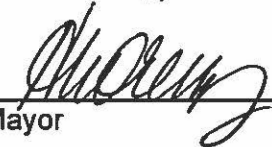
 TABOO WATERFRONT HOTEL AND RESORT  
1209 Muskoka Beach Road  
Gravenhurst, Ontario

 Lands not subject to this zoning



NOT TO SCALE

This is Property Detail Schedule No. 8 to By-law 2023-23 of the Town of Gravenhurst, passed this 28th day of March, 2023.

  
Mayor

  
Deputy Clerk

Development Locations for lands zoned Commercial Community (CC-5), subject to Special Provision 188 (S188) and Property Detail Schedule 8 (P8) on Part of Lot 16, Concession 8, in the former Township of Muskoka, now in the Town of Gravenhurst, District Municipality of Muskoka, being Parts 16, 20 - 22, Plan 35R-13709 and Parts 7 - 10, 28, 30, 31, 33 and 34 on Plan 35R-13727

Roll No. 020-013-08400



PROPERTY DETAIL SCHEDULE No. 9

SCHEDULE-1

Minor Variance

Application No. A/60/2010/GR

GRAVENHURST MUNICIPAL NON-PROFIT HOUSING CORPORATION

Part of Lot 10, Range EMR  
in the former Township of Muskoka  
now in the Town of Gravenhurst  
District Municipality of Muskoka  
Being Part 1, Plan 35R-9570 and  
Lot 41, Plan 17  
municipally known as 125 lofty Pines Drive  
Roll No. 020-012-04702

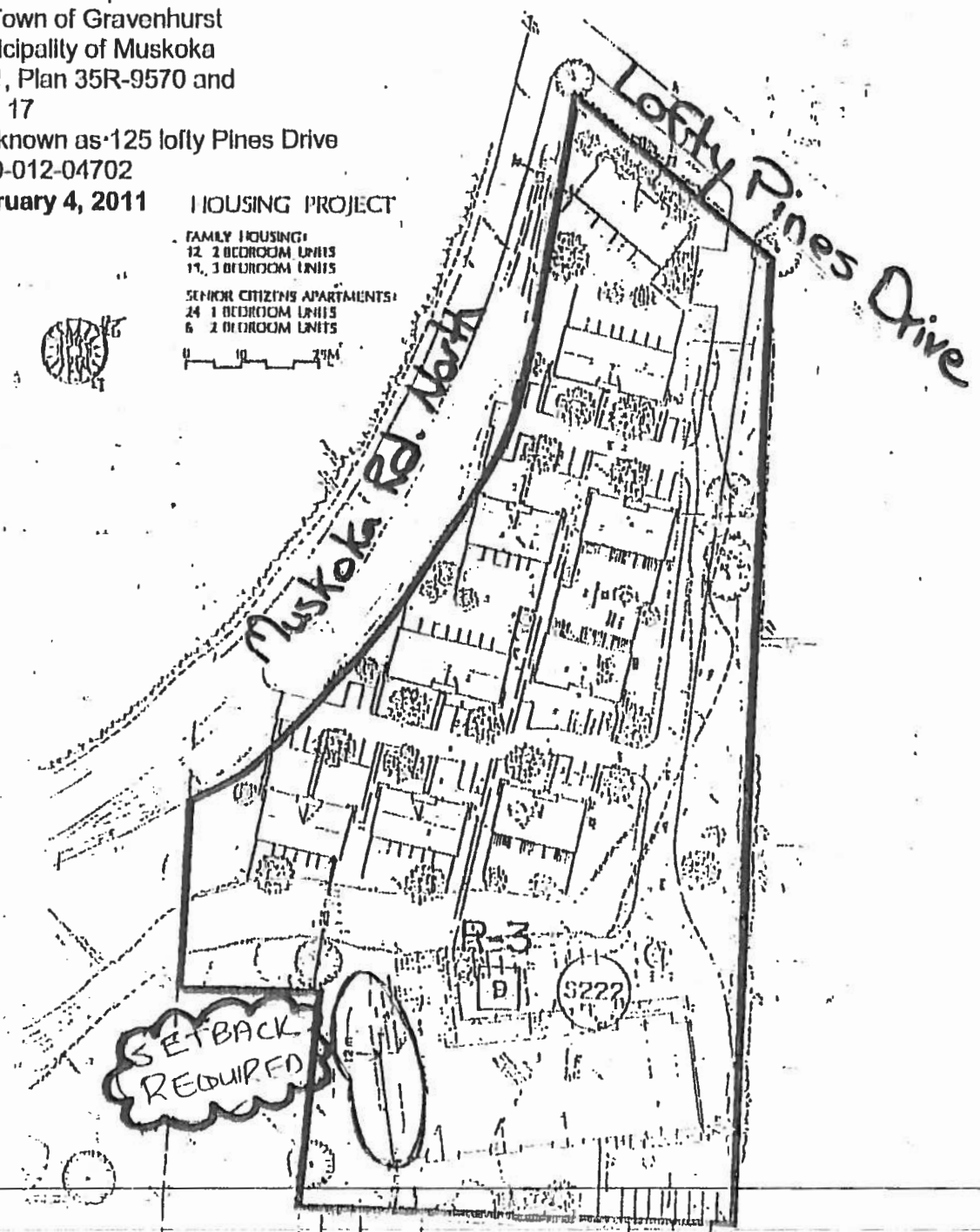
Date: February 4, 2011

HOUSING PROJECT

FAMILY HOUSING:  
12 2 BEDROOM UNITS  
17, 3 BEDROOM UNITS

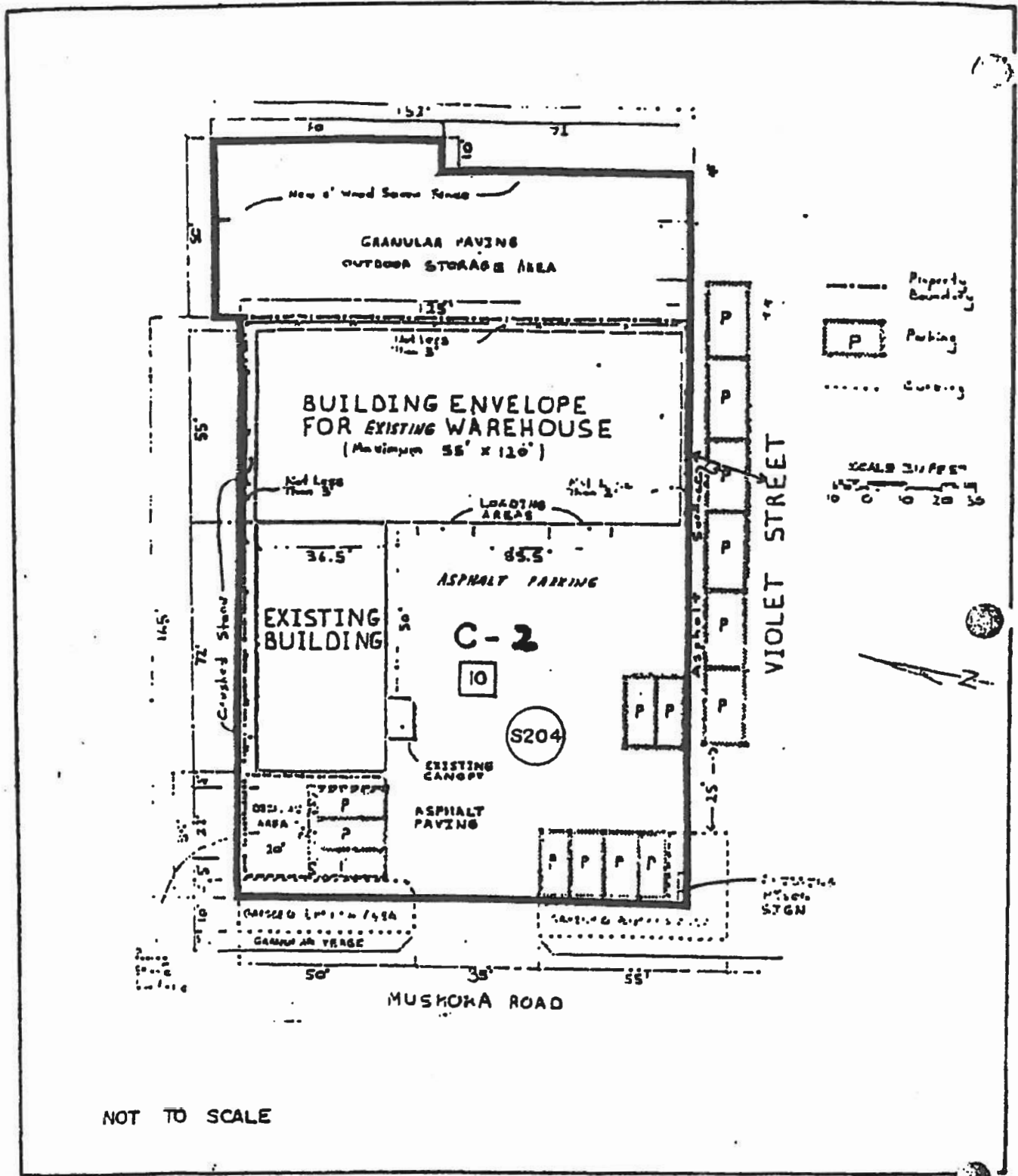
SENIOR CITIZENS APARTMENTS:  
24 1 BEDROOM UNITS  
6 2 BEDROOM UNITS

0 10 20M



DETAIL FROM SCHEDULE No. 134 OF APPENDIX "A"  
SHOWING PART OF LOT 5B, REGISTERED PLAN 17  
SPECIAL PROVISION 222 - APPENDIX "C"

PROPERTY DETAIL SCHEDULE No. 10

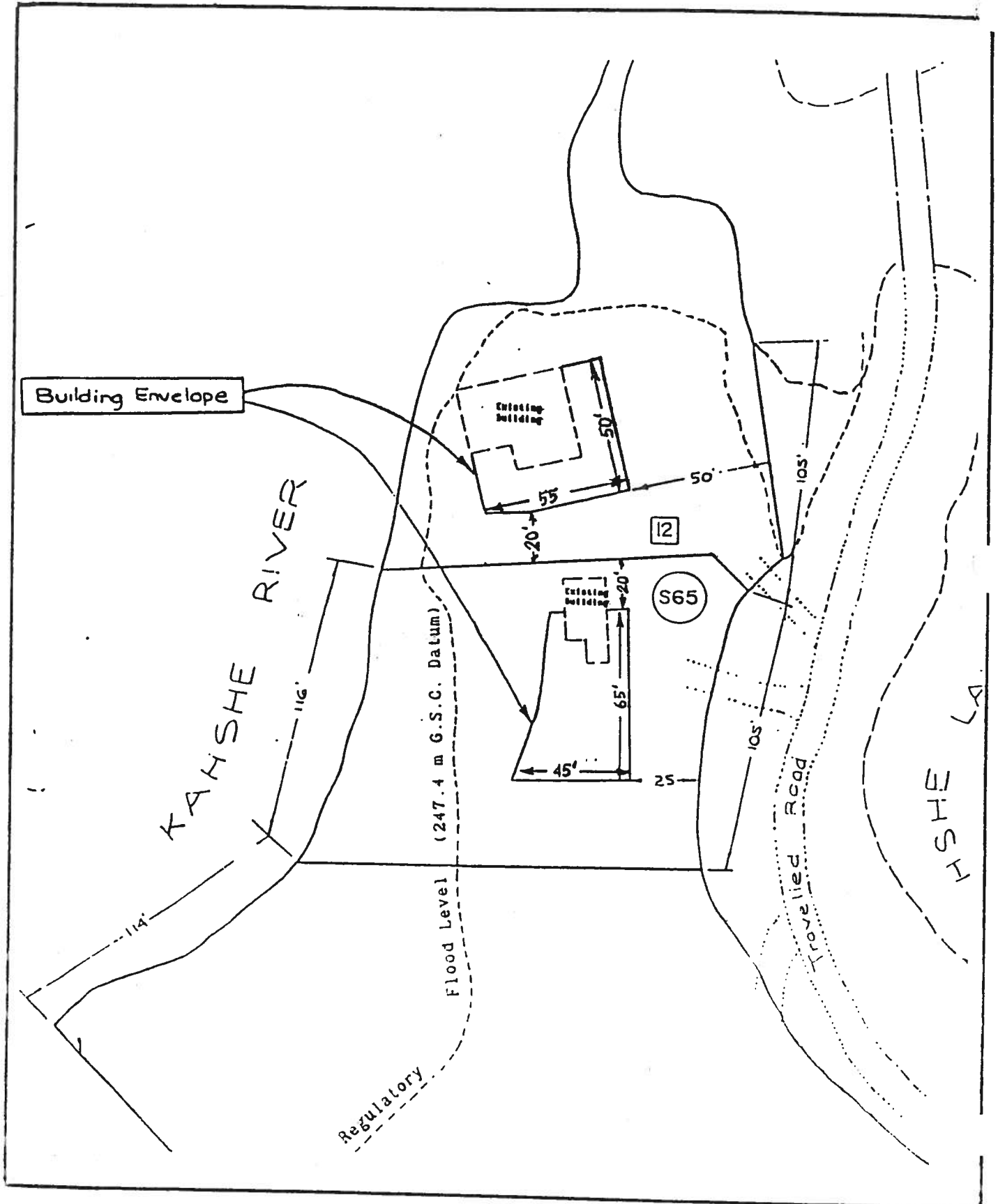


NOT TO SCALE

SHOWING PART OF LOTS 9 & 10, EAST OF MUSKOKA ROAD & PART OF LOTS 9 & 10, WEST OF FIRST STREET, REGISTERED PLAN 5  
SPECIAL PROVISION 204 - APPENDIX "C"

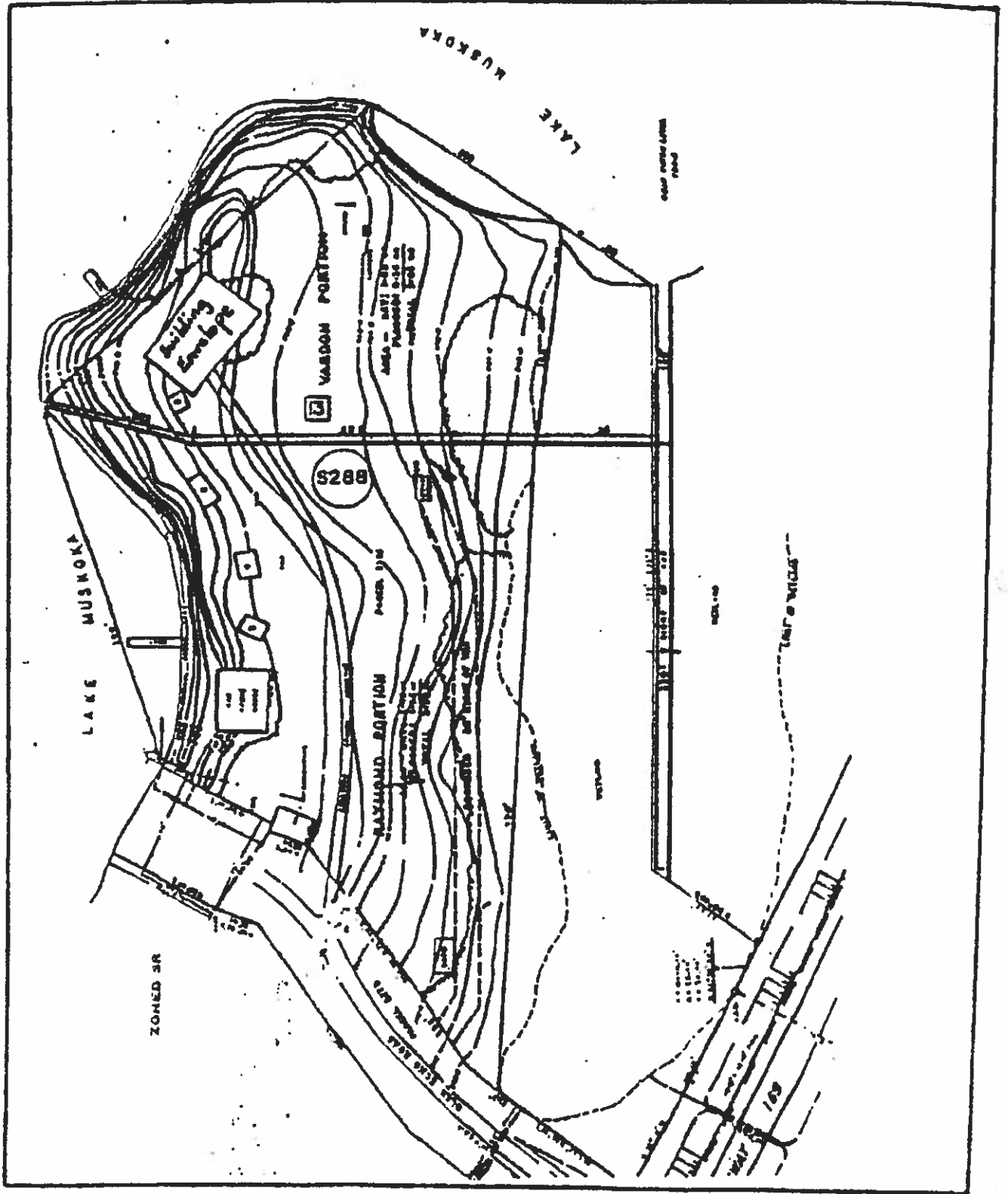


PROPERTY DETAIL SCHEDULE No. 12



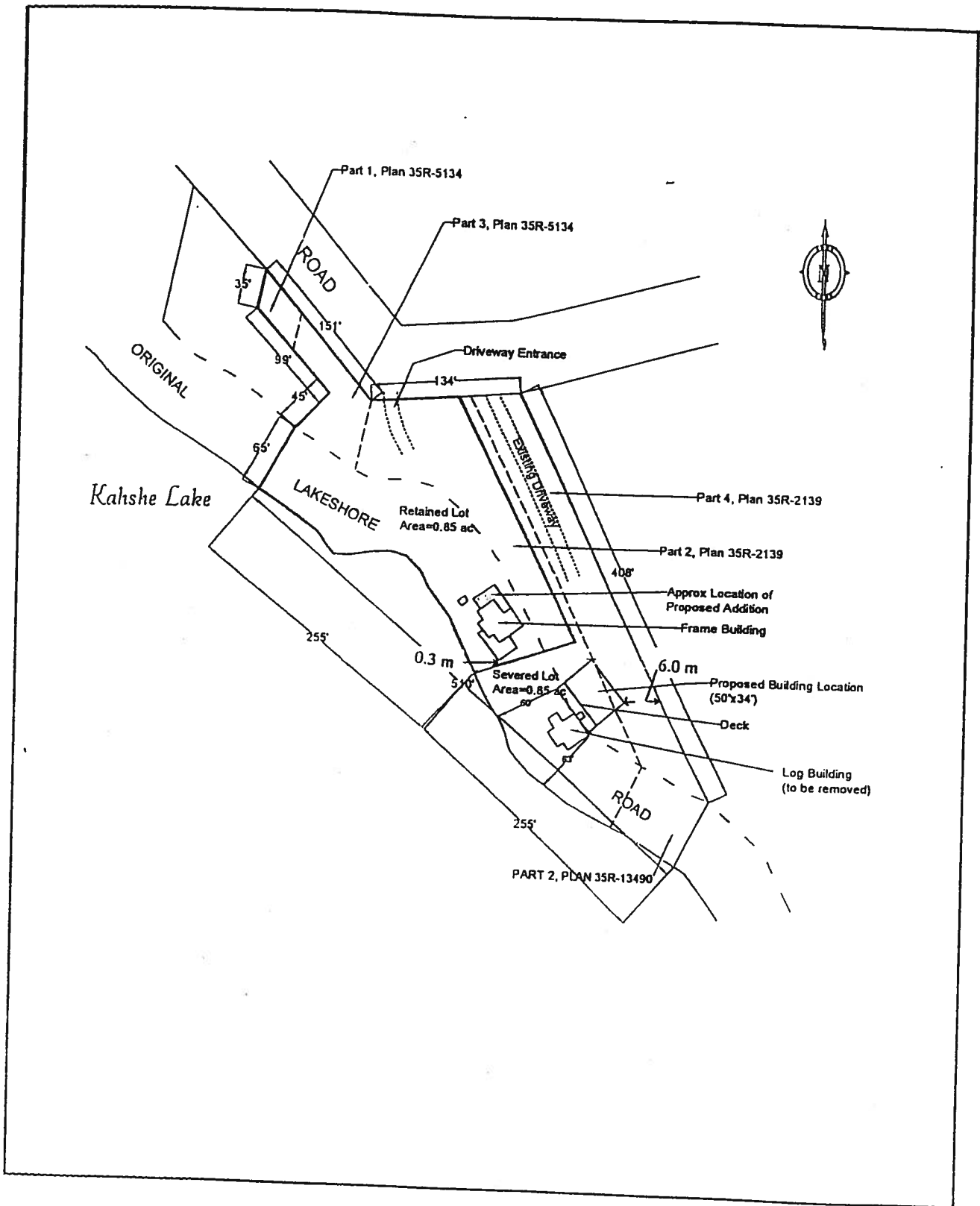
DETAIL FROM SCHEDULE No. 95 OF APPENDIX "A"  
SHOWING PART OF LOTS 14 & 15, CONCESSION 6

PROPERTY DETAIL SCHEDULE No. 13



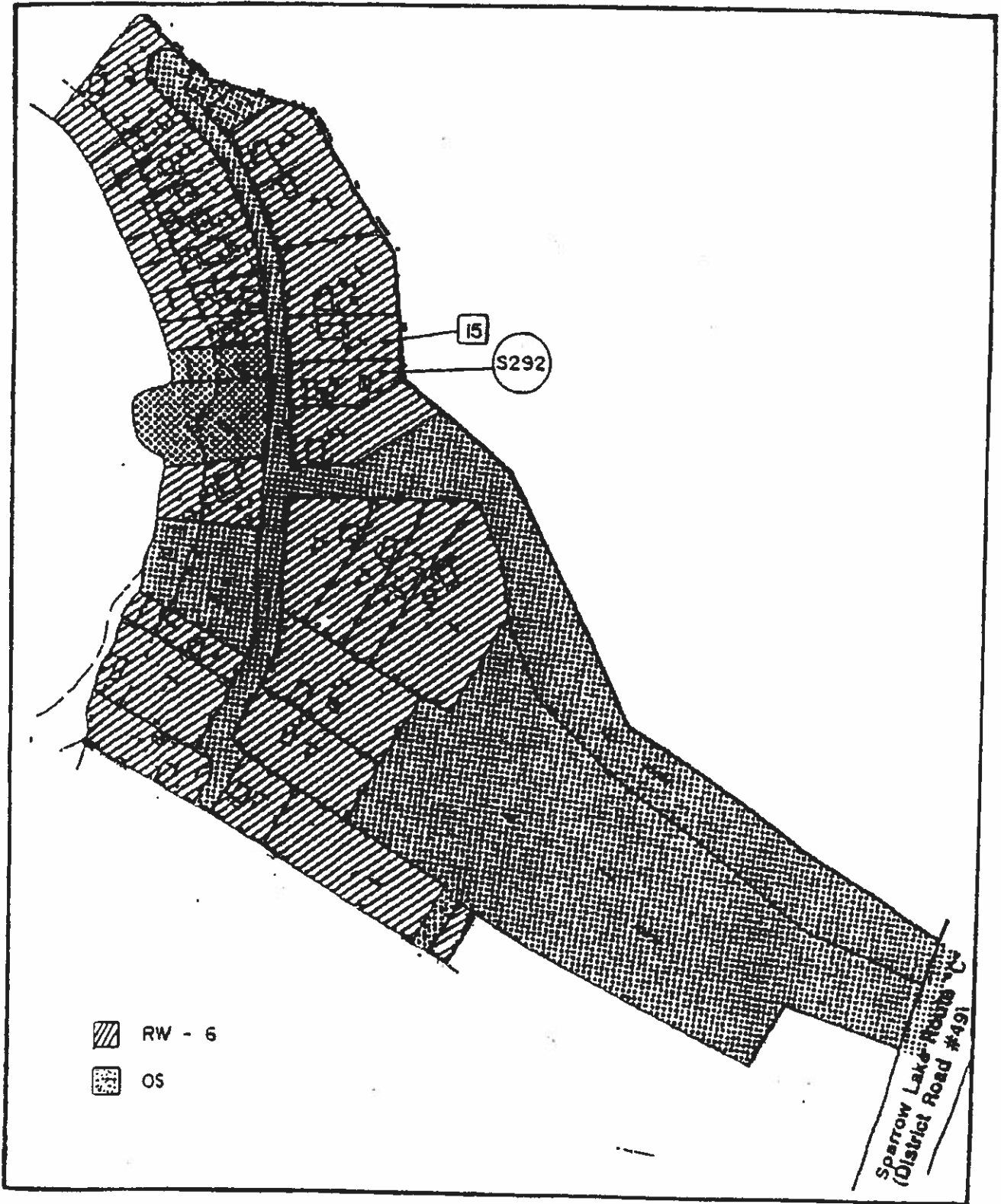
SHOWING PART OF LOT 32, CONCESSION 12  
SPECIAL PROVISION 288 - APPENDIX "C"

Property Detail Schedule No. 14



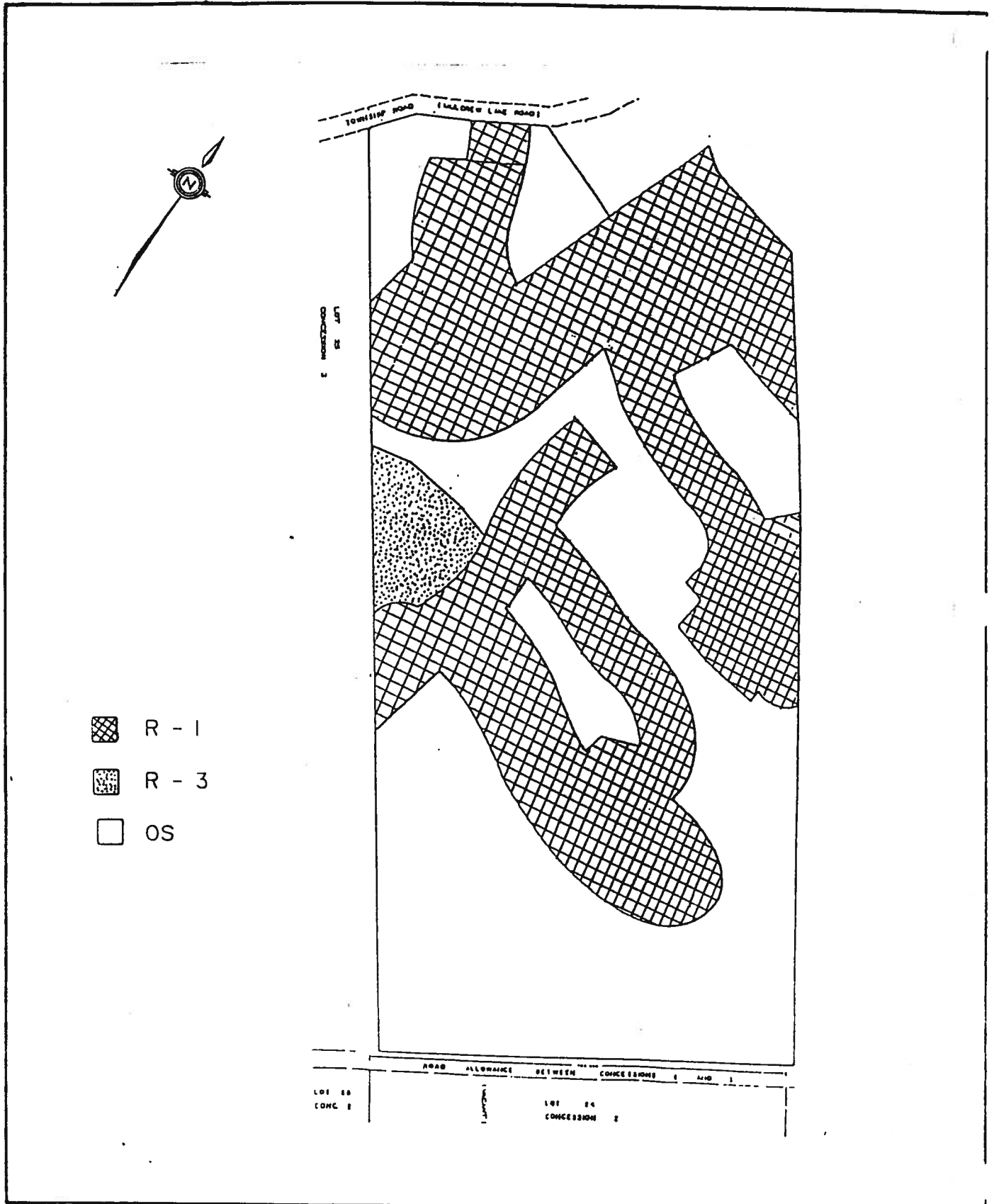
DETAIL FROM SCHEDULE No. 80 OF APPENDIX "A"  
SHOWING PART OF LOT 1, CONCESSION 8  
SPECIAL PROVISION 485 - APPENDIX "C"

PROPERTY DETAIL SCHEDULE No. 15



SHOWING PART OF LOT 32, CONCESSION 4  
SPECIAL PROVISION 292 - APPENDIX "C"

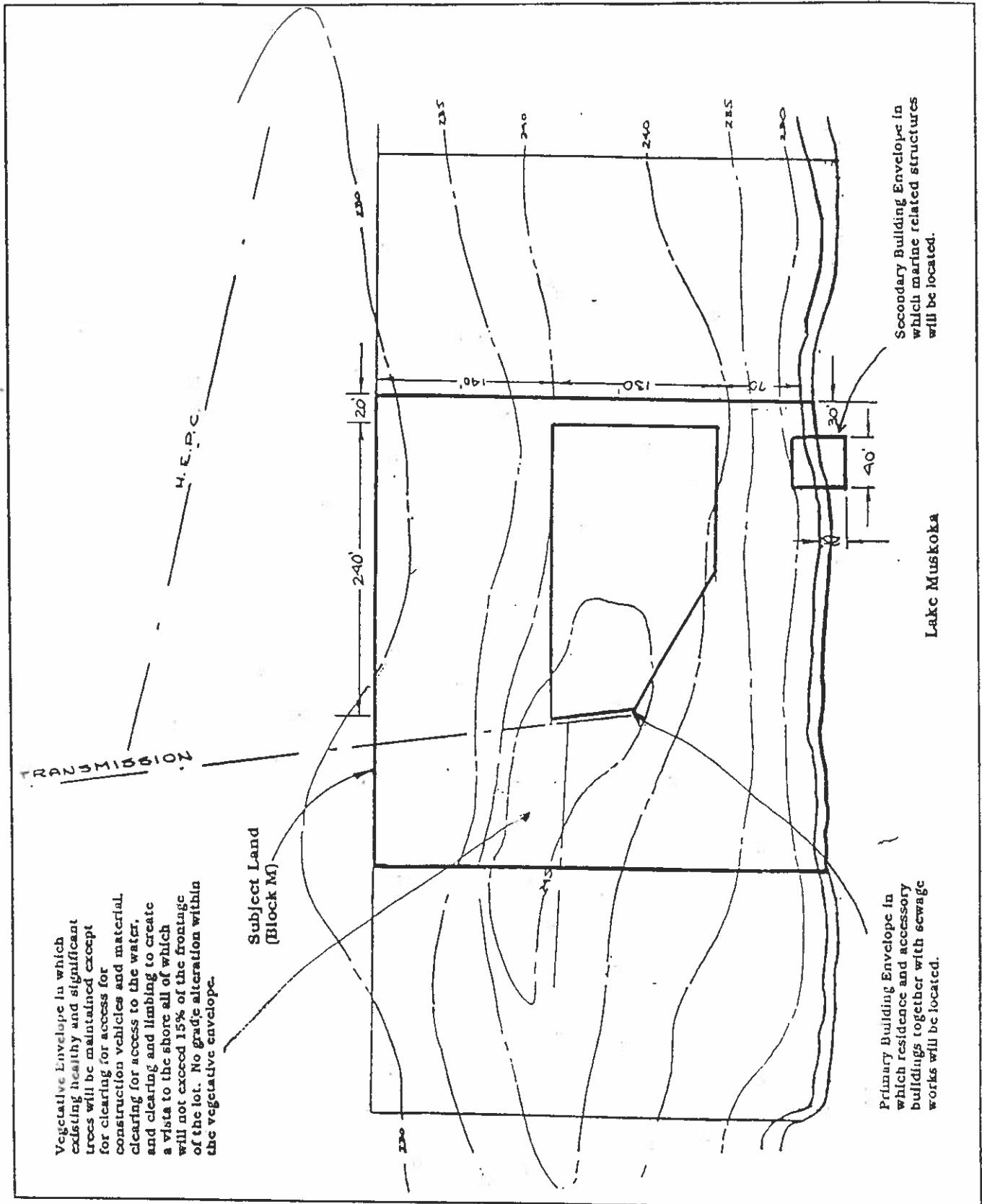
PROPERTY DETAIL SCHEDULE No. 16



DETAIL FROM SCHEDULE No. 138 OF APPENDIX "A"  
 SHOWING PART OF LOT 24, CONCESSION 3  
 SPECIAL PROVISION 318 - APPENDIX "C"  
 HOLDING PROVISION 7 - APPENDIX "E"



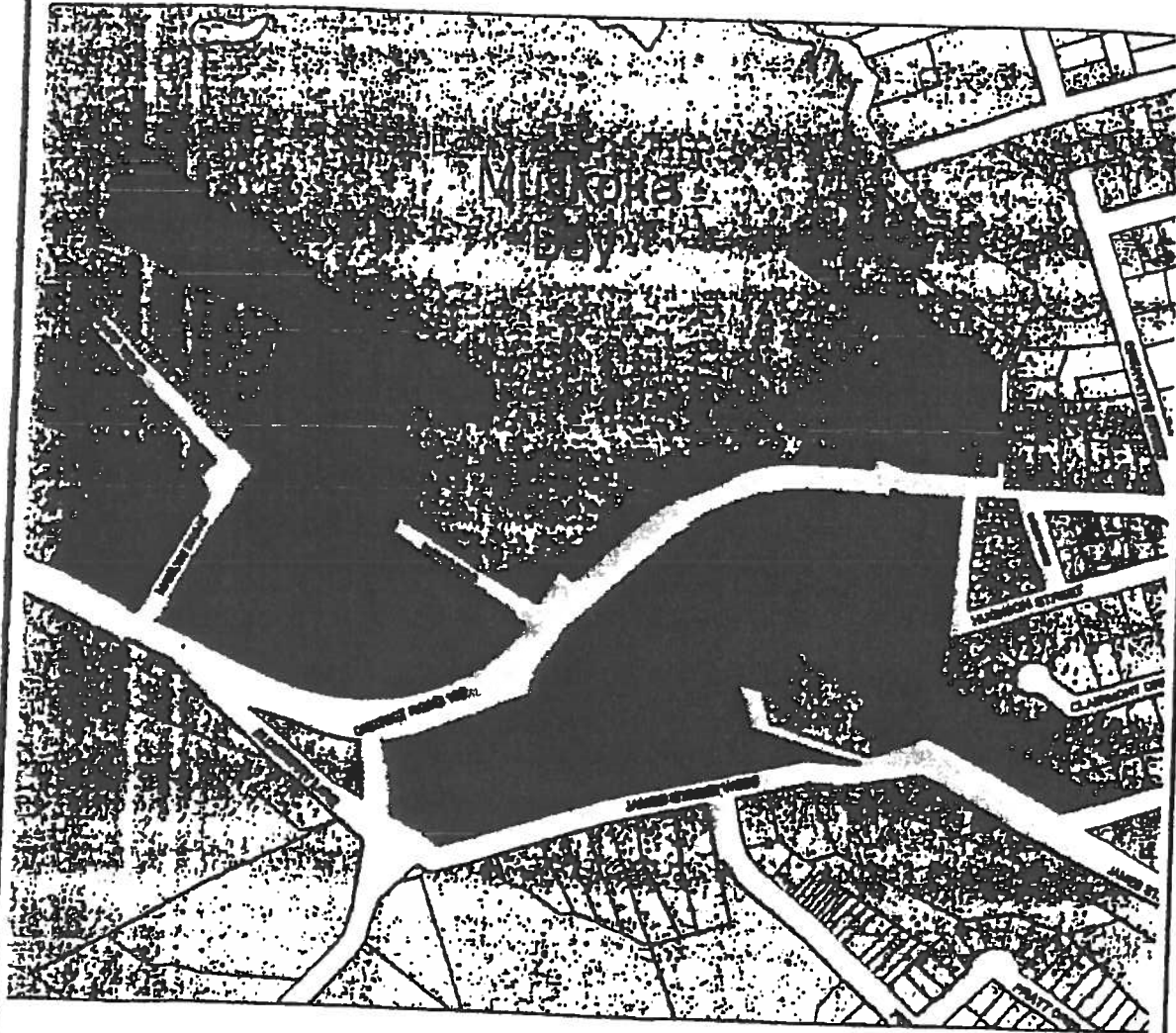
PROPERTY DETAIL SCHEDULE No. 17



DETAIL FROM SCHEDULE No. 2 OF APPENDIX "A"

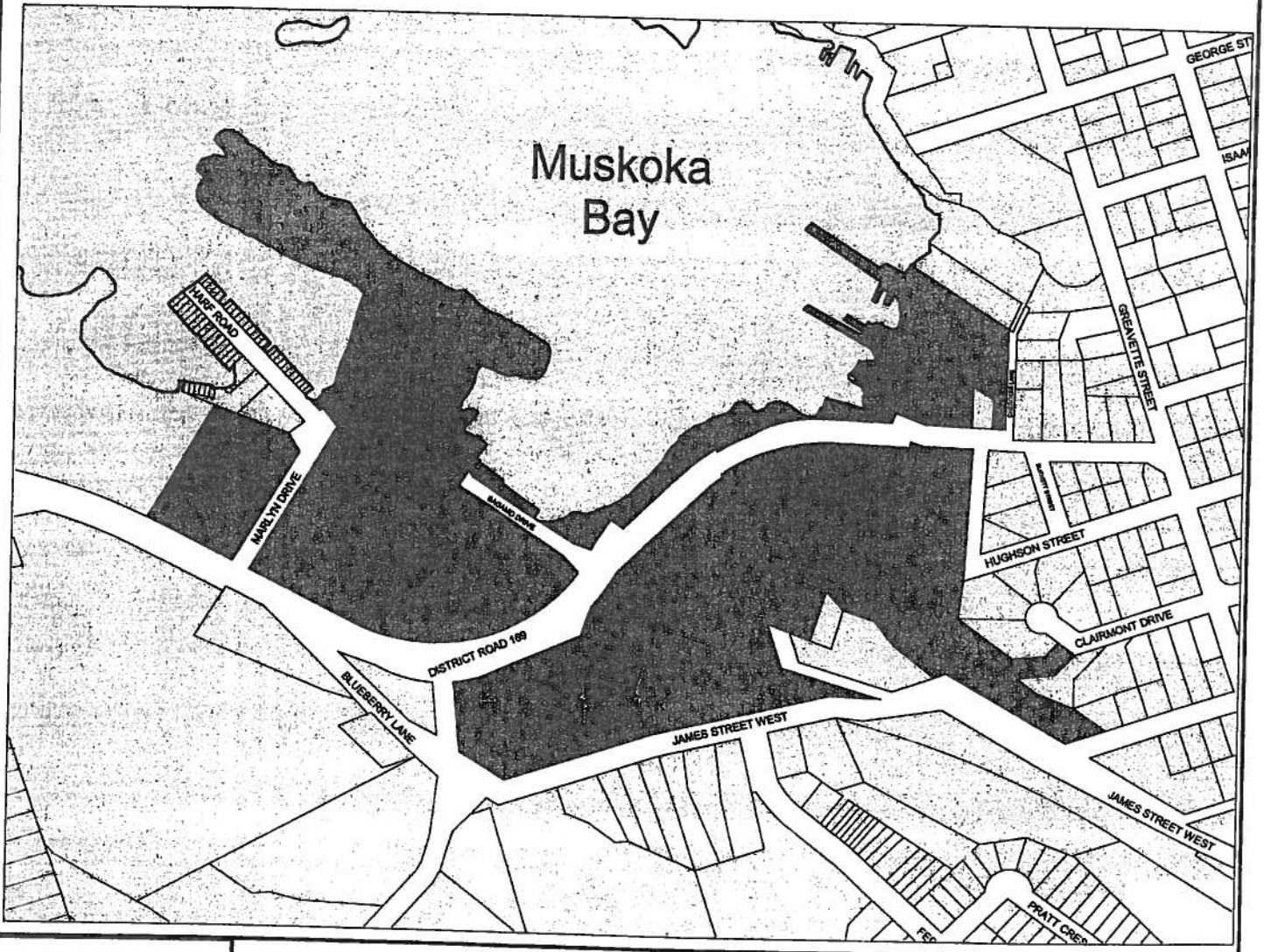
SHOWING PART OF ISLAND F (TAYLOR ISLAND), LAKE MUSKOKA  
SPECIAL PROVISION 351 - APPENDIX "C"

**Property Detail Schedule No. 18**



SHOWING PART OF LOT 23 & 24, CONCESSION 4, AND  
PART OF LOTS 8 & 9, RANGE WEST OF MUSKOKA ROAD  
SPECIAL PROVISIONS 72, 191, 250, 331 - APPENDIX 'C'  
(BY-LAW 2004-65)

# Property Detail Schedule No. 18



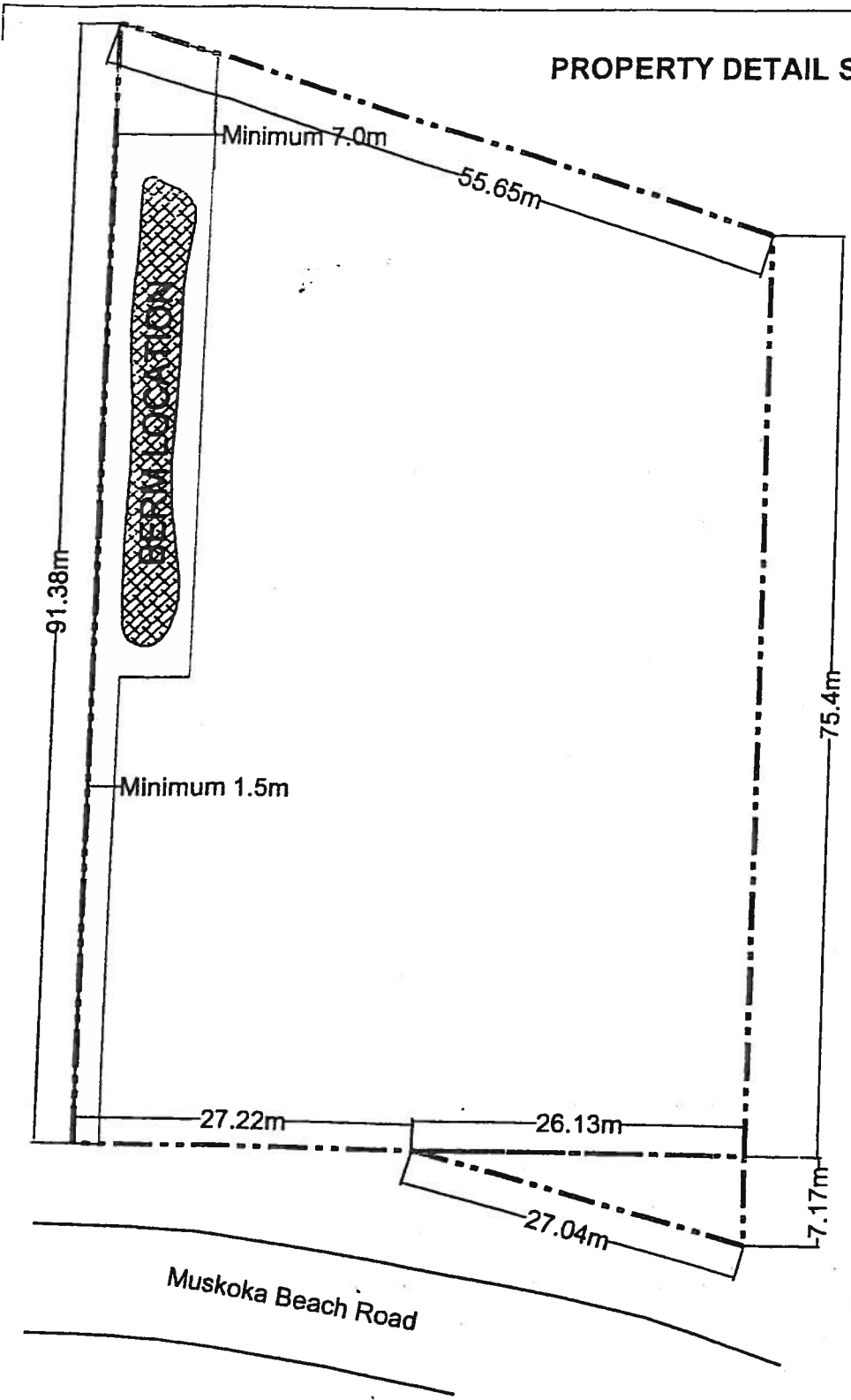
Schedule "A-2" to By-law 2004- 65

Zoning Amendment Application No. ZA 14-2004  
Town of Gravenhurst - Muskoka Wharf  
Part of Lots 23 and 24, Concession 4, and  
Part of Lots 8 & 9, Range West of Muskoka Road  
in the former Township of Muskoka  
now in the Town of Gravenhurst  
District Municipality of Muskoka

1:6000

PROPERTY DETAIL SCHEDULE NO. 22

Schedule B-1 to  
By-Law 2007-53



Detail from Schedules No. 167 & 168 of Appendix A

Showing Part of Lot 18, Concession 5  
in the former Township of Muskoka  
now in the Town of Gravenhurst  
Being Part 1, Plan RD-453 and Parts 5 & 6, Plan 35R-7354,  
municipally known as 530 Muskoka Beach Road  
- Special Provision 367 (S367)

	SCALE	PROJECT NO.	DATE INITIATED
1 : 500	70900	April 24, 2008	CI

Source: Wayne Long Architect, Toronto, ON. Project #0518, Jan. 2006.

PROPERTY DETAIL SCHEDULE No. 30

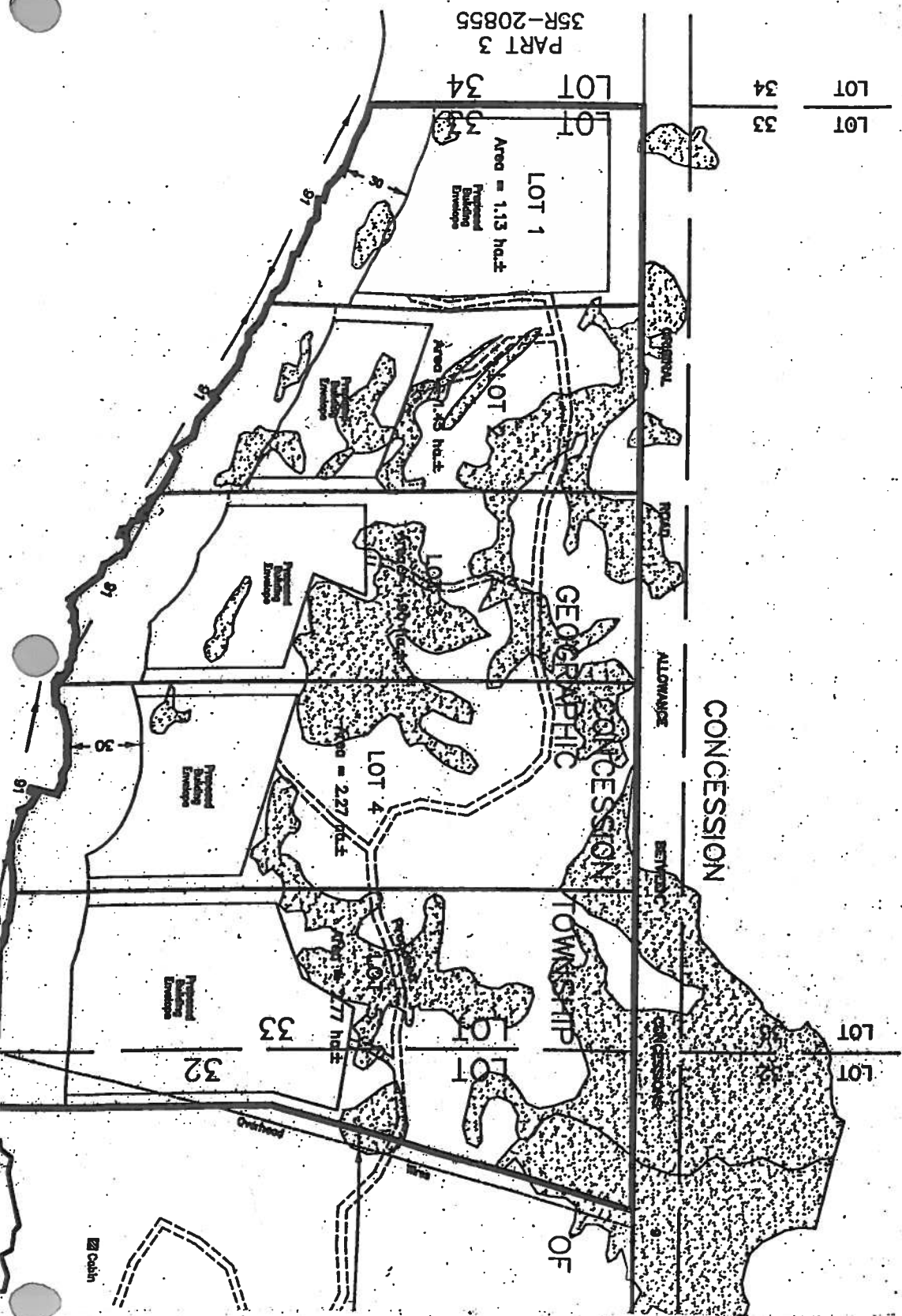
SKETCH

SCALE 1 : 2500



DISTANCES SHOWN ON THIS PLAN ARE IN METRES AND CAN BE CONVERTED TO FEET BY DIVIDING BY 0.3048.

LOT	LOT
34	33



This is Schedule "A-2" to By-law 2010-94

PROPERTY DETAIL SCHEDULE NO. 30

HEINTZMAN GATE

Part of Lots 31 to 33, Concession 9  
In the former Township of Morrison  
Town of Gravenhurst

**PROPERTY DETAIL SCHEDULE No. 31**

W:\Autocad Drawings\2009\09049-C1.dwg, 27/0

REVISED BY	DATE
A	

PART OF LOT 17  
CONCESSION 2  
TWP. OF MUSKOKA  
NOW IN THE  
TOWN OF GRAVENHURST  
DISTRICT MUNICIPALITY OF MUSKOKA

REV	DATE	REMARKS
3		
2		
1		

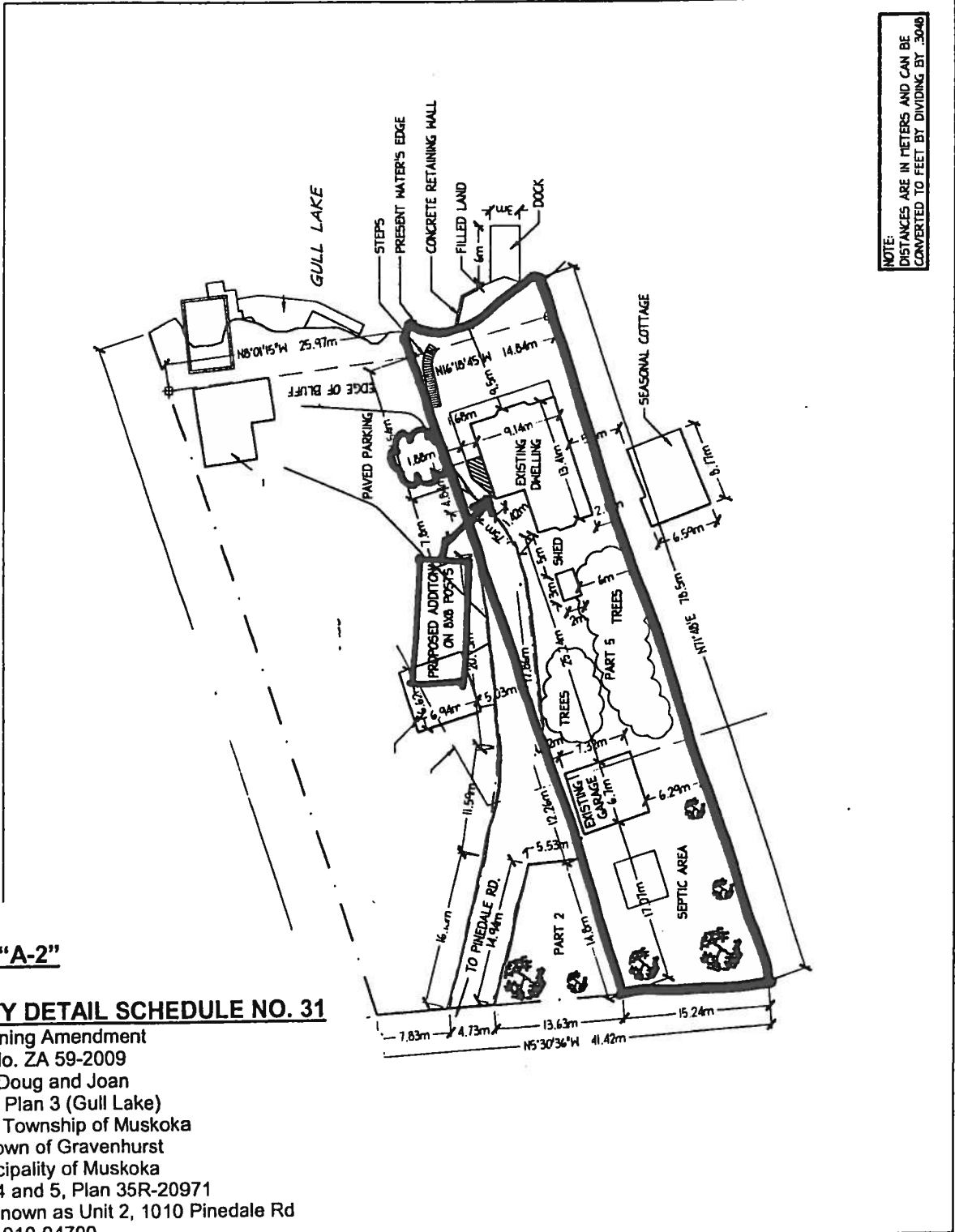
PROJECT  
**DOUG THOMSON**  
1010 PINEDALE ROAD  
GRAVENHURST

TITLE  
**SITE PLAN**

PROJECT NORTH

**BERT FRENCH & SON LIMITED**  
PORT SYDNEY, ONTARIO P0B 1L0  
(705) 385-2311  
bfrench@harrismuskoka.com

DWG. No. **09049**  
DATE **JULY 27/09**  
SCALE **1:400**  
CHK'D  
C.I.O



**Schedule "A-2"**

**PROPERTY DETAIL SCHEDULE NO. 31**

Proposed Zoning Amendment  
Application No. ZA 59-2009  
THOMSON, Doug and Joan  
Part of Lot 4, Plan 3 (Gull Lake)  
in the former Township of Muskoka  
now in the Town of Gravenhurst  
District Municipality of Muskoka  
Being Parts 4 and 5, Plan 35R-20971  
Municipally known as Unit 2, 1010 Pinedale Rd  
Roll No. 020-010-04700  
Date: August 17, 2010

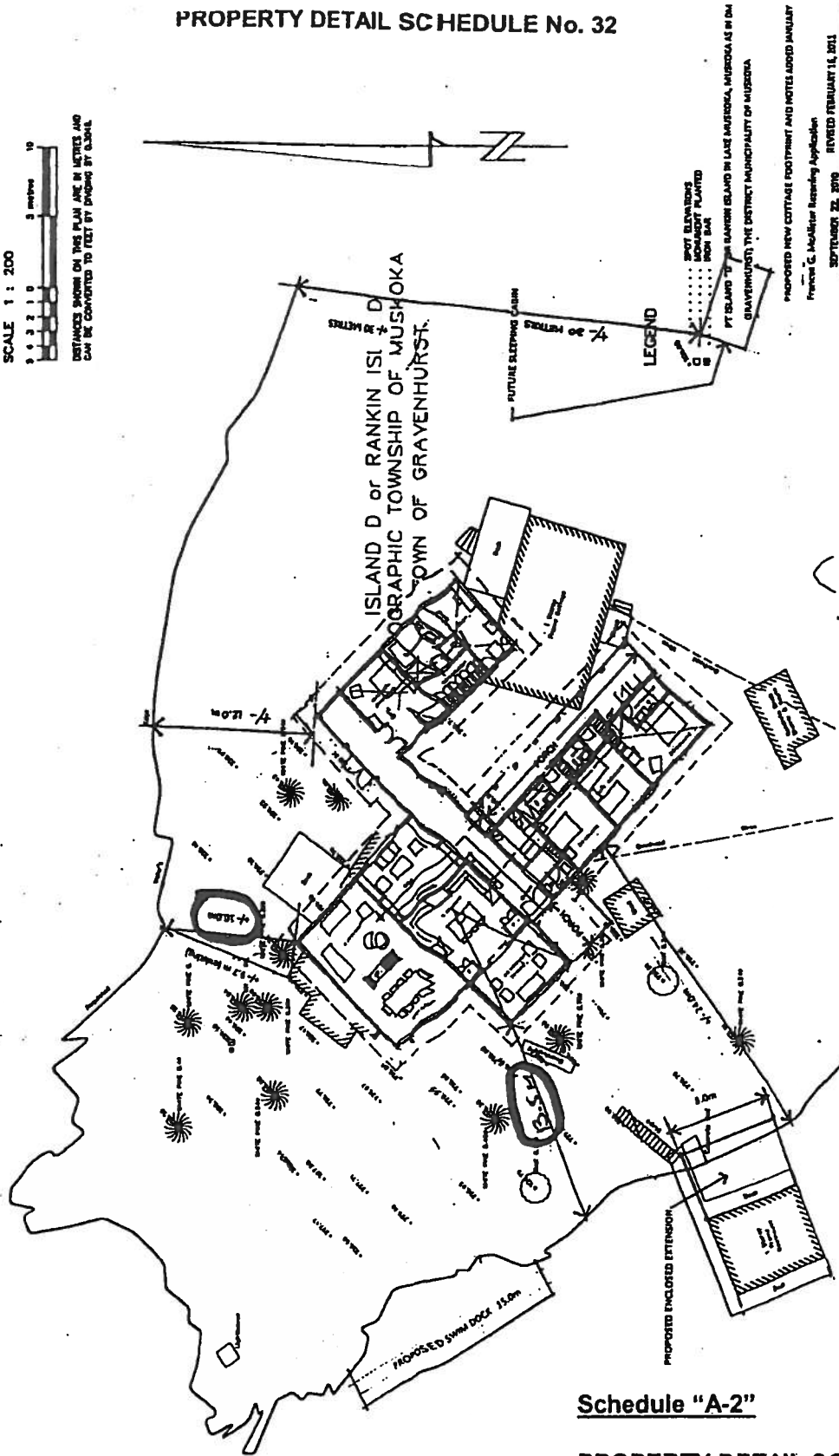
PROPERTY DETAIL SCHEDULE No. 32

PLAN SHOWING SELECTED TOPOGRAPHIC DETAILS



DISTANCES SHOWN ON THIS PLAN ARE IN METRES AND CAN BE CONVERTED TO FEET BY DIVIDING BY 0.3048.

LAKE MUSKOKA  
(Regulated Swimming Level: 225.34)



SEPTEMBER 22, 2010 REVISED FEBRUARY 14, 2011

COOPER, HILBY, JENNETT LIMITED  
ONTARIO LAND SURVEYORS

www.cooperhilbyjennett.com email: info@cooperhilbyjennett.com  
6 Dundas Street East, Unit 3 Phone: (905) 849-4949  
Burlington, Ontario, Canada Fax: (905) 484-1444  
P.L. 2522 P. 1001 L.S. 825-210

- PROJECT STATISTICS
1. NEW COTTAGE AREA: 44.05 SQ. METRES
  2. NEW COTTAGE AREA INCLUDING PROPOSED SHED DOCK AND PROPOSED ENCLOSED EXTENSION: 473.25 METRES
  3. EXISTING PAVED AREA (WEST AND SOUTH PORTIONS), INCLUDED IN 1978 ZONING, METRES: 131.50 METRES

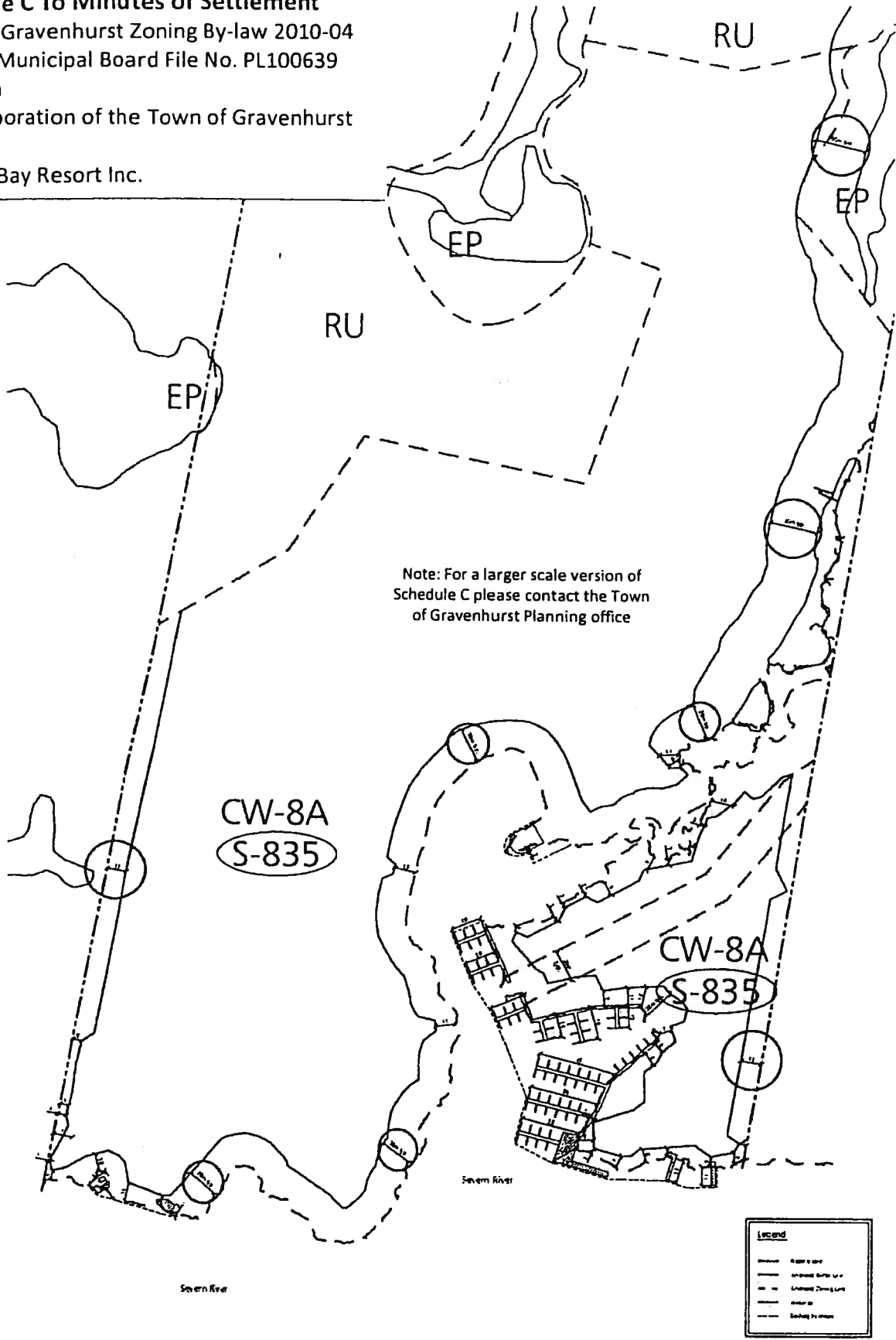
Schedule "A-2"

PROPERTY DETAIL SCHEDULE NO. 32

Proposed Zoning Amendment  
Application No. ZA 08-2011  
McALISTER, Frances Gwendolyn  
Part of Island "D" (Rankin Island)  
in the former Township of Muskoka  
now in the Town of Gravenhurst  
District Municipality of Muskoka  
Municipally known as 4 Island 14LM  
Roll No. 020-039-05200  
Date: May 3, 2011



**Schedule C To Minutes of Settlement**  
 Town of Gravenhurst Zoning By-law 2010-04  
 Ontario Municipal Board File No. PL100639  
 Between  
 The Corporation of the Town of Gravenhurst  
 and  
 Lantern Bay Resort Inc.

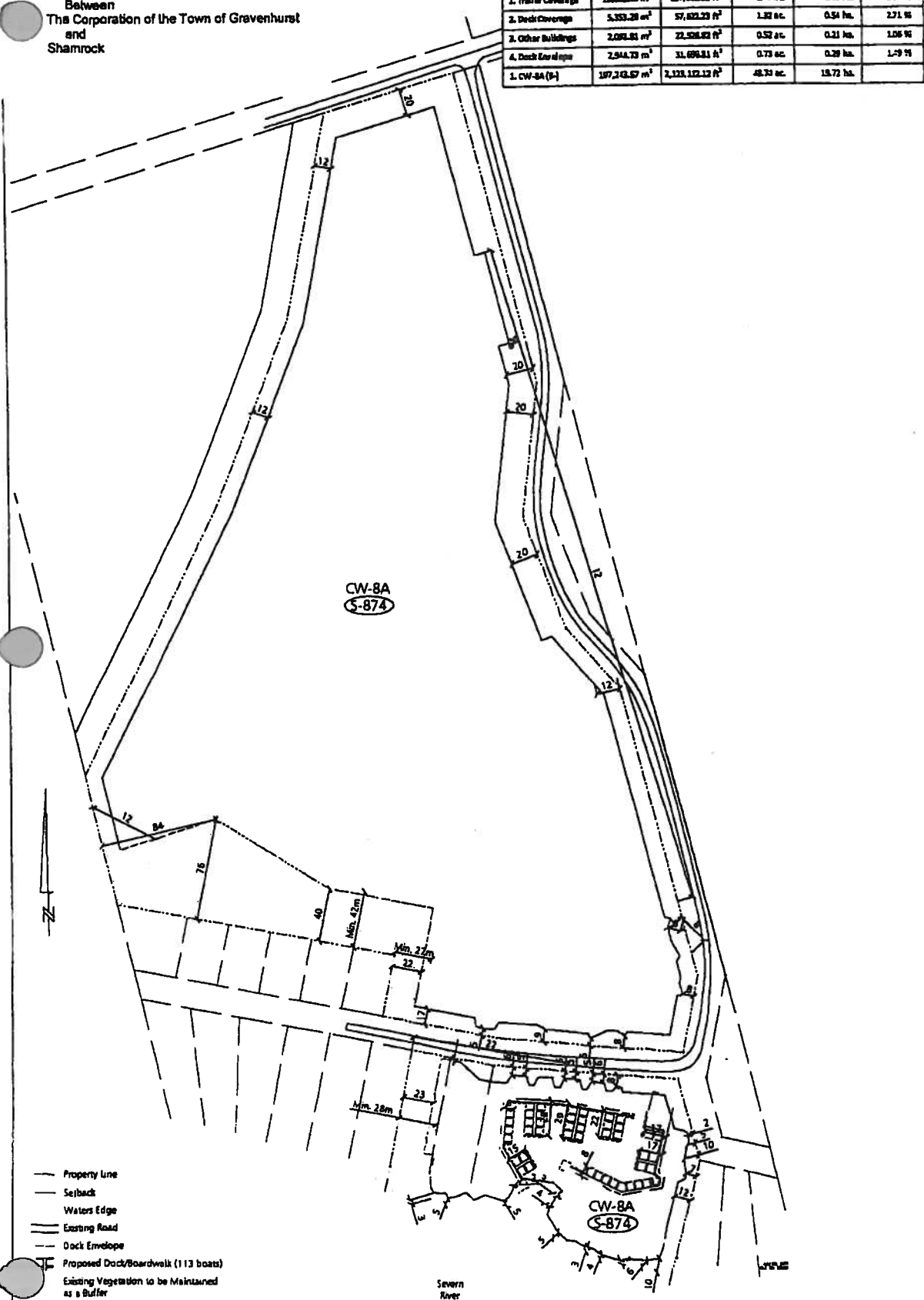


Note: For a larger scale version of Schedule C please contact the Town of Gravenhurst Planning office



Schedule C to Minutes of Settlement  
 Town of Gravenhurst Zoning By-law 2010-04  
 Ontario Municipal Board File PL100639  
 Between  
 The Corporation of the Town of Gravenhurst  
 and  
 Shamrock

Calculations	m <sup>2</sup>	ft <sup>2</sup>	Acres	Hectares	CW-8A(18-)
1. Trailer Coverage	16,000.18 m <sup>2</sup>	157,661.15 ft <sup>2</sup>	2.47 ac.	1.00 ha.	5.07 %
2. Deck Coverage	5,353.28 m <sup>2</sup>	57,652.23 ft <sup>2</sup>	1.32 ac.	0.54 ha.	2.71 %
3. Other Buildings	2,093.81 m <sup>2</sup>	22,526.82 ft <sup>2</sup>	0.52 ac.	0.21 ha.	1.06 %
4. Deck Envelope	2,944.73 m <sup>2</sup>	31,694.81 ft <sup>2</sup>	0.73 ac.	0.29 ha.	1.29 %
<b>1. CW-8A (18-)</b>	<b>187,243.67 m<sup>2</sup></b>	<b>2,123,112.12 ft<sup>2</sup></b>	<b>48.74 ac.</b>	<b>19.72 ha.</b>	

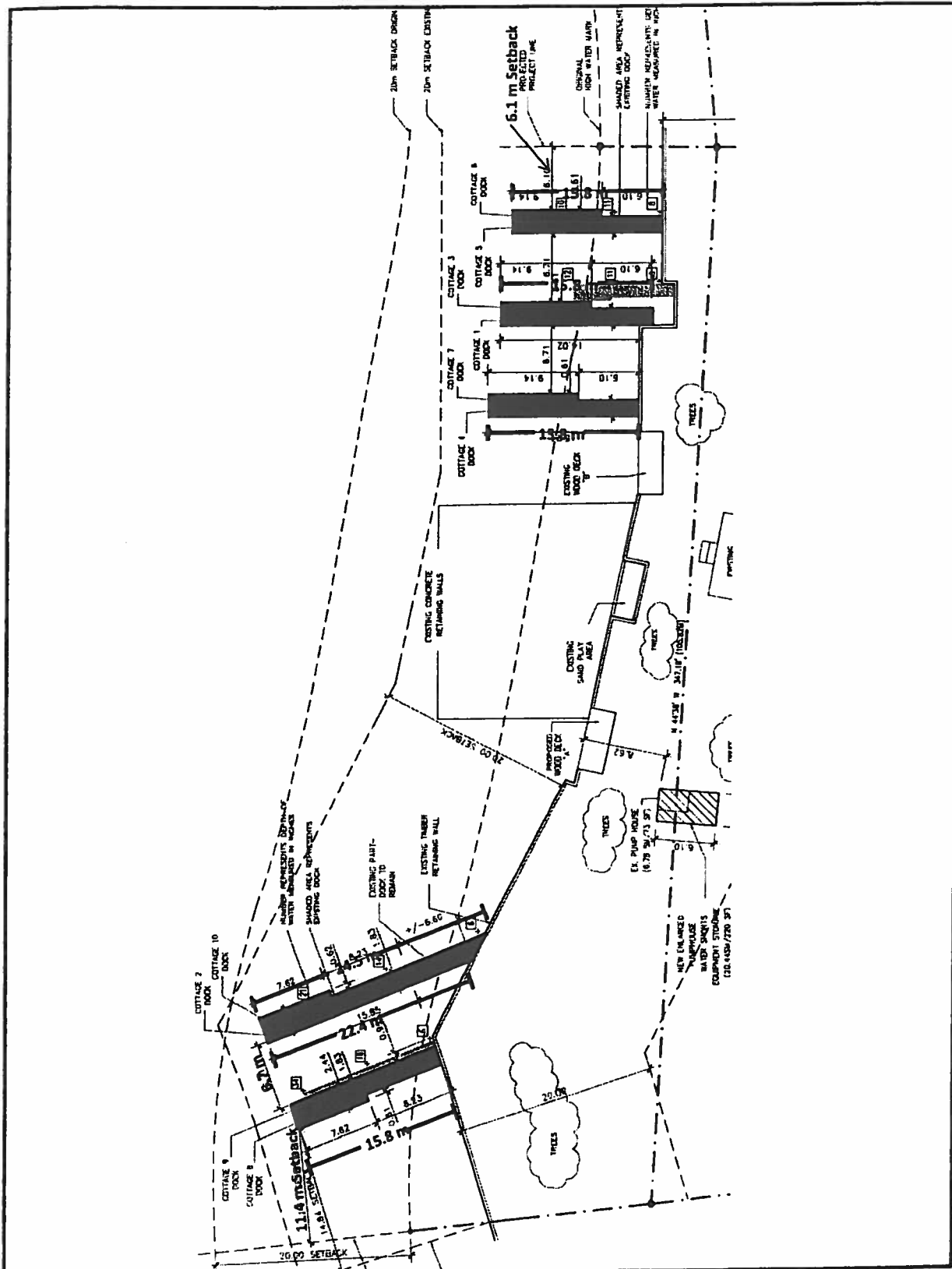


- Property Line
- Setback
- Waters Edge
- Existing Road
- Dock Envelope
- Proposed Dock/Boardwalk (113 boats)
- Existing Vegetation to be Maintained as a Buffer

0 25 50 100 150m

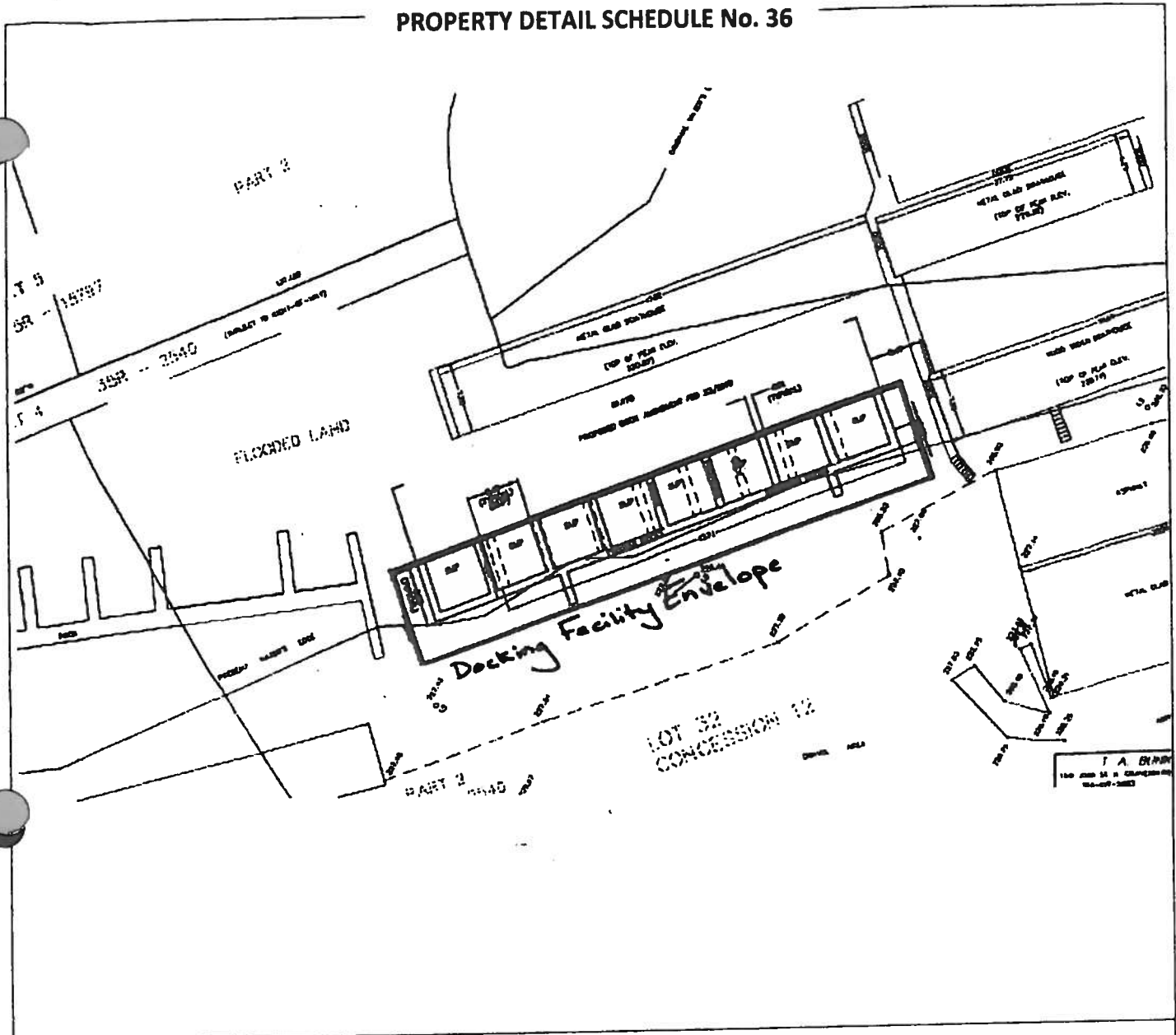
Property Detail Schedule # 34

# Property Detail Schedule No. 35

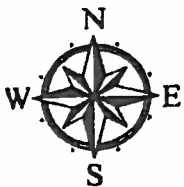


Showing Part of Lot 3, Concession 11 in the former Township of Muskoka, now in the Town of Gravenhurst, District Municipality of Muskoka, being Parts 1 and 3, Plan 35R- 6289 and Parts 2 and 3, Plan 35R-11400  
 Special provision 903 (S903) – Appendix "C"

PROPERTY DETAIL SCHEDULE No. 36



This is Schedule "A-2" - Property Detail Schedule No. 36 to By-law 2012-051 of the Town of Gravenhurst, passed this 24th day of April, 2012.



NTS

P. D. Maldon  
Mayor

S. Klaut  
Deputy Clerk

Property Detail Schedule No.36, Part of Lot 32, Concession 12, in the former township of Muskoka, now in the Town of Gravenhurst, District Municipality of Muskoka; being Parts 2 to 4 on Plan 35R-2540 and Part 4 on Plan 35R-7380.

Roll No. 020-036-052

Lot Coverage	
Existing Dwelling	285.91m <sup>2</sup>
Existing Chatel	142.98m <sup>2</sup>
Existing Bunkie	24.99m <sup>2</sup>
Existing Stairs	5.64m <sup>2</sup>
<b>Total</b>	<b>488.8m<sup>2</sup> (12.2%)</b>
Proposed Covered Entry	8.9m <sup>2</sup>
Proposed Screen Room	9.58m <sup>2</sup>
<b>Total</b>	<b>487.28m<sup>2</sup> (12.7%)</b>

Lot Coverage	Full Lot ( 3835.0m <sup>2</sup> )	Required	Existing	Proposed	Acceptable
		13%	12.2%	12.7%	Yes

**Shoreline Development Area ( Include Decks , Docks , Boathouses and Stairs )**

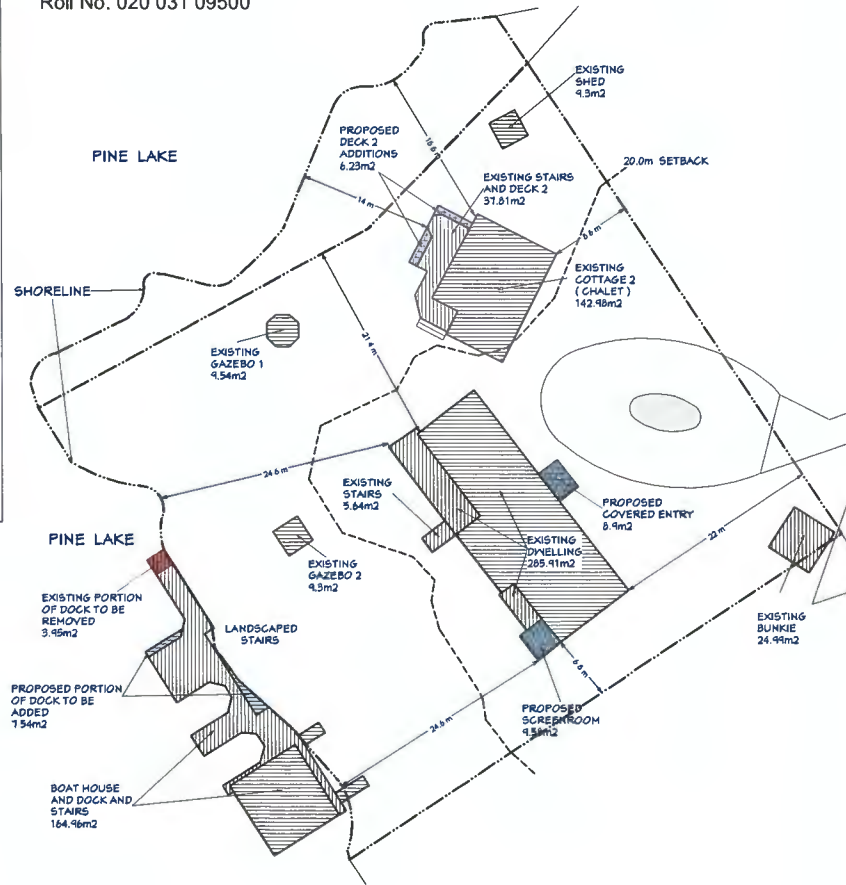
Existing Boat House with Dock and Stairs	164.96m <sup>2</sup>
Existing Deck 2	37.81m <sup>2</sup>
Existing Dock 2	11.8m <sup>2</sup>
Existing Gazebo 1	9.54m <sup>2</sup>
Existing Ramp	9.3m <sup>2</sup>
Existing Gazebo 2	9.3m <sup>2</sup>
<b>Total</b>	<b>242.71m<sup>2</sup></b>

Existing Dock 2 Removal	-11.8m <sup>2</sup>
Existing Ramp Removal	- 9.3m <sup>2</sup>
Existing Dock Portion to be removed	- 3.95m <sup>2</sup>
<b>Total</b>	<b>217.66m<sup>2</sup></b>

Proposed Deck 2 Additions	6.23m <sup>2</sup>
Proposed Dock Additions	7.54m <sup>2</sup>
<b>Total</b>	<b>231.43m<sup>2</sup></b>

Maximum	Existing	Proposed	Acceptable
232.0m <sup>2</sup>	239.6m <sup>2</sup>	231.43m <sup>2</sup>	Yes

Part Lot 30, Concession 8  
in the former Township of Muskoka  
now in the Town of Gravenhurst  
District Municipality of Muskoka  
Municipally known as 1489 Muskoka Rd 169  
Roll No. 020 031 09500



This is Property Detail Schedule 37 (P37) (as amended March 26, 2024)

to By-Law 2024-26 of the Town of

Gravenhurst, passed this 26th day of March, 2024

Mayor  Clerk 

LOT SETBACKS				
	Proposed Addition	Required	Proposed	Acceptable
	FY	30.0m	24.6m	Yes ( Existing )
	SY(S)	6.0m	6.8m	Yes
	RY	15.0m	22.0m	Yes

**GRAVENHURST ZONING: RESIDENTIAL WATERFRONT RW-68**

SP SITE PLAN AND ZONING ANALYSIS  
SP-1.0, GRAVENHURST



**PROPOSED**  
Information for Site Plan taken from Survey  
By T.A. BUNKER  
Dated ..., UNKNOWN



Design By Bobbi

**CONTACT INFORMATION:**

Name: Bobbi Leppington  
Phone: 705-321-8916  
Email: designbybobbi@gmail.com

Location: 379 Regent St  
Orillia, Ontario  
L3V 1V4

**GENERAL NOTE:**

THESE DRAWINGS ARE NOT TO BE SCALED.  
ALL DIMENSIONS MUST BE VERIFIED BY  
CONTRACTOR PRIOR TO COMMENCEMENT OF  
ANY WORK. ANY DISCREPANCIES MUST  
BE REPORTED DIRECTLY TO THE DESIGNER.

**PROJECT INFORMATION:**

UNGERMAN - SEARS  
1489 HWY 169 UNIT 1  
GRAVENHURST ON  
**INTERIOR RENOVATION**

THE UNDERSIGNED HAS REVIEWED AND TAKES  
RESPONSIBILITY FOR THIS DESIGN, AND HAS THE  
QUALIFICATIONS AND MEETS THE  
REQUIREMENTS SET OUT IN THE ONTARIO  
BUILDING CODE TO BE A DESIGNER.

**QUALIFICATION INFORMATION:**

18465 **B. Leppington**

BCIN SIGNATURE

**REGISTRATION INFORMATION:**

103806 **Design by Bobbi**

BCIN FIRM NAME

**REVISIONS**

NUM	DATE	REVISED BY	DESCRIPTION
01	22.11.10	SLR	SITE PLAN
02	22.11.26	BJL	PLANNING
03	23.02.07	SLR	UPDATE
04	23.08.09	SLR	UPDATE

**DRAWN BY:**

STEVE ROSSITER

**SCALE:**

1 : 500

**DRAWING:**

SITE PLAN

**PROJECT NUMBER:**

2020 - 201

**SHEET NUMBER:**

SP 1.0

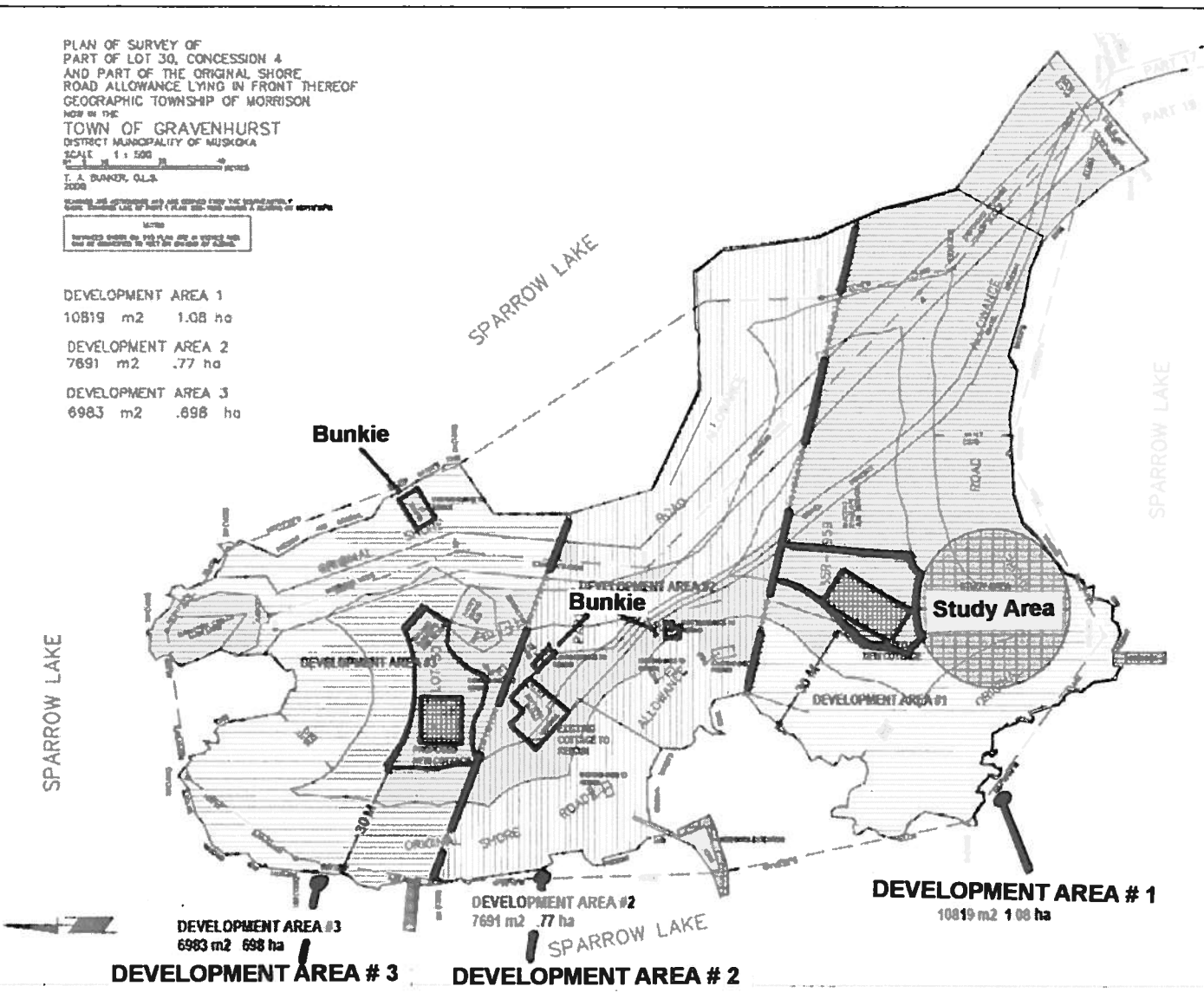
PLAN OF SURVEY OF  
 PART OF LOT 30, CONCESSION 4  
 AND PART OF THE ORIGINAL SHORE  
 ROAD ALLOWANCE LYING IN FRONT THEREOF  
 GEOGRAPHIC TOWNSHIP OF MORRISON

NOW IN THE  
 TOWN OF GRAVENHURST  
 DISTRICT MUNICIPALITY OF MUSKOKA

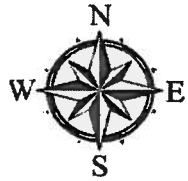
SCALE 1 : 500  
 T. A. BUNKIE, O.L.S.  
 2008

WARNING: ALL DIMENSIONS AND AREAS DERIVED FROM THE INFORMATION OF  
 THIS PLAN AND ARE NOT TO BE USED AS A BASIS FOR CONSTRUCTION  
 UNLESS OTHERWISE SPECIFIED

- DEVELOPMENT AREA 1  
 10819 m<sup>2</sup> 1.08 ha
- DEVELOPMENT AREA 2  
 7691 m<sup>2</sup> .77 ha
- DEVELOPMENT AREA 3  
 6983 m<sup>2</sup> .698 ha



This is Property Detail Schedule 38 to By-law 2013-27 of the Town of  
 Gravenhurst, passed this \_\_\_\_\_ day of \_\_\_\_\_, 2013.



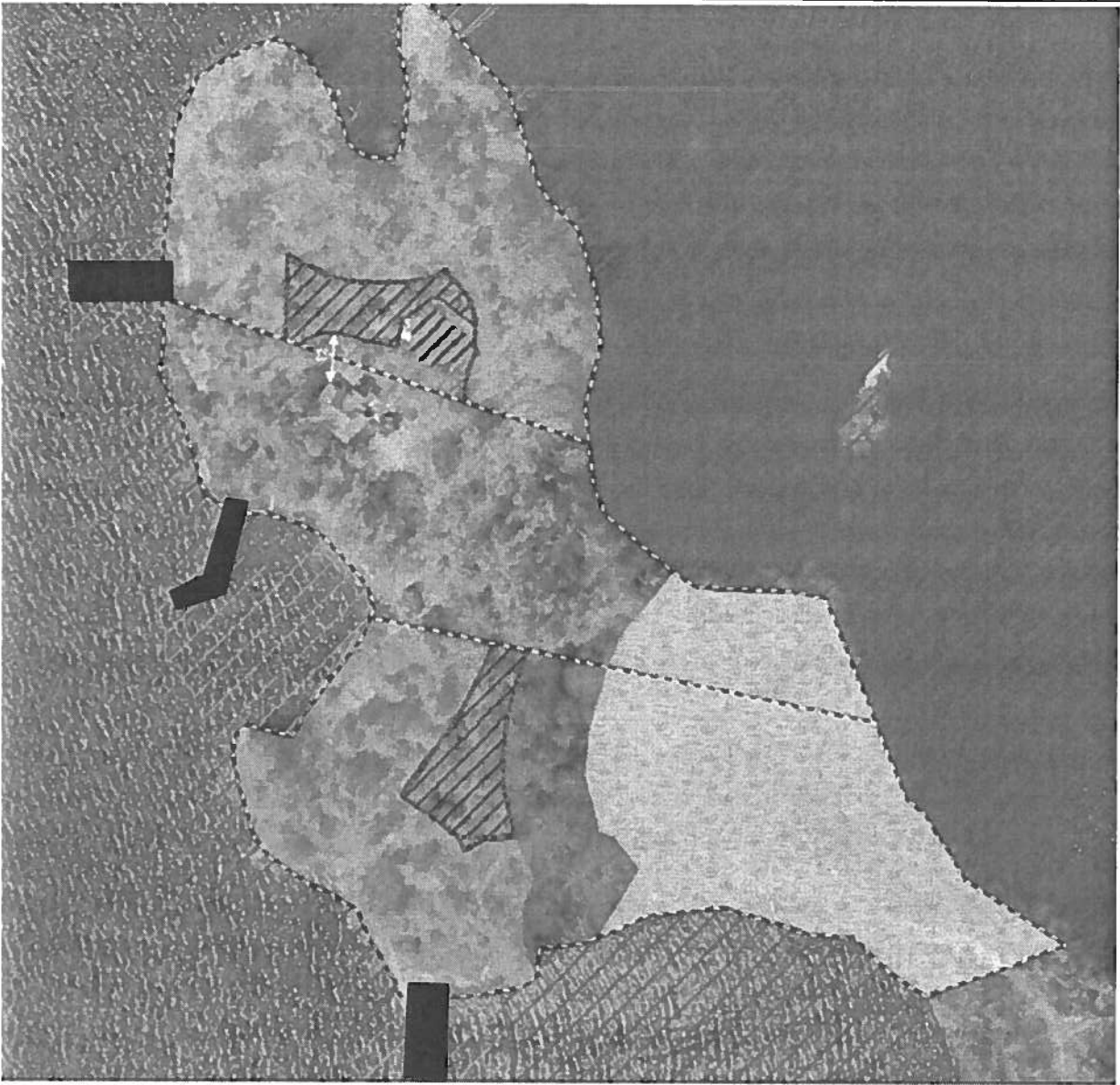
NTS

"ORIGINAL SIGNED"  
 Mayor

"ORIGINAL SIGNED"  
 Clerk

Roll No. 030-011-01300

COPY FOR CLARITY



This is Property Detail Schedule 39 to By-law 2013-27 of the Town of  
Gravenhurst, passed this                      day of                      , 2013.



NTS

"ORIGINAL SIGNED"

Mayor

"ORIGINAL SIGNED"

Clerk

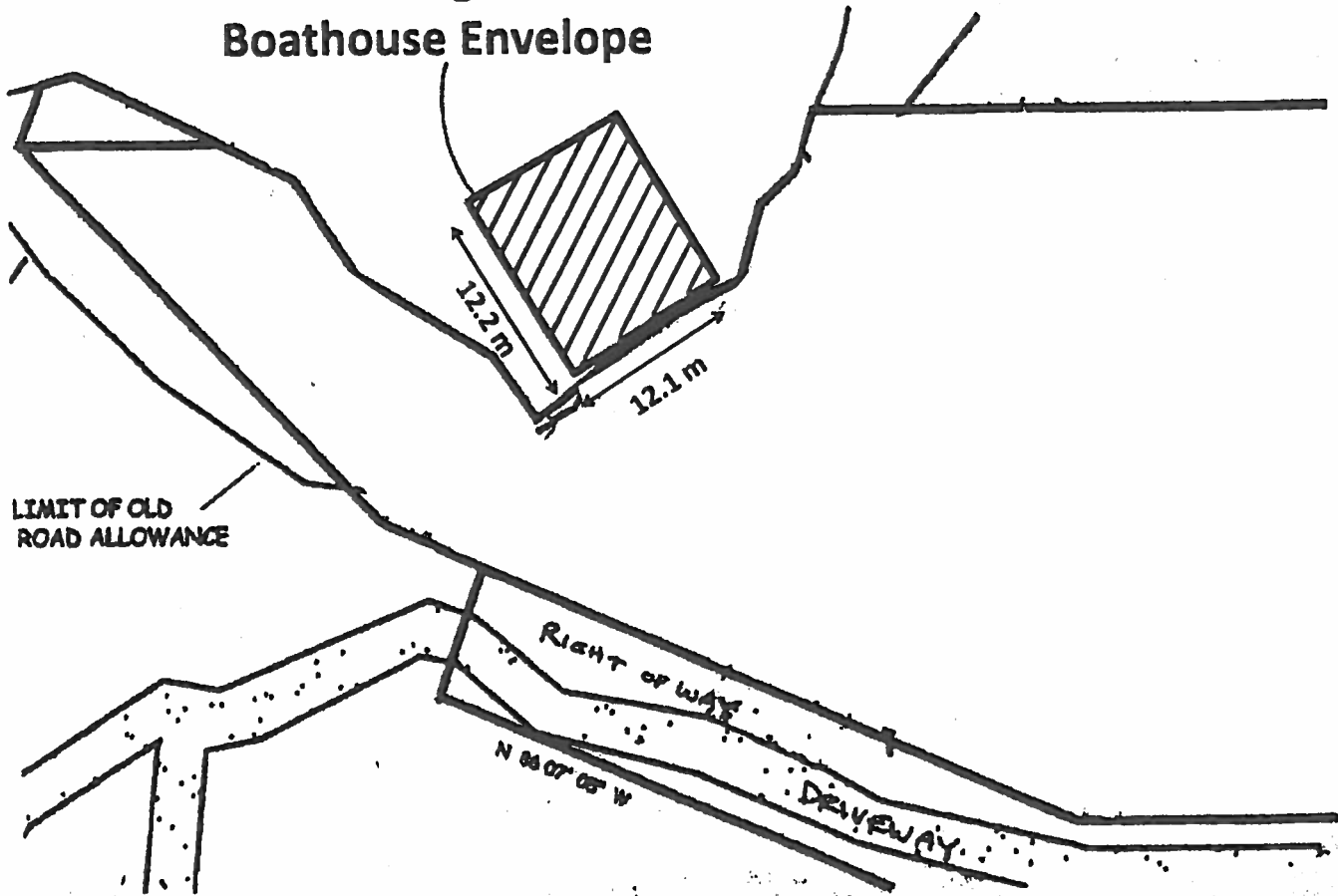


Dock Envelopes

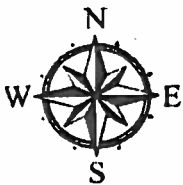
Roll No. 030-011-01300

COPY FOR CLARITY

## Docking and Boathouse Envelope



This is Property Detail Schedule No. 40 to By-law 2013-54 of the Town of  
Gravenhurst, passed this 28<sup>TH</sup> day of MAY, 2013



NTS

P. Donaldson  
Mayor

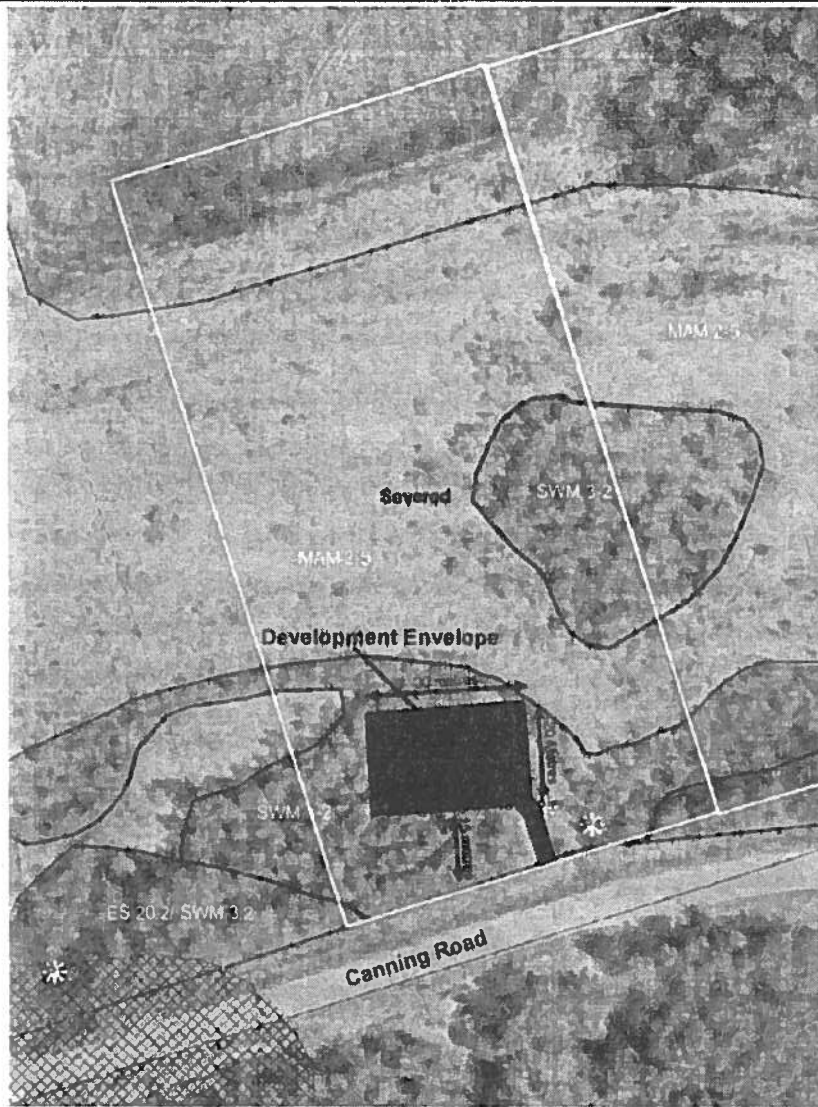
Brandon Stewart  
Clerk

Docking and Boathouse Development Envelope for Part of Lot 14, Concession 9, in the former Township of Muskoka, now in the Town of Gravenhurst, District Municipality of Muskoka, being Parts 2, 6 & 7, Plan 35R-21561.

Roll No. 020-013-015-02



PROPERTY DETAIL SCHEDULE No. 41



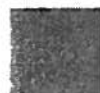
This is Property Detail Schedule No. 41 to By-law 2013-99 of the Town of  
Gravenhurst, passed this 22nd day of October, 2013.



NTS

P. Dmaldm  
Mayor

Lawrence Hunter  
Clerk

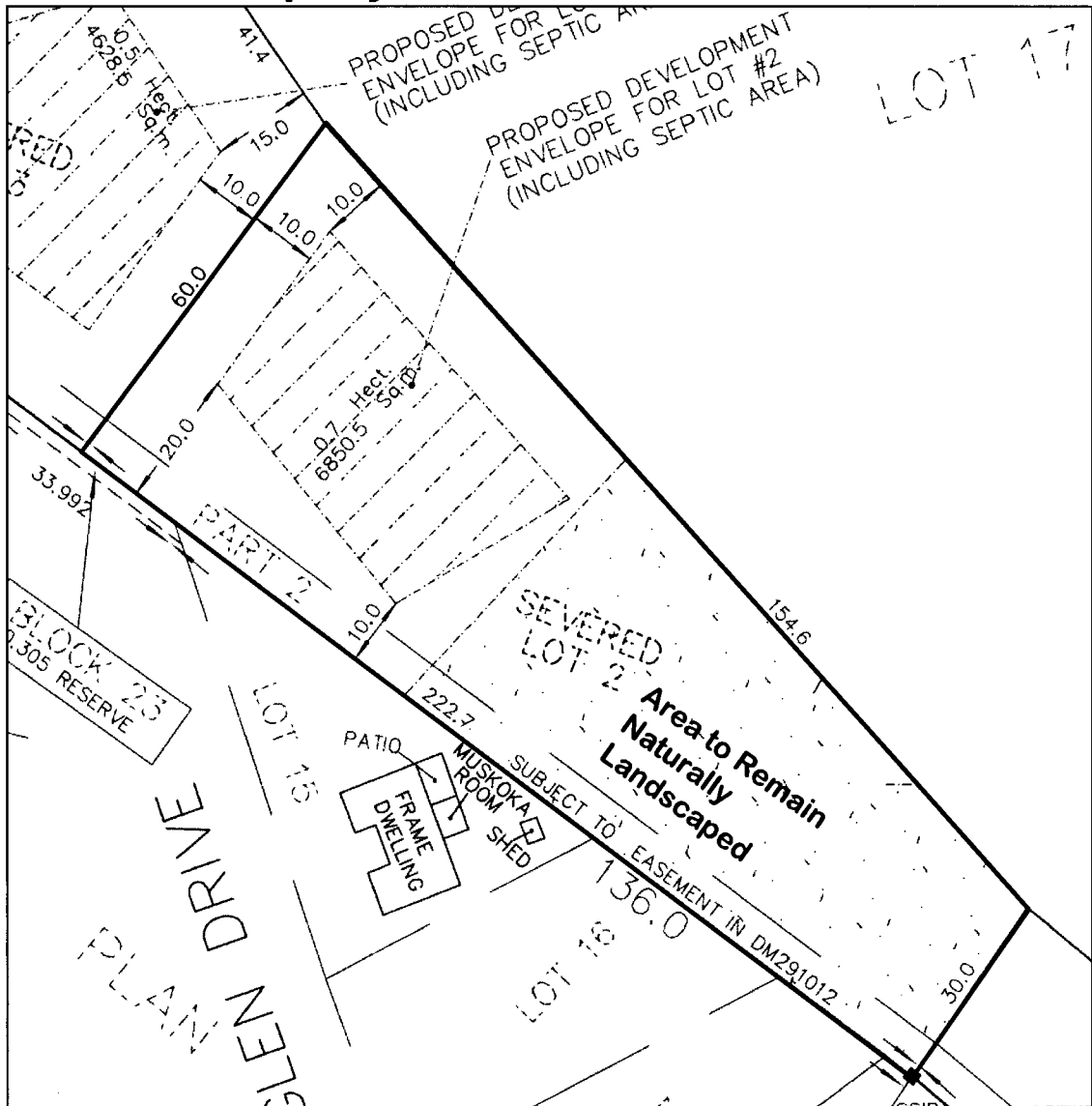


Development envelope for Part of Lot 23, Concession 4, in the former Township of Morrison, now in the Town of Gravenhurst, District Municipality of Muskoka; being Parts 6, 7 & Part of Lot 8 on Plan 35R-7905.

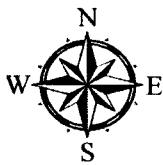
Roll No. 030-010-04600



# Property Detail Schedule No. 42



This is Schedule "A-2" to By-law 2016 - 97 of the Town of  
Gravenhurst, passed this 25th day of October , 2016.



NTS

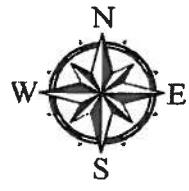
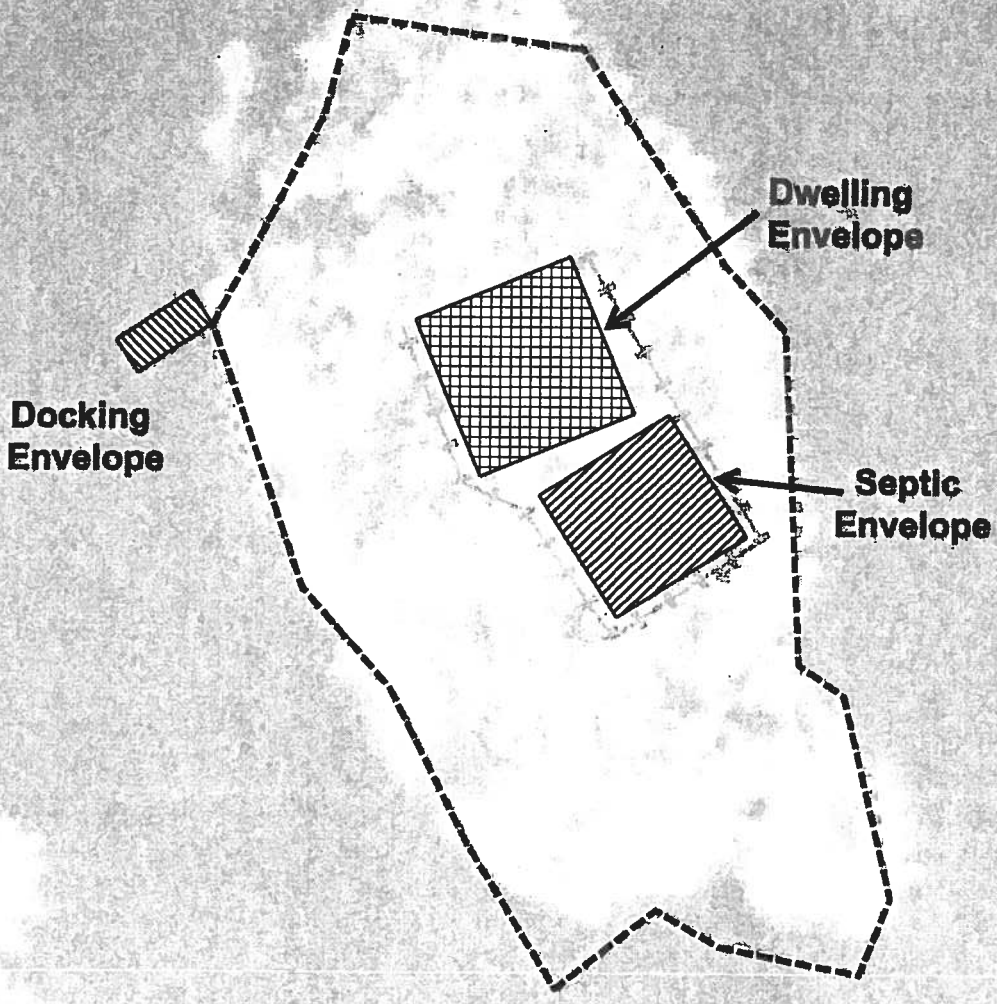
P. Donaldson  
Mayor

[Signature]  
Clerk



Lands zoned Residential One Zone (R-1) subject to Special Provision 999 (S999) and Property Detail Schedule No. 42 on part of North Part of Lot 17, Concession 5, in the former Township of Muskoka, now in the Town of Gravenhurst, District Municipality of Muskoka, further described as Parts 3 and 4, Plan 35R-24708.  
Roll No. 020-014-00635

**Property Detail Schedule No. 43**



NTS

This is Property Detail Schedule No. 43 to By-law 2014-99 of the Town of Gravenhurst, passed this 25th day of November, 2014

"Original Signed"  
Mayor

"Original Signed"  
Clerk

Docking, Septic and Dwelling Development Envelopes for Hill Island in the former Township of Morrison, now in the Town of Gravenhurst, District Municipality of Muskoka.

Roll No. 030-025-10900



# Property Detail Schedule No. 45



Disclaimer  
• the scale  
• the figure

This is Property Detail Schedule No. 45 to By-law 2015- 06 of the Town of  
Gravenhurst, passed this 27<sup>th</sup> day of January , 2015



NTS

"original signed"

Mayor

"original signed"

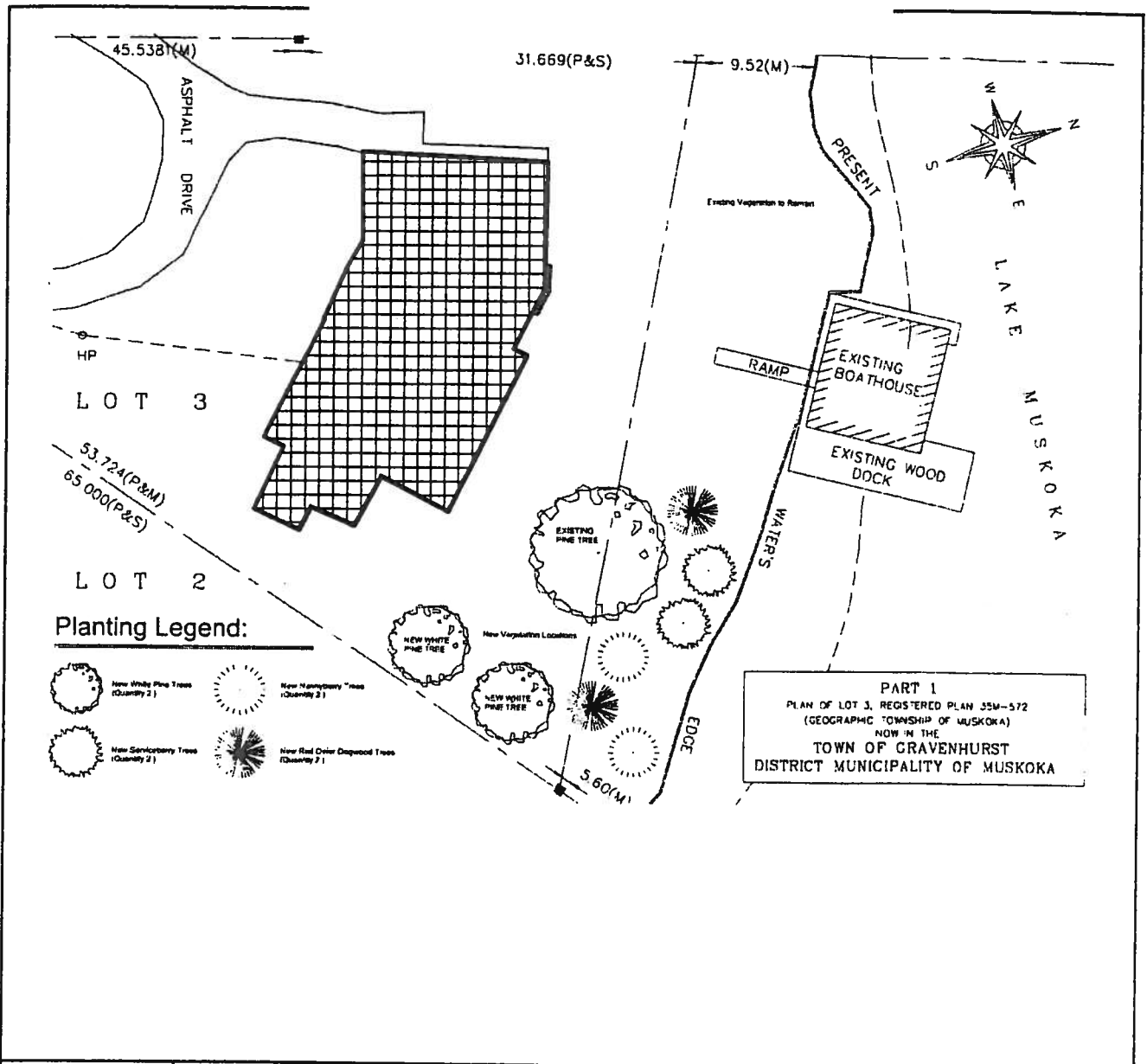
Clerk



60.0 square metre Garage Envelope for Part of Lot 11, Concession 7, in  
the former Township of Morrison, now in the Town of Gravenhurst, District  
Municipality of Muskoka, being Parts 1 to 9, Plan 35R-16359.

Roll No. 030-017-03003

# Property Detail Schedule No. 46



Property Detail Schedule No. 46 to By-law 2015 - 11 of the Town of  
Gravenhurst, passed this 24th day of February, 2015.



NTS



Dwelling building envelope on Part of Lot 27, Concession 7, in the former Township of Muskoka, now in the Town of Gravenhurst, District Municipality of Muskoka, being Lot 3, Plan 35M-572.

Roll No. 020-030-02903

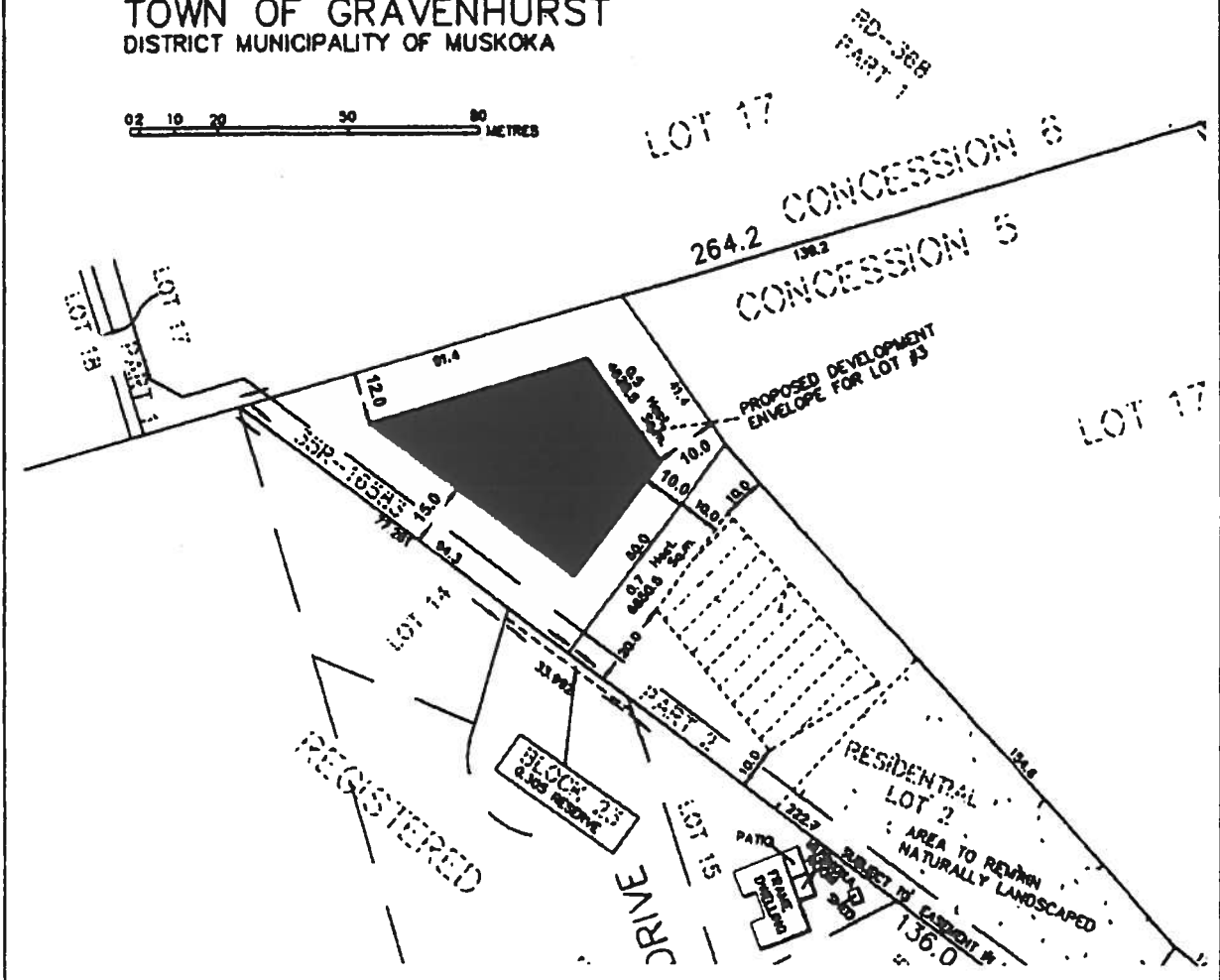
Original Signed \_\_\_\_\_  
Mayor

Original Signed \_\_\_\_\_  
Clerk



**Property Detail Schedule No. 48**

SKETCH OF PROPOSED SUBDIVISION  
 PART OF LOT 17, CONCESSION 5  
 GEOGRAPHIC TOWNSHIP OF MUSKOKA  
 NOW IN THE  
**TOWN OF GRAVENHURST**  
 DISTRICT MUNICIPALITY OF MUSKOKA



This is Property Detail Schedule No. 48 to By-law 2015 - 34 of the Town  
 of Gravenhurst, passed this 28th day of April, 2015.



NTS

*P. Donaldson*  
 \_\_\_\_\_  
 Mayor

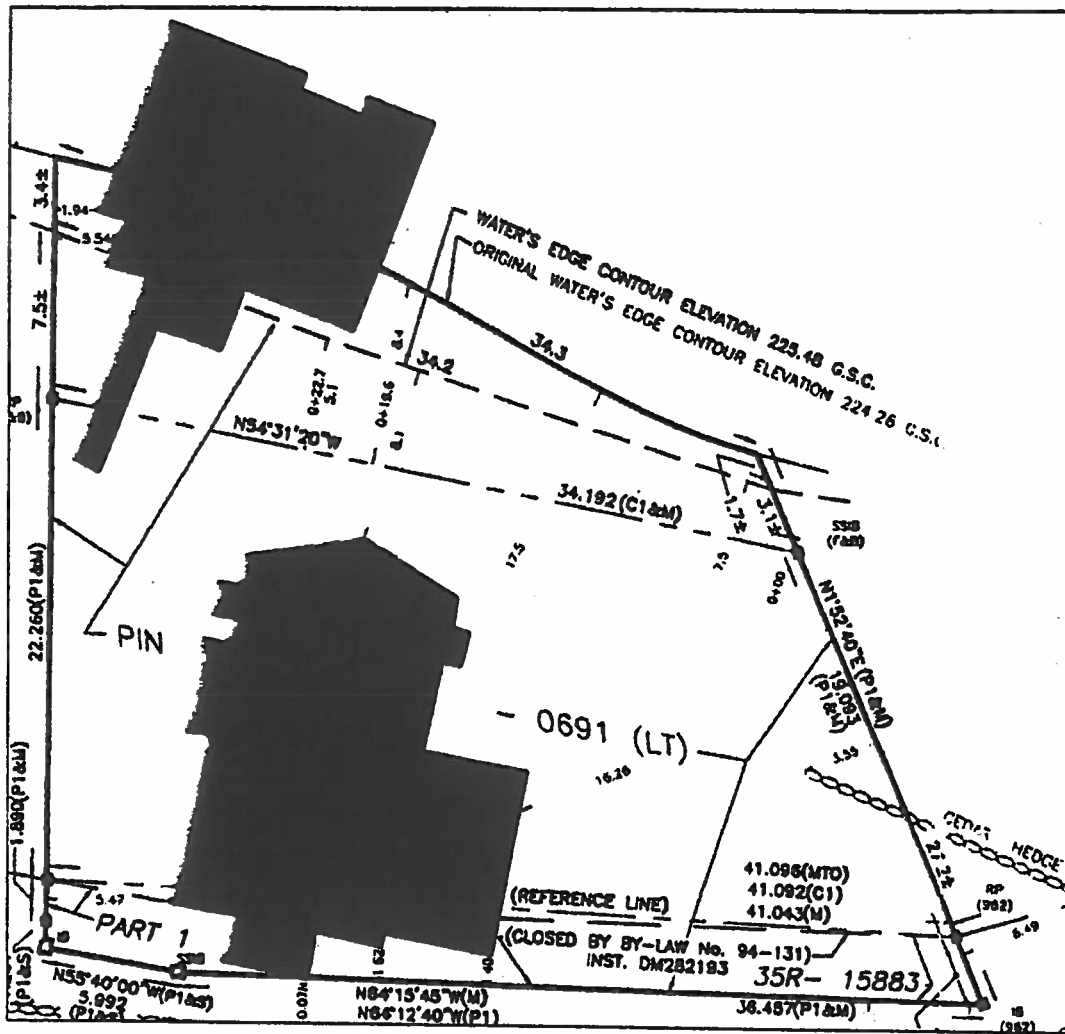
*[Signature]*  
 \_\_\_\_\_  
 Clerk



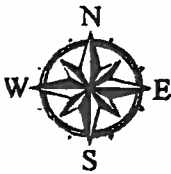
Development Envelope for lands described as North Part of Lot 17, Concession 5, in the former Township of Muskoka, now in the Town of Gravenhurst, District Municipality of Muskoka; further described as Parts 5 & 6, Plan 35R-24708.

Roll No. 020-014-00600

# PROPERTY DETAIL SCHEDULE No. 49




This is Property Detail Schedule 49 (P49) to By-law 2015 - 61 of the  
 Town of Gravenhurst, passed this 23rd day of June, 2015.



NTS

  
 \_\_\_\_\_  
 Acting Mayor

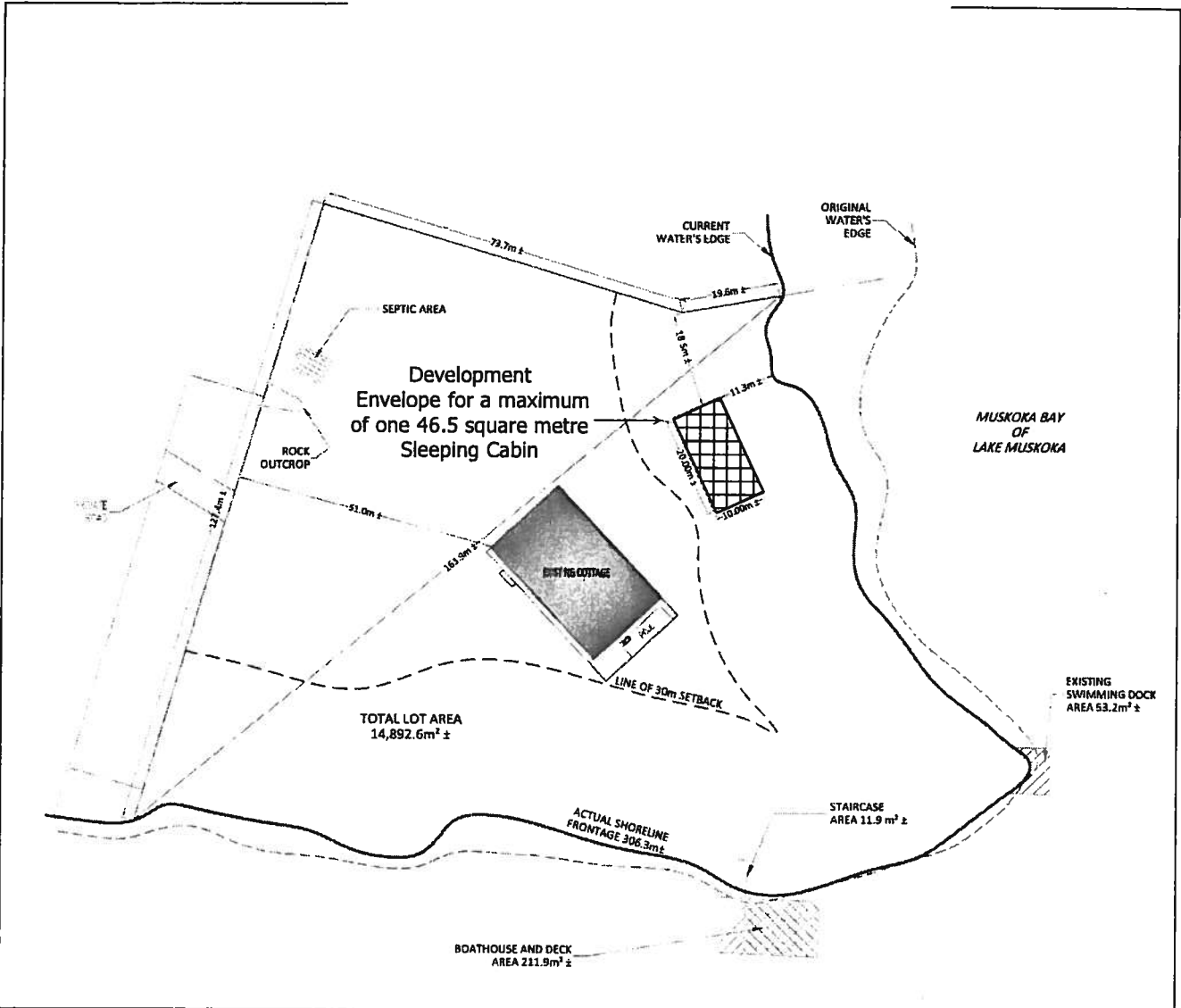
  
 \_\_\_\_\_  
 Clerk

 Lands zoned Residential Waterfront Zone (RW-6D) subject to  
 Special Provision 1029 (S1029) on Part of Lot 26, Concession 6,  
 in the former Township of Muskoka, now in the Town of  
 Gravenhurst, District Municipality of Muskoka, being Part 1, Plan  
 35R-15883

Roll No. 020-029-05000



# Property Detail Schedule No. 50



This is Property Detail Schedule No. 50 to By-law 2015- 80 of the Town of Gravenhurst, passed this 28<sup>th</sup> day of July , 2015



NTS

"original signed"

Mayor

"original signed"

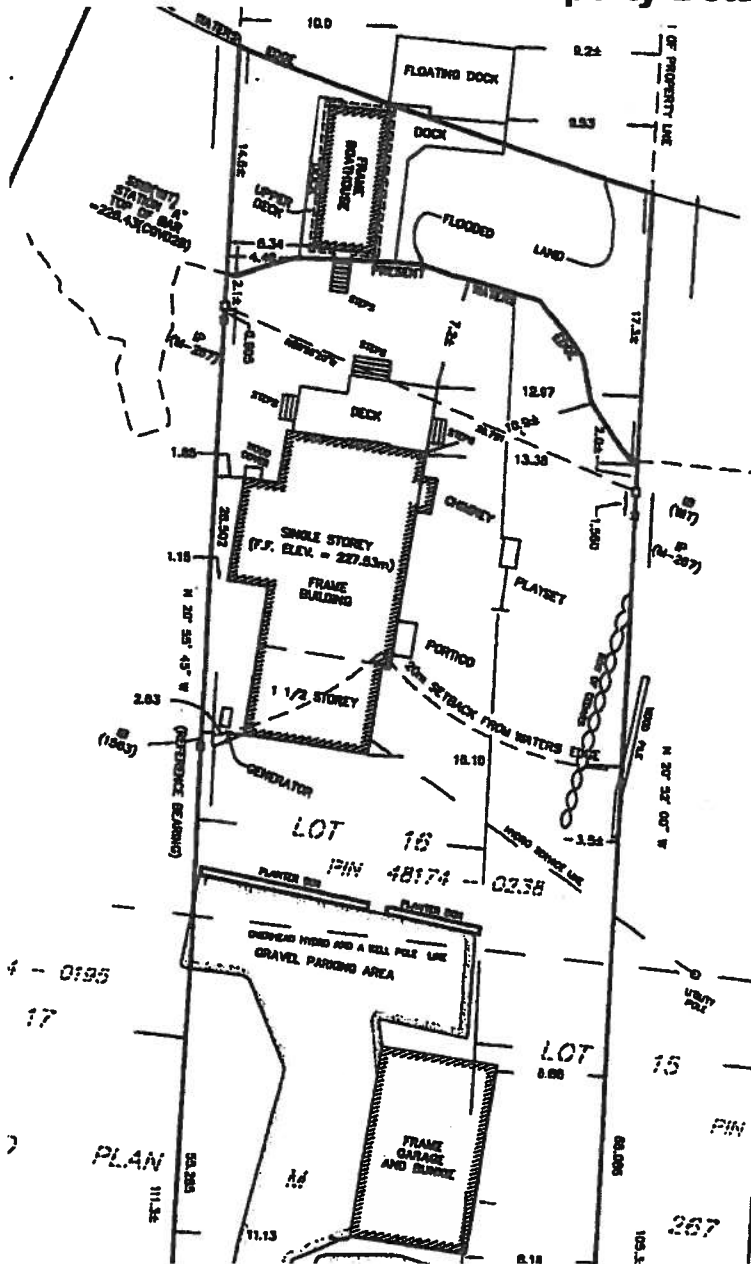
Clerk



Sleeping Cabin Development Envelope if located within the Shoreline Development Area on Part of Lot 26, Concession 6, in the former Township of Muskoka, now in the Town of Gravenhurst, District Municipality of Muskoka, being Part 1, Plan 35R-4128.

Roll No. 020-029-02200

Property Detail Schedule No. 51



NTS

This is Property Detail Schedule No. 51 to By-law 2015- 99 of the Town of Gravenhurst, passed this 22<sup>nd</sup> day of September , 2015

"original signed"

Mayor

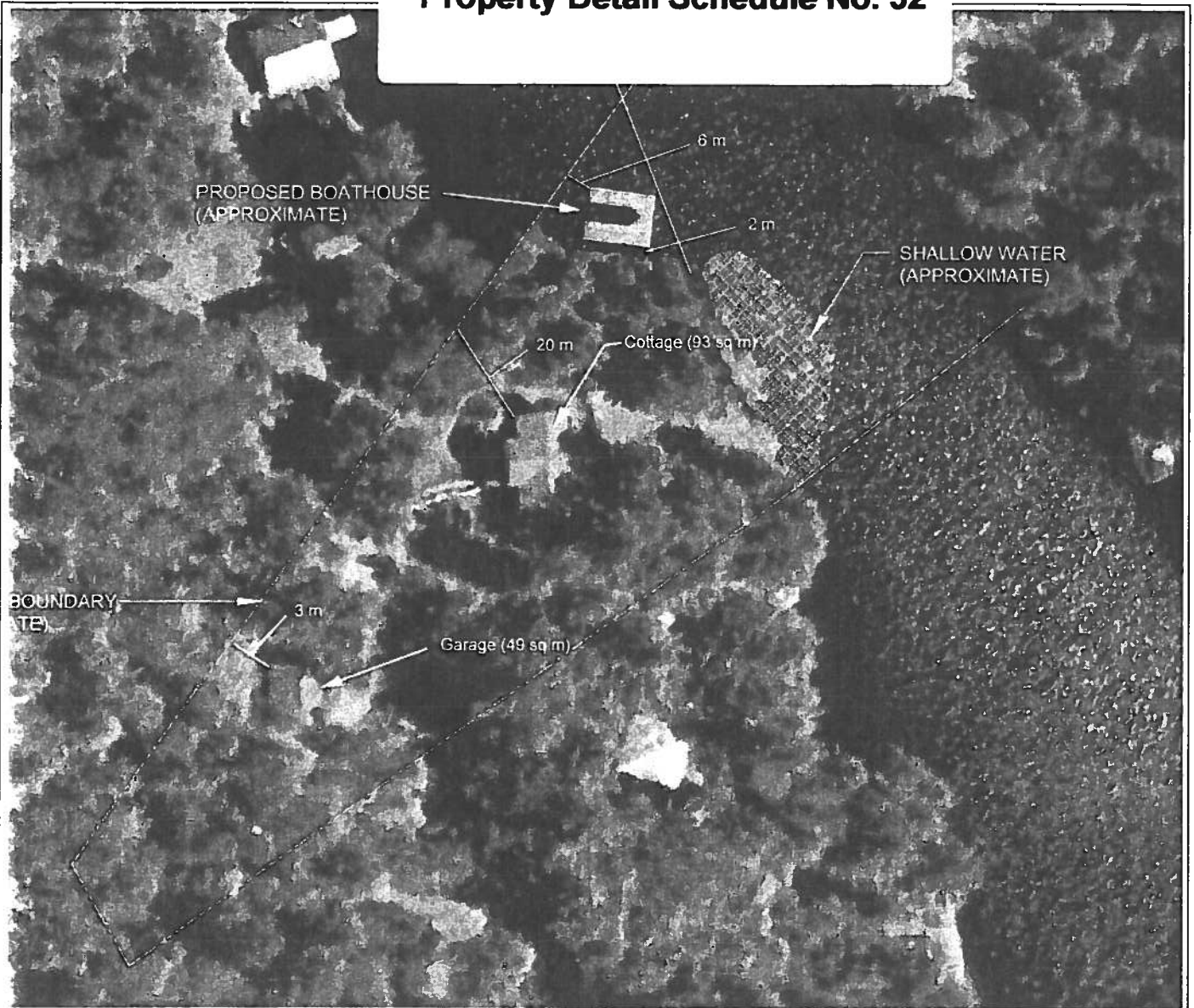
"original signed"

Clerk

Location of existing Buildings and Structures on Part of Lot 29, Concession 11, in the former Township of Muskoka, now in the Town of Gravenhurst, District Municipality of Muskoka, being Lot 16,, and Part of Lot 15, plan M-267.

Roll No. 020-029-02200

# Property Detail Schedule No. 52



This is Property Detail Schedule No. 52 to By-law 2015-100 of the Town of Gravenhurst, passed this 22nd day of September, 2015



NTS

"original signed"

Mayor

"original signed"

Clerk

Development envelope for a Boathouse on Part of Lot 23, Concession 3, in the former Township of Ryde, now in the Town of Gravenhurst, District Municipality of Muskoka, being Lot 6, Plan M-343 and Part 1 on Plan 35R-20439.

Roll No. 040-002-05000

# Property Detail Schedule No. 53



This is Property Detail Schedule No. 53 to By-law 2015- 98 of the Town of

Gravenhurst, passed this 22nd day of September, 2015.

" original signed "

Mayor

" original signed "

Clerk



Building Envelope for a Boathouse or Docking Facility only (10.0 x metres 12.5 metres).

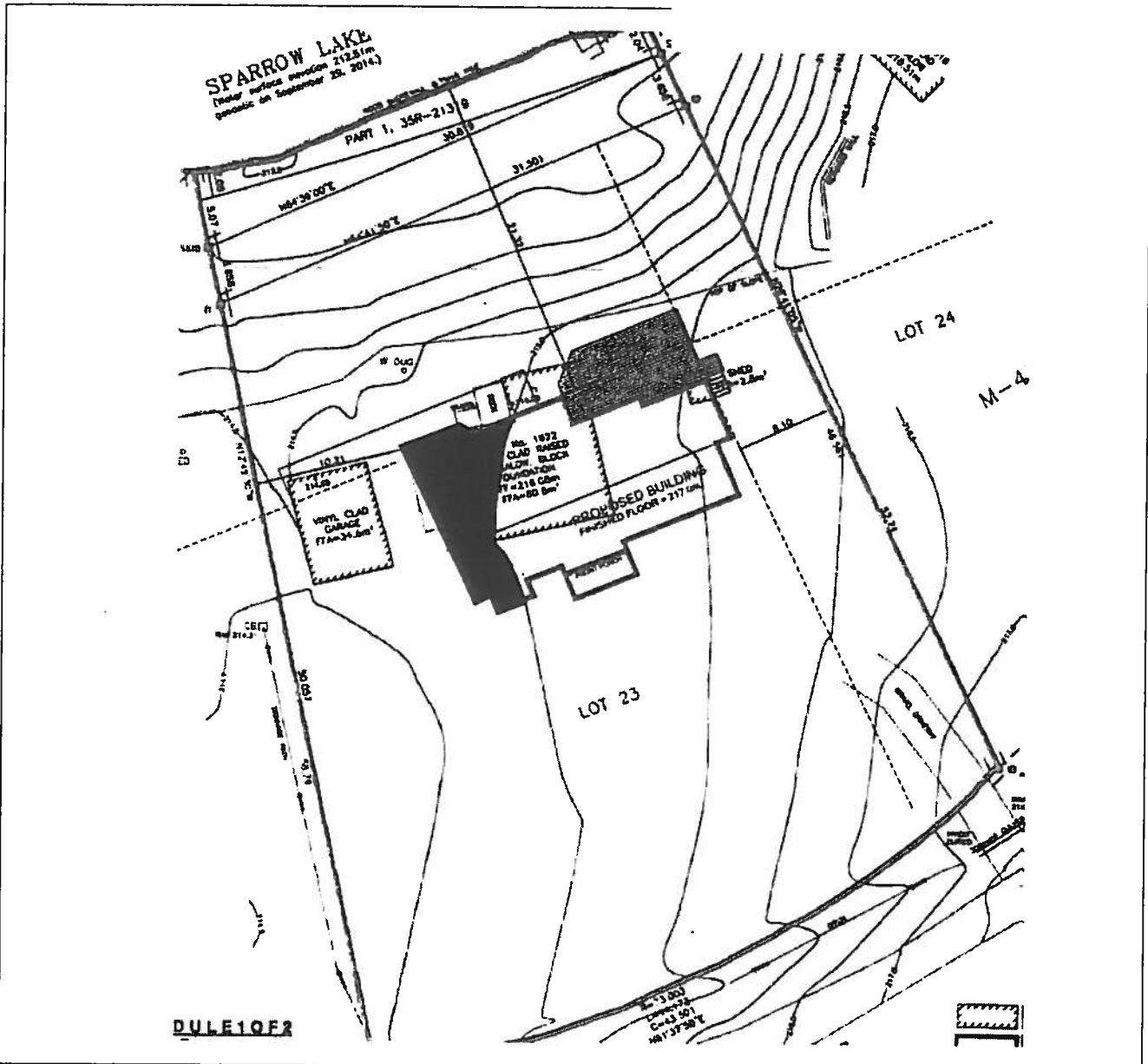


Building Envelope for a Docking Facility only (6.0 metres x 15.0 metres).

Part of Lot 2, Concession 7, in the former Township of Morrison, now in the Town of Gravenhurst, District Municipality of Muskoka; further described as Part 2 on Plan 35R-23082.

Roll No. 030-019-08000

**Property Detail Schedule No. 54**



DULE1QF2



This is Property Detail Schedule No. 54 to By-law 2015- 102 of the Town of Gravenhurst, passed this 22nd day of September , 2015

"original signed"  
Deputy Mayor

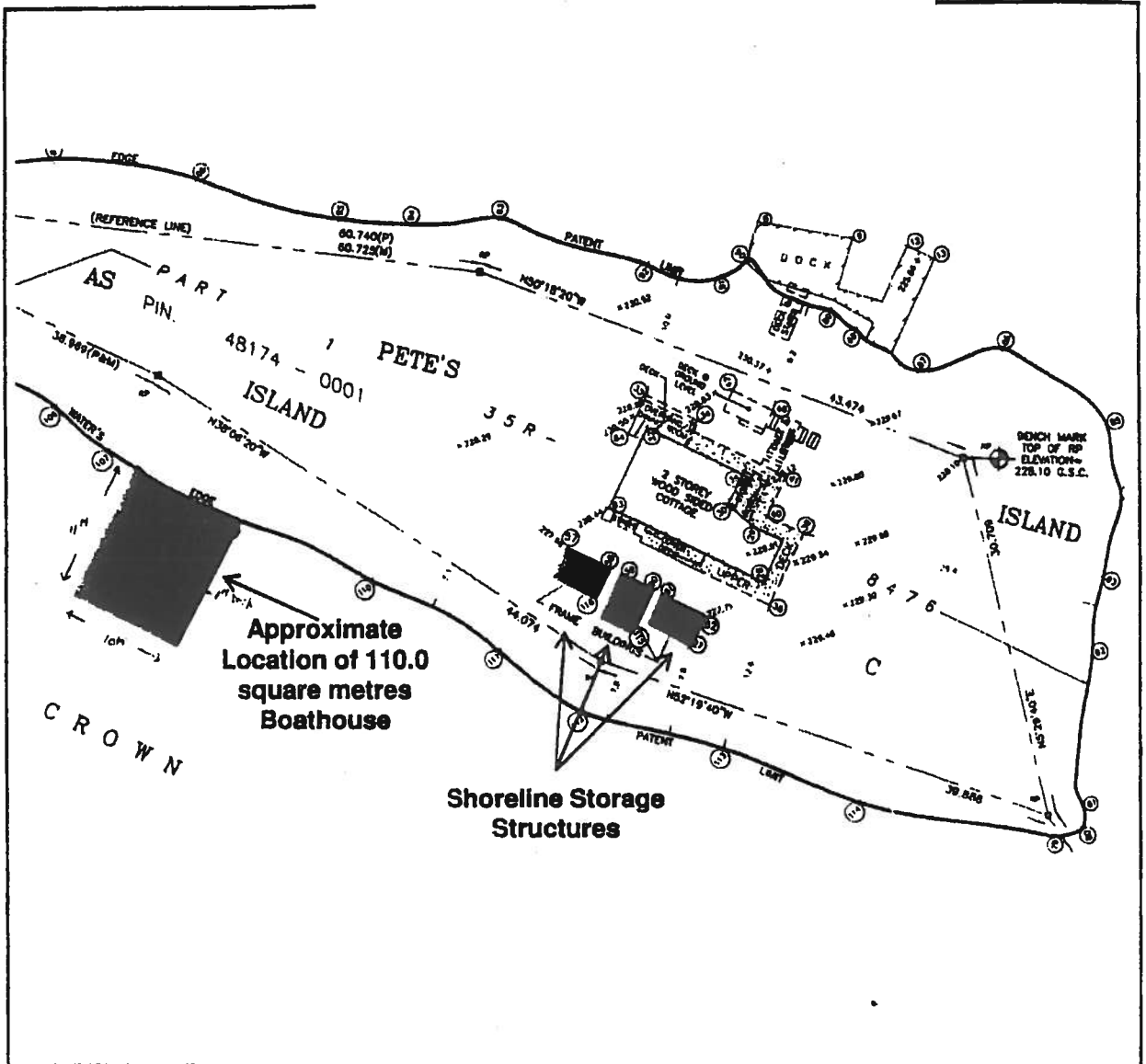
"original signed"  
Clerk

NTS

Lands exempt from Section 5.9.2.5 of Zoning By-law 10-04, as amended, on Part of Lot 31, Concession 8, in the former Township of Morrison, now in the Town of Gravenhurst, District Municipality of Muskoka; further described as Lot 23, Plan M-433 and Part 1, Plan 35R-21319.

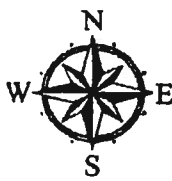
Roll No. 030-013-05600

# Property Detail Schedule No. 55



**Approximate  
Location of 110.0  
square metres  
Boathouse**

**Shoreline Storage  
Structures**




NTS

This is Property Detail Schedule No. 55 to By-law 2015 - 121 of the Town of Gravenhurst, passed this 24th day of November, 2015.

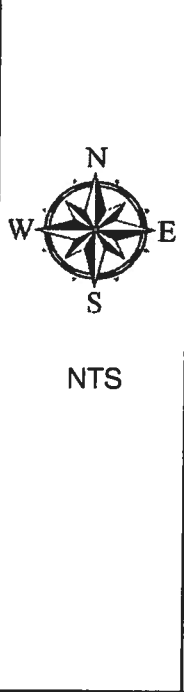
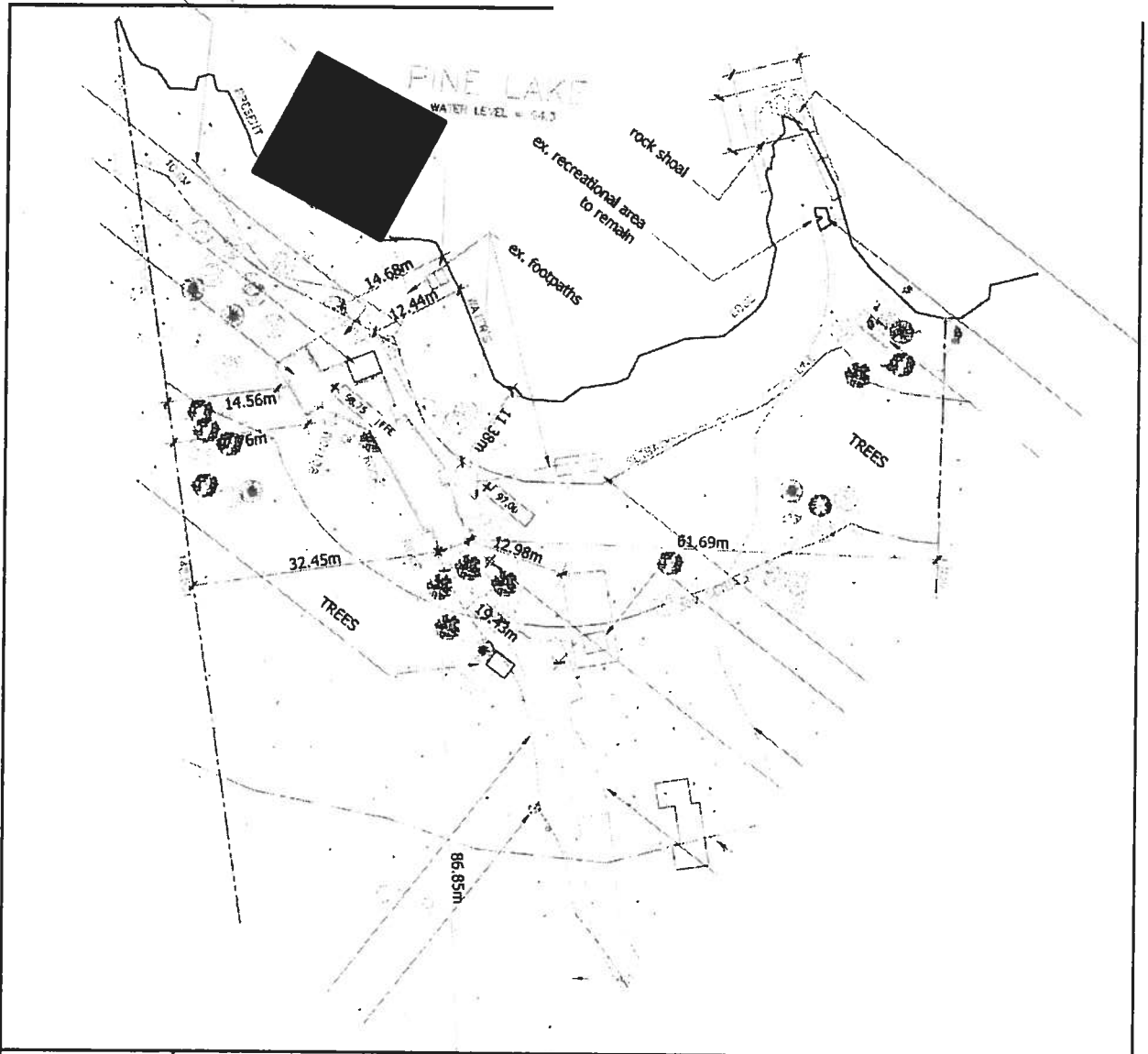
*P. Dmaldm*  
\_\_\_\_\_  
Mayor

*[Signature]*  
\_\_\_\_\_  
Clerk

 Building Locations for lands zoned Residential Island Zone (RI-8) subject to Special Provision 1060 (S1060) and Property Detail Schedule No. 55 (P55) Island C, in the former Township of Muskoka, now in the Town of Gravenhurst, District Municipality of Muskoka, being Part 1, plan 35R-8476.

Roll No. 020-039-03300

Property Detail Schedule No. 56



NTS

This is Schedule Property Detail Schedule No. 56 to By-law 2015 - 123 of the Town of

Gravenhurst, passed this 24<sup>th</sup> day of November, 2015.

"original signed"  
Mayor

"original signed"  
Clerk

Boathouse Development Envelope on Lands Zoned Residential Waterfront (RW-6), subject to amended Special Provision 570 (S570) and Property Detail Schedule No. 56 on Part of Lot 32, Concession 7, in the former Township of Muskoka, now in the Town of Gravenhurst, District Municipality of Muskoka; being Lots 8 & 9 on Plan 16.

Roll No. 020-031-03400

**Property Detail Schedule No. 57**



This is Schedule Property Detail Schedule No. 57 to By-law 2015 - 122 of the Town of

Gravenhurst, passed this 24<sup>th</sup> day of November, 2015.

"original signed"

"original signed"

Mayor

Clerk



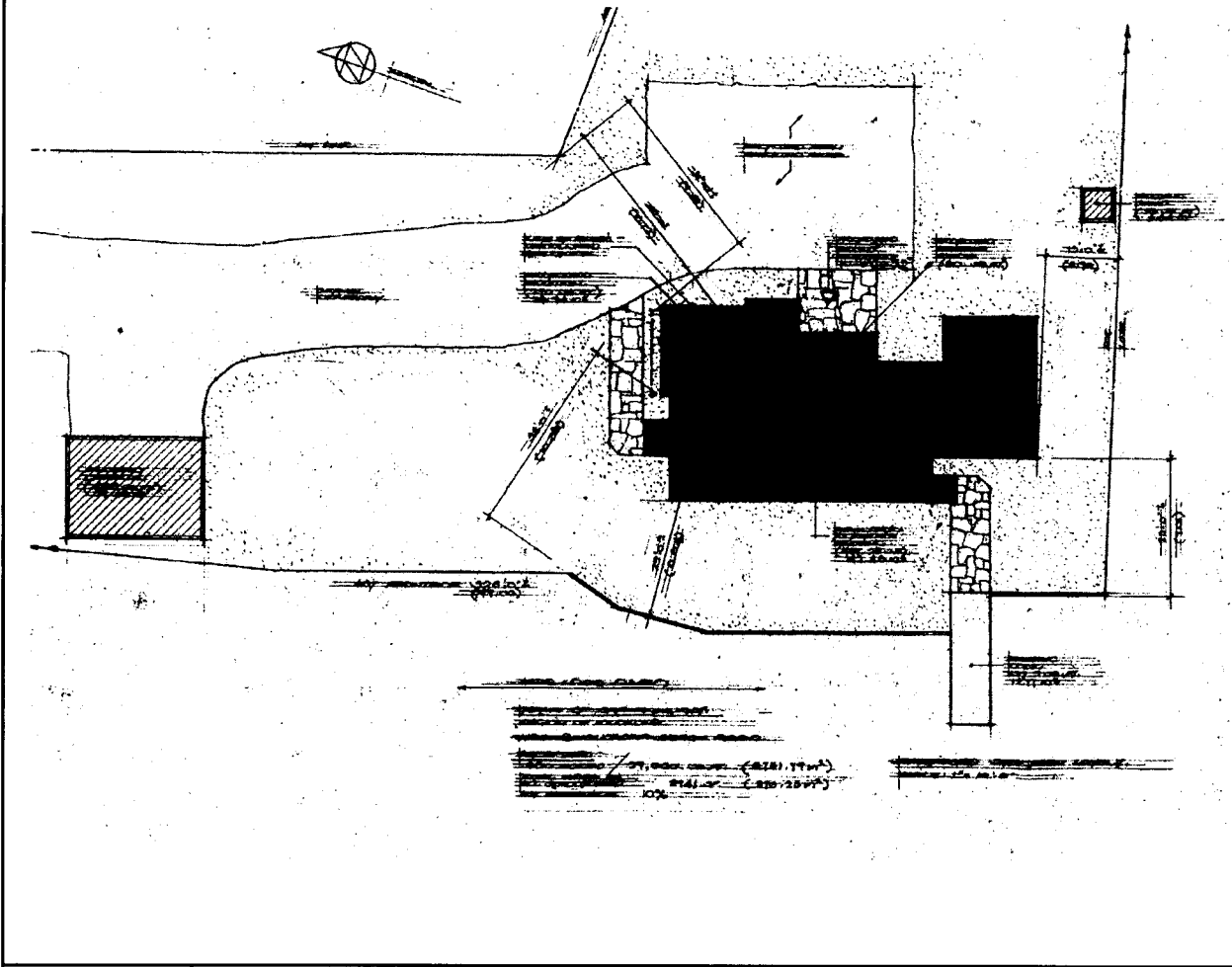
NTS

Development Envelope (excluding Shoreline Development) on Lands Zoned Residential Waterfront (RW-6C) and Residential Waterfront (RW-6B), subject to Special Provision 1061 (S1061) and Property Detail Schedule No. 57 on Part of Lots 30 & 31, Concession 2, in the former Township of Muskoka, now in the Town of Gravenhurst, District Municipality of Muskoka.

Roll No. 020-024-04902; -04903 & -07900




# PROPERTY DETAIL SCHEDULE No. 59

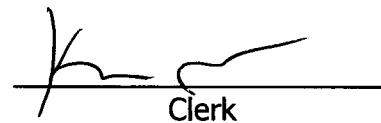



This is Property Detail Schedule No 59 (P59) " to By-law 2016 - 85 of the Town of Gravenhurst, passed this 27th day of September , 2016.



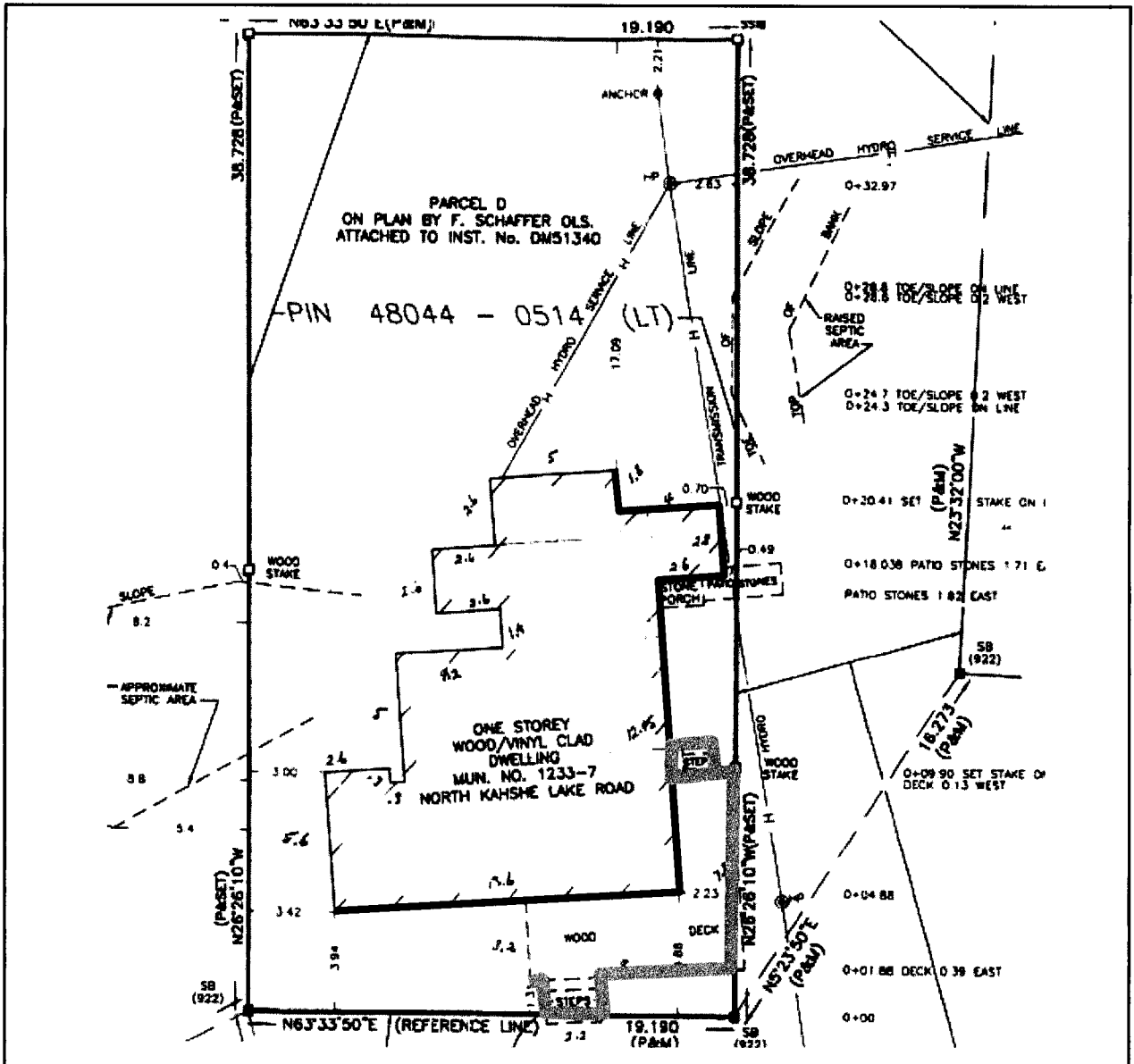
NTS

  
Deputy Mayor

  
Clerk

 Lands zoned Environmental Protection Zone (EP) subject to Special Provision 1089 (S1089) and described as Part of Lots 16 and 17, Concession 7, in the former Township of Muskoka, now in the Town of Gravenhurst, District Municipality of Muskoka, being Lots 1 and 2, Plan 8.

Roll No. 020-013-02101



This is Schedule "A-2" Property Detail Schedule 60 (P60)  
to By-law 2017-35 of the Town of

Gravenhurst, passed this 28th day of March, 2017.



NTS

*P. Donaldson*

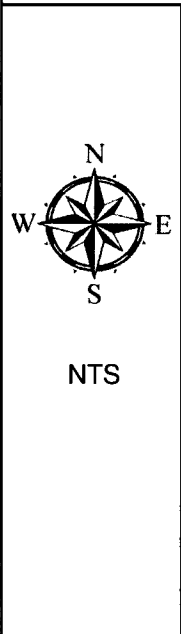
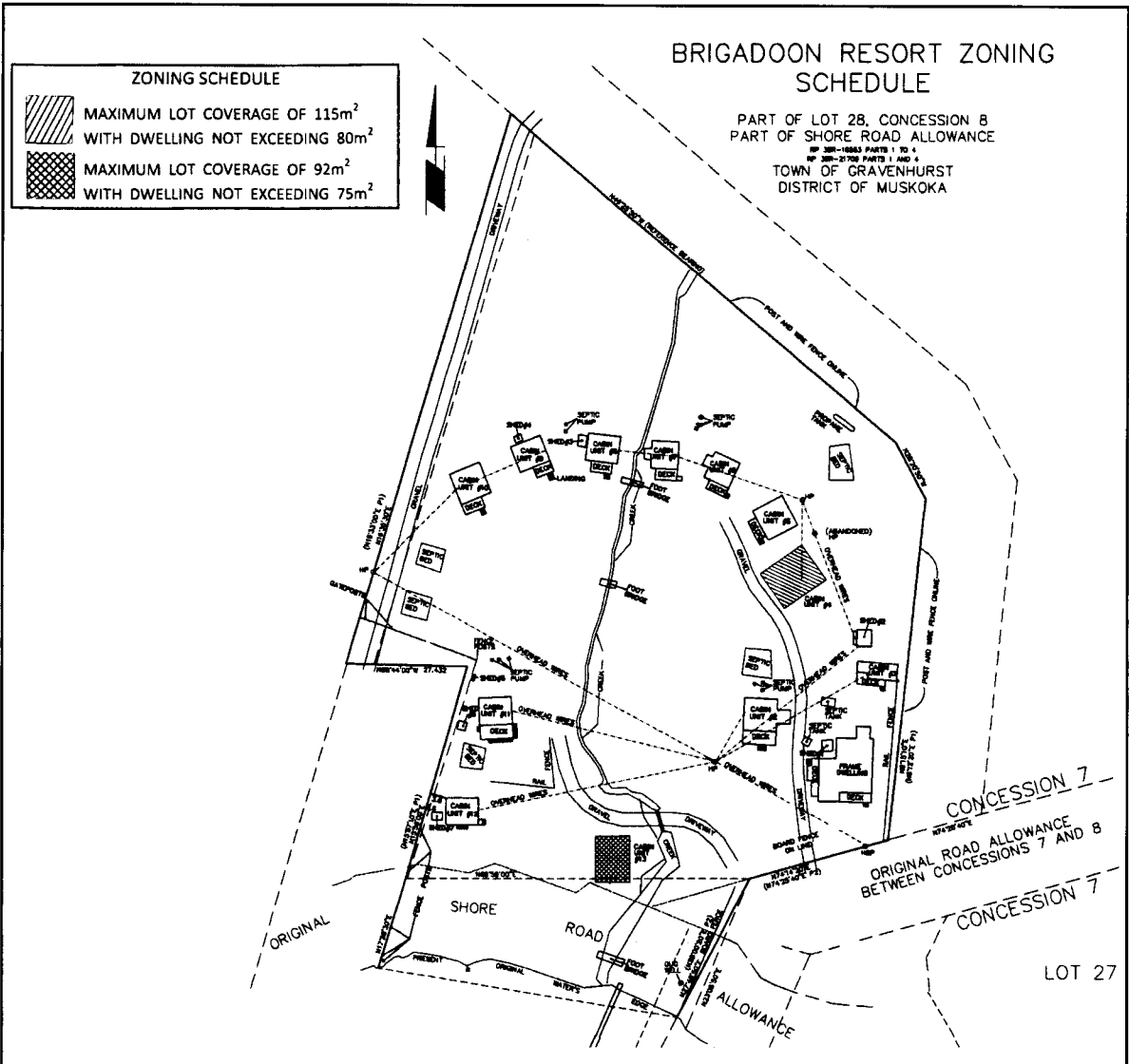
Mayor

*Landace Thwaites*

Deputy Clerk

**Limit of easterly Side Yard Setback and Front Yard Setback for Open Decks.**

**Limit of easterly Side Yard Setback and Front Yard Setback for the Dwelling all on lands zoned Residential Community (RC-4), subject to Special Provision 1106 (S1106) and Property Detail Schedule 60 (P60), on Part of Lot 10, Concession 9, in the former Township of Morrison, now in the Town of Gravenhurst, District Municipality of Muskoka. Roll No. 030-023-03500**



This is Schedule "A-2" being Property Detail Schedule 61 (P61) to By-law  
2017 - 46 of the Town of

Gravenhurst, passed this 25th day of April, 2017.

---

Mayor

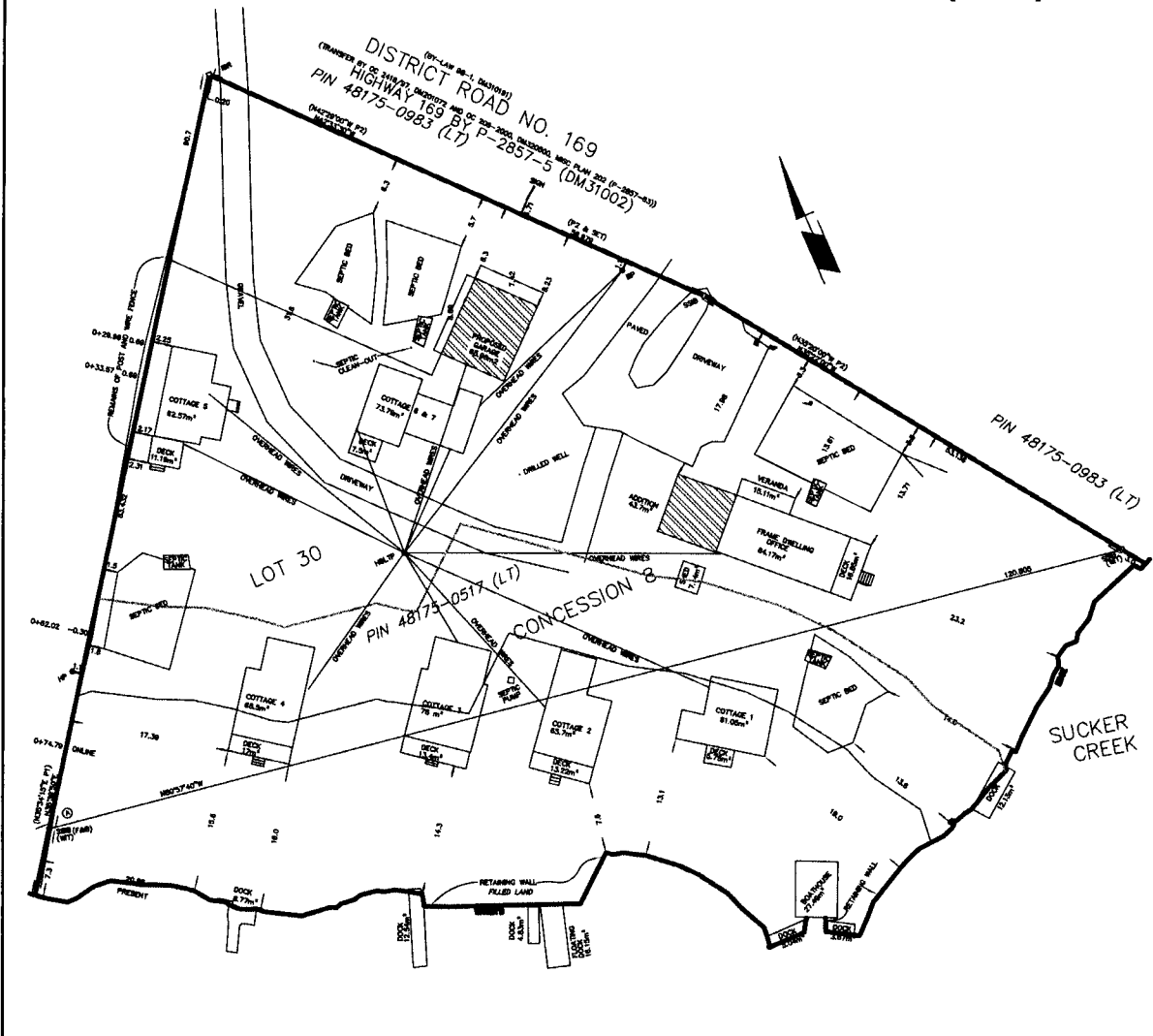
---

Clerk

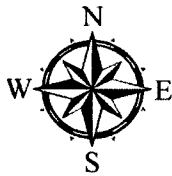
Property Detail 61 (P61) for Part of Lot 28, Concession 8, in the former Township of Morrison, now in the Town of Gravenhurst, District Municipality of Muskoka; being Parts 1 to 4, Plan 35R-16553 and Parts 1 and 4, Plan 35R-21709.

Roll No. 030-014-02900

# PROPERTY DETAIL SCHEDULE No. 62 (P62)



This is Property Detail Schedule 62 (P62) to By-law 2017-120 of the Town of Gravenhurst, passed this 24th day of October, 2017



NTS

*[Signature]*  
Deputy Mayor

*[Signature]*  
Clerk

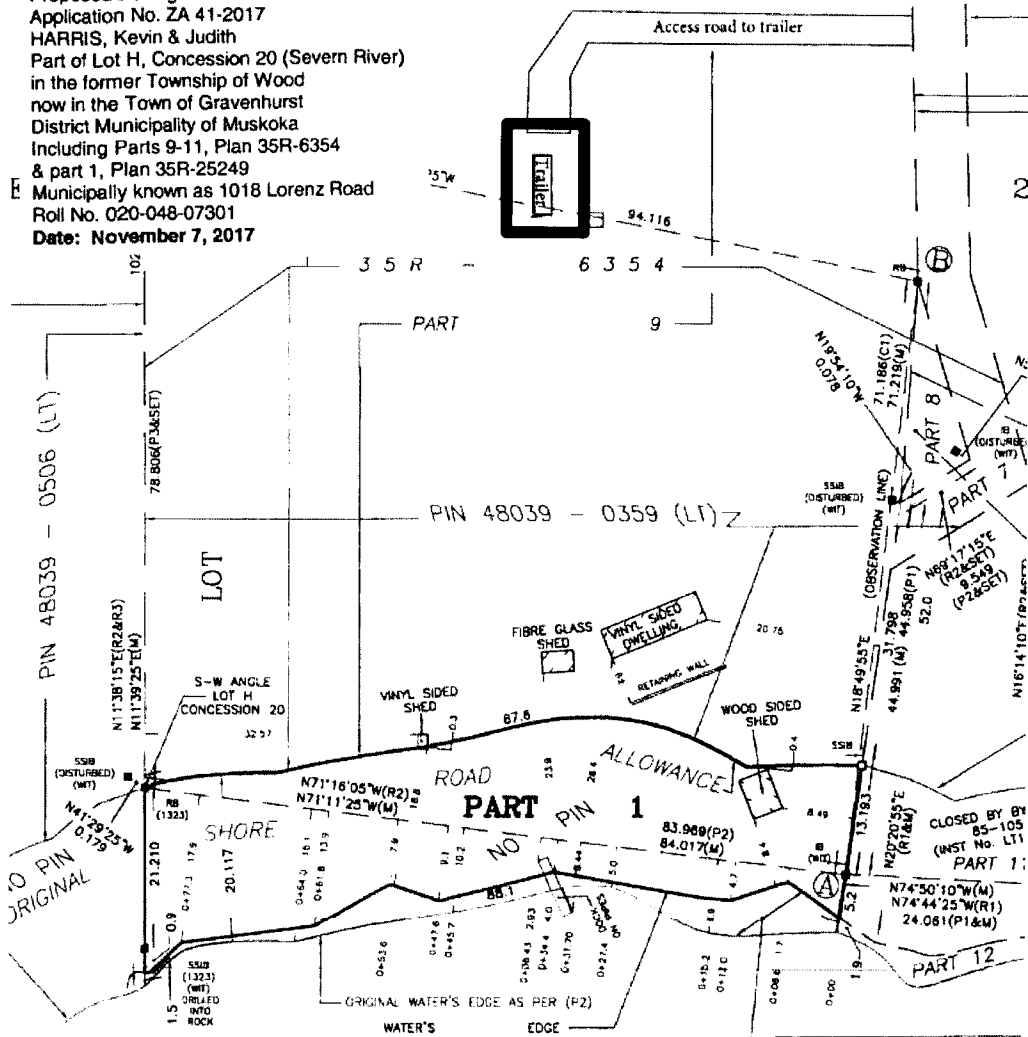


Lands zoned Commercial Waterfront Zone (CW-8), subject to Special Provision 1132 (S1132) on Part of Lot 30, Concession 8, in the former Township of Muskoka, now in the Town of Gravenhurst, District Municipality of Muskoka.

Roll No. 020-032-00300

**SCHEDULE**

Proposed Zoning Amendment  
 Application No. ZA 41-2017  
 HARRIS, Kevin & Judith  
 Part of Lot H, Concession 20 (Severn River)  
 in the former Township of Wood  
 now in the Town of Gravenhurst  
 District Municipality of Muskoka  
 Including Parts 9-11, Plan 35R-6354  
 & part 1, Plan 35R-25249  
 Municipally known as 1018 Lorenz Road  
 Roll No. 020-048-07301  
 Date: November 7, 2017



This is Schedule "A-2" being Property Detail Schedule 63 to By-law 2018 - 04 of the Town of

Gravenhurst, passed this 23rd day of January, 2018.



NTS

*P. Donaldson*

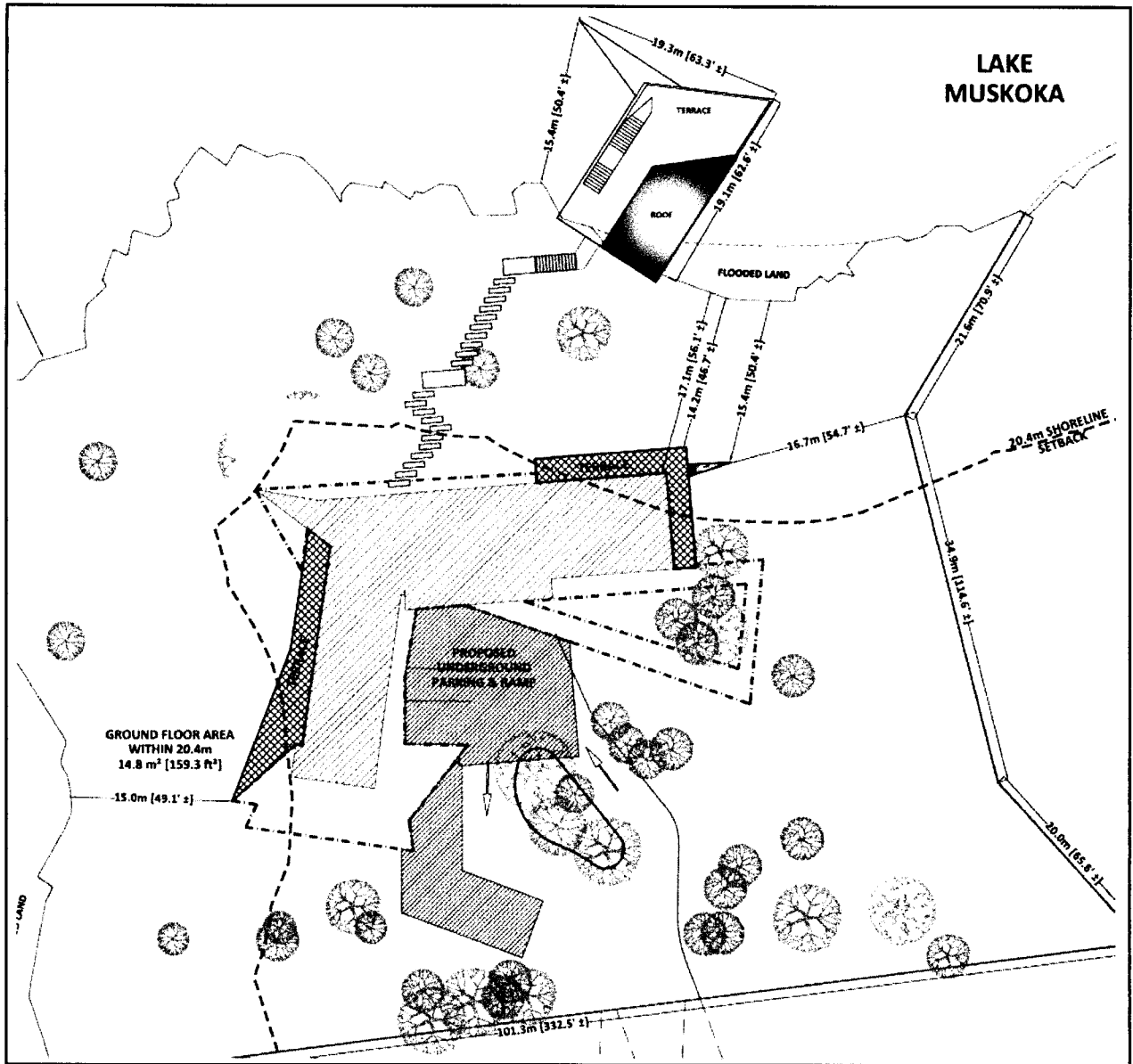
Mayor

*[Signature]*  
 Clerk

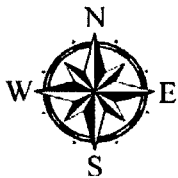


Lands zoned Residential Waterfront (RW-6D), subject to Special Provision 1134 (S1134), on Part of Lot H, Concession 20, in the former Township of Wood, now in the Town of Gravenhurst, District Municipality of Muskoka; being Parts 9-11 on Plan 35R-6354 and Part 1 on Plan 35R-25249.

Roll No. 020-048-07301



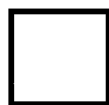
This is Property Detail Schedule 64 to By-law 2018 -46 of the Town of Gravenhurst, passed this 29th day of May, 2018.



NTS

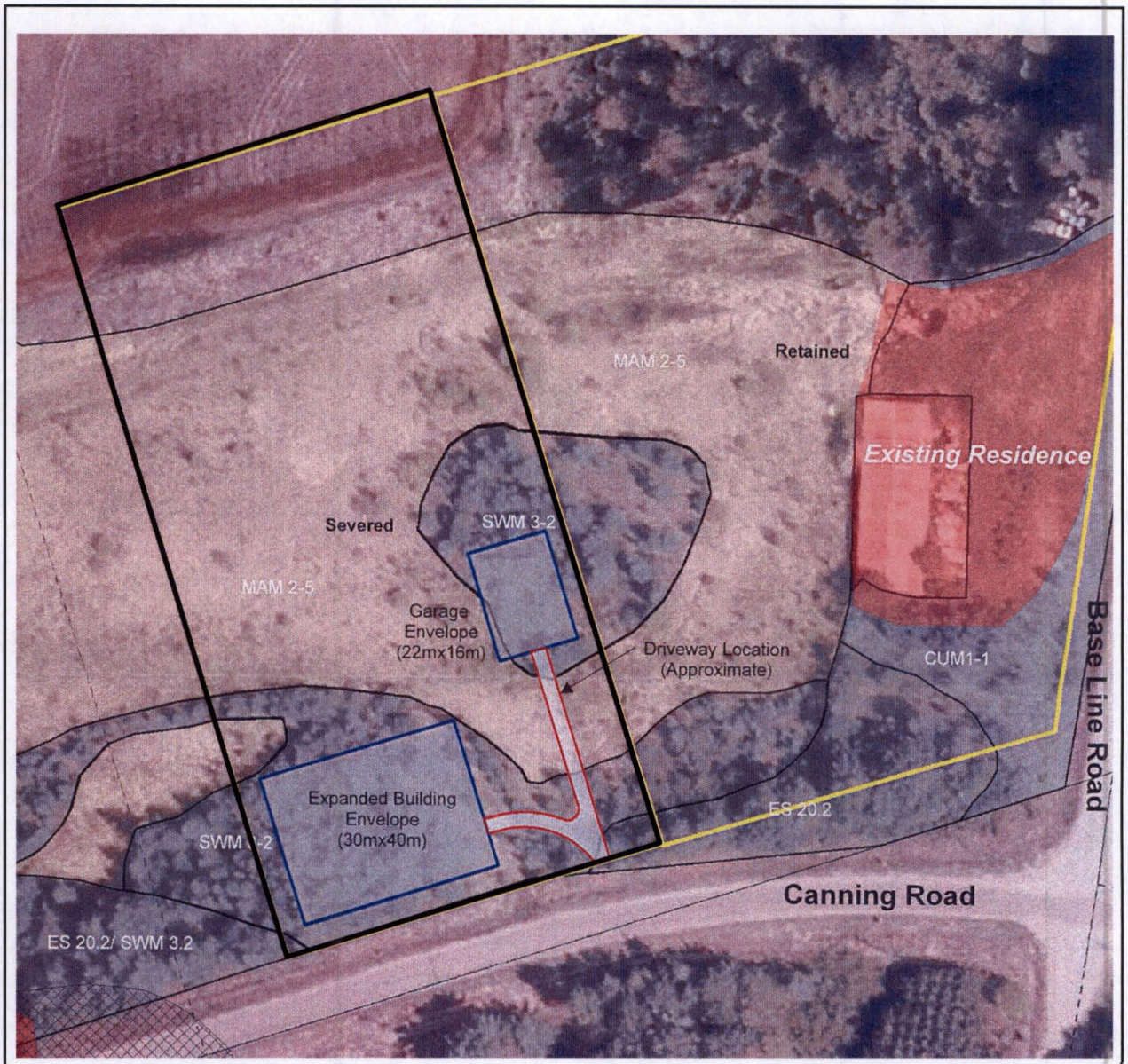
*P. Donaldson*  
 \_\_\_\_\_  
 Mayor

*[Signature]*  
 \_\_\_\_\_  
 Clerk



Development Envelope for Dwelling on Lands zoned Residential Two (R2), subject to Special Provision 1141 (S1141), on Part of Lot 19, Concession 7, in the former Township of Muskoka, now in the Town of Gravenhurst, District Municipality of Muskoka, being Parts 2 & 3, Plan 35R-9433. Roll No. 020-018-00101

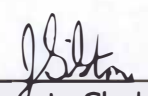




NTS

This is Schedule "A-2" to By-law 2019-55 of the Town of Gravenhurst being Property Detail Schedule 66, passed this 27th day of August 2019.

  
 Mayor

  
 Deputy Clerk



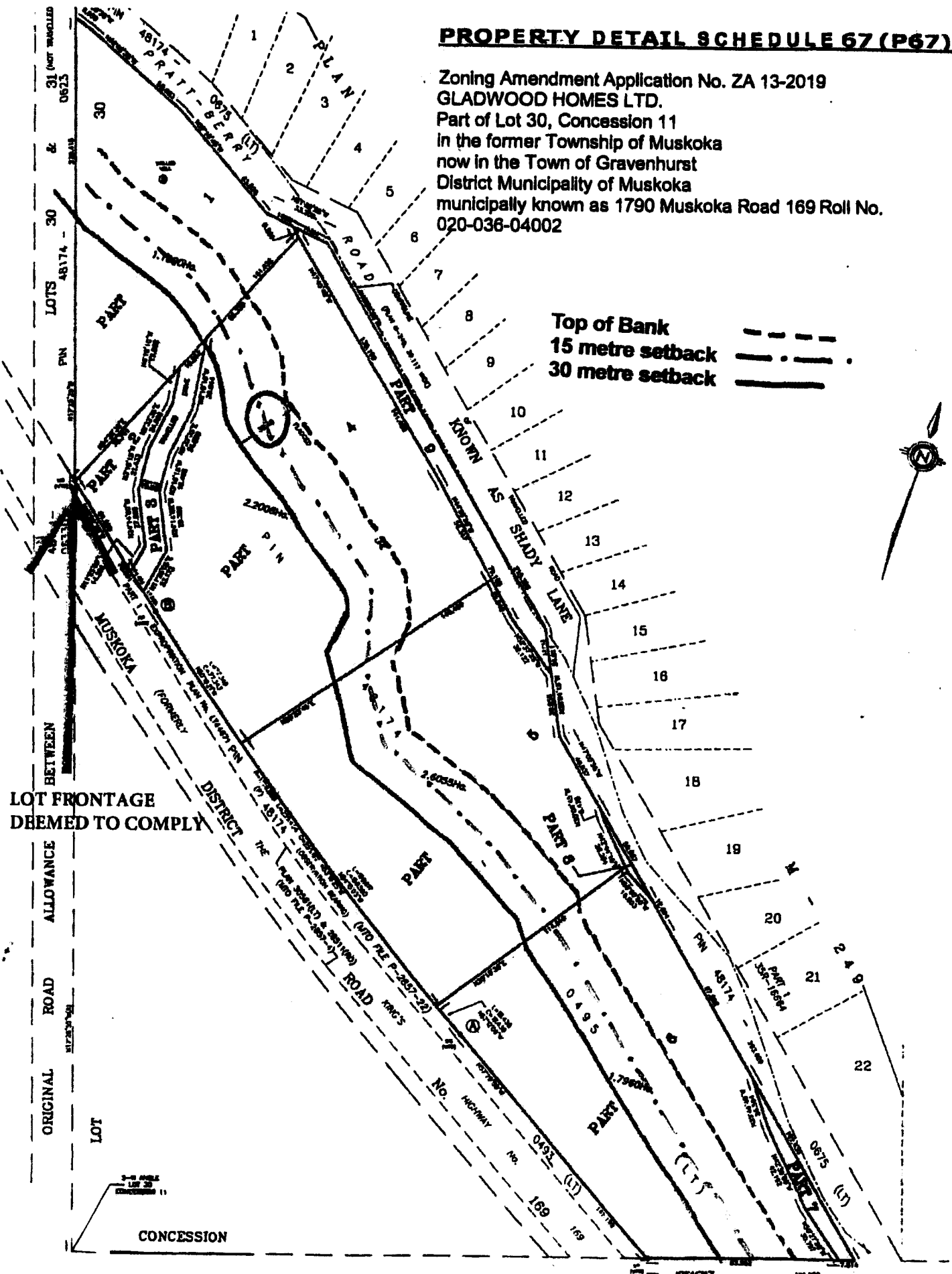
Lands zoned Residential Rural (RR-5), subject to Special Provision 962 (S962), Morrison Concession 4 PT lot 23 RP 35R24122 Parts 1 to 3, in the former Township of Morrison, now in the Town of Gravenhurst, District Municipality of Muskoka.

Roll No. 030-010-04605

**PROPERTY DETAIL SCHEDULE 67 (P67)**

Zoning Amendment Application No. ZA 13-2019  
 GLADWOOD HOMES LTD.  
 Part of Lot 30, Concession 11  
 in the former Township of Muskoka  
 now in the Town of Gravenhurst  
 District Municipality of Muskoka  
 municipally known as 1790 Muskoka Road 169 Roll No.  
 020-036-04002

Top of Bank  
 15 metre setback  
 30 metre setback



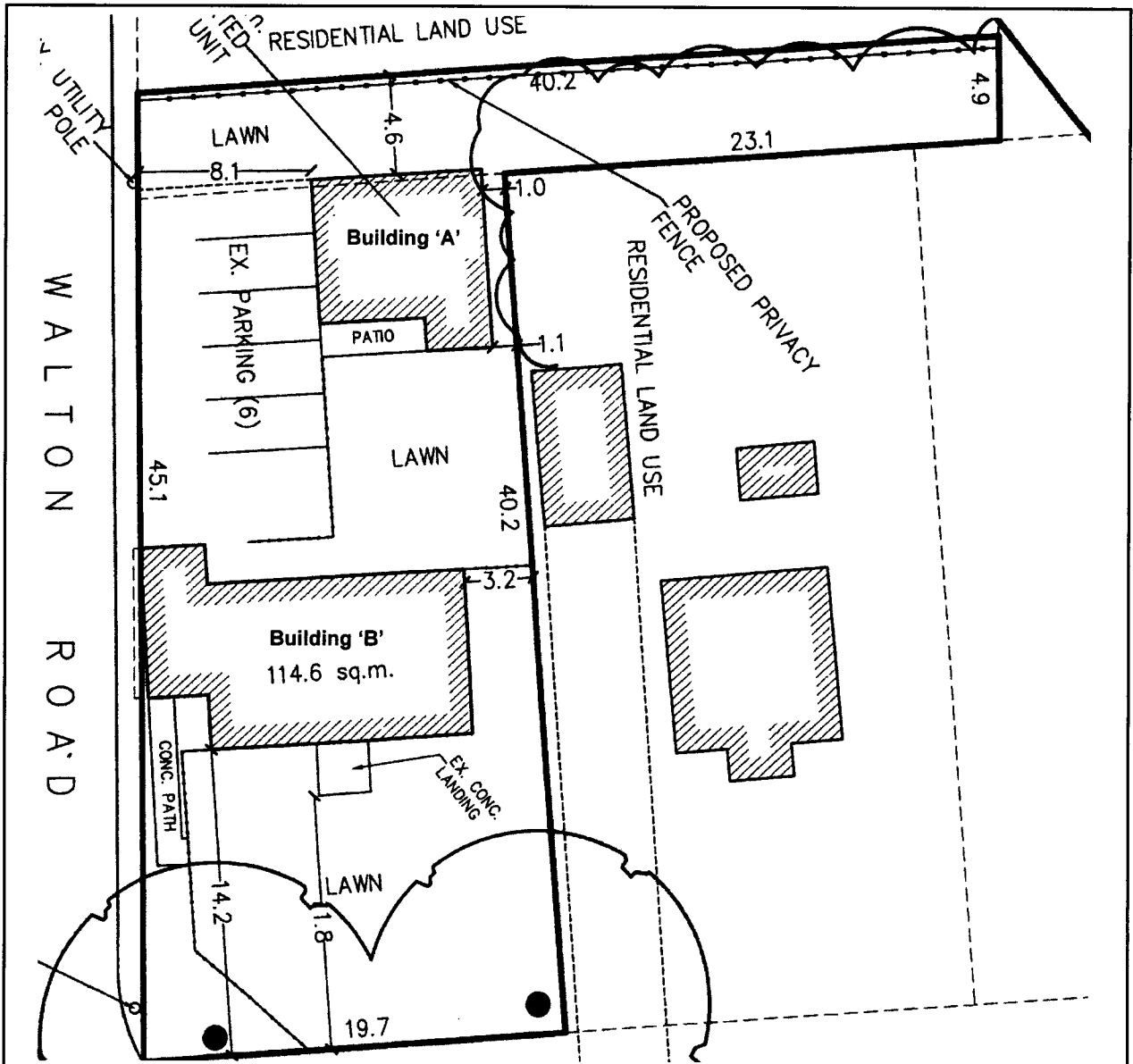
LOT FRONTAGE  
 DEEMED TO COMPLY

ORIGINAL ROAD ALLOWANCE BETWEEN LOTS

CONCESSION







This is Schedule "A-2" to By-law 2019-64 of the Town of Gravenhurst being Property Detail Schedule 69, passed this 24th day of September, 2019.



NTS

*[Signature]*  
 \_\_\_\_\_  
 Mayor

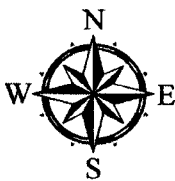
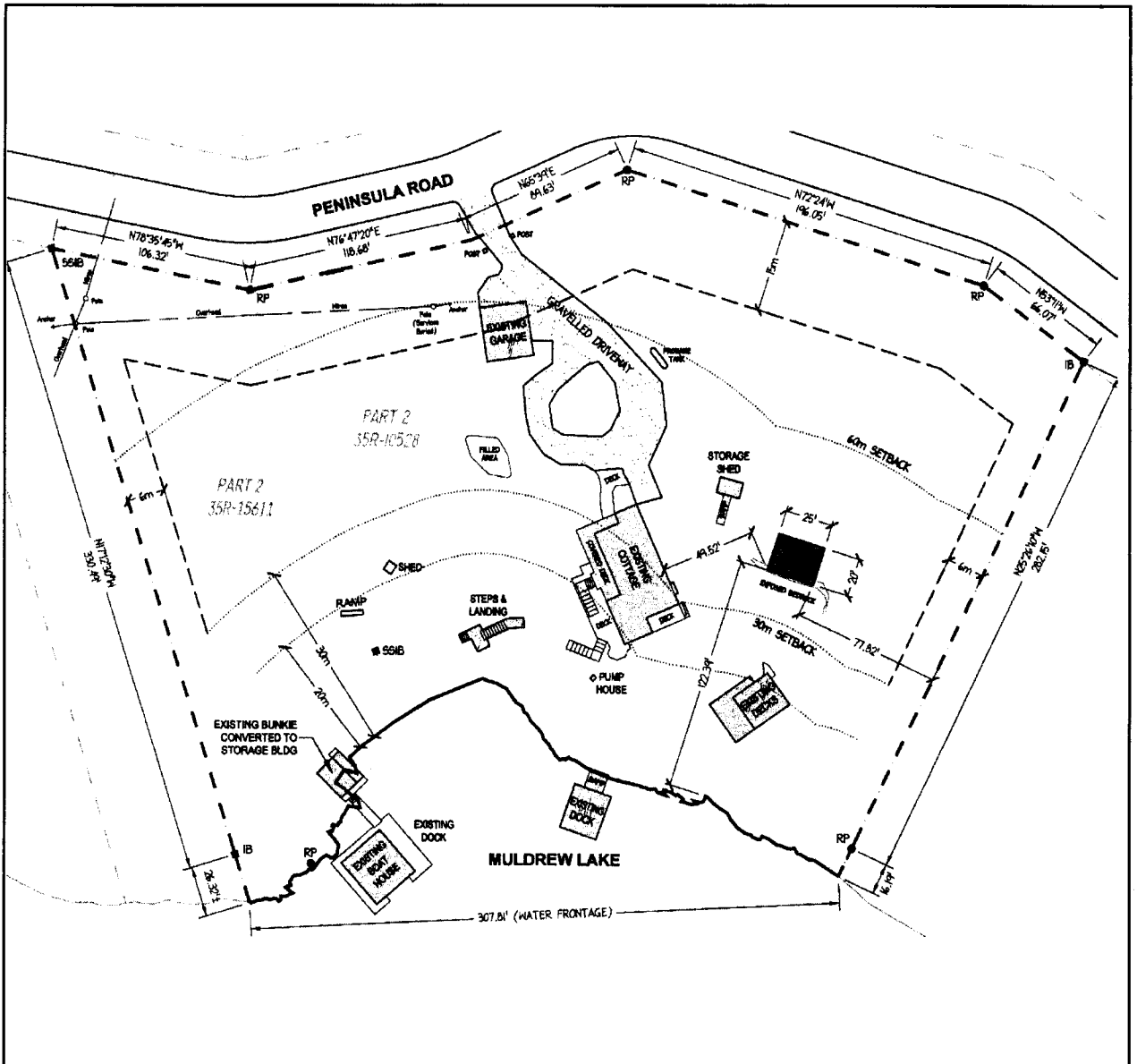
*[Signature]*  
 \_\_\_\_\_  
 Clerk



Lands zoned Residential One Zone (R-1), subject to Special Provision 1182 (S1182), on Part of Lot 10, Range East of Muskoka Road (EMR), in the former Township of Muskoka, now in the Town of Gravenhurst, District Municipality of Muskoka, being Parts 1 & 2, Plan 35R-8787.

Roll No. 020-012-02100

Property Detail Schedule No. 71 (P71)



NTS

This is Schedule "A-2" to By-law 2020-03 of the Town of Gravenhurst, passed this 28th day of January, 2020.

*[Signature]*  
 \_\_\_\_\_  
 Mayor

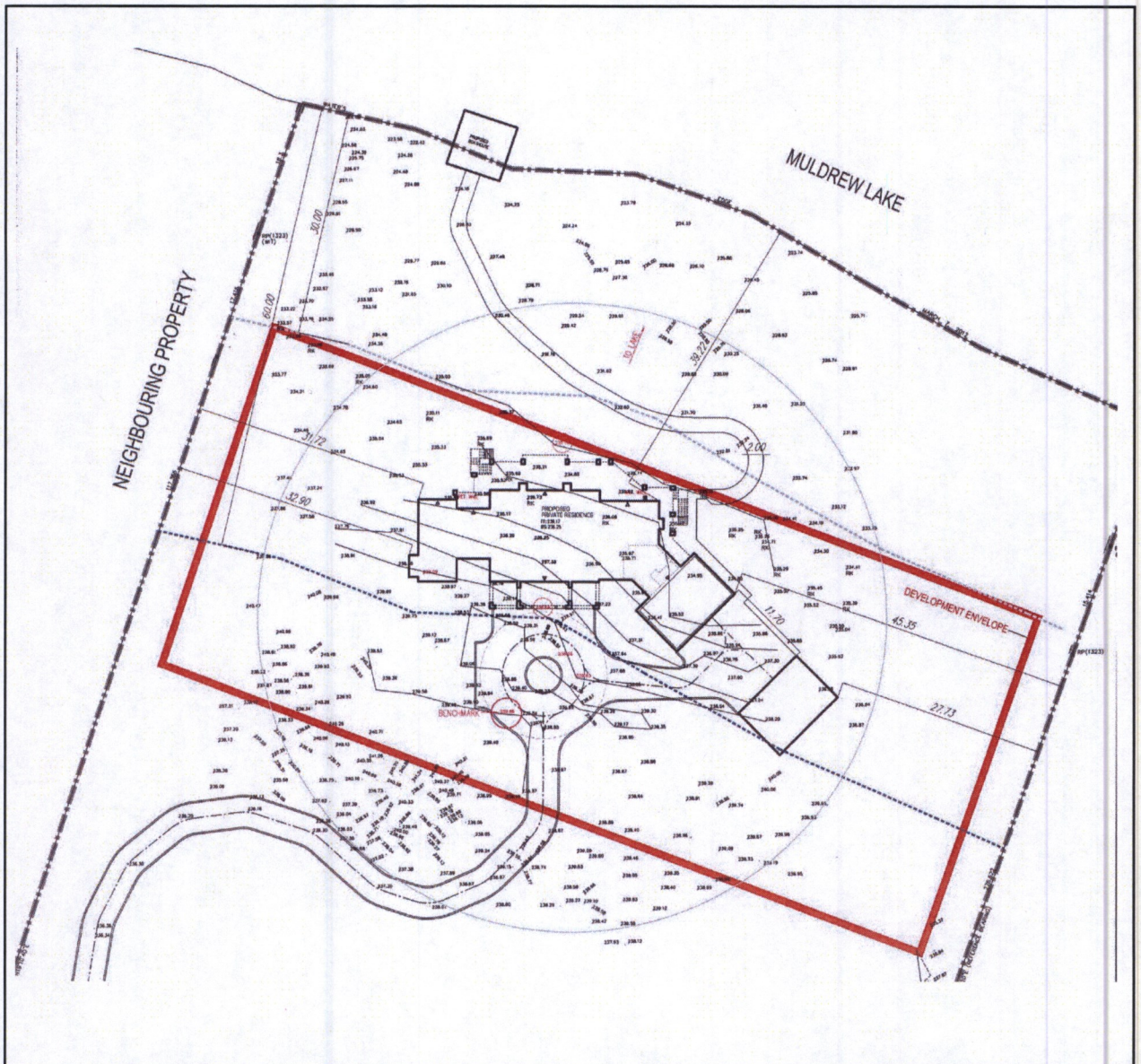
*[Signature]*  
 \_\_\_\_\_  
 Clerk



Lands zoned Residential Waterfront Zone (RW-6C), on Part of Lot 32, Concession 2, in the former Township of Muskoka, now in the Town of Gravenhurst, District Municipality of Muskoka, being Part 2, Plan 35R-10528 & Part 2, Plan 35R-15611

Roll No. 020-023-02702



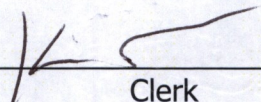



This is Property Detail Schedule No. 72 to By-law 2020-02 of the Town of Gravenhurst, passed this 28th day of January, 2020



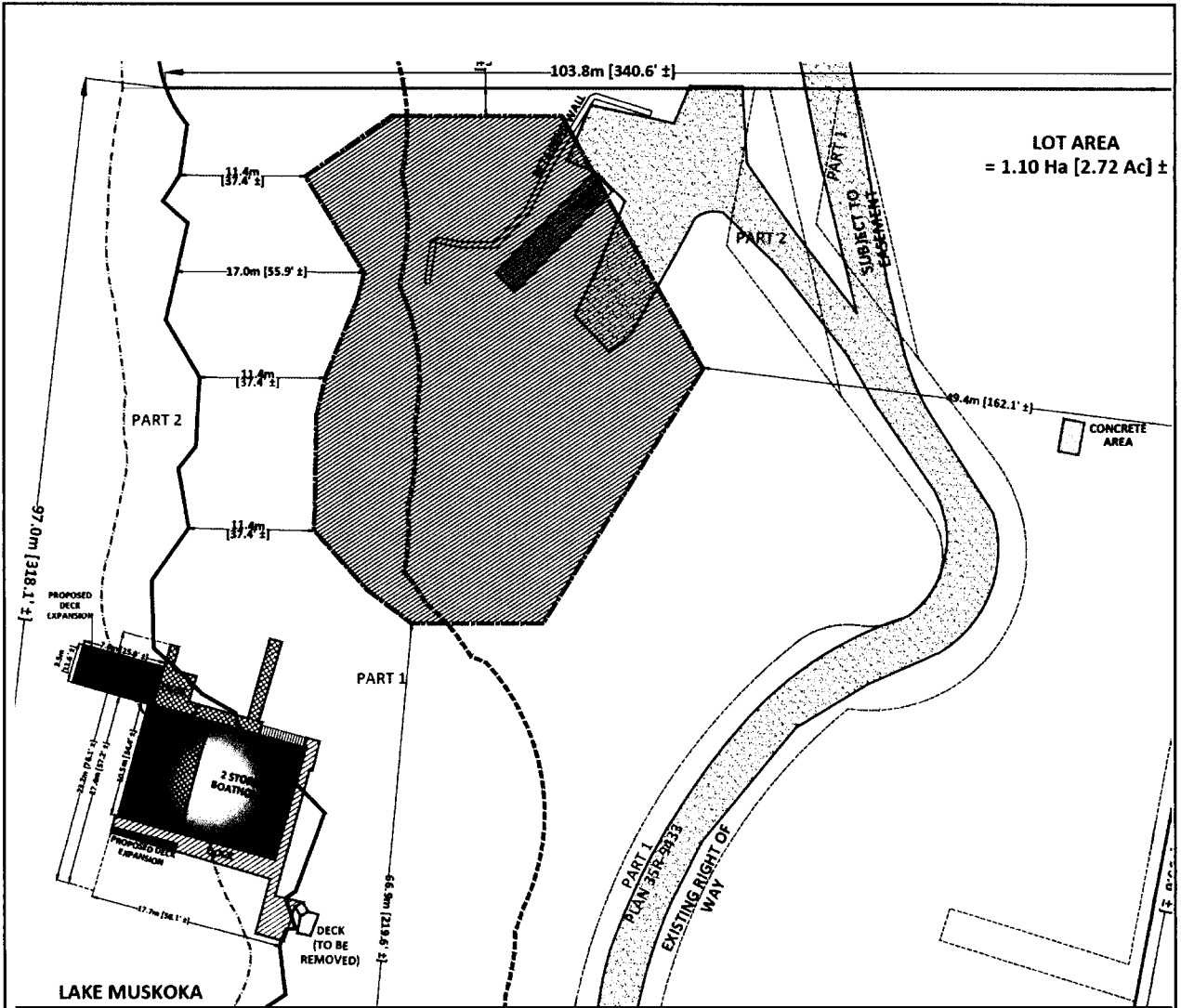
NTS

  
 \_\_\_\_\_  
 Mayor

  
 \_\_\_\_\_  
 Clerk

 Development Envelope (excluding Shoreline Development) on Lands zoned Residential Waterfront Zone (RW-6B), subject to Special Provision 1184 (S1184), and Property Detail Schedule No. 72 on Part of Lots 30 & 31, Concessions 1 & 2, in the former Township of Muskoka, now in the Town of Gravenhurst, District Municipality of Muskoka, being Parts 6, 12, 13 & 17, Plan 35R-25191.  
 Roll No. 020-024-07904






This is Schedule "A-2" to By-law 2020-42 of the Town of Gravenhurst being Property Detail Schedule 73, passed this 22nd day of September, 2020.



NTS

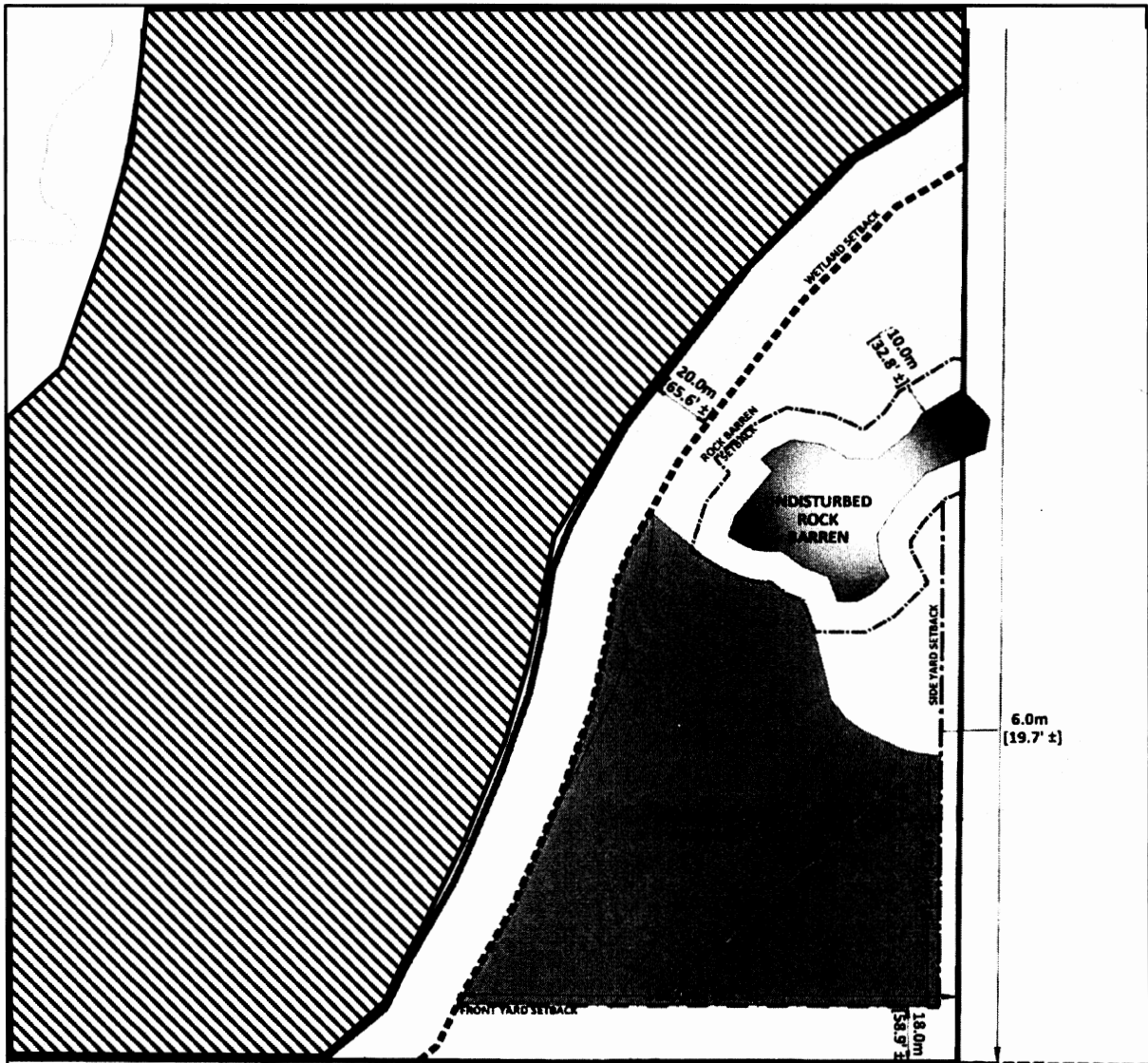
  
 Mayor

  
 Clerk



Lands zoned Residential Two (R-2), subject to Special Provision 1201 (S1201), Concession 7 PT lot 19 in the former Township of Muskoka, now in the Town of Gravenhurst, District Municipality of Muskoka; being part 1, Plan 35R-7203 and Part 7, Plan 35R-9433.

Roll No. 020-018-02000




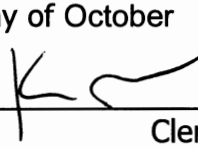
This is Schedule A-2 and Property Detail Schedule No. 74 to By-law  
2020-60 of the Town of


Gravenhurst, passed this 27th day of October, 2020.



NTS

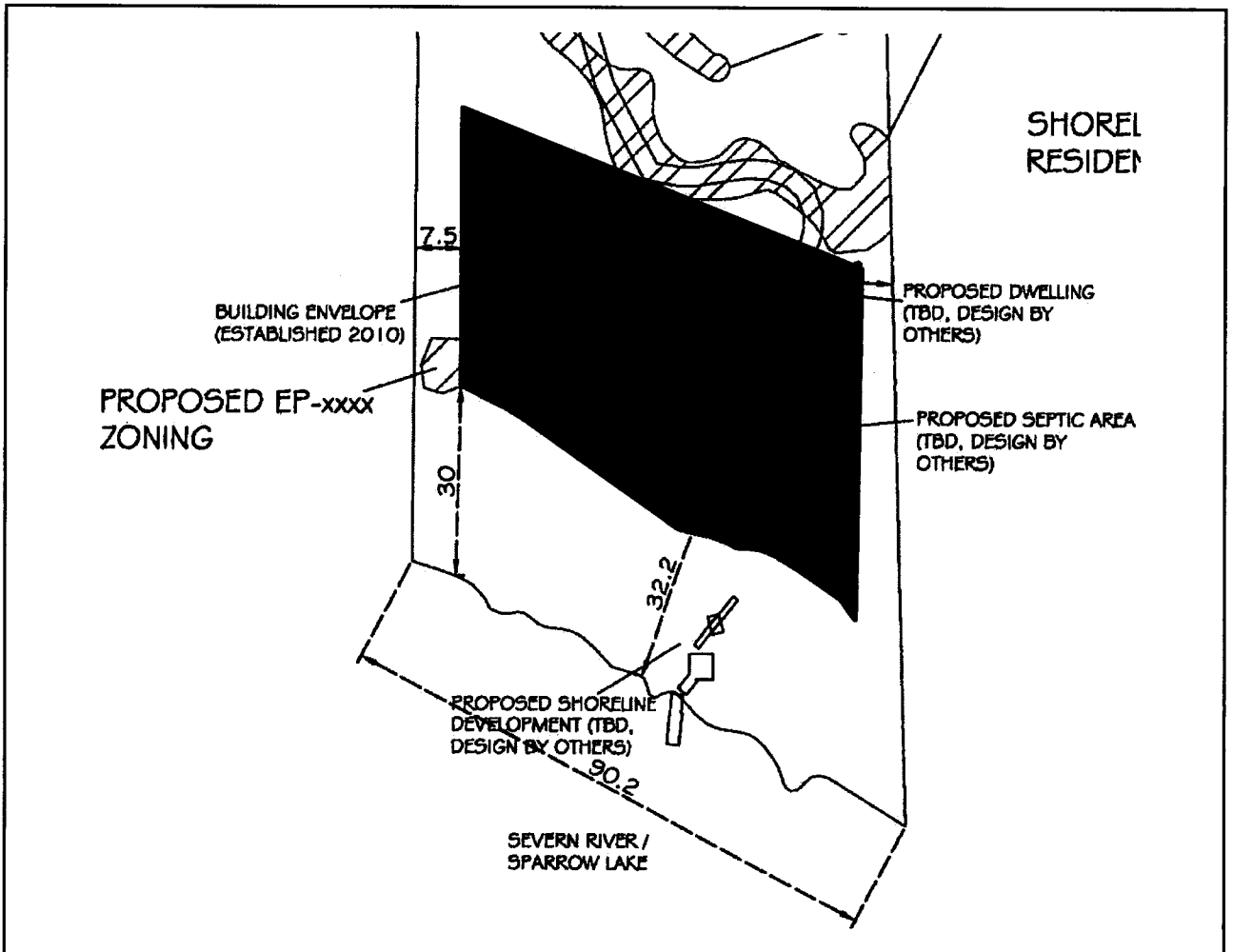
  
\_\_\_\_\_  
Mayor

  
\_\_\_\_\_  
Clerk

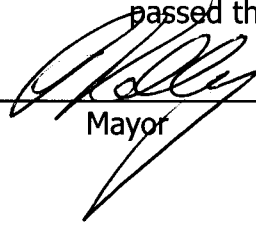
 Development Envelope on Lands Zoned Rural (RU), subject to amended Special Provision 1203 (S1203) and Property Detail Schedule No. 74 on Part of Lot 27, Concession 4, in the former Township of Morrison, now in the Town of Gravenhurst, District Municipality of Muskoka; being Part 1, Plan 35R-25524.

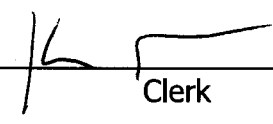
Roll No. 030-011-00500

 Lands zoned Environmental Protection (EP)




This is Schedule A-2 of By-law 2020-58 and Property Detail Schedule No. 75 to By-law 2020-58 of the Town of Gravenhurst, passed this 27<sup>th</sup> day of October, 2020.

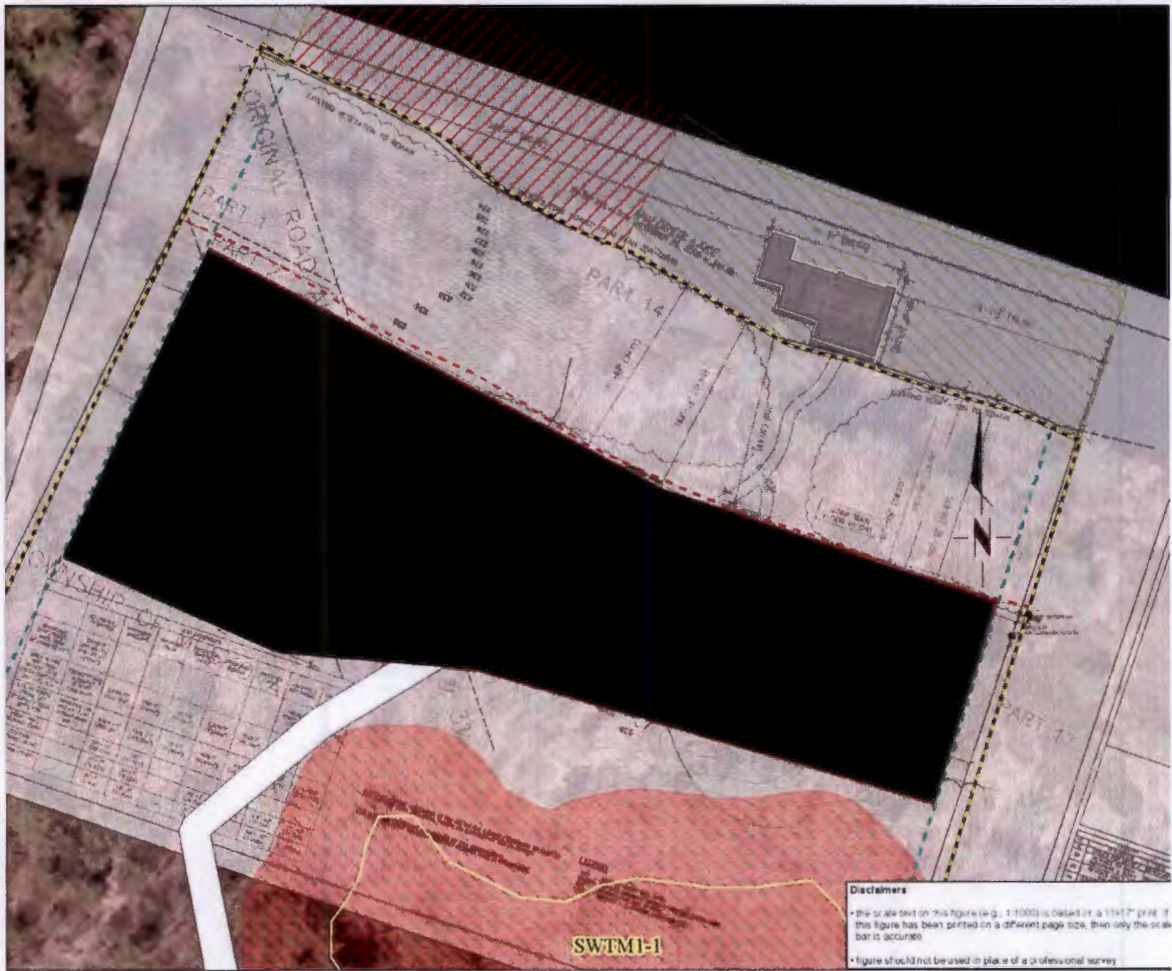
  
 \_\_\_\_\_  
 Mayor

  
 \_\_\_\_\_  
 Clerk





 Development Envelope on Lands Zoned Residential Waterfront (RW-6A) subject to Special Provision 1204 (S1204) and Property Detail Schedule No. 75 on Part of Lot 33, Concession 9, in the former Township of Morrison, now in the Town of Gravenhurst, District Municipality of Muskoka; being Parts 2 to 4, Plan 35R-23250

Roll No. 030-015-05403



This is Schedule A-2 of By-law 2021-09 and Property Detail Schedule No. 76 to By-law 2021-09 of the Town of Gravenhurst, passed this 23<sup>rd</sup> day of February, 2021.

  
 \_\_\_\_\_  
 Mayor

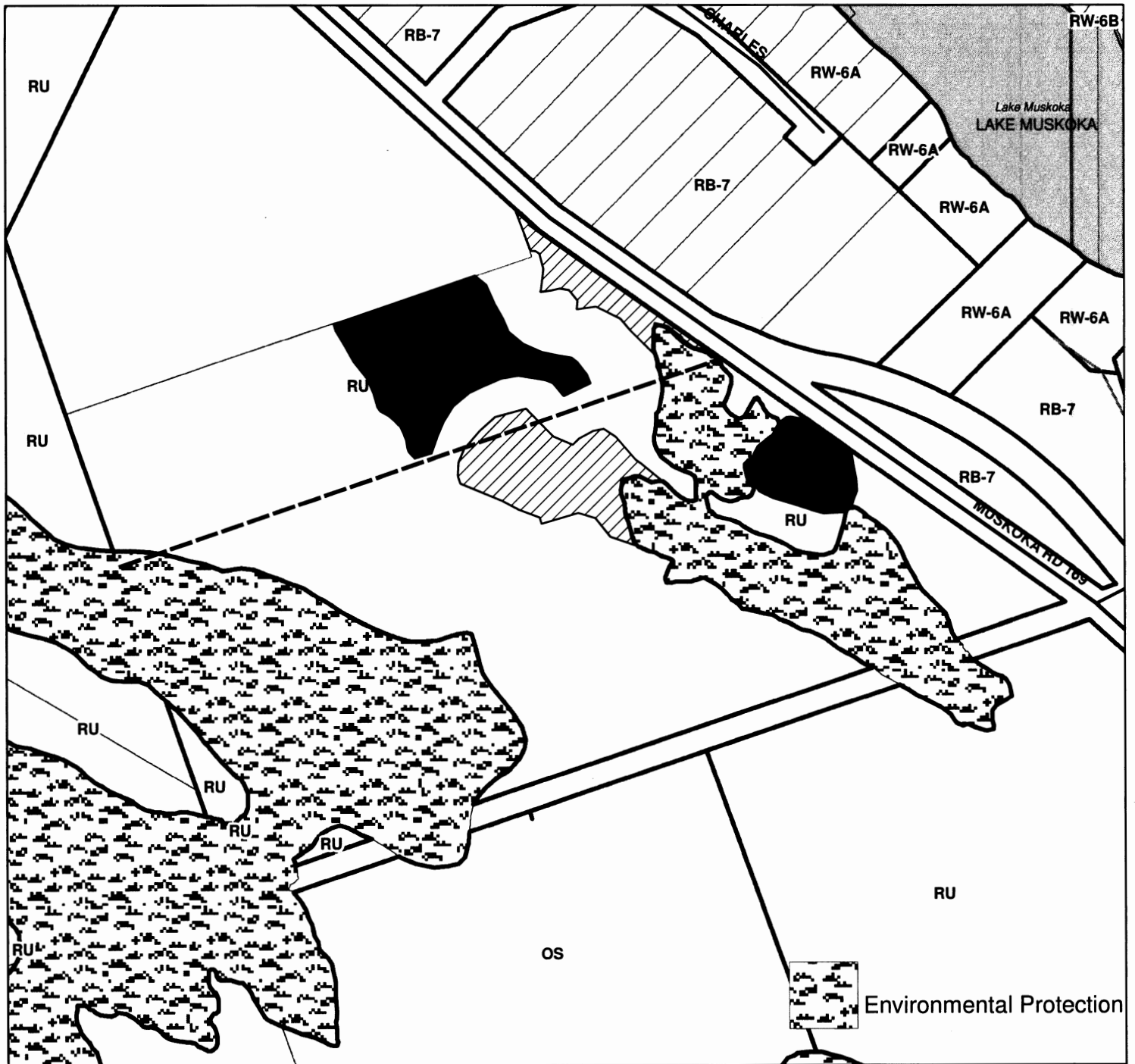
  
 \_\_\_\_\_  
 Clerk



Development Envelope on lands zoned Residential Waterfront (RW-6C), subject to Special Provision 1213 (S1213) on Property Detail Schedule No. 76 on Part of Lot 30, Concession 2, in the former Township of Muskoka, now in the Town of Gravenhurst, District Municipality of Muskoka; being Part of Block B, Plan M-410 and Parts 1 to 5, 7 to 11, 14 to 16, Plan 35R 25191.

Roll No. 020-024-04902





This is Schedule "A-2", Property Detail Schedule No. 76 to By-law 2021-56 of the Town of Gravenhurst, passed this 22nd day of June, 2021.

  
 Deputy Mayor

  
 Deputy Clerk



Scale  
 1:4,500

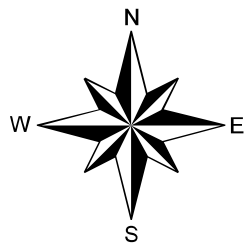
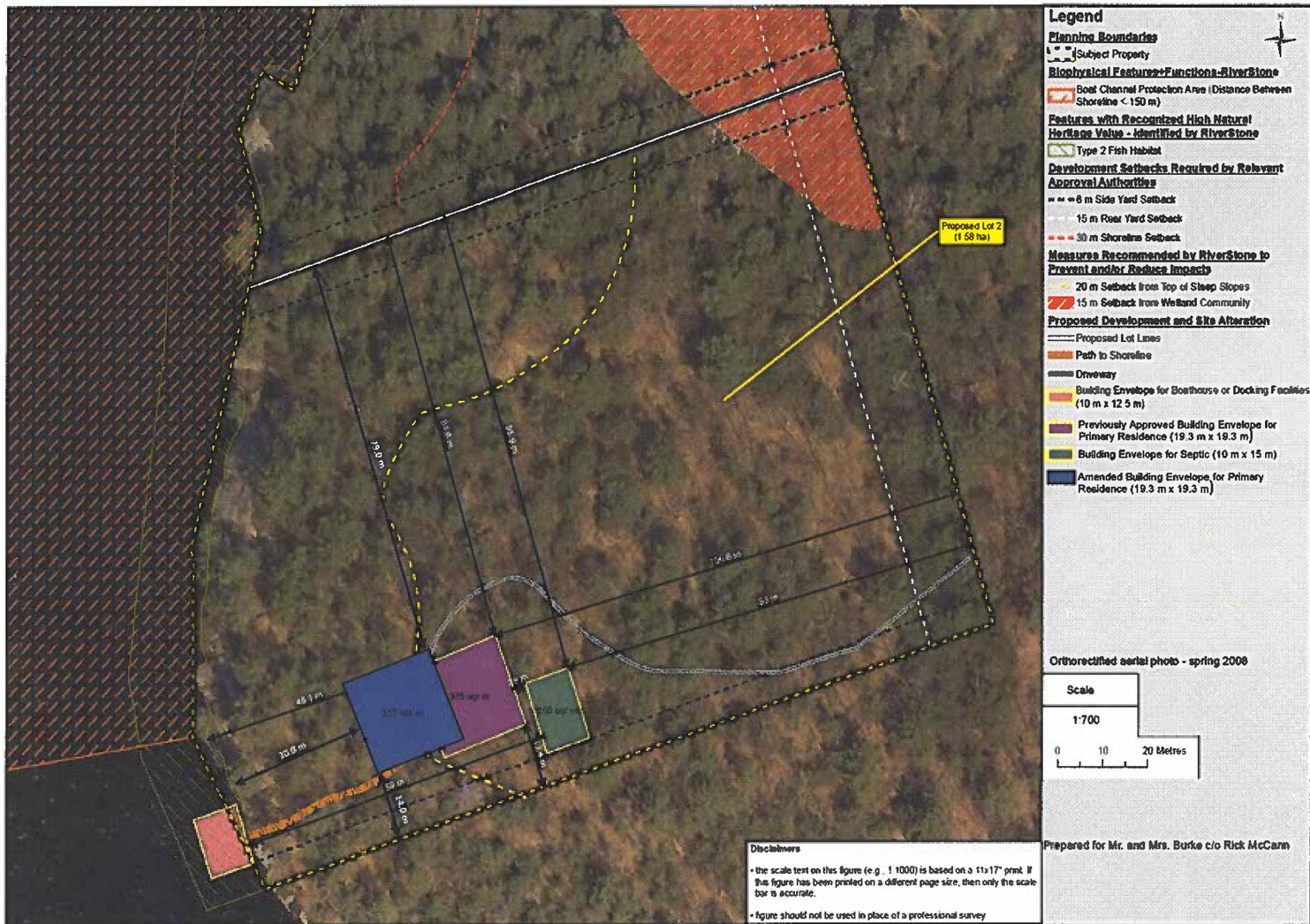


Lands rezoned from Rural (RU) to Environmental Protection (EP)



Development Envelope on Lands zoned Rural (RU) subject to Special Provision 1223 (S1223) and Property Detail Schedule 76 on Part of Lots 33 & 34 Concession 13, in the former Township of Muskoka, now in the Town of Gravenhurst, District Municipality of Muskoka, being Part 1, Plan BR-1823,


Roll No. 020-035-01600



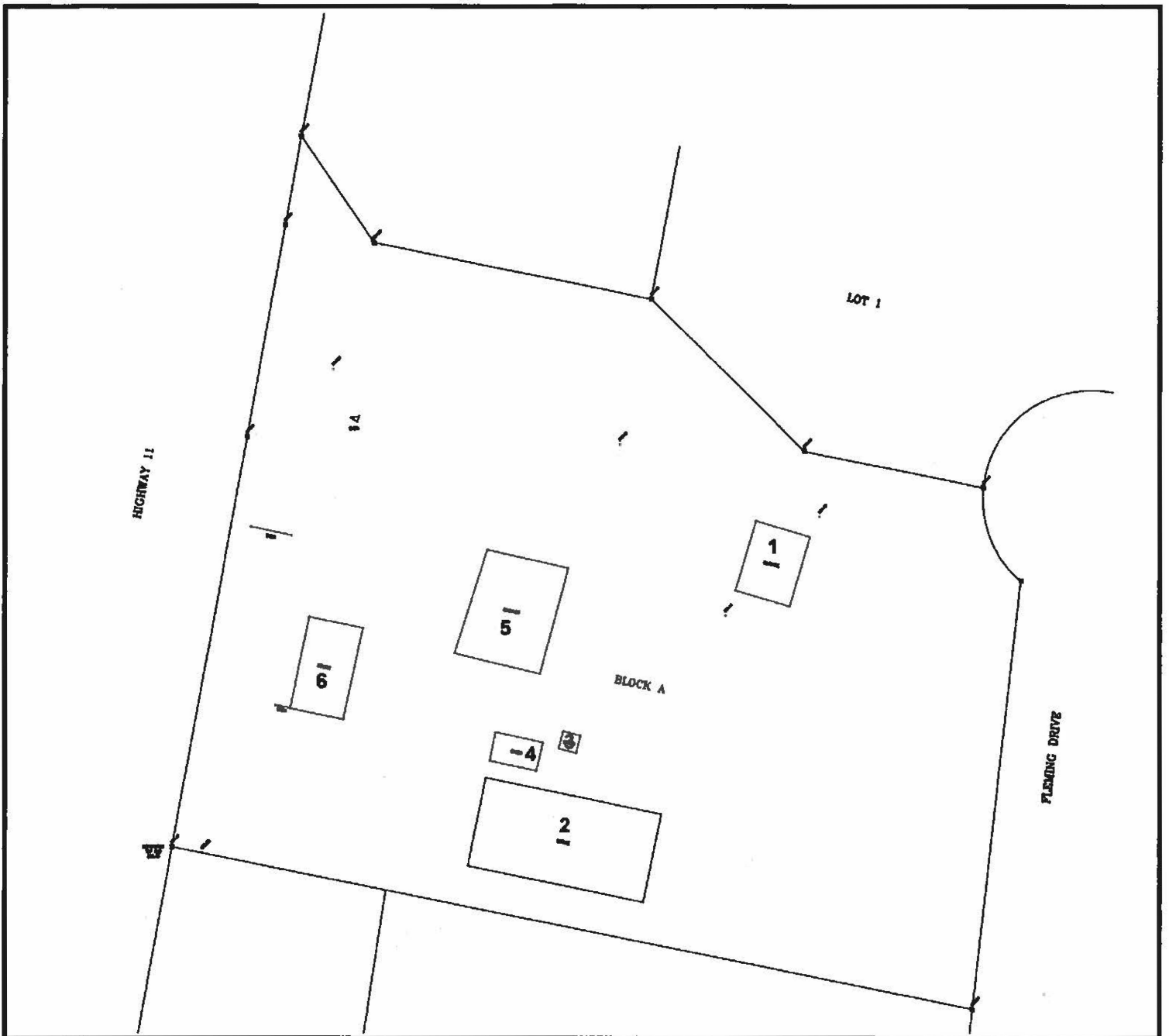
This is Schedule "A-2", Property Detail Schedule 78 (P78) to By-law 2022 -05 of the Town of Gravenhurst, passed this 25th day of January, 2022.

"original signed"  
\_\_\_\_\_  
Mayor, Paul Kelly

"original signed"  
\_\_\_\_\_  
Clerk, Kayla Thibeault

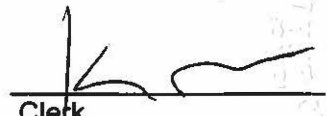
 Dwelling Envelope on Lands zoned Residential Waterfront (RW-6) subject to Special Provision 1236 (S1236) and Property Detail Schedule 78 (P78) on Part of Lot 2, Concession 7 in the former Township of Ryde, now in the Town of Gravenhurst, District Municipality of Muskoka, being Part 3, Plan 35R-24974

Roll No. 030-019-08004



This is Schedule "A-2", Property Detail Schedule 81 (P81) to By-law 2022-56 of the Town of Gravenhurst, passed this 31st day of May, 2022.

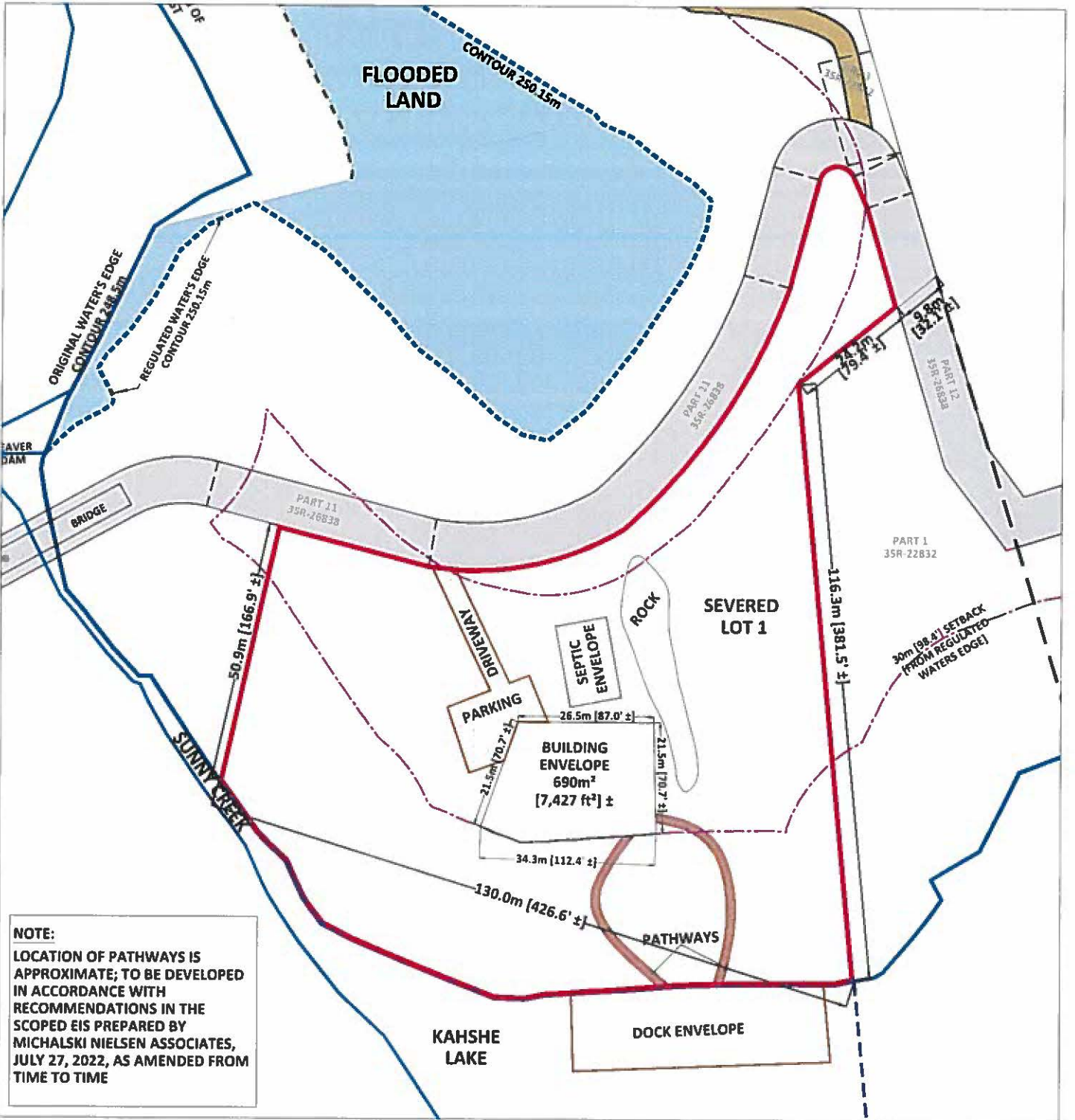
  
 Deputy Mayor

  
 Clerk

Lands zoned Residential Community (RC-4)  
 subject to Special Provision 1247 (S1247) and Property Detail  
 Schedule 81 (P81) on Part of Lot 21, Range EMR in the former Township  
 of Morrison, now in the Town of Gravenhurst,  
 District Municipality of Muskoka, being Block A Plan M-529

Roll No. 030-005-00300





**NOT TO SCALE**

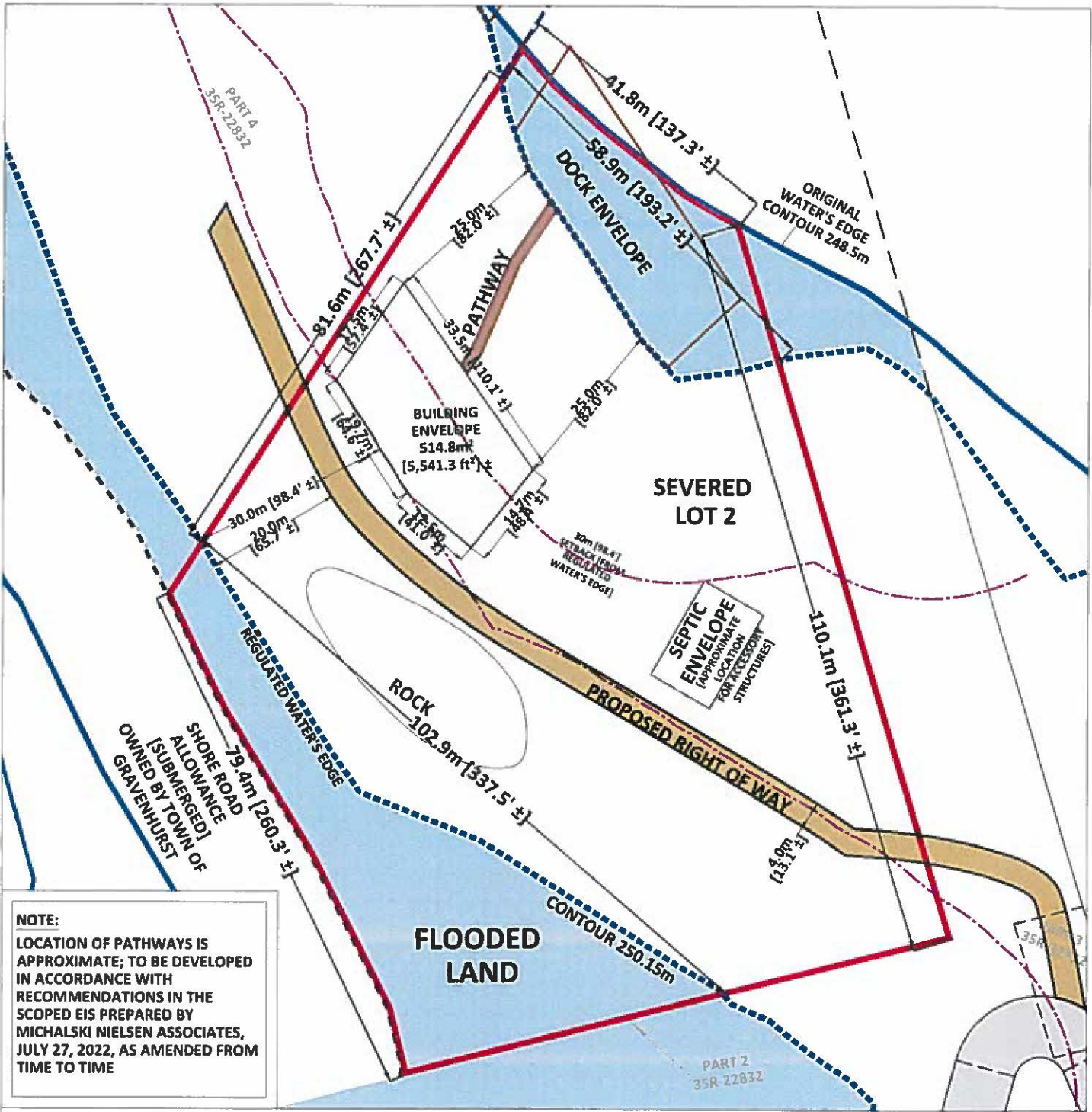
THIS IS SCHEDULE 'A-2', PROPERTY DETAIL SCHEDULE 82 (P82) TO BY-LAW 2023-06 OF THE TOWN OF GRAVENHURST, PASSED THIS 24th DAY OF JANUARY, 2023

*[Signature]*  
 \_\_\_\_\_  
 MAYOR

*[Signature]*  
 \_\_\_\_\_  
 CLERK

PROPERTY DETAIL SCHEDULE 82 (P82) ON PART OF LOT 3, CONCESSION 9, IN THE FORMER TOWNSHIP OF MORRISON, NOW IN THE TOWN OF GRAVENHURST, BEING PART OF PART 2 PLAN 35R-22832

ROLL NO. 030-020-02501



**NOTE:**  
 LOCATION OF PATHWAYS IS APPROXIMATE; TO BE DEVELOPED IN ACCORDANCE WITH RECOMMENDATIONS IN THE SCOPED EIS PREPARED BY MICHALSKI NIELSEN ASSOCIATES, JULY 27, 2022, AS AMENDED FROM TIME TO TIME

**NOT TO SCALE**

THIS IS SCHEDULE 'A-2', PROPERTY DETAIL SCHEDULE 83 (P83) TO BY-LAW 2023-06 OF THE TOWN OF GRAVENHURST, PASSED THIS 24th DAY OF JANUARY, 2023

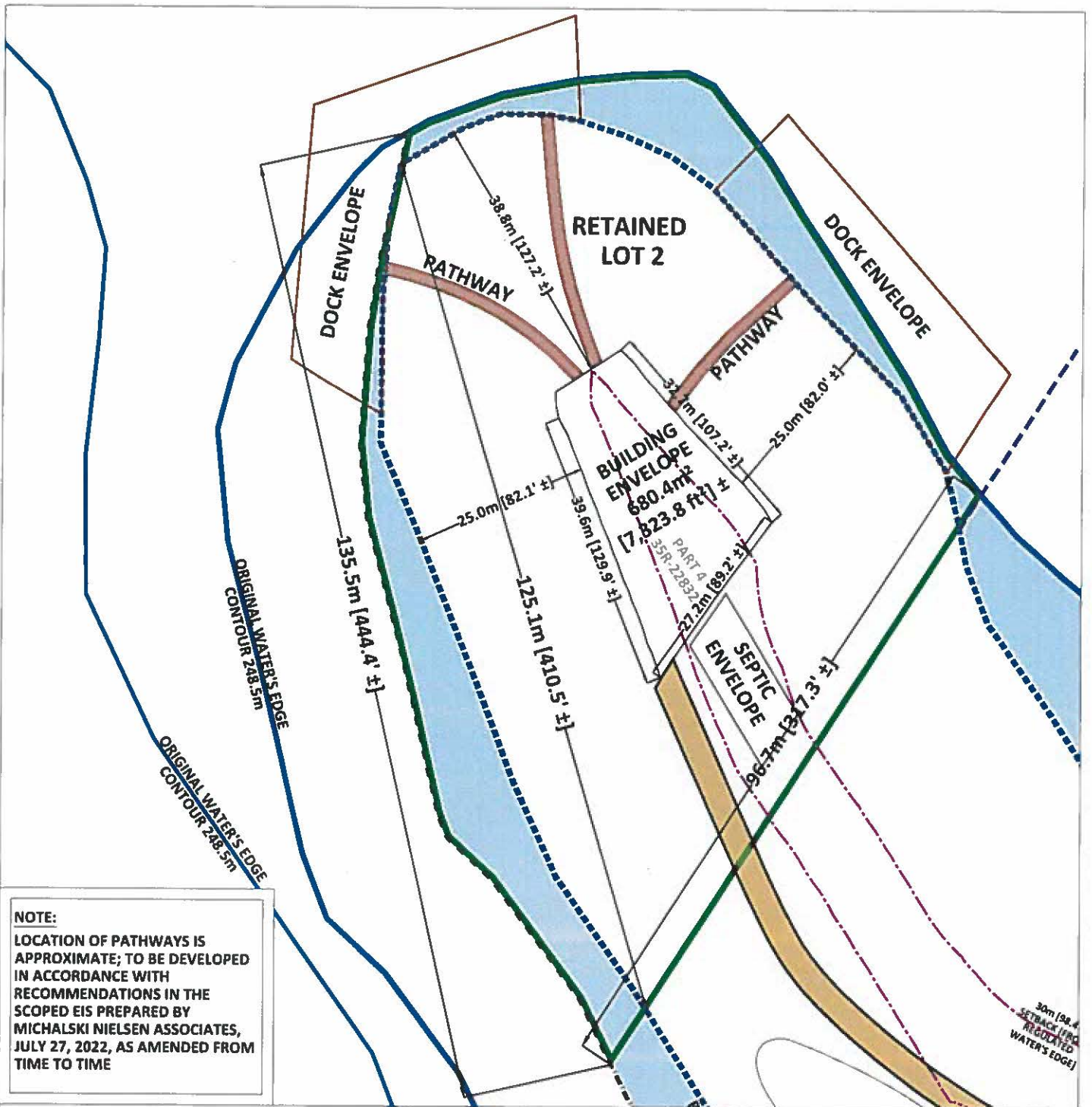
*[Signature]*  
 \_\_\_\_\_  
 MAYOR

*[Signature]*  
 \_\_\_\_\_  
 CLERK

PROPERTY DETAIL SCHEDULE 83 (P83) ON PART OF LOT 3, CONCESSION 9, IN THE FORMER TOWNSHIP OF MORRISON, NOW IN THE TOWN OF GRAVENHURST, BEING PART OF PART 4 PLAN 35R-22832

ROLL NO. 030-020-02501





**NOTE:**  
 LOCATION OF PATHWAYS IS APPROXIMATE; TO BE DEVELOPED IN ACCORDANCE WITH RECOMMENDATIONS IN THE SCOPED EIS PREPARED BY MICHALSKI NIELSEN ASSOCIATES, JULY 27, 2022, AS AMENDED FROM TIME TO TIME

THIS IS SCHEDULE 'A-2', PROPERTY DETAIL SCHEDULE 84 (P84) TO BY-LAW 2023-06 OF THE TOWN OF GRAVENHURST, PASSED THIS 24th DAY OF JANUARY, 2023

\_\_\_\_\_  
 MAYOR

\_\_\_\_\_  
 CLERK

PROPERTY DETAIL SCHEDULE 84 (P84) ON PART OF LOT 3, CONCESSION 9, IN THE FORMER TOWNSHIP OF MORRISON, NOW IN THE TOWN OF GRAVENHURST, BEING PART OF PART 4 PLAN 35R-22832

ROLL NO. 030-020-02501



NOT TO SCALE





**Legenda**

**Planning Boundaries**

- Subject Property

**Features with Natural Heritage Value - Identified by RiverStone**

- Approximate cliff edge
- Rock ridge

**Development Setbacks Required by Relevant Approval Authorities**

- 10 m Rear Yard Setback (Gravenhurst Zoning Bylaw 14.2)
- 6 m Side Yard Setback (Gravenhurst Zoning Bylaw 14.2)
- 30m Septic and Development Setback (Gravenhurst Official Plan OS.3, D17.1.15; Gravenhurst Zoning Bylaw 14.2)
- 20 m Shoreline Buffer, 75% Natural Vegetation

**Proposed Development and Site Alteration**

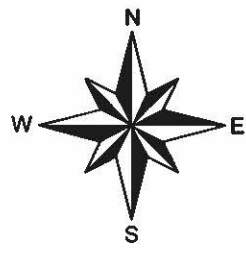
- Cottage
- Deck
- Septic Bed
- Septic Tank
- Path to shore
- Dock Envelope

Orthorectified aerial photo - spring 2018

Scale	RS Project No.	Date Last Updated	By
1:250	2021-289	Apr 05, 2022	JG

0 3.5 7 Metres

**Figure 3. Proposed Development, Recommendations, and Mitigation**  
5820 Kanshe Lake - Concession 6 Lot 8, Plan M453  
Lot 28, Township of Gravenhurst, District of Muskoka



This is Schedule "A-2", Property Detail Schedule 85 (P85) to By-law 2023-14 of the Town of Gravenhurst, passed this 28th day of February, 2023.

  
Mayor

  
Clerk

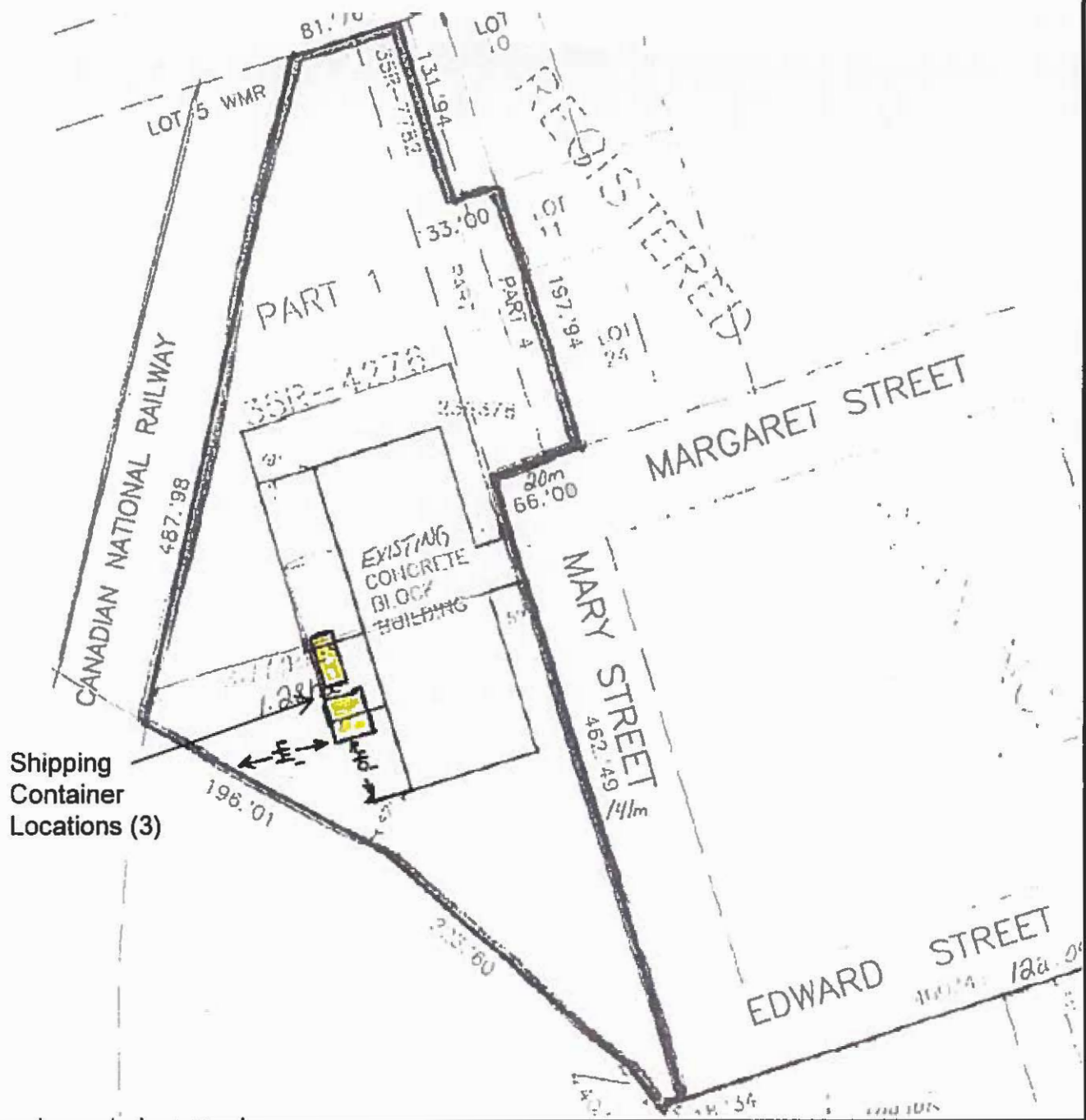
Property Detail Schedule 85 (P85) on Part of Lot 8, Concession 6, in the former Township of Morrison, now in the Town of Gravenhurst, District Municipality of Muskoka, being Lot 28, Plan M-453

Roll No. 030-018-03702










Shipping  
Container  
Locations (3)

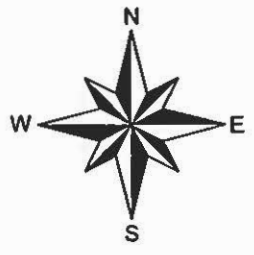
This is Property Detail Schedule No. 87 to By-law 2023-46 of the Town of Gravenhurst, passed this 23rd day of May, 2023.

  
Mayor

  
Clerk

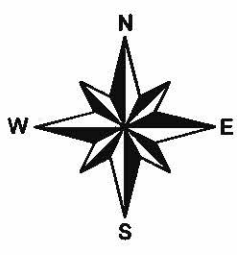
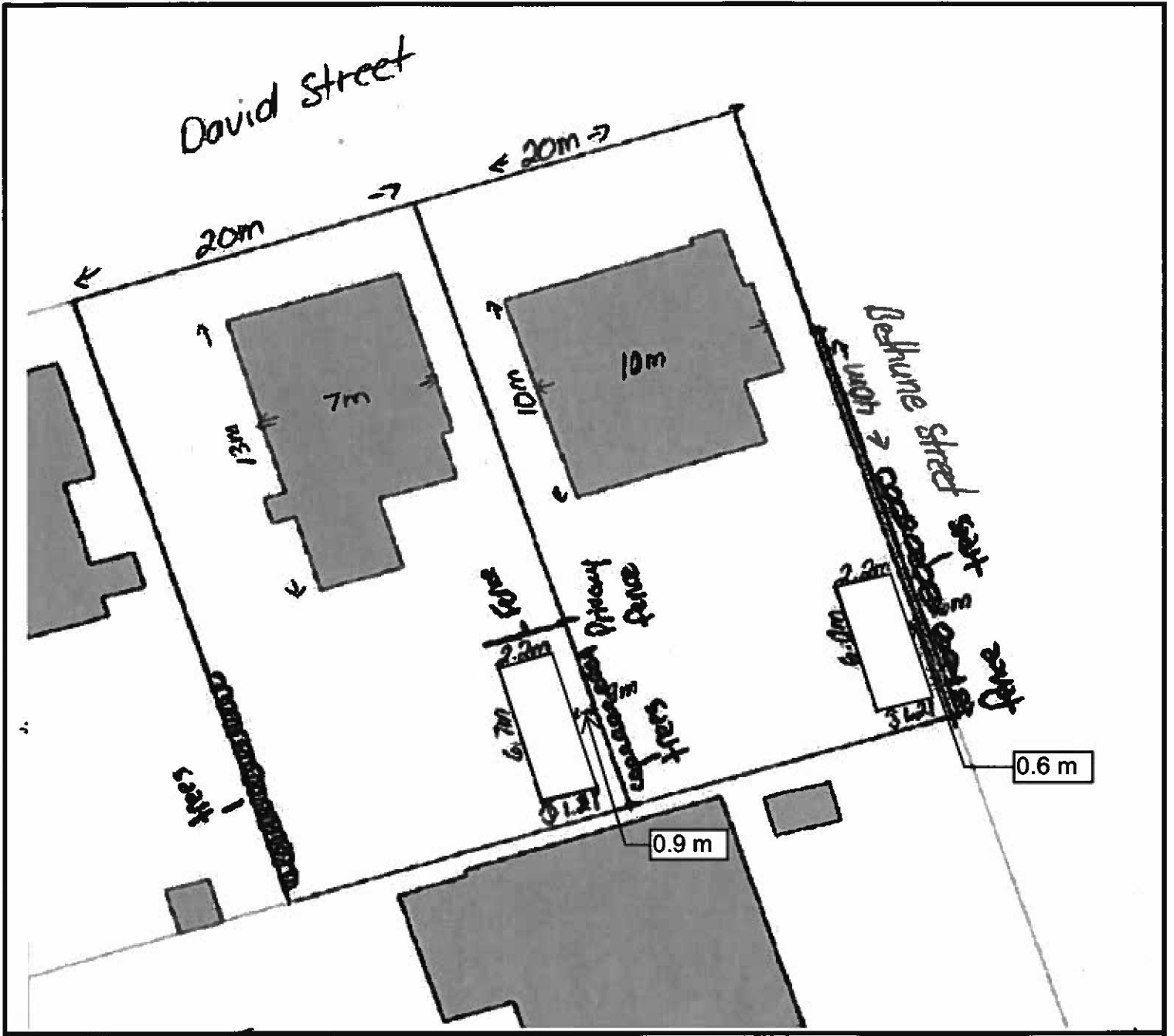
 Lands rezoned to Commercial Gateway (C-6) subject to Special Provision 210 (S210) and Property Detail Schedule 87 (P87) on Part 7 of Range West of Muskoka, in the Town of Gravenhurst, District Municipality of Muskoka, being Part 1 on Plan 35R-4276, Parts 1 and 4 on Plan 35R-7782, and Part 2 on Plan 35R-18636

Roll No. 010-001-01300



0 10 20 30 40  
Meters

1:1,500



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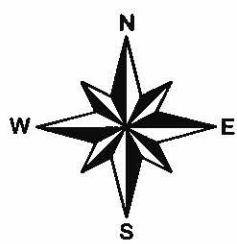
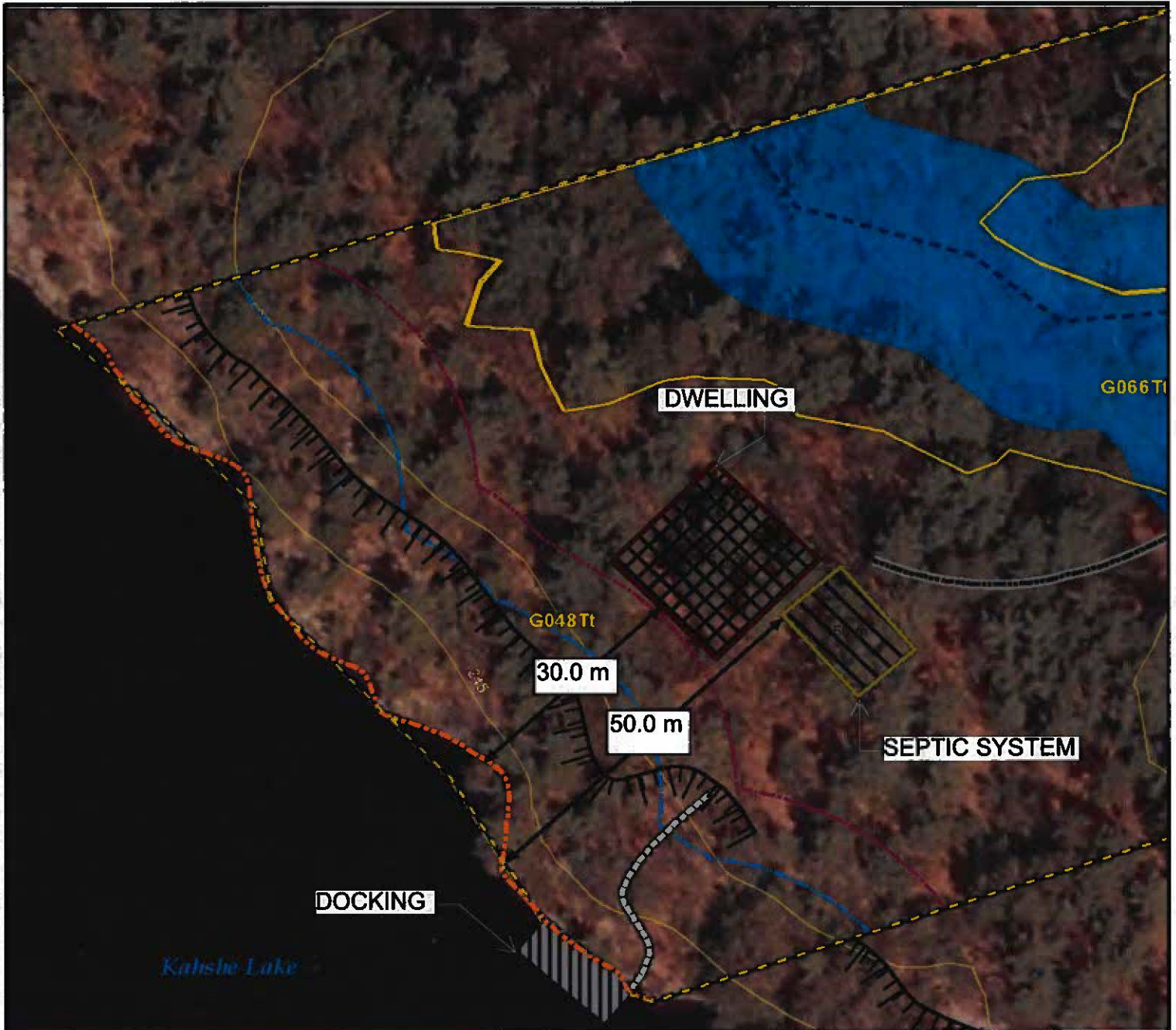
This is Property Detail Schedule No. 89 (P89) which is Schedule "A-2" to By-law 2024-48 of the Town of Gravenhurst, passed this 28th day of May, 2024.

*[Signature]*  
Mayor

*[Signature]*  
Clerk

Shipping Container Development Envelope on Lands Zoned Commercial Service (C-2), subject to Special Provision 1309 (S1309), on part of Lot 7, Range East of Muskoka Road (EMR), in the Town of Gravenhurst, District Municipality of Muskoka; being Lots 74 and 75 on Plan 3

Roll Nos. 010-002-07800 & 010-002-07700



Not to scale

This is Property Detail Schedule No. 90 (P90) which is Schedule "A-2" to By-law 2024-50 of the Town of Gravenhurst, passed this 28th day of May, 2024.

*[Signature]*  
 Mayor

*[Signature]*  
 Clerk

Development Envelopes for a Dwelling and Docking Facilities on Lands Zoned Residential Waterfront (RW-6F), subject to Special Provision 1314 (S1314), in the former Township of Morrison now in the Town of Gravenhurst, District Municipality of Muskoka; being Part 1 on 35R-24974,

Roll No. 030-019-08000





**APPENDIX “C”**

**SPECIAL PROVISIONS FOR SPECIFIC LANDS**

**(REFER TO SECTION 3.5.4 OF THIS BY-LAW)**

**Gravenhurst Zoning By-law  
Special Provisions – Appendix C**

Notwithstanding any provisions to the contrary in By-law No. 2010-04, the following provisions apply to the properties identified in the specific exception noted in Table C.

In all other respects, the provisions of By-law No. 2010-04 continue to apply.

**Table C – Special Provisions**

Zone Symbol	Exception No.	By-law No.	Location	Schedule No.	Provisions
MH	1		Part of Lot 32, Range East of Muskoka Road (EMR), Morrison	F-07 G-07	<p>(i) Mobile Home Park Regulations:</p> <ul style="list-style-type: none"> <li>(a) the minimum internal road width shall be 7.6 metres;</li> <li>(b) the maximum number of mobile home sites shall be 155; and</li> <li>(c) mobile home units located on sites that pre-exist the passing of this By-law, may be repaired, reconstructed, or replaced and shall be deemed to meet Section 33.3 of this By-law.</li> </ul> <p>(ii) Mobile Home Site Regulations:</p> <ul style="list-style-type: none"> <li>(a) the minimum lot frontage of a mobile home site on an internal road shall be 15.2 metres;</li> <li>(b) the minimum lot area of a mobile home site shall be 464.5 square metres;</li> <li>(c) the maximum lot coverage of all buildings, including accessory buildings and decks shall be 26.0 percent;</li> <li>(d) the minimum setback of a mobile home from an internal road shall be 7.6 metres;</li> <li>(e) the maximum size of an addition to a mobile home shall be 75.0 percent of the building floor area of the mobile home;</li> <li>(f) mobile homes shall generally be placed in a uniform manner on each site, so as to maximize the spatial separation between each unit;</li> <li>(g) accessory structures shall be placed between the rear face of the mobile home and the rear line of the mobile home site, provided that such structure is placed within the area bounded by the linear projection of the side walls of the mobile home; and</li> <li>(h) only accessory structures existing on Sites 1 through 105 as shown in Appendix 1 of Official Plan Amendment 1-92 shall be recognized.</li> </ul>
RW-6F	2		Pt of Lot 6, Con 9, Morrison; Part 1, 35R-16654	I-09	<p>The following Special Provisions shall apply:</p> <ul style="list-style-type: none"> <li>• The minimum setback from the Optimal Summer Water Level shall be 20 metres.</li> </ul>
C-3	3		Part of Lot 28, Range West of Muskoka Road (WMR, Morrison; more particularly described as Part 1, Plan 35R-9285	G-07	<p>(i) Permitted Uses:</p> <ul style="list-style-type: none"> <li>• Business Office</li> <li>• Manufacturing with accessory retail occupying less than 50.0 percent of the ground floor area of the building</li> <li>• Publishing Establishment</li> </ul>

Zone Symbol	Exception No.	By-law No.	Location	Schedule No.	Provisions
					<ul style="list-style-type: none"> <li>• Repair Service Shop</li> </ul> <p>(ii) Regulations:</p> <ul style="list-style-type: none"> <li>(a) the minimum front yard shall be 20.0 metres; and</li> <li>(b) the minimum side yard shall be 10.0 metres.</li> </ul>
OS	4		Part of Lot 28, Range West of Muskoka Road (WMR); Morrison		A park shall not be a permitted use.
C-4	5		Lots 1 to 57, and Part of Block C Plan 28, Gravenhurst and including Parts 1 to 3, 35R-16650	E-05	<p>The following Special Provisions shall apply:</p> <p>i. Permitted uses: The permitted uses shall be limited to the following:</p> <ul style="list-style-type: none"> <li>• Boathouse or boatport;</li> <li>• Dock</li> </ul> <p>ii. Regulations: The following regulations apply</p> <ul style="list-style-type: none"> <li>• Minimum lot area: as exists on the date of passing of this By-law</li> <li>• Minimum lot frontage: as exists on the date of passing of this By-law</li> <li>• Minimum front yard: 3 metres or as existing on the date of passing of this By-law;</li> <li>• Minimum rear or side yard: 0 metres</li> <li>• Maximum projection of a dock or boathouse into the water: 10 metres</li> <li>• Maximum lot coverage: 60%</li> <li>• No boathouse or boatport shall exceed a height of 3.9 metres and the maximum distance from the optimal summer water level to the peak of the main roof shall not exceed 4.9 metres.</li> <li>• No boathouse shall have more than one storey, however, an attic, as defined in Section 4.12 of this By-law, shall be permitted for storage purposes only.</li> <li>• No boathouse, or part thereof, shall be used for the provision of sleeping or cooking accommodations, a leisure room, a recreation room or other like or similar uses.</li> <li>• A maximum of 25 % of the total roof area of a boathouse may be a dormer.</li> </ul> <p>iii. Definitions: for the purposes of this section,</p> <ul style="list-style-type: none"> <li>• Boathouse means a detached or attached building used for the berthing or sheltering of watercraft or watercraft related equipment, built or anchored near the shoreline of a navigable waterway or on land;</li> <li>• Lot Area means the total horizontal area within the lot lines;</li> <li>• Lot Line means the line formed by the boundary of any lot;</li> <li>• Lot Line, Front, means the lot line abutting the street or land access to the lot.</li> </ul>

Zone Symbol	Exception No.	By-law No.	Location	Schedule No.	Provisions
C-3	6	97-01 2001-79 97-52 2015-66	Part of Lot 26, Range West of Muskoka Road (WMR), Morrison, more particularly described as Parts 1 and 2, Plan 35R-7853		<p>(i) Permitted Uses:</p> <ul style="list-style-type: none"> <li>• Building Supplies Outlet;</li> <li>• Repair Service Shop</li> <li>• Sale and Storage of Bulk Fuels;</li> <li>• A Self-Storage Facility; and</li> <li>• A Shipping Container or Storage Container may be permitted for the purpose of a Self-Storage Facility only.</li> </ul> <p>(i) Regulations:</p> <p>a) The minimum side yard shall be 6.0 metres.</p>
M-2	7	2003-47	Part of Lot 26, Range West of Muskoka Road (WMR), Morrison, more particularly described as Part 1, Plan 35R-4685	H-07	<p>Only those uses which do not require water as part of their manufacturing process shall be permitted;</p> <p>(i) The outdoor storage of goods, materials, or equipment shall be permitted;</p> <p>(ii) A motor vehicle repair shop shall be a permitted use;</p> <p>(iii) A maximum of five (5) motor vehicles shall be permitted to be stored outside.</p>
RR-5	8		Part of Lot 11, Concession 5, Muskoka, being Part 2, Plan RD-898	D-07	Not more than 40.0 percent of the building floor area of the dwelling shall be used for the purpose of home occupation uses.
CR-9	10		Part of Lot 7, Concessions 6 and 7, Muskoka, more particularly described as Parts 1 to 3, Plan 35R-13786	B-07 C-07	<p>The following uses shall be permitted:</p> <ul style="list-style-type: none"> <li>• Tent and Trailer Park (Maximum of 175 sites)</li> <li>• Accessory uses to the tent and trailer park shall include a recreation hall and a swimming pool</li> <li>• Trailer Storage</li> <li>• Accessory equipment storage and repair</li> </ul>
RR-5	11		Part of Lot 11, Concession 6, Muskoka, being Parts 1 to 6, Plan 35R-11111	C-07	The minimum rear yard shall be 75.0 metres.
RR-5	12	2023-96	Part of Lot 11, Concession 6, Muskoka, more particularly described as Parts 7, Plan 35R-11111 & Part 1, Plan 35R-14132	C-07	<p>Regulations:</p> <ul style="list-style-type: none"> <li>• The minimum rear yard shall be 42.0 metres; and</li> <li>• The lot area is deemed to comply</li> </ul>
M-2	14	97-21	Part of Lot 11, Concession 6, Muskoka, more particularly described as Parts 1 to 3, Plan 35R-12067	C-07	<p>The following special provisions shall apply:</p> <p>(i) all permanent buildings shall be set back a minimum of 10.0 metres from the TransCanada Pipelines right-of-way;</p> <p>(ii) no driveway shall be permitted to access from Jones Road or within 45.0 metres of the intersection of the service road and Jones Road;</p> <p>(iii) no building or parking area shall be permitted within 45.0 metres of Jones Road;</p> <p>(iv) a minimum 45.0 metre wide landscaped area shall be maintained between Jones Road and any building or parking area; and</p> <p>(v) a storage facility shall be a permitted use.</p>



Zone Symbol	Exception No.	By-law No.	Location	Schedule No.	Provisions
M-2	15	2000-147	Part of Lot 7, Concession 8, Muskoka, being Part 1, Plan 35R-5610	B-07	A dwelling, single detached (existing only) and a wooden platform or pallet manufacturing plant and accessory uses thereto shall be the only permitted uses.
CR-7	16	99-180	Part of Lot 12, Concession 5, Muskoka, District Municipality of Muskoka; being Part 1, Plan 35R-6219	D-07	The following special provisions shall apply: (i) Permitted Uses: <ul style="list-style-type: none"> <li>• Sale, Rental, Service, Storage, or Repair of Watercraft, Watercraft Trailers and Parts and Accessories for Watercraft and Watercraft Trailers, which shall include the accessory sale of fuel.</li> </ul>
RW-6F	19		Part of Lot 29, Concession 8, Ryde, more particularly described as Part 9, Plan 35R-5880	G-10	The location, number, and size of those buildings which existed on the date of the passing of this By-law shall be recognized, provided the lot is in accordance with the requirements of Section 5.7.1 of this By-law. Such buildings may be repaired, reconstructed, enlarged, or replaced, provided that any deficient setbacks are not further reduced and new deficient setbacks are not created in any of the other required yards of the lot upon which the buildings are located. For the purposes of this By-law, the number of dwellings which existed on the date of the passing of this By-law shall not be exceeded.
RW-6	23		Part of Lot 15, Concession 1 Muskoka, more particularly described as Parts 1 to 10, Plan 35R-4412	E-07	The following special provisions shall apply: i) a motor vehicle garage and a watercraft storage building shall be permitted uses; and ii) the minimum side yard and rear yard for accessory buildings shall be 1.5 metres
C-2A	24		Part of Lot 14, Concession 5, Muskoka, more particularly described as Parts 1 and 5, Plan 35R-14836	D-06 D-07	The following special provisions shall apply: i) Craftsman Shop ii) Market Place iii) Regulations: a) The minimum lot frontage shall be 150.0 metres; b) Parking areas shall have a minimum front yard of 7.6 metres and a minimum side yard and rear yard of 3.0 metres; c) All ingress and egress shall be from District Road No. 41; and d) Outdoor storage shall have a visual barrier of a screening fence with a minimum height of 2.4 metres for those property lines abutting District Road No. 41 All other provisions of this By-law as applicable to a Commercial Service Zone (C-2A) shall apply.
CR-7	25		Part of Lot 11, Concession 5, Muskoka,	D-07	A drive-in theatre and accessory uses thereto shall be permitted uses.
C-3	27	2023-37	Part of Lot 33, Range East of Muskoka Road, Morrison, more particularly described as Parts 1 to 7, Plan 35R-7728	G-06	The following special provisions shall apply: (i) Permitted Uses: <ul style="list-style-type: none"> <li>• Business Office</li> <li>• Commercial Entertainment</li> </ul> (ii) Regulations: (a) the minimum rear yard shall be 6.0 metres. (b) Permit a maximum of two Shipping Containers to be used for storage, in the location and buffering as existing on the date of the passing of this by-law.

Zone Symbol	Exception No.	By-law No.	Location	Schedule No.	Provisions
C-3	28		Part of Lot 35, Range East of Muskoka Road, Morrison	F-06	The following special provisions shall apply: (i) Permitted Uses: <ul style="list-style-type: none"> <li>• Business Office (accessory to a Retail Store)</li> </ul> (ii) Regulations: <ul style="list-style-type: none"> <li>(a) the minimum front yard shall be 15.0 metres; and</li> <li>(b) the minimum side yard shall be 18.0 metres.</li> </ul>
C-3	29	99-16	Part of Lot 35, Range East of Muskoka Road, Morrison, being Part 1, Plan RD-924	F-06	The following special provisions shall apply: (i) Permitted Uses: <ul style="list-style-type: none"> <li>• Business Office</li> <li>• Commercial Entertainment</li> <li>• Single Detached Dwelling</li> </ul>
C-3	31		Part of Lot 34, Range East of Muskoka Road, Morrison, more particularly described as Parts 2 to 4, Plan 35R-7669	F-06	A business office shall be a permitted use.
C-3	32		Part of Lot 34, Range East of Muskoka Road and part of the Original Road Allowance between Lot 34, Range East of Muskoka Road and Lot 34, Range West of Muskoka Road, Morrison, more particularly described as Parts 1 and 2, Plan 35R-2370	F-06	A kitchen sales office and showroom shall be permitted uses.
C-3	34		Part of Lot 34, Range East of Muskoka Road, Morrison	F-06	A trailer park shall be a permitted use.
C-3	35		Part of Lot 33, Range West of Muskoka Road, Morrison, more particularly described as Parts 1 to 3, Plan 35R-7208	G-06	The following special provisions shall apply: (i) Permitted Uses: <ul style="list-style-type: none"> <li>• Building Supplies Outlet</li> <li>• Repair Service Shop</li> </ul> (ii) Regulations: <ul style="list-style-type: none"> <li>(a) the minimum front yard shall be 14.0 metres;</li> <li>(b) the minimum side yard shall be 6.0 metres; and</li> <li>(c) a chain link fence shall be placed along the rear property line a minimum height of 1.8 metres.</li> </ul>
C-3	38		Part of Lot 32, Range West of Muskoka Road, Morrison.	G-07	The following uses shall be permitted: <ul style="list-style-type: none"> <li>• Personal Services</li> <li>• Printing Establishment</li> <li>• Repair Service Shop</li> </ul>

Zone Symbol	Exception No.	By-law No.	Location	Schedule No.	Provisions
C-3	42	2014-104	Part of Lot 13, Range East of Muskoka Road, Morrison	J-07	The following special provisions shall apply: (i) Permitted Uses: <ul style="list-style-type: none"> <li>• Building Supplies Outlet</li> <li>• Business Office</li> <li>• Repair Service Shop</li> </ul> (ii) Regulations: <ul style="list-style-type: none"> <li>(a) the minimum front yard shall be 15.0 metres;</li> <li>(b) the minimum side yard shall be 7.6 metres;</li> <li>(c) the minimum rear yard shall be 7.6 metres;</li> <li>(d) the maximum lot coverage shall be 25.0 percent; and</li> <li>(e) the maximum height for an accessory building shall be 6.0 metres.</li> </ul>
CC-5	46		Part of Lot 22, Range East of Muskoka Road, Morrison.	H-07	A model home display court and sales office shall be permitted uses.
RU	47		Part of Lot 12, Range West of Muskoka Road, Morrison	J-07	A contractor's establishment shall be a permitted use.
M-2	50		Lots 3 & 4, Part of Lots 2 & 5, Concession 7; Lot 3 and Part of Lot 4, Concession 8	A-07 A-08 B-07 B-08 C-08	An airport shall be a permitted use.
CC-5	52	2022-56	Part of Lot 21, Range East of Muskoka Road, Morrison, more particularly described as Block A, Plan M-529	H-07	The following special provisions shall apply: (i) Permitted Uses: <ul style="list-style-type: none"> <li>• A Building Supplies Outlet shall be a permitted use.</li> <li>• Only uses existing at the time of the passing of this by-law within structure 1 as identified on Property Detail Schedule 81 (P81).</li> </ul> (ii) Regulations: <ul style="list-style-type: none"> <li>• The minimum front yard setback shall be 15.7 metres for structure 6 only as identified on Property Detail Schedule 81 (P81); and</li> <li>• The minimum rear yard setback shall be 3.5 metres for structure 1 only as identified on Property Detail Schedule 81 (P81).</li> </ul>
RW-6E1	53	2000-22	Part of Lots 32 and 33, Concession 3, Muskoka,	F-04	The following special provisions shall apply: (i) Permitted Uses: <ul style="list-style-type: none"> <li>• A Dwelling, Single Detached shall be a permitted use within the Shoreline Development Area.</li> </ul> (ii) Regulations: <ul style="list-style-type: none"> <li>(a) the minimum front yard setback shall be 12.0 metres.</li> </ul>

Zone Symbol	Exception No.	By-law No.	Location	Schedule No.	Provisions
RR-5	54		Part of Lot 21, Range West of Muskoka Road, Morrison, more particularly described as Part 1, Plan 35R-13152	H-07	The following special provisions shall apply: (iii) Permitted Uses: <ul style="list-style-type: none"> <li>• Business Office</li> <li>• Manufacturing with accessory retail occupying less than 50.0 percent of the ground floor area of the building</li> <li>• Publishing Establishment</li> <li>• Repair Service Shop</li> </ul> (iv) Regulations: <ul style="list-style-type: none"> <li>(a) the minimum front yard shall be 20.0 metres; and</li> <li>(b) the minimum side yard shall be 10.0 metres.</li> </ul>
M-2	57		Part of Lot 4, Concession 9, Muskoka, more particularly described as Parts 1 to 3, Plan 35R-10023	A-07 B-07	The outdoor storage of sand and gravel shall be permitted.
RW-6	58	97-26 and 2017-132	Part of Lots 31 and 32, Concession 4, Morrison, more particularly described as part of Parts 1 and 2, Plan 35R-5806 and Part 1, Plan 35R-14037	K-05	The following special provisions shall apply: (i) Permitted Uses: <ul style="list-style-type: none"> <li>• Dwelling, Single Detached (a maximum of 25 shall be permitted, 3 of which shall not exceed 93.0 square metres gross floor area);</li> <li>• Garden Shed, Accessory (maximum of 20); and</li> <li>• Sleeping Cabin, Accessory (maximum of 7 and which shall not contain kitchen facilities)</li> </ul> (ii) Regulations: <ul style="list-style-type: none"> <li>(a) the minimum setback from the Optimal Summer Water Level for new dwellings shall be 30.0 metres;</li> <li>(b) existing dwellings shall maintain the minimum setback from the Optimal Summer Water Level existing as of February 28, 2017;</li> <li>(c) the maximum building height for a dwelling shall be 9.0 metres;</li> <li>(d) the maximum building height for an accessory building shall be 7.5 metres and may be a maximum of one and a half storeys in height;</li> <li>(e) the maximum gross floor area, for an accessory sleeping cabin shall be 93.0 square metres;</li> <li>(f) The property shall be exempt from Section 5.9.2.5 (flood elevation);</li> <li>(g) The maximum size of a garden shed shall be 10.0 square metres; and</li> <li>(h) Notwithstanding Section 5.2.4, the following regulations shall apply:                             <ul style="list-style-type: none"> <li>• A maximum of 14 docks shall be permitted, each dock having a maximum area of 82.5 square metres;</li> <li>• The maximum cumulative coverage of shoreline structures shall be 1,932 square metres, excluding decks attached to a dwelling; and</li> <li>• The maximum cumulative width of shoreline structures shall be 175.0 metres.</li> </ul> </li> </ul>
RC-4	59		Part of Lot 20, Range West of Muskoka Road, Morrison.	H-07	The following special provisions shall apply: (i) a garden centre and nursery shall be permitted uses; and (ii) a visual barrier shall be provided along the east side lot line.

Zone Symbol	Exception No.	By-law No.	Location	Schedule No.	Provisions
MH	60		Part of Lot 18, Range West of Muskoka Road Morrison, more particularly described as Parts 1 to 3, Plan 35R-11127	I-07	A maximum of 50 mobile home sites shall be permitted. All other provisions of this By-law as applicable to a Mobile Home Zone (MH) shall apply.
MH	61	2000-147	Part of Lot 18, Range West of Muskoka Road, Morrison, more particularly described as Parts 1 to 3, Plan 35R-10714	I-07	A maximum number of 90 mobile home sites shall be permitted, and mobile home units located on sites that existed prior to the passing of the Zoning By-law may be repaired, reconstructed, or replaced and will be deemed to meet the requirements of Section 33 of this By-law.
CC-5	63		Part of Lot 20, Range West of Muskoka Road, Morrison, more particularly described as Blocks 58 and 59, Plan M-566	H-07	The following shall be the only permitted uses: <ul style="list-style-type: none"> <li>• Business Office</li> <li>• Financial Establishment</li> <li>• Medical Clinic</li> <li>• Model Home Display Court and Sales Office</li> <li>• Motor Vehicle Service Station</li> <li>• Repair Service Shop</li> <li>• Retail Store</li> </ul>
OS	64		Part of Lots 14 and 15, Range West of Muskoka Road, Morrison.	J-07	the following special provisions shall apply: <ul style="list-style-type: none"> <li>(i) a dock and a storage shed shall be permitted accessory uses; and</li> <li>(ii) the minimum setback from the Optimal Summer Water Level shall be 30.0 metres</li> </ul>
RW-6A RW-6F	65		Part of Lots 14 and 15, Concession 6, Morrison, more particularly described as Parts 1, 2, and 3, Plan 35R-12975 and Parts 1 and 2, Plan 35R-13322 (formerly described as Parts 1 to 4, Plan BR-729)	I-08	The following special provisions shall apply: <ul style="list-style-type: none"> <li>(i) all new structural development, except a boathouse and a dock, shall be situated on lands above the 247.4 metre contour elevation;</li> <li>(ii) the existing buildings on the 2 properties described as Part 1, Plan BR-729 and Part 1, Plan 35R-12975, and Part 2, Plan BR-729 and Part 2, Plan 35R-12975, may be enlarged provided that such enlargement is contained within the building envelope identified on Schedule Number 12 of Appendix "B";</li> <li>(iii) the minimum lot area shall be 1450.0 square metres and the minimum lot frontage shall be 51.0 metres, for the property described as Part 1, Plan BR-729 and Part 1, Plan 35R-12975;</li> <li>(iv) the minimum lot area shall be 1350.0 square metres, the minimum lot frontage shall be 32.0 metres, and the minimum rear yard shall be 7.6 metres, for the property described as Part 2, Plan BR-729 and Part 2, Plan 35R-12975; and</li> <li>(vi) the minimum lot frontage shall be 32.0 metres for the property described as Parts 3 and 4, Plan BR-729 and Part 3, Plan 35R-12975.</li> </ul>
C-3	66		Part of Lot 13, Range East of Muskoka Road, Morrison, more particularly described as Parts 7 and 8, Plan 35R-13449	J-07	The outdoor storage of goods, materials, or equipment shall be located in the rear yard and shall be screened by a wooden privacy fence a minimum height of 1.8 metres.

Zone Symbol	Exception No.	By-law No.	Location	Schedule No.	Provisions
C-3	67	2000-32	Part of Lot 13, E.M.R., Morrison, being Part 2 and part of Part 3, Plan 35R-15488	J-07	The following special provisions shall apply: (i) Permitted Uses: <ul style="list-style-type: none"> <li>• Business Office</li> <li>• Personal Services</li> </ul> (ii) Regulations: <ul style="list-style-type: none"> <li>(a) the maximum lot coverage shall be 25.0 percent.</li> </ul>
	70	2012-042			All new structural development, except a Boathouse and Dock, shall be situated on lands above the 215.2 metre contour elevation.
C-3	71		Part of Lot 8, Range West of Muskoka Road, Morrison, more particularly described as Part 2, Plan 35R-6948	J-07	An antique motor vehicle restoration establishment shall be a permitted use.
OS	72	2004-65	Part of Lot 9, Range West of Muskoka Road, in the Town of Gravenhurst.	E-05	The following special provisions shall apply: (i) Definitions: <b>Lot</b> For the purposes of determining gross density and lot coverage, a lot shall mean the parcel of land within the boundaries of the Muskoka Wharf Project as outlined on Property Detail Schedule No. 18 including those portions of Marlyn Drive, Sagamo Drive and District Road 169 within the project boundaries. For all other purposes a lot shall be as defined in Section 4.98. (ii) Permitted Uses: <ul style="list-style-type: none"> <li>• Art Gallery</li> <li>• Beverage Brewing</li> <li>• Business Office</li> <li>• Commercial Entertainment</li> <li>• Commercial Recreation</li> <li>• Craftsman Shop</li> <li>• Day Nursery</li> <li>• Market Place</li> <li>• Personal Services</li> <li>• Place of Assembly</li> <li>• Restaurant</li> <li>• Retail Store</li> <li>• Watercraft Launching Facilities</li> <li>• Watercraft Mooring Facilities</li> </ul>

Zone Symbol	Exception No.	By-law No.	Location	Schedule No.	Provisions
					<p>(iii) Regulations:</p> <ul style="list-style-type: none"> <li>(a) the minimum lot area shall be 0.0 square metres;</li> <li>(b) the minimum lot frontage shall be 0.0 metres;</li> <li>(c) the minimum front yard for principal building and outdoor terrace or patio shall be 0.0 metres;</li> <li>(d) the minimum side yard abutting a street for principal building and outdoor terrace or patio shall be 3.0 metres;</li> <li>(e) the minimum side yard setback for principal building and outdoor terrace or patio shall be 0.0 metres;</li> <li>(f) the minimum rear yard setback for principal building and outdoor terrace or patio shall be 0.0 metres;</li> <li>(g) no dock shall be permitted to extend from the shoreline unless the Corporation of the Town of Gravenhurst owns such dock;</li> <li>(h) the minimum side yard setback for a dock shall be 0.0 metres;</li> <li>(i) the principal building shall be permitted to extend from the shoreline;</li> <li>(j) the provisions of Sections 5.10, 6.3, 6.3.1, and 6.3.2 shall not apply;</li> <li>(k) all new structural development, except a boathouse and dock shall be flood proofed to a minimum flood elevation of 226.49 metres;</li> <li>(l) asphalt shall be used for parking spaces, areas, and driveways connecting the parking space or area with a street.</li> </ul>
RR-5	73		Part of Lot 7, Range West of Muskoka Road, Morrison, more particularly described as Part 1, Plan 35R-7007	K-07	<p>The following special provisions shall apply:</p> <ul style="list-style-type: none"> <li>(i) a home occupation shall include a transportation depot with a maximum of 4 trucks operating from such depot; and</li> <li>(ii) the maximum number of employees, exclusive of the family shall be 5.</li> </ul>

Zone Symbol	Exception No.	By-law No.	Location	Schedule No.	Provisions
M-2	76	2000-147	Part of Lot 5, Concession 9, Muskoka.	B-07	The following shall be the only permitted uses: <ul style="list-style-type: none"> <li>• Craftsman Shop</li> <li>• Sale, Service, or Repair of Watercraft and Accessories for Watercraft.</li> </ul>
MH	77		Part of Lot 4, Range West of Muskoka Road, Morrison.	K-07	A mobile home park as detailed on Schedule Number 1 of Appendix "B" shall be a permitted use.
C-3	78		Part of Lot 4, Range West of Muskoka Road, Morrison, more particularly described as Part 1, Plan 35R-8967	K-07	The following special provisions shall apply: <ul style="list-style-type: none"> <li>(i) Permitted Uses: <ul style="list-style-type: none"> <li>• Building Supplies Outlet</li> <li>• Manufacturing with accessory retail occupying less than 50.0 percent of the ground floor area of the building</li> <li>• Publishing Establishment</li> </ul> </li> <li>(ii) Regulations: <ul style="list-style-type: none"> <li>(a) the minimum front yard shall be 18.0 metres;</li> <li>(b) the minimum side yard shall be 6.0 metres; and</li> <li>(c) the maximum lot coverage shall be 15.0 percent.</li> </ul> </li> </ul>
M-2	79		Part of Lot 3, Range West of Muskoka Road, in the former Township of Morrison, now in the Town of Gravenhurst	K-07	The following special provisions shall apply: <ul style="list-style-type: none"> <li>(i) an accessory retail furniture sales outlet shall be a permitted use; and</li> <li>(ii) the outdoor storage of goods, materials, or equipment shall be located in the rear yard.</li> </ul>
RC-4	83	2008-174	Pt Lt 26, Con 2 (Morrison), Gravenhurst, being Pts 1-7, 35R-22932 & Pts 1-2, 35R-22484	K-06	The following special provision shall apply: <ul style="list-style-type: none"> <li>(i) the minimum front yard setback shall be 90.0 metres.</li> </ul>
CC-5A	84	2004-12 2011-174	Part of Lot 1, Range East of Muskoka Road (EMR) Morrison; being Part 1, Plan RD 566 & Parts 1 & 2, Plan RD 1108	L-07	the following special provisions shall apply: <ul style="list-style-type: none"> <li>(i) Permitted Uses: <ul style="list-style-type: none"> <li>• Business Office</li> </ul> </li> <li>(ii) Additional Permitted Uses: <ul style="list-style-type: none"> <li>• Retail Convenience Store</li> <li>• Retail Store</li> </ul> </li> <li>(ii) Regulations: <ul style="list-style-type: none"> <li>(a) the minimum front yard shall be 18.2 metres;</li> <li>(b) the minimum interior side yard for a dock shall be 0.0 metres;</li> <li>(c) the minimum exterior side yard for a dock shall be 10.9 metres;</li> <li>(d) the maximum number of dwelling units shall be four (4), of which two (2) shall be permitted on the ground floor;</li> <li>(e) the maximum number of dwelling units shall be five (5), of which three (3) will be permitted on the ground floor; and</li> <li>(f) the storage of watercraft shall be permitted in the front yard and the exterior side yard.</li> </ul> </li> </ul>



Zone Symbol	Exception No.	By-law No.	Location	Schedule No.	Provisions
RW-6	97	95-158	Part of Lots 28 and 29, Concessions 4 and 5, Morrison, more particularly described as part of Parts 3 to 5, Plan 35R-10906	J-06	The following special provisions shall apply: (i) the minimum side yard (north side) shall be 4.5 metres; (ii) the minimum side yard (south side) shall be 3.0 metres; (iii) a boathouse shall not be permitted; and (iv) the minimum lot frontage shall be 23.0 metres.
CW-8	98		Part of Lot 27, Concession 6, Morrison	I-06 J-06	The following special provisions shall apply: (i) Permitted Uses: <ul style="list-style-type: none"> <li>• Commercial Recreation</li> <li>• Dwelling, Single Detached (maximum 25)</li> <li>• Tourist Establishment (maximum of 35 accommodation units)</li> </ul> (ii) Regulations: (a) Maximum Lot Coverage in accordance with Exception No. 307.
RR-5	100		Part of Lot 21, Concession 8, in the former Township of Morrison, now in the Town of Gravenhurst	I-06	The following special provisions shall apply: (i) an antique store shall be a permitted use; (ii) the minimum side yard for an accessory building shall be 3.6 metres; (iii) the minimum rear yard shall be 21.0 metres; (iv) the maximum lot coverage shall be 8.8 percent; (v) the outdoor storage of goods, materials, or equipment shall be located in the side yard or rear yard and shall have a visual barrier in accordance with the requirements of Section 5.27 of this By-law; and (vi) no outdoor storage of goods, materials, or equipment shall be permitted within 10.0 metres of any lot line or within 3.0 metres of any building.
RW-6	101		Part of Lot 29, Concession 8, Morrison, more particularly described as Pt 6, PI 35R-13639	I-05	2 single detached dwellings shall be permitted.
CW-8	102	2014-98	Part of Lot 30, Concession 7, Morrison; being Part 1, Plan BR-471	I-05	The following special provisions shall apply: (i) Regulations: (a) The maximum Lot Coverage shall be 1044.0 square metres; (b) The minimum setback from the Optimal Summer Water Level shall be 26.0 metres; (c) The maximum number of accommodation units shall be limited to four (one single detached dwelling and three commercial accommodation units); and (d) Docking facilities shall be limited to two (existing).
OS	103		Part of Lot 31, Concession 8, Morrison	I-05	The following special provisions shall apply: (i) the minimum side yard shall be 6.0 metres; and (ii) the maximum linear projection into the water shall be 2.5 metres.

Subject to Appeal – Not in force; Kauffman

Zone Symbol	Exception No.	By-law No.	Location	Schedule No.	Provisions
CW-8A	106	2017-97	Part of Lots 30 and 31, Concession 9, Morrison, more particularly described as Part 1, Plan 35R-4509 and Parts 1 and 2, Plan 35R-5803	H-05	(i) A watercraft storage building shall be the only permitted use; (ii) Exception No. 301 shall also apply; (iii) One (1) 140.0 sq metre Accessory Building (Quonset hut) shall be permitted; and (iv) One (1) Accessory Building (Quonset hut) shall have a minimum setback from a watercourse of 24.5 metres.
RW-6	108		Part of Lot N, Conc. 20, Wood, being Parts 1 to 4, 35R-9034	H-04 I-04	A boathouse shall not be permitted.
RW-6F	110		Part of Lot 11, Concession 6, Morrison, more particularly described as Part 1, Plan 35R-5404 and Part 3, Plan 35R-14605	I-08	the following special provisions shall apply: (i) the minimum setback from the Optimal Summer Water Level shall be 30.0 metres; and (ii) all building development shall be contained within the boundaries of the shaded area, as shown on Schedule Number 4 of Appendix "B".
RW-6	115		Part of Lot 24, Concession 4, Ryde, being Parts 10, 11, 14, and 16 to 18, Plan 35R-5734	H-11	A maximum of 6 single detached dwellings shall be permitted.
RW-6	117		Part of Lot 21, Concession 4, Ryde	I-11	The following special provisions shall apply: (i) the minimum setback from the Optimal Summer Water Level shall be 40.0 metres; (ii) the minimum side yard for a boathouse or dock shall be 30.0 metres; and (iii) the maximum linear projection into the water shall be 6.0 metres.
RW-6	118		Part of Lot 24, Concession 4 Ryde, more particularly described as Lots 16 and 17, Plan M-423	I-11	The following special provisions shall apply: (i) the minimum setback from the Optimal Summer Water Level shall be 28.0 metres; (ii) the maximum linear projection into the water shall be 2.0 metres; and (iii) a boathouse shall not be permitted.
RW-6	119		Part of Lot 24, Concession 4, Ryde, more particularly described as Lots 18 and 19, Plan M-423	I-11	The following special provisions shall apply: (i) the minimum setback from the Optimal Summer Water Level shall be 27.0 metres; (ii) the maximum linear projection into the water shall be 2.0 metres; and (iii) a boathouse shall not be permitted.
RW-6B	122		Part of Lot 23, Concession 4, Ryde, more particularly described as Lot 8, Plan M-423	I-11	The following special provisions shall apply: (i) the minimum setback from the Optimal Summer Water Level shall be 29.0 metres; (ii) the maximum linear projection into the water shall be 2.0 metres; and (iii) a boathouse shall not be permitted.
OS	126		Part of Lot 30, Concession 1 Muskoka, more particularly described as Part 1, Plan 35R-11765, Parts 1, 5 to 12, and 21, Plan 35R-14873, and Part of Parcel 6025, excluding Parts 3, 4, and 22 to 25, Plan 35R-14873	F-05	the following special provisions shall apply: (i) a boathouse shall not be permitted; (ii) the maximum building height shall be 5.0 metres; and (iii) the maximum building floor area of the accessory building shall be 40.0 square metres.

Zone Symbol	Exception No.	By-law No.	Location	Schedule No.	Provisions
CR-9	128	2000-129  2012-160	Part of Lots 28 and 29, Concession 2, Muskoka	F-05	The following special provisions shall apply: (i) Definitions: boat storage building shall mean a building used for the storage of watercraft and recreational equipment. (ii) Permitted Uses: <ul style="list-style-type: none"> <li>• Tent and Trailer Park</li> <li>• Storage Building</li> </ul> (iii) Regulations: <ol style="list-style-type: none"> <li>(a) the maximum number of tent and trailer sites shall be 60;</li> <li>(b) a maximum of one boat storage building shall be permitted;</li> <li>(c) the minimum lot area shall be deemed to comply with the regulations of the Commercial Waterfront Zone (CW-8);</li> <li>(d) the minimum lot frontage shall be deemed to comply with the regulations of the Commercial Waterfront Zone (CW-8);</li> <li>(e) the maximum gross floor area of a boat storage building shall not exceed 300.0 square metres;</li> <li>(f) the maximum building height for a boat storage building shall be 7.5 metres; and</li> <li>(g) Exception No. 301 shall also apply.</li> </ol>
RU	131		Part of Lot 8, Concession 10, Ryde	E-12	The minimum setback from the centreline of Gartersnake Creek shall be 50.0 metres.
OS	132		Part of Lot 4, Concession 12, Ryde	D-13	A hunt camp shall be a permitted use
RU	133		Part of Lot 9, Concession 11, Ryde	E-12	The minimum setback from the Optimal Summer Water Level for the northwest portion of the lot shall be 40.0 metres.
RU	134		Part of Lot 18, Concession 9, Ryde	F-11	The following special provisions shall apply: (i) only those uses existing as of the date of the passing of this By-law shall be permitted; and (ii) the minimum lot frontage on a street shall be deemed to comply with Section 5.10 of this By-law.
CR-7	137		Part of Lot 15, Concession 10, Ryde, more particularly described as Parts 1 and 2, Plan 35R-4986	E-11	A retail store and a motor vehicle service station shall be the only permitted uses.
RW-6	138		Part of Lot 12, Concession 10, Ryde, more particularly described as Parts 3 and 4, Plan 35R-7075	E-12	the following special provisions shall apply: (i) the minimum setback from the Optimal Summer Water Level shall be 36.6 metres; and (ii) all new structural development, except a boathouse and a dock, shall be situated on lands above the 260.0 metre contour elevation.
CR-9	145		Part of Lot 16, Range West of Muskoka Road, Morrison	I-07	A tent and trailer park shall be a permitted use.
RM-1	146		Lots 1 and 2, Plan 35M-603, in the Town of Gravenhurst	E-05	The following special provisions shall apply: (i) the minimum lot area for each dwelling unit shall be 180.0 square metres; (ii) the minimum lot frontage for an exterior lot shall be 7.0 metres; (iii) the minimum lot frontage for an interior lot shall be 5.2 metres;

Zone Symbol	Exception No.	By-law No.	Location	Schedule No.	Provisions
					<ul style="list-style-type: none"> <li>(iv) the minimum interior side yard shall be 1.8 metres;</li> <li>(v) the maximum number of dwelling units on site shall be 7;</li> <li>(vi) the minimum side yard or rear yard for an accessory building shall be 1.0 metres;</li> <li>(vii) the maximum building floor area of an accessory building shall be 10.0 square metres; and</li> <li>(viii) the maximum height of an accessory building shall be 3.0 metres.</li> </ul>
RU OS	147		Part of Lot 3, Range West of Muskoka Road, Muskoka	F-05	The minimum lot frontage on a street shall be deemed to comply with Section 5.10 of this By-law.
RR-5	148		Part of Lot 16, Concession A, Morrison	K-08	The minimum lot frontage on a street shall be deemed to comply with Section 5.10 of this By-law.
RU	149		Lot 2, Concession A, Morrison, now in the Town of Gravenhurst	K-10	The minimum lot frontage on a street shall be deemed to comply with Section 5.10 of this By-law.
OS	154		Part of Lots H and I, Concession 18, Wood, more particularly described as Block 15, Plan M-620	G-04	<p>The following special provisions shall apply:</p> <ul style="list-style-type: none"> <li>(i) a boathouse and a watercraft storage building shall not be permitted;</li> <li>(ii) the minimum setback from the Optimal Summer Water Level shall be 20.0 metres;</li> <li>(iii) the minimum interior side yard shall be 10.0 metres;</li> <li>(iv) the minimum rear yard shall be 6.0 metres;</li> <li>(v) the maximum lot coverage shall be 1.0 percent;</li> <li>(vi) the maximum building height shall be 5.0 metres; and</li> <li>(vii) the maximum linear projection into the water shall be 90.0 metres.</li> </ul>
RW-6	155	97-01	Part of Lot H, Concession 20, Wood, more particularly described as Parts 1 and 2, Plan 35R-10845	H-03	<p>The following special provisions shall apply:</p> <ul style="list-style-type: none"> <li>(i) the minimum lot frontage shall be 17.6 metres;</li> <li>(ii) no accessory building with the exception of a dock shall be permitted;</li> <li>(iii) the minimum side yard shall be 3.0 metres on one side and 1.5 metres on the opposite side;</li> <li>(iv) the minimum rear yard shall be 10.0 metres; and</li> <li>(v) the existing lot area shall be deemed to comply with the regulations of this By-law.</li> </ul>
OS	157	97-01	Part of Lot H, Concession 20, Wood, more particularly described as Parts 6 and 7, Plan 35R-9804	H-04	<p>The following special provisions shall apply:</p> <ul style="list-style-type: none"> <li>(i) a maximum of 2 docks shall be the only permitted buildings;</li> <li>(ii) the maximum linear projection into the water shall be 10.0 metres; and</li> <li>(i) the existing lot area and lot frontage shall be deemed to comply with the regulations of this By-law.</li> </ul>
RW-6D	159	97-01	Part of Lot C, Concession 17 Wood, more particularly described as Part 2, Plan 35R-9323	F-03	<p>The following special provisions shall apply:</p> <ul style="list-style-type: none"> <li>(i) Permitted Uses: <ul style="list-style-type: none"> <li>• Parking Area</li> <li>• Watercraft Docking Facilities</li> <li>• Watercraft Launching Facilities</li> </ul> </li> <li>(ii) Regulations:</li> </ul>

Zone Symbol	Exception No.	By-law No.	Location	Schedule No.	Provisions
					<ul style="list-style-type: none"> <li>(a) the minimum setback from the Optimal Summer Water Level for an accessory building or parking area shall be 3.0 metres;</li> <li>(b) the minimum side yard and rear yard for an accessory building or parking area shall be 1.5 metres;</li> <li>(c) the maximum building floor area of an accessory building shall be 14.0 square metres;</li> <li>(d) the maximum height of an accessory building shall be 4.5 metres;</li> <li>(e) the maximum linear projection into the water shall be 10.0 metres; and</li> <li>(f) the existing lot area and lot frontage shall be deemed to comply with the regulations of this By-law.</li> </ul>
RW-6	160		Part of Lots H and I, Concession 18, Wood, more particularly described as Parts 1 to 9, Plan M-619 and Lots 5 to 13, Plan M-620	G-04	<p>The following special provisions shall apply:</p> <ul style="list-style-type: none"> <li>(i) a boathouse and a dock shall not be permitted on Lots 5 to 9, Plan M-619;</li> <li>(ii) the maximum lot coverage for Lots 1 to 9, Plan M-619 and Lots 12 and 13, Plan M-620, shall be 5.0 percent; and</li> <li>(iii) the maximum lot coverage for Lots 5 to 11, Plan M-620, shall be 10.0 percent.</li> </ul>
RU	161		Part of Lot I, Concession 18, Wood, more particularly described as Part of Lots 10 to 12, Plan M-619 and Lot 14, Plan M-620	G-04	The maximum lot coverage for Lots 10 to 12, Plan M-619 and Lot 14, Plan M-620, shall be 2.0 percent.
RW-6B	162		Part of Lot 35, Concession 1, Muskoka	G-04	<p>The following special provisions shall apply:</p> <ul style="list-style-type: none"> <li>(i) the minimum front yard shall be taken from the inner limit of the Flood Plain Zone (FP); and</li> <li>(ii) the minimum lot frontage on a street shall be deemed to comply with Section 5.10 of this By-law.</li> </ul>
OS	163		Part of Lot 35, Concession 1, Muskoka	G-04	A boathouse and a dock shall be permitted.
OS	166		Part of Lot 34, Concession 8 Muskoka, more particularly described as Lots 32 to 34 and Block B, Plan 24	D-03	A dock incidental to the uses on Lots 35 to 37, Plan 24, shall be permitted.
RW-6B	173		Part of Island F (Taylor Island), Muskoka, more particularly described as Parts 2 to 4, Plan 35R-9036	A-03	<p>The following special provisions shall apply:</p> <ul style="list-style-type: none"> <li>(i) the front lot line shall be deemed to be the south lot line abutting the navigable waterway; and</li> <li>(ii) the minimum rear yard shall be 20.0 metres.</li> </ul>
CR-7	176		Part of Lot 31, Concession 11, Muskoka, more particularly described as Part 2, Plan 35R-11043	B-03	<p>The following uses shall be permitted:</p> <ul style="list-style-type: none"> <li>• Commercial Fishing Outfit and Service Establishment</li> <li>• Furniture Manufacturing and Refinishing</li> <li>• Parking Area</li> <li>• Retail Convenience Store (maximum building floor area of 200.0 square metres)</li> <li>• Sail Maker</li> </ul>

Zone Symbol	Exception No.	By-law No.	Location	Schedule No.	Provisions
					<ul style="list-style-type: none"> <li>• Sale, Rental, Service, Storage, or Repair of Watercraft, Watercraft Trailers, and Parts and Accessories for Watercraft and Watercraft Trailers, Which Shall Include the Accessory Sale of Fuel</li> </ul>
RW-6B	179	95-36	Part of Lots 29 and 30, Concession 8, Muskoka, more particularly described as part of Part 1 and Part 2, Plan 35R-4158	D-04	<p>The following special provisions shall apply:</p> <ul style="list-style-type: none"> <li>(i) 2 single detached dwellings shall be permitted;</li> <li>(ii) one of the 2 single detached dwellings shall have a maximum building floor area of 100.0 square metres; and</li> <li>(iii) a sleeping cabin shall not be permitted.</li> </ul>
OS	183		Part of Lot 26, Con 8 Muskoka; being Part 2, Plan 35R-7294	C-04	A boathouse and a dock shall be the only permitted uses.
RW-6D	185	96-127	Part of Lot 26, Concession 7, Muskoka, more particularly described as Parts 3 to 6, Plan 35R-6356	D-05	<p>The following special provisions shall apply:</p> <ul style="list-style-type: none"> <li>(i) the minimum setback from the Optimal Summer Water Level shall be 30.0 metres;</li> <li>(iii) all new structural development, except a boathouse and a dock, shall be situated on lands above the 227.84 metre contour elevation; and</li> <li>(iii) all structural development, with the exception of a dock or boathouse, shall be restricted to that area lying west of the 234.0 metre G.S.C. Datum contour elevation, and the lot boundary between Lots 3 and 4, 35M-656.</li> </ul>
RW-6A	187		Part of Lots 22 and 23, Concession 7, Muskoka, more particularly described as Parts 3, 5, and 10 to 15, Plan 35R-11768	C-05	<p>The following special provisions shall apply:</p> <ul style="list-style-type: none"> <li>(i) the maximum linear projection into the water shall be 10.0 metres; and</li> <li>(ii) the location of a boathouse or a dock shall be contained within the area identified as a "boathouse envelope" on Schedule Number 7 of Appendix "B".</li> </ul>

Zone Symbol	Exception No.	By-law No.	Location	Schedule No.	Provisions
CC-5B	188	96-153  2023-23	Part of Lot 16, Concession 8, Muskoka, more particularly described as Parts 16, 20 – 22, Plan 35R-13709 and Parts 7-10, 28, 30, 31, 33, 34 on Plan 35R-13727	C-06	<p>The following special provisions shall apply:</p> <ul style="list-style-type: none"> <li>(i) Definitions: <ul style="list-style-type: none"> <li>a) Height: Shall mean the greatest vertical distance, measured from the finished grade on the side of the building facing the front lot line or exterior side lot line, or from the side of the building facing the shoreline on a lot that abuts a watercourse, whichever results in the greater height measurement of the building, or in the case of a boathouse over water, the vertical distance between the Optimal Summer Water Level, to: <ul style="list-style-type: none"> <li>i. the midpoint between the eave and the ridge (eg. Peak);</li> <li>ii. or in the case of a flat roof building (i.e. no ridge) or less than 10 percent slope, the highest point of the roof surface, not including a railing;</li> <li>iii. or in the case of an A-Frame, 75.0 percent of the distance between the finished grade measured at the midpoint of the front and rear of the building and the ridge;</li> <li>iv. for the purposes of this definition and without limiting the generality of the foregoing, antennae, chimneys, spires, cupolas, elevator penthouses, flag poles, water tanks, windmills, air conditioner ducts, farm produce storage facility, silos, a drive-in theatre screen or incidental equipment associated with internal building equipment, or other similar structures, shall be disregarded in calculating building height.</li> <li>v. The ridge of an A-frame building shall have a maximum height of 10.1 metres when the permitted building height is 7.6 metres. See Illustration 3.</li> </ul> </li> </ul> </li> <li>(ii) Permitted Uses: <ul style="list-style-type: none"> <li>• Condominium</li> <li>• Park</li> <li>• Townhouse</li> <li>• Tourist Establishment</li> </ul> </li> <li>(iii) Regulations: <ul style="list-style-type: none"> <li>(a) the minimum setback from the Optimal Summer Water Level shall be 24.0 metres for townhouse buildings;</li> <li>(b) the minimum setback from the Optimal Summer Water Level shall be 10.0 metres for a tourist establishment and accessory buildings thereto;</li> <li>(c) the minimum rear yard shall be 14.0 metres;</li> <li>(d) the minimum rear yard for parking areas shall be 9.0 metres;</li> <li>(e) the minimum side yard (north side) shall be 15.0 metres;</li> <li>(f) the minimum side yard (south side) shall be 21.0 metres;</li> <li>(g) the maximum number of rooms in a tourist establishment shall be 183 and shall be located in Block "D" as shown on Schedule Number 8 of Appendix "B";</li> </ul> </li> </ul>

Zone Symbol	Exception No.	By-law No.	Location	Schedule No.	Provisions
					<ul style="list-style-type: none"> <li>(h) the maximum number of townhouses shall be 102 and shall be located in Blocks "A", "B", "E", "G" to "J", "M", and "N" as shown on Schedule Number 8 of Appendix "B";</li> <li>(i) the minimum distance between townhouses shall be 4.5 metres;</li> <li>(j) a maximum of 98 watercraft shall be accommodated by watercraft mooring facilities and shall be located in Block "C" as shown on Schedule Number 8 of Appendix "B";</li> <li>(k) the maximum lot coverage shall be 20.0 percent;</li> <li>(l) open space shall be a minimum of 50.0 percent of the lot area;</li> <li>(m) the maximum density shall be 30 units per gross hectare;</li> <li>(n) the maximum height of buildings shall be 11.0 metres; except within Block "D" as shown on Schedule Number 8 of Appendix "B", where the maximum height of a tourist establishment shall be 20.0 metres, excluding the mechanical penthouse;</li> <li>(o) parking requirements shall be as follows: <ul style="list-style-type: none"> <li>(A) 1.5 spaces per townhouse;</li> <li>(B) 1 space per guest room;</li> <li>(C) 20 spaces for employees; and</li> <li>(D) 1 space for each 37.0 square metres of a restaurant open to the public;</li> </ul> </li> <li>(p) landscaping shall be provided along the south lot line and shall be comprised of species offering year-round screening and consist of shrubs a minimum height of 0.6 metres;</li> <li>(q) no boathouse shall be permitted to extend from the shoreline of a lot or be located on a shoreline of a lot unless a minimum side yard of 120.0 metres is maintained between the boathouse and the north side lot line, and 45.0 metres between the boathouse and the south side lot line, and in the water when the lot boundaries are extended perpendicular to the shore;</li> <li>(r) a boathouse shall not exceed a height of 7.9 metres, and shall not have more than two storeys;</li> <li>(s) for the purposes of this By-law, the provisions of Section 5.2.5.2 (iv) shall not apply;</li> <li>(t) the maximum building floor area for a boathouse, inclusive of decking, shall be 915.0 square metres;</li> <li>(u) Notwithstanding Section 6.1.1 (ii) of By-law 10-04, off-street parking requirements may be accommodated at the Taboo Golf Course on the east side of Muskoka Beach Road opposite the lands shown in Schedule A-1.</li> </ul>



Zone Symbol	Exception No.	By-law No.	Location	Schedule No.	Provisions
C-6	190	2003-48	Part of Lot 5, Range East of Muskoka Road, in the Town of Gravenhurst, more particularly described as Parts 1 to 18, Plan 35R-7584	E-06	<p>The following special provisions shall apply:</p> <ul style="list-style-type: none"> <li>(i) the minimum front yard shall be 7.5 metres;</li> <li>(ii) the minimum exterior side yard shall be 7.5 metres;</li> <li>(iii) parking areas shall not be permitted within 3.0 metres of any lot line;</li> <li>(iv) outdoor storage areas shall be screened by a fence a minimum height of 1.8 metres and a maximum height of 2.4 metres;</li> <li>(v) outdoor storage of goods, materials, or equipment shall be permitted in the interior side yard between the minimum side yard and the closest wall of the principal building; and</li> <li>(vi) development shall only be permitted where full municipal services (water and sewer) are available.</li> </ul> <p>The following special provision shall also apply to Parts 2, 4 and 6, Plan 35R-18581:</p> <ul style="list-style-type: none"> <li>(vii) Permitted Use: <ul style="list-style-type: none"> <li>• Car Wash</li> </ul> </li> </ul>
OS	191	2004-65	Part of Lots 23 and 24, Concession 4 and Part of Lots 8 and 9, Range West of Muskoka Road; Muskoka and in the Town of Gravenhurst,	E-05	<p>The following special provisions shall apply:</p> <p>(i) Definitions:</p> <p><b>Lot</b>  For the purposes of determining gross density and lot coverage, a lot shall mean the parcel of land within the boundaries of the Muskoka Wharf Project as outlined on Property Detail Schedule No. 18 including those portions of Marlyn Drive, Sagamo Drive, and District Road 169 within the project boundaries. For all other purposes a lot shall be as defined in Section 4.98.</p> <p><b>Maintenance and Storage Facility</b></p> <p>Shall include buildings and structures associated with the common care and maintenance of the Muskoka Wharf and shall include without limiting, the generality of the foregoing, fuel storage facilities, equipment storage facilities, aggregate bins, landscape supply storage facilities, temporary storage of garbage and refuse, accessory staff facilities and parking or similar like facilities, but no buildings and/or structures shall be used for the purposes of human habitation.</p> <p>(ii) Permitted Uses:</p> <ul style="list-style-type: none"> <li>• Commercial Parking Facility</li> <li>• Maintenance and Storage Facility</li> <li>• Recreation Centre</li> </ul> <p>(i) Regulations:</p> <ul style="list-style-type: none"> <li>• the minimum front yard and minimum side yard abutting a street shall be 7.5 metres;</li> <li>• the minimum rear yard shall be 7.5 metres;</li> <li>• asphalt shall be used for parking spaces, areas, and driveways connecting the parking space or area with a street.</li> </ul>

Zone Symbol	Exception No.	By-law No.	Location	Schedule No.	Provisions
C-2	193		Part of Lot 18, Con 3 and Part of Lot 6, Range EMR, Muskoka, being Lot 1 and Block 10, Plan 4	E-06	A single detached dwelling shall be a permitted use.
R-1	194		Lot 234, Plan 3, in the Town of Gravenhurst, more particularly described as 520 Sixth Street	E-06	An additional dwelling unit shall be a permitted use.
I	195	96-3	Lots 130 to 139, and Lots 146 to 155, Plan 26, Gravenhurst, now in the Town of Gravenhurst	E-06	The following special provisions shall apply: (i) Regulations: (a) the minimum front yard shall be 0.0 metres; (b) the minimum rear yard shall be 6.0 metres; (c) the maximum lot coverage shall be 43.0 percent; and (d) the minimum number of off-street loading spaces shall be 1.
RM-1	196		Lot 112, Plan 26, in the Town of Gravenhurst	E-06	The following special provisions shall apply for a semi-detached dwelling: (i) the minimum lot area for each dwelling unit shall be 325.0 square metres; (ii) the minimum lot frontage shall be 9.0 metres; (iii) the minimum front yard shall be 5.0 metres; (ii) the minimum side yard (one side only) shall be 1.2 metres; (iii) the minimum rear yard shall be 9.0 metres; (iv) the maximum lot coverage shall be 40.0 percent; (v) the minimum side yard or rear yard for an accessory building shall be 1.0 metres; (vi) the maximum building floor area of an accessory building shall be 9.0 square metres; and (vii) the maximum height of an accessory building shall be 3.0 metres.
C-6	197	2001-53, 2007-30	Part of Lot 5, Range East of Muskoka Road, Muskoka, District Municipality of Muskoka, being parts 1, 3 and 4, Plan 35R-10059	E-06	the following special provisions shall apply: (i) Additional Permitted Use: <ul style="list-style-type: none"> <li>• A Retirement Home</li> </ul> (ii) the minimum front yard shall be 5.0 metres; (iii) the minimum interior side yard shall be 7.5 metres; (iv) the minimum rear yard shall be 6.0 metres; (v) the maximum building height shall be 17.0 metres; (vi) the minimum number of parking spaces for a tourist establishment shall be 1.1 for each guest room; (vii) a parking space shall have a minimum width of 2.7 metres and a minimum length of 5.6 metres; and (viii) the maximum width of a parking area entrance driveway shall be 9.1 metres.
C-2	198		Lot 16, Plan 5, in the Town of Gravenhurst	E-06	The following special provisions shall apply: (i) 5 dwelling units shall be permitted in the existing building; and (ii) the minimum lot frontage shall be 20.0 metres.

Zone Symbol	Exception No.	By-law No.	Location	Schedule No.	Provisions
C-6	200	95-75	Lots 45 and 46, Plan 7, in the Town of Gravenhurst	E-06	The following special provisions shall apply: (i) Permitted Uses: <ul style="list-style-type: none"> <li>• Beer and Liquor Store</li> <li>• Drug Store</li> <li>• Gift Store for Arts and Crafts</li> </ul> (ii) Regulations: <ul style="list-style-type: none"> <li>(a) the minimum front yard shall be 0.0 metres;</li> <li>(b) the minimum exterior side yard shall be 0.0 metres;</li> <li>(c) the minimum interior side yard shall be 1.5 metres;</li> <li>(d) the minimum rear yard shall be 1.5 metres; and</li> <li>(e) a visual barrier a minimum height of 1.5 metres shall be provided where a side or rear lot line abuts a Residential Zone.</li> </ul>
C-2	202		Lot 30, Plan 6, in the Town of Gravenhurst	E-06	The following special provisions shall apply: (i) the minimum lot frontage shall be 20.0 metres; (ii) the minimum front yard shall be 15.0 metres; (iii) the minimum interior side yard (south side) shall be 3.0 metres; and (iv) a product display area with a maximum building floor area of 40.0 square metres, may be located in the front yard provided it maintains a 6.0 metre front yard and 3.0 metre side yard.
C-2	203		Part of Lots 7 and 8, East of Muskoka Road, Plan 5, in the Town of Gravenhurst, more particularly described as Parts 1 to 3, Plan 35R-9628	E-06	The following special provisions shall apply: (i) Parts 1 and 2, Plan 35R-9628: <ul style="list-style-type: none"> <li>(a) a dwelling unit may be detached from any commercial building;</li> <li>(b) the minimum lot frontage shall be 21.9 metres;</li> <li>(c) the minimum front yard for a dwelling unit shall be 11.2 metres; and</li> <li>(d) the minimum side yard for a dwelling unit shall be 0.6 metres.</li> </ul> (ii) Part 3, Plan 35R-9628: <ul style="list-style-type: none"> <li>(a) the minimum lot frontage shall be 18.0 metres;</li> <li>(b) the minimum side yard shall be 1.0 metres; and</li> <li>(c) the minimum rear yard shall be 1.0 metres.</li> </ul>
C-2	206		Lot 162, Plan 26, Gravenhurst	E-06	A truck transportation depot shall be a permitted use.
C-2	207		Lots 66 to 68, Plan 3, Gravenhurst	E-06	A beer store shall be a permitted use.
C-6	210	<del>97-44</del> 2023-46	Lot 5 on Plan 7, Range WMR, being Part 1, Plan 35R- 4276 and Parts 1 & 4, Plan 35R-7782 and Part 2, Plan 35R-18636	E-06	The following special provisions shall apply: (i) a chimney test tower shall be a permitted use; (ii) a chimney test tower shall be the only permitted use in the front yard; (iii) the minimum front yard for the chimney test tower shall be 1.5 metres; (iv) Permit a maximum of three (3) Shipping Containers to be used for storage, in the locations identified on Prop. Detail Sch 87 (P87).
RM-1	211		Part of Lots 6 and 7, Range West of Muskoka Road, Muskoka, more particularly described as Parts 1 to 3, 7, 8, and 10, Plan 35R-14431	E-06	The following special provisions shall apply: (i) the minimum lot area shall be 2.2 hectares; (ii) the minimum lot frontage shall be deemed to comply with Section 4.97 of this By-law; (iii) the minimum setback from all lot lines shall be 6.0 metres; (iv) a landscaped area 1.5 metres in width shall be provided and maintained adjacent to all interior lot lines;

Zone Symbol	Exception No.	By-law No.	Location	Schedule No.	Provisions
					(v) a privacy fence 1.8 metres in height shall be provided along the lot lines abutting Lots 71 and 76 to 80, Plan 3; and (vi) the maximum number of dwelling units on site shall be 35.
C-1	216		Parts 1 and 2, Plan 35R-8517, Parts 1 and 2, Plan 35R-10405, and Part 1, Plan 35R-13430	E-06	The following special provisions shall apply: (i) dwelling units shall be permitted on the ground floor provided that such dwelling units are located to the rear of the principal building; and (ii) parking spaces may be angled at 45.0 degrees or less.
C-1B	219		Lots 8 to 10, south side of Bay Street and the north halves of Lots 8 to 10, north side of Hotchkiss Street, Plan 8, in the Town of Gravenhurst	E-06	The following special provisions shall apply: (i) a boarding house shall be a permitted use; (ii) the minimum lot area shall be 3640.0 square metres; (iii) the minimum lot frontage shall be 60.0 metres; (iv) the minimum front yard shall be 13.0 metres; (v) the minimum exterior side yard shall be 15.0 metres; (vi) the minimum interior side yard shall be 7.6 metres; (vii) the minimum rear yard shall be 14.0 metres; (viii) the maximum lot coverage shall be 25.0 percent; (ix) the maximum height of the principal building shall be 10.0 metres; (viii) a privacy fence with a minimum height of 1.5 metres and a maximum height of 1.8 metres shall be located along the west side yard between the north half of Lot 10 and Lot 11, north side of Hotchkiss Street, Plan 8; and the rear yard shall only be used as a landscaped area.  (ix)
C-2	220		Part 25, Registrar's Compiled Plan 524, in the Town of Gravenhurst	E-06	(i) Permitted Uses: <ul style="list-style-type: none"> <li>• Motor Vehicle Washing Establishment</li> <li>• Retail Store</li> <li>• Warehousing</li> </ul> (ii) Regulations: (a) the minimum front yard shall be 15.0 metres; (b) the minimum exterior side yard shall be 7.5 metres; and (c) the minimum interior side yard shall be 0.0 metres.
C-1B	221		Lots 3 & 4 and Pt Lt 5, north side of Bay Street, Plan 8, and Lts 3 & 4 and Pt of Lt 5, south side of Hughson St, Plan 8, Gravenhurst	E-06	Warehousing and beverage bottling shall be permitted uses.
RM-2	222		Part of Lot 58, Plan 17, in the former Township of Muskoka, now in the Town of Gravenhurst, more particularly described as Part 1, Plan 35R-9570	D-06	The following special provisions shall apply: (i) the minimum setback from District Road No. 17 and Lofty Pines Drive shall be 13.0 metres; (ii) the minimum yard requirements shall be as shown on Schedule Number 9 of Appendix "B"; (iii) the maximum lot coverage shall be as shown on Schedule Number 9 of Appendix "B"; (iv) the maximum number of dwelling units on site shall be 60; (v) parking areas, roadways, driveways, walkways, and landscaped areas shall be as shown on Schedule Number 9 of Appendix "B"; and

Zone Symbol	Exception No.	By-law No.	Location	Schedule No.	Provisions
					(vi) the minimum number of parking spaces shall be 45 calculated as follows: <ul style="list-style-type: none"> <li>1 space for each family dwelling unit and 0.5 spaces for each senior citizen dwelling unit.</li> </ul>
R-1	223		Part of Lot 10, Range East of Muskoka Rd, Muskoka, being Part 1, Plan 35R-6409	D-06	The following special provisions shall apply: <ul style="list-style-type: none"> <li>(i) 2 dwelling units shall be permitted in a single detached dwelling; and</li> <li>(ii) the minimum rear yard for an accessory building shall be 0.3 metres.</li> </ul>
C-1B	224	96-40	Lot 7, Plan 8, Gravenhurst, in the Town of Gravenhurst, being 290 Bay Street	E-06	The following special provisions shall apply: <ul style="list-style-type: none"> <li>(i) Permitted Uses: <ul style="list-style-type: none"> <li>Denture Clinic</li> <li>Dwelling Units (maximum of four (4)) in a Single Detached Dwelling</li> <li>Medical Office</li> </ul> </li> <li>(ii) Regulations: <ul style="list-style-type: none"> <li>(a) The total number of units to be used for the uses identified in (i) above or a combination thereof shall be four (4).</li> </ul> </li> </ul>
C-1	225		Lot 138, Plan 4, Gravenhurst	E-06	An upholstery establishment shall be the only permitted use.
C-1	227		Pt Lt 6, WMR, PL 8, Gravenhurst being Pt 2, Plan RD-585	E-06	The parking regulations shall be deemed to comply with Section 6.1.3 of this By-law.
C-1A	228		Lot 7, Registrar's Compiled Plan 524, in the Town of Gravenhurst	E-06	Following special provisions shall apply: <ul style="list-style-type: none"> <li>(i) a garden centre shall be a permitted use;</li> <li>(ii) a multiple dwelling shall be a permitted use;</li> <li>(iii) a dwelling unit shall be permitted on the ground floor of the principal building;</li> <li>(iv) the maximum number of dwelling units in a commercial/residential building shall be 6;</li> <li>(v) the minimum front yard shall be 3.0 metres;</li> <li>(vi) the minimum side yard shall be 6.0 metres;</li> <li>(vii) the minimum rear yard shall be 6.0 metres;</li> <li>(viii) the parking area shall maintain a 1.5 metre landscaped area between the edge of the parking lot and any lot line;</li> <li>(ix) each parking space shall be 3.0 metres in width and 5.4 metres in length;</li> <li>(x) the minimum aisle width shall be 6.0 metres;</li> <li>(xi) pedestrian access to the residential portion of the principal building shall be provided with an asphalt or concrete walkway at the side of such building and shall be separate from the access to the commercial portion of the building; and</li> <li>(xii) an outdoor display area shall be permitted on the north side of the building and shall maintain a 1.5 metre landscaped area from the north lot line.</li> </ul>
C-2	232		Part of Lot 10, Range East of Muskoka Road, Muskoka, more particularly described as Lots 9 and 10, Registrar's Compiled Plan 529	D-06	The following special provisions shall apply: <ul style="list-style-type: none"> <li>(i) a motor vehicle washing establishment shall be a permitted use; and</li> <li>(ii) the minimum rear yard shall be 4.5 metres.</li> </ul>

Zone Symbol	Exception No.	By-law No.	Location	Schedule No.	Provisions
M-1	234		Part of Lot 18, Concession 5, Muskoka	D-06	An inert landfill area shall be a permitted use. An inert landfill area shall mean the disposal of earth or rock fill that contains no putrescible materials or soluble or decomposable chemical substances by deposit on land.
C-2	236	99-114	Part of Lot 16, Concession 6, Muskoka, being Parts 3, 4, 6-8, and part of Parts 2 & 5, Plan 35R-10815, and Part 3, Plan 35R-7848	D-06	The following special provision shall apply: (i) Permitted Uses: <ul style="list-style-type: none"> <li>• A storage facility shall be a permitted use.</li> </ul>
B-1	237		Part of Lot 16, Concession 5, Muskoka More particularly described as Part 1, Plan 35R-11015	D-06	A rifle and revolver club shall be a permitted use.
R-1	240		Part of Lot 19, Concession 5, Muskoka, more particularly described as Lots 80 to 84, Draft Plan 44T-90012	D-06	The following special provisions shall apply: (i) the front lot line shall be Muskoka Beach Road; (ii) the minimum lot frontage shall be 22.5 metres; (iii) the minimum front yard shall be 10.0 metres; (iv) the minimum rear yard shall be 7.5 metres; (v) driveway access shall be from the rear yard only; and (iv) development shall only be permitted where full municipal services (water and sewer) are available.
RM-1	241	2004-09	Part of Lot 19, Concession 5 Muskoka, more particularly described as Lots 39 to 44, Draft Plan 44T-90014	D-06	The following special provisions shall apply for semi-detached dwellings only: (i) the minimum lot area for each dwelling shall be 279.0 square metres; (ii) the minimum lot frontage for each dwelling shall be 9.5 metres; (iii) the minimum front yard shall be 7.6 metres; (iv) the minimum exterior side yard shall be 4.5 metres; (v) the minimum interior side yard shall be 1.5 metres; (vi) the minimum rear yard shall be 7.5 metres; (vii) development shall only be permitted where full municipal services (water and sewer) are available; (viii) the minimum side yard or rear yard for an accessory building shall be 1.0 metres; (ix) the maximum building floor area for an accessory building shall be 10.0 square metres; and (x) the maximum height of an accessory building shall be 3.0 metres.  Regulations applicable for a street townhouse dwelling only: (i) the minimum lot area for each dwelling unit shall be 180.0 square metres; (ii) the minimum lot frontage for an exterior lot shall be 7.0 metres; (iii) the minimum lot frontage for an interior lot shall be 6.0 metres; (iv) the minimum interior side yard shall be 2.0 metres; (v) the minimum rear yard shall be 8.0 metres; (vi) the maximum number of dwellings on a site shall be 6; (vii) the minimum side yard or rear yard for an accessory building shall be 1.0 metres;

Zone Symbol	Exception No.	By-law No.	Location	Schedule No.	Provisions
					(viii) the maximum building floor area for an accessory building shall be 10.0 square metres; and (ix) the maximum height of an accessory building shall be 3.0 metres.
RM-1	242		Part of Lot 19, Concession 5 Muskoka, more particularly described as Blocks 77 to 79, Draft Plan 44T-90012	D-06	The following special provisions shall apply for a street townhouse dwelling only: (i) the minimum lot area for each dwelling unit shall be 180.0 square metres; (ii) the minimum lot frontage for an exterior lot shall be 7.0 metres; (iii) the minimum lot frontage for an interior lot shall be 6.0 metres; (iv) the minimum interior side yard shall be 2.0 metres; (v) the minimum rear yard shall be 8.0 metres; (vi) the maximum number of dwelling units on site shall be 6; (vii) the minimum side yard or rear yard for an accessory building shall be 1.0 metres; (v) the maximum building floor area for an accessory building shall be 10.0 square metres; and (vi) the maximum height of an accessory building shall be 3.0 metres.
R-1	244		Part of Lot 21, Concession 5, Muskoka, more particularly described as Part 2, Plan 35R-7808	D-05	The following special provisions shall apply: (i) a maximum of 2 single detached dwellings shall be permitted uses; (ii) the minimum side yard (east side) shall be 23.4 metres.
RR-5	246	2009-157	Part of Lot 18, Concession 6, Muskoka; being Parts 5 – 7 and part of Part 8, Plan 35R-7153 and Part 2, Plan 35R-7181	C-06	The minimum lot frontage shall be 7.3 metres
R-3	247		Part of Lot 17, Concession 7, Muskoka, more particularly described as Lots 1 to 24, Plan 35M-617 and Part 1, Plan 35R-14967	C-06	The following special provisions shall apply: (i) Regulations for Lots 1 to 24, Plan 35M-617: (a) the minimum lot area shall be 2000.0 square metres; (b) the minimum lot frontage for Lots 1 to 10 and Lots 13 to 24, Plan 35M-617 shall be 30.0 metres; (c) the minimum lot frontage for Lots 11 and 12, Plan 35M-617 shall be 25.0 metres; (d) the minimum exterior side yard shall be 10.0 metres; (e) the minimum interior side yard shall be 4.0 metres; and (f) development shall only be permitted where municipal water service is available. (ii) Regulations for Part 1, Plan 35R-14967: (a) the minimum lot area shall be 2000.0 square metres; (b) the minimum lot frontage shall be 30.0 metres; and (c) the minimum interior side yard shall be 4.0 metres.
OS	250	2004-65	Part of Lots 23 and 24, Concession 4, and Part of the Water Lot in front of Lot 9, Range West of Muskoka Road	E-05	The following special provisions shall apply: (i) Definitions: <b>Lot</b> For the purposes of determining gross density and lot coverage, a lot shall mean the parcel of land within the boundaries of the Muskoka Wharf Project as outlined on Property Detail Schedule

Zone Symbol	Exception No.	By-law No.	Location	Schedule No.	Provisions
					No. 18 including those portions of Marlyn Drive, Sagamo Drive, and District Road 169 within the project boundaries. For all other purposes a lot shall be as defined in Section 4.98.  (ii) Permitted Uses: <ul style="list-style-type: none"> <li>• Watercraft Launching Facilities</li> <li>• Watercraft Mooring Facilities</li> </ul>
R-1 R-2	252	2002-135	Part of Lot 26, Concession 4, Muskoka, being Part 1, Plan 35R-11516	E-05	The following special provisions shall apply: (i) Regulations: <ul style="list-style-type: none"> <li>(a) the minimum setback from the bank of the stream or the inlet into which it flows shall be 5.0 metres;</li> <li>(b) notwithstanding the provisions of Section 5.28 of this By-law, connection to piped municipal services shall not be required for the western portion of Part 1, Plan 35R-11516.</li> </ul>
C-2 R-2	256		Part of Lot 14, Plan 14, in the Town of Gravenhurst, more particularly described as Part 1, Plan 35R-2605 and Part 1, Plan 35R-5475	D-05	The following special provisions shall apply: (i) the dwelling unit may be detached from the commercial building and located in the side yard; and (ii) the minimum side yard abutting a Residential Zone shall be 7.0 metres.
RM-2	258		Lots 92, 93, 99, and 100, Plan 23 and Lots 101 to 104, 113, Part of Lots 105 to 108, and Part of Lot 114, Plan 23, in the Town of Gravenhurst	E-05	A boarding house shall not be a permitted use.
C-2A	259		Part of Lot 16, Concession 4, Muskoka	D-06	The following special provisions shall apply: (i) the minimum side yard shall be 18.0 metres; (ii) outdoor storage areas shall be screened on all sides visible from District Road No. 41 by a screening fence a minimum height of 2.4 metres; (iii) parking areas shall have a minimum front yard of 3.0 metres; (iv) the front yards and side yards shall have landscaped areas; (v) no building shall have more than one storey; and (vi) no overhead door shall be located where it is visible from District Road No. 41.
R-1	263		Part of Lot 19, Concession 5, in the Town of Gravenhurst, more particularly described as Part 1, Plan 35R-9064	D-06	A religious institution shall be a permitted use.
I R-2	264	2000-36	Pt. Lots 21, 22, & 26, Conc. 5, Pt. Lots 18, 19, 20, & 27, Conc. 7, and Pt. Lot 26, Conc. 8, more particularly described as the properties north of Brydon Bay Road and west of the private road identified as Part 6, Plan 35R-10704 and known as Birchpoint Road, as far north as	D-05 E-05	All new structural development, except a boathouse and a dock, shall be situated on lands above the 226.49 metre contour elevation.



Zone Symbol	Exception No.	By-law No.	Location	Schedule No.	Provisions
			the northerly limit of 35R-8808, as far west as the westerly limit of Plan RD-2106, excluding the property identified on Plan 35R-10704 as Instrument #103125, Pt 1, Plan 35R-10704, and Pt 1, Plan 35R-14855		
M-2	265		Part of Lot 4, Concession 8, Muskoka, more particularly described as Part 1, Plan 35R-8444	B-07	<p>The following special provisions shall apply:</p> <p>(i) Permitted Uses:</p> <ul style="list-style-type: none"> <li>• Repair Service Shop</li> <li>• Sale, Rental, Service, Storage, or Repair of Motor Vehicles, Major Recreational Equipment and Parts and Accessories for Motor Vehicles or Major Recreational Equipment</li> <li>• Storage Building</li> <li>• Warehousing</li> <li>• Wholesale and Retail Outlets accessory to and incidental to any of the permitted uses</li> <li>• Notwithstanding manufacturing, a repair service shop, a storage building, a transportation depot, and warehousing, permitted uses shall be further limited to those uses which require water for domestic purposes only and not as part of a processing procedure.</li> </ul> <p>(ii) Regulations:</p> <p>(a) the minimum lot area shall be 0.6 hectares;</p> <p>(b) the maximum building height shall be 12.0 metres;</p> <p>(c) the maximum height of an airplane hangar shall be 25.0 metres;</p> <p>(d) the maximum lot coverage shall be 50.0 percent for those lots which abut the Muskoka Airport lands;</p> <p>(e) the parking requirement for the airplane hangar component of a building shall be one space for each 464.5 square metres of the building floor area which accommodates such use; and</p> <p>(f) the outdoor storage of goods, materials, or equipment shall be permitted within 10.0 metres of any lot line or within 3.0 metres of any building.</p>
RW-6	267	2012-065			<p>(i) Regulations:</p> <ul style="list-style-type: none"> <li>• The Minimum Setback from the Optimal Summer Water Level shall be 5.7 metres;</li> <li>• The Maximum Lot Coverage shall be 15.0 percent; and</li> <li>• The Lot Area and Frontage shall be deemed to comply.</li> </ul>
R-3	272		Pt. Lots 16 & 17, Conc. 7 and Pt. Lot 16, Conc. 8, Muskoka, more particularly described as the other existing vacant lots which cannot	C-06	<p>The following special provisions shall apply:</p> <p>(i) development shall only be permitted where municipal water service is available; and</p> <p>(ii) the street is upgraded and developed to the satisfaction of the Corporation.</p>

Zone Symbol	Exception No.	By-law No.	Location	Schedule No.	Provisions
			be realigned or amalgamated on Plan 8		
M-2	273		Part of Lots 26 and 27, Range West of Muskoka Road, Morrison	G-07	A waste disposal area shall be the only permitted use.
M-2	274		Part of Lot 8, Range West of Muskoka Road, Morrison	J-07	A waste disposal area shall be the only permitted use.
RM-2	276		Lot 25, Plan 3, in the Town of Gravenhurst	E-06	The following special provisions shall apply: <ul style="list-style-type: none"> <li>(i) Permitted Uses: <ul style="list-style-type: none"> <li>• Dwelling; Multiple (containing not more than 5 dwelling units)</li> </ul> </li> <li>(ii) Regulations: <ul style="list-style-type: none"> <li>(a) the minimum lot area shall be 808.0 square metres;</li> <li>(b) the minimum lot frontage shall be 20.0 metres;</li> <li>(c) the minimum exterior side yard shall be 0.3 metres;</li> <li>(d) the minimum interior side yard shall be 1.1 metres;</li> <li>(e) the minimum rear yard shall be 1.2 metres;</li> <li>(f) the maximum lot coverage of all buildings including accessory buildings and decks shall be 36.0 percent;</li> <li>(g) the minimum landscaped area in the east side yard shall be 0.3 metres;</li> <li>(h) the minimum landscaped area in the west side yard shall be 1.1 metres; and</li> <li>(i) the minimum landscaped area in the rear yard shall be 1.2 metres.</li> </ul> </li> </ul>
M-2	277		Part of Lot 18, Concession 10, Morrison, more particularly described as Part 1, Plan 35R-3352	H-07	The following special provisions shall apply: <ul style="list-style-type: none"> <li>(i) Permitted Uses: <ul style="list-style-type: none"> <li>• Dwelling, Single Detached</li> <li>• Repair and Storage of Major Recreational Equipment</li> </ul> </li> <li>(ii) Regulations: <ul style="list-style-type: none"> <li>(a) the minimum front yard for the building used to repair major recreational equipment shall be 60.0 metres.</li> </ul> </li> </ul>
RU	281		Part of Lot 1, Concession 7, Muskoka, more particularly described in part as Part 2, Plan 35R-15421		The minimum lot frontage shall be 5.4 metres.
RW-6F1	282		Part of Lots 25 and 26, Concession 8,	G-10	The following special provisions shall apply: <ul style="list-style-type: none"> <li>(i) the minimum lot frontage shall be 13.7 metres;</li> <li>(ii) the minimum exterior side yard shall be 1.5 metres;</li> <li>(iii) the minimum interior side yard shall be 4.5 metres; and</li> <li>(iv) the minimum building floor area for a single detached dwelling shall be 48.7 square metres.</li> </ul>
RW-6D	283		Part of Lot 6, Concession 1, Morrison, more particularly described as Part 5, Plan BR-262	J-09	The following special provisions shall apply: <ul style="list-style-type: none"> <li>(i) the minimum lot area shall be 0.05 hectares;</li> <li>(ii) the minimum lot frontage shall be 16.7 metres;</li> <li>(iii) the maximum lot coverage of all buildings shall be 28.0 percent; and</li> <li>(iv) the minimum setback from the Optimal Summer Water Level shall be 5.7 metres.</li> </ul>

Zone Symbol	Exception No.	By-law No.	Location	Schedule No.	Provisions
RW-6	284		Pt. Lot 26, Conc. 5 Morrison, more particularly described as Part 3, Plan 35R-3184 and Part 4, Plan 35R-3087	J-06	The following special provisions shall apply: (i) all new structural development, except a boathouse and a dock, shall be situated on lands above the 215.05 metre contour elevation; and (ii) all new structural development, except those buildings that existed on November 15, 1993, shall have a minimum setback of 20.0 metres from the Optimal Summer Water Level.
RR-5	285		Part of Lot 29, Concession 11, Morrison	G-05	The following special provisions shall apply: (i) one mobile home shall be a permitted use in addition to a single detached dwelling; and (ii) the minimum building floor area of the mobile home shall be 66.0 square metres.
RW-6F RW-6F1	287		Part of Boyd Island, Kahshe Lake, Morrison, more particularly described as Parts 1-5, Plan 35R-15827	H-09	The following special provisions shall apply: (i) the maximum building floor area for a single detached dwelling shall be 200.0 square metres; (ii) the minimum setback from the Optimal Summer Water Level along the western shoreline of Part 2, Plan 35R-15827 shall be 15.0 metres; and (iii) the western shoreline of Parts 3 to 5, Plan 35R-15827 shall be deemed to be the front lot line.
RW-6A	288		Part of Lot 32, Concession 12, Muskoka	B-03	The following special provisions shall apply: (i) all new structural development, except a boathouse and a dock, shall be situated on lands above the 226.49 metre contour elevation; and (ii) the minimum setback from the Optimal Summer Water Level for buildings within the building envelope identified on Schedule Number 13 of Appendix "B" shall be 13.7 metres.
RW-6F	291		Part of Lot 4, Concession 7, Morrison, more particularly described as Parts 1 to 3, Plan 35R-15742	H-09	No structural development, which shall include a boathouse and a dock, shall be permitted abutting the shoreline at the southeast end of Part 2, Plan 35R-15742 (being approximately 49.0 metres north in a straightline distance along the eastern shoreline from the dividing line between Parts 2 and 3, Plan 35R-15742) and abutting the shoreline at the northeast end of Part 3, Plan 35R-15742 (being the shoreline directly opposite the aforementioned area described in Part 2, Plan 35R-15742).
RW-6 OS	292	98-17	Part of Lot 32, Concession 4, Morrison, more particularly described as Parts 1 to 7, Plan 35R-12290, save and except Parts 16 to 19, Plan 35R-15269; Part 1, Plan 35R-14974; and Parts 1 to 15, Plan 35R-15269,	K-05	The following special provisions shall apply: (i) Definitions: (a) <b>flood fringe</b> Shall mean that part of the flood plain of Sparrow Lake on the subject property which is less than 1.0 metres below the regulatory flood elevation of 214.90 metres. (b) <b>floodway</b> Shall mean that part of the flood plain of Sparrow Lake on the subject property which is greater than 1.0 metres below the regulatory flood elevation of 214.90 metres. (c) <b>lot line, front</b> Shall mean the line that divides the lot from the private road. (d) <b>yard, side, exterior</b>

Zone Symbol	Exception No.	By-law No.	Location	Schedule No.	Provisions
					<p>Shall mean the side yard located between the private road and the nearest main wall of the building.</p> <p>(ii) Floodproofing Requirements:</p> <p>(a) Lands located in the Flood Fringe                      Minor alteration and repairs to buildings which existed on the date of the passing of this By-law, not exceeding 10 percent of the building floor area of the existing buildings, exclusive of decking, shall be permitted without floodproofing.</p> <p>Alterations, expansions, or reconstruction of existing buildings in excess of that permitted above or the construction of new buildings shall be permitted, provided such building is floodproofed 0.5 metres above the identified regulatory flood elevation of 214.90 metres.</p> <p>No structural development, with the exception of Footings and foundations, shall be permitted to extend more than 1.0 metres below the identified regulatory flood elevation, unless designed and approved by a qualified professional engineer.</p> <p>(b) Lands located in the Floodway                      Minor alterations and repairs to buildings which existed on the date of the passing of this By-law, shall be permitted without floodproofing.                      Alterations, replacement, or reconstruction of existing buildings may be permitted provided that the structure is floodproofed to protect it from the identified regulatory flood. All such works shall be designed and approved by a qualified professional engineer. Reconstruction shall also include relocation of an existing building.</p> <p>New accessory buildings (e.g. garage, sleeping cabin, shed, etc.) other than a boathouse or a dock, shall not be permitted in the area identified as a floodway on the subject property.</p> <p>(iii) Regulations:</p> <p>(a) all lots shown on Schedule Number 15 of Appendix "B" shall be deemed to conform to the minimum lot area and frontage requirements of this By-law;</p> <p>(b) the minimum exterior side yard shall be 3.0 metres;</p> <p>(c) the minimum interior side yard shall be 2.0 metres;</p> <p>(d) the minimum rear yard shall be 10.0 metres;</p> <p>(e) the minimum front yard shall be 10.0 metres;</p> <p>(f) the maximum lot coverage shall be 10.0 percent;</p>

Zone Symbol	Exception No.	By-law No.	Location	Schedule No.	Provisions
					<p>(g) notwithstanding (f) above, a dwelling may be enlarged or reconstructed on Lots 3, 6, 13 to 19, and 26 to a maximum building floor area of 110.0 square metres;</p> <p>(h) buildings which existed on the date of the passing of this By-law that do not meet the minimum yard requirements of this By-law, may be enlarged in accordance with the provisions of Special Provision 292 (ii), provided that any deficient yard is not further reduced;</p> <p>(i) the following parcels of land shall be deemed to be 3 separate lots:                      - Lot 19 and Block 33                      - Lot 18 and Block 32                      - Lot 23 and Block 27</p> <p>(j) with the exception of those boathouses identified on Schedule Number 15 of Appendix "B", boathouses shall be prohibited; and</p> <p>(k) docks are permitted provided the necessary approvals have been obtained from the appropriate authority.</p> <p>Within the area zoned Open Space, shall be subject to the following provisions:</p> <p>(i) Permitted Uses:                      (a) Blocks 27, 30, and 31                      All structural development shall be prohibited with the exception of docks approved by the appropriate authority.                      (b) Part of Block 28                      All structural development and filling shall be prohibited.                      (c) Blocks 32 and 33                      One accessory building on each of Blocks 32 and 33 respectively, not exceeding 15.0 square metres in building floor area may be permitted. Such building shall be accessory to the principal use on Lot 18 or Lot 19.                      (d) With the exception of those boathouses identified on Schedule Number 15 of Appendix "B", boathouses shall be prohibited.                      (e) Docks are permitted provided the necessary approvals have been obtained from the appropriate authority.</p> <p>(ii) Regulations (Blocks 27, 30 to 32, and 33):                      (a) all Blocks shall be deemed to conform to the minimum lot area and frontage requirements of this By-law;                      (b) the minimum front yard and rear yard shall be 5.0 metres; and                      (c) the minimum side yard shall be 2.0 metres.</p>
OS C-4	294	95-22	Part of Lot D (original shore road allowance), Lot 2, Plan 25; Part of Lots B, E, and F, Plan 8; Part of Lots 8 and 9, Range West of Muskoka Road and Part of Lots 23 and 24, Concession 4; and Part of Lots 8 and 19 and all of Lot 18, Plan 25; Muskoka	E-05	All new structural development, except a boathouse and a dock, shall be floodproofed on lands above the 226.49 metre contour elevation.

Zone Symbol	Exception No.	By-law No.	Location	Schedule No.	Provisions
I	298		Part of Lots 18 & 19, Conc. 7, Muskoka, more particularly described as Parts 1 to 3 and 13 to 15, Plan 35R-10704	C-06	A sewage and water treatment plant, which shall mean any works by a public authority for the collection, transmission, storage, treatment, and disposal of sewage and water, shall be a permitted use.
RU	299		Part of Lots 26 & 27, Range West of Muskoka Road, Morrison, more particularly described in part as Part 1, Plan RD-734	G-07	A bed and breakfast establishment, a single detached dwelling, a dwelling unit, and a farm shall not be permitted uses. Only those uses and buildings which existed on the date of the passing of this By-law shall be permitted.
I	300		Part of Lot 10, Concession 12, Ryde, more particularly described as Part 1, Plan 35R-4464	D-12 D-12	A sanitary sewage lagoon system, which shall mean a system for the treatment and disposal of sanitary effluent and shall include accessory uses necessary thereto, shall be a permitted use.
	301				Only those uses and buildings existing on the date of the passing of this By-law shall be permitted.
	302				The construction of additional buildings shall be permitted, provided that the total building floor area of these additional buildings does not exceed 93.0 square metres for each 0.4 hectares in lot area of the subject lands.
	303				The construction of additional buildings shall be permitted, provided that the total building floor area does not exceed 186.0 square metres for each 0.4 hectares in lot area of the subject lands.
	304				The construction of additional buildings shall be permitted, provided that the total building floor area does not exceed 279.0 square metres for each 0.4 hectares in lot area of the subject lands.
	305				The construction of additional buildings shall be permitted, provided that the total building floor area does not exceed 372.0 square metres for each 0.4 hectares in lot area of the subject lands.
CW-8	306	99-97	Part of Lot 30, Conc. 4, Morrison; being part of Parts 1 & 4, Parts 5 & 6, Plan 35R-6538	K-06	The following special provisions shall apply: (i) Prohibited Uses: Crib dock and crib boathouse are not permitted.  (ii) Regulations: (a) the minimum rear yard setback shall be 3.5 metres; (b) the minimum rear yard setback for a sleeping cabin shall be 3.0 metres.
	307				The maximum lot coverage of the principal building and accessory buildings thereto shall be 5.0 percent.
	308				The maximum lot coverage of the principal building and accessory buildings thereto shall be 10.5 percent.
CR-7	310		Part of Lot 18, Conc. 6, Muskoka, now in the Town of Gravenhurst more particularly described as Part 3, Plan 35R-14722	D-06	A restaurant shall be a permitted use.

Zone Symbol	Exception No.	By-law No.	Location	Schedule No.	Provisions
RU	313		Part of Lot 13, Conc. 4, Muskoka, now in the Town of Gravenhurst more particularly described as Part 1, Plan 35R-15591	D-07	<p>The following special provisions shall apply:</p> <ul style="list-style-type: none"> <li>(i) Permitted Uses: A Natural Gas Metering Station shall be the only permitted use.</li> <li>(ii) Regulations: <ul style="list-style-type: none"> <li>(a) the minimum lot area shall be 0.09 hectares;</li> <li>(b) the minimum lot frontage shall be 15.0 metres; and</li> <li>(c) the Natural Gas Metering Station shall not have to comply with the minimum yard requirements or the maximum lot coverage requirement of the Rural Zone (RU).</li> </ul> </li> </ul>
RM-2	318	2010-90	Part of Lots 24 & 25, Concession 2 & 3, in the former Township of Muskoka, now in the Town of Gravenhurst, District Municipality of Muskoka.	E-05 and E-04	<p>The following Special Provisions shall apply:</p> <p>Regulations for Street Townhouse and Multiple Dwellings only:</p> <ul style="list-style-type: none"> <li>• The maximum number of units in a multiple dwelling or street townhouse shall be 8 units;</li> <li>• The minimum lot area shall be 190.0 square metres;</li> <li>• The minimum lot frontage shall be 4.5 metres;</li> <li>• The minimum side yard abutting a street shall be 6.0 metres;</li> <li>• The minimum interior side yard shall be defined in Section 11.6;</li> <li>• The minimum rear yard shall be 4.5 metres;</li> <li>• The maximum lot coverage (excluding decks and porches) shall be 60.0 percent;</li> <li>• The maximum lot coverage for all accessory buildings (including decks and porches) shall be 25.0 percent;</li> <li>• The maximum building height shall be 21.1 metres; and</li> <li>• Multiple dwellings only shall be exempt from the Minimum Lot Area, Minimum Lot Frontage, Minimum Rear Yard, and Maximum Lot Coverage provisions of this section.</li> </ul> <p>Definition of a Private Road:</p> <ul style="list-style-type: none"> <li>• Shall mean a right-of-way, with or without a sidewalk, for vehicular and pedestrian access over common elements that are privately maintained by a common element condominium corporation to be created pursuant to the Condominium Act, as amended, and is not a highway as defined in the Municipal Act, as amended.</li> </ul> <p>Definition of a Common Element:</p> <ul style="list-style-type: none"> <li>• Shall mean an area, forming parts of a common element condominium corporation, that may include private roads, walkways, sidewalks, parking, and common amenity areas.</li> </ul> <p>Definition of a Common Amenity Area:</p> <ul style="list-style-type: none"> <li>• Shall mean an area, forming parts of the common elements of a common element condominium corporation, comprised of lands primarily used for active and passive recreation uses, landscaping, and approved works.</li> </ul> <p>Definition of Lot:</p>

Zone Symbol	Exception No.	By-law No.	Location	Schedule No.	Provisions
					<ul style="list-style-type: none"> <li>In addition to the provisions of section 4.98, lot shall mean a Parcel of Tied Land (POTL) as defined in the Condominium Act, as amended, which can be legally conveyed.</li> </ul> <p>Definition of a Lot Line, Front:</p> <ul style="list-style-type: none"> <li>In addition to the provisions of Section 4.105, a “street” shall include a “private road”.</li> </ul>
RR-5	319	95-157	Part of Lot 26, Concession 2, Morrison	K-06	The minimum rear yard shall be 95.0 metres.
	321	2012-042			The lot frontage shall be deemed to comply with zoning requirements.
CW-8A	323			H-11 I-11	<p>The following special provisions shall apply:</p> <ul style="list-style-type: none"> <li>(i) the minimum lot area shall be as existed on the date of the passing of this By-law, provided the lot is in accordance with the requirements of Section 5.7.1 of this By-law; and</li> <li>(ii) the minimum lot frontage shall be as existed on the date of the passing of this By-law, provided the lot is in accordance with the requirements of Section 5.7.1 of this By-law.</li> </ul>
RW-6D	324	2005-81 2006-80	Part of Lot 26, Concession 6, Muskoka	D-05	<p>The following special provision shall apply:</p> <ul style="list-style-type: none"> <li>(i) Permitted Uses: One single detached dwelling with a maximum gross floor area of 464.5 square metres. In addition, for the purpose of this By-law, gross floor area is defined as “the total area of all floors in a building, excepting a cellar, measured from the outside face of the exterior walls.”</li> <li>(ii) Regulations: <ul style="list-style-type: none"> <li>(a) the front lot line shall be defined as the shortest lot line abutting Part 1, Plan 35R-21096.</li> <li>(b) Part 2, Plan 35R-21096 shall be deemed to comply with the provisions of Section 5.10 and the Residential Waterfront Zone (RW-6).</li> <li>(c) Parts 3 &amp; 4, Plan 35R-21096 shall be deemed to comply with the provisions of Section 5.10 and the Residential Waterfront Zone (RW-6).</li> <li>(d) Parts 6 &amp; 7, Plan 35R-21096 shall be deemed to comply with the provisions of Section 5.10 and the Residential Waterfront Zone (RW-6).</li> <li>(e) Parts 10 &amp; 11, Plan 35R-21096 shall be deemed to comply with the provisions of Section 5.10 and the Residential Waterfront Zone (RW-6).</li> <li>(f) Part 12, Plan 35R20719 shall be deemed to comply with the provisions of Section 5.10 and the Residential Waterfront Zone (RW-6).</li> <li>(g) Parts 13, 14, &amp; 15, Plan 35R-21096 shall be deemed to comply with the provisions of Section 5.10 and the Residential Waterfront Zone (RW-6).</li> <li>(h) Parts 16, 17, &amp; 18, Plan 35R-21096 shall be deemed to comply with the provisions of Section 5.10 and the Residential Waterfront Zone (RW-6).</li> </ul> </li> </ul>



Zone Symbol	Exception No.	By-law No.	Location	Schedule No.	Provisions
					<ul style="list-style-type: none"> <li>(i) Parts 19, 20, 21, 22, 23 &amp; 24, Plan 35R-21096 shall be deemed to comply with the provisions of Section 5.10 and the Residential Waterfront Zone (RW-6).</li> <li>(j) Parts 25, 26, &amp; 27, Plan 35R-21096 shall be deemed to comply with the provisions of Section 5.10 and the Residential Waterfront Zone (RW-6).</li> <li>(k) Part 28, Plan 35R-21096 shall be deemed to comply with the provisions of Section 5.10 and the Residential Waterfront Zone (RW-6).</li> <li>(l) Part 2, Plan 35R-21096 shall be deemed to comply with the minimum lot area requirements of the Residential Waterfront Zone (RW-6).</li> <li>(m) Parts 3 &amp; 4, Plan 35R-21096 shall be deemed to comply with the minimum lot area requirements of the Residential Waterfront Zone (RW-6).</li> <li>(n) Parts 6 &amp; 7, Plan 35R-21096 shall be deemed to comply with the minimum lot area requirements of the Residential Waterfront Zone (RW-6).</li> <li>(o) Parts 10 &amp; 11, Plan 35R-21096 shall be deemed to comply with the minimum lot area requirements of the Residential Waterfront Zone (RW-6).</li> <li>(p) Part 12, Plan 35R20719 shall be deemed to comply with the minimum lot area requirements of the Residential Waterfront Zone (RW-6).</li> <li>(q) Parts 13, 14, &amp; 15, Plan 35R-21096 shall be deemed to comply with the minimum lot area requirements of the Residential Waterfront Zone (RW-6).</li> <li>(r) Parts 16, 17, &amp; 18, Plan 35R-21096 shall be deemed to comply with the minimum lot area requirements of the Residential Waterfront Zone (RW-6).</li> <li>(s) Parts 19, 20, 21, 22, 23 &amp; 24, Plan 35R-21096 shall be deemed to comply with the minimum lot area requirements of the Residential Waterfront Zone (RW-6).</li> <li>(t) Parts 25, 26, &amp; 27, Plan 35R-21096 shall be deemed to comply with the minimum lot area requirements of the Residential Waterfront Zone (RW-6).</li> <li>(u) Part 28, Plan 35R-21096 shall be deemed to comply with the minimum lot area requirements of the Residential Waterfront Zone (RW-6).</li> <li>(v) The minimum front yard shall be 15.0 metres.</li> <li>(w) The minimum side yard shall be 2.0 metres.</li> <li>(x) The minimum rear yard shall be 5.0 metres.</li> <li>(y) The maximum lot coverage of principal and accessory buildings shall be 15.0 percent.</li> <li>(z) The maximum height of a principal building shall be 7.5 metres.</li> <li>(aa) The maximum height of an accessory building shall be 4.0 metres.</li> <li>(bb) A sleeping cabin shall not be permitted on a lot.</li> <li>(cc) Buildings which existed on the date of passing of this By-law may be enlarged, extended or reconstructed along the established building line in the yard in which the enlargement, extension, or reconstruction is to be constructed provided that any new deficient setbacks are not created,</li> </ul>

Zone Symbol	Exception No.	By-law No.	Location	Schedule No.	Provisions
					and the existing lot coverage and the maximum lot coverage, whichever is the greater, is not exceeded, and the principal use of such building does not change. For the purpose of this By-law, the established building shall not include stairs or any other like or similar structure, which extends from such building of part thereof.
R1-8D	326		Silver Island, Muskoka.	F-04	The following special provisions shall apply: (i) the maximum number of single detached dwellings shall be 4; (ii) the maximum number of guest cabins shall be 2; and (iii) buildings may be repaired, reconstructed, enlarged, or replaced, provided that any deficient setbacks are not further reduced and new deficient setbacks are not created in any of the other required yards of the lot upon which the buildings are located.
R-1	327	94-118 2001-131 96-139	Part of Lots 4, 5 and 6, Range East of Muskoka Road, part of the Original Shore Allowance between Lots 5 and 6, E.M.R., and Part of Lots 17 and 18, Concession 2, Muskoka.	E-06	the following special provisions shall apply: (i) Definitions: Recreation centre Shall mean a building or part thereof, and facilities, used for social, athletic, cultural, and recreational purposes, and may include a medical office. (ii) Permitted Uses: In addition to those uses listed in Section 7.1 of this By-law, a recreation centre, and a maximum of three model homes shall be permitted uses. (iii) Regulations: (a) the minimum lot area shall be 580.0 square metres; (b) the minimum lot area for a lot which abuts an Open Space Zone (OS) shall be 464.0 square metres; (c) the minimum lot frontage shall be 15.0 metres; (d) the maximum lot coverage (excluding decks and porches) shall be 35.0 percent; (e) the maximum lot coverage for a lot which abuts an Open Space Zone (OS) (excluding decks and porches) shall be 40.0 percent; (f) the maximum lot coverage for all accessory buildings (including decks and porches) shall be 5.0 percent; (g) the minimum front yard shall be 4.6 metres; (h) the minimum exterior side yard shall be 3.0 metres; (i) the minimum interior side yard shall be 1.0 metres; (j) the minimum rear yard shall be 10.5 metres; (k) the minimum rear yard for a lot which abuts an Open Space Zone (OS) shall be 7.6 metres; and (l) the maximum height of the principal building shall be 7.5 metres; except in the case of an A-frame building. In such case, the ridge of such dwelling shall have a maximum height of 10.5 metres. (iv) Regulations for Recreation Centre:

Zone Symbol	Exception No.	By-law No.	Location	Schedule No.	Provisions
					<ul style="list-style-type: none"> <li>(a) the minimum lot area shall be 580.0 square metres</li> <li>(b) the minimum lot frontage shall be 15.0 metres</li> <li>(c) the maximum lot coverage (excluding decks and porches) shall be 40.0 percent</li> <li>(d) the maximum lot coverage for all accessory buildings (including decks and porches) shall be 5.0 percent</li> <li>(e) the minimum front yard shall be 6.0 metres</li> <li>(f) the minimum side yard (principal use) shall be 1.0 metres</li> <li>(g) the minimum side yard (west side only) (accessory use) shall be 0.0 metres</li> <li>(h) the minimum rear yard shall be 2.0 metres</li> <li>(i) the maximum building height shall be 10.0 metres</li> <li>(j) the off-street parking shall be 1 space for each 50.0 square metres of building floor area which accommodates such use.</li> </ul>
OS	328	94-118	Part of Lots 4 and 5, Range East of Muskoka Road, Muskoka.	E-06	<p>The following special provisions shall apply:</p> <ul style="list-style-type: none"> <li>(i) Definitions: <ul style="list-style-type: none"> <li><b>Recreation centre</b> Shall mean a building or part thereof, and facilities, used for social, athletic, cultural, and recreational purposes and may include a medical office.</li> </ul> </li> <li>(ii) Permitted uses: <ul style="list-style-type: none"> <li>In addition to those uses permitted in Section 34.1 of this By-law, a recreation centre shall be permitted.</li> </ul> </li> </ul>
C-4	331	2004-65	Part of Lots 23 and 24, Concession 4, and Part of Lots 8 and 9, Range West of Muskoka Road, Muskoka, and in the Town of Gravenhurst	E-05	<p>the following special provisions shall apply:</p> <ul style="list-style-type: none"> <li>(i) Definitions: <ul style="list-style-type: none"> <li><b>Lot</b> For the purposes of determining gross density and lot coverage, a lot shall mean the parcel of land within the boundaries of the Muskoka Wharf Project as outlined on Property Detail Schedule No. 18 including those portions of Marlyn Drive, Sagamo Drive and District Road 169 within the project boundaries. For all other purposes a lot shall be as defined in Section 4.98.</li> <li><b>Maintenance and Storage Facility</b> Shall include buildings and structures associated with the common care and maintenance of the Muskoka Wharf and shall include without limiting, the generality of the foregoing, fuel storage facilities, equipment storage facilities, aggregate bins, landscape supply storage facilities, temporary storage of garbage and refuse, accessory staff facilities and parking or similar like facilities, but no buildings and/or structures shall be used for the purposes of human habitation.</li> </ul> </li> </ul>

Zone Symbol	Exception No.	By-law No.	Location	Schedule No.	Provisions
					<p>(ii) Permitted Uses:</p> <ul style="list-style-type: none"> <li>• Art Gallery</li> <li>• Beverage Brewing</li> <li>• Commercial Recreation</li> <li>• Conservation</li> <li>• Museum</li> <li>• Maintenance and Storage Facility</li> <li>• Market Place</li> <li>• Park</li> <li>• Plaza Complex</li> <li>• Place of Assembly</li> <li>• Recreation Centre</li> <li>• Restaurant</li> </ul> <p>(iii) Regulations:</p> <p>(a) the minimum lot area shall be 0.0 square metres;</p> <p>(b) the minimum lot frontage shall be 0.0 metres;</p> <p>(c) the minimum front yard for principal building and outdoor terrace or patio shall be 0.0 metres;</p> <p>(d) the minimum side yard abutting a street for principal building and outdoor terrace or patio shall be 3.0 metres;</p> <p>(e) the minimum side yard setback for principal building and outdoor terrace or patio shall be 0.0 metres;</p> <p>(f) the minimum rear yard setback for principal building and outdoor terrace or patio shall be 0.0 metres;</p> <p>(g) the maximum height of a boathouse shall be 10.5 metres;</p> <p>(h) no dock shall be permitted to extend from the shoreline unless the Corporation of the Town of Gravenhurst owns such dock;</p> <p>(i) the minimum side yard setback for a dock shall be 0.0 metres;</p> <p>(j) the minimum setback of a Maintenance and Storage Facility from the Optimal Summer Water Level shall be 20.0 metres;</p> <p>(k) the maximum height of a Museum, an Educational Establishment, Place of Assembly, or a Tourist Establishment shall be 20.0 metres;</p> <p>(l) the principal building shall be permitted to extend from the shoreline;</p> <p>(m) the provisions of Sections 5.10, 6.3, 6.3.1, and 6.3.2 shall not apply;</p> <p>(n) all new structural development, except a boathouse and dock shall be flood proofed to a minimum flood elevation of 226.49 metres.</p> <p>(ii) Regulations for Multiple Dwelling:</p> <p>(a) the minimum side yard abutting a street shall be 3.0 metres;</p> <p>(b) the minimum side yard shall be 3.0 metres;</p> <p>(c) the minimum rear yard shall be 3.0 metres, except in the case where the rear yard is abutting a navigable waterway. In this case, the minimum rear yard shall be 20.0 metres from the Optimal Summer Water Level;</p> <p>(d) the maximum height of principal building shall be 20.0 metres.</p>

Zone Symbol	Exception No.	By-law No.	Location	Schedule No.	Provisions
RW-6B	332	2005-83	Part of Lot A, Plan 12, Muskoka, now in the Town of Gravenhurst	A-03	<p>The following special provisions shall apply:</p> <ul style="list-style-type: none"> <li>(i) Regulations: <ul style="list-style-type: none"> <li>(a) the minimum setback from the Optimal Summer Water Level shall be 30.0 metres.</li> </ul> </li> <li>(ii) Permitted Use within the Shoreline Development Area: <ul style="list-style-type: none"> <li>(a) A maximum of one dock shall be the only permitted use.</li> </ul> </li> </ul>
RC-4	336	95-09	Part of Lot 20, Range East of Muskoka Road, Morrison, more particularly described as part of Part 1, Plan 35R-11013, Parts 3 and 5, Plan 35R-7587, and part of Part 1, Plan 35R-9340	H-07	<p>The following special provisions shall apply:</p> <ul style="list-style-type: none"> <li>(i) Definitions: <p>(Southerly Lot, Part of Lot 20, Range East of Muskoka Road, in the former Township of Morrison, being Parts 3 &amp; 5, Plan 35R-7587, and part of Part 1, Plan 35R-11013)</p> <ul style="list-style-type: none"> <li>(a) the lot line abutting South Kahshe Lake Road shall be deemed to be the front lot line.</li> </ul> </li> <li>(ii) Regulations: <ul style="list-style-type: none"> <li>(a) the minimum rear yard for the existing dwelling shall be 5.0 metres;</li> <li>(b) the location of the existing dwelling shall be deemed to comply with the regulations of the By-law. Enlargements, extensions, or the reconstruction of the said building shall be permitted to extend along the established building line in the yard in which the enlargement or extension is to be constructed, provided that any deficient setbacks are not further reduced, and new deficient setbacks are not created.</li> </ul> </li> <li>(iii) Regulations: <p>(Northerly Lot, Part of Lot 20, Range East of Muskoka Road, in the former Township of Morrison, being part of Part 1, Plan 35R-9340, and part of Part 1, Plan 35R-11013)</p> <ul style="list-style-type: none"> <li>(a) the minimum rear yard for the existing metal storage shed shall be 0.6 metres.</li> </ul> </li> </ul>
CR-7	337	96-22 2003-145	Part of Lot 35, Concession 14, Muskoka		<p>The following special provisions shall apply:</p> <ul style="list-style-type: none"> <li>(i) Permitted Uses: <ul style="list-style-type: none"> <li>• Watercraft Storage Building</li> <li>• Storage Facility</li> <li>• Service or repair of snowmobiles, watercraft, snowmobile and watercraft trailers and parts and accessories for snowmobiles, watercraft, snowmobile and watercraft trailers</li> </ul> </li> <li>(ii) Regulations: <ul style="list-style-type: none"> <li>(a) the minimum front yard shall be 6.9 metres;</li> <li>(b) the minimum side yard (south side only) shall be 3.6 metres.</li> </ul> </li> </ul>
RC-4	338	95-26	Lot 11, Concession 9, Morrison, more particularly described as Parts 1 and 2, Plan RD-1871	H-08	<p>The following special provisions shall apply:</p> <ul style="list-style-type: none"> <li>(a) the minimum lot area shall be 0.17 hectares;</li> <li>(b) the minimum lot frontage shall be 17.3 metres; and</li> </ul>

Zone Symbol	Exception No.	By-law No.	Location	Schedule No.	Provisions
					(c) the location of the existing dwelling and garage shall be deemed to comply with the regulations of this By-law. Enlargements, extensions, or the reconstruction of the said buildings shall be permitted to extend along the established building line in the yard in which the enlargement, extensions, or reconstruction is to be constructed, provided that any deficient setbacks are not further reduced and new deficient setbacks are not created.
C-4	339	95-22	Part of Lot 24, Conc. 4, Muskoka, more particularly described as part of part 1, Plan 35R-2495, being Lot 91 on the Draft Plan of Subdivision (File No. 44T-94003) dated January 9, 1995	E-05	<p>The following special provisions shall apply:</p> <p>(i) Permitted Uses: The following shall be the only permitted uses:</p> <ul style="list-style-type: none"> <li>• Business Office</li> <li>• Craftsman Shop</li> <li>• Day Nursery</li> <li>• Financial Establishment</li> <li>• Medical Clinic</li> <li>• Medical Office</li> <li>• Personal Services</li> <li>• Restaurant</li> <li>• Retail Convenience Store</li> </ul> <p>(ii) Regulations:</p> <p>(a) the minimum lot area shall be 0.2 hectares;</p> <p>(b) the minimum lot frontage shall be 35.0 metres;</p> <p>(c) the minimum front yard shall be 17.0 metres.</p> <p>(d) Exception No. 294 shall also apply.</p>
RM-1	340	95-22	Part of Lot 24, Conc. 4, Muskoka, more particularly described as part of Parts 1, 2, and 3, Plan 35R-2495, being Lots 1 to 90, inclusive, on the Draft Plan of Subdivision (File No. 44T-94003) dated January 9, 1995	E-05	<p>The following special provisions shall apply:</p> <p>(i) Definitions: <b>lot line, front:</b></p> <p>(a) shall mean in the case of Lots 9 through 17, inclusive, on the Draft Plan of Subdivision (File No. 44T-94003) dated January 9, 1995, that lot line which abuts Block A thereon;</p> <p>(b) shall mean in the case of Lots 26 through 28, inclusive, on the Draft Plan of Subdivision (File No. 44T-94003) dated January 9, 1995, that lot line which abuts Block B thereon.</p> <p>(ii) Regulations:</p> <p>(a) the minimum lot area shall be 157.0 square metres;</p> <p>(b) the lot frontage of Lots 9 to 17, inclusive, and Lots 26 to 28, inclusive, and Lots 59 and 73 on the Draft Plan of Subdivision (File No. 44T-94003) dated January 9, 1995 shall be deemed to be met;</p> <p>(c) the maximum lot coverage shall be 46.0 percent;</p> <p>(d) the minimum interior side yard setback for adjoining street townhouse dwelling units shall be 0.0 metres;</p>

Zone Symbol	Exception No.	By-law No.	Location	Schedule No.	Provisions
					<ul style="list-style-type: none"> <li>(e) the minimum building setback from Highway No. 169 shall be 11.0 metres;</li> <li>(f) decks which are attached to the principal building, shall be permitted to project into the required rear yard up to a maximum of 2.4 metres;</li> <li>(g) the minimum rear yard for Lots 1 through 40, exclusive of Lots 26, 27, and 28 on the Draft Plan of Subdivision (File No. 44T-94003) dated January 9, 1995 shall be 15.0 metres from the Optimal Summer Water Level;</li> <li>(h) the minimum rear yard for Lots 26, 27, and 28 on the Draft Plan of Subdivision (File No. 44T-94003) dated January 9, 1995 shall be 0.0 metres from the Optimal Summer Water Level;</li> <li>(i) the maximum height of principal building shall be 9.2 metres;</li> <li>(j) the height regulations of this By-law shall not apply to ornamental structures;</li> <li>(k) watercraft mooring facilities, including, but not limited to boathouses, boatports and docks, shall be prohibited, with the exception of boatports and docks, which shall only be permitted within the limits of Block M, on the Draft Plan of Subdivision (File No. 44T-94003) dated January 9, 1995;</li> <li>(l) the location of boatports and docks within Block M, on the Draft Plan of Subdivision (File No. 44T-94003) dated January 9, 1995, are deemed to comply with the provisions of Sections 5.2.5.1 and 5.2.5.2.</li> <li>(m) Exception No. 294 shall also apply.</li> </ul>
C-4	341	95-22	Part of Lot 24, Conc. 4, Muskoka, more particularly described as part of Parts 1 and 2, Plan 35R-2495, being Blocks C,D,E,F,G,H and L, incl., on the Draft Plan of Subdivision (File No. 44T-94003) dated January 9, 1995	E-05	<p>The following special provisions shall apply:</p> <ul style="list-style-type: none"> <li>(i) Regulations: <ul style="list-style-type: none"> <li>(a) the minimum setback for all stormwater management facilities on Blocks D, E, and F on the Draft Plan of Subdivision (File No. 44T-94003) dated January 9, 1995 shall be 17.0 metres from Highway No. 169.</li> <li>(b) Exception No. 294 shall also apply.</li> </ul> </li> </ul>
RW-6F	344	96-123	Part of Lot 14, Concession 7, Morrison	I-08	<ul style="list-style-type: none"> <li>(i) Permitted Uses: Notwithstanding those uses stated in Section 14.1 of this By-law, the permitted uses shall be limited to the following: <ul style="list-style-type: none"> <li>• Boathouse</li> <li>• Dock</li> <li>• Garage</li> <li>• Storage Building</li> </ul> </li> <li>(ii) Regulations: <ul style="list-style-type: none"> <li>(a) the minimum lot area shall be 0.06 hectares;</li> <li>(b) the minimum lot frontage shall be 22.0 metres;</li> <li>(c) the minimum front yard shall be 9.1 metres.</li> </ul> </li> </ul>

Zone Symbol	Exception No.	By-law No.	Location	Schedule No.	Provisions
RW-6	348	95-91	Part of Lot 29, Concession 4, Morrison	J-06 K-06	The following special provisions shall apply: <ul style="list-style-type: none"> <li>(i) Permitted Uses: <ul style="list-style-type: none"> <li>(a) a maximum of five (5) single detached dwellings; and</li> <li>(b) a maximum of five (5) accessory sleeping cabins.</li> </ul> </li> <li>(ii) Regulations: <ul style="list-style-type: none"> <li>(a) the maximum lot coverage shall be 1.0 percent.</li> </ul> </li> </ul>
RW-6B	351	95-98 2001-53	Part of Island F (Taylor Island), Lake Muskoka, Muskoka, more particularly described as Block M, Plan 29, Muskoka	A-03	The following special provision shall apply: <ul style="list-style-type: none"> <li>(i) Regulation: <ul style="list-style-type: none"> <li>(a) a dock or a boathouse abutting the Optimal Summer Water Level shall be limited to the first 30.0 metres west of the lot line between Lot 18 and Block M, Plan 29, Muskoka, within the shoreline block shown in heavy outline on Property Detail Schedule No. 17.</li> </ul> </li> </ul>
RC-4	353	95-444 2022-03	Part of Lot 16, Conc. 11, in the former Township of Ryde, now in the Town of Gravenhurst	E-11	The following special provision shall apply: <ul style="list-style-type: none"> <li>(i) Regulations: <ul style="list-style-type: none"> <li>(a) the minimum lot area is 2,200 square metres.</li> </ul> </li> </ul>
RW-6D	355	95-120	Part of Lot 26, Concession 6, Muskoka	D-05	The following special provisions shall apply: <ul style="list-style-type: none"> <li>(i) Regulations: <ul style="list-style-type: none"> <li>(a) the minimum lot frontage shall be 15.0 metres;</li> <li>(b) the minimum lot area shall be 0.08 hectares;</li> <li>(c) the maximum lot coverage shall be 15.0 percent;</li> <li>(d) those buildings and structures existing on the date of the passing of this By-law, shall be deemed to comply with the requirements of this By-law; and</li> <li>(e) the existing buildings and structures may be repaired, reconstructed, enlarged, or replaced, provided that any deficient setbacks are not further reduced, and new deficient setbacks are not created in any of the other required yards of the lot upon which the buildings and structures are located.</li> </ul> </li> </ul>
RC-4	356	95-133	Part of Lot 26, Concession 2, Morrison, more particularly described as Parts 1 to 3, Plan 35R-14645	K-06	The following special provisions shall apply: <ul style="list-style-type: none"> <li>(i) Regulations: <ul style="list-style-type: none"> <li>(a) the minimum exterior side yard shall be 40.0 metres for Lot 23;</li> <li>(b) the minimum rear yard shall be 20.0 metres for Lots 37 to 39, inclusive; and</li> <li>(c) the minimum rear yard shall be 40.0 metres for Lots 24 to 27, inclusive.</li> </ul> </li> </ul>
RC-4	359	95-128	Part of Lot 10, Concession 9, Morrison, more particularly described as Parts 1, 2, & 3, Plan 35R-8052	H-08	The following special provisions shall apply: <ul style="list-style-type: none"> <li>(i) Regulations: <ul style="list-style-type: none"> <li>(a) the frontage on a street shall be deemed to have been met;</li> <li>(b) the lot line abutting the road allowance between Lots 10 and 11, Concession 9, in the former Township of Morrison, now in the Town of</li> </ul> </li> </ul>



Zone Symbol	Exception No.	By-law No.	Location	Schedule No.	Provisions
					Gravenhurst, District Municipality of Muskoka, shall be deemed to be the front lot line; (c) the minimum lot area shall be 0.06 hectares; (d) the minimum lot frontage shall be 45.7 metres; (e) the minimum front yard shall be 3.0 metres; and (f) the minimum rear yard shall be 3.6 metres.
RW-6	362	95-140	Part of Lot 27, Concession 1, Morrison, more particularly described as Parts 11 and 12, Plan 35R-6831	L-06	The following special provisions shall apply: (i) Permitted Uses: <ul style="list-style-type: none"> <li>• Dwelling, Single Detached</li> </ul> (ii) Regulations: (a) Accessory buildings which are commonly incidental, subordinate, and exclusively devoted to the principal building shall be permitted, provided that such buildings are constructed in accordance with the provisions of Section 5.9 of this By-law.
RW-6	365	96-42	Part of Lot G, Concession 20, Township of Wood, being Lot 4, Plan M-252	H-03	The following special provisions shall apply: (i) Regulations: (a) the minimum setback from the inner limit of the original shore road allowance shall be 3.0 metres; and (b) the maximum building floor area for a sleeping cabin (no kitchen facilities) shall be 63.0 square metres.
RC-4	366	95-162	Part of Lot 2, Range East of Muskoka Road, Morrison, more particularly described as Block B, Plan 12, Morrison	L-07	The following special provisions shall apply: (i) Permitted Uses: <ul style="list-style-type: none"> <li>• Dwelling, Single Detached</li> </ul> (ii) Regulations: (a) the minimum rear yard shall be 10.9 metres; (b) accessory buildings which are commonly incidental, subordinate, and exclusively devoted to the principal building shall be permitted, provided that such buildings are constructed in accordance with the provisions of Section 5.9 of this By-law.
RM-2	367	2007-53	Part of Lot 18, Concession 5, Muskoka, more particularly described as Parts 5 & 6, Plan 35R-7354 and Part 1, Plan RD-453	D-06	The following special provisions shall apply: (i) Permitted Uses: <ul style="list-style-type: none"> <li>• Dwelling, Multiple with a maximum of 45 units</li> <li>• Business Office, Personal Services and a Retail Convenience Store shall be permitted on the Ground Floor of a Multiple Dwelling only.</li> <li>• Business Office (maximum floor area shall be limited to the ground floor area as existed on the date of passage of this By-law)</li> </ul> (ii) Regulations: (a) the minimum rear yard shall be 25 metres (b) the minimum north side yard shall be 15 metres (c) no parking area or driveway is permitted within either 1.5 metres or 7.0 metres of the north lot line, as shown on Property Detail Schedule No. 22

Zone Symbol	Exception No.	By-law No.	Location	Schedule No.	Provisions
					(d) a minimum 1 metre high berm shall be provided in the area shown on Property Detail Schedule No. 22.
C-3	371	96-90	Part of Lot 36, Range East of Muskoka Road, Morrison; being Parts 1, 2, and 3, Plan 35R-11208	F-06	The following special provision shall apply: (i) Permitted Uses: <ul style="list-style-type: none"> <li>A maximum of three (3) single detached dwellings and two (2) semi-detached dwellings.</li> </ul>
MH	372	96-76	Part of Lot 4, Range West of Muskoka Road, Morrison	K-07	The following special provisions shall apply: (i) Permitted Uses: <ul style="list-style-type: none"> <li>Mobile home park with a maximum of five (5) mobile home sites; and</li> <li>Campground</li> </ul> (ii) Definitions: <b>campground</b> Shall mean an area of land, for the travelling or vacationing public, which is designed to be temporarily utilized for tent accommodations and travel trailers
RW-6D	376	96-106	Part of Lot 6, Concession 1, Morrison, being Part 7, Plan BR-262,	J-09	The following special provisions shall apply: (i) the minimum lot area shall be 0.06 hectares; (ii) the minimum lot frontage shall be 13.5 metres; (iii) the maximum lot coverage shall be 22.0 percent; (iv) the minimum setback from the Optimal Summer Water Level shall be 13.7 metres; (v) the minimum interior side yard setback from the north side lot line shall be 2.1 metres; and (vi) the minimum interior side yard setback from the south side lot line shall be 1.2 metres.
WL	379		Part of Lot 15, Concession 1, Muskoka		The maximum number of watercraft mooring facilities shall be as existed on October 28 <sup>th</sup> , 1996.
RW-6 RW-6A RW-6D RW-6F R-1 R-2 RC-4	380	97-01	Part of Lot 31, Concession 1, Morrison, being Lots 13, 14, 15, 26, 46, 55, 62, 63, and 64, Plan 11, Morrison.  Part of Lot H, Concession 20, Wood, being Lot 4, Plan M-246.  Part of Lot 9, Range West of Muskoka Road, Morrison Part of Lot 26, Concession 8, Muskoka; being Lot 33, Plan 9  Part of Lot 26, Concession 8,	D-05 D-06 G-10 H-03 H-08 I-08 J-07 J-09 L-05 L-06 L-08	Within the lands zoned R-1, RC-4, RR-5, RW-6, RW-6A, or RW-6B, respectively, in Appendix "A", the existing lot area and lot frontage shall be deemed to comply with the regulations of this By-law.  All other provisions of this By-law as applicable to the Residential One Zone (R-1), Residential Community Zone (RC-4), Residential Rural Zone (RR-5), Residential Waterfront Zones (RW-6, RW-6A or RW-6B), or Flood Plain Zone (FP) shall apply.

Zone Symbol	Exception No.	By-law No.	Location	Schedule No.	Provisions
			<p>Muskoka</p> <p>Part of Lot 19, Range East of Muskoka Road</p> <p>Part of Lot 17, Conc. A, Morrison; being Lot 23, Plan 8, Morrison.</p> <p>Part of Lot 20, Concession 5, Muskoka; being Lots 1, 9, 10, and 12, Plan 15</p> <p>Part of Lot 22, Conc. 6, Muskoka</p> <p>Part of Lot 23, Range East of Muskoka Road, Morrison; being Part 5, Plan BR 1095.</p> <p>Part of Lot 32, Concession 13, Muskoka; being Lots 6, 7, and 9, Plan M-138.</p> <p>Part of Lot 30, Conc. 8, Muskoka; being Part 1, Plan 35R-12066.</p> <p>Part of Lot 6, Conc. 1, Morrison; being Parts 2, 3 and 4, Plan BR-262.</p> <p>Part of Lot 28, Conc. 8, Ryde; being Part 16, Plan 35R 5725.</p> <p>Part of Lot 27, Conc. 9, Muskoka; being Parts 3 and 4, Plan BR-1382.</p> <p>Part of Lot 34, Conc. 8 Muskoka; being Parts 1, 2, and 3, Plan 35R-10106 and Lot 40, Plan 24</p>		

Zone Symbol	Exception No.	By-law No.	Location	Schedule No.	Provisions
			<p>Part of Lot 26, Conc. 6, Muskoka; being Part of Block "B" and all of Lot 21, Plan 20</p> <p>Part of Lot 19, Conc. 7, Muskoka; being Parts 1, 2, 3, and 4, Plan 35R-11999.</p> <p>Part of Lot 26, Conc. 6, Muskoka; being Parts 1, 2, and 3, Plan 35R-12082.</p> <p>Part of Lot 34, Concessions 13 and 14, Muskoka; being Lots 11, 11A, and Block "K", Plan M-211.</p> <p>Part of Lots 18 and 19, Concession 7, Muskoka; being Part 2, Plan 35R-14426.</p> <p>Part of Lot 11, Conc. 8, Morrison; being Lots 582, 583, and 584, Plan M-27, Morrison and Part 1, Plan 35R-14201.</p> <p>Part of Lot 7, Conc. 1, Morrison; being Lot 40, Plan M-397.</p> <p>Part of Lot H, Conc. 20, Wood; being Part 3, Plan 35R-14296.</p> <p>Part of Lots 12 and 13, Concession 6, Morrison; being Parts 1 and 2, Plan 35R-14896. Part of Lot 18, Conc. 7, Muskoka; being Lot 14, Plan 11.</p>		
RM-1	381	97-05	Part of Lot 6, Range East of Muskoka Road, Muskoka.	E-06	<p>The following special provisions shall apply:</p> <p>(i) Permitted Uses:</p> <ul style="list-style-type: none"> <li>• A maximum of one single detached dwelling and one duplex dwelling shall be permitted.</li> </ul>
R-2	382	97-20	Part of Lot 6, Range East of Muskoka Road, Muskoka; being	E-06	<p>The following special provisions shall apply:</p> <p>(i) Permitted Uses:</p>

Zone Symbol	Exception No.	By-law No.	Location	Schedule No.	Provisions
			Parts 1, 4, and 5, Plan 35R-11095		<ul style="list-style-type: none"> <li>(ii) <ul style="list-style-type: none"> <li>• Dwellings, Single Detached (two (2) existing only)</li> </ul> </li> <li>(a) Regulations: <ul style="list-style-type: none"> <li>the minimum lot frontage shall be deemed to comply with the regulations of this By-law and for the purposes of this By-law, the lot line which abuts Sixth Street shall be deemed to be the front lot line.</li> </ul> </li> </ul>
RW-6	383	97-62	Part of Lot 31, Concession 1, Morrison; being Lot 6, Plan 11, Morrison and Part 10, Plan 35R-8183	L-05	<p>The following special provisions shall apply:</p> <ul style="list-style-type: none"> <li>(i) Permitted Uses: <ul style="list-style-type: none"> <li>• Dwelling, Single Detached</li> <li>• Garage, Detached</li> </ul> </li> <li>(ii) Regulations: <ul style="list-style-type: none"> <li>(a) the minimum side yard (detached garage - east side only) shall be 1.7 metres.</li> </ul> </li> </ul>
RW-6F	385	97-105	Part of Lot 6, Concession 8, Morrison; being Parts 3 and 4, Plan 35R-17018	H-09	<p>The following special provisions shall apply:</p> <ul style="list-style-type: none"> <li>(i) Definitions: <ul style="list-style-type: none"> <li><b>lot line, front</b></li> <li>Shall mean that lot line running along the shoreline of Kahshe Lake, between the easternmost point of Part 2, Plan BR-1104 and the unopened road allowance running between Lots 5 and 6, Concession 8, in the former Township of Morrison, now in the Town of Gravenhurst, District Municipality of Muskoka</li> </ul> </li> <li>(ii) Regulations: <ul style="list-style-type: none"> <li>For the purposes of conveyance and development, Parts 3 and 4, Plan 35R-17018 shall be treated as one property.</li> </ul> </li> </ul>
RW-6F EP	386	97-105	Part of Lot 5, Conc. 8, Morrison; being Parts 6 and 8, Plan 35R-17018	H-09	<p>The following special provisions shall apply:</p> <ul style="list-style-type: none"> <li>(i) Definitions: <ul style="list-style-type: none"> <li><b>lot line, front</b></li> <li>Shall mean that lot line running along the shoreline of Kahshe Lake, between the easternmost point of the unopened road allowance running between Lots 5 and 6, Concession 8, in the former Township of Morrison, now in the Town of Gravenhurst, District Municipality of Muskoka and the westernmost point of Lot 3, Plan M-440.</li> </ul> </li> <li>(ii) Regulations: <ul style="list-style-type: none"> <li>(a) For the purposes of conveyance and development, Parts 6 and 8, Plan 35R-17018 shall be treated as one property;</li> <li>(b) the minimum lot frontage shall be 21.3 metres.</li> </ul> </li> </ul>
RW-6	387	97-104	Part of Lots 15 and 16, Concession 8, Muskoka; being Parts 1, 2, 3, 7, 18, and 24, Plan 35R-15024	C-06	<p>The following special provision shall apply:</p> <ul style="list-style-type: none"> <li>(i) Permitted Uses: <ul style="list-style-type: none"> <li>• Bed and Breakfast Establishment (maximum of one (1))</li> <li>• Dwelling, Single Detached (maximum of two (2) - one of which shall have a maximum building floor area of 74.5 square metres)</li> <li>• Dock (maximum of two (2))</li> <li>• Private Home Daycare (maximum of one (1))</li> </ul> </li> </ul>

Zone Symbol	Exception No.	By-law No.	Location	Schedule No.	Provisions
RW-6	388	97-107	Part of Heydon Island, Lake Muskoka, Muskoka		The following special provision shall apply: (i) Regulations: Shoreline development, without limiting the generality of the foregoing, a boathouse, a dock, or other similar structures, shall be prohibited abutting part of the northeastern shoreline.
RR-5	390	97-109	Part of Lot 1, Conc. 8, Muskoka; being Part 1, Plan 35R-4880	B-08	The following special provisions shall apply: (i) Permitted Uses: • Garden Centre and Nursery
RW-6	391	97-115	Part of Lot 24, Conc. 3, Ryde; being Parts 1, 2, 3, 4, 15, and 16, Plan 35R-9669, and Part 1, Plan 35R-10201	I-11	The following special provisions shall apply: (i) Regulations: (a) a sleeping cabin shall have a maximum of two (2) storeys; (b) a sleeping cabin, excluding a deck, shall have a maximum building floor area of 51.0 square metres, which building floor area may be located on each of the two (2) storeys; and (c) a deck, attached to a sleeping cabin and which shall only be located on one (1) storey, shall have a maximum building floor area of 24.0 square metres.
B-1	392	97-123	Part of Lot 17, Concession 5, Muskoka; being Part 1, Plan 35R-14009	D-06	The following special provisions shall apply: (i) Permitted Uses: • Service or Repair of Motor Vehicles and Industrial Equipment (ii) Regulations: A visual barrier, a minimum height of 2.5 metres, shall be provided and maintained, between the northwest side of the existing building and the lot line abutting Jones Road, and abutting the west lot line, commencing southerly at a distance of 13.5 metres from the property boundary abutting Jones Road to a maximum distance of 27.5 metres from the property boundary abutting Jones Road, in accordance with the requirements of Sections 5.27 of this By-law.
OS	393	98-21	Part of Lots 14, 15 & 16, Concession 7 and Part of Lots 13 and 14, Con 8, Muskoka	B-06 C-06	The following special provision shall apply: (i) Permitted Use: • Golf Course
R-1	399	2010-192	Pt of Lots 36 & 37, Plan 14, Gravenhurst	E05-1	The following special provisions shall apply: (i) Additional Permitted Use: • Duplex Dwelling
RB-7	400	98-53	Part of Lot 33, Conc. 13, Muskoka; being Lot 2A, Plan M-268	A-03	The following special provisions shall apply: (i) Permitted Use: • Garage (ii) Regulations: • The minimum lot area shall be 0.03 hectares; • The minimum lot frontage shall be 18.0 metres; • The maximum lot coverage shall be 18.0 percent; • The minimum front yard abutting a street shall be 7.5 metres; and • The minimum rear yard shall be 3.0 metres.

Zone Symbol	Exception No.	By-law No.	Location	Schedule No.	Provisions
RW-6	401	98-54	Part of Lot 31, Conc. 1, Morrison; being Lot 18, Plan 11, Morrison and Parts 1 and 2, Plan 35R-10159	L-05	The following special provisions shall apply: (i) Permitted Uses: <ul style="list-style-type: none"> <li>• Accessory building (detached garage)</li> </ul> (ii) Regulations: (a) the minimum lot area shall be 0.1 hectares; (b) the minimum lot frontage shall be 21.3 metres; (c) the maximum shoreline development shall be 81.0 square metres; (d) the maximum shoreline development factor shall be 3.8; (e) the maximum width of shoreline development shall be 7.6 metres; (f) the minimum side yard (west side only) for a detached garage shall be 3.5 metres; and (g) the minimum side yard (west side only) shall be 4.5 metres.
RW-6	404	98-85	Part of Island "H" (Miller Island), Muskoka; being Lot 18, Plan M-548	A-03	The following special provision shall apply: (i) Permitted Uses: <ul style="list-style-type: none"> <li>• Two (2) docks shall be permitted</li> </ul>
C-6	406	98-110	Lot 34, Plan 7, Gravenhurst, save and except part 6, Plan P-2626-85	E-06	The following special provision shall apply: (i) Permitted Uses: <ul style="list-style-type: none"> <li>• Dwelling, multiple, containing a maximum of five (5) dwelling units.</li> </ul>
RW-6	407	98-92	Part of Lot 4, Plan 3, Muskoka; being Parts 4 & 5, Plan 35R-20971	E-06-04 & Prop Detail Sch 31	The following special provisions shall apply: Regulations: <ul style="list-style-type: none"> <li>• The Minimum Lot Frontage shall be 14.7 metres;</li> <li>• The Minimum Setback from the Optimal Summer Water Level for a Principal Building shall be 9.6 metres;</li> <li>• The Minimum Setback from the Optimal Summer Water Level for open decking shall be 7.7 metres;</li> <li>• The Minimum Side Yard (north only) for a Principal Building shall be 1.8 metres for the length of the 2.5 metre addition only; and,</li> <li>• The Maximum Lot Coverage within the first 60 metres of shoreline shall be 19.1%.</li> </ul>
CC-5	408	98-104	Part of Lot 16, Concession 8, Muskoka; being Lot 140, Plan 8, Muskoka	C-06	The following special provisions shall apply: (i) Regulations: (a) municipal sewer service shall not be required; (b) the minimum lot area shall be 0.04 hectares; (c) the minimum lot frontage shall be 13.5 metres; (d) the maximum lot coverage shall be 22.0 percent; (e) the minimum side yard shall be 2.5 metres; and (f) the minimum rear yard shall be 6.0 metres.
C-2A	409	98-102	Part of Lot 18, Conc. 4, Muskoka; being Parts 1 and 2, Plan 35R-14010.	D-06	The following special provisions shall apply: (i) Permitted Uses (only the following uses shall be permitted): <ul style="list-style-type: none"> <li>• Building Supplies Outlet</li> <li>• Garden Centre and Nursery</li> <li>• Sale, Rental, Service, or Storage of Tools and Industrial Equipment</li> </ul>

Zone Symbol	Exception No.	By-law No.	Location	Schedule No.	Provisions
					<ul style="list-style-type: none"> <li>• Warehouse</li> <li>• Wholesaling</li> </ul> <p>(ii) Regulations:</p> <p>(a) Section 6.1.2(iv) of this By-law shall not apply;</p> <p>(b) municipal water and sewer services shall not be required; and</p> <p>(c) the minimum front yard shall be 9.0 metres.</p>
RW-6F & EP	411	98-136 & 2012-127	Part of Lot 8, Conc. 7, Morrison; being Part 1, Plan 35R-9361	H-08	<p>(i) Permitted Uses:</p> <ul style="list-style-type: none"> <li>• A Sleeping Cabin shall be permitted within the Shoreline Development</li> <li>• A Maximum of Two Docks shall be permitted, one of which may or may not be attached to a Boathouse.</li> </ul> <p>(ii) Regulations:</p> <p>(a) the minimum setback from the Optimal Summer Water Level for a Sleeping Cabin shall be 9.7 metres;</p> <p>(b) The Setback from the Optimal Summer Water Level shall be 7.2 metres, for a Dwelling only;</p> <p>(c) The Maximum Projection of one Dock in a Narrow Waterway shall be 14.0 metres; and</p> <p>(d) Section 5.7.2.1 (iii)(c) shall not apply to the subject lands.</p>
OS & RW-6D	413	2014-42	Part of Lot 7, Concession 1, Morrison; being Lots 43 & 43A, Plan M-397	J-09	<p>(i) Regulations:</p> <p>(a) For the purposes of conveyance and development, Lots 43 &amp; 43A, Plan M-397, shall be considered to be one property;</p> <p>(b) The cumulative minimum Lot Area of Lots 43 &amp; 43A shall be deemed to comply;</p> <p>(c) The minimum Lot Frontage of Lots 43 &amp; 43A shall be deemed to comply;</p> <p>(d) The minimum setback from the Optimal Summer Water Level for Lot 43, Plan M-397, shall be 9.1 metres; and</p> <p>(e) The minimum Front Yard for Lot 43A, Plan M-397, shall be 9.1 metres.</p>
RC-4	417	99-28 2022-38	Part of Lot 23, Range East of Muskoka Road, Morrison; described in part as Part 5, Plan BR-1095	H-08	<p>(i) Permitted Uses:</p> <ul style="list-style-type: none"> <li>• Single Detached Dwelling</li> </ul> <p>(ii) Regulations:</p> <p>(a) the minimum Dwelling setback from the Environmental Protection (EP) Zone and from the watercourse is 15.0 metres;</p> <p>(b) the minimum Dwelling setback from the front lot line (southern most lot line) is 118.0 metres;</p> <p>(c) the minimum Dwelling setback from the interior side lot line (eastern lot line) is 13.5 metres;</p> <p>(d) all structural development must be floodproofed to the 244.1 metre contour elevation; and</p> <p>(e) One accessory structure to a maximum size of 10.0 sq metres is permitted on this property.</p>



Zone Symbol	Exception No.	By-law No.	Location	Schedule No.	Provisions
R-2	419	99-27	Part of Lot 27, Conc. 6, and Part of Mill Lot 4, Registered Plan 14, Muskoka; being Part of Part 1, Plan 35R-8635 and Part of Part 2, Plan 35R-2972	D-05	<p>(i) Definitions: <b>building floor area, gross</b> Shall mean the total area of all storeys or half storey above grade contained within the exterior faces of the exterior walls of the building but excluding any garage, breezeway, porch, verandah, deck, or sunroom (unless such area is habitable at all seasons).</p> <p>(ii) Regulations: (a) the maximum gross building floor area for a single detached dwelling shall not exceed 200 square metres; (b) the minimum lot frontage shall be 21.0 metres; (c) the minimum lot area shall be 0.1 hectares.</p>
C-2	423	99-22	Part of Lot 10, Range East of Muskoka Road, Muskoka.	E-06	<p>(i) Permitted Uses: Commercial Parking Facility, ancillary to the abutting property described as Part of Lot 10, Range East of Muskoka Road, being Parts 2 &amp; 3, Plan 35R-2945 (Kentucky Fried Chicken) shall be the only permitted use.</p> <p>(ii) Prohibited Uses: • Commercial Garbage Bin</p> <p>(iii) Regulations: (a) the minimum lot frontage shall be 10.0 metres; (b) the minimum lot area shall be 500.00 square metres.</p>
RW-6E1	426	99-49	Part of Lot F, Conc. 15, in the former Township of Wood, now in the Town of Gravenhurst, District Municipality of Muskoka; being Lot 2, Plan M-352 & Part 2, Plan 35R-12389	F-03	<p>(i) Permitted Uses: • A Sleeping Cabin shall be permitted within Shoreline Development.</p> <p>(ii) Regulations: (a) the minimum setback from the Optimal Summer Water Level for a Sleeping Cabin shall be 9.1 metres.</p>
M-2	427	99-48 & 2000-36	Part of Lot 21, Concession 6, Morrison	I-07	<p>(i) Permitted Uses: • Salvage Yard</p> <p>(ii) Regulations: (a) the minimum side yard setback from the abutting lands owned by the Canadian National Railway Company shall be 33.0 metres; (b) the minimum side yard setback from the abutting lands described as Part 1, 35R-17535 shall be 15.0 metres; (c) the minimum rear yard setback measured from the centre line of the Kahshe River shall be 60.0 metres.</p>

Zone Symbol	Exception No.	By-law No.	Location	Schedule No.	Provisions
C-2A	429	2009-145	Part Lot 17, Concession 5, Muskoka; being Part 1, Plan 17800 and Part 1, Plan 35R-17802	D-06	<p>(i) Permitted Uses shall be limited to:</p> <ul style="list-style-type: none"> <li>• Contractor’s Establishment; Garden Centre and Nursery</li> <li>• Personal Services; Publishing Establishment</li> <li>• Repair Service Shop; Wholesaling</li> </ul> <p>(ii) Regulations:</p> <ul style="list-style-type: none"> <li>• The property shall be exempt from Section 6.1.2(iv)</li> <li>• The property shall be exempt from requiring municipal water and sewer services.</li> <li>• Exception No. 296 shall also apply.</li> </ul>
OS	430	99-58	Part of Lots 15 and 16, Concession 7, Muskoka; being part of Part 1, Plan 35R-6152	C-06	<p>The following special provision shall apply:</p> <p>(i) Prohibited Uses: All structural development shall be prohibited.</p> <p>(ii) Exception N. 393 shall also apply</p>
RW-6D	431	2013-30	Pt Lt 26, Con 6, Muskoka; being Pt 2, Plan 35R-14418	D-05 & D-05-1	<p>Additional Permitted Uses within the Shoreline Development Area:</p> <ul style="list-style-type: none"> <li>• Single Detached Dwelling.</li> </ul> <p>Regulations:</p> <ul style="list-style-type: none"> <li>• The Maximum Building Floor Area of a Single Detached Dwelling permitted within the Shoreline Development Area shall be 52.0 square metres; and</li> <li>• The Minimum Front Yard Setback shall be 14.0 metres.</li> </ul>
RW-6	432	99-94	Part of Heydon Island, Lake Muskoka, Muskoka; being Part 1, Plan 35R-17050	B-04	<p>The following special provisions shall apply:</p> <p>(i) Permitted Uses:</p> <ul style="list-style-type: none"> <li>• Dwelling, Single Detached (maximum of two (2))</li> <li>• Boathouse (maximum of three (3))</li> </ul> <p>(ii) Regulations:</p> <ul style="list-style-type: none"> <li>(a) the maximum shoreline development shall be 545.0 square metres;</li> <li>(b) the maximum width of shoreline development shall be 60.0 metres;</li> <li>(c) a minimum building separation of 60.0 metres shall be maintained between the two (2) single detached dwellings.</li> <li>(d) Exception No. 388 shall also apply.</li> </ul>

Zone Symbol	Exception No.	By-law No.	Location	Schedule No.	Provisions
CC-5	433	2000-39	Part of Lots 14, 15 & 16, Concession 8; Part of the Original Road Allowance between Lots 15 & 16, Concession 8; Muskoka; being more particularly described in part as Parts 1,2,4 to 12, and 15 to 19, Plan 35R-6976 and Parts 2,3,4,5 & 6, Plan 35R-7769	C-06	<p>The following special provisions shall apply:</p> <p>(i) <b>Definitions:</b></p> <p><b>equivalent residential unit</b>            Shall mean that one Resort Unit used as a dwelling unit as defined in this By-law, is equivalent to 1.0 Equivalent Residential Unit, and that one Resort Unit when used as a rental unit in the form of a hotel room, unit or suite or other similar description of a commercial character, or as part of a Tourist Establishment, as defined in this By-law, is equivalent to 0.75 Equivalent Residential Units.</p> <p><b>gross floor area</b>            Shall mean the aggregate of the areas of each floor above grade, except in the case of a tourist establishment where part of a basement is used for habitable purposes in which case such area shall constitute part of the gross floor area, measured between the exterior faces of exterior walls of the building at the level of each floor, including any part of the building above grade used for the storage or parking of motor vehicles, locker storage and laundry facilities, but excluding any part of the building used for retail commercial purposes open to the public and any areas used for recreational or mechanical purposes.</p> <p><b>gross floor area ratio</b>            Shall mean the number established to be used when multiplied by the area of a lot to calculate the maximum gross floor area permitted within any 1 unit of measurement of lot area. For the purposes of this By-law, the product of such calculation shall be expressed in square metres.</p> <p><b>model resort unit</b>            Shall mean an unoccupied, finished resort unit, for which a certificate of occupancy could be obtained but is utilized as an example of a product offered for sale to purchasers.</p> <p><b>outdoor recreation centre</b>            Shall mean a building or part of a building, designed and equipped to house information and educational facilities for the study of the natural environment, and may include the storage and rental of equipment relevant to the use of outdoor recreational trails.</p>

Zone Symbol	Exception No.	By-law No.	Location	Schedule No.	Provisions
					<p><b>resort unit</b>                      Shall mean a rental unit in the form of a hotel room, unit or suite or other similar description of a commercial character, and which include such rental units located in a Tourist Establishment, that can be individually locked out and rented for the purposes of catering to the needs of the travelling public by furnishing sleeping accommodation with or without cooking facilities; or a dwelling unit contained within a Dwelling, Multiple or a Dwelling, Street Townhouse, which may be rented out which furnishes sleeping accommodation, with or without cooking facilities.</p> <p><b>tourist establishment</b>                      Shall mean a commercial establishment designed for the travelling or vacationing public, and that has one or more Resort Units, and may serve meals or provide kitchen facilities and may furnish equipment, supplies or services to persons for recreational purposes including meeting facilities, restaurants, and personal service facilities.</p> <p>(i) Permitted Uses shall be limited to the following:</p> <ul style="list-style-type: none"> <li>• Accessory Clubhouse to a Golf Course</li> <li>• Commercial Recreation</li> <li>• Resort Units</li> <li>• Tourist Establishment</li> <li>• Golf Course Accessory Uses</li> <li>• Outdoor Recreation Centre</li> <li>• Model Resort Units</li> </ul> <p>(ii) Regulations - Height:                      Maximum Height of Principal Building(s): 11.0 metres and 12.5 metres respectively, as shown in the specific areas on Schedule “B-1” attached to By-law 2000-39.</p> <p>(iii) Regulations – Maximum Gross Floor Area Ratio                      0.3, as shown in the specific areas on Schedule “B-1” attached to By-law 2000-39</p> <p>(iv) Regulations – Maximum Lot Coverage                      The maximum lot coverage of principal buildings and accessory buildings shall be 20%.</p>

Zone Symbol	Exception No.	By-law No.	Location	Schedule No.	Provisions
					<p>(v) Regulations – Maximum Number of Resort Units and Model Resort Units On lands affected by Special Provision 433, a maximum of 250 Resort Units including a maximum of 10 model Resort Units is permitted.</p> <p>Notwithstanding the maximum number of Resort Units permitted by Special Provision 433, in total the maximum number of Resort Units in the lands affected by Special Provisions 433 and 434 is 726.</p> <p>(vi) Regulations – Minimum Building Setbacks: 14 metres from the property limit at Muskoka Beach Road 6 metres from the boundaries shown on Schedule “B-1” as *1 to By-law 2000-39 2 metres from the boundaries shown on Schedule “B-1” as *2 to By-law 2000-39</p> <p>(vii) Regulations- Phasing of Recreational Amenities: On lands affected by Special Provision 433, building permits shall not be issued for more than 50 Resort Units until one swimming pool and two tennis courts or similar recreation facilities are completed.</p> <p>On lands affected by Special Provision 433 and 434, building permits shall not be issued for more than 150 Resort Units until a Recreation Master Plan, for all outdoor recreational facilities, trails, and an outdoor recreation centre has been submitted in a form satisfactory to the Town.</p> <p>Notwithstanding the foregoing, permitted Model Resort Units shall not be counted in the total unit count for the purposes of the provisions of recreational amenities.</p> <p>(viii) Regulations – Phasing of Golf Course: a) If all 18 holes of the golf course are constructed at once, the following provisions shall apply:</p> <p>On lands affected by Special Provision 433 and 434, building permits shall not be issued for more than 75 Resort Units before construction begins on the golf course in the adjacent Open Space Zone.</p> <p>On lands affected by Special Provision 433 and 434, building permits shall not be issued for more than 100 Resort Units until grading and seeding has commenced on an 18-hole golf course in the adjacent Open Space Zone.</p>

Zone Symbol	Exception No.	By-law No.	Location	Schedule No.	Provisions
					<p>On lands affected by Special Provision 433 and 434, building permits shall not be issued for more than 150 Resort Units until an 18-hole golf course is fully constructed and ready for play in the adjacent Open Space zone.</p> <p>Notwithstanding the foregoing, permitted Model Resort Units shall not be counted in the total unit count for the purposes of the provisions of recreational amenities.</p> <p>b) If the construction of the golf course occurs in two phases with 9 holes being constructed in each phase, the following provisions shall apply:</p> <p>On lands affected by Special Provision 433 and 434, building permits shall not be issued for more than 75 Resort Units before construction of the first 9 holes of the golf course begins in the adjacent Open Space Zone.</p> <p>On lands affected by Special Provision 433 and 434, building permits shall not be issued for more than 100 Resort Units until grading and seeding has commenced on a 9-hole golf course in the adjacent Open Space Zone.</p> <p>On lands affected by Special Provision 433 and 434, building permits shall not be issued for more than 125 Resort Units until the first 9 holes of the golf course are completed and ready for play and construction is initiated on the remaining 9 golf holes in the adjacent Open Space Zone.</p> <p>On lands affected by Special Provision 433 and 434, building permits shall not be issued for more than 150 Resort Units until an 18-hole golf course is fully constructed and ready for play in the adjacent Open Space Zone.</p> <p>Notwithstanding the foregoing, permitted Model Resort Units shall not be counted in the total unit count for the purposes of the provisions of recreational amenities.</p> <p>(ix) Regulations – Other Requirements: All other provisions of this By-law as applicable to the Community Commercial (CC-6) Zone shall apply, with the exception of height and yard requirements.</p>

Zone Symbol	Exception No.	By-law No.	Location	Schedule No.	Provisions
CC-5 OS	434	2000-39	Part of Lots 16 and 17, Concession 7; Muskoka	C-06	<p>The following special provisions shall apply:</p> <p>(i) Definitions:</p> <p><b>equivalent residential unit</b> Shall mean that one Resort Unit used as a dwelling unit as defined in this By-law, is equivalent to 1.0 Equivalent Residential Unit, and that one Resort Unit when used as a rental unit in the form of a hotel room, unit or suite or other similar description of a commercial character, or as part of a Tourist Establishment, as defined in this By-law, is equivalent to 0.75 Equivalent Residential Units.</p> <p><b>gross floor area</b> Shall mean the aggregate of the areas of each floor above grade, except in the case of a tourist establishment where part of a basement is used for habitable purposes in which case such area shall constitute part of the gross floor area, measured between the exterior faces of exterior walls of the building at the level of each floor, including any part of the building above grade used for the storage or parking of motor vehicles, locker storage and laundry facilities, but excluding any part of the building used for retail commercial purposes open to the public and any areas used for recreational or mechanical purposes.</p> <p><b>gross floor area ratio</b> Shall mean the number established to be used when multiplied by the area of a lot to calculate the maximum gross floor area permitted within any 1 unit of measurement of lot area. For the purposes of this By-law, the product of such calculation shall be expressed in square metres.</p> <p><b>model resort unit</b> Shall mean an unoccupied, finished resort unit, for which a certificate of occupancy could be obtained but is utilized as an example of a product offered for sale to purchasers.</p> <p><b>outdoor recreation centre</b> Shall mean a building or part of a building, designed and equipped to house information and educational facilities for the study of the natural environment, and may include the storage and rental of equipment relevant to the use of outdoor recreational trails.</p> <p><b>Recreation centre</b> Shall mean a building or part of a building, designed and equipped to accommodate sports and leisure time activities, with a swimming pool and other customary and usual recreation activities such as fitness facilities, squash courts, whirlpool and spa facilities.</p>

Zone Symbol	Exception No.	By-law No.	Location	Schedule No.	Provisions
					<p><b>resort unit</b>                      Shall mean a rental unit in the form of a hotel room, unit or suite or other similar description of a commercial character, and which include such rental units located in a Tourist Establishment, that can be individually locked out and rented for the purposes of catering to the needs of the travelling public by furnishing sleeping accommodation with or without cooking facilities; or a dwelling unit contained within a Dwelling, Multiple or a Dwelling, Street Townhouse, which may be rented out which furnishes sleeping accommodation, with or without cooking facilities.</p> <p><b>tourist establishment</b>                      Shall mean a commercial establishment designed for the travelling or vacationing public, and that has one or more Resort Units, and may serve meals or provide kitchen facilities and may furnish equipment, supplies or services to persons for recreational purposes including meeting facilities, restaurants, and personal service facilities.</p> <p>(i) Permitted Uses shall be limited to the following:</p> <ul style="list-style-type: none"> <li>• Accessory Clubhouse to a Golf Course</li> <li>• Commercial Recreation</li> <li>• Resort Units</li> <li>• Tourist Establishment</li> <li>• Golf Courses</li> <li>• Outdoor Recreation Centre</li> <li>• Recreation Centre</li> <li>• Model resort Units</li> </ul> <p>(ii) Prohibited Uses:                      Additional shoreline structures adjacent to the Hoc Roc River including docks and boathouses.</p> <p>(iii) Regulations - Height:                      Maximum Height of Principal Building(s): 11.0 metres, 12.5 metres and 15.0 metres respectively, as shown in the specific areas on Schedule "B-2" attached to By-law 2000-39.</p> <p>(iv) Regulations – Maximum Gross Floor Area Ratio                      0.3, as shown in the specific areas on Schedule "B-1" attached to By-law 2000-39.</p> <p>(v) Regulations – Maximum Lot Coverage                      The maximum lot coverage of principal buildings and accessory buildings shall be 20%.</p>



Zone Symbol	Exception No.	By-law No.	Location	Schedule No.	Provisions
					<p>(vi) Regulations – Maximum Number of Resort Units and Model Resort Units</p> <p>On lands affected by Special Provision 434, a maximum of 600 Resort Units is permitted. On lands affected by Special Provision 434, a maximum of 10 Model Resort Units per phase is permitted inclusive of those Resort Units permitted therein.</p> <p>Notwithstanding the maximum number of Resort Units and Model Resort Units permitted by Special Provision 434, in total the maximum number of Resort Units and Model Resort Units permitted on the lands affected by Special Provisions 433 and 434 is 726.</p> <p>(vii) Regulations – Minimum Building Setbacks:  60 metres from the property limit at Muskoka Beach Road  6 metres from the boundaries shown on Schedule “B-2” as *1 to By-law 2000-39  2 metres from the boundaries shown on Schedule “B-2” as *2 to By-law 2000-39  20 metres from the boundary of Plan 35M-617</p> <p>Building setbacks adjacent to the Hoc Roc River shall be 20.0 metres from the optimum summer water level in areas of warm water fisheries and 30.0 metres from the optimum summer water level in areas of cold water fisheries in accordance with Schedule “B-2” to By-law 200-39.</p> <p>The building setback from the property limit at Muskoka Beach Road shall include a 15 metre landscaped buffer.</p> <p>(viii) Regulations - Phasing of Recreational Amenities:  On lands affected by Special Provision 434, building permits shall not be issued for more than 50 Resort Units until one swimming pool and two tennis courts or similar recreation facilities are completed provided that if the first 80 units are constructed as one building complex with one common foundation, building permits shall not be issued for more than 80 Resort units until one swimming pool and two tennis courts or similar recreation facilities are completed.</p> <p>On lands affected by Special Provision 433 and 434, building permits shall not be issued for more than 150 Resort Units until a Recreation Master Plan, for all outdoor recreational facilities, trails, and an outdoor recreation centre is submitted in a form satisfactory to the Town.</p>

Zone Symbol	Exception No.	By-law No.	Location	Schedule No.	Provisions
					<p>On lands affected by Special Provision 434, building permits shall not be issued for a total of more than 200 Resort Units until a second outdoor swimming pool and an aggregate total of four tennis courts or similar recreational facilities are completed.</p> <p>On lands affected by Special Provision 434, building permits shall not be issued for a total of more than 300 Resort Units until a recreation centre containing a minimum of 15,000 square feet of recreation facilities, of which 2,500 square feet may be used for restaurant purposes, is constructed within the area regulated by a 15 metre height limit as shown on Schedule "B-2" to By-law 2000-39.</p> <p>On lands affected by Special Provision 434, building permits shall not be issued for a total of more than 400 Resort Units until an aggregate total of three outdoor swimming pools and six tennis courts or similar recreational facilities are completed.</p> <p>Notwithstanding the foregoing, permitted Model Resort Units shall not be counted in the total unit count for the purposes of the provisions of recreational amenities.</p> <p>(ix) Regulations – Phasing of Golf Course:</p> <p>a) If all 18 holes of the golf course are constructed at once, the following provisions shall apply:</p> <p>On lands affected by Special Provision 433 and 434, building permits shall not be issued for more than 75 Resort Units before construction begins on the golf course in the adjacent Open Space Zone.</p> <p>On lands affected by Special Provision 433 and 434, building permits shall not be issued for more than 100 Resort Units until grading and seeding has commenced on an 18-hole golf course in the adjacent Open Space Zone.</p> <p>On lands affected by Special Provision 433 and 434, building permits shall not be issued for more than 150 Resort Units until an 18-hole golf course is fully constructed and ready for play in the adjacent Open Space Zone.</p> <p>Notwithstanding the foregoing, permitted Model Resort Units shall not be counted in the total unit count for the purposes of the provisions of recreational amenities.</p> <p>b) If the construction of the golf course occurs in two phases with 9 holes being constructed in each phase, the following provisions shall apply:</p>

Zone Symbol	Exception No.	By-law No.	Location	Schedule No.	Provisions
					<p>On lands affected by Special Provision 433 and 434, building permits shall not be issued for more than 75 Resort Units before construction of the first 9 holes of the golf course begins in the adjacent Open Space Zone.</p> <p>On lands affected by Special Provision 433 and 434, building permits shall not be issued for more than 100 Resort Units until grading and seeding has commenced on a 9-hole golf course in the adjacent Open Space Zone.</p> <p>On lands affected by Special Provision 433 and 434, building permits shall not be issued for more than 125 Resort Units until the first 9 holes of the golf course are completed and ready for play and construction is initiated on the remaining 9 golf holes in the adjacent Open Space Zone.</p> <p>On lands affected by Special Provision 433 and 434, building permits shall not be issued for more than 150 Resort Units until an 18-hole golf course is fully completed and ready for play in the adjacent Open Space Zone.</p> <p>Notwithstanding the foregoing, permitted Model Resort Units shall not be counted in the total unit count for the purposes of the provisions of recreational amenities.</p> <p>(x) Regulations – Other Requirements: All other provisions of this By-law as applicable to the Community Commercial (CC-6) Zone shall apply, with the exception of height and yard requirements.</p>
EP	438	99-146	Part of Lot 21, Range EMR, Morrison; being part of Part 1, Plan 35R-11570	H-08	<p>The following special provisions shall apply:</p> <p>(i) Permitted Uses: Dwelling, Single Detached and Accessory Structures</p> <p>(ii) Regulations:</p> <p>(a) All new structural development, except a boathouse and a dock, shall be situated on lands above the 242.8 metre contour elevation and floodproofed to the 244.1 metre contour elevation.</p> <p>(b) The minimum setback from the Optimal Summer Water Level shall be 20.0 metres; except in the case where the original shore road allowance is not under the ownership of the abutting property owner. In this case, the setback shall be 3.0 metres from the front lot line or 20.0 metres from the Optimal Summer Water Level, whichever is greater.</p>
RU	441	99-141	Part of Lot 3, Range W.M.R., Morrison; being Part 2, Plan 35R-13134	K-07	<p>The following special provision shall apply:</p> <p>(i) Permitted Uses:</p> <ul style="list-style-type: none"> <li>• Storage Facility</li> </ul>

Zone Symbol	Exception No.	By-law No.	Location	Schedule No.	Provisions
C-2	442	99-154	Part of Lot 10, Range E.M.R., Muskoka; being Lot 6, Plan 19.	D-06	The following special provision shall apply: (i) Permitted Uses: • Storage Facility
RW-6	443	99-170	Part of Lot 35, Conc. 10, Morrison; being described in part as Part 10, Plan 35R-17757	I-04	The following special provision shall apply: (i) Permitted Uses: • Sleeping Cabin
	447	2012-042			The following Special Provisions shall apply: (i) Regulations: (a) For the purposes of conveyance and development, these lands shall be treated as one property; (b) The maximum building floor area of a Single Detached Dwelling located within the Shoreline Development Area shall be 194.0 square metres; and (c) The minimum setback from Sunny Lake Road shall be 5.0 metres.
EP	451	2000-54	Part of Lots 8-10, Concession 5, and Part of Lots 7-10, Concession 6, Muskoka.	D-07	The following special provision shall apply: (i) Definitions: <b>Peat Extraction Operation</b> Shall mean the removal or harvesting of sphagnum peat moss from a wetland area, which involves the removal of the surface layers of peat being; stockpiling of peat on the site for drying; the dewatering of individual areas (cells); and the shipping of dried peat by truck to market.  (ii) Permitted Uses: • Peat Extraction Operation  (iii) Regulations: (d) the minimum setback for the peat extraction operation site from the lot line abutting the Gravenhurst Parkway shall be 250.0 metres; (e) the minimum side and rear yard setback for a peat extraction operation site shall be 300.0 metres; (f) the maximum size of a peat extraction operation site shall be 16.0 hectares; (g) a berm shall be constructed on the easterly boundary of the peat extraction operation site and shall be a minimum of 0.6 metres in height.
RW-6F	452	2000-66	Townsley Island, Kahshe Lake, Morrison.	H-08	The following special provisions shall apply: (i) Permitted Uses: • Dwelling, Single Detached (maximum of two (2)) • Dock (maximum of three (3))  (ii) Regulations: (a) the minimum front yard setback for the northerly single detached dwelling shall be 0.0 metres with an attached dock projecting over the water.

Zone Symbol	Exception No.	By-law No.	Location	Schedule No.	Provisions
C-1	453	2000-71	Lots 5, 6, & 34 and Part of Lots 7, 8, 29 & 33, Plan 3, in the Town of Gravenhurst.	E-06	<p>The following special provisions shall apply:</p> <p>(i) Definitions:  <b>Dry Cleaning Establishment</b>                      Shall mean premises where dry cleaning, dry dyeing, cleaning or pressing of articles or fabric is carried on by means of dry cleaning machines or units and incidental equipment in which only non-flammable solvents are or can be used and which emit no odour or fumes, noise or vibration causing nuisance or inconvenience within or without the premises.</p> <p>(ii) Permitted Uses:</p> <ul style="list-style-type: none"> <li>• Dry Cleaning Establishment</li> <li>• Laundromat</li> </ul> <p>(iii) Regulations:</p> <p>(a) the maximum building floor area devoted to a dry cleaning establishment shall not exceed 186.0 square metres.</p>
RU	456	2005-59	Part of Lot 7, Range East of Muskoka Road, Morrison.	K-07	<p>The following special provisions shall apply:</p> <p>(i) Definitions:  <b>Wildlife Centre</b>                      Shall mean land, buildings, or structures used for keeping, raising, and providing care for animals for the purpose of public education, conservation, or recreation. A Wildlife Centre may include accessory facilities for the visiting public such as washrooms, shelters, restaurant, first aid, lecture rooms, trails, parking areas, displays, retail store accessory to the Wildlife Centre, and administration buildings. Animals kept, raised or cared for by the Wildlife Centre shall be confined at all times to either an animal enclosure or a temporary holding space.</p> <p>(ii) Permitted Uses:</p> <ul style="list-style-type: none"> <li>• Wildlife Centre</li> <li>• One Retail Store</li> </ul> <p>(iii) Regulations:</p> <p>(a) the minimum front yard for a retail store shall be 14.5 metres.</p>
RR-5	458	2000-81	Part of Lot 9, Range West of Muskoka Road, Morrison.	J-07	<p>The following special provision shall apply:</p> <p>(i) Permitted Uses:</p> <ul style="list-style-type: none"> <li>• Service, Storage or Repair of Motor Vehicles and Parts and Accessories for Motor Vehicles</li> </ul> <p>(ii) Exception No. 380 shall also apply</p>
C-1A	463	2000-120	Lots 20, 21, & 22, RCP Plan 524, and Block C, Lots 7, 8, 9, & 10, Plan 19 Gravenhurst, in the Town of Gravenhurst.	E-06	<p>The following special provisions shall apply:</p> <p>(i) Permitted Uses:</p> <ul style="list-style-type: none"> <li>• Sale, rental, service, storage or repair of motor vehicles</li> </ul>
RC-4	464	2000-121	Part of Lot 21, Range East of Muskoka Road, Morrison; being Parts 3 and 4, Plan 35R-18026	H-08	<p>The following special provisions shall apply:</p> <p>(i) Permitted Uses shall be limited to:</p> <ul style="list-style-type: none"> <li>• Bed and Breakfast Establishment</li> </ul>

Zone Symbol	Exception No.	By-law No.	Location	Schedule No.	Provisions
					<ul style="list-style-type: none"> <li>• Dwelling, Single Detached</li> <li>• Private Home Daycare</li> </ul>
C-3	465	2000-130 2004-110	Part of Lot 3, Conc. 9, Muskoka; being Part of Part 5, Plan 35R-18790	A-07	<p>The following special provisions shall apply:</p> <p>(i) Permitted Uses:</p> <ul style="list-style-type: none"> <li>• Storage Facility</li> </ul>
	466	2012-065			<p>The following special provisions shall apply:</p> <p>(i) Permitted use within the Shoreline Development Area:</p> <ul style="list-style-type: none"> <li>• A Single Detached Dwelling</li> </ul> <p>(ii) Regulations:</p> <p>(a) The Minimum Front Yard Setback shall be 10.6 metres.</p>
RW-6	468	2000-148	Part of Island H (Miller Island), Lake Muskoka, Muskoka; being Lot 15, Plan M-548	A-03	<p>The following special provisions shall apply:</p> <p>(i) Permitted Uses:</p> <ul style="list-style-type: none"> <li>• Two (2) Boathouses</li> </ul> <p>(ii) Regulations:</p> <p>(b) the maximum Shoreline Development shall be 295.0 square metres;</p> <p>(c) the maximum Width of Shoreline Development shall be 28.0 metres.</p>
RM-1	470	2001-132	Part of Lots 2, 3, 11, & 12, Plan 27 (Gravenhurst), now in the Town of Gravenhurst.	E-06	<p>The following special provisions shall apply:</p> <p>(i) Permitted Uses:</p> <ul style="list-style-type: none"> <li>• Medical Office</li> <li>• Personal Services</li> </ul> <p>(ii) Regulations:</p> <p>(a) a maximum of one medical office shall be permitted on a lot, which office shall not exceed a building floor area of 140.0 square metres.</p>
OS	473	2001-52	Part of Lot 13, Concession 8, in the former Township of Muskoka, now in the Town of Gravenhurst, District Municipality of Muskoka	B-06 C-06	<p>The following special provisions shall apply:</p> <p>(i) Definition:</p> <p><b>maintenance and storage facility</b>            Shall include buildings and structures associated with the care and maintenance of a golf course and shall include without limiting, the generality of the foregoing, fuel storage facilities, aggregate bins, landscape and turf management supply storage facilities, equipment storage facilities, maintenance building, accessory administrative offices, accessory staff facilities and parking or similar or like facilities, but does not include tourist and/or residential facilities, or units and no buildings and/or structures shall be used for the purposes of human habitation.</p> <p>(ii) Permitted Uses:</p> <ul style="list-style-type: none"> <li>• Maintenance and Storage Facility</li> </ul> <p>(iii) Regulations:</p>

Zone Symbol	Exception No.	By-law No.	Location	Schedule No.	Provisions
					<p>(a) Municipal water and sewer services shall not be required for a maintenance and storage facility.</p> <p>(b) Exception No. 393 shall also apply.</p>
RW-6	474	2001-33	Part of Lot 17, Concession 2, Muskoka; being part of Lots 5 & 6, Plan 3 (Muskoka).	E-06	<p>The following special provisions shall apply:</p> <p>(i) Permitted Uses: <b>Storage Container</b> Shall mean a container (specifically an ‘Ocean Container’) used for the storage of goods and materials. For the purposes of this By-law, the container shall be subject to the regulations applicable to a building.</p> <p>(ii) Regulations: (a) the minimum south side yard setback for a storage container shall be 0.9 metres.</p>
RW-6E	475	2001-114	Part of Lot 34, Concession 3 Muskoka; being Lot 17, Plan M-410	F-04	<p>The following special provisions shall also apply:</p> <p>(i) Permitted Uses within the Shoreline Development Area:</p> <ul style="list-style-type: none"> <li>• Single Detached Dwelling</li> </ul> <p>(ii) Regulations: (a) the minimum front yard setback shall be 5.4 metres.</p>
M-2	477	2001-54 2001-93	Part of Lots 5, 6, & 7, Concession 7, in the former Township of Muskoka, now in the Town of Gravenhurst, District Municipality of Muskoka	B-07 C-07	<p>The following special provisions shall apply:</p> <p>(i) Definitions: <b>Street</b> Shall mean a public or private thoroughfare for vehicular and pedestrian traffic which is assumed and maintained by/and under the jurisdiction of the District of Muskoka, the Town of Gravenhurst, or the Province of Ontario or is maintained by a private condominium corporation.</p> <p>(ii) Permitted Uses:</p> <ul style="list-style-type: none"> <li>• Commercial Parking Facility</li> <li>• Business Office</li> </ul> <p>(iii) Prohibited Uses:</p> <ul style="list-style-type: none"> <li>• Land uses which emit significant amounts of smoke, dust, or steam</li> <li>• Land uses which require outdoor storage of significant amounts of food garbage</li> </ul> <p>(iv) Regulations: (a) the minimum lot frontage shall be 150.0 metres for any properties having frontage on a road maintained by the District Municipality of Muskoka; (b) except as provided herein, the minimum lot frontage shall be 60.0 metres for all properties fronting on a street as defined herein; (c) the maximum height of any building or structure including chimneys, antennae, air conditioner ducts, or incidental equipment associated with</p>

Zone Symbol	Exception No.	By-law No.	Location	Schedule No.	Provisions
					internal building equipment, or other similar structures shall be 12.0 metres.
I	483	2001-92	Part of Lot 5, Range East of Muskoka Road, Muskoka; more particularly described as part of Part 1 and Parts 2, 4-6, Plan 35R-14569, Parts 2, 3, & 4, Plan 35R-10981, part of Part 6, Plan 35R-7059.	E-06	The following special provisions shall apply: (i) Permitted Uses: <ul style="list-style-type: none"> <li>• Medical Clinic</li> <li>• Business Office</li> <li>• Executive or Administrative Offices as part of a Public Use</li> </ul> (ii) Regulations: (a) the maximum building floor area of a single business office and a single personal services establishment shall not exceed 200.0 square metres.
RU	484	2001-102	Lots 21, 22, and Part of Lot 23, Concession 6, Ryde.	H-11	The following special provisions shall apply: (i) Permitted Uses shall be limited to: <ul style="list-style-type: none"> <li>• Hunt Camp</li> </ul> (ii) Regulations: (a) the minimum lot frontage shall be deemed to comply with the regulations of the Rural Zone (RU); (b) the front lot line shall be deemed to be the north lot line abutting the road allowance to which access is available.
RW-6F1	485	2001-115	Part of Lot 1, Conc. 8, Morrison, being Parts 2 to 4, Plan 35R-2139, Parts 1 & 3, Plan 35R-5134, & Parts 1 & 2, Plan 35R-13490	G-09	The following special provisions shall apply: (i) Regulations: (a) the minimum lot area shall be 0.3 hectares; (b) the minimum lot frontage shall be 78.0 metres; (c) the minimum rear yard setback shall be 6.0 metres for the severed (easterly) lot of Consent Application B/28/2001/GR and as shown on Property Detail Schedule No. 14; (d) the minimum (east) side yard setback shall be 0.3 metres for the retained (westerly) lot of Consent Application B/28/2001/GR and as shown on Property Detail Schedule No. 14.
RW-6	490	2002-50 2005-106 2014-86	Part of Lot 29, Concession 4, Morrison; being Parts 1 & 2, Plan 35R-3812.	J-06	The following special provisions shall also apply: (i) Permitted Uses within the Shoreline Development Area: <ul style="list-style-type: none"> <li>• Deck attached to an existing Detached Dwelling</li> </ul> (ii) Regulations: (a) the minimum (north) side yard setback for an accessory building (detached garage) shall be 3.0 metres; (b) a visual barrier, in accordance with Section 5.27, be maintained along the north and east property lines, with the exception of the driveway location; (c) the minimum setback (south) from the Optimal Summer Water Level for an open deck attached to an existing single detached dwelling only shall be 6.4 metres; and (d) A non-habitable Porch attached to a Dwelling shall be a minimum setback from the Optimal Summer Water Level of 6.3 metres.



Zone Symbol	Exception No.	By-law No.	Location	Schedule No.	Provisions
CR-7	493	2002-43	Part of Lot 29, Concession 4, Morrison; being Part 1, Plan 35R-2665.	K-06	<p>The following special provisions shall apply:</p> <p>(i) Prohibited Uses:</p> <ul style="list-style-type: none"> <li>• Personal Services</li> <li>• Retail Convenience Store</li> <li>• Veterinary Services</li> </ul> <p>(ii) Permitted Uses Within the Commercial Envelope as shown on Property Detail Schedule No. 6 of Appendix “B”:                      Sale of Watercraft Parts, Products and Accessories, Rental of Small Watercraft (watercraft not to exceed 6.0 metres in length), Rental of Watercraft and Snowmobile Trailers, Service of Watercraft and Snowmobiles, and Storage of Watercraft, Snowmobiles, All Terrain Vehicles (ATV’s), Watercraft Trailers and Snowmobile Trailers.</p>
C-3	502	2002-134	Part of Lot 33, Range W.M.R. Morrison; being Parts 1 to 12, Plan 35R-12640.	F-06 G-06 G-07	<p>The following special provisions shall apply:</p> <p>(i) Regulations:</p> <p>(a) the minimum setback from a street line for a weather canopy shall be 0.6 metres;</p> <p>(b) the minimum front yard setback shall be 14.0 metres;</p> <ul style="list-style-type: none"> <li>• the maximum sewage effluent flow from a subsurface septic system regulation shall not apply.</li> </ul>
RC-4	503	2003-32	Part of Lot 11, Concession 8, Morrison; being Lots 579 to 581, Plan M-27 and Part 1, Plan 35R- 13610	H-08	<p>The following special provisions shall apply:</p> <p>(i) Prohibited Uses Within the Shoreline Development Area:</p> <ul style="list-style-type: none"> <li>• Storage Shed / Sleeping Cabin</li> </ul> <p>(ii) Regulations:</p> <p>a) the maximum shoreline development shall be 188.2 square metres;</p> <p>(c) the maximum shoreline development factor shall be 3.4.</p>
RB-7	510	2003-28	Part of Lot 31, Concession 1, Morrison; being Part 9 in part, Plan 35R-8183.	L-06	<p>The following special provisions shall apply:</p> <p>(i) Permitted Uses:</p> <ul style="list-style-type: none"> <li>• Accessory Structure (Detached Garage)</li> </ul> <p>(ii) Regulations:</p> <p>a) the minimum lot frontage shall be 172.5 metres;</p>

Zone Symbol	Exception No.	By-law No.	Location	Schedule No.	Provisions
					<ul style="list-style-type: none"> <li>b) the minimum rear yard setback for an Accessory Structure shall be 6.0 metres;</li> <li>c) the maximum lot coverage shall be 3.0%.</li> </ul>
	511	2012-103			<p>The following special provisions shall apply:</p> <ul style="list-style-type: none"> <li>(j) Permitted Use within the Shoreline Development Area: <ul style="list-style-type: none"> <li>• A Sleeping Cabin</li> </ul> </li> <li>(ii) Regulations: <ul style="list-style-type: none"> <li>a) The Minimum Setback from the Optimal Summer Water Level for a Sleeping Cabin only shall be 13.7 metres.</li> </ul> </li> </ul>
RB-7 RU	512	2003-27	Part of Lot 10, Concession 7 (Kahshe Lake), Morrison; being Part of Parcel 27143 (South of West Bank Drive).	H-08	<p>The following special provisions shall apply:</p> <ul style="list-style-type: none"> <li>(i) Regulations: <ul style="list-style-type: none"> <li>(a) A building permit shall not be available until such time as the abutting roads are owned by the Town of Gravenhurst and maintained on a year-round basis by the Town of Gravenhurst.</li> </ul> </li> </ul>
RR-5	513	2003-40	Part of Lot 14, Concession 5, in the former Township of Muskoka, now in the Town of Gravenhurst, District Municipality of Muskoka; being Part 4, Plan 35R-14836	D-06	<p>the following special provisions shall apply:</p> <ul style="list-style-type: none"> <li>(i) Permitted Uses: <ul style="list-style-type: none"> <li>Semi-detached dwelling unit</li> </ul> </li> <li>(ii) Regulations: <ul style="list-style-type: none"> <li>(a) the minimum rear yard setback shall be 15.0 metres.</li> </ul> </li> </ul>
RR-5	519	2003-66	Part of Lot 31, Conc. 3, Morrison; being Part 2, Plan 35R-6009.	K-05 K-06	<p>The following special provisions shall apply:</p> <ul style="list-style-type: none"> <li>(i) Permitted Uses: <ul style="list-style-type: none"> <li>• The service, repair, or storage of watercraft, watercraft trailers, and major recreational equipment and parts and accessories for watercraft, watercraft trailers, and major recreational equipment.</li> </ul> </li> </ul>
RW-6A	522	2010-172	Pt of Lt 32, Con 12, Muskoka being Lot 2, Plan M-256	B-03	<p>The following special provision shall apply:</p> <ul style="list-style-type: none"> <li>(i) Regulations: <ul style="list-style-type: none"> <li>• A two storey boathouse with a maximum second storey floor area of 17.5 square metres shall be permitted;</li> <li>• The Maximum Height of a Boathouse shall be 5.8 metres;</li> <li>• A Bathroom shall be permitted in a Boathouse;</li> <li>• The Minimum Lot Frontage shall be 26.2 metres; and,</li> <li>• The Minimum Side Yard (south only) for open decking shall be 3.0 metres</li> </ul> </li> </ul>
C-2A	525	2003-100 & 101	Part of Lot 16, Conc. 4, Muskoka; being Parts 1 & 3, Plan 35R-3302.	D-06	<p>The following special provision shall apply:</p> <ul style="list-style-type: none"> <li>(j) Additional Permitted Use: <ul style="list-style-type: none"> <li>• Storage Facility</li> </ul> </li> </ul>
R-3	530	2003-134	Part of Lot 17, Conc. 7, Muskoka; being Part 1, Plan 35R-3652, municipally known as 1127 Muskoka Beach Road.	C-06	<p>The following special provisions shall apply:</p> <ul style="list-style-type: none"> <li>(i) Permitted Uses: <ul style="list-style-type: none"> <li>• One Sleeping Cabin</li> </ul> </li> <li>(ii) Permitted Use in the Shoreline Development Area: <ul style="list-style-type: none"> <li>• Storage Building</li> </ul> </li> <li>b) Regulations:</li> </ul>

Zone Symbol	Exception No.	By-law No.	Location	Schedule No.	Provisions
					<ul style="list-style-type: none"> <li>(a) a second storey shall be permitted in an accessory structure (south sleeping cabin only);</li> <li>(b) the maximum floor area of one sleeping cabin shall be 58.5 square metres (south sleeping cabin only);</li> <li>(c) the maximum shoreline development permitted shall be 149.8 square metres;</li> <li>(d) the maximum shoreline development factor shall be 3.8.</li> </ul>
RW-6	531	2003-133	Part of Lots 27 and 28, Concession 5, Morrison; known as 1108 Clipsham Road	J-06	<p>The following special provision shall apply:</p> <ul style="list-style-type: none"> <li>(i) Permitted Uses: <ul style="list-style-type: none"> <li>• Two (2) Single Detached Dwellings.</li> </ul> </li> </ul>
RW-6	532	2003-148	Part of Lot 30, Concession 7, Morrison; being Part of Part 2, Plan BR-1251.	I-05	<p>The following special provisions shall apply:</p> <ul style="list-style-type: none"> <li>(i) Permitted Uses: <ul style="list-style-type: none"> <li>• An existing accessory building may contain a dwelling unit on the second floor.</li> </ul> </li> </ul>
C-6	536	2003-144	Lots 27 to 29, Lots 36 and 37 on Plan 7, (Gravenhurst), municipally known as 205 Margaret Street	E-06	<p>The following special provisions shall apply:</p> <ul style="list-style-type: none"> <li>(i) Permitted Uses: <ul style="list-style-type: none"> <li>• The sale of motor vehicles shall also be a permitted use.</li> </ul> </li> </ul>
RW-6F	541	2013-30  2014-61	Pt Lt 5, Con 8, Morrison; being Lot 3, Plan M-440	H-09	<p>Additional Permitted Uses:</p> <ul style="list-style-type: none"> <li>• Single Detached Dwelling shall be a permitted Use within the Shoreline Development Area.</li> </ul> <p>Regulations:</p> <ul style="list-style-type: none"> <li>• The Minimum Setback from the Optimal Summer Water Level for a Single Detached Dwelling shall be 14.2 metres;</li> <li>• The Minimum Rear Yard Setback for a Single Detached Dwelling shall be 5.0 metres; and</li> <li>• The Minimum Side Yard (south side only) for a Single Detached Dwelling shall be 9.5 metres;</li> <li>• A Dock shall have a maximum Projection of 7.5 metres within a Narrow Waterway;</li> <li>• The minimum Rear Yard for a Septic System Leaching Bed shall be 5.0 metres;</li> <li>• The minimum setback from the OSWL for a Septic System Leaching Bed shall be 19.0 metres; and</li> <li>• The existing Lot Area shall be deemed to comply.</li> </ul>
RU	544	2003-168 & 2016-108	Part of Lots 16 and 17, Concession A, Morrison; being Parts 1 and 2, Plan 35R-9767	L-08	<p>The following special provisions shall apply:</p> <ul style="list-style-type: none"> <li>(i) Permitted Use: <ul style="list-style-type: none"> <li>• Warehouse</li> </ul> </li> <li>(ii) Regulations: <ul style="list-style-type: none"> <li>(a) the minimum lot frontage shall be 55.1 metres.</li> </ul> </li> </ul>
RW-6	547	2004-16	Part of Lot 34, Concessions 13 & 14, Muskoka; being Lot 13, Plan M-211	A-03	<p>The following special provisions shall apply:</p> <ul style="list-style-type: none"> <li>(i) Regulations: <ul style="list-style-type: none"> <li>(a) the minimum lot frontage shall be 34.4 metres.</li> <li>(b) the minimum lot area shall be 0.3 hectares.</li> </ul> </li> </ul>

Zone Symbol	Exception No.	By-law No.	Location	Schedule No.	Provisions
					<p>(c) The minimum side yard (east) for an existing dwelling shall be 5.4 metres.</p> <p>(ii) The building having a floor area of approximately 192 square feet and situated on or immediately abutting the boundary between Lots 12 and 13, Plan M-211 on the date of passage of By-law 2004-16 shall be relocated to a position on said Lot 13 northwest of the power line serving the dwelling on Lot 13, and in compliance with the side yard requirement, and shall be used only as a sleeping cabin or bunkie.</p> <p>(iii) Despite any provisions to the contrary in this By-law, no boathouse may be erected in front of said Lot 13 except in conformity with the following:</p> <p>(d) the maximum size is 20 feet by 30 feet</p> <p>(e) the boathouse is one storey, one slip, with flat roof</p> <p>(f) the structure does not extend more than 30 feet from the shoreline</p> <p>(g) the structure is no closer than 65 feet from the boundary between said Lot 13 and the adjacent Lot 14, Plan M211</p> <p>(h) every dock in front of said Lot 13 is incorporated into the structure</p> <p>(i) the side yard requirements shall be met</p>
CW-8A	553	2004-148	Part of Lot 35, Conc. 14, Muskoka; being Lots 21 and 21A, Part of Lot 20, Blocks B & C, Plan 35M-143.	A-03	<p>The following special provisions shall apply:</p> <p>(i) Permitted Uses:</p> <ul style="list-style-type: none"> <li>• A Tourist Establishment with a maximum of four guest bedrooms located on the upper floor of a restaurant</li> <li>• Three two-storey single detached dwellings</li> <li>• Docking for a maximum of 110 watercraft</li> <li>• A maximum 463.6 sq m (footprint only) show room and repair building</li> <li>• A maximum 288.0 square metre (footprint only) boat storage building and a maximum 336.7 sq m (footprint only) boat storage building</li> <li>• A maximum 90.0 square metre (footprint only) office building with one dwelling unit on the upper floor</li> <li>• A maximum 365.5 sq m restaurant (footprint only), including decks.</li> </ul> <p>(ii) Regulations:</p> <p>(i) the minimum setback from the OSWL for a restaurant deck shall be 4.0 metres;</p> <p>(ii) the minimum side yard for a principal building shall be 2.9 m (south);</p> <p>(iii) the minimum side yard for a principal building shall be 2.4 metres (north);</p> <p>(iv) the minimum setback from a street for parking shall be 1.5 metres;</p> <p>(v) parking shall be permitted in the front yard;</p> <p>(vi) a minimum 249 parking spaces are required to be provided;</p> <p>(vii) the maximum number of boatslips in a watercraft mooring facility shall be 110.</p>

Zone Symbol	Exception No.	By-law No.	Location	Schedule No.	Provisions
R-1	558	2004-90	Part of Lot 23, Concessions 3 and 4, Muskoka; being Parts 1 and 2, Plan 35R-19802.	E-05	The following special provisions shall apply: (i) Permitted Uses: <ul style="list-style-type: none"> <li>• A craftsman shop as an accessory use to a permitted residential use</li> <li>• Dwelling, Semi-Detached</li> <li>• Dwelling, Duplex</li> </ul> (ii) Regulations: <ul style="list-style-type: none"> <li>(a) the maximum building floor area of a craftsman shop shall be 92.9 square metres, all of which shall be situated on the ground floor level.</li> </ul>
C-1	565	2009-115	Lot 23, Plan 2, including Part 8, RP RD-1795, Gravenhurst	E-06	The following special provisions shall apply: (i) Permitted Uses: <ul style="list-style-type: none"> <li>• Dwelling, multiple, containing a maximum of nine (9) dwelling units in the same building, six (6) of which shall be located on the ground floor.</li> </ul>
RC-4	567	2005-21	Part of Lot 11, Concession 9, Morrison; being Part of Lot 22, Plan 2 and Part 1, Plan 35R-13418.	H-08	The following special provisions shall apply: (i) Permitted Use: <ul style="list-style-type: none"> <li>• Limited to a Detached Garage</li> </ul> (ii) Regulations: <ul style="list-style-type: none"> <li>(a) the minimum lot area shall be 46.4 square metres;</li> <li>(b) the minimum lot frontage shall be 3.8 metres;</li> <li>(c) the minimum front yard shall be 1.0 metre;</li> <li>(d) the minimum rear yard shall be 0.3 metres;</li> <li>(e) the minimum side yard shall be 0.3 metres; and</li> <li>(f) the maximum lot coverage shall be 50.0 percent.</li> </ul>
RW-6B	570	2004-124 2015-123	Part of Lot 32, Concession 7; Muskoka	D-04	The following special provisions shall also apply: (i) Additional Regulations: <ul style="list-style-type: none"> <li>• The maximum Shoreline Development permitted shall be 340.0 square metres;</li> <li>• The existing Height of the Sleeping Cabin shall be deemed to comply with Zoning requirements;</li> <li>• A Cabana shall be permitted in the Shoreline Development Area; and</li> <li>• The property shall be subject to Property Detail Schedule 56 (P56) to identify the development envelope for a proposed Boathouse.</li> </ul> (ii) Additional Definitions: <ul style="list-style-type: none"> <li>(a) For the purpose of this By-law a Cabana shall be defined as a freestanding roofed structure which may be used for storage, relaxation or as a change house. Cooking facilities or sleeping accommodations shall not be permitted in a Cabana.</li> </ul>

Zone Symbol	Exception No.	By-law No.	Location	Schedule No.	Provisions
B-1	571	2004-125 2005-214	Part of Lots 16 & 17, Concession 5, Muskoka; being Parts 1 and 2, Plan 35R-12658.	D-06	<p>(i) Permitted Uses:</p> <ul style="list-style-type: none"> <li>• Rental, service, storage and sale of major recreational equipment</li> <li>• Goods, materials, and equipment storage in the front yard</li> </ul> <p>(ii) Regulations:</p> <p>(a) the minimum side yard for a cold storage building only shall be 3.0 m;</p> <p>(b) the minimum rear yard for a cold storage building only shall be 3.0 m;</p> <p>(c) the property shall be exempt from the provisions of Sections 6.3 (ii).</p>
	572	2012-103			<p>(i) Permitted Use within the Shoreline Development Area:</p> <ul style="list-style-type: none"> <li>• A Single Detached Dwelling.</li> </ul> <p>(ii) Regulations:</p> <ul style="list-style-type: none"> <li>• The Minimum Setback from the Optimal Summer Water Level shall be 9.0 metres;</li> <li>• The Maximum Shoreline Development Permitted shall be 246.2 square metres; and</li> <li>• The Shoreline Development Factor shall be 8.1.</li> </ul>
RR-5	573	2004-132	Part of Lot 10, Concession 1, Muskoka.	E-07	<p>(i) Permitted Uses:</p> <ul style="list-style-type: none"> <li>• An existing duplex dwelling</li> </ul>
RW-6B	574 (formerly 774)	2009-116	Lot 18, Plan 29, Muskoka	A-03	<p>(i) Permitted Uses within the Shoreline Development Area:</p> <ul style="list-style-type: none"> <li>• a Sleeping Cabin</li> </ul> <p>(ii) Regulations:</p> <p>(a) A minimum Setback from the Optimal Summer Water Level for a Sleeping Cabin shall be 12.4 metres.</p>
RW-6A RW-6F RB-7 OS	576	2004-130  2019-09	Part of Lot 30, Concessions 8 and 9, in the former Township of Ryde, now in the Town of Gravenhurst, District Municipality of Muskoka being Part 1, Plan 35R-5614, in part, and Part 2, Plan 35R-4403.	G-09 G-10	<p>(i) Permitted Uses:</p> <ul style="list-style-type: none"> <li>• An accessory structure (detached garage) shall be the principal structure on the property.</li> </ul> <p>(ii) Regulations:</p> <p>(a) the minimum lot frontage shall be 10.0 metres;</p> <p>(b) the minimum lot area shall be 0.4 hectares;</p> <p>(c) the minimum front yard for a garage only shall be 1.0 metres;</p> <p>(d) the minimum side yard for a garage only shall be 1.0 metres;</p> <p>(e) the minimum rear yard for a garage only shall be 1.0 metres.</p>

Zone Symbol	Exception No.	By-law No.	Location	Schedule No.	Provisions
RW-6E1	586	2005-57	Island 2MM, Morrison.	G-05	The following special provisions shall apply: (i) Regulations: (a) a maximum of two boathouses shall be permitted on the property.
RM-1	587	2005-46	Part of Lot 46, Plan 3, in the Town of Gravenhurst; being Parts 1, 2, and 3, Plan 35R-18190	E-06	The following special provisions shall apply: (i) Additional Permitted Use: <ul style="list-style-type: none"> <li>• A maximum of five dwelling units in a multiple dwelling</li> </ul> (ii) Regulations: (a) the minimum rear yard shall be 5.5 metres; (b) the minimum front yard shall be 5.0 metres; (c) the maximum building height shall be 10.0 metres.
RW-6	588	2005-10	Part of Lot 17, Conc. 3, Muskoka; being Lot 17 and Part of Lot 18, Plan M-36 and Parts 4 and 5, Plan 35R-6632.	E-06	The following special provisions shall apply: (i) Permitted Use Within the Shoreline Development Area: <ul style="list-style-type: none"> <li>• A 25.3 square metre Muskoka Room</li> </ul> (ii) Regulations: (a) the minimum setback from the Optimal Summer Water Level shall be 13.4 metres.
C-2A	589	2005-28	Part of Lot 18, Concession 4, Muskoka; being Part 1, Plan 35R-12494.	D-06	The following special provisions shall apply: (i) Permitted Uses (only the following uses shall be permitted): <ul style="list-style-type: none"> <li>• Building Supplies Outlet</li> <li>• Business Office</li> <li>• One Dwelling Unit</li> <li>• Garden Centre &amp; Nursery</li> <li>• Repair Service Shop</li> <li>• Retail Convenience Store</li> <li>• Retail Store</li> <li>• Sale, Rental, Service, or Storage of Tools &amp; Industrial Equipment</li> <li>• Warehouse</li> <li>• Wholesaling</li> </ul> (ii) Regulations: (a) Section 6.1.2(iv) shall not apply; (b) the maximum sewage effluent flow regulation of Section 18.5 shall not apply; (c) piped municipal water and sewer services shall not be required.
RW-6	594	2005-41	Part of Lot 28, Conc. 5, Morrison; being Parts 7 to 9, Plan 35R-19024.	J-06	The following special provisions shall apply: (i) Regulations: (a) the minimum interior side yard setback shall be 10.5 metres from the east side lot line; (b) the minimum interior side yard setback shall be 19.5 metres from the west side lot line; (c) the minimum rear yard setback shall be 12.0 metres; and (a) the maximum lot coverage shall be 10%.

Zone Symbol	Exception No.	By-law No.	Location	Schedule No.	Provisions
RW-6	595	2005-61	Lots 7 and 8, Plan M-563 and Part 1, Plan 35R-7410; in the Town of Gravenhurst.	D-06	<p>The following special provisions shall apply:</p> <ul style="list-style-type: none"> <li>(i) Permitted Use: <ul style="list-style-type: none"> <li>• A single detached dwelling shall be the only permitted use.</li> </ul> </li> <li>(ii) Regulations: <ul style="list-style-type: none"> <li>(a) the minimum setback from the Optimal Summer Water Level, which shall be deemed the Front Yard, for a principal building shall be 20.0 metres;</li> <li>(b) the minimum Rear Yard shall be 10.5 metres;</li> <li>(c) the minimum Side Yard shall be 6.0 metres;</li> <li>(d) the property shall be deemed to comply with the provisions of Section 5.10 if and only if registered vehicular access is obtained/granted over the abutting private road (Campfire Point Road);</li> <li>(e) the minimum lot area shall be as existed on the date of passing of this by-law;</li> <li>(f) the minimum lot frontage shall be as existed on the date of passing of this by-law.</li> </ul> </li> </ul>
EP	596	2013-27	Pt of Lt 30, Con 4, Morrison	J-06	<p>Regulations:</p> <ul style="list-style-type: none"> <li>• A Maximum of Three (3) Detached Dwellings shall be permitted in the Development Envelopes, as shown on Property Detail Schedule 38;</li> <li>• A Maximum of Three (3) Sleeping Cabins shall be permitted in the Development Envelopes, as shown on Property Detail Schedule 38;</li> <li>• Docks shall be permitted in the Dock Envelope only, as shown on Property Detail Schedule 39;</li> <li>• No site alteration shall be permitted within the area identified as “Study Area” on Property Detail Schedule 38;</li> <li>• The Setback from any lands Zoned Environmental Protection (EP) shall be 0.0 metres.</li> </ul>
RI-8A	597	2013-29  2013-101	Tiffany Island, Muskoka	A-03	<p>Permitted Uses within the Shoreline Development Area:</p> <ul style="list-style-type: none"> <li>• A Dwelling with a Maximum Footprint of 246.0 square metres in the Shoreline Development Area (additional Footprint may be located outside of the Shoreline Development Area), which shall be calculated as Lot Coverage;</li> <li>• A Sleeping Cabin, which shall be calculated as Lot Coverage; and</li> <li>• A Recreation Room shall be permitted in the second storey of a Boathouse with a Maximum Floor Area of 44.2 square metres.</li> </ul> <p>Regulations:</p> <ul style="list-style-type: none"> <li>• Permit One (1) Dock in a Narrow Waterway with a Maximum Projection of 15.0 metres;</li> <li>• The Minimum Setback from the Optimal Summer Water Level for a Leaching Bed shall be 15.0 metres;</li> <li>• The Minimum Setback for a Dwelling from the Optimal Summer Water Level shall be 11.0 metres;</li> <li>• The Maximum Height of a Dwelling shall be 8.9 metres;</li> </ul>



Zone Symbol	Exception No.	By-law No.	Location	Schedule No.	Provisions
					<ul style="list-style-type: none"> <li>• The Minimum Setback for a Sleeping Cabin from the Optimal Summer Water Level shall be 11.0 metres;</li> <li>• The Maximum Cumulative Width of all Shoreline Structures shall be 27.2 metres;</li> <li>• The Maximum Shoreline Development Area shall be 298.3 square metres; and</li> <li>• The subject lands shall be exempt from the Maximum Dwelling Width Provision, Section 5.7.2.1 (iii) (c) of By-law 10-04, as amended.</li> </ul> <p>Definitions:</p> <ul style="list-style-type: none"> <li>• For the purpose of this By-law a Recreation Room shall be defined as a Habitable Room which shall not include Cooking Facilities or Sleeping Accommodations.</li> </ul>
RW-6A	598	2013-41	Pt of Lt 22, Con 7, Muskoka; being Parts 1-3 and 12, Plan 35R-7671	C-05	<p>Permitted Uses:</p> <ul style="list-style-type: none"> <li>• A Covered Deck on the Roof of a Boathouse.</li> </ul> <p>Regulations:</p> <ul style="list-style-type: none"> <li>• The Maximum Size of a Covered Deck on the Roof of a Boathouse shall be 38.0 square metres;</li> <li>• The Maximum Height of a Boathouse shall be 6.5 metres (measured from the Optimal Summer Water Level to half way between the ridge and the eaves); and</li> <li>• The Maximum Height of a Boathouse shall be 7.2 metres (measured from the Optimal Summer Water Level to the peak).</li> </ul>
C-4	599	2005-80	Part of Lots 23 and 24, Concession 4 and part of Lots 8 and 9, Range West of Muskoka Road, Muskoka and in the Town of Gravenhurst.	E-05	<p>The following special provisions shall apply:</p> <p>(i) Definitions:</p> <p><b>Tourist Establishment</b> Shall mean a commercial establishment, under one management, providing guest rooms or suites that are designed, used and made available to the traveling or vacationing public through a rental pool, and which may serve meals or provide kitchen facilities and may furnish equipment, supplies or services to persons for recreational purposes.</p> <p><b>Rental Pool</b> Shall mean the assemblage and collective offering of guest rooms or suites to the traveling or vacationing public for short duration, non-residential use, through a central reservation management system.</p> <p>(iii) Permitted Uses shall be limited to:</p> <ul style="list-style-type: none"> <li>Business Office</li> <li>Commercial Entertainment</li> <li>Educational Establishment</li> <li>Personal Services</li> <li>Place of Assembly</li> <li>Recreation Centre</li> <li>Restaurant</li> <li>Retail Store</li> </ul>

Zone Symbol	Exception No.	By-law No.	Location	Schedule No.	Provisions
					<p>Tourist Establishment</p> <p>(iv) Regulations:</p> <ul style="list-style-type: none"> <li>(a) the minimum lot area shall be 0.0 square metres;</li> <li>(b) the minimum lot frontage shall be 0.0 metres;</li> <li>(c) the minimum front yard for principal building and outdoor terrace or patio shall be 0.0 metres;</li> <li>(d) the minimum side yard abutting a street for principal building and outdoor terrace or patio shall be 3.0 metres;</li> <li>(e) the minimum side yard setback for principal building and outdoor terrace or patio shall be 0.0 metres;</li> <li>(f) the minimum rear yard setback for principal building and outdoor terrace or patio shall be 0.0 metres;</li> <li>(g) the maximum lot coverage shall be 100.0%;</li> <li>(h) the maximum height of an Educational Establishment, Place of Assembly, or a Tourist Establishment shall be 20.0 metres;</li> <li>(i) the principal building shall be permitted to extend from the shoreline;</li> <li>(j) the provisions of Sections 5.10, 6.3, 6.3.1 and 6.3.2 shall not apply; and</li> <li>(k) all new structural development shall be floodproofed to a minimum flood elevation of 226.49 metres.</li> </ul>
RW-6F	605	2005-122	Part of Burnt Island, Morrison.	H-08	<p>The following special provisions shall apply:</p> <ul style="list-style-type: none"> <li>(i) Permitted Use within the Shoreline Development Area: <ul style="list-style-type: none"> <li>• Detached dwelling</li> </ul> </li> <li>(ii) Regulations: <ul style="list-style-type: none"> <li>(a) the minimum setback from the Optimal Summer Water Level on the north side only shall be 5.4 metres.</li> </ul> </li> </ul>
C-3	610	2005-155	Part of Lot 22, Range EMR, Morrison.	H-08	<p>The following special provisions shall apply:</p> <ul style="list-style-type: none"> <li>(i) Permitted Uses: <ul style="list-style-type: none"> <li>• A maximum of two single detached dwellings, one of which shall be contained within the second storey only of an existing warehouse building</li> <li>• Self-storage facility</li> </ul> </li> <li>(ii) Regulations: <ul style="list-style-type: none"> <li>(a) the maximum building floor area of the existing detached dwelling located within the warehouse building shall be 105.0 square metres.</li> </ul> </li> </ul>
RU	612	2005-157	Part of Lot 34, Concession 12, Morrison.	G-04	<p>The following special provisions shall apply:</p> <ul style="list-style-type: none"> <li>(i) Permitted Uses: <ul style="list-style-type: none"> <li>• A single detached dwelling shall be the only permitted uses.</li> </ul> </li> <li>(ii) Regulations: <ul style="list-style-type: none"> <li>(a) the requirements for frontage on a street maintained by a public authority shall not apply to this property.</li> </ul> </li> </ul>

Zone Symbol	Exception No.	By-law No.	Location	Schedule No.	Provisions
CR-9	613	2005-154  2024-10	Part of Lot 27, Con 7, Morrison; being Parts 1-4, Plan 35R-10174.	I-06	<p>The following special provisions shall apply:</p> <p>(i) Permitted Uses:</p> <ul style="list-style-type: none"> <li>• A business office/retail store shall be a permitted use</li> <li>• A storage building shall be a permitted use</li> <li>• A swimming pool shall be a permitted use</li> </ul> <p>(ii) Regulations:</p> <ul style="list-style-type: none"> <li>• A maximum of eighty (80) campsites containing a Bunkie (Sleeping Cabin);</li> <li>• A maximum of four (4) 4-Season Cottages (Single Detached Dwelling);</li> <li>• The minimum Front Yard setback shall be 5 metres;</li> <li>• The minimum Interior Side Yard setback shall be 5 metres;</li> <li>• The minimum Exterior Side Yard setback shall be 5 metres;</li> <li>• The minimum Rear Yard Setback shall be 9 metres;</li> <li>• The maximum building floor area of the business office/retail store building shall be 62.0 square metres;</li> <li>• The maximum building floor area of the storage building shall be 84.0 square metres;</li> <li>• The maximum building floor area of the single detached dwelling shall be 107.0 square metres;</li> <li>• The maximum lot coverage shall be 12.0 percent;</li> <li>• Any other new buildings or new uses shall require the passage of a further zoning by-law amendment by Town Council.</li> </ul>
RU	616	2005-174	Lot 35 and Part of Lot 34, Conc. 13, Muskoka.	B-02 B-03	<p>The following special provisions shall apply:</p> <p>(i) Permitted Uses:</p> <ul style="list-style-type: none"> <li>• A single detached dwelling may contain a maximum of two (2) dwelling units</li> </ul>
R1-8A	617	2005-192	Part of Island I, (Mary Island), Muskoka.	A-03	<p>The following special provisions shall apply:</p> <p>(i) Permitted Use within the Shoreline Development Area:</p> <ul style="list-style-type: none"> <li>• Existing Single Detached Dwelling</li> <li>• Existing Sleeping Cabin</li> <li>• Existing Shed</li> </ul> <p>(ii) Regulations:</p> <ul style="list-style-type: none"> <li>(a) the setback (west) from the Optimal Summer Water Level of Lake Muskoka for an existing single detached dwelling shall be 8.8 metres;</li> <li>(b) the setback (east) from the Optimal Summer Water Level of Lake Muskoka for an existing single detached dwelling shall be 11.0 metres;</li> <li>(c) the setback from the Optimal Summer Water Level of Lake Muskoka for an existing sleeping cabin shall be 0.0 metres;</li> <li>(d) the setback from the Optimal Summer Water Level of Lake Muskoka for an existing shed shall be 9.0 metres;</li> <li>(e) the setback (north) for an existing sleeping cabin shall be 1.6 metres.</li> </ul>

Zone Symbol	Exception No.	By-law No.	Location	Schedule No.	Provisions
RW-6	618	2005-193	Part of Lot 24, Concession 4, Ryde; being Lot 29, Plan M-423.	I-11	<p>The following special provisions shall apply:</p> <ul style="list-style-type: none"> <li>(i) Permitted Use within an Existing Accessory Structure (detached garage): <ul style="list-style-type: none"> <li>• Artist's Studio</li> </ul> </li> <li>(ii) Regulations: <ul style="list-style-type: none"> <li>• The maximum floor area of the artist's studio shall be 13.0 square metres;</li> <li>• An artist's studio shall only be located in the upper storey of an existing detached garage.</li> </ul> </li> </ul>
RM-2	626	2006-24	Part of Lots 118, 119, & 120 and Part of Gull Street, Plan 2, Gravenhurst, being Parts 1, 2, & 3, Plan 35R-8061	E-06	<p>The following special provisions shall apply:</p> <ul style="list-style-type: none"> <li>(i) The permitted uses shall be limited to the following: <ul style="list-style-type: none"> <li>• Dwelling, Duplex</li> <li>• Dwelling, Multiple</li> <li>• Dwelling, Street Townhouse</li> <li>• Watercraft Launching Facilities and,</li> <li>• Watercraft Mooring Facilities</li> </ul> </li> <li>(ii) General Regulations: <ul style="list-style-type: none"> <li>• The maximum Shoreline Development Factor Shall be 5.1</li> <li>• The maximum Shoreline Development Width shall be 53.0 metres</li> <li>• The maximum Shoreline Development shall be 343.8 square metres</li> <li>• The minimum setback for a dock shall be 5.0 metres from the north side lot line, and 4.2 metres from the south side lot line</li> <li>• The minimum setback for the parking spaces shall be 1.0 metre from the street line of Muskoka Road No. 41 (Bethune Drive)</li> </ul> </li> <li>(iii) Regulations (Applicable to a Multiple Dwelling) <ul style="list-style-type: none"> <li>• The minimum Rear Yard shall be 4.8 metres</li> <li>• The minimum Side Yard Abutting a Street shall be 0.0 metres</li> <li>• The maximum number of units in a Multiple Dwelling shall be 16.</li> </ul> </li> </ul>
RM-1	627	2006-123	Lots 32-34, in the Town of Gravenhurst, District Municipality of Muskoka.	E-05	<p>The following special provisions shall apply:</p> <ul style="list-style-type: none"> <li>(i) Permitted Uses: <ul style="list-style-type: none"> <li>• The minimum rear yard shall be 7.0 metres</li> <li>• The maximum number of dwelling units on the site shall be 10.</li> </ul> </li> </ul>

Zone Symbol	Exception No.	By-law No.	Location	Schedule No.	Provisions
C-1A	628	2006-53, 2011-026 & 2022-54	Part of Lots 14, Plan RCP 524, Muskoka; being Part 10, Plan 35R-23679	E06-1	The following special provisions shall apply: (i) Permitted Uses: <ul style="list-style-type: none"> <li>• A Multiple Dwelling with a maximum of twenty-nine (29) residential units shall be permitted.</li> </ul> (iii) Regulations: <ul style="list-style-type: none"> <li>• The Minimum Lot Frontage shall be 11.0 metres.</li> <li>• The minimum parking spaces required shall be 34 spaces.</li> </ul>
CW-8	629	2006-54	Part of Lot 9, Concession 9, Morrison.	G-08	The following special provisions shall apply: (i) Regulations within the Waterfront Commercial Zone (CW-8): <ul style="list-style-type: none"> <li>(a) a Watercraft Mooring Facility shall be permitted to accommodate a maximum of 170 watercraft.</li> <li>(b) Exception Nos. 305 and 320 shall also apply.</li> </ul>
RW-6	633	2006-166	Part of Island F (Taylor Island), Lake Muskoka, Muskoka; Municipally known as 27 Island 26LM.	B-03	The following special provisions shall apply: (i) Definition of a <b>Dwelling Unit</b> : Shall mean a suite of habitable rooms attached by covered walkways used for the provisions of sleeping with only one room in the dwelling devoted to cooking accommodations. (ii) Permitted Use within the Shoreline Development Area: <ul style="list-style-type: none"> <li>• Single Detached Dwelling with 6 buildings attached by an open hallway with a total Maximum Floor Area of 451.7 square metres and an outdoor terrace/patio with a Maximum Area of 104.6 square metres.</li> </ul> (iii) Regulations: <ul style="list-style-type: none"> <li>(a) A Minimum Setback from the Optimal Summer Water Level of 12.0 metres (dwelling);</li> <li>(b) A Minimum Rear Yard of 5.2 metres for the proposed dwelling;</li> <li>(c) A Minimum Side Yard of 2.2 metres for the proposed dwelling; and</li> <li>(d) A Maximum Shoreline Development Area of 322.8 square metres.</li> </ul>

Zone Symbol	Exception No.	By-law No.	Location	Schedule No.	Provisions
CW-8A	636	2007-07	Part of Lot 11, Conc. 8, Morrison; being Lots 109 to 113, Plan M-27, part of the shore road allowance in front of Lots 109 to 113, Plan M-27, and part of the Water Lot (parcel 10372).	H-08	<p>The following uses shall be permitted:</p> <ul style="list-style-type: none"> <li>(i) Permitted Uses and Regulations: Only those uses and buildings existing on the date of the passing of By-law 2007-07, and as shown on Schedule 19 of Appendix “B”, are permitted, subject to the following: <ul style="list-style-type: none"> <li>(a) The maximum floor area for the retail store shall not exceed 51 square metres;</li> <li>(b) The maximum number of boat slips in a watercraft mooring facility shall not exceed 42, and shall only be in the location shown on Schedule 19; no watercraft mooring is permitted elsewhere on the west part of the Water lot (parcel 10372)</li> <li>(c) The area shown hatched on Schedule 19 shall be used for no other purpose than a visual barrier, such barrier to consist of a treed buffer that is maintained in a natural state except for the removal of dead and decaying vegetation;</li> <li>(d) No outdoor storage or loading facilities are permitted within the visual barrier.</li> <li>(e) All parking required for the uses shall be provided off site.</li> </ul> </li> </ul>
RU	638	2006-125	Part of Lot 30, Range WMR, Morrison.	G-07	<p>The following special provisions shall apply:</p> <ul style="list-style-type: none"> <li>(i) Definition of “Industrial Equipment/Machinery Refurbishing Business”: <ul style="list-style-type: none"> <li>• Shall mean a building and lot used for storage, servicing and repairing of industrial motor vehicles and equipment, but shall not include any other defined automotive use.</li> </ul> </li> <li>(ii) Regulations: <ul style="list-style-type: none"> <li>• Service, repair and storage of industrial equipment.</li> </ul> </li> </ul>

Zone Symbol	Exception No.	By-law No.	Location	Schedule No.	Provisions
C-2A	641	2007-54	Part of Lot 14, Concession 5, Muskoka; being Part 1, Plan 35R-21568	D-06	<p>The following special provisions shall apply:</p> <p>(i) Until full municipal services are available, the permitted uses on the subject lands are limited to the following:</p> <ul style="list-style-type: none"> <li>• Bed and Breakfast Establishment</li> <li>• Building Supplies Outlet</li> <li>• Business Office</li> <li>• Craftsman Shop</li> <li>• Dwelling, Single Detached (Existing Only)</li> <li>• Dwelling Unit</li> <li>• Financial Establishment</li> <li>• Funeral Home</li> <li>• Garden Centre and Nursery</li> <li>• Manufacturing (accessory retail sales not occupying more than 50.0 percent of the building floor area)</li> <li>• Medical Clinic</li> <li>• Nursing Home</li> <li>• Personal Services</li> <li>• Place of Assembly</li> <li>• Publishing Establishment</li> <li>• Religious Institution</li> <li>• Restaurant</li> <li>• Retail Convenience Store</li> <li>• Sale, Rental, or Service of Business Machines and Office Supplies</li> <li>• Tourist Establishment</li> <li>• Wholesaling</li> </ul> <p>(ii) Once full municipal services are available, the permitted uses of the C-2A shall be permitted, in addition to the following:</p> <ul style="list-style-type: none"> <li>• Commercial Entertainment</li> <li>• Commercial Parking Facility</li> <li>• Commercial Recreation</li> <li>• Motor Vehicle Service Station</li> <li>• Repair Service Shop</li> <li>• Sale, Rental, Service, or Repair of Motor Vehicles, Major Recreational Equipment and Parts and Accessories for Motor Vehicles or Major Recreational Equipment</li> <li>• Sale, Rental, Service, or Storage of Tools and Industrial Equipment.</li> </ul>

Zone Symbol	Exception No.	By-law No.	Location	Schedule No.	Provisions
C-3	644	2006-136	Part of Lot 11, Range WMR, Morrison; municipally known as 1411 Highway 11 South	J-07	<p>Only the following uses shall be permitted:</p> <p>(i) Permitted Uses:</p> <ul style="list-style-type: none"> <li>• Bed and Breakfast Establishment</li> <li>• Contractor's Establishment</li> <li>• Single Detached Dwelling (Existing Only)</li> <li>• Dwelling Unit</li> <li>• Garden Centre and Nursery</li> <li>• Retail Store</li> <li>• Sale, Rental, Service, Storage, or Repair of Motor Vehicles, Major Recreational Equipment and Parts and Accessories for Motor Vehicles or Major Recreational Equipment.</li> <li>• Dog Kennel and Breeding Facility with a maximum accommodation of 15 canines.</li> <li>• Dog Grooming Facility</li> </ul>
RB-7	645	2006-150	Part of Lot 24, Conc. 4 (Riley Lake), Ryde; being Part 5, Plan 35R-5734 & Part 8, Plan 35R-7618, municipally known as 1020 FR6C	H-11	<p>The following special provisions shall apply:</p> <p>(i) Regulations:</p> <p>(a) a maximum of three (3) rental dwellings</p> <p>(b) additional development, exclusive of accessory structures, beyond the three (3) rental dwellings shall require a further zoning amendment.</p>
RW-6	648	2009-82	Part of Lot 24, Concession 4, Ryde; being Parts 1 and 2, Plan 35R-6830	H-11	<p>The following special provisions shall apply:</p> <p>(i) Permitted Uses Within the Shoreline Development Area: An existing Single Detached Dwelling.</p> <p>(ii) Regulations:</p> <ul style="list-style-type: none"> <li>• A Maximum Shoreline Development Area of 150.7 square metres.</li> <li>• A Maximum Shoreline Development Factor of 4.6.</li> <li>• A Maximum Lot Coverage of 13.3 percent.</li> <li>• The Minimum Setback from the Optimal Summer Water Level shall be 12.1 metres for an existing dwelling only.</li> <li>• The Minimum Setback from the Optimal Summer Water Level shall be 7.0 metres for an existing attached deck only.</li> </ul>
RU	649	2006-137	Part of Lot 15, Range EMR, Morrison; being part of Parts 1 & 2, Plan 35R-8148, and municipally known as 1602 Highway 11 North.	I-07	<p>The following special provisions shall apply:</p> <p>(i) Definitions:</p> <p><b>“Ontario Masonry School”;</b> Shall mean a masonry-training centre for both apprentices and pre-apprentices with a maximum of six fulltime students.</p> <p><b>“Training Building”;</b> Shall mean a building that may be constructed and demolished for the purposes of providing practical masonry skills training to students of the Ontario School of Masonry.</p> <p>(ii) Additional Permitted Uses:</p>



Zone Symbol	Exception No.	By-law No.	Location	Schedule No.	Provisions
					<ul style="list-style-type: none"> <li>• Ontario School of Masonry</li> <li>• A maximum of four training buildings with a total combined maximum building floor area of 600.0 square metres.</li> <li>• A bunkhouse trailer with a maximum building floor area of 39.0 square metres.</li> </ul> <p>(iii) Regulations</p> <p>(a) a minimum 10.0 metre wide vegetative buffer shall be maintained along the Highway 11 North (west) property boundary.</p>
RR-5	652	2006-151	Part of Lot 22, Conc. 5, Morrison; being Part of Parts 3 and 4, Plan 35R-9845.	J-07	<p>Permitted Use:</p> <ul style="list-style-type: none"> <li>• Garden Centre and Nursery</li> </ul>
C-2	655	2006-169	Part of Lot 10, East of Muskoka Road (EMR), Muskoka; being Parts 3 and 4, Plan 35R-6675.	D-06	<p>Additional Permitted Use:</p> <ul style="list-style-type: none"> <li>• Amusement Arcade</li> </ul>
EP	656	2008-60	Part of Lot G, Concession 20, Wood.	H-03	<p>Permitted Uses:</p> <ul style="list-style-type: none"> <li>• One dock</li> </ul>
RW-6B	657	2015-13	Part of Lot A, Plan 12, Island F, Muskoka, being Pts 1 & 2, Plan 35R-20900	A-03	<p>Permitted Uses:</p> <ul style="list-style-type: none"> <li>• One Boathouse; and</li> <li>• One existing Accessory Building (storage shed), with a maximum Floor Area of 8.1 square metres.</li> </ul> <p>Regulations:</p> <ul style="list-style-type: none"> <li>• The minimum setback from the Optimal Summer Water Level for an existing accessory structure (storage shed) shall be 2.0 metres;</li> <li>• The minimum setback from the Optimal Summer Water Level shall be 20.0 metres; and</li> <li>• The minimum Rear Yard shall be 9.0 metres.</li> </ul>
RR-5	658	2006-196	Part of Lot 24, Concession 8, Morrison; municipally known as 1490 Kilworthy Road.	I-06	<p>Permitted Uses:</p> <ul style="list-style-type: none"> <li>• Single Detached Dwelling</li> <li>• Farm</li> <li>• Farm Produce Storage Facility</li> <li>• Garden Centre and Nursery.</li> </ul>
RU	659	2006-194	Part of Lots 23 and 24, Range EMR, Morrison; being Part of Parts 9, 10 and 11, Plan 35R-7870.	H-07	<p>Regulations:</p> <p>(a) The Minimum Front Yard shall be 30.0 metres.</p> <p>(b) A Minimum 20.0 metre wide vegetative buffer shall be maintained along Highway 11 North.</p>
RC-4	660	2012-103			<p>Regulations:</p> <ul style="list-style-type: none"> <li>• The Lot Area shall be deemed to comply;</li> <li>• The Minimum Side Yard Abutting a Street shall be 9.0 metres; and</li> <li>• The Minimum Rear Yard Setback shall be 12.1 metres.</li> </ul>

Zone Symbol	Exception No.	By-law No.	Location	Schedule No.	Provisions
RC-4	661	2012-103			<p>Regulations:</p> <ul style="list-style-type: none"> <li>The Lot Area shall be deemed to comply;</li> <li>The Minimum Front Yard Setback shall be 12.1 metres; and</li> <li>The Minimum Rear Yard Setback shall be 12.1 metres.</li> </ul>
C-3	662	2008-23	Part of Lot 11, Range West of Muskoka Road (WMR) Morrison; being Part 2, Plan 35R-13294, municipally known as 1020 Rainbow Circle.	J-07	<p>Prohibited Uses:</p> <ul style="list-style-type: none"> <li>Contractors Establishment</li> <li>Manufacturing</li> <li>Motor Vehicle Service Station</li> <li>Transportation Depot</li> </ul> <p>(ii) Regulations:</p> <ul style="list-style-type: none"> <li>The Minimum Front Yard shall be 14.0 metres for a model home display only.</li> <li>The Minimum Side Yard Abutting a street shall be 14.0 metres for a model home display only.</li> </ul>
RW-6A	669	2007-31 & 2012-065	Part of Lot 11, Concession 12 (Silver Lake), Morrison; being Parts 1 and 2, Plan 35R-6742	F-07	<p>Regulations:</p> <ul style="list-style-type: none"> <li>The minimum Rear Yard shall be 7.6 metres; and,</li> <li>The minimum Setback from the Optimal Summer Water Level for a Single Detached Dwelling only shall be 20.0 metres.</li> </ul>
RW-6	673	2007-38	Part of Lot 31, Concession 1, Morrison; being Lot 11, Plan 11, and Part 5, RP 35R-14331.	L-05	<p>The following special provisions shall apply:</p> <p>(i) Permitted Uses within the Flood Way Zone (FPW):</p> <ul style="list-style-type: none"> <li>Dwelling, Single Detached (Existing)</li> <li>Garage, Detached</li> </ul> <p>(ii) Regulations:</p> <ul style="list-style-type: none"> <li>The Minimum Side Yard for an Accessory Structure (garage only) shall be 1.5 metres.</li> <li>The maximum building floor area of a detached garage shall be 71.0 square metres.</li> </ul>
RW-6E1	677	2007-73	Part of Lot E, Conc. 14 (North Muldrew Lake), Wood; being Lot 5, Plan M-411	E-03	<p>Permitted Uses within the Shoreline Development Area:</p> <ul style="list-style-type: none"> <li>Existing Single Detached Dwelling</li> </ul> <p>Regulations:</p> <p>(a) The Minimum Setback from the Optimal Summer Water Level to the existing covered deck shall be 10.0 metres.</p> <p>(b) A Minimum Side Yard (east) of 1.5 metres.</p>
RB-7	678	2007-56	Part of Lot 27, Concession 8, Morrison; being Lot 5, Plan 13.	I-06	<p>The following special provisions shall apply:</p> <p>(i) Definition:</p> <p>For the purpose of this By-law, the front lot line shall be deemed to be that lot line which abuts Sewell Road, as shown on Plan 13, Wood.</p> <p>(ii) Regulations:</p>

Zone Symbol	Exception No.	By-law No.	Location	Schedule No.	Provisions
					<ul style="list-style-type: none"> <li>(a) The Minimum Side Yard (east) shall be 2.9 metres.</li> <li>(b) The Minimum Rear Yard shall be 20.0 metres.</li> <li>(c) The Maximum Lot Coverage shall be 15.0%.</li> <li>(d) The subject lands shall be exempt from Section 5.10.</li> </ul>
CW-8	679	2007-60	Part of the Original Shore Road Allowance in front of Lot 27, Concession 7 (Sparrow Lake), Morrison; being Part 1, Plan 35R-21259.	I-06	<p>The following special provisions shall apply:</p> <ul style="list-style-type: none"> <li>(i) Permitted Uses shall be limited to: <ul style="list-style-type: none"> <li>• Existing Docks only</li> </ul> </li> <li>(ii) Regulations: <ul style="list-style-type: none"> <li>(a) The Minimum Lot Area shall be 508.7 square metres.</li> <li>(b) The Maximum Docking Area permitted shall be 142.1 square metres.</li> </ul> </li> </ul>
RM-1	682	2008-71	Part of Lot 21, Concession 6, Muskoka.	D-05	<p>The following special provisions shall apply:</p> <ul style="list-style-type: none"> <li>(i) Regulations for Single Detached Dwelling <ul style="list-style-type: none"> <li>(a) The minimum lot area shall be 380.0 square metres.</li> <li>(b) The minimum lot frontage shall be 12.0 metres.</li> <li>(c) The minimum side yard abutting a street shall be 4.5 metres.</li> <li>(d) The minimum rear yard shall be 7.5 metres.</li> <li>(e) The maximum lot coverage shall be 45.0 percent.</li> <li>(f) The maximum height shall be 9.0 metres.</li> </ul> </li> <li>(ii) Regulations for Duplex Dwelling &amp; Semi-Detached Dwelling <ul style="list-style-type: none"> <li>(a) The minimum lot area shall be 240.0 square metres.</li> <li>(b) The minimum side yard abutting a street shall be 4.5 metres.</li> <li>(c) The minimum rear yard shall be 7.5 metres.</li> <li>(d) The maximum lot coverage shall be 50.0 percent.</li> <li>(e) The maximum height shall be 9.0 metres.</li> </ul> </li> <li>(iii) Regulations for Street Townhouse Dwelling <ul style="list-style-type: none"> <li>(a) The minimum lot frontage for an end unit shall be 7.5 metres.</li> <li>(b) The minimum lot frontage for a corner unit shall be 9.5 metres.</li> <li>(c) The minimum exterior side yard shall be 4.0 metres.</li> <li>(d) The minimum rear yard shall be 7.5 metres.</li> <li>(e) The maximum lot coverage shall be 50.0 percent.</li> <li>(f) The maximum height shall be 9.0 metres.</li> </ul> </li> <li>(iv) Regulations for Multiple Dwelling <ul style="list-style-type: none"> <li>(a) The minimum rear yard shall be 7.5 metres.</li> <li>(b) The maximum lot coverage shall be 45.0 percent.</li> </ul> </li> </ul>
RU	686	2007-95	Part of Lot 10, Concession 4, Muskoka; being Part 1, Plan 35R-2551.	D-07	<p>The following special provisions shall apply:</p> <ul style="list-style-type: none"> <li>(i) Permitted Uses: <ul style="list-style-type: none"> <li>• A Maximum of Two Single Detached Dwellings.</li> </ul> </li> </ul>

Zone Symbol	Exception No.	By-law No.	Location	Schedule No.	Provisions
					(ii) Regulations: (a) The Maximum Lot Coverage shall be 6.0 percent. (b) The Minimum Rear Yard for the easternmost Single Detached Dwelling only shall be 12.0 metres.
RW-6A	690	2007-121	Part of Lot 32, Concession 13, Muskoka; being Part 1, Plan 35R-4047.	B-03	The following special provisions shall apply:  (i) Permitted Uses within the Shoreline Development Area: <ul style="list-style-type: none"> <li>• An existing Sauna with a Maximum Floor Area of 9.0 square metres.</li> </ul> (ii) Regulations: (a) The Maximum Shoreline Development Factor shall be 5.2. (b) The Maximum Shoreline Development Area shall be 304.5 square metres. (c) The Minimum Setback from the Optimal Summer Water Level of Lake Muskoka for a Sauna only shall be 14.0 metres.
M-2	691	2009-15	Part Lot 33, Concession 7, Muskoka; being Part 1, Plan 35R-11811	C-07	(i) Definition of a Sheet Metal Fabrication Establishment Shall mean a building or part thereof, whereby sheet metal is fabricated for use in heating and ventilation applications. Notwithstanding the foregoing, such use will be non-toxic, low effluent producing and can be serviced with individual water and sewer services.  (ii) Only the following Uses shall be Permitted: <ul style="list-style-type: none"> <li>• Sheet Metal Fabrication Establishment</li> <li>• Contractor's Establishment</li> <li>• Craftsman Shop</li> <li>• Dwelling Unit</li> <li>• Single Detached Dwelling (existing only)</li> </ul> (iii) Regulations <ul style="list-style-type: none"> <li>• The Minimum Front Yard shall be 28.0 metres</li> <li>• The Minimum Rear Yard shall be 28.0 metres</li> </ul>
R-2	693	2007-135	Part of Lot 20, Concession 7, Muskoka; being Part 3, Plan 35R-7151.	C-05	The following special provisions shall apply: (i) Permitted Use in the Shoreline Development Area: <ul style="list-style-type: none"> <li>• An existing Single Detached Dwelling</li> </ul> (ii) Regulations: (a) The Minimum Lot Frontage shall be 14.3 metres. (b) The Minimum Lot Area shall be 0.1 hectares. (c) The Maximum Lot Coverage shall be 26.8 percent. (d) The Minimum Setback from the Optimal Summer Water Level of Lake Muskoka for an existing dwelling only shall be 8.9 metres. (e) The Minimum Side Yard (west) for an existing dwelling only shall be 1.3 metres.

Zone Symbol	Exception No.	By-law No.	Location	Schedule No.	Provisions
					<ul style="list-style-type: none"> <li>(f) The Minimum Side Yard (east) for an existing dwelling only shall be 4.7 metres.</li> <li>(g) The Minimum Side Yard (west) for a dock only shall be 3.0 metres.</li> <li>(h) The Minimum Side Yard (east) for an onshore deck only shall be 0.6 metres.</li> <li>(i) The Minimum Side Yard (east) for an existing shed only shall be 3.0 metres.</li> </ul>
R-2	694	2007-146	Part 1, Plan 35R-8264	D-05	<p>The following special provisions shall apply:</p> <ul style="list-style-type: none"> <li>(i) Regulation: <ul style="list-style-type: none"> <li>(a) Piped municipal water service shall not be required.</li> </ul> </li> </ul>
RW-6	696	2007-138	Part of Lot 32, Concession 4, Morrison; being Lot 6, Plan M-652.	K-05	<p>The following special provisions shall apply:</p> <ul style="list-style-type: none"> <li>(i) Permitted Use within the Floodway Zone: <ul style="list-style-type: none"> <li>• A Detached Garage with a Maximum Floor Area of 30.0 square metres.</li> </ul> </li> <li>(ii) Regulations: <ul style="list-style-type: none"> <li>(a) The Minimum Front Yard shall be 8.6 metres.</li> <li>(b) The Minimum Side Yard (south) shall be 2.6 metres.</li> <li>(c) Exception No. 292 shall also apply.</li> </ul> </li> </ul>
RW-6	697	2007-139	Part of Lot 26, Concession 9, Muskoka, being Lot 32, Plan M-39.	C-04	<p>The following special provisions shall apply:</p> <ul style="list-style-type: none"> <li>(i) Regulations: <ul style="list-style-type: none"> <li>(a) The Maximum Shoreline Development shall be 187.8 square metres.</li> <li>(b) The Maximum Width of Shoreline Development shall be 13.1 metres.</li> <li>(c) The Maximum Shoreline Development Factor shall be 3.4.</li> <li>(d) The Minimum Setback from the Optimal Summer Water Level for an existing dwelling only shall be 4.1 metres.</li> <li>(e) An existing single detached dwelling may be connected to an existing boathouse only with habitable space.</li> </ul> </li> </ul>
RW-6A	700	2007-156	Part of Lot 26, Concession 8, Muskoka	C-05	<p>The following special provisions shall apply:</p> <ul style="list-style-type: none"> <li>(i) Prohibited Use on the property: <ul style="list-style-type: none"> <li>• A Sleeping Cabin</li> </ul> </li> <li>(ii) Regulations: <ul style="list-style-type: none"> <li>(a) The Maximum Shoreline Development shall be 211.0 square metres.</li> <li>(b) The Maximum Shoreline Development Factor shall be 3.5.</li> <li>(c) The Minimum Setback from the Optimal Summer Water Level shall be 10.7 metres.</li> </ul> </li> </ul>
RW-6F	702	2007-157	Part of Lot 30, Concession 6, Ryde; being Parts 10 and 11, Plan 35R-5362	H-10	<p>The following special provisions shall apply:</p> <ul style="list-style-type: none"> <li>(i) Permitted Use Within the Shoreline Development Area: <ul style="list-style-type: none"> <li>• One dryland boathouse &amp; one in-water boathouse</li> </ul> </li> <li>(ii) Regulations:</li> </ul>

Zone Symbol	Exception No.	By-law No.	Location	Schedule No.	Provisions
					(a) The Minimum Side Yard (north) for an existing in-water boathouse only shall be 4.0 metres.
RR-5	703	2007-158	Part of Lot 19, Range WMR, Morrison; being Parts 2 & 3, Plan 35R-14190	I-07	The following special provisions shall apply: (i) Additional Permitted Use: <ul style="list-style-type: none"> <li>• Dog Kennel</li> </ul>
RU	704	2007-159	Parts of Lots 10 & 11, Con 10, Ryde; being Parts 5 & 8 to 13, Plan 35R-20842 and Part of the Road Allowance	E-12	(i) Permitted Uses: <ul style="list-style-type: none"> <li>• A Semi-Detached or Duplex Dwelling shall also be permitted</li> </ul>
RI-8	706	2015-07	Part of Lot 31, Concession 5, Muskoka; being Part 2, Plan 35R-22835 (Berkinshaw Island)	E-04	(i) Additional Permitted Uses within the Shoreline Development Area: <ul style="list-style-type: none"> <li>• A Single Detached Dwelling with a Maximum Floor Area of 223.0 square metres;</li> <li>• A Sleeping Cabin with a Maximum Floor Area of 46.5 square metres.</li> </ul> (ii) Additional Regulations: <ul style="list-style-type: none"> <li>• The Minimum Setback from the Optimal Summer Water Level for a Single Detached Dwelling only shall be 12.0 metres;</li> <li>• The Minimum Setback from the Optimal Summer Water Level (south side only) for a Sleeping Cabin only shall be 12.0 metres;</li> <li>• A maximum of one (1) Dock located on the north side of the Island; and</li> <li>• A Single Detached Dwelling shall have a maximum of one storey.</li> </ul>
RM-2	708	2010-45	Pt. of Lot 19, Con 7, Muskoka, being Pt Lot 37, Plan 548 and Pts 6 & 7, Plan 35R-17911	D06-3	(j) Regulations: <ul style="list-style-type: none"> <li>• The Rear Yard for an existing Multiple Residential Building only shall be 2.9 metres</li> <li>• The Maximum Height of Buildings shall be 11.0 metres.</li> </ul>
C-6	709	2010-18	Part of Lots 4 & 5, WMR; being Lots 1 & 2, 35R-5107, Part 1, 35R-5250, Part 5, 35R-7122, Parts 2 & 3, 35R-8136, part of Part 1, 35R-16288, Part 1, 35R-3798, Part 1, RD477	E-06	(i) Permitted Uses: <ul style="list-style-type: none"> <li>• A Business Office shall be permitted on the ground floor and above ground floor retail area</li> </ul> (ii) Regulations: <ul style="list-style-type: none"> <li>• The subject property shall be exempt from Section 5.10</li> <li>• The existing eight (8) lots of the retail centre shall be regarded as one (1) lot for the purpose of meeting zoning regulations</li> <li>• The Minimum Side Yard shall be 0.0 metres</li> <li>• The Minimum Front Yard shall be 6.0 metres</li> <li>• The Minimum Rear Yard shall be 6.0 metres</li> <li>• The Minimum Side Yard Abutting a Street shall be 6.0 metres</li> </ul>
RB-7	711	2008-08	Part Lots 26 & 27, Con 8, Muskoka; being Part or Parts 3, 7 & 8, Plan 35R-7939	C-04	(i) Regulations: <ul style="list-style-type: none"> <li>(a) The Minimum Lot Frontage shall be 160.0 metres</li> </ul>

Zone Symbol	Exception No.	By-law No.	Location	Schedule No.	Provisions
RR-5	712	2008-22 2008-79	Part of Lot 5, Concession 9, Muskoka; being Part 1, Plan 35R-4714.	B-07	The following special provisions shall apply: (i) Permitted Uses: • Craftsman Shop
RR-5	713	2008-25	Part of Lot 25, Concession 7, Ryde	G-10	(i) Regulations (a) The Minimum Front Yard shall be 9.0 metres.
RW-6F1	714	2008-25	Part of Lot 25, Concession 7, Ryde.	G-10	The following special provisions shall apply: (i) Regulations: (b) The Minimum setback for all habitable structures shall be 3.0 metres from the top of bank (c) The Maximum linear projection of a dock into the river shall be 2.0 metres (d) A boathouse and boat port shall be prohibited
M-2	715	2008-36	Part of Lot 5, Concession 9, Muskoka, being Part of Part 2 & 4, Plan 35R-3011	B-07	The following special provisions shall apply: (i) Additional Prohibited Use: • Manufacturing
RR-5	716	2008-37	Part of Lot 7, Range WMR, Morrison, being Part of Part 2, Plan 35R-7007.	K-07	The following special provisions shall apply: (i) Additional Permitted Use: • Contractor's Establishment  (ii) Regulations: (a) The Outdoor Storage of good, materials, or equipment shall not be permitted as part of the Contractor's Establishment; and, (b) The Maximum Number of Employees shall be 6, inclusive of the family.
	718	2012-065			The Lot Frontage shall be deemed to comply.
RI-8	720	2008-72	Penn Island (Ernest Island), Sparrow Lake, Morrison	J-06	The following Special Provisions shall apply: (i) Permitted Use: (a) Single Detached Dwelling; and (b) Detached Garage.
	721	2012-042			The following Special Provisions shall apply: (i) Permitted use within the Shoreline Development Area: • Single Detached Dwelling; and • Detached Garage  (ii) Regulations: (a) The Minimum Setback from the Optimal Summer Water Level for all development, with the exception of those listed below, shall be 15.0 metres: • Dock; • Boathouse; and • Stairway to Dock and/or Boathouse.

Zone Symbol	Exception No.	By-law No.	Location	Schedule No.	Provisions
M-2	723	2008-141	Part of Lot 11, Concession 6, Muskoka; being Part 4, Plan 35R-11111.	C-07	<p>The following special provision shall apply:</p> <p>(i) Prohibited Additional Uses:</p> <ul style="list-style-type: none"> <li>• Building Supplies Outlet</li> <li>• Manufacturing</li> <li>• Sale and Storage of Bulk Fuels</li> <li>• Transportation Depot</li> </ul> <p>(ii) Regulations:</p> <p>(a) The minimum Front Yard for the existing Single Detached Dwelling shall be 18.8 metres;</p> <p>(b) The Minimum Side Yard for the existing Single Detached Dwelling shall be 20. Metres;</p> <p>(c) The Minimum Rear Yard for an existing accessory building shall be 52.0 metres;</p> <p>(d) The Minimum Side Yard (south only) for an existing accessory building shall be 15.2 metres;</p> <p>(e) The Minimum Side Yard (north only) for an existing accessory building shall be 8.4 metres;</p> <p>(f) The Minimum Side Yard for the existing 30 square metre trailer only shall be 2.7 metres;</p> <p>(g) The existing 9.5 square metre shed and existing 30 square metres trailer only shall be permitted within the required Front Yard; and,</p> <p>(h) No outdoor storage of goods, materials, or equipment shall be permitted within 12.0 metres of the north and south property boundaries, except where stated otherwise in this By-law for existing buildings only.</p>
RW-6F	726	2008-73	Part of Lot 29, Concession 8, Ryde; being Parts 2 & 9, Plan 35R-10198.	G-10	<p>The following special provision shall apply:</p> <p>(i) Regulations:</p> <p>(a) The Minimum Rear Yard for the existing westernmost dwelling only shall be 9.4 metres; and,</p> <p>(b) A Maximum of two (2) Single Detached Dwellings shall be permitted.</p>
RW-6	727	2008-188 & 2009-98	Part of Lot 24, Concession 4, Ryde; described in part as Part 6, Plan 35R-7618	I-11	<p>Permitted Use within the Shoreline Development Area:</p> <ul style="list-style-type: none"> <li>• Existing Single Detached Dwelling.</li> </ul> <p>Regulations:</p> <ul style="list-style-type: none"> <li>• The minimum Setback from the Optimal Summer Water Level for an Existing Single Detached Dwelling only shall be 14.1 metres;</li> <li>• The minimum Setback from the Optimal Summer Water Level for an open deck only shall be 10.4 metres;</li> <li>• The minimum Side Yard (north only) for a Single Detached Dwelling only shall be 5.3 metres;</li> <li>• The minimum Side Yard (west only) for a Single Detached Dwelling only shall be 2.2 metres;</li> </ul>



Zone Symbol	Exception No.	By-law No.	Location	Schedule No.	Provisions
					<ul style="list-style-type: none"> <li>The minimum Rear Yard for a Single Detached Dwelling only shall be 14.4 metres; and</li> <li>The Maximum Lot Coverage permitted shall be 15.5 percent.</li> </ul>
RU	735	2009-44	Part of Lots 23 & 24, Concession 4, Morrison; being Parts 6 & 7 and part of Part 8, Plan 35R-7905	J-07	<p>The Following special provisions shall apply:</p> <p>(i) Regulations:</p> <p>(a) The Minimum Lot Area shall be 2.0 hectares.</p> <p>(b) The Minimum Lot Frontage shall be 151.8 metres;</p> <p>(c) The Minimum Front Yard shall be 25.0 metres;</p> <p>(d) The Minimum Side Yard (north) shall be 75.0 metres; and,</p> <p>(e) The Maximum Lot Coverage shall be 2.0 percent.</p>
RW-6B	736	2008-156	Part of Block A, Rankin Island Muskoka; being Part of Part 1 and 2, Plan 35R-8714.	B-04	<p>(i) Regulations</p> <p>(a) The Buildings and Uses existing as of the date of passing of this By-law shall be deemed to comply to the Regulations existing at the date of passing of this By-law.</p>
RW-6B	737	2014-42	Part of Rankin Island, Muskoka; being Part 1, Plan 35R-22913	B-04	<p>(i) Regulations:</p> <p>(a) The Minimum Setback from the Optimal Summer Water Level for a Principal Building shall be 20.0 metres.</p>
RW-6B	738	2014-42	Part of Rankin Island, Muskoka; being Pts 3 & 5, Plan 35R-22913	B-04	<p>(i) Regulations:</p> <p>(a) The minimum setback from the Optimal Summer Water Level for a Principal Building shall be 18.0 metres; and</p> <p>(b) The minimum Rear Yard Setback shall be 5.0 metres.</p>
RR-5	741	2008-160	Part of Lot 25, Concession 4, Morrison; being Part 1, Plan 35R-6621.	J-06	<p>(i) Additional Permitted Use:</p> <ul style="list-style-type: none"> <li>Contractor's Establishment</li> </ul>
RW-6	742	2008-171	Part of Lot 30, Concession 8, Morrison.	I-05	<p>(i) Regulations:</p> <p>(c) The Minimum Lot Frontage shall be 57.5 metres;</p> <p>(d) The Minimum Setback from the Optimal Summer Water Level for an existing dwelling only shall be 15.2 metres.</p> <p>(e) The Minimum Side Yard (west only) for an existing deck only shall be 0.0 metres.</p> <p>(f) The Minimum Side Yard (west only) for existing stairs only shall be 0.0 metres.</p>
	743	2012-042			<p>(i) Regulations:</p> <p>(a) The Minimum Lot Frontage shall be 57.5 metres;</p> <p>(b) The Minimum Setback for all habitable structures shall be 10.0 metres from the top of the bank of any slope greater than 40%.</p>
RR-5	744	2008-172	Part of Lot 24, Concession 3, Morrison.	K-06	<p>(i) Regulations:</p> <p>(a) The Minimum Front Yard shall be 71.0 metres.</p>
RW-6	746	2009-08	Part of Lot 26, Concession 4, Ryde; described in part as Part 1, Plan 35R-13637.	I-11	<p>(i) Regulations:</p>

Zone Symbol	Exception No.	By-law No.	Location	Schedule No.	Provisions
					<p>(a) The Minimum Setback from the Optimal Summer Water Level for the northeast corner of an existing Single Detached Dwelling shall be 5.6 metres;</p> <p>(b) The Minimum Setback from the Optimal Summer Water Level for the southwest corner of an existing Single Detached Dwelling shall be 6.7 metres; and,</p> <p>The Maximum Footprint of the existing Single Detached Dwelling shall be 108.0 square metres.</p>
RB-7	748	2008-189	Part of Lot 12, Con 8, Morrison; being part of Lot 46, Plan M-93.	H-08	(i) Regulation: The Minimum Lot Area shall be 0.8 hectares.
RB-7	749	2008-189	Part of Lot 12, Concession 8, Morrison; being part of Lot 46, Plan M-93.	H-08	<p>(i) Permitted Use:</p> <ul style="list-style-type: none"> <li>• One Accessory Structure shall be the only permitted use.</li> </ul> <p>(ii) Regulations:</p> <p>(a) The property shall be exempt from Section 5.10;</p> <p>(b) The Minimum Lot Area shall be 0.6 hectares;</p> <p>(c) The Minimum Lot Frontage shall be 110.3 metres;</p> <p>(d) The Minimum Front Yard shall be 3.0 metres for a detached garage only; and,</p> <p>(e) The Maximum Floor Area for a detached garage only shall be 45.0 square metres.</p>
RB-7	750	2009-25	Part of Lot 26, Concession 7 (Lake Muskoka), Muskoka; being part of Part 1, Plan 35R-7222.	D-05	<p>The following special provisions shall apply:</p> <p>(i) Regulations:</p> <p>(a) The Minimum Front Yard shall be 10.0 metres; and,</p> <p>(b) The Minimum setback from the edge of the Environmental Protection zone shall be 5.0 metres for all structures; and</p> <p>(c) Shoreline structures shall be prohibited.</p>
RC-4A	751	2009-24	Part of Lot 18, Concession 7 Muskoka; being part of Parts 1 & 2, Plan 35R-6296	C-06	<p>The following special provisions shall apply:</p> <p>(i) Regulations:</p> <p>(a) The Minimum Lot Area shall be 0.1 hectare;</p> <p>(b) The property shall be exempt from Section 5.10 and, for the purposes of this By-law, the southern lot line which abuts Water Treatment Road shall be deemed to be the front lot line.</p>
R-3	752	2009-24	Part of Lot 18, Concession 7, Muskoka; being part of Parts 1 & 2, Plan 35R-6296.	C-06	<p>The following special provisions shall apply:</p> <p>(i) Regulations:</p> <p>(a) The Minimum Lot Area shall be 0.1 hectare.</p> <p>(b) The Minimum Rear Yard for an Accessory Structure only shall be 3.0 metres.</p>
RW-6F	753	2009-21	Part of Lot 27, Concession 7, Ryde; being Parts 3, 4 & 5, Plan 35R-14620.	H-10	<p>The following special provisions shall apply:</p> <p>(i) Permitted Uses:</p> <ul style="list-style-type: none"> <li>• A Maximum of two (2) existing Single Detached Dwellings.</li> </ul> <p>(ii) Regulations:</p> <p>(a) The Minimum Setback from the Optimal Summer Water Level for an existing (east) Single Detached Dwelling shall be 20.0 metres.</p>

Zone Symbol	Exception No.	By-law No.	Location	Schedule No.	Provisions																														
R-2	754	2009-23  2020 – 57	Part of Lot 22, Concession 6, Muskoka; being Lot 1, Plan M-565.	D-05	<p>The following special provisions shall apply:</p> <p>(i) Permitted Uses:</p> <ul style="list-style-type: none"> <li>• Sleeping Cabin with a Maximum Floor Area of 46.5 square metres.</li> </ul> <p>(ii) Regulations:</p> <p>(a) The Minimum Setback from the Optimal Summer Water Level for an Attached Screen Porch shall be 17.9 metres;</p> <p>(b) A second storey shall be permitted within a detached garage; and</p> <p>(c) A Sleeping Cabin shall only be permitted within the second storey of an existing detached garage.</p>																														
RM-2	755	2009-33	Part of Lot 25, Concession 4, Muskoka;	E-05	<p>A single detached dwelling is a permitted use.</p> <p>In addition to the permitted accessory uses, a garden suite or an accessory apartment is permitted as an accessory use to a single detached residential use.</p> <p>Regulations: Notwithstanding any provisions to the contrary of this By-law, the following provisions apply:</p> <table border="1" data-bbox="982 797 1955 1489"> <thead> <tr> <th></th> <th>Single Detached Dwelling</th> <th>Duplex Dwelling/ Semi-Detached Dwelling</th> <th>Multiple Dwelling</th> <th>Street Townhouse Dwelling</th> </tr> </thead> <tbody> <tr> <td>Minimum Lot Area</td> <td>250 sq. metres per dwelling</td> <td>240 square metres per dwelling</td> <td>150 square metres per dwelling</td> <td>190 square metres per dwelling</td> </tr> <tr> <td>Minimum Lot Frontage</td> <td>11 metres</td> <td>6 metres per dwelling</td> <td>19.5 metres</td> <td>4.5 metres per dwelling</td> </tr> <tr> <td>Minimum Front Yard – Front face of garage -All other portions of dwelling</td> <td>6 metres 4 metres</td> <td>6 metres 4 metres</td> <td>6 metres</td> <td>6 metres 4 metres</td> </tr> <tr> <td>Minimum Side Yard Abutting a street -Front face of garage -All other portions of dwelling</td> <td>6 metres 4 metres</td> <td>6 metres 4 metres</td> <td>6 metres</td> <td>6 metres 4 metres</td> </tr> <tr> <td>Minimum Side Yard</td> <td>1 metres</td> <td>1 metre (1); 3.5 metres on the side with a driveway</td> <td>½ the building height</td> <td>1 metre (1)</td> </tr> </tbody> </table>		Single Detached Dwelling	Duplex Dwelling/ Semi-Detached Dwelling	Multiple Dwelling	Street Townhouse Dwelling	Minimum Lot Area	250 sq. metres per dwelling	240 square metres per dwelling	150 square metres per dwelling	190 square metres per dwelling	Minimum Lot Frontage	11 metres	6 metres per dwelling	19.5 metres	4.5 metres per dwelling	Minimum Front Yard – Front face of garage -All other portions of dwelling	6 metres 4 metres	6 metres 4 metres	6 metres	6 metres 4 metres	Minimum Side Yard Abutting a street -Front face of garage -All other portions of dwelling	6 metres 4 metres	6 metres 4 metres	6 metres	6 metres 4 metres	Minimum Side Yard	1 metres	1 metre (1); 3.5 metres on the side with a driveway	½ the building height	1 metre (1)
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RW-6	757	2009-34	Part 1 on Plan 35R-4759, Parts 1 & 2 on Plan 35R-4540 and Part 1 on Plan 35R-13773.	H-11	The following special provision shall apply: (i) Regulations: (a) The Minimum Setback from the Optimal Summer Water Level for an existing single detached dwelling shall be 9.0 metres; and, (b) The Minimum Setback from the Optimal Summer Water Level for existing open decking shall be 8.3 metres.																									
C-3	758		Part of lot 27, Concession 5, Wood	D-04	The following additional uses shall be permitted: <ul style="list-style-type: none"> <li>• Craftsman shop</li> <li>• Motor vehicle body shop</li> <li>• Repair service shop</li> <li>• Self storage facility</li> <li>• Storage facility</li> <li>• Truck transport terminal</li> </ul>																									

Zone Symbol	Exception No.	By-law No.	Location	Schedule No.	Provisions
	759	2012-042			The following Special Provisions shall apply: (i) Permitted use within the Shoreline Development Area: <ul style="list-style-type: none"> <li>• Single Detached Dwelling</li> </ul> (ii) Regulations: (b) The Minimum Setback from the Optimal Summer Water Level for all development, with the exception of those listed below, shall be 15.0 metres: <ul style="list-style-type: none"> <li>• Dock;</li> <li>• Boathouse; and</li> <li>• Stairway to Dock and/or Boathouse.</li> </ul>
RR-5	760	2009-45	Part of Lot 14, Conc. 4, and Part of Lot 14, Concession 5, Muskoka; being part of Parts 7 and 8, Plan 35R-2825	D-07	(i) Regulations: (a) The Minimum Lot Area shall be 0.5 hectares; and (b) For the purposes of this By-law, the front lot line shall be deemed as Simpson Road.
RW-6	762	2009-112	Part of Lot I (eye), Concession 20, Wood; being Parts 1 and 3 to 7, Plan 35R-22488.	I-04	The following special provisions shall apply: (i) Prohibited Use in the Shoreline Development Area: <ul style="list-style-type: none"> <li>• Boathouse</li> <li>• Dock</li> </ul>
RR-5	763	2009-63	Part of Lot 24, Concession 2, Morrison; being Part of Parts 1 & 2, Plan 35R-13698	K-06	The following special provision shall apply: (i) Regulations: (a) The Minimum Rear Yard for the Principal Building and Accessory Buildings shall be 235.0 metres. (b) The maximum Lot Coverage of the Principal Building and Accessory Buildings shall be 2.0 percent. (c) Tree and vegetation removal shall be prohibited in the required Rear and Side Yards.
RW-6	764	2009-85	Part of Lot 26, Concession 9, Muskoka; being Lot 9, Plan M-39	C-04	The following special provision shall apply: (i) Permitted Uses within the Shoreline Development Area: <ul style="list-style-type: none"> <li>• Existing Single Detached Dwelling</li> </ul> (ii) Regulations: (a) The Minimum Setback from the Optimal Summer Water Level for an existing Single Detached Dwelling only shall be 20.0 metres.
RW-6A	767	2009-99	Part of Lot 27, Concession 7, Ryde; being Part 2, Plan 35R-18140	G-10	The following special provisions shall apply: (i) Permitted Uses within the Shoreline Development Area: <ul style="list-style-type: none"> <li>• Existing Single Detached Dwelling</li> </ul> (ii) Regulations: (a) The minimum Setback from the Optimal Summer Water Level for an Existing Single Detached Dwelling only shall be 18.6 metres.
RW-6D	769	2009-95	Part of Lot 31, Concession 3, Muskoka; being part 2, BR-304	F-04	(i) Permitted Uses within the Shoreline Development Area: <ul style="list-style-type: none"> <li>• Existing Sleeping Cabin</li> </ul>

Zone Symbol	Exception No.	By-law No.	Location	Schedule No.	Provisions
					(ii) Regulations: (a) The Maximum Number of Sleeping Cabins shall be Two. The Minimum Setback from the Optimal Summer Water Level (north only) for the eastern Sleeping Cabin only shall be 19.7 metres.
RW-6F	771	2009-118  2023-98	Part of Lot 2, Concession 7, Morrison, being Parts 1 to 3 on Plan 35R-23065	H-09	(i) Permitted Uses Within the Shoreline Development Area: <ul style="list-style-type: none"> <li>Existing Single Detached Dwelling</li> </ul> (ii) Regulations: (a) The Minimum Setback from the Optimal Summer Water Level (north only) for an Existing Single Detached Dwelling shall be 1.8 metres. (b) The Minimum Setback from the Optimal Summer Water Level (north only) for an existing Attached Open Deck shall be 0.0 metres. (c) The Minimum Setback from the Optimal Summer Water Level (east only) for an Existing Single Detached Dwelling shall be 4.5 metres. (d) The Minimum Setback from the Optimal Summer Water Level (east only) for an Existing Attached Open Deck shall be 3.0 metres. (e) The Maximum Height of a Two-Storey Garage shall be 6.6 metres; (f) The Maximum Floor Area for a Sleeping Cabin located in the second storey of a Detached Garage shall be 55.7 square metres.
RW-6F	772	2009-118	Part of Lot 2, Concession 6, Morrison	H-09	(i) Permitted Uses Within the Shoreline Development Area: <ul style="list-style-type: none"> <li>Existing Single Detached Dwelling</li> <li>Existing Shed</li> </ul> (ii) Regulations: <ul style="list-style-type: none"> <li>The Minimum Setback from the Optimal Summer Water Level (west only) for an Existing Single Detached Dwelling shall be 6.0 metres.</li> <li>The Minimum Setback from the Optimal Summer Water Level (north only) for an Existing Single Detached Dwelling shall be 15.8 metres.</li> <li>The Minimum Setback from the Optimal Summer Water Level for an Existing Shed shall be 15.2 metres.</li> <li>The Minimum Setback from the Optimal Summer Water Level for an Existing Attached Open Deck shall be 13.1 metres.</li> </ul>
RR-5	773	2009-120	Part of Lots 8 to 10, Concession 5 and Part of Lots 7 to 11, Conc. 6, Muskoka; being Part 5, Plan 35R-13786 and Parts 2 to 5 Plan 35R-19680, including Plan C392	C-07	The following special provisions shall apply: (i) Permitted Uses: Four (4) Existing Storage Structures  (ii) Regulations: (a) The Minimum Front Yard for an Existing Storage Shed shall be 15.8 metres.

Zone Symbol	Exception No.	By-law No.	Location	Schedule No.	Provisions
RW-6D	775	2009-130	Part of Lot 33, Concession 6, Wood; being Part 16, Plan BR-191	E-04	<p>(i) Permitted Uses Within the Shoreline Development Area: Single Detached Dwelling (Existing Only)</p> <p>(ii) Regulations:</p> <p>(a) The Maximum Shoreline Development Area shall be 104.4 square metres.</p> <p>(b) The Maximum Shoreline Development Factor shall be 3.5.</p> <p>(c) The Minimum Setback from the Optimal Summer Water Level for an Existing Single Detached Dwelling shall be 17.7 metres.</p> <p>(d) The Minimum Setback from the Optimal Summer Water Level for an Existing Attached Open Deck shall be 16.8 metres.</p> <p>(e) The Minimum Side Yard (east only) for an existing Detached Garage shall be 1.0 metre.</p>
RW-6B	776	2009-132	Part of Lot 33, Concession 1, Muskoka; being Part 1, Plan 35R-13312	G-04	<p>The following special provisions shall apply:</p> <p>(i) Permitted Uses Within the Shoreline Development Area: Single Detached Dwelling (existing only).</p> <p>(ii) Regulations:</p> <p>(a) The Minimum Setback from the Optimal Summer Water Level for an existing Single Detached Dwelling only shall be 20.0 metres.</p>
RW-6	777	2009-133	Part of Lot 11, Concession 12, Morrison; being Part 5, Plan 35R-18454	F-07	<p>(i) Permitted Uses Within the Shoreline Development Area:</p> <ul style="list-style-type: none"> <li>• Single Detached Dwelling (existing only)</li> <li>• Bunkie (existing only)</li> <li>• Covered Porch (Existing only)</li> </ul> <p>(ii) Regulations:</p> <p>(a) The Minimum Setback from the Optimal Summer Water Level shall be 20.1 metres for an Existing Single Detached Dwelling only.</p> <p>(b) The Minimum Setback from the Optimal Summer Water Level shall be 20.0 metres for an Existing Bunkie only.</p> <p>(c) The Minimum Setback from the Optimal Summer Water Level shall be 25.6 metres for an Existing Covered Porch only.</p>
RW-6B	778	2009-134	Part of Lot 9, Concession 2, Muskoka; being Part of Lot 9, Plan M-369 and Part 1, Plan 35R-20490	E-07	<p>The following special provision shall apply:</p> <p>(i) Permitted Uses Within the Shoreline Development Area:</p> <ul style="list-style-type: none"> <li>• Single Detached Dwelling (existing only)</li> <li>• Two (2) Sheds (existing only)</li> <li>• Covered Porch (existing only)</li> </ul> <p>(ii) Regulations:</p> <p>(a) The minimum Lot Area shall be 1240.4 square metres.</p> <p>(b) The Minimum Lots Frontage shall be 29.8 metres.</p> <p>(c) The Maximum Shoreline Development Area shall be 114.5 square metres.</p> <p>(d) The Maximum Shoreline Development Factor shall be 3.9.</p>

Zone Symbol	Exception No.	By-law No.	Location	Schedule No.	Provisions
					<ul style="list-style-type: none"> <li>(e) The Minimum Setback from the Optimal Summer Water Level for an Attached Open Deck (existing only) shall be 13.5 metres.</li> <li>(f) The Minimum Setback from the Optimal Summer Water Level for a Single Detached Dwelling (existing only) shall be 20.0 metres.</li> <li>(g) The Minimum Setback from the Optimal Summer Water Level for the northern Shed (existing only) shall be 20.0 metres.</li> <li>(h) The minimum Setback from the Optimal Summer Water Level for the southern Shed (existing only) shall be 25.0 metres.</li> <li>(i) The Minimum Side Yard (west only) for a Single Detached Dwelling (existing only) shall be 3.5 metres.</li> <li>(j) The Minimum Side Yard (east only) for the northern shed (existing only) shall be 0.8 metres.</li> <li>(k) The Minimum Side Yard (east only) for the northern shed (existing only) shall be 1.3 metres.</li> <li>(l) The Minimum Rear Yard for a Single Detached Dwelling (existing only) shall be 10.0 metres.</li> </ul>
RW-6F	779	2009-144	Part of Burnt Island, Kahshe Lake	H-08	<ul style="list-style-type: none"> <li>(i) Permitted Uses within the Shoreline Development Area <ul style="list-style-type: none"> <li>• Single Detached Dwelling (existing only)</li> </ul> </li> <li>(ii) Regulations: <ul style="list-style-type: none"> <li>(a) The Minimum Setback from the Optimal Summer Water Level for an existing attached Open Deck shall be 21.4 metres</li> <li>(b) The Minimum Setback from the Optimal Summer Water Level for an existing Single Detached Dwelling shall be 24.2 metres</li> <li>(c) All new structural development, except a boathouse and a dock, shall be situated on lands above the 242.8 metre contour elevation.</li> </ul> </li> </ul>
RW-6D	780	2009-155	Part of Lot 26, Concession 7, Muskoka; being Parts 3 – 5, 35R-19533	D-05	<ul style="list-style-type: none"> <li>(i) Regulations: <ul style="list-style-type: none"> <li>(a) A second storey shall be permitted in the south western Detached Garage (existing only)</li> <li>(b) A 46.5 square metre Sleeping Cabin shall be permitted in the second storey of the south western Detached Garage (existing only)</li> <li>(c) An additional Sleeping Cabin shall be prohibited on this property</li> </ul> </li> </ul>
RB-7	781	2010-35	Part of Lot 28, Concession 8, Morrison	I-05	<ul style="list-style-type: none"> <li>(i) Regulations: <ul style="list-style-type: none"> <li>(a) The Minimum Side Yard (west only) for a Single Detached Dwelling and Open Deck shall be 1.4 metres</li> <li>(b) The Minimum Side Yard (east only) for a Single Detached Dwelling shall be 4.4 metres</li> <li>(c) The Minimum Side Yard (east only) for an Open Deck shall be 1.4 metres</li> <li>(d) The Minimum Front Yard for a Single Detached Dwelling shall be 15.2 metres</li> <li>(e) The Minimum Front Yard for an Open Deck shall be 12.3 metres</li> <li>(f) The Minimum Rear Yard for a Single Detached Dwelling shall be 14.0 metres</li> <li>(g) The Minimum Rear Yard for an Open Deck shall be 18.0 metres</li> <li>(h) The Minimum Rear Yard for a Shed shall be 8.6 metres</li> </ul> </li> </ul>



Zone Symbol	Exception No.	By-law No.	Location	Schedule No.	Provisions
					<ul style="list-style-type: none"> <li>(i) The Maximum Lot Coverage shall be 21.0 percent</li> <li>(j) The property shall be exempt from Section 5.10</li> <li>(k) The southernmost lot line shall be deemed to be the Front Lot Line</li> </ul>
RW-6D	782	2009-158	Part of Lot 11, Concession 12, Morrison; being Part 4, Plan 35R-18454	F-07	<ul style="list-style-type: none"> <li>(i) Permitted Uses with the Shoreline Development Area: <ul style="list-style-type: none"> <li>• Single Detached Dwelling (existing only)</li> </ul> </li> <li>(ii) Regulations: <ul style="list-style-type: none"> <li>(a) The Minimum Setback from the Optimal Summer Water Level for a Single Detached Dwelling (existing only) shall be 20.0 metres</li> </ul> </li> </ul>
C-2A	783	2009-159	Part of Lot 30, EMR Morrison; being Part of Part 1 and Parts 2 & 3, Plan 35R-3253 and Part 13, 35R-9278	G-07	<ul style="list-style-type: none"> <li>(i) Additional Permitted Use: <ul style="list-style-type: none"> <li>• Contractor's Establishment</li> </ul> </li> <li>(ii) Regulations: <ul style="list-style-type: none"> <li>(c) The eastern portion of Sedore Road shall be deemed the Front Lot Line</li> <li>(d) The Minimum Rear Yard shall be 100.0 metres</li> <li>(e) The lot shall be deemed to satisfy the Minimum Lot Frontage requirement</li> </ul> </li> </ul>
RW-6E RU	784	2009-162	Part of Lots 28 & 29, Concession 2, Muskoka	F-05	<ul style="list-style-type: none"> <li>(i) Additional Permitted Use with the Shoreline Development Area: <ul style="list-style-type: none"> <li>• Single Detached Dwelling (existing only)</li> </ul> </li> <li>(ii) Regulations: <ul style="list-style-type: none"> <li>(a) The Minimum Setback from the Optimal Summer Water Level for an Existing Single Detached Dwelling shall be 23.7 metres</li> <li>(b) The Minimum Setback from the Optimal Summer Water Level for an Existing 31.4 square metre Attached Open Deck shall be 21.1 metres</li> <li>(c) The Minimum Setback from the Optimal Summer Water Level for an Existing 15.2 square metre Attached Open Deck shall be 21.8 metres</li> <li>(d) The Maximum Shoreline Development Area shall be 276.3 square metres</li> <li>(e) The Maximum Width of the Existing Stairs (Front Yard Only) shall be 4.6 metres</li> </ul> </li> </ul>
RW-6F	785	2009-160	Part of Lot 5, Concession 8 Morrison; being Lot 6, Plan M-440	H-09	<ul style="list-style-type: none"> <li>(i) Permitted Uses: <ul style="list-style-type: none"> <li>• Single Detached Dwelling (existing only)</li> </ul> </li> <li>(ii) Regulations: <ul style="list-style-type: none"> <li>• The Minimum Setback from the Optimal Summer Water Level for an Existing Attached Open Deck shall be 12.9 metres.</li> <li>• The Minimum Setback from the Optimal Summer Water Level for an existing stairwell shall be 15.3 metres</li> <li>• The Minimum Setback from the Optimal Summer Water Level for Habitable Space (Covered Deck) shall be 16.7 metres</li> <li>• The Minimum Side Yard (west only) shall be 5.9 metres</li> </ul> </li> </ul>

Zone Symbol	Exception No.	By-law No.	Location	Schedule No.	Provisions
					<ul style="list-style-type: none"> <li>The Maximum Width of Front Yard Stairs (existing only) shall be 2.3 metres</li> <li>The Maximum Shoreline Development Area shall be 95.0 square metres</li> <li>The Maximum Shoreline Development Factor shall be 3.4</li> <li>The Minimum Lot Area shall be 1942.5 square metres</li> <li>The Minimum Lot Frontage shall be 28.0 metres</li> </ul>
RW-6E1	787	2010-14	Part of Lot F, Concession 15 Wood; being Lot 79, Plan M-411	F-04	Permitted Uses: <ul style="list-style-type: none"> <li>Single Detached Dwelling (existing only)</li> </ul> (ii) Regulations: <ul style="list-style-type: none"> <li>The Minimum Setback from the Optimal Summer Water Level for a Single Detached Dwelling (existing only) shall be 21.4 metres.</li> <li>The Minimum Setback from the Optimal Summer Water Level for an Open Deck (existing only) shall be 18.5 metres</li> <li>The Minimum Side Yard (southeast only) for a Single Detached Dwelling (existing only) shall be 5.7 metres</li> <li>The Maximum Shoreline Development Area shall be 120.0 square metres</li> <li>The Maximum Shoreline Development Factor shall be 2.6</li> </ul>
RW-6F	790	2010-118	Pt of Erin Island, Morrison; being Part 2, Plan BR-126	H-08	(i) Permitted Uses with the Shoreline Development Area: <ul style="list-style-type: none"> <li>Sleeping Cabin (existing only)</li> </ul> (ii) Regulations: <ul style="list-style-type: none"> <li>The Minimum Setback from the Optimal Summer Water Level for a Shed (existing only) shall be to 21.0 metres;</li> <li>The Minimum Setback from the Optimal Summer Water Level for a Sleeping Cabin (existing only) shall be 7.6 metres;</li> <li>The Minimum Setback from the Optimal Summer Water Level for an attached Open Deck (existing only) shall be 7.3 metres;</li> <li>The Maximum Shoreline Development Area shall be 167.0 square metres; and</li> <li>The Maximum Shoreline Development Factor shall be 3.2.</li> </ul>
RW-6	791	2010-15	Part of Lot 27, Concession 10 Muskoka; being Part 3, Plan BR-184	C-04	(i) Permitted Uses with the Shoreline Development Area: <ul style="list-style-type: none"> <li>Single Detached Dwelling (existing only)</li> </ul> (ii) Regulations: <ul style="list-style-type: none"> <li>(a) The Minimum Setback from the Optimal Summer Water Level shall be 10.4 metres</li> <li>(b) The Minimum Lot Frontage shall be 24.1 metres</li> <li>(c) The Minimum Lot Area shall be 1011.7 square metres</li> </ul>

Zone Symbol	Exception No.	By-law No.	Location	Schedule No.	Provisions
RW-6B	792	2010-16	Part of Lot 34, Concession 8 Muskoka; being Lot 13, Plan 24	D-03	(i) Permitted Uses with the Shoreline Development Area: <ul style="list-style-type: none"> <li>Single Detached Dwelling (existing only)</li> </ul> (ii) Regulations: <ul style="list-style-type: none"> <li>(a) The Minimum Setback from the Optimal Summer Water Level shall be 19.0 metres</li> </ul>
RW-6	793	2010-33	Part of Lot 34, Concession 2 Morrison; being Parts 7 & 8, 35R-12489	L-05	(i) Regulations: <ul style="list-style-type: none"> <li>(a) The Minimum Lot Area shall be 3,290.0 square metres</li> <li>(b) The Minimum Lot Frontage shall be 46.8 metres</li> <li>(c) The Minimum Side Yard (west only) shall be 3.6 metres for a shed (existing only)</li> <li>(d) The Minimum Rear Yard shall be 0.6 metres for a shed (existing only)</li> </ul>
RW-6	794	2010-33	Part of Lot 34, Concession 2 Morrison; being Parts 6, 9, 10 & 12, 35R-12489	L-05	(i) Regulations: <ul style="list-style-type: none"> <li>(a) The Minimum Side Yard (east only) shall be 0.1 metres for a dock (existing only)</li> </ul>
RW-6	795	2010-47	Parcel 9148 Driftwood Island, Muskoka		Regulations: <ul style="list-style-type: none"> <li>The maximum number of single detached dwellings shall be six (6);</li> <li>The maximum number of sleeping cabins shall be six (6);</li> <li>The maximum number of boathouses shall be six (6);</li> <li>The maximum number of docks shall be six (6);</li> <li>The maximum shoreline development area for each individual residential development area shall not exceed 232.0 square metres;</li> <li>The maximum shoreline development width for each individual residential development area shall not exceed 23.0 metres;</li> <li>The maximum lot coverage for the island shall not exceed 6.5 percent;</li> <li>The maximum number of individual septic systems shall be six (6);</li> <li>No dock or boathouse shall be permitted along the eastern shoreline of the island and no dock or boathouse shall be constructed within 10.0 metres of identified fish habitat areas; and</li> <li>For the purpose of conveyance and development, Parcel 9148, Driftwood Island and Part of Lot 20, Concession 7 shall be treated as one property.</li> </ul>
WL	796	2010-48	Part of Lot 20, Concession 7, Muskoka		Regulations: <ul style="list-style-type: none"> <li>The maximum shoreline development area shall be 86.4 square metres;</li> <li>The maximum shoreline development factor shall be 6.7;</li> <li>A waterfront mooring facility shall be the only permitted use on the property and shall include a boathouse (existing only);</li> <li>A maximum of seven (7) watercraft shall be moored at the facility; and</li> <li>For the purpose of conveyance and development, Parcel 9148, Driftwood Island and Part of Lot 20, Concession 7 shall be treated as one property.</li> </ul>
RW-6	797	2010-35	Part of Lot 28, Concession 8 Morrison	I-05	(i) Permitted Uses Within the Shoreline Development Area: <ul style="list-style-type: none"> <li>Single Detached Dwelling (existing only)</li> </ul>

Zone Symbol	Exception No.	By-law No.	Location	Schedule No.	Provisions
					(ii) Regulations: <ul style="list-style-type: none"> <li>(ii) The Minimum Setback from the Optimal Summer Water Level for an Single Detached Dwelling (existing only) shall be 29.0 metres</li> <li>(iii) The Minimum Setback from the Optimal Summer Water Level for an attached open deck (existing only) shall be 27.0 metres</li> <li>(iv) The Minimum Side Yard (west only) for a Single Detached Dwelling (existing only) with an attached open deck shall be 0.0 metres</li> <li>(v) The Minimum Rear Yard for a Single Detached Dwelling (existing only) shall be 3.9 metres</li> <li>(vi) The Maximum Lot Coverage shall be 41.0 percent</li> <li>(vii) The Maximum Width of Stairs (existing only) in the Front Yard shall be 2.5 metres</li> <li>(viii) The Minimum Lot Frontage shall be 16.4 metres</li> <li>(ix) The Minimum Lot Area shall be 285.7 square metres</li> </ul>
RW-6E	798	2010-36	Part of Lot 32, Concession 2 Muskoka; being Lot 6, Plan M418	F-04	(i) Permitted Uses Within the Shoreline Development Area: <ul style="list-style-type: none"> <li>• Single Detached Dwelling (existing only)</li> </ul> (ii) Regulations: <ul style="list-style-type: none"> <li>(a) The Minimum Setback from the Optimal Summer Water Level shall be 19.6 metres</li> </ul>
C-7 & (S296)	799		Part of Lot 5, Range EMR, Gravenhurst, being Parts 1 to 3, Plan 35R-22242	E-06-3	Permitted Uses <ul style="list-style-type: none"> <li>• Business Office</li> </ul> Regulations: <ul style="list-style-type: none"> <li>• The Minimum Front Yard for the northwest building shall be 7.0 metres;</li> <li>• The Minimum Front Yard for the southern building shall be 5.0 metres;</li> <li>• The Minimum Side Yard for the northwest building shall be 2.0 metres;</li> <li>• The Minimum Side Yard for the southern building shall be 4.1 metres;</li> <li>• The Minimum Side Yard for the northeast building shall be 4.4 metres; and</li> <li>• A loading space shall not be required.</li> </ul>
C-4	800	2010-101	Pt of Lts 12 to 17, Plan 25, Muskoka; being Parts 1 to 5 & 18, Plan 35R-4763	E-05-2	Permitted Use: <ul style="list-style-type: none"> <li>• Two Boathouses</li> </ul> Regulations: <ul style="list-style-type: none"> <li>• The Minimum Side Yard (north only) for an existing boathouse shall be 0.3 metres.</li> </ul>
RM-1	802	2011-026	Pt of Lts 10 to 13, RCP 524, Gravenhurst; being Part of Part 4, Plan 35R-6744	E06-1	Regulations: <ul style="list-style-type: none"> <li>• The Minimum Lot Area for a Semi-Detached Dwelling shall be 208.0 square metres for each dwelling unit.</li> </ul>
RM-1	803	2011-026	Pt of Lts 10 to 13, RCP 524, Gravenhurst; being Part of Part 4, Plan 35R-6744	E06-1	Regulations: <ul style="list-style-type: none"> <li>• The Minimum Side Yard (south only) for an existing building shall be 0.5 metres;</li> <li>• The Minimum Front Yard for an existing building shall be 3.7 metres; and</li> </ul>

Zone Symbol	Exception No.	By-law No.	Location	Schedule No.	Provisions
					<ul style="list-style-type: none"> <li>The Maximum Number of Parking Spaces required per dwelling unit shall be 1.</li> </ul>
RM-1	804	2011-026	Pt of Lts 10 to 13, RCP 524, Gravenhurst; being Part of Part 4, Plan 35R-6744	E06-1	Regulations: <ul style="list-style-type: none"> <li>The Minimum Lot Area for a Single Detached Dwelling shall be 270.0 square metres.</li> </ul>
	806		Pt. Lot 31, Con 5, Muskoka, being Lot 1, Plan M389 and Part of Part 18, Plan BR-54		Permitted Use within the Shoreline Development Area <ul style="list-style-type: none"> <li>Single Detached Dwelling (existing only)</li> </ul> Regulations <ul style="list-style-type: none"> <li>The Minimum Setback from the Optimal Summer Water Level for a Single Detached Dwelling (existing only) shall be 8.5 metres.</li> <li>The Minimum Setback from the Optimal Summer Water Level for an attached open deck (existing only) shall be 6.5 metres.</li> <li>The Minimum Lot Frontage shall be 64.8 metres.</li> <li>The Minimum Lot Area shall be 3,833.4 square metres.</li> </ul>
	807		Part of Lot 31, Con 5, Muskoka being Part of Parts 17 & 18, Plan BR-54		Regulations <ul style="list-style-type: none"> <li>The Minimum Lot Area shall be 4,075.0 square metres.</li> <li>The Minimum Lot Frontage shall be 47.6 metres</li> </ul>
RW-6B	808	2010-67	Lot 15, Plan 29, Muskoka; being Part of Island F	A-03	Regulations <ul style="list-style-type: none"> <li>The Minimum Setback from the Optimal Summer Water Level for a Principal Building shall be 13.4 metres.</li> </ul>
RW-6E1	809	2010-84	Pt of Lt D, Con 14, Wood; being Lot 11, Plan M-411	E-03	Regulations <ul style="list-style-type: none"> <li>The Minimum Setback from the Optimal Summer Water Level a Principal Building shall be 17.5 metres;</li> <li>The Minimum Setback from the Optimal Summer Water Level for opening decking shall be 13.8 metres;</li> <li>The Maximum Shoreline Development permitted shall be 148.5 square metres;</li> <li>The Maximum Shoreline Development Factor shall be 3.5; and</li> <li>The Maximum Shoreline Development Width shall be 14.6 metres.</li> </ul>
RW-6B	810	2010-65	87 Island 26LM, Muskoka; being Part 2, Plan 35R-11177	A-03	Regulations <ul style="list-style-type: none"> <li>The Minimum Setback from the Optimal Summer Water Level a Principal Building shall be 8.7 metres;</li> <li>The Minimum Setback from the Optimal Summer Water Level for opening decking shall be 9.2 metres; and,</li> <li>The Maximum Width of Stairs projecting towards the shoreline shall be 4.6 metres.</li> </ul>
RR-5	811	2010-86	Pt of Lt 14, Con 5, Muskoka; being Part of Part 1, Plan 35R-02210	D-06-4	Regulations <ul style="list-style-type: none"> <li>The Minimum Lot Area shall be 0.7 hectares; and,</li> <li>The Minimum Rear Yard shall be 20.0 metres.</li> </ul>
RR-5	812	2010-88	Pt of Lt 18, Con 10, Morrison; being Pts 1 to 8, Plan 35R-7429	H-07	Additional Permitted Use: <ul style="list-style-type: none"> <li>Retail Store</li> </ul>

Zone Symbol	Exception No.	By-law No.	Location	Schedule No.	Provisions
C-2	813	2010-92	Lot A, Plan 5, Gravenhurst	E-06-3	Additional Permitted Use: <ul style="list-style-type: none"> <li>Residential Care Facility</li> </ul> Regulations: <ul style="list-style-type: none"> <li>The Minimum Number of Parking Spaces required shall be four (4).</li> </ul>
RW-6F	815	2010-107	Pt of Lt 17, Con 7, Morrison; being Lot 15 and North Pt of Lot 31, Plan M-35	H-08	Regulations: <ul style="list-style-type: none"> <li>The Minimum Setback from the Optimal Summer Water Level for a detached garage shall be 27.0 metres;</li> <li>The Minimum Side Yard (north only) for a detached garage shall be 0.3 metres;</li> <li>The Maximum Lot Coverage within 60 metres of the shoreline shall be 19.0%; and,</li> <li>Sleeping accommodations shall be permitted in the detached garage but shall not exceed 25.0% of the existing floor area of the garage.</li> </ul>
RW-6B	816	2010-164	Pt of Lt 23, Con 3, Ryde; being Lot 7, Plan M-343 & Part 5, Plan 35R-15584	I-11	Permitted Uses: <ul style="list-style-type: none"> <li>Two Docks</li> <li>A Storage Shed shall be a permitted use within the Shoreline Development Area</li> </ul> Prohibited Use: <ul style="list-style-type: none"> <li>A Boathouse</li> </ul> Regulations: <ul style="list-style-type: none"> <li>The Minimum Setback from the Optimal Summer Water Level for a Storage Shed shall be 17.3 metres;</li> <li>The Minimum Setback from the Optimal Summer Water Level for open decking on a Storage Shed shall be 16.1 metres;</li> <li>The Maximum Projection of a Dock in a Narrow Waterbody shall be 12.1 metres.</li> </ul>
RW-6F	817	2010-111 2015-88	Pt of Lt 3, Con 9, Morrison; being Parts 2, 3 & 7, Plan 35R-6968	G-09	Permitted Uses <ul style="list-style-type: none"> <li>Sleeping Cabin</li> </ul> Regulations: <ul style="list-style-type: none"> <li>The Minimum Setback from the Optimal Summer Water Level for a Sleeping Cabin shall be 8.6 metres; and,</li> <li>The Maximum Projection of a Dock in a Narrow Waterway shall be 15.0 metres.</li> </ul>
RR-5	818	2010-126	Pt of Lt H, Con 20, Morrison; being Lot 1, Plan M-174	H-04	Regulations: <ul style="list-style-type: none"> <li>The Minimum Lot Frontage shall be 22.0 metres; and</li> <li>The Minimum Side Yard (west only) for a Principal Building shall be 3.6 metres.</li> </ul>
RW-6 & EP	819	2010-122	Pt of Lt 28, Con 1, Morrison; being Lot 1, Plan 15 and Part 1, Plan 35R-21699	L-05	Permitted Use within the Environmental Protection Zone (EP): <ul style="list-style-type: none"> <li>A Detached Garage</li> </ul> Permitted Use within the Floodway (FW): <ul style="list-style-type: none"> <li>A 30.8 square metre Screen Room</li> <li>A 16.7 square metre open deck</li> </ul> Regulations: <ul style="list-style-type: none"> <li>The detached garage shall be exempt from the flood proofing requirements of Section 5.9.1.1;</li> <li>The Minimum Side Yard (west only) for a detached garage shall be 3.0 metres; and,</li> </ul>

Zone Symbol	Exception No.	By-law No.	Location	Schedule No.	Provisions
					<ul style="list-style-type: none"> <li>The Minimum Side Yard (west only) for a Screened Room shall be 2.9 metres.</li> </ul>
RR-5	820	2011-113	Pt of Lts 24 & 25, Con 3, Muskoka; being Pt 2, Plan 35R-11515	E-05	<p>Additional Permitted Use:</p> <ul style="list-style-type: none"> <li>Contractor's Establishment as a Home Industry.</li> </ul> <p>Regulations for permitted uses except the Home Industry:</p> <ul style="list-style-type: none"> <li>The Minimum Side Yard shall be 1.0 metre;</li> <li>The Minimum Rear Yard shall be 7.5 metres; 1.0 metre for a detached garage.</li> </ul> <p>Regulations Applicable to the Home Industry:</p> <ul style="list-style-type: none"> <li>The area of the property devoted to the Home Industry shall be limited to the following: <ul style="list-style-type: none"> <li>Administrative / Office use in the dwelling;</li> <li>Storage of equipment and material in an enclosed workshop not to exceed a total of 200.0 square metres of gross floor area; and</li> <li>Outdoor Storage of equipment or vehicles in a buffered compound not to exceed 300.0 square metres in area.</li> </ul> </li> <li>The Maximum Size of a display sign shall be 1.3 square metres in area;</li> <li>The Minimum Front Yard for any structure or outdoor storage area associated with the Home Industry shall be 40.0 metres;</li> <li>The Setback from an Environmental Protection Zone (EP) shall be: <ul style="list-style-type: none"> <li>10.0 metres for any Structure associated with the Home Industry; and</li> <li>15.0 metres for any Outdoor Storage Area associated with the Home Industry.</li> </ul> </li> <li>The Home Industry shall be subject to Site Plan Control.</li> </ul>
RW-6F	821	2010-139	Pt of Lt 7, Con 9, Morrison; being Part of Lot 8, Plan M-86	G-08	<p>Permitted Use in the Shoreline Development Area:</p> <ul style="list-style-type: none"> <li>Single Detached Dwelling</li> </ul> <p>Regulations:</p> <ul style="list-style-type: none"> <li>The Minimum Setback from the Optimal Summer Water Level for a Principal Building shall be 15.0 metres.</li> </ul>
RW-6F	823	2010-141	Pt of Lt 8, Con 6, Morrison; being Lots 47 to 49, Plan M-453	I-09	<p>Regulation:</p> <ul style="list-style-type: none"> <li>The Minimum Setback from the Optimal Summer Water Level for a Sleeping Cabin shall be 21.3 metres.</li> </ul>
C-4	824	2010-147	Pt of Lt 24, Con 4, Muskoka; being Part 8, Plan 35R-21111	E05-2 & Prop. Detail Sched No. 18	<p>Additional Permitted Use:</p> <ul style="list-style-type: none"> <li>Kennel</li> </ul> <p>Regulations:</p> <ul style="list-style-type: none"> <li>The outdoor storage of animals shall be prohibited;</li> <li>Animals shall be supervised at all times;</li> <li>Grooming and overnight accommodations shall only be permitted in the basement of the building; and,</li> </ul>

Zone Symbol	Exception No.	By-law No.	Location	Schedule No.	Provisions
					<ul style="list-style-type: none"> <li>A maximum of 10 animals shall be permitted in the premises overnight.</li> </ul>
RW-6	825	2010-143	Pt of Lt 15, Con 1, Muskoka; being Lots 31 to 34, Plan M-18	F-07	<p>Regulations:</p> <ul style="list-style-type: none"> <li>The Minimum Setback from the Optimal Summer Water Level for a Principal Building shall be 23.0 metres;</li> <li>The Minimum Setback from the Optimal Summer Water Level for open decking shall be 20.0 metres;</li> <li>The Minimum Setback from a Creek for a Principal Building shall be 16.0 metres; and,</li> <li>The Minimum Setback from a Creek for a Sleeping Cabin shall be 3.6 metres.</li> </ul>
RW-6A	826	2010-161	Pt of Lt 21, Con 7, Muskoka being Part of the OSRA and designated as Pt 1, Plan 35R-22588	C-05	<p>Regulations:</p> <ul style="list-style-type: none"> <li>A second storey shall be permitted within a detached garage;</li> <li>The Minimum Side Yard (east only) shall be 3.6 metres for decking and stairs on the detached garage; and,</li> <li>A maximum 30.0 square metre Sleeping Cabin shall be permitted within the second storey of an existing detached garage.</li> </ul>
RW-6A EP	827	2010-166	Pt of Lt 11, Con 6 & 7, Morrison; being Pts 1 – 4, Plan 35R-23073	H-08	<p>Regulations:</p> <ul style="list-style-type: none"> <li>The Minimum Lot Frontage shall be 45.8 metres; and</li> <li>The Minimum Setback from an Environmental Protection Zone (EP) shall be 6.0 metres.</li> </ul>
RW-6F1	829	2010-170 2020-33	Pt of Lt 8, Con 6, Morrison; being Lot 22, Plan M-452	H-08	<p>Additional Permitted Use:</p> <ul style="list-style-type: none"> <li>Two Storey Boathouse</li> </ul> <p>Regulations:</p> <ul style="list-style-type: none"> <li>The minimum setback for a Deck from the southern side lot line is 2.0 metres.</li> </ul>
RU	830	2010-168	Pt of Lt I(eye), Con 17, Wood	G-04	<p>Additional Permitted Use:</p> <ul style="list-style-type: none"> <li>Sleeping Cabin</li> </ul> <p>Regulations:</p> <ul style="list-style-type: none"> <li>The Minimum Setback from a Watercourse shall be 0.0 metres; and,</li> <li>The Minimum Front Yard Setback for a 50.3 square metre deck shall be 0.0 metres.</li> </ul>
RM-1	831	2012-087	Pt of Lt 19, Con 5, Muskoka, being Lot 9, Plan RCP 548	D-06 & D06-01	<p>Permitted Uses in the Residential Multiple Zone (RM-1):</p> <p>All those uses listed in Section 10 of By-law 10-04 shall be permitted uses with the exception of:</p> <ul style="list-style-type: none"> <li>Dwelling, Multiple; and</li> <li>Dwelling, Street Townhouse</li> </ul>
RU	832	2010-176	Pt of Lot 25, Con 3, Morrison being Parts 1 & 2, Plan 35R-9153	K-06	<p>Additional Permitted Use:</p> <ul style="list-style-type: none"> <li>Kennel and Dog Training Facility</li> </ul> <p>Regulations:</p>



Zone Symbol	Exception No.	By-law No.	Location	Schedule No.	Provisions
					<ul style="list-style-type: none"> <li>• The boarding of animals shall be permitted in the basement of a single detached dwelling only; and,</li> <li>• External kennels and dog runs shall be prohibited on the premises.</li> </ul>
RW-6F	833	2010-174	Pt of Lot 3, Con 7, Morrison being Lots 45 & 46, Plan M-451	H-09	Regulations <ul style="list-style-type: none"> <li>• The Minimum Setback from the Optimal Summer Water Level shall be 20.0 metres.</li> </ul>
RW-6	834	2010-196	Part of Lot 11, Con 1, Muskoka being Parts 31 & 32, Plan BR-556	F-07	Regulations <ul style="list-style-type: none"> <li>• The Minimum Setback from the Optimal Summer Water Level for a Principal Building shall be 18.5 metres.</li> </ul>
CW-8A	835		Pt of Lot G, Con 20, Morrison	H-03	<p>The following Special Provisions shall apply:</p> <p>General</p> <ul style="list-style-type: none"> <li>• For the purposes of this section, all of the lands zoned CW-8A and subject to the provisions of this Section, being Exception No. S835, shall be considered one lot for the purposes of the zoning by-law.</li> <li>• The lands subject to the provisions of this Section, being Exception No. S835, are also subject to Property Detail Schedule # 33.</li> <li>• For the purposes of this section, all zone regulations are measured from the zone boundaries.</li> </ul> <p>Permitted uses:</p> <p>In addition to the permitted uses in Section 24.2, the following uses are permitted:</p> <ul style="list-style-type: none"> <li>• tourist establishment in the form of a trailer camp;</li> <li>• office and recreation centre accessory to a trailer camp;</li> </ul> <p>Regulations:</p> <p>The following regulations apply</p> <ul style="list-style-type: none"> <li>• Minimum lot area: as exists on the date of passing of the zoning by-law;</li> <li>• Minimum lot frontage: as exists on the date of passing of the zoning by-law;</li> <li>• Minimum setback from the Optimal Summer Water Level: 30 metres, except where a lesser setback is identified on Property Detail Schedule # 33;</li> <li>• Minimum rear yard: 7.5 metres</li> <li>• Minimum side yard: 12 metres except where a lesser setback is identified on Property Detail Schedule # 33;</li> <li>• Maximum lot coverage: 5%</li> <li>• Maximum number of trailer sites: 173</li> <li>• Maximum number of boat slips: 127</li> <li>• Location of boat slips: as shown on Property Detail Schedule # 33.</li> </ul> <p>Definitions: Notwithstanding any definition to the contrary in By-law 2010-04, for the purposes of this section,</p>

Zone Symbol	Exception No.	By-law No.	Location	Schedule No.	Provisions
					<ul style="list-style-type: none"> <li>• <b>Trailer Camp</b> means a tourist establishment on which trailers are kept and occupied on a seasonal basis;</li> <li>• <b>Trailer</b> means any vehicle constructed to be attached and propelled by a motor vehicle and that is capable of being used as a seasonal recreational building by persons for living, sleeping or eating, even if the vehicle is jacked-up or its running gear is removed. For the purposes of this section, a trailer includes a park model trailer that conforms to CSA Z-240 or CSA Z-241 Standard for Recreational Vehicles</li> <li>• <b>Seasonal</b> means premises used periodically throughout the year and excluding the period from Dec 1 of one year to March 31 of the immediately following year.</li> </ul>
RW-6	836	2011-011	Pt of Lt 31, Con 8, Morrison; being Lot 40, Plan M-433	I-05	<p>Regulations</p> <ul style="list-style-type: none"> <li>• The Minimum Setback from the Optimal Summer Water Level for a detached garage shall be 22.2 metres;</li> <li>• The Minimum Side Yard (west only) for a detached garage shall be 1.5 metres;</li> <li>• The Minimum Side Yard (west only) for a shed shall be 0.3 metres;</li> <li>• The Minimum Side Yard (west only) for a dock shall be 5.5 metres; and</li> <li>• The Maximum Shoreline Development Area shall be 259.0 square metres.</li> </ul>
RW-6D	838	2010-194 & 2012-159 2013-13	Pt of Lot 26, Con 8, Muskoka being Parts 1, 2, 6, 8, 10 & 11, Plan 35R-11528	D05 & D05-1	<p>Permitted Uses:</p> <ul style="list-style-type: none"> <li>• A Boatport, attached to a Boathouse shall be permitted.</li> </ul> <p>Regulations:</p> <ul style="list-style-type: none"> <li>• The Minimum Setback from the Optimal Summer Water Level for a Principal Building shall be 12.8 metres,</li> <li>• The Maximum Width of a Principal Building shall be 16.3 metres;</li> <li>• Boathouse shall be permitted in a Narrow Waterbody;</li> <li>• The Maximum projection of a Boathouse, Boatport, and Dock shall be 15.0 metres;</li> <li>• The Maximum Shoreline Development shall be 259.0 square metres;</li> <li>• A Boatport attached to a Boathouse shall be permitted;</li> <li>• A Maximum of Two (2) Shoreline Storage Buildings shall be permitted;</li> <li>• A Two (2) storey Garage shall be permitted; and,</li> <li>• A Sleeping Cabin shall be permitted in the second storey of a Garage.</li> </ul>
RW-6F	840	2011-013	Pt of Lts 9 & 10, Con 9, Morrison; being Parts 1 & 2, Plan 35R-1828	G-08	<p>Regulations:</p> <ul style="list-style-type: none"> <li>• The Minimum Lot Area shall be 947.0 square metres;</li> <li>• The Minimum Lot Frontage shall be 18.5 metres;</li> <li>• The Minimum Setback from the Optimal Summer Water Level for a Principal Building shall be 15.0 metres;</li> <li>• The Maximum Lot Coverage shall be 13.1%;</li> <li>• The Maximum Shoreline Development Area shall be 62.3 square metres; and</li> <li>• The Maximum Shoreline Development Factor shall be 3.4.</li> </ul>

Zone Symbol	Exception No.	By-law No.	Location	Schedule No.	Provisions
RC-4	841	2011-024	Pt of Lt 19, Range WMR, Morrison; being East part of Pt 2, Plan 35R-5408	H-07 & I-07	Regulations: <ul style="list-style-type: none"> <li>The Minimum Lot Area shall be 0.4 hectares.</li> </ul>
C-4	842	2011-028	Pt of Lts 24 & 25, Con 4; being Pt of Lt 6 & Part of North Street, Plan 15, and Pt 7, Plan 35R-21189 and Pt 1, Plan 35R-21178 and Pts 1 & 2, Plan 35R-22224	E-05-2	Additional Permitted Use: <ul style="list-style-type: none"> <li>Model Home</li> </ul> Prohibited Uses: <ul style="list-style-type: none"> <li>Commercial Entertainment</li> <li>Craftsman Shop</li> <li>Educational Institution</li> <li>Financial Establishment</li> <li>Health Services</li> <li>Marina</li> <li>Nursing Home</li> <li>Residential Care Facility</li> <li>Restaurant</li> </ul>
RW-6B	843	2011-047 2013-61	Part of Rankin Island, Muskoka; being Part 3, Plan 35R-6487	B-04	Additional Permitted Use in Shoreline Development Area: <ul style="list-style-type: none"> <li>Septic System Leaching Bed</li> </ul> Regulations: <ul style="list-style-type: none"> <li>The Minimum Setback from the Optimal Summer Water Level for a Septic System Leaching Bed shall be 17.0 metres; and</li> <li>The Maximum Dwelling Width provision under Section 5.7.2.1 (iii) shall not apply to the subject lands.</li> </ul>
RB-7	845	2011-046	Pt of Lt 1, Con 1 and Pt of Lts 2 & 3, Con 2, Muskoka; being Parts 1 to 3, Plan 35R-15537	E-08 & E-09	Regulations: <ul style="list-style-type: none"> <li>A Maximum of three (3) horses shall be permitted.</li> </ul>
RW-6	846	2011-049	Pt of Lt 31, Con 11, Muskoka; being Parts 2 & 3, Plan 35R-2887	B-03	Additional Permitted Use in the Shoreline Development Area: <ul style="list-style-type: none"> <li>Detached Garage</li> </ul> Regulations: <ul style="list-style-type: none"> <li>The Minimum Setback from the Optimal Summer Water Level for a Detached Garage shall be 10.6 metres; and</li> <li>The Maximum Shoreline Development Area shall be 280.4 square metres.</li> </ul>
RR-5	847	2012-082	Pt of Lt 12, Con 5, Muskoka; being Part 2, Plan 35R-4579	C-07 & D-07	Permitted Uses: <ul style="list-style-type: none"> <li>Motor Vehicle Body Shop</li> </ul> Regulations: <ul style="list-style-type: none"> <li>The Maximum Ground Floor Area of a Motor Vehicle Body Shop shall be 186.0 square metres.</li> </ul>
R-3	848	2010-149	Pt of Lt 18, Con 7, Muskoka; being Lots 12 and 12A, Plan 11	C-06	Additional Permitted Use: <ul style="list-style-type: none"> <li>46.5 square metre Sleeping Cabin within a detached garage.</li> </ul> Regulations:

Zone Symbol	Exception No.	By-law No.	Location	Schedule No.	Provisions
					<ul style="list-style-type: none"> <li>• A second storey shall be permitted within a detached garage;</li> <li>• The Minimum Side Yard (west only) for a detached garage shall be 2.0 metres;</li> <li>• A Sleeping Cabin shall only be permitted within the second storey of an existing detached garage; and</li> <li>• For the purpose of conveyance and development, Lots 12 and 12A, Plan 11, shall be treated as one property.</li> </ul>
RR-5	849	2012-049	Pt of Lts 4 & 5, Range WMR, Morrison; being Part 1 on Plan 35R-3649, Parts 4, 5 & 6, Plan 35R-16790, and Part 1 on Plan 35R-20295	K-06	Regulations: <ul style="list-style-type: none"> <li>• The Lot Frontage shall be deemed to comply;</li> <li>• The Lot Area shall be deemed to comply; and</li> <li>• The location of all existing Buildings and Structures shall be deemed to comply.</li> </ul>
WL	850	2011-064	Pt of Lt 1, Con 19, Wood; being Lot 1, Plan M-460	H-04	Permitted Uses: <ul style="list-style-type: none"> <li>• Detached Garage</li> <li>• Dock</li> <li>• Boathouse (existing only)</li> </ul> Regulations: <ul style="list-style-type: none"> <li>• The Minimum Setback from the Optimal Summer Water Level for an existing Detached Garage only shall be 6.0 metres;</li> <li>• The Minimum Setback from the Optimal Summer Water Level for One (1) Detached Garage only shall be 20.0 metres;</li> <li>• A Maximum of Three (3) docks shall be permitted;</li> <li>• A Maximum of Four (4) Detached Garages shall be permitted;</li> <li>• A Maximum of One (1) Boathouse (existing only) shall be permitted; and,</li> <li>• All Detached Garages shall be calculated as Lot Coverage.</li> </ul>
RW-6B	851	2011-115	Pt of Lt 1 and Pt of Lt A, Con 12, Wood; being Parts 6 to 8, Plan 35R-15683	D-03	Regulations: <ul style="list-style-type: none"> <li>• The Minimum Rear Yard Setback for a Detached Garage shall be 1.0 metre; and</li> <li>• The Minimum Side Yard Setback (west only) for a Detached Garage shall be 1.0 metre.</li> </ul>
RC-4 & EP	852	2011-062	Pt of Lt 27, Con 2, Morrison; including Part 2, Plan 35R-22484 and Pt 1, Plan 35R-17977	K-06	Regulations: <ul style="list-style-type: none"> <li>• The Minimum Lot Area shall be 0.4 hectares; and</li> <li>• The Minimum Lot Frontage shall be 40.5 metres.</li> </ul>
RW-6A	853	2011-082	Lot 5, Plan M-485 (Kahshe Lake) and Pt of the Road Allowance in front of Lt 30, Con 6 designated as Pt 5 on Plan 35R-5362		Regulations: <ul style="list-style-type: none"> <li>• The Minimum Lot area shall be 2873.27 square metres;</li> <li>• The Minimum Setback from the Optimal Summer Water level for an open deck shall be 20.6 metres; and</li> <li>• The Minimum Setback from the Optimal Summer Water Level for a single detached dwelling shall be 23.1 metres.</li> </ul>
RI-8	854	2011-078	Squaw Island (Morrison Lake), Wood		Regulations:

Zone Symbol	Exception No.	By-law No.	Location	Schedule No.	Provisions
					<ul style="list-style-type: none"> <li>The Minimum Setback from the Optimal Summer Water Level for a single detached dwelling (north side only) shall be 12.0 metres.</li> </ul>
RW-6B	855	2011-080	Pt of Island D, (Rankin Island), Muskoka	B-04	<p>Regulations:</p> <ul style="list-style-type: none"> <li>The Minimum Setback for a single detached dwelling from the Optimal Summer Water Level shall be 10.0 metres (North only);</li> <li>The Minimum Setback for a single detached dwelling from the Optimal Summer Water Level shall be 13.5 metres (South only); and</li> <li>The Maximum Width of a single detached dwelling shall be 34.6 metres.</li> </ul>
RW-6A	856	2011-099	Lot 33, Con 13 (Lake Muskoka), Muskoka; being Pt of Lots 20 and 24, Plan M-211 and Pt 2 on Plan 35R-19217	A-03	<p>Regulations:</p> <ul style="list-style-type: none"> <li>The Minimum Setback from the Optimal Summer Water Level for a Single Detached Dwelling shall be 11.2 metres;</li> <li>The Maximum Lot Coverage shall be 14.7%;</li> <li>The Minimum Setback from the Optimal Summer Water Level for a Sleeping Cabin shall be 16.1 metres;</li> <li>The Minimum Side Yard for a Sleeping Cabin shall be 1.5 metres (east only); and,</li> <li>The Maximum Width of a Single Detached Dwelling shall be 22.5 metres.</li> </ul>
RW-6	858	2011-089	Pt of Lt 31, Con 8, Morrison; being Lot 9, Plan M-433	I-05	<p>Regulations:</p> <ul style="list-style-type: none"> <li>The Minimum Setback from the Optimal Summer Water Level for a Single Detached Dwelling shall be 12.0 metres.</li> </ul>
RW-6D	859	2011-093	Pt of Lt 23, Con 7 (Lake Muskoka), Muskoka; being Lot 15, Plan 28	C-05	<p>Permitted Uses:</p> <ul style="list-style-type: none"> <li>A Maximum of Two (2) Single Detached Dwellings</li> </ul> <p>Regulation:</p> <ul style="list-style-type: none"> <li>The Maximum Lot Coverage shall be 20.3%.</li> </ul>
CC-5	860	2011-091	Pt of Lt 1, Range EMR, Morrison; being Parts 1 & 2, Plan 35R-7645	L-07	<p>Permitted Uses:</p> <ul style="list-style-type: none"> <li>Dwelling, Single Detached (Existing Building Footprint Only)</li> </ul>
R-3	861	2011-129 & 2017-132	Pt of Lt 18, Con 7, Muskoka; and Part of OSRA being Pts 1 to 9 on Plan 35R-20617	C-06	<p>Permitted Use:</p> <ul style="list-style-type: none"> <li>Sleeping Cabin (Accessory use only);</li> <li>A Two-Storey Boathouse; and</li> <li>A Sleeping Cabin in the second storey of a Boathouse and in the Shoreline Development Area.</li> </ul> <p>Regulations:</p> <ul style="list-style-type: none"> <li>The Minimum Side Yard Setback for an Existing Boathouse shall be 1.0 metre (South only);</li> <li>The maximum Shoreline Development Area shall be 255.9 square metres;</li> <li>The maximum Width of Shoreline Development shall be 26.0 metres;</li> <li>The maximum Floor Area of the second storey of a two-storey Boathouse shall be 46.5 square metres, excluding a Covered Deck;</li> </ul>

Zone Symbol	Exception No.	By-law No.	Location	Schedule No.	Provisions
					<ul style="list-style-type: none"> <li>• A maximum Floor Area of a Covered Deck on the second storey of a two-storey Boathouse shall be 25.0 square metres;</li> <li>• The minimum Side Yard Setback for a two-storey Boathouse shall be 12.0 metres;</li> <li>• The maximum Height for a two-storey Boathouse shall be 7.5 metres with a maximum distance of 8.5 metres from the Optimal Summer Water Level; and</li> <li>• For the purpose of this By-law, a two-storey Boathouse shall mean, “A Boathouse that may contain a floor above the Dock with the Floor Area above the Dock to be used for storage or a Sleeping Cabin, and may contain a Covered or Uncovered Deck.”</li> </ul>
R-2	862	2011-129 & 2017-132	Pt of Lt 18, Con 7, Muskoka; and Part of OSRA being Pts 1 to 9 on Plan 35R-20617	C-06	<p>Permitted Uses:</p> <ul style="list-style-type: none"> <li>• Sleeping Cabin (Accessory use only);</li> <li>• A Two-Storey Boathouse; and</li> <li>• A Sleeping Cabin in the second storey of a Boathouse and in the Shoreline Development Area.</li> </ul> <p>Regulations:</p> <ul style="list-style-type: none"> <li>• The Minimum Lot Area shall be 2.59 hectares;</li> <li>• The Minimum Lot Frontage shall be 120.0 metres;</li> <li>• The maximum Shoreline Development Area shall be 255.9 square metres;</li> <li>• The maximum Width of Shoreline Development shall be 26.0 metres;</li> <li>• The maximum Floor Area of the second storey of a two-storey Boathouse shall be 46.5 square metres, excluding a Covered Deck;</li> <li>• A maximum Floor Area of a Covered Deck on the second storey of a two-storey Boathouse shall be 25.0 square metres;</li> <li>• The minimum Side Yard Setback for a two-storey Boathouse shall be 12.0 metres;</li> <li>• The maximum Height for a two-storey Boathouse shall be 7.5 metres with a maximum distance of 8.5 metres from the Optimal Summer Water Level; and</li> <li>• For the purpose of this By-law, a two-storey Boathouse shall mean, “A Boathouse that may contain a floor above the Dock with the Floor Area above the Dock to be used for storage or a Sleeping Cabin, and may contain a Covered or Uncovered Deck.”</li> </ul>
RW-6	863	2011-103	Pt of Lts 4 & 5, Con 2, Muskoka; being Parts 4 & 5, Plan BR-248	D-08	<p>Regulations:</p> <ul style="list-style-type: none"> <li>• The Minimum Side Yard for a Detached Garage shall be 2.4 metres (west only); and</li> <li>• For the purpose of development, Part 4 and Part 5, BR-248 shall be considered as one property.</li> </ul>
RW-6	864	2011-105	Pt of Lt 11, Con 12 (Silver Lake), Morrison; being Part 2, Plan 35R-22021	F-07	<p>Regulations:</p> <ul style="list-style-type: none"> <li>• The Minimum Setback from the Optimal Summer Water Level for a Single Detached Dwelling shall be 20.8 metres; and</li> <li>• The Maximum Width of a Single Detached Dwelling shall be 29.0 metres.</li> </ul>

Zone Symbol	Exception No.	By-law No.	Location	Schedule No.	Provisions
RW-6	868	2011-143	Part of Taylor Island (Lake Muskoka), Muskoka; being Part 2 on Plan 35R-7200	A03 & B-03	Regulations: <ul style="list-style-type: none"> <li>The Minimum Lot Frontage shall be 57.9 metres.</li> </ul>
RW-6B	870	2011-119	Pt of Lt 14, Con 1 (Gull Lake), Muskoka; being Lot 35, Plan M-80	F-07	Regulation: <ul style="list-style-type: none"> <li>The Minimum Setback from the Optimal Summer Water Level for a Sleeping Cabin shall be 22.0 metres.</li> </ul>
RW-6	871	2011-117	Driftwood Island (Lake Muskoka), Muskoka	C-05	Regulations: <ul style="list-style-type: none"> <li>The Minimum Setback from the Optimal Summer Water Level for a Single Detached Dwelling shall be 20.0 metres; and,</li> <li>The Minimum Setback from the Optimal Summer Water Level for a Septic System Leaching Bed shall be 20.0 metres.</li> </ul>
EP	872	2011-117	Driftwood Island (Lake Muskoka), Muskoka	C-05	Permitted Uses: <ul style="list-style-type: none"> <li>Raised Boardwalk</li> </ul> Regulation: <ul style="list-style-type: none"> <li>The Maximum area of a Raised Boardwalk shall be 147.0 square metres.</li> </ul>
RW-6E	873	2011-144	Pt of Lt 33, Con 2 (Muldrew Lake), Muskoka		Permitted Uses: <ul style="list-style-type: none"> <li>A Maximum of Two (2) Sleeping Cabins</li> <li>Sleeping Cabin (existing, west only) shall be a permitted use within the Shoreline Development Area.</li> </ul> Regulation: <ul style="list-style-type: none"> <li>Maximum Building Floor Area of a Sleeping Cabin (west only) shall be 60.3 square metres;</li> <li>Minimum Setback from the Optimal Summer Water Level for a Sleeping Cabin (existing, west only) shall be 12.3 metres;</li> <li>Sleeping Cabin (existing, west only) shall be calculated as Shoreline Development; and</li> <li>Minimum Setback from the Optimal Summer Water Level for a Sleeping Cabin (east only) shall be 25.0 metres.</li> </ul>
CW-8A	874		Pt of Lot 28, Con 1, Morrison	L-06	The following Special Provisions shall apply: <p>(1) General</p> <ul style="list-style-type: none"> <li>For the purposes of this section, all of the lands zoned CW-8A and subject to the provisions of this Section, being Exception No. S874 shall be considered one lot for the purposes of the zoning by-law.</li> <li>The lands subject to the provisions of this Section, being Exception No. S874, are also subject to Property Detail Schedule #34.</li> <li>For the purposes of this section, all zone regulations are measured from the property boundaries.</li> </ul> <p>(2) Permitted uses:</p>

Zone Symbol	Exception No.	By-law No.	Location	Schedule No.	Provisions
					<p>In addition to the permitted uses in Section 24.2, the following uses are permitted:</p> <ul style="list-style-type: none"> <li>• tourist establishment in the form of a trailer camp;</li> <li>• office and recreation centre accessory to a trailer camp;</li> </ul> <p>(3) Regulations: The following regulations apply</p> <ul style="list-style-type: none"> <li>• Minimum lot area: as exists on the date of passing of the zoning bylaw;</li> <li>• Minimum lot frontage: as exists on the date of passing of the zoning bylaw;</li> <li>• Minimum setback from the Optimal Summer Water Level: 30 metres, or as shown on Property Detail Schedule # 34;</li> <li>• Minimum yards from all streets: as shown on Property Detail Schedule # 34;</li> <li>• Minimum side yard: as shown on Property Detail Schedule # 34;</li> <li>• Maximum lot coverage: 5%;</li> <li>• Maximum number of trailer sites: 286, of which a maximum 48 sites may be located on lands south of Shamrock Marina Road;</li> <li>• Maximum number of boat slips: 113 slips;</li> <li>• The location of boat slips shall be as shown on Property Detail Schedule # 34;</li> <li>• All structures, except those existing on the date of the passing of this By-law, shall be set back a minimum of 10.0 metres from the outer limits of the TransCanada Pipelines Right-of- Way;</li> <li>• The Minimum elevation at the base of a trailer located in the Floodway (FW) or Floodfringe (FF) shall be not less than the regulatory flood elevation (215.12 metres).</li> </ul> <p>(4) Definitions: Notwithstanding any definition to the contrary in By-law 2010-04, for the purposes of this section,</p> <ul style="list-style-type: none"> <li>• <b>Trailer Camp</b> means a tourist establishment on which trailers are kept and occupied on a seasonal basis;</li> <li>• <b>Trailer</b> means any vehicle constructed to be attached and propelled by a motor vehicle and that is capable of being used as a seasonal recreational building by persons for living, sleeping or eating, even if the vehicle is jacked up or its running gear is removed. For the purposes of this section, a trailer includes a park model trailer that conforms to CSA Z-240 or CSA Z-241 Standard for Recreational Vehicles;</li> <li>• <b>Seasonal</b> means premises used periodically throughout the year, and excluding the period from December 1 of one year to March 31 of the immediately following year.</li> </ul>
RC-4	875	2011-131 & 2012-053	Pt of Lt 1, Range WMR, Morrison; being Pt of Pt 4, Plan 35R-20629	L-06	<p>Regulations:</p> <ul style="list-style-type: none"> <li>• The Lot Area shall be deemed to comply.</li> </ul>
I (eye)	876	2011-131 &	Pt of Lt 1, Range WMR, Morrison; being Pt of Pt 4, Plan 35R-20629	L-06	<p>Regulations:</p> <ul style="list-style-type: none"> <li>• The Lot Area and Frontage shall be deemed to comply.</li> </ul>



Zone Symbol	Exception No.	By-law No.	Location	Schedule No.	Provisions
		2012-053			
RW-6	877	2011-132	Pt of Lt 35, Con 14 (Lake Muskoka), Muskoka; being Pts 1 to 2, RP BR-190 and Pt 2 & 4, RP BR-424	A-02 & A-03	<p>Regulations:</p> <ul style="list-style-type: none"> <li>The Minimum Setback from the Optimal Summer Water Level for a Sleeping Cabin (existing only) shall be 22.0 metres;</li> <li>The Minimum Side Yard Setback (south only) for a Single Detached Dwelling (existing only) shall be 3.3 metres; and</li> <li>The Minimum Setback from the Optimal Summer Water Level for a Single Detached Dwelling (existing only) shall be 5.4 metres.</li> </ul>
RW-6B	878	2011-130	Pt of Lts 31 & 32, Con 7, Muskoka; being Pt of Lot 7, Plan 16 and Parts 3, 4 & 6, Plan 35R-3607	D-04	<p>Permitted Uses:</p> <ul style="list-style-type: none"> <li>A Sleeping Cabin shall only be permitted within the Second Storey of an existing Detached Garage</li> </ul> <p>Regulations:</p> <ul style="list-style-type: none"> <li>The Maximum Height of a Detached Garage shall be 4.7 metres (existing only);</li> <li>The Minimum Side Yard Setback (west only) for a Detached Garage shall be 2.4 metres (existing only);</li> <li>The Minimum Side Yard Setback (east only) for a Detached Garage shall be 2.9 metres (existing only);</li> <li>A Detached Garage (existing only) shall have a Maximum of Two (2) Storeys; and</li> <li>A Sleeping Cabin shall have a Maximum Building Floor Area of 42.9 square metres.</li> </ul>
RW-6F	879	2011-154	Pt of Lt 2, Con 7, Morrison; being Pt 1, Plan 35R-23082	H-09	<p>Regulations:</p> <ul style="list-style-type: none"> <li>The Minimum Lot Area shall be 0.8 hectares.</li> </ul>
RW-6	880	2012-100 2013-102 2014-07	Lt 6, Plan M-433 (Sparrow Lake), Morrison; being Part 1, Plan 35R-21978	I-05	<p>Regulations:</p> <ul style="list-style-type: none"> <li>The Minimum Rear Yard Setback shall be 5.0 metres for a Dwelling;</li> <li>The Maximum Lot Coverage within the first 60.0 metres, inclusive of Decking shall be 20.5%;</li> <li>The Maximum Height of a Dwelling shall be 9.6 metres;</li> <li>The Minimum Setback from the Optimal Summer Water Level for an attached Deck shall be 19.5 metres; and</li> <li>The Width of the Dwelling shall be deemed to comply.</li> </ul>
C-4	881	2011-146	Pt of Lt 27, Plan 524 (Gull Lake), Gravenhurst, being Parts 1 and 3, Plan 35R-19732	E-06	<p>Permitted Uses:</p> <ul style="list-style-type: none"> <li>Single Detached Dwelling</li> </ul>
RW-6F	883	2011-145	Pt of Lt 4, Con 6 (Kahshe Lake), Morrison; being Lot 1, Plan M-378	H-09	<p>Regulations:</p> <ul style="list-style-type: none"> <li>A Gazebo shall be permitted as part of a Dock Structure;</li> <li>The Minimum Side Yard (west only) for a Dock (existing only) shall be 0.0 metres; and</li> <li>The Maximum Dock Projection for a Dock (existing only) shall be 18.0 metres.</li> </ul>
RR-5	884	2011-142	Pt Lt 10, Con 4, Muskoka; being Pt of Pt 1, Plan 35R-2551	D07	<p>Regulations:</p> <ul style="list-style-type: none"> <li>The Minimum Lot Area shall be 0.3 hectares;</li> </ul>

Zone Symbol	Exception No.	By-law No.	Location	Schedule No.	Provisions
					<ul style="list-style-type: none"> <li>The Minimum Lot Frontage shall be 36.6 metres;</li> <li>The Minimum Rear Yard shall be 12.0 metres; and,</li> <li>The Minimum Side Yard (north only) for an Accessory Structure shall be 2.5 metres.</li> </ul>
RR-5	885	2011-142	Pt Lt 10, Con 4, Muskoka; being Pt of Pt 1, Plan 35R-2551	D07	<p>Regulations:</p> <ul style="list-style-type: none"> <li>The Minimum Lot Area shall be 0.3 hectares;</li> <li>The Minimum Lot Frontage shall be 27.1 metres; and,</li> <li>The Minimum Side Yard for an Accessory Structure (south only) shall be 0.5 metres.</li> </ul>
RW-6D	886	2011-156	Pt of Lt 26, Con 6, Muskoka	D-05	<p>Regulations:</p> <ul style="list-style-type: none"> <li>The Minimum Lot Area shall be 0.1 hectares (1294.9 square metres);</li> <li>The Minimum Lot Frontage shall be 30.5 metres;</li> <li>Minimum Setback from the Optimal Summer Water Level for a Single Detached Dwelling (inclusive of decking) shall be 10.5 metres; and</li> <li>Minimum Rear Yard Setback for a Single Detached Dwelling shall be 12.0 metres.</li> </ul>
RB-7	887	2011-155	Pt of Lt 35, Con 10, Muskoka; being Parts 1 & 3, Plan 35R-11661		<p>Regulations:</p> <ul style="list-style-type: none"> <li>The Southerly Lot Line shall be deemed to be the Front Lot Line;</li> <li>The Easterly Side Yard Setback for the existing dwelling only shall be 1.9 metres;</li> <li>The Easterly Side Yard Setback for the existing Open Decking shall be 0.0 metres;</li> <li>The Front Yard Setback for an existing Dwelling only shall be 3.5 metres;</li> <li>The Minimum Front Yard for the existing Open Deck only shall be 1.0 metre;</li> <li>The Minimum Front Yard for an Accessory Structure (Shed, existing only) shall be 15.5 metres;</li> <li>The Maximum Size of an existing Sleeping Cabin shall be 47.6 square metres; and</li> <li>An existing Sleeping Cabin shall have a Maximum of 1.5 Storey's.</li> </ul>
RW-6F1	888	2011-170	Pt of Lt 8, Concessions 6 & 7, Morrison	H-08	<p>Regulations:</p> <ul style="list-style-type: none"> <li>A two-storey Boathouse shall be permitted;</li> <li>Human habitation shall be permitted in the second storey of a Boathouse;</li> <li>A Boathouse shall be permitted on a narrow waterway;</li> <li>The height of a Boathouse shall be 6.6 metres;</li> <li>The roof pitch of the Boathouse shall be permitted to exceed a 4/12 pitch;</li> <li>A Sleeping Cabin shall be a permitted use in the second storey of a Boathouse only and in the Shoreline Development Area;</li> <li>The setback from the Optimal Summer Water Level for a Sleeping Cabin located in the second storey of a Boathouse only shall be 0.0 metres; and</li> <li>The maximum width of all shoreline development shall be 24.2 metres.</li> </ul>
RW-6C	890	2014-41	Pt of Lt F, Conc 15 (Wood)	F-04	<p>Regulations:</p> <ul style="list-style-type: none"> <li>The minimum Setback from the Optimal Summer Water Level for a Porch shall be 9.6 metres; and</li> <li>A Porch shall be calculated as Shoreline Development Area.</li> </ul>

Zone Symbol	Exception No.	By-law No.	Location	Schedule No.	Provisions
RW-6D	891		Pt of Lt 26, Con 7, Muskoka; being Part 1, Plan 35R-23323	D-04	<p>Regulations:</p> <ul style="list-style-type: none"> <li>Notwithstanding any provision to the contrary of Section 5.7.2.1, the maximum dwelling width shall be 30.0 metres; and</li> <li>The maximum dwelling height shall be 11.0 metres.</li> </ul>
RU	894	2011-173	Pt of Lt 10, Con 1, Muskoka; being Part 2, Plan 35R-4265	E-07	<p>Regulations:</p> <ul style="list-style-type: none"> <li>The minimum lot area shall be deemed to comply.</li> </ul>
RW-6F1	895	2011-169	Pt of Lt 8, Con 6, Morrison; being Lot 17, Plan M-452	H-08	<p>Regulations:</p> <ul style="list-style-type: none"> <li>The existing Lot Frontage shall be deemed to comply;</li> <li>The existing Lot Area shall be deemed to comply;</li> <li>The minimum Rear Yard Setback for a Dwelling shall be 7.5 metres;</li> <li>The minimum Side Yard Setback for a Dwelling shall be 3.0 metres;</li> <li>The minimum setback from the Optimal Summer Water Level shall be 23.0 metres for a Dwelling; and</li> <li>The minimum Setback from the Optimal Summer Water Level shall be 20.0 metres for an unenclosed deck.</li> </ul>
RW-6	896	2011-172 2016-20	Pt of Lt 23, Con 3, Ryde; being Lot 2, Plan M-343 and Part 2, Plan 35R-23520	I-11	<p>Regulations:</p> <ul style="list-style-type: none"> <li>A Maximum Dwelling width of 21.0 metres shall be permitted at a distance of 20.0 metres from the Optimal Summer Water Level;</li> <li>The existing Dwelling setback of 17.4 metres from the Optimal Summer Water Level will be deemed to comply;</li> <li>The existing Deck setback of 14.9 metres from the Optimal Summer Water Level will be deemed to comply;</li> <li>The existing Sleeping Cabin setback of 15.2 metres from the Optimal Summer Water Level will be deemed to comply; and</li> <li>A Screened Porch shall have a minimum Setback of 13.5 metres from the OSWL.</li> </ul>
C-2	897	2011-171	Pt of Lt 27, Concessions 5 & 6, Gravenhurst; being Parts 1 & 2, Plan 35R-13999	D-05	<p>Permitted Uses:</p> <ul style="list-style-type: none"> <li>A Maximum of three (3) Cargo or Shipping Containers for storage.</li> </ul>
RR-5	898	2012-015	Pt of Lt 26, Con 8, Morrison	I-06	<p>Regulations:</p> <ul style="list-style-type: none"> <li>The Minimum Lot Area shall be 1.0 hectares; and</li> <li>The Minimum Lot Frontage shall be 60.9 metres.</li> </ul>
RW-6A	899	2012-011	Pt of Lts 22 & 23, Range EMR, Morrison; being Pt 2, Plan 35R-4736, Pts 3-5, Plan 35R-6509 and Pts 1 & 2, Plan 35R-21101	H-08	<p>Additional Regulations:</p> <ul style="list-style-type: none"> <li>A maximum of one (1) garage shall be permitted to have a maximum of two (2) storeys; and</li> <li>A maximum of one (1) garage shall be permitted to have a maximum height of 6.0 metres.</li> </ul>

Zone Symbol	Exception No.	By-law No.	Location	Schedule No.	Provisions
RW-6	900	2012-013 & 2012-065	Pt of Lt 31, Con 9, Morrison	H-05	<p>Regulations:</p> <ul style="list-style-type: none"> <li>The Maximum Cumulative Width of Shoreline Development shall be 15.5 metres;</li> <li>The Maximum Shoreline Development Factor shall be 3.7; and</li> <li>The Maximum Shoreline Development Area shall be 193.1 square metres; and</li> <li>The Minimum Setback from the Optimal Summer Water Level shall be 19.0 metres for a Dwelling.</li> </ul>
RW-6F	901	2012-014	Pt Lt 9, Con 9, Morrison	G-08	<p>Regulations:</p> <ul style="list-style-type: none"> <li>The setback from the Optimal Summer Water Level shall be 22.0 metres for a single detached dwelling only; and</li> <li>The maximum height shall be 8.4 metres for a single detached dwelling only.</li> </ul>
RW-6B	902	2012-067 2024-26	Pt of Lt 30, Con 8, Muskoka	C-04	<p>Permitted Uses:</p> <ul style="list-style-type: none"> <li>A maximum of two (2) Single Detached Dwellings.</li> </ul> <p>Regulations:</p> <ul style="list-style-type: none"> <li>All development on the subject lands shall be exempt from Section 5.28.6 of Zoning By-law 10-04, as amended.</li> <li>All Development shown on Property Detail Schedule 37 (as amended March 26, 2024), is permitted; and,</li> <li>The minimum setback for a Dwelling shall be 24.6 metres, as shown on Property Detail Schedule 37 (as amended March 26, 2024).</li> </ul>
CW-8	903	2012-038	Pt of Lt 31, Con 11, Muskoka; being Parts 1 & 3, Plan 35R-6289 and Parts 2 & 3, Plan 35R-11400	B-03	<p>Regulations:</p> <ul style="list-style-type: none"> <li>The Minimum Lot Coverage shall be 9.5%; and</li> <li>Docking Facilities shall not accommodate more than 20 watercraft.</li> </ul>
RW-6A	904	2012-031	Pt Lt 23, Con 7, Muskoka; being Lt 33, Plan 28	C-05	<p>Regulations:</p> <ul style="list-style-type: none"> <li>The maximum Dock Projection shall be 15.0 metres.</li> </ul>
RR-5	905	2012-049	Pt of Lts 4 & 5, Range WMR, Morrison; being Part 1 on Plan 35R-3649, Parts 4, 5 & 6, Plan 35R-16790, and Part 1 on Plan 35R-20295	K-06	<p>Regulations:</p> <ul style="list-style-type: none"> <li>A Dwelling shall be permitted as an accessory use to the Mobile Home Park;</li> <li>An Office shall be a permitted use as an accessory use to the Mobile Home Park;</li> <li>The Lot Frontage shall be deemed to comply;</li> <li>The Lot Area shall be deemed to comply; and</li> <li>The location of all existing Buildings and Structures shall be deemed to comply.</li> </ul>
RC-4	906	2012-040 & 2022-12	Pt of Lts 26 & 27, Con 2, Morrison;	K-06	<p>Regulations:</p> <ul style="list-style-type: none"> <li>The minimum lot frontage shall be 38 metres.</li> </ul>

Zone Symbol	Exception No.	By-law No.	Location	Schedule No.	Provisions
RW-6	907	2012-099	Pt of Lt 30, Con 8, Muskoka; being Parts 1, 7 and 8 on Plan 35R-16509	I-05	<p>Permitted Uses:</p> <ul style="list-style-type: none"> <li>A Sleeping Cabin shall be permitted in the Shoreline Development Area.</li> </ul> <p>Regulations:</p> <ul style="list-style-type: none"> <li>The maximum size of a Sleeping Cabin shall be 95.5 square metres, including decks.</li> </ul>
RI-8	908	2012-123	Pt of Island F (known as Diamond Island), Muskoka	A-03	<p>Permitted Uses:</p> <ul style="list-style-type: none"> <li>One (1) washroom (existing, west only) with a Maximum of 9.5 square metres (exclusive of decking) shall be a permitted use within the Shoreline Development Area.</li> <li>One (1) sauna/storage building (existing, south only) with a Maximum of 9.3 square metres shall be a permitted use within the Shoreline Development Area.</li> </ul> <p>Regulations:</p> <ul style="list-style-type: none"> <li>A washroom (existing, west only) shall be exempt from Section 5.9.2.3 of By 10-04;</li> <li>One sauna/storage building (existing, south only) shall be exempt from Section 5.9.2.3 of By-law 10-04;</li> <li>The Maximum permitted Shoreline Development Area shall be 259.0 square metres;</li> <li>One (1) washroom (existing, west only) with a Maximum of 9.5 square metres (exclusive of decking) shall be calculated as lot coverage; and</li> <li>One (1) sauna/storage building (existing, south only) with a Maximum of 9.3 square metres shall be calculated as lot coverage.</li> </ul>
CC-5	909	2012-041	Pt of Lt 11, Con 9, Morrison	G-08 & H-08	<p>Regulations:</p> <ul style="list-style-type: none"> <li>The lot frontage shall be deemed to comply; and</li> <li>The location of the existing northerly shed shall be deemed to comply.</li> </ul>
RR-5	910	2011-039	Pt of Lts 10 & 11, Con 10, Ryde		<p>Permitted Uses:</p> <ul style="list-style-type: none"> <li>A Duplex Dwelling (existing only) shall be permitted.</li> </ul>
	911	2012-042			<p>Permitted Uses within the Shoreline Development Area:</p> <ul style="list-style-type: none"> <li>Detached Garage.</li> </ul> <p>Regulations:</p> <ul style="list-style-type: none"> <li>The Minimum Setback from the Optimal Summer Water Level shall be 10.3 metres for a detached garage; and</li> <li>The Detached Garage shall be calculated as Lot Coverage.</li> </ul>
CW-8A	912	2012-051	Pt of Lt 32, Con 12, Muskoka; being Parts 2 to 4 on Plan 35R-2540 and Part 4 on Plan 35R-7380	B-03	All Buildings and Structures shall be as exist on the date of passage of Zoning By-law 10-04 with the exception of the Docking Envelope, which permits a maximum of 9 Dock Fingers or 18 Watercrafts, as shown on Property Detail Schedule No. 36.

Zone Symbol	Exception No.	By-law No.	Location	Schedule No.	Provisions
RM-1	913	2012-052	Pt of Lt 21, Con 5, Muskoka; being Part 1 on Plan 35R-22721	D-05 & D05-4	<p>Permitted Uses:</p> <ul style="list-style-type: none"> <li>One Accessory Apartment.</li> </ul> <p>Regulations:</p> <ul style="list-style-type: none"> <li>The Westerly Side Yard Setback shall be 0.0 metres for Stairs only;</li> <li>One Parking Space shall be required for each Dwelling Unit; and</li> <li>The maximum size of an Accessory Apartment shall be 61.5 square metres.</li> </ul>
RW-6E1	914	2012-050	Pt of Lt C, Con 14, Wood; being Lot 16 on Plan M-411	E-03	<p>Permitted Uses:</p> <ul style="list-style-type: none"> <li>One Sauna shall be a permitted Shoreline Structure.</li> </ul> <p>Regulations:</p> <ul style="list-style-type: none"> <li>The Minimum Setback from the Optimal Summer Water Level shall be 5.5 metres for a Sauna.</li> </ul>
RW-6	915	2012-063  2023-88	Pt of Lt 22, Con 3, Ryde; being Parts 2, 3, 5 and 6, Plan 35R-23879	I-11	<p>Permitted Uses:</p> <ul style="list-style-type: none"> <li>A Maximum of two (2) Dwellings;</li> <li>A Maximum of three (3) Docks.</li> </ul> <p>Regulations:</p> <ul style="list-style-type: none"> <li>The Lot Area is deemed to comply;</li> <li>The Minimum Setback for an Open Deck and Stairs attached to the Northerly Dwelling shall be 16.5 metres from the Optimal Summer Water Level;</li> <li>The existing location of all Buildings and Structures are deemed to comply; and</li> <li>The Minimum setback from the Optimal Summer Water Level for a Dwelling is 18.0 metres.</li> </ul>
RW-6	916	2012-063	Pt of Lt 22, Con 3, Ryde	I-11	<p>Regulations:</p> <ul style="list-style-type: none"> <li>The Lot Area is deemed to comply;</li> <li>The Lot Frontage is deemed to comply; and</li> <li>The existing location of all Buildings and Structures is deemed to comply.</li> </ul>

Zone Symbol	Exception No.	By-law No.	Location	Schedule No.	Provisions
RW-6D	917	2012-060 & 2017-49	Pt of Lt 26, Con 7, Muskoka; being Part 1 on Plan 35R-14418	D-05 & D05-1	<p>Permitted Uses:</p> <ul style="list-style-type: none"> <li>Two Docks; and</li> <li>One two-storey Garage shall be permitted.</li> </ul> <p>Regulations:</p> <ul style="list-style-type: none"> <li>The Maximum Shoreline Development Area shall be 242.0 square metres;</li> <li>The Maximum Cumulative Width of the Shoreline Development Area shall be 24.0 metres;</li> <li>The Minimum Front Yard Setback shall be 11.2 metres for a Dwelling, including a Covered Deck;</li> <li>The Minimum Front Yard Setback shall be 7.2 metres for Stairs and the Landing attached to the Dwelling; and</li> <li>The Minimum southerly Side Yard Setback shall be 2.8 metres for a Dock;</li> <li>One Sleeping Cabin shall be permitted in the second storey of a Garage; and</li> <li>One Garage with a maximum Height of 5.1 metres shall be permitted.</li> </ul>
RW-6D	918	2012-061	Pt of Lt 26, Con 8, Muskoka; being Parts 3 & 4, Plan 35R-7294 and Parts 1 & 2, Plan 35R-16432	C-05	<p>Regulations:</p> <ul style="list-style-type: none"> <li>One Boathouse shall be permitted within a Narrow Waterway; and</li> <li>A Boathouse including an attached Dock shall be permitted to project a maximum of 15.0 metres into a Narrow Waterway.</li> </ul>
RW-6A	919	2012-062 & 2017-65 & 2017-92	Pt of Lt 26, Con 8, Muskoka, being Lot5, Plan 9	C-04 & C-05	<p>Permitted Uses:</p> <ul style="list-style-type: none"> <li>A Sleeping Cabin shall be permitted in the second storey of one (1) Garage; and</li> <li>A Boathouse in a Narrow Waterway.</li> </ul> <p>Regulations:</p> <ul style="list-style-type: none"> <li>One (1) Garage shall be permitted to have two-storeys;</li> <li>The Setback from the Optimal Summer Water Level shall be 26.0 metres for an attached Open Deck;</li> <li>The Setback from the Optimal Summer Water Level shall be 26.0 metres for a Dwelling;</li> <li>The Setback from the Optimal Summer Water Level shall be 23.0 metres for attached Stairs and a Landing;</li> <li>The north-westerly Side Yard Setback shall be 3.9 metres for a Boathouse only;</li> <li>The north-westerly Side Yard Setback for a Dock shall be 2.0 metres; and</li> <li>A Dock and Boathouse shall have a maximum Projection of 12.4 metres</li> </ul>
RW-6	920	2012-064	Pt of Lt 14, Cons 9 & 10 (Lake Muskoka), Muskoka; being Parts 3 to 5 and Part of Part 1, Plan 35R-21561	B-06	<p>Regulations:</p> <ul style="list-style-type: none"> <li>The Minimum Setback from the Optimal Summer Water Level for a Single Detached Dwelling shall be 22.2 metres (west side only);</li> <li>The Minimum Setback from the Optimal Summer Water Level for a Single Detached Dwelling shall be 24.0 metres (north side only); and</li> <li>The Maximum Height for a Single Detached Dwelling shall be 10.0 metres.</li> </ul>

Zone Symbol	Exception No.	By-law No.	Location	Schedule No.	Provisions
RW-6F	921	2012-075	Pt of Lt 8, Con 6, Morrison; being Lot 38 on Plan M-453	I-09	<p>Regulations:</p> <ul style="list-style-type: none"> <li>The maximum projection of a Dock in a Narrow Waterway shall be 11.5 metres;</li> <li>The minimum Rear Yard Setback for a Dwelling shall be 3.49 metres;</li> <li>The minimum Front Yard Setback for an attached Deck would be 14.0 metres; and</li> <li>The minimum Front Yard Setback for a Dwelling would be 15.7 metres.</li> </ul>
RW-6F1	922	2012-077 & 2013-42	Pt of Lt 8, Con 6, Morrison; being Lot 31 on Plan M-453	I-08 & I-09	<p>Regulations:</p> <ul style="list-style-type: none"> <li>The maximum lot coverage permitted within 60.0 metres of the Optimal Summer Water Level shall be 277.0 square metres;</li> <li>The minimum setback from the Optimal Summer Water Level for a Detached Dwelling shall be 20.0 metres;</li> <li>The maximum permitted size of a Sleeping Cabin shall be 49.0 square metres;</li> <li>The minimum setback from the rear lot line for a Sleeping Cabin shall be 4.0 metres;</li> <li>The maximum height of a Sleeping Cabin at 6.0 metres;</li> <li>The maximum Shoreline Development Area shall be 150.0 square metres; and</li> <li>The maximum width of the Shoreline Development area shall be 15.0 metres.</li> </ul>
C-4	923	2012-109 & 2012-110	Part of OSRA and Part of Lake Bed on Lake Muskoka, in front of Lot 9, WMR, Gravenhurst; being Part 1 and Parts 2-6, Plan 35R-22708	E-05	<p>Regulations:</p> <ul style="list-style-type: none"> <li>An Accessory Dwelling Unit shall be a permitted use in the second storey of a Building only; and</li> <li>The subject property will be exempt from Section 6.1.3 of By-law 10-04.</li> </ul>
R-2	924	2012-078	Pt of Lts 18 & 19, Con 7, Muskoka; being Part 5, Plan 35R-10704 and Part 3, Plan 35R-20151	C-05 & C-06	<p>Permitted Uses:</p> <ul style="list-style-type: none"> <li>A maximum of one (1) Accessory Dwelling Unit shall be a permitted use in the second storey of an Accessory Structure (Garage only)</li> </ul> <p>Regulations:</p> <ul style="list-style-type: none"> <li>The Minimum Side Yard (west side only) Setback for an Open Deck (existing only) shall be 0.1 metres;</li> <li>One two storey garage shall be permitted; and</li> <li>An Accessory Dwelling Unit with a maximum floor area of 78.0 square metres shall be permitted.</li> </ul>



Zone Symbol	Exception No.	By-law No.	Location	Schedule No.	Provisions
RI (eye)	925	2012-089  2023-25	Pt of Lt 26, Con 10, Ryde	F-10	<p>Permitted Uses:</p> <ul style="list-style-type: none"> <li>An Educational Retreat shall be an additional permitted use.</li> </ul> <p>Regulations:</p> <ul style="list-style-type: none"> <li>The setback for all Buildings and Structures from the Environmental Protection Zone shall be 0.0 metres;</li> <li>The maximum number of day users shall be 80 at any given time, including employees of the Educational Retreat (no overnight accommodation);</li> <li>A wooden privacy fence, with a height of no less than 1.83 metres, shall be constructed and maintained along the Rear Yards of Pt of Lt 26, Con 10, further described as Pts 1 &amp; 2, Plan 35R-4184;</li> <li>A wooden privacy fence, with a height of no less than 1.83 metres, shall be constructed and maintained along the southerly Side Yard of Pt of Lt 26, Con 10, further described as Pt 2, Plan 35R-4184.</li> </ul> <p>Definitions:</p> <ul style="list-style-type: none"> <li>For the purposes of this By-law, an Educational Retreat shall be defined as a Retreat or Adventure Centre that offers a variety of educational programs, provides passive recreational services and/or programs on or off site and includes sleeping accommodations for its users only.</li> <li>For the purpose of this By-law, passive recreation shall be defined as non-motorized recreational activities which may include pedestrian trails, greenhouses, gardens, picnic areas, sports fields, wildlife viewing areas, or other such uses with a low environmental impact.</li> </ul>
EP	926	2012-089	Pt of Lt 26, Con 10, Ryde	F-10	<p>Permitted Uses:</p> <ul style="list-style-type: none"> <li>Pedestrian Trails and Boardwalks shall be the only permitted uses.</li> </ul> <p>Regulations:</p> <ul style="list-style-type: none"> <li>Trails or Boardwalks shall have a maximum width of 2.5 metres.</li> </ul>
RW-6B	927	2012-076	Pt of Lt B, Rankin Island (Lake Muskoka)	B-04	<p>Permitted Uses:</p> <ul style="list-style-type: none"> <li>One boathouse shall be permitted in a Narrow Waterbody.</li> </ul> <p>Regulations:</p>

Zone Symbol	Exception No.	By-law No.	Location	Schedule No.	Provisions
					<ul style="list-style-type: none"> <li>• The maximum permitted Shoreline Development Area shall be 260.0 square metres;</li> <li>• The minimum Setback from the Optimal Summer Water Level for a Dwelling shall be 10.5 metres;</li> <li>• The minimum Setback from the Optimal Summer Water Level for a Deck shall be 7.2 metres;</li> <li>• The subject lands shall be exempt from Section 5.7.2.1 (iii) (c ) of By-law 10-04;</li> <li>• A Boathouse shall project a maximum of 10.0 metres into a Narrow Waterbody; and</li> <li>• A maximum of 3 docks shall be permitted including docking attached to a Boathouse.</li> </ul>
RW-6D	928	2012-090	Pt of Lt 34, Con 6, Muskoka; being Pt 12, Plan BR-272	E-04	<p>Permitted Uses:</p> <ul style="list-style-type: none"> <li>• A Sleeping Cabin shall be a permitted use within the Shoreline Development Area.</li> </ul> <p>Regulations:</p> <ul style="list-style-type: none"> <li>• The existing Lot Area and Frontage are deemed to comply;</li> <li>• Minimum Setback from the Optimal Summer Water Level for an Open Deck shall be 8.0 metres;</li> <li>• The Minimum Rear Yard Setback for a Dwelling shall be 10.3 metres;</li> <li>• The Minimum Setback from the Optimal Summer Water Level for a Sleeping Cabin shall be 16.8 metres;</li> <li>• The Minimum Side Yard Setback for a Sleeping Cabin (east side only) shall be 5.7 metres; and</li> <li>• The area of a Sleeping Cabin located within the Shoreline Development Area shall be included in the Shoreline Development Area calculation.</li> </ul>
RU	929	2012-092	Pt Lt 5, Con 9, Muskoka; being Pt 4 and Pt of Pt 2, Plan 35R-3011	B-07 & A-07	<p>Regulations:</p> <ul style="list-style-type: none"> <li>• The Lot Frontage shall be deemed to comply.</li> </ul>
RW-6	930	2012-124	Pt of Lt L, Con 20, Wood; being Lot 11, Plan M-429	E-04	<p>Permitted Uses:</p> <ul style="list-style-type: none"> <li>• Sleeping Cabin shall be a permitted use within the Shoreline Development Area.</li> </ul> <p>Regulations:</p> <ul style="list-style-type: none"> <li>• A Sleeping Cabin located within the Shoreline Development Area shall be calculated in the Shoreline Development Area calculation;</li> <li>• A Sleeping Cabin shall have a minimum setback from the Optimal Summer Water Level of 9.0 metres;</li> <li>• A Sleeping Cabin shall have a minimum Side Yard setback (east side only) of 0.6 metres;</li> <li>• A Pumphouse shall be permitted with a minimum Side Yard Setback (west side only) of 3.4 metres; and</li> <li>• The existing Height of a Sleeping Cabin shall be deemed to comply with Zoning requirements.</li> </ul>

Zone Symbol	Exception No.	By-law No.	Location	Schedule No.	Provisions
RI-8A	931	2012-093	Part of Island F (Diamond Island, Lake Muskoka), Muskoka	A-03	<p>Permitted Uses:</p> <ul style="list-style-type: none"> <li>A Maximum of One (1) Sauna/Storage Building shall be a permitted use within the Shoreline Development Area.</li> </ul> <p>Regulations:</p> <ul style="list-style-type: none"> <li>The Area of a Sauna/Storage Building within the Shoreline Development Area shall be included in the calculation Shoreline Development Area;</li> <li>The minimum Setback from the Optimal Summer Water Level for a Deck attached to a Sauna/Storage Building shall be 5.5 metres;</li> <li>The minimum setback for a Deck attached to a Sleeping Cabin from the Optimal Summer Water Level shall be 4.5 metres; and</li> <li>The maximum Height of a Sleeping Cabin shall be 4.8 metres.</li> </ul>
RC-4	932	2015-38	Pt of Lt 11, Con 8, Morrison; being Lots 561 to 572, Plan M-27; Parts 1-3, 5-8 & 10, Plan 35R-6051; and Parts 1 & 2, Plan 35R-24116	H-08	<p>Regulations:</p> <ul style="list-style-type: none"> <li>The Lot Frontage and Area are hereby deemed to comply with Zoning requirements; and</li> <li>The footprint of all buildings and structures shall be deemed to comply with Zoning requirements.</li> </ul>
RW-6	933	2012-101	Pt of Lt 16, Con 2, Muskoka; being Pt of Lt 16, Plan 3 and Pts 1 to 3, Plan 35R-12239	E-06 & E06-4	<p>Permitted Uses:</p> <ul style="list-style-type: none"> <li>Two Single Detached Dwellings</li> </ul> <p>Regulations:</p> <ul style="list-style-type: none"> <li>The Maximum permitted number of Docks shall be three (3), including one (1) Dock which is attached to a Boathouse; and</li> <li>The Maximum Projection of one (1) Dock into a Narrow Waterway shall be 10.1 metres.</li> </ul>
RW-6	934	2012-126	Pt Lt A, Con 20, Wood, being Lt 6, Plan M-482	H-02	<p>Permitted Uses:</p> <ul style="list-style-type: none"> <li>One (1) Shed shall be permitted within the Shoreline Development Area.</li> </ul> <p>Regulations:</p> <ul style="list-style-type: none"> <li>The Minimum Setback from the Optimal Summer Water Level for a Privy shall be 24.2 metres;</li> <li>The Minimum southerly Side Yard Setback for a Privy shall be 2.4 metres;</li> <li>The Minimum northerly Side Yard Setback shall be 3.0 metres for one (1) Shed;</li> <li>The Maximum Dock Projection into a Narrow Waterway shall be 9.1 metres for one (1) Dock;</li> <li>The Lot Area shall be deemed to comply; and</li> <li>Section 5.2.5.1 (iii) of Zoning By-law 10-04, as amended, shall not apply to the subject lands.</li> </ul>
RW-6F	935	2014-04	Pt of Lts 12 & 13, Con 8, Morrison; being Part 1, Plan 35R-17963	H-08	<p>Regulations:</p> <ul style="list-style-type: none"> <li>The westerly Side Yard Setback shall be 2.3 metres for the Dwelling only;</li> <li>Section 5.7.2.1 (iii) (c) shall not apply to a Dwelling;</li> </ul>

Zone Symbol	Exception No.	By-law No.	Location	Schedule No.	Provisions
					<ul style="list-style-type: none"> <li>The Minimum Setback from an Environmental Protection Zone (EP) shall be 0.0 metres;</li> <li>A Vegetative Visual Buffer, satisfactory to the Town of Gravenhurst, shall be planted or enhanced generally to screen the appearance of the dwelling in an area to be bounded by the easterly side lot line, and as close to the entire length of the dwelling (including additions) as site conditions and topography permit and shall consist of the following: <ul style="list-style-type: none"> <li>i) A Minimum Width of 2.0 metres; and</li> <li>ii) A Height ranging from 2.7 metres to 3.6 metres.</li> </ul> </li> <li>Additional plantings within the Vegetative Visual Buffer shall consist of cedar species; and,</li> <li>The property shall be subject to Site Plan Control.</li> </ul>
R-2	936	2012-102	Lts 200, 202, 203 & Pt of Lt 201, Plan 3, Gravenhurst	E-06 & E06-1	Regulations: <ul style="list-style-type: none"> <li>The existing Minimum Lot Area shall be deemed to comply; and</li> <li>The existing Minimum Lot Frontage shall be deemed to comply.</li> </ul>
R-2	940	2012-129	Pt of Lts 22 & 23, Con 6, Muskoka; being Lot 5, Plan M-565	D-05 & D05-2	Regulations: <ul style="list-style-type: none"> <li>A 1.5 metre wide wooden walkway shall be excluded from the Shoreline Development Area calculation; and</li> <li>A 1.5 metre wide wooden walkway shall be included in the Lot Coverage calculation.</li> </ul>
R-2	941	2012-111	Pt Lt 22, Con 6, Muskoka; being Lot 3, Plan M-565	D-05 & D-05-2	Regulations: <ul style="list-style-type: none"> <li>The maximum Dock Projection shall be 18.4 metres for one (1) Dock only.</li> </ul>
RW-6C	943	2012-140	Pt of Island F (Taylor Island), Muskoka; being Pts 1 & 2, Plan 35R-13821	A-03	Regulations: <ul style="list-style-type: none"> <li>Minimum Setback from the Optimal Summer Water Level for a Deck attached to a Dwelling shall be 13.0 metres.</li> </ul>
RW-6E1	944	2012-139	Pt of Lt 29, Con 12 (Muldrew Lake), Morrison; being Part 3, Plan BR-785	G-05	Regulations: <ul style="list-style-type: none"> <li>Minimum Setback from the Optimal Summer Water Level for a Deck attached to a Dwelling shall be 15.1 metres; and</li> <li>Minimum Setback from the Optimal Summer Water Level for a Dwelling shall be 20.0 metres.</li> </ul>
RM-2	946	2012-128 2023-38	Pt of Lt 18, Con 5, Muskoka; being Part 1, Plan RD-453 and Parts 5 & 6, Plan 35R-7354	D-06 & D06-3	Permitted Uses: <ul style="list-style-type: none"> <li>A Maximum of 22 Street Townhouse Dwelling Units shall be permitted.</li> </ul> Regulations: <ul style="list-style-type: none"> <li>Minimum Lot Area shall be 100.0 square metres per unit;</li> <li>The maximum permitted height of a Principal Building is 10.0 metres;</li> </ul>

Zone Symbol	Exception No.	By-law No.	Location	Schedule No.	Provisions
					<ul style="list-style-type: none"> <li>• Units fronting onto a Common Element Condominium Road shall be deemed to comply;</li> <li>• The minimum Front Yard setback (measured from the internal condominium road), shall be 4.4 metres (for the covered balconies) and 4.8 metres (for the covered entry porches);</li> <li>• Minimum Lot Frontage for an Exterior Unit with an Interior Side Yard shall be 6.7 metres;</li> <li>• Minimum Lot Frontage for an Exterior Unit with an Exterior Side Yard shall be 10.0 metres;</li> <li>• The Minimum Exterior Side Yard shall be 4.5 metres;</li> <li>• The Minimum Rear Yard (south side only) shall be 5.5 metres (for the dwelling) and 3.0 metres (for the second storey decks);</li> <li>• The minimum Interior Side Yard shall be 0.8 metres for the entry porch on Block A; and</li> <li>• A wooden privacy fence shall be constructed along the northerly lot line.</li> </ul>
RW-6 OS	947	2012-138	Pt Lt 34, Con 14, in the former Township of Muskoka, now in the Town of Gravenhurst, District Municipality of Muskoka; being Lt 7 & 7A, Plan M-211	A-02 A-01	<p>Regulations:</p> <ul style="list-style-type: none"> <li>• The lands shall be Zoned as one for Development and Planning purposes;</li> <li>• The Setback from the Optimal Summer Water Level for a Dwelling shall be 12.0 metres;</li> <li>• The Maximum permitted Dwelling Width shall be 18.5 metres at 12.0 metres from the Optimal Summer Water Level;</li> <li>• Section 5.9.2.3 shall not apply to a Dwelling only; and</li> <li>• The only permitted structure in the Open Space Zone (OS) shall be a private individual sewage system.</li> <li>• The maximum permitted Dwelling Height is 10.5 metres, provided there is only one Dwelling;</li> <li>• The maximum permitted Lot Coverage within 60 metres of the shoreline is 17.9% of the lot area within 60 metres of the shoreline;</li> <li>• Only one Dwelling is permitted;</li> <li>• The maximum size of a Sleeping Cabin is 47.2 square metres.</li> </ul>
RW-6		2019-25			

Zone Symbol	Exception No.	By-law No.	Location	Schedule No.	Provisions
RW-6D	948	2012-157	Pt Lt 34, Con 6, Muskoka; being Lot 47, Plan M-398	E-04	<p>Regulations:</p> <ul style="list-style-type: none"> <li>• One (1) Pumphouse shall have a Minimum Side Yard (east side only) of 3.0 metres;</li> <li>• One (1) Sleeping Cabin shall have a Minimum Side Yard of 0.0 metres;</li> <li>• The Minimum Side Yard (east side only) for a Dwelling shall be 3.0 metres;</li> <li>• The Minimum Setback from the Optimal Summer Water Level for a Dwelling shall be 23.0 metres;</li> <li>• The Minimum Side Yard (east side only) for an Accessory Structure (Detached Garage) shall be 3.0 metres;</li> <li>• The Minimum Side Yard (west side only) for an Accessory Structure (Detached Garage) shall be 3.0 metres;</li> <li>• The Minimum Rear Yard for an Accessory Structure (Detached Garage) shall be 3.0 metres; and</li> <li>• The Lot Area shall be deemed to comply.</li> </ul>
RW-6B	950	2012-142 & 2016-60	Pt Lt 12, Con 1, Muskoka; being Lot 23, Plan M-80	E-07 & F-07	<p>Additional Permitted Uses:</p> <ul style="list-style-type: none"> <li>• A maximum of one Privy shall be permitted in the Shoreline Development Area; and</li> <li>• A maximum of one Sleeping Cabin shall be permitted in the Shoreline Development Area.</li> </ul> <p>Additional Regulations:</p> <ul style="list-style-type: none"> <li>• A Sleeping Cabin shall have a minimum Setback of 12.0 metres from the Optimal Summer Water Level;</li> <li>• A Sleeping Cabin located within the Shoreline Development Area shall have a maximum Building Floor Area of 10.3 square metres; and</li> <li>• A Privy shall have a minimum Setback from the Optimal Summer Water Level of 11.5 metres.</li> </ul>
RU	950 a)	2012-143	Pt Lt 3, Range WMR, Morrison; being Pt 2, Plan 35R-13134	K-07	<p>Uses:</p> <ul style="list-style-type: none"> <li>• A Self Storage Facility shall be the only permitted use.</li> </ul> <p>Regulations:</p> <ul style="list-style-type: none"> <li>• The Minimum Lot Area shall be deemed to comply; and</li> <li>• The Minimum Lot Frontage shall be deemed to comply.</li> </ul>
RW-6D	951	2012-155	Lot 11, Plan M-449, Muskoka; being Part 1 on Plan 35R-23792	C-08	<p>Regulations:</p> <ul style="list-style-type: none"> <li>• The location of all buildings and structures are deemed to comply with Zoning requirements, with the exception of the existing Trailer;</li> <li>• The existing projection of the Dock, at 23.3 metres, is deemed to comply with Zoning requirements;</li> <li>• The Minimum Dwelling Setback (habitable space) from a Watercourse shall be 16.9 metres; and</li> <li>• The Minimum Setback from a Watercourse for an unenclosed Deck attached to a Dwelling shall be 14.0 metres.</li> </ul>

Zone Symbol	Exception No.	By-law No.	Location	Schedule No.	Provisions
RU	951 a)	2012-143	Pt Lt 3, Range WMR, Morrison; being Pt 2, Plan 35R-13134	K-07	Regulations: <ul style="list-style-type: none"> <li>The Lot Frontage shall be deemed to comply.</li> </ul>
RW-6B	952	2012-156	Pt Lt 8, Con 6, Morrison; being Lot 3 & 4 and Pt of Block A, plan M-452	H-09	Regulations: <ul style="list-style-type: none"> <li>The Minimum Setback (north side only) for a Septic System Leaching Bed shall be 3.0 metres;</li> <li>The Minimum Setback from the Optimal Summer Water Level for a Dwelling shall be 16.0 metres; and</li> <li>The minimum Setback from the Optimal Summer Water Level for a Deck attached to a Dwelling shall be 16.0 metres.</li> </ul>
RW-6B	953	2012-156	Pt Lt 8, Con 6, Morrison; being Lot 3 & 4 and Pt of Block A, plan M-452	H-09	Permitted Uses: <ul style="list-style-type: none"> <li>One (1) Sleeping Cabin shall be permitted within the Shoreline Development Area and shall be included in the Shoreline Development Area calculation; and</li> <li>A maximum of Two (2) Docks shall be permitted.</li> </ul>
					Regulations: <ul style="list-style-type: none"> <li>The Minimum Setback from the Optimal Summer Water Level for a Sleeping Cabin shall be 10.0 metres;</li> <li>One (1) Dock shall have a maximum projection of 15.6 metres into a Narrow Waterway;</li> <li>One (1) Dock shall have a maximum projection of 15.4 metres into a Narrow Waterway; and</li> <li>The Minimum Setback from the Optimal Summer Water Level for a Septic System Leaching Bed shall be 23.0 metres.</li> </ul>
RW-6B	954	2013-10	Pt Lt 34, Con 3, Muskoka; being Part 4, Plan BR-236	F-04	Regulations: <ul style="list-style-type: none"> <li>The Minimum Setback from the Optimal Summer Water Level for a Screen Room only shall be 13.1 metres;</li> <li>The Minimum Side Yard Setback for a Screen Room only shall be 4.8 metres; and</li> <li>The Dwelling Width shall be deemed to comply.</li> </ul>
CW-8	955	2013-12	Pt Lt 30, Con 4, Morrison; being Pt 1 & Pts 4 – 7, Plan 35R-6538	K-06	Uses: <ul style="list-style-type: none"> <li>A Single Detached Dwelling shall be permitted.</li> </ul>
RW-6	956	2013-11	Pt Lt 3, Con 2, Muskoka; being Pt 27, Plan 35R-8300	E-08	Regulations: <ul style="list-style-type: none"> <li>The Maximum permitted size of a Sleeping Cabin shall be 48.8 square metres.</li> </ul>

Zone Symbol	Exception No.	By-law No.	Location	Schedule No.	Provisions
RW-6F1	959	2013-16	Pt Lt 8, Con 8, Morrison; being Lt 16, Plan M-452	H-08	<p>Regulations:</p> <ul style="list-style-type: none"> <li>The Lot Area shall be deemed to comply;</li> <li>The Maximum Shoreline Development Area shall be 162.0 square metres;</li> <li>Minimum Side Yard (north side only) for an Open Deck shall be 4.0 metres;</li> <li>Minimum Setback from the Optimal Summer Water Level for a Dwelling shall be 20.0 metres;</li> <li>Minimum Side Yard (north side only) for a Detached Dwelling shall be 4.0 metres;</li> <li>The Maximum Width of a Dwelling at a 20.0 metre Setback shall be 21.1 metres; and</li> <li>The Maximum Lot Coverage shall be 13.6 percent.</li> </ul>
RW-6	961	2013-54	Pt Lt 14, Con 9, Muskoka; being Pt 2, 6 & 7, Plan 35R-21561	B-06	<p>Permitted Uses:</p> <ul style="list-style-type: none"> <li>A Boathouse shall be permitted on a lot with frontage on a narrow waterway.</li> </ul> <p>Regulations:</p> <ul style="list-style-type: none"> <li>All Docking and Boathouse facilities shall conform with the Setback and Projection requirements of By-law 10-04, provided that they are located within the hatched area as shown on Property Detail Schedule No. 40.</li> </ul>
RR-5	962	2013-99 & 2019-55	Pt Lt 23, Con 4, in the Former Township of Morrison, now in the Town of Gravenhurst, District Municipality of Muskoka, being Pts 1 to 3, Plan 35R-24122	J-07	<p>Regulations:</p> <ul style="list-style-type: none"> <li>All development on the subject lands shall be contained in the development envelope, as identified on Property Detail Schedule No. 41.</li> </ul>
R-2	963	2013-53	Pt Lt 203, Plan 3, EMR, Gravenhurst	E-06	<p>Regulations:</p> <ul style="list-style-type: none"> <li>One Single Detached Dwelling shall be permitted on Municipal Water Services and a Private Sewage System.</li> </ul>
RW-6	964	2013-62	Pt Lt 22, Con 3, Ryde	I-11	<p>Regulations:</p> <ul style="list-style-type: none"> <li>The Minimum Setback for a Dwelling from the Optimal Summer Water Level shall be 20.3 metres; and</li> <li>The Maximum Height of a Dwelling shall be 8.3 metres.</li> </ul>
RW-6	965	2013-070	Pt Lt 32, Con 4, Morrison	K-05	<p>Regulations:</p> <ul style="list-style-type: none"> <li>The maximum Lot Coverage shall be 18.3 percent.</li> </ul>
RW-6F	966	2013-073 2015-05	Pt Lt 10, Con 7, Morrison; being Lt 18 and Pt of Lt 19, Plan M-94; Part 1, BR-781; and Part of West Part Lot 20, Plan M-94	H-08	<p>Regulations:</p> <ul style="list-style-type: none"> <li>Section 5.7.2.1 (iii) (c) of By-law 10-04, as amended with respect to Maximum Dwelling Width shall not apply to the subject property; and</li> <li>The Minimum Lot Area shall be deemed to comply with Zoning requirements.</li> </ul>



Zone Symbol	Exception No.	By-law No.	Location	Schedule No.	Provisions
RW-6B	967	2013-071	Pt Lt 9, Con 2, Muskoka; being Pt 1, Plan 35R-19707 and Pt 2, Plan 35R-24098	E-07	<p>Regulations:</p> <ul style="list-style-type: none"> <li>The Minimum Rear Yard Setback for a Dwelling shall be 10.3 metres;</li> <li>The Minimum Side Yard Setback for a Deck attached to a Dwelling shall be 3.0 metres;</li> <li>The Maximum Lot Coverage shall be 16.4%; and</li> <li>The Maximum Height of a Dwelling shall be 10.6 metres.</li> </ul>
RW-6	968	2013-072	Pt of Lots 30 & 31, Con 9, Morrison; being Pt 1, Plan 35R-6382 and Pt 1, Plan 35R-23478	H-05	<p>Regulations:</p> <ul style="list-style-type: none"> <li>The westerly Side Yard Setback for a Dwelling only shall be 4.0 metres;</li> <li>The Minimum Setback from the Optimal Summer Water Level for a Dwelling only shall be 23.0 metres;</li> <li>The Minimum Rear Yard Setback shall be 7.5 metres;</li> <li>The Maximum Lot Coverage shall be 15.5%;</li> <li>The Side and Rear Yard Setback for a Septic System shall be 3.0 metres; and</li> <li>The Maximum Permitted Shoreline Development Area shall be 98.0 square metres.</li> </ul>
RC-4	969	2013-074	Pt Lt 21, Range EMR, Morrison; being Pt 2, Plan 35R-19076	H-08	<p>Permitted Uses:</p> <ul style="list-style-type: none"> <li>An Accessory Apartment in the second storey of a Garage.</li> </ul>
RW-6A	970	2013-075 2018-16	Pt Lt 22, Con 7, In the former Township of Muskoka, now in the Town of Gravenhurst, District Municipality of Muskoka; being Parts 1 & 2, Plan 35R-13186	C-05	<p>Regulations:</p> <ul style="list-style-type: none"> <li>The Minimum Setback for a Dwelling from the Optimal Summer Water Level shall be 21.5 metres;</li> <li>The Minimum Rear Yard Setback for a Dwelling and Garage shall be 9.7 metres</li> <li>The Maximum Cumulative Width of all Shoreline Structures shall be 24.1 metres.</li> <li>The maximum projection of a Dock shall be 16.0 metres; and</li> <li>The Maximum Width of Shoreline Development shall be 26.6 metres.</li> </ul>
RW-6D	971	2013-87	Pt Lt 31, Con 5, Muskoka; being Lot 5, Plan M-388	E-04	<p>Regulations:</p> <ul style="list-style-type: none"> <li>The Minimum Setback from the Optimal Summer Water Level shall be 10.0 metres for a Dwelling only; and</li> <li>The Maximum Dwelling Width for a Dwelling located within 20.0 metres of the Optimal Summer Water Level shall be 10.0 metres.</li> </ul>
RW-6F	972	2013-86	Pt Lt 12, Con 6, Morrison; being Lot 1, Plan M-150, Part 2, Plan BR-818 and Part 1, Plan 35R-24191	H-08	<p>Regulations:</p> <ul style="list-style-type: none"> <li>The Maximum permitted Dwelling Width shall be 17.0 metres at the 9.7 metre setback from the Optimal Summer Water Level.</li> </ul>
RW-6B	973	2013-85	Pt of Lts 1 & 2, Con 14 & 15, Wood; being Lots 2, 2A, 2B and 2C, Plan M-348 and Part 2, Plan 35R-15207	E-03	<p>Regulations:</p> <ul style="list-style-type: none"> <li>The Maximum Width of Dwelling, between the 7.0 metre setback to the 30.0 metre setback of the Optimal Summer Water Level, shall be 25.5 metres; and</li> <li>The Maximum Dwelling Height shall be 5.75 metres.</li> </ul>

Zone Symbol	Exception No.	By-law No.	Location	Schedule No.	Provisions
RM-1	974	2013-83	Pt Lt 32, RCP 548, Muskoka; being Parts 5 to 7, Plan 35R-17456	D-06 & D-06-3	<p>The following shall be the only Permitted Uses:</p> <ul style="list-style-type: none"> <li>• Bed and Breakfast Establishment;</li> <li>• Dwelling, Duplex;</li> <li>• Dwelling, Semi-Detached;</li> <li>• Dwelling, Single-Detached; and</li> <li>• Group Home, Open Custody</li> </ul>
C2-A	976	2013-94	Pt Lt 14, Con 5, Muskoka; being Part 1, Plan 35R-21568	D-06 & D-06-4	<p>Additional Permitted Uses:</p> <ul style="list-style-type: none"> <li>• Craftsman Shop.</li> </ul> <p>Regulations:</p> <ul style="list-style-type: none"> <li>• The Lot Frontage shall be deemed to comply with Zoning requirements;</li> <li>• Section 18.3 – Regulations for a Motor Vehicle Service Station shall apply to the subject lands. For the purpose of this By-law, the most restrictive provision shall apply, unless otherwise indicated; and</li> <li>• Development shall be permitted on the provision of Private Individual Water and Sewer Services until such time as Municipal Services are available.</li> </ul>
RW-6	977	2013-100	Pt Lt 24, Con 3, Ryde; being Part of Parts 1 – 4, 15 & 16, Plan 35R-9669 and Part 1, Plan 35R-10201	I-11	<p>Regulations:</p> <ul style="list-style-type: none"> <li>• The Minimum Setback from the Environmental Protection Zone (EP) shall be 0.0 metres.</li> </ul>
R-2	978	2013-113	Pt Lt 19, Con 7, Muskoka	C-05	<p>Regulations:</p> <ul style="list-style-type: none"> <li>• An Accessory Structure (Garage and Accessory Apartment only) with a maximum height of 5.1 metres;</li> <li>• One Two-Storey Accessory Structure (Garage and Accessory Apartment only);</li> <li>• An Accessory Apartment shall be permitted within the second storey of a Garage; and</li> <li>• An Accessory Apartment with a maximum Building Floor Area of 87.5 square metres.</li> </ul>
RW-6D	979	2013-112	Pt Lt 31, Con 5, Muskoka; being Lot 48, Plan M-388	E-04	<p>Regulations:</p> <ul style="list-style-type: none"> <li>• The Lot Area shall be deemed to comply;</li> <li>• The Minimum Setback from the Optimal Summer Water Level for a Detached Dwelling shall be 25.0 metres;</li> <li>• The Minimum Side Yard for a Dock shall be 4.5 metres;</li> <li>• The Maximum Dock Projection shall be 10.0 metres;</li> <li>• Shoreline Development Area shall be limited to what existed at the date of passing of this By-law;</li> <li>• The Minimum Side Yard (west side only) for a Septic System Leaching Bed shall be 3.0 metres; and</li> <li>• The Minimum Rear Yard for a Septic System Leaching Bed shall be 3.0 metres.</li> </ul>

Zone Symbol	Exception No.	By-law No.	Location	Schedule No.	Provisions
RU	981	2013-110	Pt Lt 24, Con 12, Morrison; being Part 1, Plan 35R-22415	G-04 & H-04	Regulations: <ul style="list-style-type: none"> <li>The Minimum Setback from the Environmental Protection Zone (EP) shall be 0.0 metres.</li> </ul>
C-3	982	2013-114	Pt Lt 34, Range EMR, Morrison; being Part 1, Plan 35R-7669	F-06	Additional Permitted Use: <ul style="list-style-type: none"> <li>Pottery</li> </ul>
M-1	983	2014-06	Lot 29, Range WMR, Morrison	G-07	Definition of a Portable Concrete Plant: <p>Shall mean a building or structure,</p> <ol style="list-style-type: none"> <li>With equipment designed to mix cementing materials, aggregate, water and admixtures to produce concrete, and includes stockpiling and storage of bulk materials used in the process; and</li> <li>Which is not of permanent construction, but which is designed to be dismantled at the completion of the project.</li> </ol> <p>Permitted Uses:</p> <ul style="list-style-type: none"> <li>A Portable Concrete Batching Plant shall be a permitted use.</li> </ul>
RW-6F	984	2014-05	Part of Lot 8, Con 7, Morrison;	H-08	Regulations: <ul style="list-style-type: none"> <li>The Minimum Front Yard Setback for a Dwelling shall be 20.0 metres from the Optimal Summer Water Level;</li> <li>The Minimum Front Yard Setback for a Sleeping Cabin shall be 6.2 metres from the Optimal Summer Water Level; and</li> <li>The Minimum Northerly Side Yard Setback for a Sleeping Cabin shall be 5.2 metres.</li> </ul>
RW-6	985	2014-83	Part 1, Plan 35R-10135, Muskoka; now Town of Gravenhurst	B-04	Regulations: <ul style="list-style-type: none"> <li>A Dwelling shall have a maximum Width of 17.6 metres at a 10.0 metre setback from the Optimal Summer Water Level.</li> </ul>

Zone Symbol	Exception No.	By-law No.	Location	Schedule No.	Provisions
RU	987	2014-24	Part of Lot 5, Concession 10, Ryde; now in the Town of Gravenhurst	I-05	<p>Definition of a Firing Range:</p> <ul style="list-style-type: none"> <li>Firing Range shall mean an area of land, including buildings or structures designed or intended for the safe discharge, on a regular and structured basis, of firearms for the purpose of training or sporting purposes.</li> </ul> <p>Permitted Uses:</p> <ul style="list-style-type: none"> <li>A Firing Range shall be a permitted use.</li> </ul> <p>Regulations:</p> <ul style="list-style-type: none"> <li>All development shall be subject to Site Plan Control;</li> <li>Discharge of firearms shall only occur between the hours of 7:00 a.m. and 8:00 p.m. or 30 minutes before sunset, whichever is earlier, on Monday through Saturday; and</li> <li>Discharge of firearms shall only occur between 9:00 a.m. and 8:00 p.m. or 30 minutes before sunset, whichever is earlier, on Sundays.</li> </ul>
RW-6	988	2014-23	Part of Lot M, Concession 20, Wood; now in the Town of Gravenhurst	H-04	<p>Permitted Uses:</p> <ul style="list-style-type: none"> <li>One Sleeping Cabin shall be permitted within the Shoreline Development Area.</li> </ul> <p>Regulations:</p> <ul style="list-style-type: none"> <li>A Sleeping Cabin located within the Shoreline Development Area shall be calculated as part of the Shoreline Development Area calculation;</li> <li>The minimum Setback from the Optimal Summer Water Level for a Sleeping Cabin shall be 9.5 metres; and</li> <li>The minimum Setback from the Optimal Summer Water Level for a Dwelling shall be 20.0 metres.</li> </ul>
RW-6C	989	2014-21	Part of Island F (Taylor Island), Lake Muskoka, Muskoka, now in the Town of Gravenhurst, being <b>Part 2</b> , Plan 35R-4440	A-03	<p>Regulations:</p> <ul style="list-style-type: none"> <li>The Lot Frontage shall be deemed to comply;</li> <li>The Lot Area shall be deemed to comply.</li> </ul>
RW-6C	990	2014-21	Part of Island F (Taylor Island), Lake Muskoka, Muskoka, now in the Town of Gravenhurst, being <b>Part 3</b> , Plan 35R-4440	A-03	<p>Regulations:</p> <ul style="list-style-type: none"> <li>A Dock shall be permitted with a maximum projection of 8.0 metres in a Narrow Waterway instead of the currently permitted maximum projection of 6.0 metres.</li> </ul>
RW-6	991	2016-24	Part of Island H (Miller Island), Muskoka, being Lot 33, Plan M-549 and Part 1, 35R-23159	A-03	<p>Additional Permitted Uses:</p> <ul style="list-style-type: none"> <li>Permit a Sleeping Cabin (maximum 90.7 square metres) in the upper level of an existing Boathouse.</li> </ul> <p>Regulations:</p> <ul style="list-style-type: none"> <li>The Height of the existing Boathouse shall be deemed to comply.</li> </ul>

Zone Symbol	Exception No.	By-law No.	Location	Schedule No.	Provisions
RW-6	992	2014-43	Part of Lot 21, Concession 4, Ryde, now in the Town of Gravenhurst	H-11	<p>Regulations:</p> <ul style="list-style-type: none"> <li>• Permit a covered porch with a setback from the Optimal Summer Water Level of 13.0 metres;</li> <li>• Limit the maximum Shoreline Development Area to 82.0 square metres; and</li> <li>• A Boathouse or Boat Port shall not be permitted on the subject lands.</li> </ul>
RU	995	2014-44	Part of Lot 16, Range WMR, Morrison, now Town of Gravenhurst, being Part 1, 35R-20808	I-07	<p>Regulations:</p> <ul style="list-style-type: none"> <li>• Permit a Maximum of one Dwelling; and</li> <li>• The Lot Frontage shall be deemed to comply.</li> </ul>
RW-6D	994	2014-31	Part of Lot 26, Con 8, Muskoka, now in the Town of Gravenhurst, being Part 4, Plan 35R-22002	C-04	<p>Permitted Uses:</p> <ul style="list-style-type: none"> <li>• A Boat Port shall be permitted in a Narrow Waterway.</li> </ul>
RW-6A	996	2014-56	Part of Lot 23, Con 7, Muskoka, now in the Town of Gravenhurst, being Lot 34, Plan 28	C-05	<p>Permitted Uses:</p> <ul style="list-style-type: none"> <li>• A Boathouse in a Narrow Waterway.</li> </ul> <p>Regulations:</p> <ul style="list-style-type: none"> <li>• The Minimum Side Yard Setback for a Boathouse shall be 1.4 metres; and</li> <li>• The maximum distance from the Optimal Summer Water Level to the peak of the main roof shall not exceed 4.8 metres.</li> </ul>
RW-6F	997	2014-57	Part of Lot 8, and Part of LOC, Concession 7, Morrison, now in the Town of Gravenhurst	H-08	<p>Regulations:</p> <ul style="list-style-type: none"> <li>• A Dwelling shall have a maximum Width of 19.0 metres at a 12.0 metre setback from the Optimal Summer Water Level;</li> <li>• The property shall be exempt from Section 5.7.2.1 (iii) b) of By-law 10-04;</li> <li>• The maximum Shoreline Development Area shall be 170.0 square metres; and</li> <li>• The maximum Area of Docking shall be 32.0 square metres.</li> </ul>
RW-6	998	2014-77	Part of Lot 5, Concession 2, Muskoka, now in the Town of Gravenhurst, being Lot 11, Plan M-465	E-08	<p>Regulations:</p> <ul style="list-style-type: none"> <li>• Measurement of Width shall be calculated from the easterly side of the property (Doe Lake);</li> <li>• A maximum of one (1) Boathouse shall be permitted with a minimum Side Yard of 1.5 metres (north side only); and</li> <li>• A maximum of one (1) Boathouse shall be permitted with a minimum Rear Yard of 3.0 metres.</li> </ul>
R-1	999	2014-60	Part of Lot 17, Concession 5, Muskoka, now in the Town of Gravenhurst	D-06 & D-06-1	<p>Regulations:</p> <ul style="list-style-type: none"> <li>• The Lot Frontage shall be deemed to comply.</li> <li>• All development on the subject lands shall be contained in the Building and Septic Bed &amp; Tank development envelopes, as identified on Property Detail Schedule 42.</li> </ul>

Zone Symbol	Exception No.	By-law No.	Location	Schedule No.	Provisions
RW-6	1000	2014-59	Part of Lot H, Concession 20, Wood, now in the Town of Gravenhurst, being Parts 1 & 2, Plan 35R-9804	H-04	<p>Regulations:</p> <ul style="list-style-type: none"> <li>The property shall be exempt from Section 5.7.2.1 (iii) of By-law 10-04, as amended;</li> <li>Permit a maximum of One Shipping Container for the purposes of storage;</li> <li>The maximum Shoreline Development Area shall be 85.0 square metres;</li> <li>The property shall be exempt from Section 5.23 of By-law 10-04, as amended; and</li> <li>All development on the subject lands shall be subject to Site Plan Control.</li> </ul>
RU	1001	2014-58	Part of Lots 29 & 30, Concession 3, Ryde, now Town of Gravenhurst, being Parts 7 & 8, Plan 35R-22029	I-10 & J-10	<p>Regulations:</p> <ul style="list-style-type: none"> <li>The minimum Setback from the Environmental Protection Zone (EP) shall be 0.0 metres.</li> </ul>
RW-6A & RB-7	1002	2014-66	Part of Lot 34, Concession 13, Muskoka, now Town of Gravenhurst, being Lot 19 and W. Part of Lot 16, Plan M-211	A-03	<p>Regulations:</p> <ul style="list-style-type: none"> <li>The two (2) lots shall be recognized as one for planning purposes.</li> </ul>
RW-6	1003	2014-82	Part of Lot 31, Concession 8, Morrison, now in the Town of Gravenhurst, being Lot 16, Plan M-433	I-05	<p>Regulations:</p> <ul style="list-style-type: none"> <li>A Dwelling shall have a minimum Setback to the Optimal Summer Water Level of 20.0 metres;</li> <li>The part of a Dwelling within 23.5 metres of the Optimal Summer Water Level shall have a maximum of One Storey;</li> <li>The minimum Side Yard (east side only) for a Dwelling shall be 5.0 metres;</li> <li>The minimum Side Yard (west side only) for a Dwelling shall be 2.9 metres;</li> <li>The maximum Height for a Dwelling shall be 9.5 metres;</li> <li>The maximum Shoreline Development Area shall be 142.0 square metres;</li> <li>The maximum Lot Coverage shall be 15.8 percent;</li> <li>The minimum Side Yard (east side only) for a Sauna shall be 3.0 metres; and</li> <li>The minimum Side Yard (east side only) for a Septic System Leaching Bed shall be 3.0 metres.</li> </ul>
RW-6	1004	2014-96	Part of Lot H, Concession 18, Wood, now in the Town of Gravenhurst, being Lot 6, Plan M-620	G-04	<p>Regulations:</p> <ul style="list-style-type: none"> <li>Permit a Dwelling with a 7.0 metre setback from the Environmental Protection Zone (EP); and</li> <li>Permit a maximum Lot Coverage of 10.0 percent.</li> </ul>
RW-6B	1006	2014-84	South Part of Lots 32 & 33, Concession 3, Muskoka, now in the Town of Gravenhurst, being Part 1, Plan 35R-15931 and Parts 3 to 5, Plan 35R-4300	F-04	<p>Permitted Uses:</p> <ul style="list-style-type: none"> <li>Permit a 37.0 square metre Sleeping Cabin (existing only) within the second storey of a Boathouse.</li> </ul> <p>Regulations:</p> <ul style="list-style-type: none"> <li>Permit a 10.0 square metre Sleeping Cabin (existing only) with a Setback of 20.0 metres from the Optimal Summer Water Level;</li> <li>Permit a 32.0 square metre Sleeping Cabin (existing to be relocated) with a minimum Setback of 30.0 metres from the Optimal Summer Water Level; and</li> </ul>

Zone Symbol	Exception No.	By-law No.	Location	Schedule No.	Provisions
					<ul style="list-style-type: none"> <li>Permit a Dwelling (existing only) with a Setback of 4.5 metres from the Optimal Summer Water Level.</li> </ul>
RW-6C	1007	2014-85	Part of Lot C, Concession 4, Wood, now in the Town of Gravenhurst, being Lot 18, Plan M-411	E-03	<p>Regulations:</p> <ul style="list-style-type: none"> <li>A Dwelling shall have a maximum Width of 17.5 metres at a 12.0 metre setback from the Optimal Summer Water Level.</li> </ul>
RW-6	1008	2014-87 2015-80	Part of Lot 26, Concession 6, Muskoka, now in the Town of Gravenhurst, being Part 1, Plan 35R-4128	D-05 & D-05-3	<p>Regulations:</p> <ul style="list-style-type: none"> <li>The maximum Shoreline Development Area shall be 277.0 square metres;</li> <li>The maximum Width of Shoreline Development shall be 29.0 metres;</li> <li>Permit a maximum of One Sleeping Cabin on the subject property;</li> <li>Permit a Sleeping Cabin in the location shown on Property Detail Schedule No. 50 (P50); otherwise a 30.0 metre setback would be applicable; and</li> <li>The Footprint of a Sleeping Cabin shall be considered to be Lot Coverage.</li> </ul>
RU	1009	2014-97	Part of Lots 34 & 35, Concession 13, Muskoka, now in the Town of Gravenhurst	A-03 & B-03	<p>Regulations:</p> <ul style="list-style-type: none"> <li>A maximum number of Dwellings shall be one (1).</li> </ul> <p>Regulations:</p> <ul style="list-style-type: none"> <li>The Lot Frontage shall be deemed to comply; and</li> <li>The Lot Area shall be deemed to comply.</li> </ul>
RW-6F	1010	2014-103	Part of Lot 1, Concession 8, Morrison, now in the Town of Gravenhurst	G-09	<p>Regulations:</p> <ul style="list-style-type: none"> <li>A Dwelling shall have a maximum Width of 17.0 metres at a 10.7 metre setback;</li> <li>The maximum Height of a Dwelling shall be 6.0 metres;</li> <li>A Detached Garage shall have a minimum setback of 19.9 metres from the Optimal Summer Water Level;</li> <li>A Sleeping Cabin shall have a minimum Rear Yard of 1.3 metres; and</li> <li>A Sleeping Cabin shall have a minimum Setback of 24.1 metres from the Optimal Summer Water Level.</li> </ul>
RW-6D	1011	2014-102	Part of Lot 26, Concession 8, Muskoka, now in the Town of Gravenhurst	C-05	<p>Permitted Uses:</p> <ul style="list-style-type: none"> <li>One Boathouse in a Narrow Waterway.</li> </ul> <p>Regulations:</p> <ul style="list-style-type: none"> <li>The maximum projection of a Boathouse and a Dock shall be 11.0 metres.</li> </ul>
RW-6	1012	2014-118	Part of Lot 21, Concession 3, Ryde, now in the Town of Gravenhurst, being Parts 1 & 2, Plan 35R-12688	I-11	<p>Regulations:</p> <ul style="list-style-type: none"> <li>The minimum Setback from the Optimal Summer Water Level for a Dwelling shall be 21.3 metres.</li> </ul>

Zone Symbol	Exception No.	By-law No.	Location	Schedule No.	Provisions
RI-8	1013	2014-100	Part of Sumatra Island, Muskoka, now in the Town of Gravenhurst, being Part 2, Plan 35R-18476	B-05 & B-06	<p>Regulations:</p> <ul style="list-style-type: none"> <li>The subject property shall be exempt from Section 5.7.2.1 (iii) c) of By-law 10-04 with respect to Dwelling Width, provided the Dwelling addition is as shown on Property Detail Schedule No. 44 (P-44).</li> </ul>
RI-8	1014	2014-99	Hill Island (Kahshe Lk), Morrison, now in the Town of Gravenhurst	I-08	<p>Permitted Uses shall be limited to the following:</p> <ul style="list-style-type: none"> <li>A maximum of One Dwelling shall be permitted in the location shown on Property Detail Schedule No. 43 (P-43); and</li> <li>A Septic System Leaching Bed shall be permitted in the location shown on Property Detail Schedule No. 43 (P-43).</li> </ul> <p>Regulations:</p> <ul style="list-style-type: none"> <li>The lot Area shall be deemed to comply;</li> <li>The lot Frontage shall be deemed to comply;</li> <li>A Dwelling shall have a maximum Height of 5.5 metres; and</li> <li>All Dwelling, Docking and Septic regulations shall be deemed to conform with the requirements of By-law 10-04, provided each is located within the appropriate hatched areas as shown on Property Detail Schedule No. 43 (P-43).</li> </ul>
RU	1015	2015-19	Lot 15, Concession A, Morrison	K-08 & L-08	<p>Regulations:</p> <ul style="list-style-type: none"> <li>The lot Area shall be deemed to comply.</li> </ul>
RW-6F	1018	2014-119	Part of Chief Island (Kahshe Lk), Morrison, now in the Town of Gravenhurst, being Part 2, Plan 35R-16974	H-08	<p>Permitted Uses:</p> <ul style="list-style-type: none"> <li>A maximum of One (1) Sleeping Cabin shall be permitted in the Shoreline Development Area; and</li> <li>A maximum of Two (2) Docks and One (1) Shoreline Storage Building shall be permitted in the Shoreline Development Area.</li> </ul> <p>Regulations:</p> <ul style="list-style-type: none"> <li>A Sleeping Cabin shall have a minimum Setback of 15.2 metres from the Optimal Summer Water Level;</li> <li>A Sleeping Cabin shall be calculated as Shoreline Development Area; and</li> <li>A Dwelling shall have a maximum Width of 25.6 metres at a 10.8 metre Setback from the Optimal Summer Water Level.</li> </ul>
EP	1019	2015-06	Part of Lot 11, Concession 7, Morrison, now in the Town of Gravenhurst, being Parts 1 to 9, Plan 35R-16359	H-08	<p>Permitted Uses:</p> <ul style="list-style-type: none"> <li>A Garage shall be permitted, provided the Garage is located in the area shown on Property Detail Schedule No. 45 (P45).</li> </ul> <p>Regulations:</p> <ul style="list-style-type: none"> <li>A maximum of One (1) Garage shall be exempt from Section 5.25.2.2 of By-law 10-04 provided that such Garage is located in the area shown on Property Detail Schedule No. 45 (P45).</li> </ul>



Zone Symbol	Exception No.	By-law No.	Location	Schedule No.	Provisions
RW-6	1020	2015-22	Lot 30 and Part of Lots 31 & 32, Plan M-549, Muskoka; being Parts 3 & 4, Plan 35R-7513 and Parts 1 & 2, Plan 35R-8927	A-03	<p>Regulations:</p> <ul style="list-style-type: none"> <li>The Setback from the Optimal Summer Water Level shall be 20.0 metres for a Sleeping Cabin;</li> <li>For the purpose of this By-law, an attached Trellis shall not be considered as habitable floor area, under Section 5.2.5 of the Zoning By-law; and</li> <li>The Maximum amount of Shoreline Development shall be 301.0 square metres.</li> </ul>
RW-6F	1021	2015-05	Part of Lot 10, Concession 7, Morrison; being Part of West Part of Lot 20 & 21, Plan M-94	H-08	<p>Regulations:</p> <ul style="list-style-type: none"> <li>The Minimum Lot Area shall be deemed to comply with Zoning Requirements; and</li> <li>The Minimum lot Frontage shall be deemed to comply with Zoning Requirements.</li> </ul>
RW-6A	1022	2015-36 2018-06	Lot 13, Plan 6, in the former Township of Morrison; now in the Town of Gravenhurst, District Municipality of Muskokoa, being Parts 2, 4 & 5, Plan 35R-12381	L-08	<p>Regulations:</p> <ul style="list-style-type: none"> <li>The Lot Frontage and Area are hereby deemed to comply;</li> <li>The Minimum Rear Yard Setback shall be 10.5 metres;</li> <li>The Minimum Front Yard Setback shall be 24.0 metres for the Dwelling, inclusive of Decking;</li> <li>The Maximum Lot Coverage shall be 17.1 percent;</li> <li>Dock(s), a Boathouse and a 2.0 metre wide meandering pathway constructed of permeable materials shall be the only permitted uses within 20.0 metres of the Optimal Summer Water Level;</li> <li>The northerly Side Yard Setback for a Dock shall be 5.2 metres; and,</li> <li>The Rear Yard Setback for a Leaching Bed shall be 3.2 metres.</li> </ul>
RW-6D	1023	2015-11	Part of Lot 27, Concession 7, Muskoka; being Lot 3, Plan 35M-572	D-04	<p>Regulations:</p> <ul style="list-style-type: none"> <li>The maximum Lot Coverage shall be 16.0 percent;</li> <li>The minimum Side Yard (east side only) shall be 4.7 metres; and</li> <li>The subject property shall be exempt from Section 5.7.2.1 (iii) c) of By-law 10-04 with respect to Dwelling Width, provided the Dwelling addition is as shown on Property Detail Schedule No. 46 (P46).</li> </ul>
RW-6D	1024	2015-12	Part of Lots C & D, Concession 17, Wood; being Part 1, Plan 35R-11126	F-03	<p>Regulations:</p> <ul style="list-style-type: none"> <li>The maximum Height for a Dwelling, located more than 6.5 metres from the water shall be 7.5 metres, except as otherwise permitted;</li> <li>The maximum Height for the north and east sides of the Dwelling only shall be 8.5 metres at a minimum setback of 10.0 metres from the water;</li> <li>The subject lands shall be exempt from Section 5.7.2.1 (iii) c) (Dwelling Width) of the Zoning By-law; and</li> <li>Prior to additional development, the Owner(s) shall enter into a Site Plan Agreement with the Town.</li> </ul>
M-1	1025	2015-23	Part of Lot 14, Concession 11, Ryde; being Part 1, 35R-8091	E-11	<p>Regulations:</p> <ul style="list-style-type: none"> <li>The minimum Lot Frontage shall be 30.0 metres.</li> </ul>

Zone Symbol	Exception No.	By-law No.	Location	Schedule No.	Provisions
RW-6	1026	2015-24	Lot 46 and Part Lots 47 & 48, Plan M-39, Muskoka; being Part 1, Plan BR-287	C-04	<p>Regulations:</p> <ul style="list-style-type: none"> <li>The subject lands shall be subject to Property Detail Schedule No. 47 (P47). The location of the existing Dock and Boat port shall be deemed to comply with zoning requirements, as shown on Property Detail Schedule No. 47 (P47).</li> </ul>
RC-4	1027	2015-39	Part of Lot 20, Range EMR, Morrison; being Parts 1 & 2, Plan 35R-8958 and Part 1, Plan 35R-16663	H-08	<p>Permitted Uses:</p> <ul style="list-style-type: none"> <li>A maximum of one Accessory Dwelling Unit shall be permitted.</li> </ul> <p>Regulations:</p> <ul style="list-style-type: none"> <li>A maximum of one Garage shall have a maximum of two-storeys;</li> <li>A maximum of one Garage shall have a maximum Height of 6.8 metres; and</li> <li>An Accessory Dwelling Unit shall be a permitted use within an Accessory Building (Garage only).</li> </ul>
RW-6A	1028	2015-37	Part of Lot 21, Concession 7, and Part of OSRA, Muskoka; being Parts 1 & 2, Plan 35R-14747 and Part 1, Plan 35R-22965	C-05	<p>Regulations:</p> <ul style="list-style-type: none"> <li>A Boathouse shall be permitted in a Narrow Waterway;</li> <li>An Unenclosed Covered Deck shall be permitted on top of a Boathouse;</li> <li>A Boathouse with an Unenclosed Covered Rooftop Deck shall have a Maximum Height of 5.9 metres to the mid-point and 6.5 metres to the peak;</li> <li>The Maximum Shoreline Development Area shall be 275.0 square metres;</li> <li>The Minimum Side Yard Setback for a Boathouse shall be 35.0 metres; and</li> <li>The location of the existing Sleeping Cabin shall be deemed to comply with Zoning Requirements.</li> </ul>
RW-6D	1029	2015-61	Part of Lot 26, Concession 6, Muskoka; being Part 1, Plan 35R-15883	D-05-4 & D-05-3	<p>Regulations:</p> <ul style="list-style-type: none"> <li>The maximum Shoreline Development Area shall be 233.0 square metres;</li> <li>Site Plan Control shall be required for all development on the subject lands; and</li> <li>The location of buildings shown blackened on Property Detail Schedule No. 49 (P49) shall be deemed to comply with Zoning By-law 10-04.</li> </ul>
RW-6F & EP	1030	2015-35	Part of Lots 12 & 13, Concession 8, Morrison; being Lot 18, Plan M-93 and Part 2, Plan 35R-17963	H-08	<p>Regulations:</p> <ul style="list-style-type: none"> <li>The lot Area shall be deemed to comply.</li> </ul>
RB-7; EP; RC-4	1031	2015-38	Part of Lot 11, Concession 8, Muskoka; being Lots 561 – 572, Plan M-27, Parts 1-3, 5-8 & 10, Plan 35R-6051, and Parts 1 & 2, Plan 35R-24116	H-08	<p>Regulations:</p> <ul style="list-style-type: none"> <li>The Lot Frontage and Area are hereby deemed to comply with Zoning requirements;</li> <li>The footprint of all buildings and structures shall be deemed to comply with Zoning requirements; and</li> <li>The lands shall be deemed as one for planning and development services.</li> </ul>

Zone Symbol	Exception No.	By-law No.	Location	Schedule No.	Provisions
R-1	1032	2015-34	N Part of Lot 17, Concession 5, Muskoka; being Parts 5 & 6, Plan 35R-24708	D-06 & D-06-1	Regulations: <ul style="list-style-type: none"> <li>All development and site alteration, with the exception of a driveway and a perimeter fence, shall be contained in the development envelope, as identified on Property Detail Schedule No. 48 (P48).</li> </ul>
RU	1033	2015-52	Part of Lot 21, Concession 9, Morrison; being Part of Part 1, Plan 35R-12614 and Part 2, Plan 35R-15240	H-06	Regulations: <ul style="list-style-type: none"> <li>The Minimum Lot Area and Frontage shall be deemed to comply with Zoning requirements.</li> </ul>
RR-5	1034	2015-51	Part of Lot 14, Concession 5, Muskoka; being Parts 3 & 6, Plan 35R-14836	D-06; D-06-2; D-06-4	Regulations: <ul style="list-style-type: none"> <li>The Minimum Lot Area shall be 0.4 hectares;</li> <li>The Minimum Front Yard Setback shall be 12.1 metres; and</li> <li>The Minimum Rear Yard Setback shall be 15.2 metres.</li> </ul>
R-2	1035	2015-53	Part of Lots 194 & 196, Plan 3, Gravenhurst; being Parts 5, 10 and 11, Plan 35R-3926	E-06 & E-06-1	Regulations: <ul style="list-style-type: none"> <li>A Maximum Dwelling Width of 23.4 metres shall be permitted at a setback of 14.3 metres from the Optimal Summer Water Level.</li> </ul>
RW-6	1036	2015-50	Part of Lot K, Concession 19, Wood; being Parts 3 & 4, Plan 35R-10576	G-04 & H-04	Regulations: <ul style="list-style-type: none"> <li>A Maximum Dwelling Width of 17.7 metres shall be permitted at a Setback of 13.8 metres from the Optimal Summer Water Level;</li> <li>The Minimum Front Yard Setback shall be 13.8 metres for a Screened Porch only; and</li> <li>The Maximum Dwelling Height shall be 7.7 metres.</li> </ul>
RW-6	1037	2015-68	Part of Lot 30, Concession 9, Morrison; being Parts 1 & 2, Plan 35R-19822	H-05	Regulations: <ul style="list-style-type: none"> <li>The Minimum Front Yard Setback shall be 25.0 metres.</li> </ul>
B-1	1038	2015-63 & 2022-110	Part of Lot 17, Concession 5, Muskoka, being Parts 4 and 5, Plan 35R-25373	D-06; D-06-1; D-06-2	Permitted Uses: <ul style="list-style-type: none"> <li>Training Facility</li> </ul> Regulations: <ul style="list-style-type: none"> <li>Outdoor Storage shall have a minimum Setback of 70.0 metres from any property zoned Residential; and</li> <li>Until such time as municipal sanitary services are available and connections made, development shall be limited to low effluent producing uses.</li> </ul>
RU	1040	2015-64	Part of Lot A, Concession 18, Wood	G-03	Regulations: <ul style="list-style-type: none"> <li>A Hunt Camp shall have a maximum Gross Floor Area of 215.0 square metres; and</li> <li>The Northerly Lot Line shall be the Front Lot Line.</li> </ul>

Zone Symbol	Exception No.	By-law No.	Location	Schedule No.	Provisions
RW-6B	1042	2015-78	Part of Lot 32, Concession 8, Muskoka; being Lot 8 on Plan M-303	D-04	<p>Regulations:</p> <ul style="list-style-type: none"> <li>The Minimum Setback from the Optimal Summer Water Level shall be 10.9 metres for a Dwelling only; and</li> <li>The Minimum Rear Yard Setback shall be 13.7 metres for a Dwelling only.</li> </ul>
RB-7	1043	2015-89	Part of Lot 27, Concession 5, Ryde	I-11	<p>Regulations:</p> <ul style="list-style-type: none"> <li>The Lot Area and Frontage shall be deemed to comply with Zoning requirements;</li> <li>The Maximum Lot Coverage shall be 25.7%;</li> <li>The Minimum Front Yard Setback shall be 2.0 metres;</li> <li>The Minimum Rear Yard Setback shall be 17.0 metres; and</li> <li>The Minimum Easterly and Westerly Side Yard Setbacks shall be 0.8 metres.</li> </ul>
RR-5	1045	2015-90	Part of Lot 12, Concession 10, Ryde; being Lots 2 & 3 on Plan 1	E-12	<p>Regulations:</p> <ul style="list-style-type: none"> <li>The Lot Area and Frontage are deemed to comply with Zoning requirements; and</li> <li>The Minimum Rear Yard Setback shall be 19.0 metres.</li> </ul>
RW-6A	1046	2015-87	Part of Lot 26, Concession 8, Muskoka; being Lot 3, Plan 9	C-04 & C-05	<p>Permitted Uses:</p> <ul style="list-style-type: none"> <li>A maximum of Two (2) Sleeping Cabins shall be permitted.</li> </ul> <p>Regulations:</p> <ul style="list-style-type: none"> <li>One (1) Sleeping Cabin shall have a maximum Ground Floor Area of 63.0 square metres;</li> <li>A maximum of One (1) Sleeping Cabin shall be permitted within 60.0 metres of the Optimal Summer Water Level; and</li> <li>A Dwelling shall have a maximum Ground Floor Area of 213.0 square metres.</li> </ul>
RW-6D	1047	2015-103	Part of Lot 33, Concession 6, Muskoka; being Lot 1, Plan M-398	D-04 & E-04	<p>Regulations:</p> <ul style="list-style-type: none"> <li>A Dwelling shall have a maximum Width of 20.3 metres at a 10.0 metre setback to the Optimal Summer Water Level; and</li> <li>A Dwelling shall have a maximum Width of 22.3 metres at a 13.0 metre setback to the Optimal Summer Water Level.</li> </ul>
RW-6B	1048	2015-100	Part of Lot 23, Concession 3, Ryde; being Lot 6, plan M-343 and Part 1, Plan 35R-20439	I-11	<p>Permitted Uses:</p> <ul style="list-style-type: none"> <li>A Boathouse shall be a permitted use within a Narrow Waterway.</li> </ul> <p>Regulations:</p> <ul style="list-style-type: none"> <li>A Boathouse shall only be located in the area shown on Property Detail Schedule No. 52 (P52).</li> </ul>

Zone Symbol	Exception No.	By-law No.	Location	Schedule No.	Provisions
RW-6	1049	2015-99	Part of Lot 29, Concession 11, Muskoka; being Lot 16 and Part of Lot 15, Plan M-267	B-04	<p>Permitted Uses:</p> <ul style="list-style-type: none"> <li>A Sleeping Cabin, with a maximum habitable floor area of 46.5 square metres may be located in the same building as a Garage.</li> </ul> <p>Regulations:</p> <ul style="list-style-type: none"> <li>The location and size of all buildings and structures shown on Property Detail Schedule No. 51 (P51) shall be deemed to comply with Zoning requirements.</li> </ul>
RW-6	1050	2015-102	Part of Lot 31, Concession 8, Morrison; being Lot 23, Plan M-433 and Part 1, Plan 35R-21319	I-05	<p>Regulations:</p> <ul style="list-style-type: none"> <li>The Minimum Easterly Side Yard Setback for an Open Deck only shall be 4.8 metres; and</li> <li>The lands shown on Property Detail Schedule No. 54 (P54) shall be exempt from Section 5.9.2.5 (flood elevation).</li> </ul>
RW-6F	1051	2015-98	Part of Lot 2, Concession 7, Morrison; being Part 2, Plan 35R-23082	H-09	<p>Regulations:</p> <ul style="list-style-type: none"> <li>All new development shall be setback 20.0 metres from the top of all steep slopes identified as 40% or greater;</li> <li>The required Setback from the Environmental Protection Zone shall be 0.0 metres;</li> <li>All vegetation within 30.0 metres of the shoreline shall be maintained in a natural state unless it is a safety hazard, with the exception of a 1.5 metre wide meandering pathway leading to the shoreline; and</li> <li>All Docking and Boathouse Facilities shall be located in the envelopes identified on Property Detail Schedule No. 53 (P53).</li> </ul>
RW-6	1055	2015-109	Part of Lot K, Concession 20, Wood	I-04	<p>Regulations:</p> <ul style="list-style-type: none"> <li>The minimum Front Yard shall be 22.0 metres for a Dwelling;</li> <li>A Lot Coverage of 289.6 square metres shall be permitted within 60.0 metres of the Optimal Summer Water Level;</li> <li>A Sleeping Cabin shall be permitted within the second storey of an Accessory Structure (Garage);</li> <li>A Sleeping Cabin shall have a maximum Floor Area of 53.5 square metres;</li> <li>A Garage shall have a maximum height of 6.0 metres; and</li> <li>A Garage shall have a maximum of two (2) storeys.</li> </ul>
RW-6	1056	2015-111	Part of Lot 31, Concession 8, Morrison; being Lot 8 on Plan M-433	I-05	<p>Regulations:</p> <ul style="list-style-type: none"> <li>The Minimum Westerly Side Yard Setback shall be 5.0 metres for a Dwelling;</li> <li>The Minimum Easterly Side Yard Setback shall be 3.9 metres for a Dwelling;</li> <li>The Setback from the Optimal Summer Water Level shall be 17.5 metres for a Dwelling; and</li> <li>Section 5.7.2.1 (iii) concerning Maximum Dwelling Width shall not apply.</li> </ul>
RW-6	1057	2015-110	Part of Lot 28, Concession 10, Muskoka	B-04	<p>Regulations:</p> <ul style="list-style-type: none"> <li>The setback from the Optimal Summer Water Level for a Dwelling shall be 21.0 metres; and</li> <li>The maximum Shoreline Development Area shall be 78.4 square metres.</li> </ul>

Zone Symbol	Exception No.	By-law No.	Location	Schedule No.	Provisions
RW-6	1058	2015-108	Part of Lot 26, Concession 4, Ryde	I-11	<p>Regulations:</p> <ul style="list-style-type: none"> <li>The Side Yard (east side) for a Shed (existing only) shall be 1.2 metres;</li> <li>The Side Yard (east side) for a Garage (existing only) shall be 2.1 metres;</li> <li>The existing Lot Coverage shall be deemed to comply; and</li> <li>The Height of a Garage (existing only) shall be deemed to comply.</li> </ul>
RI-8	1060	2015-121	Island C (Pete's Island, Lake Muskoka), Muskoka; being Part 1, Plan 35R-8476	B-04	<p>Permitted Uses:</p> <ul style="list-style-type: none"> <li>A maximum of 4 Shoreline Storage Structures shall be located within the Shoreline Development Area in the location shown on Property Detail Schedule No. 55 (P55).</li> </ul> <p>Regulations:</p> <ul style="list-style-type: none"> <li>A Shoreline Development Area of 292.5 square metres shall be permitted; and</li> <li>A cumulative Shoreline Width of 25.0 metres shall be permitted.</li> </ul>
RW-6C	1062	2015-122	Part of Lots 30 & 31, Concession 2, Muskoka	F-04 & F-05	<p>Regulations:</p> <ul style="list-style-type: none"> <li>A 0.0 metre setback to all lands zoned Environmental Protection (EP) shall apply; and</li> <li>No clearing of vegetation or site alteration shall be permitted within 30.0 metres of the shoreline save and except for a Dock or Boathouse and a maximum 2.0 metre wide meandering pathway or stairs and landings to accommodate access to the shoreline.</li> </ul>

Zone Symbol	Exception No.	By-law No.	Location	Schedule No.	Provisions
RM-2	1063	2016-43	Lots 101 to 104, Lot 113 and Part of Lots 105 to 108, Part of Lot 114, Plan 23, and Part of Isaac Street (Gravenhurst), being Part 2, Plan RD-441	E-05	<p>Additional Parking Requirements:</p> <ul style="list-style-type: none"> <li>• The minimum number of required Parking Spaces for a Residential Care Facility with 121 bedrooms or less, including medical or personal services, shall be 47 Parking Spaces total.</li> </ul> <p>Permitted Use:</p> <ul style="list-style-type: none"> <li>• A Boarding House shall not be a permitted use.</li> </ul> <p>Additional Regulations:</p> <ul style="list-style-type: none"> <li>• A maximum of 121 bedrooms shall be permitted in a Residential Care Facility;</li> <li>• The minimum Exterior Side Yard (North Side) shall be 1.3 metres for a Residential Care Facility and Accessory Structure; and</li> <li>• The maximum Height shall be 12.5 metres for a Residential Care Facility only.</li> </ul> <p>Additional Definitions:</p> <ul style="list-style-type: none"> <li>• For the purpose of this By-law the following definitions shall apply to the models of care permitted in a Residential Care Facility: <ul style="list-style-type: none"> <li>a) Independent Living Model (Maximum of 45 individual sites) <p>Each independent living suite will have a bedroom, a private bathroom and a small kitchenette (kitchen sink and small refrigerator), but no cooking appliances.</p> </li> <li>b) Assisted Living Model (individual bedrooms within residential pods) <p>Each pod will include a communal kitchen, dining area, bathing area, laundry facilities, and a lounge/recreation area. Each resident within the assisting living model will have a private room and a private bathroom without showers. The assisted living model represents a continuum of care from the independent living model described above to the memory care model described below.</p> </li> <li>c) Memory Care Model (individual bedrooms within residential pods) <p>Each pod within the memory care model will include a communal kitchen, dining area, bathing area, laundry facilities, and a lounge/recreation area. The memory care pods will be differentiated from the assisting living pods by centralized common amenities and slightly wider hallways.</p> </li> </ul> </li> </ul>

Zone Symbol	Exception No.	By-law No.	Location	Schedule No.	Provisions
RW-6A	1064	2016-11	Part of Lot 26, Concession 8, Muskoka, being Lot 4, Plan 9	C-04 & C-05	<p>Additional Permitted Uses:</p> <ul style="list-style-type: none"> <li>A Boathouse shall be a permitted use within a Narrow Waterway.</li> </ul> <p>Regulations:</p> <ul style="list-style-type: none"> <li>The maximum size of a Boathouse shall be 150.0 square metres; and</li> <li>The maximum projection of a Boathouse shall be 15.0 metres.</li> </ul>
RM-1	1065	2016-10	Lot 165, Plan 3 (Gravenhurst)	E-06 & E06-1	<p>Regulations:</p> <ul style="list-style-type: none"> <li>The Minimum Side Yard setback (east only) shall be 1.3 metres.</li> </ul>
RW-6D	1067	2016-22	Part of Lot 31, Concession 5, Muskoka, being Lot 69, Plan M-388	E-04	<p>Regulations:</p> <ul style="list-style-type: none"> <li>The Lot Area and Frontage are deemed to comply with Zoning requirements;</li> <li>The maximum Lot Coverage shall be 18.0% within 60.0 metres of the Optimal Summer Water Level;</li> <li>The maximum overall Lot Coverage shall be 13.5%; and</li> <li>The minimum setback from the Optimal Summer Water Level shall be 26.0 metres.</li> </ul>
RW-6	1069	2016-19	Part of Lot 31, Concession 8, Morrison, being Lot 3, Plan M-433	I-05	<p>Regulations:</p> <ul style="list-style-type: none"> <li>The maximum Lot Coverage shall be 18.0%; and</li> <li>The maximum Shoreline Development Area shall be 82.0 square metres.</li> </ul>
RW-6F	1071	2016-31	Part of Lot 23, Concession 8, Ryde, being Parts 5-6, Plan 35R-2227 and Parts 8-9, Plan BR-2042	G-10 & G-11	<p>Permitted Uses:</p> <ul style="list-style-type: none"> <li>A Two Storey Garage with a Maximum Height of 6.0 metres shall be permitted;</li> <li>One (1) Sleeping Cabin with a maximum Area of 53.5 square metres shall be permitted in the second storey of a Garage; and</li> <li>One (1) Sewage System shall be permitted in the Shoreline Development Area.</li> </ul> <p>Regulations:</p> <ul style="list-style-type: none"> <li>The length of the existing Dock shall be deemed to comply with Zoning requirements.</li> </ul>
C-2	1072	2016-30	Part of Lot 6, Plan 5, Gravenhurst	E-06	<p>Additional Regulations:</p> <ul style="list-style-type: none"> <li>The existing Rear and Side Yard setbacks (north side only) are deemed to comply with Zoning By-law 10-04.</li> </ul> <p>Parking Requirements:</p> <ul style="list-style-type: none"> <li>The minimum number of parking spaces shall be 9 for existing Commercial Entertainment Facility, Dwelling, and Bed and Breakfast Establishment.</li> </ul>



Zone Symbol	Exception No.	By-law No.	Location	Schedule No.	Provisions
C-1B	1073	2016-45	Lot 6, Plan 8 (Bay Street) Gravenhurst	E-06	<p>Additional Regulations for a Multiple Dwelling:</p> <ul style="list-style-type: none"> <li>• The minimum Lot Area shall be 135.0 square metres for each dwelling unit;</li> <li>• The minimum Side Yard (west side only) shall be 5.0 metres; and</li> <li>• The minimum Side Yard (east side only) shall be 3.0 metres.</li> </ul>
RW-6F	1074	2016-29	Part of Lot 9, Concession 9, Morrison	G-08	<p>Regulations:</p> <ul style="list-style-type: none"> <li>• The subject property shall be exempt from the maximum Width provision under Section 5.7.2.1 (iii) c);</li> <li>• The subject property shall be exempt from the maximum Height provision under Section 5.7.2.1 (iii) b);</li> <li>• The minimum Setback from the Optimal Summer Water Level shall be 9.3 metres for a Dwelling;</li> <li>• The minimum westerly Side Yard Setback shall be 4.7 metres for a Dwelling;</li> <li>• The existing 0.0 metre westerly Side Yard Setback for a Boathouse shall be deemed to comply with Zoning requirements.</li> </ul>
RU	1076	2016-47	Part of Lot C, Concession 18, Wood, being Part 2, Plan 35R-20982	G-03	<p>Permitted Uses:</p> <ul style="list-style-type: none"> <li>• A Hunt Camp.</li> </ul> <p>Regulations:</p> <ul style="list-style-type: none"> <li>• The minimum Lot Area shall be deemed to comply with Zoning requirements; and</li> <li>• The minimum Rear Yard Setback shall be 8.0 metres.</li> </ul>
RW-6B	1077	2016-46	Part of Lot 34, Concession 4, Muskoka, being Parts 2 & 3, Plan 35R-20565	E-04	<p>Additional Regulations:</p> <ul style="list-style-type: none"> <li>• The maximum Shoreline Development Area shall be 220.0 square metres; and</li> <li>• The maximum Habitable Area of a Sleeping Cabin shall be 61.0 square metres.</li> </ul>
RW-6	1078	2016-61 & 2017-36	Part of Lot 35, Concession 14, Muskoka, being Lot 3 & Part of Lot 2, Plan M-143, Part 5, BR-424, Parts 1 & 2, Plan BR-491 and Parts 1, 2 & 3, Plan BR-711	A-02	<p>Additional Permitted Uses:</p> <ul style="list-style-type: none"> <li>• One (1) Dwelling, Accessory which may be attached to an accessory structure shall be permitted; and</li> <li>• Two (2) Shoreline Storage Buildings shall be permitted.</li> </ul> <p>Regulations:</p> <ul style="list-style-type: none"> <li>• One (1) Single Detached Dwelling shall be permitted to have a maximum width of 38.5 metres;</li> <li>• The maximum Height of one (1) Dwelling shall be 8.4 metres;</li> <li>• A Dwelling within 10.0 metres of the Optimal Summer Water Level shall have a maximum Height of 8.4 metres;</li> <li>• The maximum Width of all Shoreline Structures shall be 45.4 metres; and</li> <li>• The maximum Shoreline Development Area shall be 500.6 square metres.</li> </ul>

Zone Symbol	Exception No.	By-law No.	Location	Schedule No.	Provisions
C-1	1079	2016-48	Lot 5, Plan 4 WMR, Muskoka	E-06	<p>Permitted Uses:</p> <ul style="list-style-type: none"> <li>Multiple Residential Dwelling Units are permitted provide the first floor of a Building fronting on Muskoka Road is Commercial.</li> </ul> <p>Regulations:</p> <ul style="list-style-type: none"> <li>The existing Setbacks shall be deemed to comply with Zoning requirements;</li> <li>A minimum of 1 Parking Space per Residential Unit shall be required;</li> <li>A minimum of 1 visitor Parking Space shall be required;</li> <li>A minimum of 1 Parking Space shall be required for each Commercial Unit; and</li> <li>The minimum setback from a Street Line shall be 0.0 metres for Parking only.</li> </ul>
RW-6	1080	2016-59	Part of Island H, Muskoka, being Lot 26, Plan M-549	A-03	<p>Additional Regulations:</p> <ul style="list-style-type: none"> <li>The minimum setback from the Optimal Summer Water Level for a Dwelling shall be 13.3 metres.</li> </ul>
R-2	1081	2016-62	Part of Lot 26, Concession 5, Muskoka; being Parts 3 and 8, Plan 35R-9396	E-05 & D-05	<p>Additional Regulations:</p> <ul style="list-style-type: none"> <li>The minimum Setback from the Optimal Summer Water Level for a Dwelling shall be 17.0 metres.</li> <li></li> </ul>
RC-4	1082	2016-63	Part of Lot 20, Range WMR, Morrison, being Lot 42, Plan M-566	H-07	<p>Additional Permitted Uses:</p> <ul style="list-style-type: none"> <li>A maximum of One (1) two-storey Garage shall be permitted; and</li> <li>A Sleeping Cabin with a maximum floor area of 68.3 square metres shall be permitted in the second storey of a Garage.</li> </ul>
RW-6B	1085	2017-22	Part of Lot 34, Concession 4, Muskoka, being Part 1, Plan 35R-20565	E-04	<p>Additional Permitted Uses:</p> <ul style="list-style-type: none"> <li>One (1) two storey Accessory Structure shall be permitted; and</li> <li>One (1) Sleeping Cabin shall be permitted within the second storey of an Accessory Structure.</li> </ul> <p>Additional Regulations:</p> <ul style="list-style-type: none"> <li>One (1) Sleeping Cabin shall have a maximum Floor Area of 92.5 square metres;</li> <li>One (1) Accessory Structure shall have a maximum Height of 7.5 metres;</li> <li>The Shoreline Development Area shall be limited to 200.0 square metres; and</li> <li>The maximum permitted increase to the existing Dwelling footprint within 30.0 metres of the Optimal Summer Water Level shall be 70.0 square metres total, provided such expansion is a minimum of 15.0 metres from the OSWL.</li> </ul>
RW-6	1086	2016-76	Part of Island A, Plan M-292, Ryde, being Part of Block B, Lot 12 and Part 1, Plan 35R-15595 and Part 1, Plan 35R-20755	G-10 & G-11	<p>Regulations:</p> <ul style="list-style-type: none"> <li>A Dwelling shall have a maximum Width of 18.5 metres at a 12.5 metre setback from the Optimal Summer Water Level; and</li> <li>A Dwelling shall have a minimum setback of 10.3 metres from the OSWL.</li> </ul>

Zone Symbol	Exception No.	By-law No.	Location	Schedule No.	Provisions
M-2	1087	2016-84	Part of Lot 4, Concession 8, Muskoka	B-07	<p>Regulations:</p> <ul style="list-style-type: none"> <li>The Lot Area shall be deemed to comply;</li> <li>The Lot Frontage shall be deemed to comply;</li> <li>The minimum Front Yard shall be 7.5 metres;</li> <li>The minimum Side Yard shall be 3.0 metres;</li> <li>The lands shall be exempt from zoning Setbacks related to Septic System Leaching Bed.</li> </ul> <p>Permitted Uses shall be limited to:</p> <ul style="list-style-type: none"> <li>Repair or manufacture of aircraft or aircraft components;</li> <li>Flight school operation;</li> <li>Air charter or courier business;</li> <li>The selling of aircraft; and</li> <li>Aircraft storage.</li> </ul>
M-2	1088	2016-84	Part of Lot 4, Concession 8, Muskoka	B-07	<p>Additional Regulations:</p> <ul style="list-style-type: none"> <li>The Lot Area shall be deemed to comply; and</li> <li>The Lot Frontage shall be deemed to comply.</li> </ul>
EP	1089	2016-85	Part of Lots 16 & 17, Concession 7, Muskoka, being Lots 1 & 2, Plan 8	C-06	<p>Regulations:</p> <ul style="list-style-type: none"> <li>A Dwelling shall be permitted in the location shown blackened on Property Detail Schedule No. 59 (P59); and</li> <li>Site Plan Control shall be required for all development on the subject lands.</li> </ul>
RW-6B	1090	2016-87	Part of Lot 35, Concession 4, Muskoka, being Part 12, Plan BR-894	E-04	<p>Regulations:</p> <ul style="list-style-type: none"> <li>The minimum easterly Side Yard Setback shall be 5.8 metres for a Deck only; and</li> <li>The maximum Projection of a Dock in a Narrow Waterway shall be 11.1 metres.</li> </ul>
RW-6	1091	2016-86	Part of Lot H, Concession 18, Wood, being Lot 2, Plan M-619	G-04	<p>Regulations:</p> <ul style="list-style-type: none"> <li>The maximum permitted Width of a Dwelling at a setback of 18.8 metres from the Optimal Summer Water Level shall be 24.5 metres; and</li> <li>The minimum setback from the Optimal Summer Water Level shall be 18.8 metres for a Dwelling.</li> </ul>
RW-6B	1092	2016-96	Part of Rankin Island, Muskoka, being Part 1, Plan 35R-21842	B-04	<p>Regulations:</p> <ul style="list-style-type: none"> <li>The minimum Setback from the Optimal Summer Water Level shall be 20.0 metres; and</li> <li>Docking shall be located on the south shoreline only.</li> </ul>

Zone Symbol	Exception No.	By-law No.	Location	Schedule No.	Provisions
RW-6F	1093	2016-98	Part of Lot 10, Concession 5, Morrison, being Part 2, Plan 35R-6285 and Part 1, Plan 35R-18356	I-08	<p>Regulations:</p> <ul style="list-style-type: none"> <li>Section 5.7.2.1 (iii) (b) shall not apply to the subject lands; and</li> <li>Section 5.7.2.1 (iii) (c) shall not apply to the subject lands.</li> </ul>
RW-6	1094	2016-109	Part of Lot 27, Concession 6, Morrison; being Part 2 and Part of Part 3, 35R-3472 and Parts 1 to 3, 35R-13125 and Parts 8 to 15, 35R-23906	H-09	<p>Additional Permitted Uses:</p> <ul style="list-style-type: none"> <li>A maximum of one Observatory as an accessory use to a Dwelling shall be permitted.</li> </ul> <p>Additional Regulations:</p> <ul style="list-style-type: none"> <li>The maximum Height of an Observatory shall be 9.8 metres.</li> </ul>
RW-6F	1095	2016-110	Part of Lot 3, Concession 6, Morrison; being Lot 3, Plan M-379	H-09	<p>Additional Permitted Uses:</p> <ul style="list-style-type: none"> <li>A maximum of One Deck projecting over water shall be permitted.</li> </ul> <p>Additional Regulations:</p> <ul style="list-style-type: none"> <li>A Deck projecting over water shall have a maximum size of 11.7 square metres.</li> </ul>
RC-4	1096	2017-19	Part of Lots 1 and 2, Range EMR, Morrison, being Lot 3, Plan 12 and Part 3, 35R-3273	L-07	<p>Permitted Uses:</p> <ul style="list-style-type: none"> <li>Dwelling, Single Detached;</li> <li>Accessory Buildings and Structures.</li> </ul> <p>Regulations:</p> <ul style="list-style-type: none"> <li>The minimum Front Yard Setback for all Buildings and Structures shall be 9.0 metres;</li> <li>The minimum Setback from the Optimal Summer Water Level for all Buildings and Structures, excluding a Septic System Leaching Bed, shall be 9.0 metres;</li> <li>The minimum Setback from the OSWL for a Septic System Leaching Bed shall be 25.0 metres;</li> <li>A Sewage System Leaching Bed shall be exempt from the side and rear yard setbacks;</li> <li>The minimum Rear Yard Setback for all Buildings and Structures shall be 7.0 metres;</li> <li>The minimum Side Yard Setback for an Accessory Building or Structure shall be 5.0 metres;</li> <li>The location of the existing shed shall be deemed to comply with Zoning requirements;</li> <li>All Buildings and Structures shall be located above the 215.38 metre elevation; and</li> <li>The minimum sill elevation of all openings in a Habitable Building shall be 215.88 metres.</li> </ul>
CW-8	1097	2017-46	Part of Lot 28, Con 8, Morrison, being Parts 1 to 4, Plan 35R-16553	I-06	<p>Regulations:</p> <ul style="list-style-type: none"> <li>The lands shall be subject to Property Detail Schedule 61 (P61);</li> <li>Development shall be permitted in the identified development envelopes on Property Detail Schedule 61 (P61);</li> </ul>

Zone Symbol	Exception No.	By-law No.	Location	Schedule No.	Provisions
					<ul style="list-style-type: none"> <li>• A maximum Lot Coverage of 115.0 square metres shall be permitted in the “hatched” development envelope shown on Property Detail Schedule 61 (P61);</li> <li>• A maximum of 80.0 square metres of Ground Floor Area, and excluding Decks, shall be permitted in the “hatched” development envelope on Property Detail Schedule 61 (P61);</li> <li>• A maximum Lot Coverage of 92.0 square metres shall be permitted in the “cross-hatched” development envelope shown on Property Detail Schedule 61 (P61);</li> <li>• A maximum of 75.0 square metres of Ground Floor Area, and excluding Decks shall be permitted in the “cross-hatched” development envelope as shown on Property Detail Schedule 61 (P61); and</li> <li>• The minimum sill elevation of all openings in a Habitable Building shall be 215.0 metres.</li> </ul>
RW-6D	1098	2017-09	Part of Lot 26, Concession 7, Muskoka, being Part 1, Plan 35R-5315	D-05	<p>Additional Regulations:</p> <ul style="list-style-type: none"> <li>• A Dwelling shall have a minimum Side Yard of 5.0 metres; and</li> <li>• The maximum Lot Coverage shall be 16.9%.</li> </ul>
R-2	1099	2017-07	Part of Lot 22, Concession 6, Muskoka, being Lot 6, Plan M-565	D-05	<p>Additional Permitted Uses:</p> <ul style="list-style-type: none"> <li>• Detached Accessory Dwelling Unit.</li> </ul> <p>Additional Regulations:</p> <ul style="list-style-type: none"> <li>• A Detached Accessory Dwelling Unit shall have a maximum Height of 1.5 storeys;</li> <li>• One (1) Dock shall have a maximum Projection of 15.0 metres.</li> </ul>
RW-6B	1100	2017-28	Part of Lot B, Concession 14, Wood, being Parts 1 to 3, Plan 35R-15609	E-03	<p>Regulations:</p> <ul style="list-style-type: none"> <li>• The setback from the Optimal Summer Water Level shall be 10.9 metres for a Dwelling only;</li> <li>• The maximum Dwelling Width at 13.4 metres from the OSWL shall be 16.5 metres;</li> <li>• The maximum Dwelling Width at 10.9 metres from the OSWL shall be 12.6 metres;</li> <li>• The maximum Height of a Dwelling between 10.9 metres and 13.4 metres from the OSWL shall be 4.0 metres; and</li> <li>• The maximum Shoreline Development Area shall be 190.0 square metres.</li> </ul>
RW-6B	1101	2017-20	Part of Lot 11, Concession 12, Morrison, being Part 1, Plan 35R-18454	F-07	<p>Additional Regulations:</p> <ul style="list-style-type: none"> <li>• The minimum setback for a Dwelling and Accessory Buildings and Structures shall be 20.0 metres from the Optimal Summer Water Level; and</li> <li>• The maximum Width of a Dwelling at a setback of 23.0 metres from the Optimal Summer Water Level shall be 23.0 metres.</li> </ul>
RW-6D	1102	2017-30	Part of Lot 19, Plan 9, Muskoka, being Parts 1 to 6, Plan 35R-15894	C-05	<p>Regulations:</p> <ul style="list-style-type: none"> <li>• A Sleeping Cabin shall be permitted in the upper level of a Garage; and</li> <li>• A Dock shall have a maximum Projection of 10.3 metres.</li> </ul>

Zone Symbol	Exception No.	By-law No.	Location	Schedule No.	Provisions
RW-6B	1103	2017-29	Part of Lot E, Concession 15, Wood, being Lot 64, Plan M-411	E-03 & F-03	<p>Regulations:</p> <ul style="list-style-type: none"> <li>The maximum Lot Coverage shall be 14.0% within 60.0 metres of the Optimal Summer Water Level;</li> <li>The maximum Lot Coverage shall be 15.0% based on the entire Lot Area;</li> <li>The maximum Dwelling Height shall be 8.3 metres;</li> <li>The minimum Setback from the Optimal Summer Water Level shall be 20.0 metres for a Dwelling;</li> <li>A Sewage System Leaching Bed shall be exempt from the side and rear yard setbacks and shall be subject to Ontario Building Code requirements;</li> <li>The maximum Height of one (1) Accessory Structure shall be 5.0 metres;</li> <li>The maximum Dwelling Width shall be 24.8 metres at a 20.0 metre setback from the Optimal Summer Water Level;</li> <li>A 3.0 metre wide natural buffer shall be maintained along the southerly side lot line from the shoreline to 20.0 metres from the shoreline, save and except pathways. Notwithstanding the above, the natural buffer shall not prevent the construction and installation of a fence with a maximum height of 1.2 metres along the property line or tree planting in addition to the existing trees within the buffer; and</li> <li>For the purpose of this By-law, "Buffer" shall mean a natural area maintained in its natural state, with the expectation of minimum pruning of vegetation, the removal of dead and decaying vegetation, and the removal of trees for safety purposes for the purpose of minimizing the visual impact of buildings or structures on the property.</li> </ul>
RR-5	1104	2017-31	Part of Lot 30, Concession 12, Morrison	G-05	<p>Regulations:</p> <ul style="list-style-type: none"> <li>The Lot Area and Frontage shall be deemed to comply; and</li> <li>The minimum setback from the Environmental Protection Zone (EP) shall be 0.0 metres.</li> </ul>
D-05	1105	2017-34	Part Mill Lot 2, Plan 14, Gravenhurst	D-05	<p>Additional Permitted Uses:</p> <ul style="list-style-type: none"> <li>One (1) Detached Accessory Dwelling Unit.</li> </ul> <p>Additional Regulations:</p> <ul style="list-style-type: none"> <li>A Detached Accessory Dwelling Unit may be permitted in the upper level of a Garage.</li> </ul>
RC-4	1106	2017-35	Part of Lot 10, Concession 9, Morrison	G-08	<p>Regulations:</p> <ul style="list-style-type: none"> <li>The southerly Lot Line shall be the Front Lot Line;</li> <li>The minimum Front Yard Setback shall be as shown on Property Detail Schedule 60 (P60);</li> <li>The minimum easterly Side Yard Setback shall be as shown of Property Detail Schedule 60 (P60); and</li> <li>The maximum Lot Coverage shall be 30.0%.</li> </ul>

Zone Symbol	Exception No.	By-law No.	Location	Schedule No.	Provisions
R-2	1107	2017-33	Part of Lot 22, Concession 5, Muskoka, being Lot 1, Plan M-486	D-05 & D-05-4	Regulations: <ul style="list-style-type: none"> <li>The maximum Shoreline Development Area shall be 176.8 square metres;</li> <li>The maximum projection of a Dock shall be 19.0 metres; and</li> <li>The maximum projection of a Boatport shall be 19.5 metres.</li> </ul>
RW-6	1109	2017-48	Part of Lot 27, Concession 1, Morrison, being Parts 5,6 & 29, Plan 35R-6831 and Part 2, Plan 35R-11634	L-06	Regulations: <ul style="list-style-type: none"> <li>The minimum setback from the Environmental Protection Zone (EP) shall be 0.0 metres;</li> <li>The minimum Side Yard (west side only) for a Covered Deck shall be 3.6 metres;</li> <li>The minimum Setback from the Optimal Summer Water Level for a Covered Deck shall be 27.5 metres;</li> <li>A 19.3 square metre Dwelling Addition shall be permitted within the Floodway Overlay Zone (FW); and</li> <li>The maximum Lot Coverage within 60.0 metres of the Optimal Summer Water Level shall be 164.4 square metres.</li> </ul>
RW-6	1110	2017-51	Part of Lot 23, Concession 7, Muskoka, being Parts 2 to 4, Plan 35R-9357	C-05	Regulations: <ul style="list-style-type: none"> <li>A Dock shall have a maximum Projection of 20.5 metres.</li> </ul>
RW-6A	1111	2017-52	Part of Lot 33, Concession 13, Muskoka, being Part of Block A, Plan M-268 and Part 2, Plan BR-31	B-03	Permitted Uses: <ul style="list-style-type: none"> <li>One (1) Boathouse shall be permitted in a Narrow Waterway.</li> </ul> Regulations: <ul style="list-style-type: none"> <li>The maximum Shoreline Development Area shall be 196.0 square metres;</li> <li>The maximum projection into a Narrow Waterway of a Dock and Boathouse shall be 12.0 metres;</li> <li>The maximum Height of a Boathouse shall be 4.9 metres when measured to half way between the eaves and peak;</li> <li>The maximum Height of a Boathouse shall be 6.7 metres when measured to the peak; and</li> <li>The maximum Dormer Area shall be 50.0%.</li> </ul>
R-2	1112	2017-47 & 2017-4-99	Part of Lot 26, Concession 5, Gravenhurst, being Lot 3, Plan 10	D-05 & D-05-3	Regulations: <ul style="list-style-type: none"> <li>The minimum westerly Side Yard Setback shall be 0.0 metres;</li> <li>The maximum Shoreline Development Width shall be 15.2 metres; and</li> <li>The maximum Shoreline Development Area shall be 113.1 square metres.</li> </ul>
RI-8	1113	2017-62	Part of Sumatra Island, Muskoka, being Part 1, Plan 35R-18476	B-05 & B-06	Regulations: <ul style="list-style-type: none"> <li>The maximum Shoreline Development Area shall be 426.0 square metres;</li> <li>The maximum Shoreline Width shall be 33.0 metres;</li> <li>A Dock and Boathouse shall have a maximum Projection of 15.6 metres; and</li> <li>A Covered Deck (Verandah) shall have a minimum Setback from the Optimal Summer Water Level of 13.2 metres.</li> </ul>

Zone Symbol	Exception No.	By-law No.	Location	Schedule No.	Provisions
RW-6B	1114	2017-65	Part of Lot 10, Concession 6, Morrison, being Lot 51A on Plan M-94	I-08	Regulations: <ul style="list-style-type: none"> <li>The Lot Frontage and Area shall be deemed to comply with Zoning requirements;</li> <li>The minimum Front Yard (west side) shall be 2.8 metres; and</li> <li>The minimum Side Yard (south side) shall be 2.5 metres.</li> </ul>
RI-8A	1115	2017-63	Whitt Island (Lake Muskoka), Muskoka, being Part 2, Plan 35R-2429	B-05	Additional Permitted Uses: <ul style="list-style-type: none"> <li>A Boat Port shall be permitted in a Narrow Waterway.</li> </ul> Additional Regulations: <ul style="list-style-type: none"> <li>A Boat Port shall have a maximum Projection of 9.1 metres.</li> </ul>
RW-6C	1116	2017-66	Part of Lot E, Concession 15, Wood, being Lots 69 & 70, Plan M-411	F-03	Permitted Uses: <ul style="list-style-type: none"> <li>One (1) two-storey Accessory Structure; and</li> <li>A Sleeping Cabin in the second storey of a Garage.</li> </ul> Regulations: <ul style="list-style-type: none"> <li>The maximum Dwelling Width shall be 18.4 metres at the 17.2 metre setback from the Optimal Summer Water Level; and</li> <li>The minimum setback from the Optimal Summer Water Level shall be 10.6 metres for a Dwelling only.</li> </ul>
RW-6A	1117	2021-32	Part of Lot 32, Concession 13, in the former Township of Muskoka, now in the Town of Gravenhurst, District Municipality of Muskoka, being Lot 2, Plan M-138	B-3	Permitted Uses: <ul style="list-style-type: none"> <li>A Sleeping Cabin is permitted to be located above a carport</li> </ul> Regulations: <ul style="list-style-type: none"> <li>The minimum Shoreline Buffer shall be 65%;</li> <li>The Dwelling Width of 12.2 metres shall be permitted at an 8.4 metre setback from the Optimal Summer Water Level;</li> <li>The Dwelling Width of 15.3 metres shall be permitted at an 11.3 metre setback from the Summer Optimal Water Level;</li> <li>The maximum Shoreline Development Area shall be 141.0 square metres;</li> <li>The minimum rear yard setback for a Carport with a Sleeping Cabin above shall be 5.0 metres; and</li> <li>The minimum south east side yard setback for Stairs Only shall be 3.0 metres.</li> </ul>
RR-5	1118	2017-79	Part of Lot H, Concession 20, Wood, being Lot 5, Plan M-336	H-03	Regulations: <ul style="list-style-type: none"> <li>The minimum Front Yard for a Detached Garage shall be 15.0 metres; and</li> <li>The maximum permitted Lot Coverage shall be 15.0%.</li> </ul>
RW-6D	1119	2017-90	Part of Lot 34, Concession 6, Muskoka, being Lot 45, Plan M-398	E-04	Regulations: <ul style="list-style-type: none"> <li>The Lot Area shall be deemed to comply with Zoning requirements; and</li> <li>The minimum setback from the Optimal Summer Water Level shall be 20.0 metres for a Dwelling.</li> </ul>
RW-6F	1120	2017-93	Part of Lot 11, Concession 9, Morrison, being Lot 17, Plan 2	H-08	Additional Permitted Uses:



Zone Symbol	Exception No.	By-law No.	Location	Schedule No.	Provisions
					<ul style="list-style-type: none"> <li>A 29.0 square metre Covered Porch shall be permitted attached to a Dwelling in the Shoreline Development Area.</li> </ul> <p>Additional Regulations:</p> <ul style="list-style-type: none"> <li>A Covered Porch shall be calculated as Shoreline Development Area.</li> </ul>
RW-6	1121	2017-91	Part of Lots 11 & 12, Concession 1, Muskoka, being Parts 23 & 38, Plan BR-556	E-07	<p>Additional Regulations:</p> <ul style="list-style-type: none"> <li>The minimum Side Yard for a Dock (north side only) shall be 5.2 metres; and</li> <li>A Dock shall have a maximum Projection of 14.0 metres.</li> </ul>
RU	1122	2017-98	Part of Lot 22, Concession 5, Ryde	H-11	<p>Additional Permitted Uses:</p> <ul style="list-style-type: none"> <li>A Camp shall be a permitted use; and</li> <li>For the purpose of this By-law, a Camp shall be defined as a Building occupied not more than 10 days in any month and not more than 60 days in any 12-month period and used for the purpose of recreation, excluding hunting.</li> </ul> <p>Additional Regulations:</p> <ul style="list-style-type: none"> <li>The minimum Lot Area shall be deemed to comply;</li> <li>The minimum Front Yard for a Camp shall be 15.0 metres; and</li> <li>The minimum Rear Yard for a Camp shall be 15.0 metres.</li> </ul>
RW-6D	1123	2017-96	Part of Lot 31, Concession 5, Gravenhurst, being Lot 67, Plan M-388	E-04	<p>Additional Permitted Uses:</p> <ul style="list-style-type: none"> <li>A Detached Living Room (existing only); and</li> <li>A Detached Kitchen (existing only).</li> </ul> <p>Additional Regulations:</p> <ul style="list-style-type: none"> <li>A Detached Living Room (existing only) shall have a minimum Setback from the Optimal Summer Water Level of 15.8 metres;</li> <li>The maximum Gross Floor Area for a Detached Living Room (existing only) shall be 14.8 square metres;</li> <li>The maximum Shoreline Width shall be 18.3 metres;</li> <li>A Dock (existing only) shall have a minimum Side Yard (east side only) of 5.5 metres;</li> <li>A Detached Kitchen (existing only) shall have a maximum Gross Floor Area of 9.0 square metres;</li> <li>A Detached Kitchen (existing only) shall have a minimum Setback from the Optimal Summer Water Level of 17.0 metres;</li> <li>A Detached Washroom (existing only) shall have a minimum Setback from the Optimal Summer Water Level of 21.2 metres;</li> <li>A Detached Washroom (existing only) shall have a Gross Floor Area of 4.0 metres;</li> <li>A Storage Shed (existing only) shall have a minimum setback from the Optimal Summer Water Level of 27.5 metres; and</li> <li>A Storage Shed (existing only) shall have a minimum Side Yard (west side only) of 5.8 metres.</li> </ul>

Zone Symbol	Exception No.	By-law No.	Location	Schedule No.	Provisions
RR-5	1124	2017-101	Part of Lot 24, Concession 5, Morrison	J-06	Additional Regulations: <ul style="list-style-type: none"> <li>The Lot Frontage shall be deemed to comply.</li> </ul>
RW-6	1125	2017-110	Part of Lot M, Concession 20, Wood, being Lots 16 & 17, Plan M-429	H-04	Additional Regulations: <ul style="list-style-type: none"> <li>The Lot Frontage shall be deemed to comply; and</li> <li>The Lot Area shall be deemed to comply.</li> </ul>
RR-5	1126	2017-114	Part of Lot 28, Concession 8, Morrison, being Part 1, Plan 35R-7767	I-06	Additional Regulations: <ul style="list-style-type: none"> <li>The Lot Area shall be deemed to comply;</li> <li>The Lot Frontage shall be deemed to comply;</li> <li>The maximum Lot Coverage shall be 12.0%;</li> <li>A Detached Garage shall have a minimum Side Yard (North side) of 3.0 metres;</li> <li>A Detached Garage shall have a minimum Rear Yard of 15.2 metres; and</li> <li>A Detached Garage shall have a minimum Front Yard of 15.8 metres.</li> </ul>
RR-5	1127	2017-113	Part of Lot 31, Concession 12, Morrison, being Part 1, Plan 35R-21151	G-05	Regulations: <ul style="list-style-type: none"> <li>The setback for all buildings and structures to an Environmental Protection Zone (EP) shall be 0.0 metres; and</li> <li>The setback for all buildings and structures from a watercourse shall be 0.0 metres.</li> </ul>
RW-6	1129	2017-111	Part of Lot A, Concession 20, Wood, being Lot 5, Plan M-482	H-02	Regulations: <ul style="list-style-type: none"> <li>The minimum setback from the Optimal Summer Water Level shall be 20.0 metres;</li> <li>The minimum south-easterly Side Yard Setback shall be 3.0 metres for a Detached Garage and Sleeping Cabin;</li> <li>The maximum Lot Coverage shall be 15.7%;</li> <li>A Sleeping Cabin shall be permitted in the second storey of a Garage;</li> <li>A two-storey Garage shall be permitted;</li> <li>A Garage with a Height of 6.5 metres shall be permitted;</li> <li>A Dock with a maximum projection of 10.4 metres shall be permitted in a narrow waterway; and</li> <li>The existing Lot Area shall be deemed to comply with Zoning requirements.</li> </ul>
RW-6C	1130	2017-136	Part of Lot 32, Concession 1, Muskoka, being Lots 33 & 34, Plan M-222	F-04 & G-04	Permitted Uses: <ul style="list-style-type: none"> <li>One (1) Dryland Shoreline Storage Building with a maximum Ground Floor Area of 18.0 square metres.</li> </ul> Regulations: <ul style="list-style-type: none"> <li>The maximum Height of one (1) Garage shall be 6.6 metres; and</li> <li>The maximum Width of Shoreline Development shall be 19.5 metres.</li> </ul>
RW-6C	1131	2017-131	Part of Lot 33, Concession 2, Muskoka, being Lot 7, Plan M-418 and Part 3, Plan 35R-23627	F-04	Permitted Uses: <ul style="list-style-type: none"> <li>Open Decking attached to a Dwelling shall be permitted within 20.0 metres of the Optimal Summer Water Level.</li> </ul>

Zone Symbol	Exception No.	By-law No.	Location	Schedule No.	Provisions
					Regulations: <ul style="list-style-type: none"> <li>The minimum Setback for all buildings and structures shall be 20.0 metres from the Optimal Summer Water Level, excluding those identified as permitted uses within the Shoreline Development Area as identified under Section 5.2.4 of Zoning By-law 10-04, as amended.</li> </ul>
CW-8	1132	2017-120	Part of Lot 30, Concession 8, Muskoka	C-04	Additional Regulations: <ul style="list-style-type: none"> <li>Buildings and Uses shall be limited to those shown on Property Detail Schedule 62 (P62).</li> </ul>
R-2	1133	2017-133	Part of Lot 22, Concession 5, Muskoka, being Lot 3, Plan 35M-486	D-05 & D-05-4	Regulations: <ul style="list-style-type: none"> <li>The maximum projection of a Dock shall be 41.6 metres;</li> <li>The maximum Shoreline Development Area shall be 155.1 square metres; and</li> <li>The maximum Dwelling Width shall be 24.5 metres at a setback of 26.5 metres from the Optimal Summer Water Level.</li> </ul>
RW-6	1134	2018-04	Part of Lot H, Concession 20, in the former Township of Wood, now in the Town of Gravenhurst, District of Muskoka; including Parts 9 to 11 on Plan 35R-6354 and Part 1 on Plan 35R-25249	H-03	Permitted Uses: <ul style="list-style-type: none"> <li>A Travel Trailer is a permitted use. A Sleeping Cabin is not permitted unless the Travel Trailer is removed from the property.</li> </ul> Regulations: <ul style="list-style-type: none"> <li>One (1) Travel Trailer is only a permitted in it's current location as shown on Schedule "A-2"</li> </ul>
RW-6	1135	2018-07	Part of Lot 26, Concession 4, in the former Township of Ryde, now in the Town of Gravenhurst, District Municipality of Muskoka; being part 2, 7 and 9 of Plan 35R-24491	I-11	Permitted Uses: <ul style="list-style-type: none"> <li>A Sleeping Cabin shall be permitted in the secondary storey of an Accessory Building</li> </ul> Regulations: <ul style="list-style-type: none"> <li>An Accessory Building shall be permitted to have a second story; and</li> <li>The maximum Height for an Accessory Building with a Sleeping Cabin in the second storey shall be 6.0 metres</li> </ul>
RW-6F1	1136	2018-05	Part of Lot 8, Concession 6, in the former Township of Morrison, now in the Town of Gravenhurst, District Municipality of Muskoka; being Lot 20 on Plan M-452	H-08	Regulation: <ul style="list-style-type: none"> <li>The minimum Setback from the Optimal Summer Water Level for a Dwelling shall be 15.0 metres;</li> <li>The minimum Setback from the northerly Side Lot Line shall be 0.0 metres for stairs in the Shoreline Development Area; and</li> <li>The minimum Setback from the northerly Side Lot Line shall be 3.0 metres for a Dock.</li> </ul>
RW-6F1	1138	2018-17	Part of Lot 8, Con 6, in the former Township of Morrison, now in the Town of Gravenhurst, District of Muskoka, being Lot 19, Plan M-452	H-08	Regulations: <ul style="list-style-type: none"> <li>The minimum setback for a Sleeping Cabin from the Optimal Summer Water Level shall be 15.0 metres; and</li> <li>The minimum setback for a Sleeping Cabin from the southern side lot line shall be 3.0 metres.</li> </ul>

Zone Symbol	Exception No.	By-law No.	Location	Schedule No.	Provisions
RW-6F	1139	2018-18	Hilda Island in Kahshe Lake, Morrison, now in the Town of Gravenhurst, District of Muskoka	H-09	Regulations: <ul style="list-style-type: none"> <li>The minimum setback for a Sleeping Cabin from the Optimal Summer Water Level shall be 12.0 metres; and</li> <li>The maximum height of a Sleeping Cabin shall be 5.0 metres</li> </ul>
RW-6B	1140	2018-29	Part of Lots 8 and 9, Con 1, Muskoka, now in the Town of Gravenhurst, District of Muskoka; being part of Part 1 and 1A of Plan BR-122 and Part 11, Plan BR581	E-08	Regulations: <ul style="list-style-type: none"> <li>The minimum setback for a Dwelling shall be 6.4 metres from the Optimal Summer Water Level;</li> <li>The maximum Dwelling Width shall be 15.9 metres; and</li> <li>The maximum Dwelling Height shall be 6.8 metres.</li> </ul>
R-2	1141	2018-46	Part of Lot 19, Con 7, Muskoka, now in the Town of Gravenhurst, District Municipality of Muskoka; being Parts 2 and 3, Plan 35R-9433	C-05	Regulations: <ul style="list-style-type: none"> <li>The westerly setback for a Dwelling from the Optimal Summer water Level shall be a minimum of 15.0 metres as shown on Property Detail Schedule 64.</li> <li>The westerly Setback for non-habitable space attached to a Dwelling, being an architectural detail, shall be a minimum of 15.4 metres from the Optimal Summer Water Level, as shown on Property Detail Schedule 64.</li> <li>The northerly Setback from the Optimal Summer Water Level for a Dwelling, shall be a minimum of 17.1 metres, as shown on Property Detail Schedule 64.</li> <li>A maximum of 42.6 square metres of the Dwelling may be located in the Shoreline Development Area, as shown on Property Detail Schedule 64.</li> </ul>
RI-8	1143	2018-30	Baldrock Island, Muskoka, now in the Town of Gravenhurst, District Municipality of Muskoka	C-05	Permitted Uses: <ul style="list-style-type: none"> <li>A Sleeping Cabin shall be permitted in the Shoreline Development Area; and</li> <li>A Dwelling shall be permitted in the Shoreline Development Area</li> </ul> Regulations: <ul style="list-style-type: none"> <li>A Dwelling shall be setback a minimum of 17.0 metres from the Optimal Summer Water Level along the northerly and easterly sides of the island;</li> <li>A Dwelling shall be setback a minimum of 20.0 metres from the Optimal Summer Water Level along the westerly side of the island;</li> <li>A sewage system shall have a minimum 20.0 metre setback from the Optimal Summer Water Level;</li> <li>The maximum Floor Area of a Sleeping Cabin shall be 79.6 square metres; and</li> <li>The existing setback of 8.2 metres from the Optimal Summer water Level shall be permitted for a Sleeping Cabin.</li> </ul>
R-1	1144	2018-47	Part of Lot 19, Con 5, Muskoka, now in the Town of Gravenhurst, District Municipality of Muskoka	D-06	Permitted Uses: <ul style="list-style-type: none"> <li>Model homes are permitted prior to the registration of the plan of subdivision.</li> <li>A noise attenuation fence shall have maximum Height of 3.6 metres.</li> </ul>
RW-6F	1146	2018-38	Part of Lot 2, Con 7, Morrison, now in the Town of Gravenhurst, District of Muskoka; being Part 4, Plan 35R-23959 and Part 1, Plan 35R-23900	H-09	Regulations: <ul style="list-style-type: none"> <li>The maximum Floor Area of a Sleeping Cabin in the second storey of a Garage shall be 56.8 square metres.</li> </ul>

Zone Symbol	Exception No.	By-law No.	Location	Schedule No.	Provisions
RW-6D	1147	2018-49	Part of Lot 26, Con 7, Muskoka, now in the Town of Gravenhurst, District Municipality of Muskoka; being Pt of Lt 1, Plan 35M- 656, parts 1 to 4, Plan 35R-3762, Parts 2 to 4, Plan 35R-12369, Part 2, Plan 35R-16866, and Pts 1 and 2, Plan 35R- 25347	D-05	<p>Regulations:</p> <ul style="list-style-type: none"> <li>The maximum permitted lot coverage shall be 16.0 percent on the entire lot;</li> <li>The maximum permitted lot coverage within 60 metres of the shoreline shall be 16.2 percent; and</li> <li>The maximum Dwelling Width shall be 25.0 metres</li> </ul>
RW-6A	1148	2018-50	Part of Lots 6 and 6A, Plan M-265, Muskoka, now in the Town of Gravenhurst, District of Muskoka	C-04	<p>Regulations:</p> <ul style="list-style-type: none"> <li>The minimum setback of the Dwelling from the Optimal Summer Water Level shall be 6.3 metres;</li> <li>The maximum permitted height of the Dwelling within 10.0 metres of the Optimal Summer Water level shall be 7.5 metres;</li> <li>There is no maximum Dwelling Width;</li> <li>The minimum side yard setback of the Dwelling from the western lot line shall be 2.5 metres;</li> <li>The minimum side yard setback from the eastern lot line shall be 4.2 metres;</li> <li>The maximum lot coverage shall be 15.9%; and</li> <li>The maximum Shoreline Development shall be 100.0 square metres</li> </ul>
RW-6C	1149	2018-48	Part of Lot 31, Con 2, Muskoka, now in the Town of Gravenhurst, District Municipality of Muskoka; being Lot 63, Plan M-410	F-04	<p>Regulations:</p> <ul style="list-style-type: none"> <li>The minimum setback for a Dwelling shall be 14.7 metres from the Optimal Summer Water Level;</li> <li>The maximum Dwelling Width shall be 20.1 metres; and</li> <li>The maximum Dwelling Height shall be 9.0 metres</li> </ul>
RW-6F	1150	2018-39	Part of Lot 2, Con 7, Morrison, now in the Town of Gravenhurst, District Municipality of Muskoka; being Part LOC CL 16762 and Parts 2, 7 and 8, Plan 35R-23959 and Part 3 on Plan 35R-23900	H-09	<p>Regulations:</p> <ul style="list-style-type: none"> <li>The maximum Floor Area of a Sleeping Cabin in the second storey of a Garage shall be 51.0 square metres.</li> </ul>
RW-6B	1151	2018-51	Part of Island D or Rankin Island in Lake Muskoka, Muskoka, now in the Town of Gravenhurst in the District Municipality of Muskoka	B-04	<p>Permitted Uses:</p> <ul style="list-style-type: none"> <li>A maximum of one (1) Dwelling shall be permitted</li> <li>A maximum of one (1) Sleeping Cabin shall be permitted</li> </ul> <p>Regulations:</p> <ul style="list-style-type: none"> <li>The location of all buildings and structures are deemed to comply with Zoning requirements.</li> <li>The maximum Floor Area of a Sleeping Cabin shall be 89.5 square metres.</li> <li>A Site Plan Agreement shall be required prior to application for a Building Permit.</li> </ul>

Zone Symbol	Exception No.	By-law No.	Location	Schedule No.	Provisions
RW-6F	1152	2018-57	Part of Lot 4, Concession 7, in the former Township of Morrison, now in the Town of Gravenhurst, District Municipality of Muskoka; being Part 1, Plan 35R-20904	H-09	<p>Regulations:</p> <ul style="list-style-type: none"> <li>The maximum dock projection shall be 19.6 metres;</li> <li>A Dock may have a 0.0 metre setback from side of a lot line boundary extension and may cross the side lot line boundary extension (west side only);</li> <li>The maximum Dwelling Width shall be 19.5 metres;</li> <li>The maximum Dwelling Height shall be 8.5 metres;</li> <li>The minimum Dwelling setback from a Watercourse shall be 14.0 metres;</li> <li>The minimum Dwelling setback from the Optimal Summer Water Level shall be 10.0 metres.</li> <li>The minimum Garage setback from a Watercourse shall be 20.0 metres;</li> <li>The minimum Garage setback from the Optimal Summer Water Level shall be 20.0 metres; and</li> <li>The minimum setback of a septic system leaching bed from the Optimal Summer Water Level shall be 20.0 metres.</li> </ul>
RW-6F	1153	2018-58	Part of Lots 1 and 2, Con 7, Morrison, now in the Town of Gravenhurst, District of Muskoka; being Parts 1-3, 5 & 6 on Plan 35R-21348	H-09	<p>Regulations:</p> <ul style="list-style-type: none"> <li>The minimum setback from the optimal Summer Water level for all buildings and structures shall be 20.0 metres</li> </ul>
RW-6F1	1154	2018-68	Lots 52 to 57, Plan M-94, Morrison, now the Township of Gravenhurst, District Municipality of Muskoka; being Part 3, Plan 35R-3061	H-08	<p>Regulations</p> <ul style="list-style-type: none"> <li>The minimum setback from the Optimal Summer Water Level for a Dwelling addition shall be 10.0 metres; and</li> <li>The maximum projection of a Dock shall be 10.5 metres from the optimal summer water level.</li> </ul>
RB-7	1155	2018-73	Part of lot 26 and 27, Con 9, Muskoka, now in the Town of Gravenhurst, District Municipality of Muskoka, being parts 5, 7 and 8, Plan 35R-8916	C-04	<p>Regulations:</p> <ul style="list-style-type: none"> <li>The minimum setback from an Environmental Protection (EP) Zone is 0.0 metres.</li> </ul>
RW-6	1156	2018-84	Part of Lot 34, Con 14, Muskoka, now in the Town of Gravenhurst, District Municipality of Muskoka, being Lots 1 and 1A on Plan M-211	A-03	<p>Regulations:</p> <ul style="list-style-type: none"> <li>The minimum Dwelling setback from the Optimal Summer Water Level shall be 21.0 metres</li> <li>The minimum Dwelling setback from the western side lot line shall be 3.0 metres;</li> <li>The minimum Dwelling setback from the eastern side lot line shall be 4.0 metres;</li> <li>The maximum Lot Coverage within 60.0 metres of the shoreline shall be 15.5%;</li> <li>The maximum Shoreline Development shall be 159.5 square metres; and;</li> <li>A 2.0 metre wide vegetative buffer shall be maintained along the south-easterly lot line at a minimum of 45.0 metres from the Optimal Summer Water Level.</li> </ul>

Zone Symbol	Exception No.	By-law No.	Location	Schedule No.	Provisions
RW-6D	1157	2018-77	Part of Lot 26, Con 7, Muskoka, now in the Town of Gravenhurst, District Municipality of Muskoka, being Parts 1 and 2 on Plan 35R-19533	D-05	Regulations: <ul style="list-style-type: none"> <li>The maximum Lot Coverage within 60.0 metres of the shoreline shall be 16.5%; and</li> <li>The maximum Dwelling Width shall be 24.8 metres.</li> </ul>
RW-6	1158	2018-75	Part of Lot 1, Con 20, Wood, now in the Town of Gravenhurst, District Municipality of Muskoka, being Parts 1 to 4 on Plan 35R-14111	H-04	Regulations: <ul style="list-style-type: none"> <li>The minimum setback of the Septic System Leaching bed from the Optimal Summer Water Level shall be 15.3 metres;</li> <li>The maximum Dwelling Width shall be 17.7 metres at 14.0 metres from the Optimal Summer Water Level;</li> <li>The minimum setback of the Dwelling shall be 3.2 metres from the eastern side lot line;</li> <li>The minimum setback of the Dwelling shall be 3.3 metres from the rear lot line;</li> <li>The maximum Shoreline Development shall be 245.0 square metres.</li> </ul>
RW-6B	1159	2018-76	Part of Island H (Miller Island, Lake Muskoka), Muskoka, now in the Town of Gravenhurst, District Municipality of Muskoka, being Lot 37 on Plan M-549	A-03	Regulations: <ul style="list-style-type: none"> <li>The minimum setback of a Sleeping Cabin from the Optimal Summer Water Level shall be 14.0 metres; and</li> <li>The maximum floor area of a Sleeping Cabin shall be 52.7 square metres</li> </ul>
RU	1160	2018-74	Part of Lots 13, 14 and 15, Con 10, Ryde, now in the town of Gravenhurst, District Municipality of Muskoka	E-11 E-12 F-11 F-12	Regulations: <ul style="list-style-type: none"> <li>The lot frontage on Barkway Road is deemed to comply.</li> </ul>
R-1	1162	2018-82	Lot 16 and 17, RCP 529, Muskoka, now in the Town of Gravenhurst, District Municipality of Muskoka	D-06	Regulations: <ul style="list-style-type: none"> <li>Lot creation and development is permitted on municipal water service only until such time as municipal sanitary sewer services are available to the property;</li> <li>The minimum lot area is 0.1 hectares.</li> </ul>
C-2	1163	2018-94	Lot 13, Plan 5, in the Town of Gravenhurst, District Municipality of Muskoka	E-06	Regulations: <ul style="list-style-type: none"> <li>An Accessory Dwelling Unit to an Existing Single Detached Dwelling is permitted in a separate building;</li> <li>A Visual Barrier is required along the southern lot line; and</li> <li>A Fence shall be required along the Rear Lot Line.</li> </ul>
RU	1164	2018-95	Part of Lot 19, Concession 10, Morrison, now in the Town of Gravenhurst, District Municipality of Muskoka	H-06 H-07	Regulations: <ul style="list-style-type: none"> <li>The Lot frontage of the retained lot is deemed to comply.</li> <li>A Contractor's Yard is a permitted use.</li> <li>The Contractor's Yard including all Outdoor Storage must be setback; <ol style="list-style-type: none"> <li>A minimum of 23.0 metres from the front lot line;</li> <li>A minimum of 45.0 metres from the western side lot line;</li> </ol> </li> </ul>

Zone Symbol	Exception No.	By-law No.	Location	Schedule No.	Provisions
					<ul style="list-style-type: none"> <li>iii. A minimum of 100.0 metres from the eastern side lot line.</li> <li>iv. A minimum of 650.0 metres from the rear lot line.</li> <li>• Outdoor Storage is permitted in the front yard of a Dwelling.</li> </ul>
RC-4	1165	2018-96	Lot 22, Range EMR, Morrison, now in the Town of Gravenhurst, District Municipality of Muskoka	H-07 H-08	<p>Regulations:</p> <ul style="list-style-type: none"> <li>• The Lot Area shall be deemed to comply with Zoning requirements;</li> <li>• A Home Industry shall be permitted on a lot with an area of 0.75 hectares;</li> <li>• A Secondary Dwelling Unit shall be permitted;</li> <li>• A Secondary Dwelling Unit shall require a minimum of one (1) parking space;</li> <li>• For the purpose of the By-law, a Secondary Dwelling Unit shall be defined as, “A Secondary Dwelling Unit will be defined as a separate accessory dwelling unit, which is contained within a single detached, semi-detached or row dwelling or within an ancillary structure to those residential uses.”</li> </ul>
RR-5	1166	2018-98	Parts of Lots 22 & 23, Range EMR, Morrison, now in the Town of Gravenhurst, District of Muskoka; being Part 1 and part of Parts 2 & 3, Plan 35R-5498	H-08	<p>Regulations:</p> <ul style="list-style-type: none"> <li>• The minimum setback from the Environmental Protection (EP) Zone shall be 0.0 metres.</li> </ul>
RW-6D	1167	2019-35	Part of Lot 31, Con 5, Muskoka, now in the Town of Gravenhurst, District Municipality of Muskoka, being Lot 9, Plan M-388	F-04	<p>Regulations:</p> <ul style="list-style-type: none"> <li>• The minimum permitted setback for a Dwelling is 20.0 metres.</li> </ul>
RW-6	1168	2019-18	Part of Lot 13, Con 1, Muskoka, now in the Town of Gravenhurst, District of Muskoka, being Lot 14 and Part of Lots 12 & 13, Plan M-80	F-07	<p>Regulations:</p> <ul style="list-style-type: none"> <li>• The minimum lot frontage shall be 39.0 metres.</li> <li>• The maximum lot area shall be 0.2 hectares.</li> <li>• The maximum height of a Dwelling located within 10.0 metres of the Optimal Summer Water level shall be 5.5 metres.</li> <li>• The maximum Dwelling Width shall be 13.5 metres.</li> <li>• The minimum setback of the septic system leaching bed shall be 20.0 metres.</li> </ul>
RW-6	1169	2019-18	Part of Lot 13, Con 1, Muskoka, now in the Town of Gravenhurst, District of Muskoka, being Lot 14 and Part of Lots 13, Plan M-80	F-07	<p>Regulations:</p> <ul style="list-style-type: none"> <li>• The minimum setback for Stairs from the southerly side lot line is 2.5 metres;</li> <li>• The minimum setback for a Deck from the southerly side lot line is 3.0 metres;</li> <li>• The minimum setback for a Dock from the southerly side lot line is 4.5 metres.</li> </ul>
RW-6D	1170	2019-16	Part of Lot 26, Con 8, Muskoka, now in the Town of Gravenhurst, District of Muskoka	C-04	<p>Regulations:</p> <ul style="list-style-type: none"> <li>• The maximum lot coverage shall be 17.2%;</li> <li>• The maximum Dwelling Height shall be 8.0 metres;</li> <li>• The minimum setback for the Dwelling shall be 2.7 metres from the eastern side lot line;</li> <li>• The minimum setback for the Dwelling shall be 6.7 metres from the rear lot line; and</li> <li>• The maximum Dwelling Width shall be 19.6 metres.</li> </ul>



Zone Symbol	Exception No.	By-law No.	Location	Schedule No.	Provisions
RC-4	1171	2019-65	Part of Lot 20, EMR, Morrison, now in the Town of Gravenhurst, District Municipality of Muskoka	H-07 H-08	Regulations: <ul style="list-style-type: none"> <li>The minimum lot area shall be 0.4 hectares; and</li> <li>The minimum setback from the Environmental Protection (EP) Zone is 15.0 metres</li> </ul>
R-1	1172	2019-26	Part of Lot 18, Con 6, Muskoka, now in the Town of Gravenhurst, District Municipality of Muskoka	D-06	Regulations: <ul style="list-style-type: none"> <li>The minimum lot area for a new lot served by single service municipal water only shall be 0.1 hectares</li> </ul>
RW-6C	1173	2020-54	Part of Lot 33, Con 2, Muskoka, now in the Town of Gravenhurst, District Municipality of Muskoka	F-04	Regulations: <ul style="list-style-type: none"> <li>The minimum setback of a Dwelling from the Optimal Summer Water Level shall be 20.0 metres as shown on Property Detail Schedule 66;</li> <li>The minimum setback of a detached Garage from the Optimal Summer Water Level shall be 20.0 metres as shown on Property Detail Schedule 66; and</li> <li>The maximum linear projection into front or rear yards of stairs or ramps which are attached to the principal building shall be 0.0 metres.</li> </ul>
C-3	1175	2019-27	Part of Lot 26, Range WMR, Morrison, now in the Town of Gravenhurst, District Municipality of Muskoka	G-07 & G-08	Permitted Uses: <ul style="list-style-type: none"> <li>A Self-Storage Facility.</li> <li>A Portable Storage Container Facility.</li> <li>A Business, Professional and Administrative Office.</li> <li>The Sale and Storage of Bulk Fuels.</li> </ul> Regulations: <ul style="list-style-type: none"> <li>For the purpose of the By-law, a Portable Storage shall be defined as, “the use of land for the outside storage of portable storage containers that can be moved and utilized off-site; and are manufactured for the sole purpose of storage, and not for any form of shipping. The use shall not include storage of shipping containers, ocean containers or cargo containers.</li> </ul>
RW-6	1176	2019-41	Part of Lot 26, Con 8, Muskoka, now in the Town of Gravenhurst, District Municipality of Muskoka	C-04 C-05 D-04 D-05	Regulations: <ul style="list-style-type: none"> <li>The minimum setback from the Environmental Protection (EP) Zone is 0.0 metres.</li> </ul>
RW-6	1177	2019-41	Part of Lot 26, Con 8, Muskoka, now in the Town of Gravenhurst, District Municipality of Muskoka	D-05	Regulations: <ul style="list-style-type: none"> <li>No development shall be permitted within 30.0 metres of shoreline with the exception of a 2.0 metre wide meandering pathway.</li> </ul>
RW-6	1178	2019-41	Part of Lot 26, Con 8, Muskoka, now in the Town of Gravenhurst, District Municipality of Muskoka	C-04 C-05 D-04 D-05	Permitted uses within the Environmental Protection Zone (EP): <ul style="list-style-type: none"> <li>Dwelling (existing only);</li> <li>Accessory structures (existing only); and</li> <li>Shoreline structures (existing only).</li> </ul>
RB-7	1179	2019-70	Part of Lot 30, Concession 11, in the former Township of Muskoka, now in the Town of Gravenhurst, District Municipality of Muskoka	B-03 & B-04	Regulations: <ul style="list-style-type: none"> <li>The front line shall be the lot line abutting District Road 169, and the lot frontage for the westernmost lot (“Part 1”) shall be as shown on Property Detail Schedule No. 67 (P67).</li> </ul>

Zone Symbol	Exception No.	By-law No.	Location	Schedule No.	Provisions
					<ul style="list-style-type: none"> <li>The minimum rear yard setback shall be 30.0 metres from the top of bank as shown on Property Detail Schedule No. 67 (P67); and</li> <li>The minimum rear yard setback for one non-habitable accessory structure with no plumbing fixtures, with a maximum floor area of 37.2 square metres, and a roof that is not capable of being used as a Deck shall be 15.0 metres from the top of bank as shown on property Detail Schedule No. 67 (P67).</li> </ul>
RW-6	1180	2019-54	Beachgrove Island, Lake Muskoka, in the former Township of Muskoka, now in the Town of Gravenhurst, District Municipality of Muskoka, being part of Part 2, Plan 35R-6957	B-04	<p>Regulation:</p> <ul style="list-style-type: none"> <li>Habitable structures (Dwellings and Sleeping Cabins) are limited to the location and extent as shown on Property Detail Schedule No. 68 (P68). No extension is permitted.</li> </ul>
R-3	1181	2019-56	Part of Lot 17, Conc 7, in the former Township of Muskoka, now in the Town of Gravenhurst, District Municipality of Muskoka	C-06	<p>Regulations:</p> <ul style="list-style-type: none"> <li>An accessory apartment with a maximum floor area of 46.5 square metres or a sleeping cabin with a maximum floor area of 46.5 square metres is permitted to be located in the second storey of a detached Garage; and</li> <li>The maximum height of a detached Garage is 6.0 metres.</li> </ul>
R-1	1182	2019 – 64	Part of Lot 10, Range East of Muskoka Road (EMR), in the former Township of Muskoka, now in the Town of Gravenhurst, District Municipality of Muskoka	D06-3	<p>Regulations:</p> <ul style="list-style-type: none"> <li>One (1) Dwelling Unit is permitted within the existing Garage shown as Building A on Property Detail Schedule 69 (P69);</li> <li>Three (3) Dwelling Units are permitted to continue within the existing building as shown as Building B in its current size shape and location on Property Detail Schedule 69 (P69);</li> <li>The minimum interior side yard setback for building A is 1.0 metres as shown on Property Detail Schedule 69 (P69);</li> <li>The minimum rear yard setback for Building A is 4.6 metres as shown on Property Detail Schedule 69 (P69);</li> <li>A fence with a minimum height of 1.8 metres shall be erected along the rear lot line as shown on Property Detail Schedule 69.</li> </ul>
RW-6B	1184	2020-02	Part of Lots 30 and 31, Concessions 1 and 2, in the former Township of Muskoka, now in the Town of Gravenhurst, District Municipality of Muskoka, being Parts 6, 12, 13 and 17, Plan 35R-25191	F-04 F-05	<p>Regulations:</p> <ul style="list-style-type: none"> <li>The maximum Dwelling Height shall be 8.5 metres;</li> <li>The maximum Dwelling Width shall be as shown on Property Detail Schedule No. 72 (P72)</li> <li>A 0.0 metre setback to all lands zoned Environmental Protection (EP) shall apply;</li> <li>No clearing of vegetation or site alteration shall be permitted within 30.0 metres of the shoreline save and except for a Dock or Boathouse and a maximum 2.0 metre wide meandering pathway or stairs and landings to accommodate access to the shoreline; and</li> <li>All development, with the exception of Shoreline Development, shall be located in the identified development envelopes on Property Detail Schedule No. 72.</li> </ul>

Zone Symbol	Exception No.	By-law No.	Location	Schedule No.	Provisions
RW-6D	1185	2019-80	Part of Lot 31, Concession 5, in the former Township of Muskoka, now in the Town of Gravenhurst, District Municipality of Muskoka; being Lot 13, Plan M-389	E-04	<p>Regulations:</p> <ul style="list-style-type: none"> <li>• The minimum Setback from the Optimal Summer Water Level shall be 18.2 metres for a Dwelling;</li> <li>• The minimum Rear Yard Setback shall be 14.5 metres for a Dwelling;</li> <li>• The maximum Lot Coverage shall be 19.0%;</li> <li>• The minimum easterly Side Yard Setback shall be 4.5 metres for an Open Deck;</li> <li>• The minimum westerly Side Yard Setback shall be 1.0 metres for an Open Deck;</li> <li>• The maximum Protection for an existing Dock in a Narrow Waterway shall be 9.1 metres;</li> <li>• The minimum easterly Side Yard Setback shall be 2.4 metres for a Dock;</li> <li>• The maximum Shoreline Development Area shall be 111.0 square metres; and,</li> <li>• The minimum easterly Side Yard shall be 0.3 metres for existing steps.</li> </ul>
RW-6D	1186	2019-79	Part of Lot 1, Con12, Wood, now in the Town of Gravenhurst, District Municipality of Muskoka being SR LOC NL 268, being Parts 1 & 2, Plan 35R-16124	D-03	<p>Regulations:</p> <ul style="list-style-type: none"> <li>• The minimum setback of 13.3 metres from the Optimal Summer Water Level; and</li> <li>• The minimum setback of 5.0 metres from the easternly special side lot line.</li> </ul>
CW-8	1187	2014-14 & Mins of Settle OLT 2021	Part of Lot 28, Concession 10 Muskoka, more particularly described as Lots 1, 1A, 2 to 4, Part of Blocks F and G, Plan M-265, and Parts 1-7, Plan 35R-23005	C-04	<p>The following special provisions shall apply:</p> <p>(i) Permitted Uses:</p> <ul style="list-style-type: none"> <li>• In addition to the permitted uses set out in Section 24.1, one (1) Habitable Building shall be permitted between the Optimal Summer Water Level and the street on the northerly waterfront lot.</li> </ul> <p>(ii) Regulations:</p> <ul style="list-style-type: none"> <li>• For the purpose of conveyance and development, Part of Lot 28, Concession 10 (Lake Muskoka), Muskoka, now in the Town of Gravenhurst, District of Muskoka, being Lots 1 &amp; 1A, 2 to 4, and Part Blocks F &amp; G, Plan M-265 and Parts 1 to 7, Plan 35R-23005 shall be treated as one property;</li> <li>• The Maximum Lot Coverage shall be 5.0 percent;</li> <li>• Docking Facilities shall be limited to <b>52 docking slips</b>;</li> <li>• A Docking Slip shall be an area 6.0 metres in length and 3.0 metres in width adjacent to the Dock intended for the parking of a boat or other marine vessel;</li> <li>• The Maximum projection of a Dock into the Water shall be <b>45.0 metres</b>;</li> <li>• Side Yard Setback for Docking Facilities: <ul style="list-style-type: none"> <li>i) West Side Yard: 10.0 metres;</li> <li>ii) East Side Yard Setback 3.0 metres;</li> </ul> </li> <li>• The Maximum number of permitted Tourist Resort Units shall be 16; and</li> <li>• The Maximum Floor Area of an individual Tourist Resort Unit shall be 150.0 square metres.</li> </ul>

Zone Symbol	Exception No.	By-law No.	Location	Schedule No.	Provisions
RW-6	1188	2019-81	Part of Lot 24, Con 4, Ryde, now Town of Gravenhurst, District of Muskoka, being Lt 22, PI M-423	I-11	Regulations: <ul style="list-style-type: none"> <li>The lot area is deemed to comply.; and</li> <li>The minimum setback for a Dwelling is 27.0 metres from the Optimal Summer Water Level.</li> </ul>
RW-6C	1189	2020-03	Pt of Lt 32, Con 2, Muskoka, now Town of Gravenhurst, District of Muskoka, being Pt 2, PI 35R-10528 & Pt 2, PI 35R-15611	F-04	Regulations: <ul style="list-style-type: none"> <li>Two Shoreline Storage Buildings are permitted; and</li> <li>The maximum Shoreline Development permitted shall be 360.0 square metres.</li> </ul>
RW-6	1190	2020-13	Part of Lot 27, Con 6, Morrison, now in the Town of Gravenhurst, District of Muskoka, being Parts 2 and 5, Plan 35R- 8101	J-06	Regulations: <ul style="list-style-type: none"> <li>The minimum setback for a Dwelling is 25.0 metres from the Optimal Summer Water Level; and</li> <li>The maximum height of a Dwelling is 8.4 metres.</li> </ul>
RR-5	1191	2020-12	Pt Lt 30, Con 11, Morrison, now Town of Gravenhurst, District of Muskoka, being Pts 9, 10 and 27, PI 35R-22743	K-06 J-06 J-07	Regulations: <ul style="list-style-type: none"> <li>The minimum Rear Yard setback is 150.0 metres.</li> </ul>
C-6	1192	2020-11	Part of Lots 4 & 5, Range WMR in the Town of Gravenhurst, District Municipality of Muskoka	E-06 F-06	Additional Permitted Uses: <ul style="list-style-type: none"> <li>Business, Professional or Administrative Office shall be permitted on the ground floor and above ground floor retail area;</li> <li>Multiple Dwelling (Apartment-style);</li> <li>Accessory Solar Energy Development;</li> <li>Tourist Establishments (Hotel); and</li> <li>Small scale Retail and Business, Professional or Administrative Office uses shall be permitted on the ground floor of any Multiple Dwelling use.</li> </ul> Regulations: <ul style="list-style-type: none"> <li>The subject property shall be deemed to comply with section 5.10;</li> <li>The existing three lots subject to this Special Provision shall be regarded as one lot for the purpose of meeting zoning regulations;</li> <li>Severances are permitted without meeting minimum lot frontage and area requirements, as these lands are considered one lot for planning purposes;</li> <li>Parking requirements shall be calculated based on all lands subject to this Special Provision;</li> <li>The minimum Side Yard shall be 0.0 metres;</li> <li>The minimum Front Yard shall be 6.0 metres;</li> <li>The minimum Rear yard shall be 6.0 metres;</li> <li>The minimum Side Yard abutting a Street shall be 6.0 metres;</li> <li>The maximum height of any Multiple Dwelling (Apartment-style) shall be 14 metres (4 storeys)</li> <li>Notwithstanding the above, if all or a portion of the ground floor of a Multiple Dwelling (Apartment-style) is comprised of Retail or Business, Professional or Administrative Office uses, the maximum height shall be 18 metres (5 storeys); and</li> <li>The maximum height of any Tourist Establishment (Hotel) shall be 28 metres.</li> </ul>

Zone Symbol	Exception No.	By-law No.	Location	Schedule No.	Provisions
RU	1193	2020 – 46	Part of Lot 19, WMR, Morrison, now in the Town of Gravenhurst, District Municipality of Muskoka	H-07 I-07	Regulations: <ul style="list-style-type: none"> <li>The Minimum Rear Yard setback is 25.0 metres.</li> </ul>
RW-6B	1194	2020 – 44	Part of Lot 34, Con 3, Muskoka, now in the Town of Gravenhurst, District Municipality of Muskoka; being Part 6 on Plan BR-236	F-04	Regulations: <ul style="list-style-type: none"> <li>The minimum Dwelling setback shall be 20 metres from the Optimal Summer Water Level.</li> </ul>
RW-6B	1195	2020-45	Part of Lot 34, Con 3, Muskoka, now in the Town of Gravenhurst, District Municipality of Muskoka; being Part 5 on Plan BR-236	F04	Regulations: <ul style="list-style-type: none"> <li>The minimum side yard shall be 1.2 metres for a Dock;</li> <li>The maximum lot coverage of principal building and accessory buildings shall be 13.8%.</li> </ul>
RW-6B	1196	2020 – 31	Part of Lot 34, Cons 3 and 4, Muskoka, now in the Town of Gravenhurst, District Municipality of Muskoka, being Part 10, Plan BR-236	F-04	Regulations: <ul style="list-style-type: none"> <li>The minimum setback for a Dwelling is 11.6 metres from the Optimal Summer Water Level;</li> <li>The minimum setback from the eastern side lot line for a Deck and stairs is 4.9 metres;</li> <li>The minimum setback from the eastern side lot line for a Deck with Pergola is 5.4 metres;</li> <li>The minimum setback for a Deck with Pergola from the Optimal Summer Water Level is 11.6 metres; and</li> <li>For the purpose of the By-law, a Pergola shall be defined as a structure consisting of parallel colonnades supporting an open roof of girders and cross rafters.</li> </ul>
RR-5	1197	2020 – 32	Part of Lot 13, Con 6, Muskoka, now in the Town of Gravenhurst, District Municipality of Muskoka; being Part 1, Plan 35R-6086	D-06	Permitted Uses: <ul style="list-style-type: none"> <li>A maximum of 3 bedrooms associated with a Bed and Breakfast Establishment may be permitted within accessory structures.</li> </ul>
R-2	1198	2020 – 47	Part of Lot 20, Con 7, Muskoka, now in the Town of Gravenhurst, District Municipality of Muskoka	F-04	Permitted Uses: <ul style="list-style-type: none"> <li>Two Storey Garage</li> </ul> Regulations: <ul style="list-style-type: none"> <li>The maximum height for a garage shall be 5.4 metres.</li> </ul>
RW-6 & FF (overlay)	1199	2022-95	Part of Lot 34, Con 2, Morrison, now in the Town of Gravenhurst, District Municipality of Muskoka, being Part 3, Plan 35R-15435	L-05	Regulations: <ul style="list-style-type: none"> <li>The minimum setback of the southeast corner of the Dwelling from the watercourse at the rear of the Dwelling is a minimum of 12.0 metres.</li> </ul>

Zone Symbol	Exception No.	By-law No.	Location	Schedule No.	Provisions
RW-6A	1200	2020-48	Part of lot 17, Con A, Morrison, now in the Town of Gravenhurst, District Municipality of Muskoka, being Lots 27 and 33, Plan 8	K-08	<p>Regulations:</p> <ul style="list-style-type: none"> <li>The maximum size of a Sleeping Cabin within an existing Garage is 61.9 square metres;</li> <li>The minimum side yard setback for a Sleeping Cabin within an existing Garage is 2.3 metres; and</li> <li>The minimum rear yard setback for a Sleeping Cabin within an existing Garage is 8.7 metres.</li> </ul>
R-2	1201	2020-42	Part of Lot 19, Con 7, Muskoka, now in the Town of Gravenhurst, District Municipality of Muskoka; being part 1, Plan 35R-7203 and part 7, Plan 35R-9433	C-05	<p>Additional Permitted Uses:</p> <ul style="list-style-type: none"> <li>A two storey boathouse and a sleeping cabin in the second storey of the existing boathouse.</li> </ul> <p>Regulations:</p> <ul style="list-style-type: none"> <li>The maximum lot coverage shall be 13%;</li> <li>The maximum floor area for a sleeping cabin shall be 94.4 square metres;</li> <li>The maximum shoreline development shall be 276.5 square metres;</li> <li>All development within 30 metres of the Optimal Summer Water Level shall be located within the building envelope on the Property Detail Schedule No.73 (P73);</li> <li>The maximum area of the dwelling located within 20 metres of the shoreline shall not exceed 185 square metres; and</li> <li>Development within the identified building envelope and within 30 metres of the Optimal Summer Water Level shall be limited to one storey.</li> </ul>
RU	1202	2020-59	Part of Lot 11, Range WMR, Morrison, now in the Town of Gravenhurst, District Municipality of Muskoka, being Lots 8-10, Plan 35R-7462	J-07	<p>Regulations:</p> <ul style="list-style-type: none"> <li>The minimum required lot frontage shall be 134.0 metres.</li> </ul>
RU	1203	2020-60	Part of Lot 27, Con 4, Morrison, now in the Town of Gravenhurst, District Municipality of Muskoka, being Part 1, Plan 35R-25524	K-06	<p>Regulations:</p> <ul style="list-style-type: none"> <li>All structures (including septic system) are to be located within the identified envelope shown on Property Detail Schedule 74 which includes a 20.0 metre setback from the Environmental Protection (EP) zone and a 10.0 metre setback from the undisturbed rock barren.</li> </ul>

Zone Symbol	Exception No.	By-law No.	Location	Schedule No.	Provisions
RW-6A	1204	<del>2020-58</del> 2022-13	Part of Lot 33, Concession 9, in the former Township of Morrison, now in the Town of Gravenhurst, District Municipality of Muskoka, being Parts 2-4, Plan 35R-23250	H-05 I-05	Regulations: <ul style="list-style-type: none"> <li>The minimum setback from an Environmental Protection (EP) Zone is 0.0 metres; and</li> <li>The definition of height for the dwelling only to allow the measurement to be taken from the bottom of the finished grade at the foundation.</li> </ul>
C-2	1205	2020-56	Lots 1 to 3, Plan 20, in the Town of Gravenhurst, District Municipality of Muskoka	E-06	Regulations: <ul style="list-style-type: none"> <li>The minimum lot frontage for a Motor Vehicle Service Station on a corner lot is 50.0 metres;</li> <li>The minimum number of required Parking Spaces is 18 for a Convenience Store (150.0 square metres) a restaurant (of 266.0 square metres) and a Motor Vehicle Service Station with six fueling stations;</li> <li>A minimum of six (6) motor vehicle waiting spaces are required for a Motor Vehicle Service Station;</li> <li>The minimum width of a motor vehicle waiting space is 1.5 metres and the minimum length of a motor vehicle waiting space is 4.7 metres;</li> <li>The parking aisle adjacent to Main Street is to be setback a minimum of 1.5 metres from the lot line abutting Main Street.</li> <li>The parking aisle and parking spaces adjacent to Bethune Dive are to be setback a minimum of 0.0 metres from the lot line abutting Bethune Drive;</li> <li>A landscape buffer is not required adjacent to the lot line abutting Bethune Drive;</li> <li>A maximum of 12.5% of the property is to be landscaped.</li> </ul>
RC-4	1206	2021-03	Part of Lot 1, Range WMR, Morrison, now Town of Gravenhurst, District Municipality of Muskoka, being part of Part 1 of Plan 35R-15091	L-07	Regulations: <ul style="list-style-type: none"> <li>The minimum lot frontage shall be 44.5 metres.</li> </ul>
RU	1207	2020-70	South Part of Lot 15, Con 10, except for Part 1, Plan 35R-2960, Ryde, now in the Town of Gravenhurst, District Municipality of Muskoka	E-11 F-11	Regulation: <ul style="list-style-type: none"> <li>The Minimum Lot Frontage is 103.0 metres</li> </ul>
RW-6A	1208	2022-115	Part of Lot 23, Con 7, Muskoka, now in the Town of Gravenhurst, District Municipality of Muskoka	C-05	Regulations: <ul style="list-style-type: none"> <li>A legal non-conforming two storey boathouse is permitted to be reconstructed and enlarged in the same location, with the maximum width of the first storey of the boathouse to be 11.6 metres;</li> <li>The maximum height of a two storey boathouse is 6.4 metres; and</li> <li>The maximum projection of a Dock and Boathouse into the water is 10.0 metres.</li> </ul>

Zone Symbol	Exception No.	By-law No.	Location	Schedule No.	Provisions
RW-6B	1209	2020-71	Part of Lot 32, Con 1, Muskoka, now in the Town of Gravenhurst, District Municipality of Muskoka	G-04	<p>Regulations:</p> <ul style="list-style-type: none"> <li>The maximum height of the dwelling within 10.0 metres of the Optimal Summer Water Level shall be 6.6 metres;</li> <li>The maximum width of the dwelling shall be 11.2 metres at a setback of 6.7 metres from the Optimal Summer Water Level;</li> <li>The maximum projection for a dock shall be 16.8 metres (existing only).</li> </ul>
RC-4	1210	2021-08	Part of Lot 20, Range WMR, Morrison, now the Town of Gravenhurst, District Municipality of Muskoka, being Block 60, Plan M-566	H-07	<p>Regulations:</p> <ul style="list-style-type: none"> <li>The Minimum Lot Frontage on Xavier Street is 15.0 metres; and</li> <li>The Minimum Lot Frontage and Area is as existing on the date of passage of this By-law.</li> </ul>
CR-7	1211	2021-10	Part of lot 20, Con 9, Morrison, now in the Town of Gravenhurst, District Municipality of Muskoka, being part of Part 6, Plan 35R-8960	H-06 H-07	<p>Regulation:</p> <ul style="list-style-type: none"> <li>Light Industrial is a permitted use within a building only (no exterior Light Industrial Use is permitted) ;</li> <li>The maximum sewage effluent flow to any subsurface septic system for a lot shall be 10,000 litres per day; and</li> <li>No site alteration is permitted (with the exception of the existing driveway in its current width and location) and no structures are to be located within 20 metres of the two southeastern lot lines shown in bold on Schedule “A-2” affixed hereto.</li> </ul>
RW-6	1212	2021-12	Part of lot 1, Con 20, Wood, now in the Town of Gravenhurst, District Municipality of Muskoka; being Part 1, Plan 35R-6262 and Parts 1 to 3, Plan 35R-19784	I-03 I-04	<p>Permitted Uses:</p> <ul style="list-style-type: none"> <li>A maximum of two (2) shoreline storage buildings;</li> <li>A sleeping cabin shall be permitted in the shoreline development area (existing footprint only).</li> </ul> <p>Regulations:</p> <ul style="list-style-type: none"> <li>The maximum shoreline development permitted shall be 298.4 square metres.</li> </ul>
RW-6C	1213	2021-09	Part of Lot 30, Con 2, in the former Township of Muskoka, now in the Town of Gravenhurst, District Municipality of Muskoka being part of Block B, Plan M-410 and Parts 1-5, 7-11, 14-16, Plan 35R-25191	F04 F05	<p>Regulations:</p> <ul style="list-style-type: none"> <li>A 0.0 metre setback to all lands zoned Environmental Protection (EP) shall apply;</li> <li>No clearing of vegetation or site alteration shall be permitted within 30.0 metres of the shoreline save and except for a Dock or Boathouse and a maximum 2.0 metre wide meandering pathway or stairs and landings to accommodate access to the shoreline; and</li> <li>All development, with the exception of Shoreline Development, shall be located in the identified development envelopes on Property Detail Schedule No. 76 (P76).</li> </ul>



Zone Symbol	Exception No.	By-law No.	Location	Schedule No.	Provisions
RW-6	1215	2021-22	Part of Lot 26, Concession 5, Gravenhurst, District Municipality of Muskoka, being Parts 3, 6, 7, and 10, Plan 35R-5460	D05	<p>Permitted Uses:</p> <ul style="list-style-type: none"> <li>• Sleeping Cabin</li> </ul> <p>Regulations:</p> <ul style="list-style-type: none"> <li>• The maximum floor area for a Sleeping Cabin shall be 116.0 square metres</li> <li>• The minimum side yard setback for an existing Sleeping Cabin shall be 2.4 metres (north) and 0.0 metres (west)</li> <li>• The maximum permitted Shoreline Development Area shall be 259.4 square metres</li> <li>• The maximum permitted Shoreline Development Width shall be 17.3 square metres</li> <li>• The minimum setback from the Optimal Summer Water Level for a Dwelling shall be 20 metres.</li> </ul>
RW-6D	1216	2021-22	Part of Lot 26, Con 6, Muskoka, now in the Town of Gravenhurst, District Municipality of Muskoka	D-05	<p>Regulations:</p> <ul style="list-style-type: none"> <li>• The minimum setback of a Dwelling is 12.6 metres;</li> <li>• The maximum Dwelling Width is 18.0 metres; and</li> <li>• The maximum Dwelling Height is 7.7 metres.</li> </ul>
RU	1217	2021-35	Part of Lot 30, Range WMR, Morrison, now in the Town of Gravenhurst, District Municipality of Muskoka	G-07	<p>Regulations:</p> <ul style="list-style-type: none"> <li>• A Self-Storage Facility is an additional permitted use.</li> </ul>
R-3	1219	2021-36	Part of Lot 18, Con 7, Muskoka, now in the Town of Gravenhurst, District Municipality of Muskoka, being Lots 11 and 11A, Plan 11	C-06	<p>Regulations:</p> <ul style="list-style-type: none"> <li>• One (1) Sleeping Cabin is permitted;</li> <li>• Lots 11 and 11A, Plan 11 are deemed to be one lot for planning purposes; and</li> <li>• The maximum habitable floor area of a Sleeping Cabin is 46.5 square metres, including covered decks.</li> </ul>

Zone Symbol	Exception No.	By-law No.	Location	Schedule No.	Provisions
RW-6A	1220	2021-34	Part of Lot 22, Con 7, Muskoka, now in the Town of Gravenhurst, District Municipality of Muskoka, being Part 1, Plan 35R-12682	C-05	<p>Regulations:</p> <ul style="list-style-type: none"> <li>• The maximum permitted shoreline development is 180 square metres;</li> <li>• The maximum projection for a dock is 18.1 metres;</li> <li>• The maximum projection for a boat port is 18.1 metres;</li> <li>• The maximum dwelling height is 9.2 metres;</li> <li>• The maximum boat port height, measured from the Optimal Summer Water Level to the midpoint between the peak and the eave, is 4.9 metres;</li> <li>• The maximum boat port height, measured from the Optimal Summer Water Level to the peak, is 5.7 metres;</li> <li>• The maximum width of a dwelling 11.3 metres from the Optimal Summer Water Level is 28.6 metres;</li> <li>• The minimum setback for a dwelling from the Optimal Summer Water Level is 11.3 metres; and</li> <li>• The minimum required side yard setback for a dock is 0.7 metres.</li> </ul>
RW-6A	1221	2021-48	Part of Lot 21, Con 7, in the former Township of Muskoka, now in the Town of Gravenhurst, District Municipality of Muskoka	C-05	<p>Regulations:</p> <ul style="list-style-type: none"> <li>• A boathouse shall have a maximum height of 7.1 metres;</li> <li>• A boathouse with an enclosed covered rooftop deck shall have a maximum height of 7.1 metres to the mid-point and 7.6 metres to the peak;</li> <li>• The property shall be exempt for Section 5.2.4.2 (iii) for the purpose of permitting a covered deck on top of a boathouse;</li> <li>• The minimum side yard for an accessory structure (storage only) shall be 3.0 metres;</li> <li>• The setback from the Optimal Summer Water Level for a dwelling shall be 24.5 metres;</li> <li>• The maximum permitted shoreline development shall be 332 square metres; and</li> <li>• The maximum projection for a dock shall be 18.2 metres.</li> </ul>
RW-6F1	1222	2021-54	Part of Lot 8, Con 6, Morrison, now in the Town of Gravenhurst, District Municipality of Muskoka; being Lot 25, Plan M-452	H-08 H-09	<p>Regulations:</p> <ul style="list-style-type: none"> <li>• The setback from the Optimal Summer Water Level for an Enclosed Deck shall be 18.0 metres; and</li> <li>• Enclosed Decks within 20.0 metres of the Optimal Summer Water Level shall be included in Shoreline Development.</li> </ul>

Zone Symbol	Exception No.	By-law No.	Location	Schedule No.	Provisions
RU	1223	2021-56	Part of Lots 33 & 34, Concession 13, in the former Township of Muskoka, now in the Town of Gravenhurst, District Municipality of Muskoka, being Part 1, Plan BR-1823	B-03	Regulations: <ul style="list-style-type: none"> <li>All structures are to be located within the identified building envelope shown on Property Detail Schedule 76 (P76) which implements a 30.0 metre setback from the Environmental Protection (EP) zone and a 30.0 metre setback from potential habitat for Endangered and Threatened Species.</li> </ul>
RW-6C, RU, EP	1224	2021-55	Part of Lot 3, Con 13, in the former Township of Wood, now in the Town of Gravenhurst, District Municipality of Muskoka.	D03, E02, E03	Regulations: <ul style="list-style-type: none"> <li>All structures are to be located within the identified building envelope shown on Property Detail Schedule 77 which implements a 30.0 metre setback from wetlands and from potential habitat for Endangered and Threatened Species and Significant Wildlife.</li> </ul>
	1225	2021-66	Part of Lot 1, Range EMR, Morrison, now in the Town of Gravenhurst, District Municipality of Muskoka, being Part 1, Plan 35R-2793	L-07	Regulations: <ul style="list-style-type: none"> <li>The minimum required lot area shall be 0.35 hectares; and</li> <li>The minimum required rear yard setback shall be 6.0 metres.</li> </ul>
RU	1226	2021-83	Part of Lots 11 and 12, Con 6, in the former Township of Muskoka, now in the Town of Gravenhurst, District Municipality of Muskoka, being North of Jones Road	C-07	Regulations: <ul style="list-style-type: none"> <li>A Self-Storage Facility is an Additional permitted use;</li> <li>Accessory Outdoor Storage is permitted;</li> <li>A 6.0 metre wide vegetation buffer is required to be maintained along the eastern lot line of the area being rezoned; and</li> <li>A 2.0 metre high wooden privacy fence is required on the inside edge of the 6.0 metre wide vegetation buffer.</li> </ul>
C-1B	1227	2021-68	Part of Lots 18 & 19, Plan 8, in the Town of Gravenhurst, District Municipality of Muskoka, being Part 3, Plan 35R-23101	E-05	Regulations: <ul style="list-style-type: none"> <li>A Duplex Dwelling is an additional permitted use.</li> <li>The minimum side yard setback for a Duplex Dwelling is 3.0 metres.</li> <li>A Duplex Dwelling shall be subject to all other provisions in Section 10.3 in Zoning By-law 10-04 (Regulations for a Duplex and Semi-Detached Dwelling in a Multiple Dwelling Zone).</li> </ul>
RW-6B	1228	2021-72	Part of Lots 34 and 35, Con 3, Muskoka, now in the Town of Gravenhurst, District Municipality of Muskoka, being Lot 11, Plan M-410	F-04	Regulations: <ul style="list-style-type: none"> <li>The minimum side yard setback for the existing 7.4 square metre Shoreline Storage Building shall be 1.6 metres.</li> </ul>

Zone Symbol	Exception No.	By-law No.	Location	Schedule No.	Provisions
RW-6	1229	2021-71	Part of Lot F, Con 19, in the former Township of Wood, now in the Town of Gravenhurst, District Municipality of Muskoka, being Lot 71, Plan M-406	G03	Regulations: <ul style="list-style-type: none"> <li>• A minimum setback from the Optimal Summer Water Level for a screen porch shall be 6.1 metres;</li> <li>• A maximum Dwelling Width of 13 metres at 6.1 metres from the Optimal Summer Water Level shall be permitted; and</li> <li>• A minimum setback from the Optimal Summer Water Level for a Sleeping Cabin shall be 19.4 metres.</li> </ul>
RR-5	1231	2021-81	Part of Lots 26 & 27, Con 1, Morrison, now in the Town of Gravenhurst, District Municipality of Muskoka, being	L-06	Regulations: <ul style="list-style-type: none"> <li>• The minimum required frontage on a Town Maintained Road shall be 12.0 metres.</li> </ul>
R-2	1232	2021-82	Part of Lot 26, Con 5, Muskoka, now in the Town of Gravenhurst, District Municipality of Muskoka, being Part of Block C on Plan M-415 and Parts 3 to 6 on Plan 35R-6081	E-05	Regulations: <ul style="list-style-type: none"> <li>• The Dwelling shall be calculated as “Lot Coverage” not “Shoreline Development”;</li> <li>• A Dwelling is permitted on lands below the 226.9 metre contour elevation;</li> <li>• The dwelling shall be flood proofed to the flood elevation; and</li> <li>• The Dwelling is permitted to be setback a minimum of 20.0 metres from the Optimal Summer Water Level (OSWL). An attached Porch is permitted to be setback a minimum of 15.0 metres from the OSWL.</li> </ul>
RW-6	1233	2021-95	Part of Lot 29, Con 10, Muskoka, now in the Town of Gravenhurst, District Municipality of Muskoka	B-04	Regulations: <ul style="list-style-type: none"> <li>• The minimum required setback from the Optimal Summer Water Level (OSWL) shall be 13.2 metres.</li> </ul>
RW-6	1234	2021-94	Part of Lot 18, Range EMR, Morrison, now in the Town of Gravenhurst, District Municipality of Muskoka, being Parts 1 and 2-7, Plan 35R-17336	I-08	Regulations: <ul style="list-style-type: none"> <li>• The minimum required lot area for the lands shown angle hatched on Schedule “A-2” (Unit #3) shall be 0.43 hectares;</li> <li>• The minimum required lot frontage for the lands shown vertical hatched on Schedule “A-2” (Unit #4) shall be 36.0 metres; and</li> <li>• The minimum setback for a Tree House is 0.0 metres from the southwestern side lot line for lands shown vertical hatched on Schedule “A-2” (Unit #4).</li> </ul>
RR-5	1235	2022-06	Part of Lot 10, Range EMR, Morrison, now in the Town of Gravenhurst, District Municipality of Muskoka	J-07	Regulations: <ul style="list-style-type: none"> <li>• The minimum Dwelling setback from the front lot line is 12.8 metres; and</li> <li>• The minimum Dwelling setback from the northern side lot line is 1.0 metre.</li> </ul>
RW-6F	1236	2022-05	Part of Lot 2, Con 7, Morrison, now in the Town of Gravenhurst, District Municipality of Muskoka	H-09	Regulations: <ul style="list-style-type: none"> <li>• The minimum Dwelling setback is 30.0 metres from the Optimal Summer Water Level within the identified building envelope shown on Property Detail Schedule 78 (P78).</li> </ul>

Zone Symbol	Exception No.	By-law No.	Location	Schedule No.	Provisions
RC-4	1237	2022-12	Part of Lots 26 and 27, Concession 2, Morrison, now in the Town of Gravenhurst, District Municipality of Muskoka	K-06	Regulations <ul style="list-style-type: none"> <li>The minimum lot frontage shall be 38 metres.</li> <li>The minimum front yard setback shall be 90.0 metres.</li> </ul>
RW-6	1238	2022-50	Part of Lot 30, Con 7, Morrison, now in the Town of Gravenhurst, District Municipality of Muskoka, being Part 1, Plan BR-471	I-05	Regulations: <ul style="list-style-type: none"> <li>The definition of “Height” shall mean the greatest vertical distance, measured from the finished grade on the side of each individual wing facing the shoreline to the midpoint between the eave and the peak of the roof of the respective wing;</li> <li>The maximum permitted building Height shall be 7.9 metres;</li> <li>The minimum setback to the Optimal Summer Water Level shall be 22.5 metres; and</li> <li>The minimum setback from the edge of the Environmental Protection Zone (EP) shall be 9.0 metres for all structures.</li> </ul>
EP	1241	2022-14	Part of Lot 22, Con 6, Muskoka, now in the Town of Gravenhurst, District Municipality of Muskoka, being Part 2, Plan 35R-23691 and Part of Part 1, Plan 35R-14607	D-05-2	Regulations: <ul style="list-style-type: none"> <li>The minimum setback from the edge of the Environmental Protection Zone (EP) shall be 0.0 metres for all structures.</li> </ul>
R-1	1243	2022-23	Part of Lot 18, Con 6, Muskoka, now in the Town of Gravenhurst, District Municipality of Muskoka, being Part 1, Plan 35R-19760	D-06-1	Regulations: <ul style="list-style-type: none"> <li>The minimum side yard (interior) setback shall be 1.2 metres for one side and 0.8 metres for the other side;</li> <li>The minimum side yard setback (exterior) shall be 4.5 metres;</li> <li>The minimum lot frontage shall be 11.2 metres; and</li> <li>The pairing of driveways is not permitted except for corner lots.</li> </ul>
RC-4	1245	2022-76	Part of Lot 26 & 27, Con 2, Morrison, now in the Town of Gravenhurst, District Municipality of Muskoka	K-06	Regulations: <ul style="list-style-type: none"> <li>The minimum lot area shall be 0.58 hectares.</li> </ul>
RC-4	1247	2022-56	Part of Lot 21, Range EMR, Morrison, now in the Town of Gravenhurst, District Municipality of Muskoka, being Part of Block A, Plan M-529	H-07	Regulations: <ul style="list-style-type: none"> <li>The minimum lot area shall be 0.3 hectares.</li> </ul>

Zone Symbol	Exception No.	By-law No.	Location	Schedule No.	Provisions
RM-1	1248	2022-52	Part of Block 22, Plan 35M-696, Muskoka, now in the Town of Gravenhurst, District Municipality of Muskoka, being Part 3, Plan 35R-20935	D-06	<p>Permitted Uses:</p> <ul style="list-style-type: none"> <li>• Duplex</li> </ul> <p>Regulations:</p> <ul style="list-style-type: none"> <li>• The minimum lot area shall be 319.0 square metres; and</li> <li>• The minimum lot frontage shall be 9.8 metres.</li> </ul>
RW-6B	1251	2022-55	Part of Lot 1, Concessions 14 & 15, Wood, now in the Town of Gravenhurst, District Municipality of Muskoka, being Lots 6 & 6A, Plan M-348 and Part 6, Plan 35R-15207	E-03	<p>Regulations:</p> <ul style="list-style-type: none"> <li>• The minimum setback of a “Sunroom” addition to a Dwelling is 1.8 metres from the Optimal Summer Water Level; and</li> <li>• At a setback of 3.9 metres from the Optimal Summer Water Level, the maximum width of the Dwelling, including the “Sunroom”, is 9.8 metres.</li> </ul>
R-1	1252	2022-72	Part of Lots 26 and 27, Concession 5, Muskoka, now in the Town of Gravenhurst, District Municipality of Muskoka, being Lots 74 – 77 and 81 – 83, Plan 21	E-05	<p>Regulations:</p> <ul style="list-style-type: none"> <li>• The Minimum Lot Area for lots served by private water and private septic is 0.4 hectares;</li> <li>• The Minimum Lot Frontage for lots served by private water and private septic is 50.0 metres; and</li> <li>• A Single Detached Dwelling is permitted on each lot in the “water only area” despite there being no municipal water service available.</li> </ul>

Zone Symbol	Exception No.	By-law No.	Location	Schedule No.	Provisions
RM-2	1253	2022-77	Part of Lots 23 and 24, Concession 2, Muskoka, now in the Town of Gravenhurst, District Municipality of Muskoka, being Parts 9, 10 and 11, Plan 35R-26394	E-06	<p>In addition to the definitions outlined in Exception 318 in Appendix “C” and Section 4 of By-law 10-04, as amended, the following By-law Definitions shall apply to the lands:</p> <ul style="list-style-type: none"> <li>• “Floor Area, Gross Leasable” shall mean the gross floor area of a non-residential use or building that is incidental, subordinate or exclusively devoted to the principal building or use that is situated on the same lot and will exclude: <ul style="list-style-type: none"> <li>• in the case of a restaurant use, back of house areas, kitchens, bars, washrooms and exterior or outdoor seating areas that are covered or uncovered;</li> <li>• any part of such building used as a dwelling unit;</li> <li>• any part of such building used for the parking or storage of motor vehicles;</li> <li>• any part of such building used for equipment to heat such building or a portion thereof;</li> <li>• any part of such building used as a mall, if such mall serves as a common area between stores; and</li> <li>• the thickness of any exterior walls of such building.</li> </ul> </li> <li>• “Height” shall mean the greatest vertical distance, measured from the finished grade on the side of the building facing the front lot line to top of roof slab, and the following building components should be disregarded in the calculation of height: antennae, chimneys, spires, cupolas, elevator penthouses, flag poles, water tanks, windmills, air conditioner ducts, farm produce storage facility, silos, a drive-in theatre screen or incidental equipment associated with internal building equipment, or other similar structures and equipment.</li> <li>• “Lot Line, Front” shall mean the portion of the lot that abuts a “street”, known as Carrick Trail and shall include a “private road”.</li> <li>• “Restaurant” shall mean a commercial establishment where beverages, food, or meals are served to the public in consideration of payment, in such building or on an abutting terrace or patio, and may include home delivery, catering, or food pick-up/take out services provided as an accessory use thereto.</li> </ul> <p>Permitted Uses:</p> <ul style="list-style-type: none"> <li>• In addition to the permitted uses set out in Section 11.1 of By-law 2010-04, a Restaurant use shall be permitted on the lands.</li> </ul> <p>Regulations:</p> <ul style="list-style-type: none"> <li>• Maximum Height of Principal Building shall be 24.5 metres; and</li> <li>• The maximum number of units in a multiple dwelling shall be 89 units.</li> </ul>
RU	1254	2022-80	Part of Lot 26, Concession 5, Morrison, now in the Town of Gravenhurst, District Municipality of Muskoka, being Part 2, Plan 35R-3782	J-06	<p>Regulations:</p> <ul style="list-style-type: none"> <li>• The Minimum Rear Yard setback shall be 9.0 metres.</li> </ul>

Zone Symbol	Exception No.	By-law No.	Location	Schedule No.	Provisions
RW-6C	1255	2022-81	Part of Lot E, Concession 15, Wood, now in the Town of Gravenhurst, District Municipality of Muskoka, being Part 2, Plan 35R-6102	F-03	Regulations: <ul style="list-style-type: none"> <li>The Minimum Setback from the Optimal Summer Water Level for a Dwelling only shall be 9.0 metres; and;</li> <li>The Maximum Width of Dwelling, being setback 9.0 metres from the Optimal Summer Water Level, shall be 21.4 metres.</li> </ul>
RW-6A	1256	2022-82	Part of Lot 33, Concession 13, Muskoka, now in the Town of Gravenhurst, District Municipality of Muskoka, being Part of Block A, Plan M-268	B-03	Regulations: <ul style="list-style-type: none"> <li>Permit a Shoreline Development Area of 254.9 square metres; and</li> <li>Permit a Maximum Height of 6.8 metres for a two-storey Boathouse.</li> </ul>
RW-6B	1257	2022-83	Part of Lot 32, Concession 1, Muskoka, now in the Town of Gravenhurst, District Municipality of Muskoka, being Lots 4 & 5, Plan M-222	F-04	Regulations: <ul style="list-style-type: none"> <li>The existing lot frontage and lot area are deemed to comply with the By-law.</li> </ul>
RW-6	1258	2022-107	Part of Lot 27, Concession 9, Muskoka, now in the Town of Gravenhurst, District Municipality of Muskoka, being Lot 15, Plan M-265	C-04	Regulations: <ul style="list-style-type: none"> <li>The minimum lot area is deemed to comply;</li> <li>The minimum setback from the Optimal Summer Water Level for a carport, second floor balcony and stairs that are attached to the Dwelling is 25.3 metres;</li> <li>The minimum setback for roof eaves is 4.7 metres from the southwest side lot line; and</li> <li>A Sleeping Cabin with a side yard setback of 0.1 metres is a permitted use within the Shoreline Development Area.</li> </ul>
RW-6F	1259	2022-111	Part of Lot 12, Concession 8, Morrison, now in the Town of Gravenhurst, District Municipality of Muskoka, being Part 1, Plan 35R-18261	H-08	Regulations: <ul style="list-style-type: none"> <li>Permit a maximum Lot Coverage of 16.4% within 60.0 metres of the shoreline.</li> </ul>



Zone Symbol	Exception No.	By-law No.	Location	Schedule No.	Provisions
R-3	1261	2022-112	Part of Lot 16, Concession 8, Muskoka, now in the Town of Gravenhurst, District Municipality of Muskoka, being Lots 44 & 45, Plan 8	C-06	<p>Regulations:</p> <ul style="list-style-type: none"> <li>The minimum lot frontage and area for an Accessory Dwelling Unit are deemed to comply; and</li> <li>An Accessory Dwelling Unit is only permitted if the property is connected to municipal water and municipal sewer services.</li> </ul>
RM-2	1262	2022-108	Part of Lot 6, Range East of Muskoka Road, Muskoka, now in the Town of Gravenhurst, District Municipality of Muskoka, being Parts 1-6, Plan 35R-16967	E-06	<p>Permitted Uses:</p> <ul style="list-style-type: none"> <li>A Single Detached Dwelling is an additional permitted use.</li> </ul> <p>Regulations:</p> <ul style="list-style-type: none"> <li>The maximum permitted height for a Multiple Dwelling is 10.0 metres.</li> </ul>
RR-5	1264	2022-109	Part of Lot 6, Concession 10, Ryde, now in the Town of Gravenhurst, District Municipality of Muskoka	E-12 & E-13	<p>Regulations:</p> <ul style="list-style-type: none"> <li>Permit a minimum setback of 0.0 metres from the Environmental Protection (EP) Zone.</li> </ul>
RW-6A	1266	2023-06	Part of Lot 3, Concession 9, Morrison, now in the Town of Gravenhurst, District Municipality of Muskoka	I-05	<p>Regulations:</p> <ul style="list-style-type: none"> <li>The minimum setback to the Optimal Summer Water Level shall be 25.0 metres on the east side of the lot only;</li> <li>The lot area and frontage requirements are measured from the 248.5 metre elevation; and</li> <li>Building setbacks for non-marine related buildings and structures shall be measured from the 250.0 metre elevation.</li> </ul>
RW-6A	1267	2023-06	Part of Lot 3, Concession 9, Morrison, now in the Town of Gravenhurst, District Municipality of Muskoka	I-05	<p>Regulations:</p> <ul style="list-style-type: none"> <li>The Minimum lot area shall be 0.7 hectares;</li> <li>The minimum setback to the Optimal Summer Water Level shall be 25.0 metres on both the east and west side of the lot;</li> <li>The lot area and frontage requirements are measured from the 248.5 metre elevation; and</li> <li>Building setbacks for non-marine related buildings and structures shall be measured from the 250.0 metre elevation.</li> </ul>

Zone Symbol	Exception No.	By-law No.	Location	Schedule No.	Provisions
OS	1268	2023-06	Part of Lot 3, Concession 9, Morrison, now in the Town of Gravenhurst, District Municipality of Muskoka	I-05	<p>Permitted Uses:</p> <ul style="list-style-type: none"> <li>• Boat Launch;</li> <li>• Dock;</li> <li>• Storage Building associated with the maintenance of the private right of way; and</li> <li>• All other uses permitted in the OS Zone.</li> </ul> <p>Regulations:</p> <ul style="list-style-type: none"> <li>• A dock and boat launch shall only be permitted on the north-east frontage of the lot;</li> <li>• A minimum 3 metre side yard setback for a dock and boat launch only;</li> <li>• The minimum setback from the 250.0 metre elevation shall be 20.0 metres for a storage building only;</li> <li>• The lot area and frontage requirements are measured from the 248.5 metre elevation;</li> <li>• Building setbacks for non-marine related buildings and structures shall be measured from the 250.0 metre elevation; and</li> <li>• For the purposes of the zoning by-law the Open Space zone shall be treated as one lot for planning purposes.</li> </ul>
CW-8	1270	2023-35	Part of Lot A, Plan 12, Island F (Taylor Island) Muskoka, now in the Town of Gravenhurst, District Municipality of Muskoka, being Part 1, 35R-6055	B-03	<p>Regulations:</p> <ul style="list-style-type: none"> <li>• The construction of additional buildings shall be permitted, provided that the maximum lot coverage does not exceed 305.0 square metres for each 0.4 hectares in lot area of the subject lands; and</li> <li>• A maximum of 14 cabins shall be permitted as part of a Tourist Establishment, not including a Dwelling, Single Detached (Accessory Use Only – Maximum one (1) permitted).</li> </ul>
RB-7	1272	2024-09	Part of Lot 31, Con 8, in the Former Township of Morrison, now in the Town of Gravenhurst, District Municipality of Muskoka, being Lot 60, Plan M-433	I-05	<p>Regulations:</p> <ul style="list-style-type: none"> <li>• The lot area is deemed to comply.</li> <li>• The minimum front yard setback is permitted to be 15.0 metres.</li> <li>• The minimum rear yard setback is permitted to be 12.0 metres.</li> <li>• The maximum permitted lot coverage is 11.0%.</li> <li>• The property is subject to Site Plan Control.</li> </ul>
RR-5	1273	2023-24	Part of Lots 23 and 24, Range East of Muskoka Road, Morrison, now in the Town of Gravenhurst, District Municipality of Muskoka, being Parts 12 to 16, Plan 35R-7870	H-07 & H-08	<p>Regulations:</p> <ul style="list-style-type: none"> <li>• Permit a minimum setback of 0.0 metres from the Environmental Protection (EP) Zone.</li> </ul>

Zone Symbol	Exception No.	By-law No.	Location	Schedule No.	Provisions
C-4	1274	2023-39	Lot 6, Plan 28, Gravenhurst, District Municipality of Muskoka	E-05	<p>Permitted Uses shall be limited to:</p> <ul style="list-style-type: none"> <li>Boathouse or Boatport; and</li> <li>Dock</li> </ul> <p>Regulations:</p> <ul style="list-style-type: none"> <li>Minimum lot area: as exists on the date of passing of this By-law;</li> <li>Minimum lot frontage: as exists on the date of passing of this By-law;</li> <li>Minimum front yard: 0.6 metres or as existing on the date of passing of this By-law;</li> <li>Minimum rear or side yard: 0.0 metres;</li> <li>Maximum projection of a dock or boathouse into the water: 10.0 metres;</li> <li>Maximum lot coverage: 62.2%;</li> <li>No boathouse or boatport shall exceed a height of 3.9 metres and the maximum distance from the optimal summer water level to the peak of the main roof shall not exceed 4.9 metres;</li> <li>No boathouse shall have more than one storey, however, an attic, as defined in Section 4.12 of this By-law, shall be permitted for storage purposes only;</li> <li>No boathouse, or part thereof, shall be used for the provision of sleeping or cooking accommodations, a leisure room, a recreation room or other like or similar uses;</li> <li>A maximum of 25% of the total roof area of a boathouse may be a dormer.</li> </ul> <p>Definitions for the purpose of this section:</p> <ul style="list-style-type: none"> <li>Boathouse means a detached or attached building used for the berthing or sheltering of watercraft or watercraft related equipment, built or anchored near the shoreline of a navigable waterway or on land;</li> <li>Lot Area means the total horizontal area within the lot lines;</li> <li>Lot Line means the line formed by the boundary of any lot; and</li> <li>Lot Line, Front, means the lot line abutting the street or land access to the lot.</li> </ul>
RB-7	1275	2023-40	Part of Lot 26, Concession 6, Muskoka, now in the Town of Gravenhurst, District Municipality of Muskoka, being Parts 1 and 2, Plan 35R-6023	D-05	<p>Regulations:</p> <ul style="list-style-type: none"> <li>The minimum setback for a Dwelling from the rear lot line (abutting Parkers Point Road) is 12.0 metres;</li> <li>The minimum setback for a Deck attached to the Dwelling from the rear lot line (abutting Parkers Point Road) is 7.6 metres; and</li> <li>The maximum lot coverage is 13.2%.</li> </ul>
RW-6B	1276	2023-36	Part of Rankin Island (Lake Muskoka), Muskoka, now in the Town of Gravenhurst, District Municipality of Muskoka, being Parts 1 & 3, Plan 35R-19646	B-04	<p>Regulations:</p> <ul style="list-style-type: none"> <li>The minimum lot frontage is 110.0 metres; and</li> <li>Within 30.0 metres of the water, only a 2.0 metre wide path is permitted and no structures are permitted.</li> </ul>

Zone Symbol	Exception No.	By-law No.	Location	Schedule No.	Provisions
RU, RR-5 & EP	1277	2024-36	Part of Lot 24, Con 6, Morrison, now in the Town of Gravenhurst, District Municipality of Muskoka	I-06 and J-06	Regulations: <ul style="list-style-type: none"> <li>No structure is permitted within 30.0 metres of any watercourse identified on Schedule "A-1"; and</li> <li>The minimum setback from an Environmental Protection (EP) zone is zero (0.0) metres.</li> </ul>
RW-6F	1278	2023-058	Part of Lot 24, Con 8, Ryde, now in the Town of Gravenhurst, District Municipality of Muskoka, being Parts 1 & 2, Plan 35R-2227, Parts 2 & 3, Plan BR-2042 and Part 11, Plan 35R-15993	G-10	Regulations: <ul style="list-style-type: none"> <li>Any new structure, including a septic system, must be setback a minimum of 30.0 metres from the Environmental Protection (EP) zone.</li> </ul>
RW-6D	1279	2024-29	Part of Lot 26, Con 8, in the former Township of Muskoka, now in the Town of Gravenhurst, District Municipality of Muskoka.	C-04	Regulations: <ul style="list-style-type: none"> <li>The lot frontage and lot area are deemed to comply.</li> <li>The minimum setback for a Dwelling and attached Deck is 2.3 metres from the eastern side lot line.</li> <li>The minimum setback for a Dwelling and attached Deck is 5.7 metres from the western side lot line.</li> <li>The minimum setback for a Garage with a Sleeping Cabin is 4.0 metres from the eastern side lot line.</li> <li>The minimum setback for a Garage with a Sleeping Cabin is 4.5 metres from the western side lot line.</li> <li>The maximum permitted lot coverage within 60.0 metres of the shoreline is 15.8%.</li> <li>The only permitted Shoreline Development is one Dock that is a maximum of 2.0 metres wide with a 3.5 metre wide platform at the end. The Dock is to be supported with posts/poles and be elevated 0.5 metres above the water.</li> <li>The Shoreline Buffer is to be 30.0 metres wide, with the exception of a 2.0 metre wide access path.</li> </ul>
C-2	1280	2023-59	Part of Lot 14 and Lot 15, Plan 5, in the Town of Gravenhurst, District Municipality of Muskoka, being Part 2, Plan 35R-21470	E-06	Regulations: <ul style="list-style-type: none"> <li>Permit a maximum of one Shipping Container to be used for storage, in the location and buffered as existing on the date of the passing of this by-law.</li> </ul>
C-2	1281	2023-69	Lot 7, Plan No. 529, Muskoka, now in the Town of Gravenhurst, District Municipality of Muskoka, being Part 7, Plan 35R-6675	D-06	Regulations: <ul style="list-style-type: none"> <li>Permit a maximum of two (2) Shipping Containers to be used for storage, in the location and buffered as existing on the date of the passing of this By-law.</li> </ul>
RW-6D	1282	2023-74	Part of Lot 26, Concession 6, Muskoka, now in the Town of Gravenhurst, District Municipality of Muskoka	D-05	Regulations: <ul style="list-style-type: none"> <li>A maximum Shoreline Development Area of 95.5 square metres;</li> <li>An eastern side yard setback of 3.3 metres for a Dock; and</li> <li>A western side yard setback of 5.8 metres for a Dock.</li> </ul>

Zone Symbol	Exception No.	By-law No.	Location	Schedule No.	Provisions
RW-6F1	1283	2023-14	Part of Lot 8, Concession 6, Morrison, now in the Town of Gravenhurst, District Municipality of Muskoka, being Lot 28, Plan M-453	I-08 and I-09	Regulations: <ul style="list-style-type: none"> <li>Minimum Lot Area and Minimum Lot Frontage shall be deemed to comply; and</li> <li>The Dwelling, Sewage System, and path to shoreline on the subject property are to be located within the identified area on Property Detail Schedule 85 (P85).</li> </ul>
RU	1285	2023-68	Part of Lot 25, Concession 7, Morrison, now in the Town of Gravenhurst, District Municipality of Muskoka, being Part 2, Plan 35R-15821	I-06	Regulations: <ul style="list-style-type: none"> <li>Access to the retained lot is only permitted from Southwood Road. No access is permitted from Kilworthy Road.</li> </ul>
C-2	1286	2023-76	Lot 10, Plan 529, Muskoka, now in the Town of Gravenhurst, District Municipality of Muskoka	D-06 and E-06	Regulations: <ul style="list-style-type: none"> <li>Permit a maximum of three Shipping Containers to be used for storage in the location as existing on the date of the passing of this By-law, only if buffered from surrounding area.</li> </ul>
RW-6D	1287	2023-77	Part of Lots 26 & 27, Concession 8, Muskoka, now in the Town of Gravenhurst, District Municipality of Muskoka, being Part 1, Plan 35R-6073	D-04 and D-05	Regulations: <ul style="list-style-type: none"> <li>The minimum setback for a Dwelling is 18.8 metres from the water (Lake Muskoka);</li> <li>The maximum height of a Dwelling is 10.3 metres;</li> <li>The minimum setback for a utility building is 28.3 metres; and</li> <li>The maximum size of a Sleeping Cabin is 52.0 square metres.</li> </ul>
RW-6B	1288	2023-89	Lots 20 & 21 on Plan M-222 in the former Township of Muskoka, now in the Town of Gravenhurst, District Municipality of Muskoka.	G-04	Regulations: <ul style="list-style-type: none"> <li>The permitted maximum Shoreline Development is 212.5 square metres.</li> <li>The permitted maximum width of Docks is 17.0 metres.</li> </ul>
RW-6	1289	2023-87	Part of Lot 18, Con 4, in the former Township of Muskoka, now in the town of Gravenhurst, District Municipality of Muskoka; being Part 1 of Plan 35R-7285 & Part 2 of Plan 35R-7410.	D-06 & E-06	Regulations: <ul style="list-style-type: none"> <li>A Boathouse shall be permitted on a Narrow Waterway to have a maximum projection of 9.6 metres;</li> <li>A maximum projection of 11.3 metres for a Dock on a Narrow Waterway;</li> <li>A maximum Optimal Summer Water Level setback of 12.3 metres for a Dwelling;</li> <li>A maximum Dwelling height of 8.3 metres; and</li> <li>A maximum Dwelling width of 25.6 metres at a shoreline setback of 12.8 metres.</li> </ul>
RC-4	1290	2023-90	Part of Lot 27, Con 2, in the former Township of Morrison, now in the Town of Gravenhurst, District Municipality of Muskoka, being Parts 19 & 47 on Plan 35R-23671	K-06	Regulations: <ul style="list-style-type: none"> <li>An Accessory Dwelling Unit is permitted on a lot less than 1 hectare.</li> <li>An Accessory Dwelling Unit does not have to be located within the main building or within an accessory structure.</li> </ul>

Zone Symbol	Exception No.	By-law No.	Location	Schedule No.	Provisions
RW-6	1291	2023-107	Part of Lot 10, Con 12, in the former Township of Morrison, now in the Town of Gravenhurst, District Municipality of Muskoka; being Lot 3 on Plan M383 and Part 2 on 35R-8581.	F-07	<p>Regulations:</p> <ul style="list-style-type: none"> <li>The maximum Dwelling height shall be 9.6 metres,</li> <li>The minimum setback from the Optimal Summer Water Level for a Dwelling shall be 11.6 metres,</li> <li>The minimum setback from the Optimal Summer Water Level for a Porch attached to a Dwelling shall be 9.3 metres; and,</li> <li>The maximum height of a Porch attached to a Dwelling shall be 6.6 metres at a setback of 10.0 metres from the Optimal Summer Water Level.</li> </ul>
EP	1292	2023-95	Part of Lots 23 & 24, Con 7, in the former Township of Ryde, now in the Town of Gravenhurst, District Municipality of Muskoka.	G10 & G11	<p>Regulations:</p> <ul style="list-style-type: none"> <li>The minimum setback from an Environmental Protection (EP) zone is 0.0 metres.</li> <li>Entrance Permits are not available in the Environmental Protection (EP) zone.</li> </ul>
RB-7	1293	2023-95	Part of Lots 23 & 24, Con 7, in the former Township of Ryde, now in the Town of Gravenhurst, District Municipality of Muskoka.	G10 & G11	<p>Regulations</p> <ul style="list-style-type: none"> <li>The lot frontage is deemed to comply.</li> <li>Entrance permits are only available from an assumed public road which is municipally maintained on a year-round basis.</li> <li>Any existing Home Industry is permitted to continue as a legal non-conforming use.</li> </ul>
RB-7	1294	2023-95	Part of Lots 23 & 24, Con 7, in the former Township of Ryde, now in the Town of Gravenhurst, District Municipality of Muskoka.	G10 & G11	<p>Regulations:</p> <ul style="list-style-type: none"> <li>The definition of lot frontage shall mean the total aggregate distance of all lot lines abutting a publicly maintained road.</li> <li>Entrance permits are only available from an assumed public road which is municipally maintained on a year-round basis.</li> <li>Structures, driveways and septic systems are permitted.</li> </ul>
RB-7	1295	2023-95	Part of Lots 23 & 24, Con 7, in the former Township of Ryde, now in the Town of Gravenhurst, District Municipality of Muskoka.	G10 & G11	<p>Regulations:</p> <ul style="list-style-type: none"> <li>No structures are permitted.</li> <li>No Site Alteration is permitted.</li> <li>No Tree Cutting is permitted.</li> <li>Entrance permits are not available.</li> </ul>
RI-8D	1296	2023-109	Part of Lot 31, Con 5, in the former Township of Muskoka, now in the Town of Gravenhurst, District Municipality of Muskoka; being Parts 1 to 3 on Plan BR-56	E-04	<p>Permitted Uses:</p> <ul style="list-style-type: none"> <li>A maximum of One (1) Sleeping Cabin in the Shoreline Development Area</li> </ul> <p>Regulations:</p> <ul style="list-style-type: none"> <li>The minimum setback for a Sleeping Cabin from the Optimal Summer Water Level shall be 2.2 metres.</li> <li>The minimum setback for a Porch attached to a Sleeping Cabin from the Optimal Summer Water Level shall be 1.0 metre.</li> </ul>
RW-6F & EP	1297	2023-108	Part of Burnt Island, Kahshe Lake, Morrison, now in the Town of Gravenhurst, District Municipality of Muskoka, being Part 1, Plan 35R-3859	H-08	<p>Regulations:</p> <ul style="list-style-type: none"> <li>The minimum setback from an Environmental Protection (EP) zone is 0.0 metres.</li> </ul>

Zone Symbol	Exception No.	By-law No.	Location	Schedule No.	Provisions
M-2, RU & EP	1298	2023-110	Part of Lot 6, Con 9, in the former Township of Muskoka, now in the Town of Gravenhurst, District Municipality of Muskoka, being Part 1, Plan 35R-26933	B07	<p>Regulations:</p> <ul style="list-style-type: none"> <li>The minimum setback from an Environmental Protection (EP) zone is 15.0 metres.</li> <li>A Shipping Container is permitted to be located in the front yard and is permitted to be setback a minimum of 14.0 metres from the front lot line.</li> <li>The minimum setback from the northern side lot line for a Garage/Shop is 10.0 metres.</li> <li>Any new development requires a Site Plan Agreement.</li> </ul>
CW-8	1299	2023-111	Part of Lot 27, Concession 6 and Part of Lots 26 & 27, Con 7, Morrison, now in the Town of Gravenhurst, District Municipality of Muskoka	I-06	<p>Regulations:</p> <ul style="list-style-type: none"> <li>The maximum permitted Lot Coverage shall be 6.8%;</li> <li>The minimum Setback from the Optimal Summer Water Level shall be 27.0 metres for at-grade patios/decks only;</li> <li>The maximum permitted height shall be 11.5 metres for Blocks 1, 10, 11 and 12 only;</li> <li>The maximum permitted projection of a docking facility shall be 65.0 metres;</li> <li>The maximum number of dock slips shall be 44; and</li> <li>The maximum number of units shall be 60.</li> </ul>
RU	1300	2024-06	Part of Lot 6, West Range Morrison, Morrison, now in the Town of Gravenhurst, District Municipality of Muskoka.	K-07	<p>Regulations:</p> <ul style="list-style-type: none"> <li>A minimum lot frontage of 45.0 metres shall be permitted.</li> </ul>
RW-6F1	1301	2024-07	Part of Lot 8, Con 6, in the former Township of Morrison, now in the Town of Gravenhurst, District Municipality of Muskoka; being Lot 27 on Plan M453	I-08	<p>Regulations:</p> <ul style="list-style-type: none"> <li>The existing lot area and frontage shall be deemed to comply.</li> </ul>
RU	1302	2024-08	Part of Lot 31, Con 12, in the former Township of Morrison, now in the Town of Gravenhurst, District Municipality of Muskoka	G-07	<p>Regulations:</p> <ul style="list-style-type: none"> <li>A minimum lot frontage of 60.0 metres shall be permitted.</li> </ul>
R-2	1303	2024-17	Part of Lot 20, Con 7, in the former Township of Muskoka, now in the Town of Gravenhurst, District Municipality of Muskoka; being Part 2 on Plan 35R-7151	C-05	<p>Permitted Uses:</p> <ul style="list-style-type: none"> <li>A porch attached to a Dwelling shall be permitted in the Shoreline Development Area.</li> </ul> <p>Regulations:</p> <ul style="list-style-type: none"> <li>The minimum setback of a Porch attached to a Dwelling from the Optimal Summer Water Level shall be 18.2 metres.</li> </ul>

Zone Symbol	Exception No.	By-law No.	Location	Schedule No.	Provisions
C-2A	1304	2024-18	Part of Lot 18, Con 4, in the former Township of Muskoka, now in the Town of Gravenhurst, District Municipality of Muskoka; being Part 1 on 35R-10323	D-06	<p>Permitted Uses:</p> <ul style="list-style-type: none"> <li>A maximum of two (2) Shipping Containers shall be permitted for storage purposes as an accessory use to a permitted principal use.</li> </ul> <p>Prohibited Uses:</p> <ul style="list-style-type: none"> <li>Manufacturing</li> <li>Medical Clinic</li> <li>Nursing Home</li> <li>Restaurant</li> </ul> <p>Regulations:</p> <ul style="list-style-type: none"> <li>Municipal water and sewer services shall not be required.</li> <li>The minimum front lot line setback for a Shipping Container shall be 36.6 metres</li> <li>The minimum interior side lot line setback for a Shipping Container shall be 4.5 metres</li> <li>The minimum rear lot line setback for a Shipping Container shall be 7.5 metres</li> <li>A visual barrier shall be maintained between a Shipping Container and the front, interior, side, and rear lot lines.</li> <li>A Shipping Container must not be located in a parking area or encroach into a required landscaped area.</li> <li>A Shipping Container must not be placed for the purpose of display or advertising.</li> <li>A Shipping Container must not be used for the purpose of screening or fencing.</li> </ul>
RW-6A	1305	2024-19	Part of Lot 15, Con 8 & 15, in the former Township of Muskoka, now in the Town of Gravenhurst, District Municipality of Muskoka; being Parts 1 and 3 on 35R-7698 and Parts 1 and 2 on 35R-26178	B-06	<p>Regulations:</p> <ul style="list-style-type: none"> <li>The maximum height of a detached two-storey Garage shall be 6.9 metres.</li> <li>The maximum floor area of a Sleeping Cabin in the second storey of a detached Garage shall be 66.9 square metres.</li> </ul>
RW-6F	1306	2024-16	Part of Lot 23, Con 7, in the former Township of Ryde, now in the Township of Gravenhurst, District Municipality of Muskoka; being Part of Lot 26, Plan M-335, Part 5, Plan 35R-5895, Part 4, Plan 35R-16256 and part of Part 3, Plan 35R-16256	G-11	<p>Regulations:</p> <ul style="list-style-type: none"> <li>The minimum lot frontage is 39.0 metres.</li> <li>The minimum lot area is 9,000 square metres.</li> </ul>



Zone Symbol	Exception No.	By-law No.	Location	Schedule No.	Provisions
RB-7	1308	2024-27	Part of Lot 29, Con 8, in the former Township of Morrison, now in the Town of Gravenhurst, District Municipality of Muskoka; being Parts 4 and 5 on 35R-15390	I-05	<p>Permitted Uses:</p> <ul style="list-style-type: none"> <li>A maximum of two (2) Shipping Containers shall only be permitted for storage purposes as an accessory use to an existing principal residential use either on the subject property or on the adjacent waterfront property legally known as Part of Lot 29, Concession 8; being Lots 2 and 3 on Plan 1; Part 1 on 35R-13639; and Part 2 on 35R-14202.</li> </ul> <p>Regulations:</p> <ul style="list-style-type: none"> <li>The minimum front lot line setback for a Shipping Container shall be 45.0 metres.</li> <li>The minimum interior side lot line setback for a Shipping Container shall be 37.0 metres.</li> <li>A visual barrier shall be maintained around the front, side, and rear lot lines.</li> <li>A Shipping Container must not be used for the purpose of screening or fencing.</li> <li>Shipping Containers shall not be permitted to stack on top of each other.</li> </ul>
C-2	1309	2024-48	Part of Lot 7, Range East of Muskoka Road, Gravenhurst, District Municipality of Muskoka, being Lots 74 and 75, Plan 3	E-06	<p>Permitted Uses:</p> <ul style="list-style-type: none"> <li>One Shipping Container shall be permitted as an accessory use for storage purposes on Lot 74, Plan 3.</li> <li>One Shipping Container shall be permitted as an accessory use for storage purposes on Lot 75, Plan 3.</li> </ul> <p>Regulations:</p> <ul style="list-style-type: none"> <li>A Shipping Container shall be situated in accordance with Property Detail Schedule No. 89.</li> <li>A visual barrier shall be maintained around a Shipping Container.</li> <li>A Shipping Container must not be used for the purpose of screening or fencing.</li> <li>A Shipping Container must not be placed for the purpose of display or advertising.</li> </ul>
C-3	1311	2024-35	Part of Lot 21, West Range Morrison (WMR), in the former Township of Morrison, now in the Town of Gravenhurst, District Municipality of Muskoka; being Part 1 on 35R-13152	H-07	<p>Permitted Uses:</p> <ul style="list-style-type: none"> <li>A maximum of two (2) Shipping Containers shall be permitted for storage purposes as an accessory use to a permitted principal use.</li> </ul> <p>Regulations:</p> <ul style="list-style-type: none"> <li>The minimum front lot line setback for a Shipping Container shall be 49.0 metres.</li> <li>The minimum interior side lot line setback for a Shipping Container shall be 40.0 metres.</li> <li>A visual barrier shall be maintained around a Shipping Container.</li> </ul>

Zone Symbol	Exception No.	By-law No.	Location	Schedule No.	Provisions
RR-5	1312	2024-47	Part of Lot 28, Concession 7, in the former Township of Muskoka, now in the Town of Gravenhurst, District Municipality of Muskoka, being Part 1, Plan 35R-20666	D04	<p>Permitted Uses:</p> <ul style="list-style-type: none"> <li>Garden Centre and Nursery</li> </ul> <p>Regulations:</p> <ul style="list-style-type: none"> <li>The maximum permitted lot coverage for a Garden Centre and Nursery use shall be 5% of the area of the property where this use is permitted.</li> <li>A greenhouse shall be setback a minimum of 30.0 metres from the front lot line and side lot line abutting a street.</li> <li>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.</li> </ul>
RU	1313	2024-37	Part of Lot 30, Con 10, in the former Township of Morrison, now in the Town of Gravenhurst, District Municipality of Muskoka, being Part 1 on Plan 35R-27380	H05	<p>Regulation:</p> <ul style="list-style-type: none"> <li>The lot frontage is deemed to comply.</li> </ul>
RW-6F	1314	2024-50	Part of Lot 2, Concession 7, in the former Township of Morrison, now in the Town of Gravenhurst, District Municipality of Muskoka, being Part 1, Plan 35R-24974	H09	<p>Regulations:</p> <ul style="list-style-type: none"> <li>All new development, other than a Dwelling shown on Property Detail Schedule 90 shall be setback 20.0 metres from the top of all steep slopes identified as 40% or greater;</li> <li>The required setback from the Environmental Protection Zone shall be 0.0 metres;</li> <li>All vegetation within 30.0 metres of the shoreline shall be maintained in a natural state unless it is a safety hazard, with the exception of a 1.5-metre-wide meandering pathway leading to the shoreline; and</li> <li>A detached Dwelling and Docking facilities shall be located in the envelopes identified on Property Detail Schedule No. 90 (P90).</li> </ul>
R-2	1315	2024-72	Part of Lot 20, Concession 7, in the former Township of Muskoka, now in the Town of Gravenhurst, District Municipality of Muskoka	C05	<p>Regulations:</p> <ul style="list-style-type: none"> <li>Maximum width of Shoreline Development is 14.5 metres;</li> <li>Maximum Shoreline Development is 199.0 square metres;</li> <li>Maximum Dock Projection is 20.0 metres.</li> </ul>
RW-6F	1316	2024-63	Part of Lots 12 and 13, Concession 6, in the former Township of Morrison, now in the Town of Gravenhurst, District Municipality of Muskoka, being Part 9 and part of Part 10, BR-268	I08	<p>Regulations:</p> <ul style="list-style-type: none"> <li>The minimum lot area shall be 0.8 hectares.</li> </ul>

Zone Symbol	Exception No.	By-law No.	Location	Schedule No.	Provisions
RW-6F	1317	2024-63	Part of Lots 12 and 13, Concession 6, in the former Township of Morrison, now in the Town of Gravenhurst, District Municipality of Muskoka, being Parts 1 & 2, 35R-14896 and part of Part 10, BR-268	I08	<p>Regulations:</p> <ul style="list-style-type: none"> <li>The maximum lot coverage permitted within 60.0 metres of the optimal summer water level shall be 21.5%.</li> <li>The minimum eastern side lot line setback for a Dwelling shall be of 0.7 metres.</li> <li>The minimum eastern side lot line setback for a Carport shall be 0.6 metres.</li> <li>The minimum eastern side lot line setback for a two-storey detached Garage with an upper storey Sleeping Cabin shall be 0.9 metres.</li> <li>The minimum western side lot line setback for stairs and a Deck attached to a Dwelling shall be of 0.1 metres.</li> <li>The maximum height of a two-storey detached Garage shall be 6.1 metres.</li> <li>The maximum floor area of a Sleeping Cabin in the second storey of a detached Garage shall be 46.8 square metres.</li> <li>The maximum permitted area of shoreline development shall be 130.8 square metres.</li> </ul>
RW-6	1318	2024-64	Part of Beachgrove Island, in the former Township of Muskoka, now in the Town of Gravenhurst, District Municipality of Muskoka, being Part 1, Plan 35R-6957	B03 and B04	<p>Regulations:</p> <ul style="list-style-type: none"> <li>The minimum lot area shall be 0.7 hectares.</li> <li>The minimum setback from the Optimal Summer Water Level for a Dwelling shall be 10.1 metres, as identified on Property Detail Schedule 91 (P91).</li> <li>The maximum cumulative area of Shoreline Development shall be 267.4 square metres and the maximum cumulative width of Shoreline Development shall be 23.0 metres.</li> <li>A maximum of two Boathouses with attached Docking facilities shall be permitted, including a one-storey Boathouse on the northern shoreline and a two-storey Boathouse on the southern shoreline, as identified on Property Detail Schedule 91 (P91).</li> </ul>
RW-6	1319	2024-64	Part of Beachgrove Island, in the former Township of Muskoka, now in the Town of Gravenhurst, District Municipality of Muskoka, being part of Part 1, Plan 35R-6957	B04	<p>Regulations:</p> <ul style="list-style-type: none"> <li>The minimum setback from the Optimal Summer Water Level for a Dwelling shall be 22.0 metres along the southern shoreline.</li> </ul>
M-2	1320	2024-65	Part of Lot 7, Concession 8, in the former Township of Muskoka, now in the Town of Gravenhurst, District Municipality of Muskoka, being Part 2, Plan 35R-6302 and Parts 1, 4 and 5, Plan 35R-21546	B07	<p>Regulations:</p> <ul style="list-style-type: none"> <li>The minimum front lot line setback shall be 29.4 metres.</li> <li>The minimum side lot line setback shall be 15.0 metres.</li> <li>The minimum rear lot line setback shall be 45.8 metres.</li> </ul>

**APPENDIX “D”**

**TEMPORARY USE PROVISIONS FOR SPECIFIC  
LANDS**

**(REFER TO SECTION 3.5.5 OF THIS BY-LAW)**

**Gravenhurst Zoning By-law  
Temporary Use Provisions – Appendix D**

Notwithstanding any provisions to the contrary in By-law No. 2010-04, the following provisions apply to the properties identified in the specific exception noted in Table D.

In all other respects, the provisions of By-law No. 2010-04 continue to apply.

**Table D – Temporary Use Provisions**

Zone Symbol	Exception No.	By-law No.	Location	Schedule No.	Provisions
RW-6	1	2012-125	Part of Lot A, Con 20, Wood; being Lot 6, Plan M-482	H-02	The following temporary use provision shall apply: (i) Permitted Uses: (a) One (1) Trailer shall be a permitted use for a period not exceeding three (3) years from the date of passage of this Zoning By-law.  (ii) Regulations: (a) The Minimum Setback from the Optimal Summer Water Level for a Temporary Travel Trailer with an attached Deck shall be 25.3 metres.
RW-6B	2	2012-141 2016-60	Part of Lot 12, Con 1, Muskoka; being Lot 23 on Plan M-80	E-07 & F-07	Note: removed T2 from 020-002-05500 by By-law 2016-60.
RW-6D	3	2012-154	Lot 11, Plan M-449, Muskoka; being Part 1 on Plan 35R-23792	C-08	The following temporary use provision shall apply: (i) Permitted Uses: (a) One (1) Trailer shall be a permitted use for a period not exceeding three (3) years from the date of passage of this Zoning By-law.  (ii) Regulations: (a) The existing location of the existing Trailer only shall be deemed to comply with Zoning requirements for a period not exceeding three (3) years from the date of passage of this Zoning By-law.
R-3	4	2016-09	Part of Lot 17, Concession 7, Muskoka; being Lot 10, Plan M-617	C-06	(i) Regulations: (a) The Minimum Front Yard Setback for one (1) Recreational Vehicle shall be 6.0 metres for a period not exceeding three (3) years from the date of passage of this By-law
RR-5	5	2004-200	Part of Lots 9 and 10, Concession 4, Muskoka; being Part 1, Plan 35R-5456	D-07	The following temporary use provision shall apply: (i) Definitions: Garden Suite Shall be defined as one-unit detached residential structure containing bathroom and kitchen facilities that is ancillary to an existing residential structure and that is designed to be portable and is for the accommodation of family members of those persons residing in the single detached dwelling.

Zone Symbol	Exception No.	By-law No.	Location	Schedule No.	Provisions
					(ii) Permitted Temporary Use: One Garden Suite shall be permitted for a period not exceeding ten (10) years from the date of passing of By-law 2004-200, being December 22, 2004, following which time, the Garden Suite shall be removed.
RU	8	2023-07	Part of Lot 11, Concession 10, Ryde, now in the Town of Gravenhurst, District of Muskoka	E-12	(i) Permitted Uses: Permit a Recreational Vehicle (Travel Trailer) to be located on the property for human habitation for a period of three (3) years, expiring on January 24, 2026, or until Dwelling Occupancy is approved (whichever occurs first).
C-3	9	2023-56	Part of Lot 34, Range EMR, Morrison, now in the Town of Gravenhurst, District of Muskoka, being Parts 1 and 2, Plan 35R-2370	F-06	(i) Permitted Uses: Permit one Shipping Container to be used for storage only if buffered from the Highway 11 Corridor at a setback of 21.0 metres from the front lot line for a period of three (3) years, expiring on June 27, 2026.
C-3	10	2023-57	Part of Lot 35, Range EMR, Morrison, now in the Town of Gravenhurst, District of Muskoka	F-06	(i) Permitted Uses: Permit four Shipping Containers to be used for storage only if buffered from the Highway 11 Corridor, in the location as existing on the date of passage of this by-law for a period of three (3) years, expiring on June 27, 2026.
RR-5	11	2023-99	Part of Lot 14, Concession 10, Ryde, now in the Town of Gravenhurst, District of Muskoka, being Part 2, Plan 35R-25982	E-11	(i) Permitted Uses: Permit a Recreational Vehicle (Travel Trailer) to be located on the property for human habitation for a period of three (3) years, expiring on October 24, 2026, or until Dwelling Occupancy is approved (whichever occurs first).
RR-5	12	2023-100	Part of Lot 5, Range WMR, Morrison, now in the Town of Gravenhurst, District of Muskoka, being Part 1, Plan 35R-21366	K-07	(i) Permitted Uses: Permit a Recreational Vehicle (Travel Trailer) to be located on the property for human habitation for a period of three (3) years, expiring on October 24, 2026, or until Dwelling Occupancy is approved (whichever occurs first).
RR-5	13	2023-97	Part of Lot 14, Concession 10, Ryde, now in the Town of Gravenhurst, District of Muskoka, being Part 1, Plan 35R-25982		(i) Permitted Uses: Permit a Recreational Vehicle (Travel Trailer) to be located on the property for human habitation for a period of three (3) years, expiring on October 24, 2026, or until Dwelling Occupancy is approved (whichever occurs first).

**APPENDIX “E”**

**HOLDING PROVISIONS FOR SPECIFIC LANDS**

**(REFER TO SECTION 3.5.6 OF THIS BY-LAW)**

**Gravenhurst Zoning By-law  
Holding Provisions for Specific Lands**

Notwithstanding any provisions to the contrary in By-law No. 2010-04, the following provisions apply to the properties identified with a holding symbol (H) noted in Table E.

In all other respects, the provisions of By-law No. 2010-04 continue to apply.

**Table E – Holding Provisions**

<b>Holding No.</b>	<b>By-law No.</b>	<b>Location</b>	<b>Schedule No.</b>	<b>Provisions</b>
1		Within the lands zoned R-1		All lands and buildings shall be limited to: existing uses; existing buildings which may be altered in accordance with the regulations of the R-1 Zone and Section 5.7.2; and the existing frontage and area, all that existed on the date of the passing of this By-law. The holding symbol shall be removed by by-law only after municipal water services are provided to the lands as set out in the Gravenhurst Official Plan.
2	2005-80			All lands and buildings shall be limited to: existing uses; existing buildings which may be altered in accordance with the regulations of the zone in which the lands are located and Section 5.7.2; and the existing frontage and area, all that existed on the date of the passing of this By-law. The holding symbol shall be removed by by-law only after municipal water and sewer services are provided to the lands as set out in the Gravenhurst Official Plan.
6		Lots 1 to 48, 50 to 57, Plan 28, Gravenhurst	E-05	A boathouse and dock are permitted on Lots 1 to 48, 50 to 57, Plan 28, Gravenhurst without municipal services in accordance with Special Provisions No. 5 (S5) without the removal of the Holding (“H”) symbol. The Holding Symbol shall be removed by By-law only after the Town has been notified by the District Engineer or a delegate that an agreement has been entered into between the District and the owner or owners or that a Local Improvement Plan has been approved to ensure that adequate municipal water and sewer services are provided to the lands, and that servicing capacity is available to the lands. The Holding shall not be removed until a comprehensive Development Plan, including all properties has been submitted to the satisfaction of the Town.
7	97-34	Part of Lots 24 and 25, Concession 3, Muskoka	E-05	Only those uses which existed prior to April 15, 1997 shall be permitted until such time as the conditions for removal as set out in Section 5.6.4.5 (j) of the Gravenhurst Official Plan, as amended by Official Plan Amendment No. 6 (for those lands within Part of Lot 24, Concession 3), and until such time as the



Holding No.	By-law No.	Location	Schedule No.	Provisions
				Corporation of the Town of Gravenhurst has been notified in writing by the District Engineer or a delegate, that adequate municipally piped water and sanitary sewer services are provided to those lands within the Residential One and Residential Three Zones (R-1 and R-3) in Part of Lot 25, Concession 3.
8	94-119 99-50	Part of Lots 4,5, and 6, and part of the Original Road Allowance between Lots 5 and 6, Range East of Muskoka Road and part of Lots 17 and 18, Concession 2, Muskoka	E-05	Only the following uses shall be permitted until the holding symbol is removed: a) Uses, buildings, and structures existing on November 22, 1994; b) A maximum of three model homes which are connected to municipal water and sewer services; c) Open space uses, not including buildings; and d) Public Uses
9	99-58 2000-147	Part of Lots 14 and 15, Concession 7 and 8, Muskoka; being Part 1, Plan 35R-6996 and Part 1 and part of Part 2, Plan 35R-7769	C-06	The following use shall not be permitted until the holding symbol is removed: a) An accessory clubhouse to a golf course. The holding symbol shall be removed by By-law, only upon the Town being notified in writing by the District Engineer or a delegate that municipal water and sewer services, adequate to serve the proposed golf clubhouse, are available to serve the subject lands. Further, a Site Plan Agreement be entered into pursuant to the provisions of the Planning Act, R.S.O. 1990, Chapter P.13, Section 41.
10	2000-39	Part of Lots 16 and 17, Concession 7, on Part of Lots 14, 15, and 16, Concession 8 and part of the Original Road Allowance between Lots 15 and 16, Concession 8; Muskoka; being more particularly described in part as Part 1,2,4 to 12, and 15 to 19, Plan 35R-6976 and Parts 2,3,4,5, & 6, Plan 35R-7769	C-06	Only those uses which existed prior to the passage of By-law 2000-39 shall be permitted until such time as the following criteria are complied with, insofar as they affect all or part of the lands noted above and the holding symbol (H) has been removed as it affects all or part of the lands noted: a) Confirmation has been provided to the Town of Gravenhurst from the District Engineer or such designate, that a servicing agreement regarding the provision of municipal water and sewer services, for a maximum of 200 Equivalent Residential Units (E.R.U.'s) has been entered into and that adequate servicing capacity is available to service the lands; b) After the release of sewer and water services for a maximum of 200 Equivalent Resident Units, no further sewer and water services shall be allocated or provided to the lands until the construction of at least 75% of the units for which sewer and water services were previously released has been completed, and occupancy permits have been issued; c) A site plan agreement and/or condominium agreement (as appropriate) in entered into with the Town of Gravenhurst which requires and ensures the implementation of the construction of the required recreations facilities, the preparation and implementation of

Holding No.	By-law No.	Location	Schedule No.	Provisions
				<p>a detailed storm water management plan, a construction mitigation plan, and where appropriate, a golf course management plan satisfactory to the Town of Gravenhurst; and,</p> <p>d) Confirmation has been provided to the Town of Gravenhurst from the District Engineer or his delegate, that all requirements respecting access from Muskoka Road No. 17 have been addressed to the satisfaction of the District Engineer.</p>
12		Vacant Lots adjacent to "Over Threshold" and "High Sensitivity" Lakes		The uses of the land shall be limited to those existing on the date of passage of this by-law until such time as the holding symbol (H) is lifted. Prior to the lifting of the holding symbol (H), a Phase II Water Quality Impact Assessment shall be completed to the satisfaction of the District of Muskoka.
13		Part of Lots 23 & 24, Concession 3 Part Lot 7, WMR	E-05	<p>The uses of the land shall be limited to those existing on the date of passage of this by-law until such time as the holding symbol (H) is lifted. Prior to the lifting of the holding symbol (H), the following shall be completed in accordance with Section C1.7.8.3 of the Official Plan to the satisfaction of the Town of Gravenhurst:</p> <p>a) A concept plan for the entire area to which the Holding (H) applies;</p> <p>b) A visual impact analysis of the development proposed thereon;</p> <p>c) A phasing plan;</p> <p>d) An environmental impact study for the entire area to which the Holding (H) applies;</p> <p>e) A storm water impact study for the development within the area to which the Holding (H) applies; and,</p> <p>f) A traffic impact analysis for the development.</p>
16	2015-19	Part of Lot 15, Concession A, Morrison	K-08 and L-08	<p>Permitted Uses shall be limited to a Farm and Farm Produce Storage Facility only; and a Dwelling or Dwelling Unit shall not be Permitted Uses until such time as the Holding Symbol is lifted.</p> <p>Prior to the lifting of the Holding Symbol (H), a residential entrance permit shall be issued to the satisfaction of the County of Simcoe and the District of Muskoka.</p>
17(A)	2015-19	Part of Lot 15, Concession A, Morrison	K-08 and L-08	Permitted Uses shall be limited to a Farm use only and no additional buildings or structures shall be erected until such time as the Holding Symbol is lifted.

Holding No.	By-law No.	Location	Schedule No.	Provisions
				Prior to the lifting of the Holding Symbol (H), an additional study for Species at Risk shall be required to the satisfaction of the Town of Gravenhurst.
17(B)	2015-63	Part of Lot 17, Concession 5, Muskoka	D-06; D-06-1; and D-06-2	<p>Regulations:</p> <ul style="list-style-type: none"> <li>a) The uses of the land shall be limited to those existing on the date of passage of this By-law until such time as the Holding Provision is lifted; and</li> <li>b) Prior to the lifting of the Holding Provision, the owner shall enter into an agreement with the District Municipality of Muskoka concerning the provision of municipal services and the owner shall enter into a Subdivision or Site Plan Agreement, to the satisfaction of the Town of Gravenhurst.</li> </ul> <p>All other provisions of By-law 10-04 as applicable to a Business One Zone (B-1) shall apply.</p>
18 (A)	2015-112	Part of Lot 21, Concession 9, Ryde	F-11	<p>Regulations:</p> <ul style="list-style-type: none"> <li>a) No additional buildings or structures shall be erected until such time as the Holding Symbol is lifted; and</li> <li>b) Prior to the lifting of the Holding Symbol (H), an additional study for Species at Risk shall be required to the satisfaction of the Town of Gravenhurst.</li> <li>c)</li> </ul>
18 (B)	2017-08	Part of Lot 9 and 10, Concession 6, Muskoka	C-07	Land use shall be limited to those existing on the date of passage of this by-law until such time as the Holding Provision 18 (H18) is lifted. Prior to the lifting of Holding Provision 18 (H18), the District Municipality of Muskoka and Town of Gravenhurst shall be satisfied that there will be no risk to human health and safety as a result of an identified waste disposal site.
19	2018-47	Part of Lot 19, Concession 5, Muskoka	D-06	The holding symbol shall be removed by by-law only after the lands are subject to an agreement with the District Municipality of Muskoka to address the provision of water and sewer infrastructure, posting of securities and capacity allocation, among other servicing matters. Notwithstanding such provision, the first Phase of development on the subject lands (37 lots) shall be permitted to be developed with no such Holding Provision.
20	2020-11	Part of Lots 4 and 5, Range WMR,	E-06 and	(i) The provision of water and sewer services, hydraulic modelling,

<b>Holding No.</b>	<b>By-law No.</b>	<b>Location</b>	<b>Schedule No.</b>	<b>Provisions</b>
		Gravenhurst	F-06	<p>capacity allocation, posting of securities, and the disposal of solid waste, amongst other matters, have been addressed to the satisfaction of the District Municipality of Muskoka for all proposed development, not including development that existed as of the date of the passing of this by-law amendment.</p> <p>(ii) Easements as may be required for existing and new municipal water and sewer infrastructure have been granted to the District Municipality of Muskoka; and</p> <p>(iii) A peer review of the Traffic Impact Study prepared by Paradigm Transportation Solutions Limited, dated October 2019, has been completed to the satisfaction of the District Municipality of Muskoka.</p>
21	2022-108	Part of Lot 6, Range EMR, Muskoka, now in the Town of Gravenhurst, District Municipality of Muskoka, being Parts 1-6, Plan 35R-16967	E-06	<p>(i) The Holding (H-21) Symbol may only be removed once:</p> <ol style="list-style-type: none"> <li>i. Water and sewer capacity modeling is completed using the District of Muskoka systems model to confirm there is sufficient capacity;</li> <li>ii. A satisfactory Functional Servicing Report is submitted; and</li> <li>iii. The applicant enters into an agreement with the District of Muskoka respecting the provision of municipal services.</li> </ol>
24	2023-25	Part of Lot 26, Concession 10, Ryde, now in the Town of Gravenhurst, District Municipality of Muskoka	F-10	<p>(i) The Holding Symbol (H-24) will not be removed until it is demonstrated to the satisfaction of the Town of Gravenhurst that the maximum eighty (80) day users (no overnight accommodation) can be adequately serviced by the existing sewage system, an expansion of the existing sewage system or the augmentation of the existing sewage system through a second sewage system being installed on the property, and the appropriate option is completed through the issuance of the required permits and approvals. Overnight accommodation can only occur if the sewage system is appropriately sized.</p>
25	2023-25	Part of Lot 26, Concession 10, Ryde, now in the Town of Gravenhurst, District Municipality of Muskoka	F-10	<p>(i) The Holding Symbol (H-25) will not be removed until it is demonstrated to the satisfaction of the Town of Gravenhurst that the maximum one hundred (100) day users (no overnight accommodations) can be adequately serviced by the existing sewage system, an expansion of the existing sewage system or the augmentation of the existing sewage system through a second sewage system being installed on the property, and the appropriate option is completed through the issuance of the</p>

Holding No.	By-law No.	Location	Schedule No.	Provisions
				required permits and approvals. Overnight accommodation can only occur if the sewage system is appropriately sized.
26	2023-39	Lot 6, Plan 28, Gravenhurst, District Municipality of Muskoka	E-05	(i) A boathouse and dock are permitted on Lots 1 to 48, 50 to 57, Plan 28, Gravenhurst without municipal services in accordance with Special Provisions No. 1274 (S1274) without the removal of the Holding (“H”) symbol. The Holding Symbol shall be removed by By-law only after the Town has been notified by the District Engineer or a delegate that an agreement has been entered into between the District and the owner or owners or that a Local Improvement Plan has been approved to ensure that adequate municipal water and sewer services are provided to the lands, and that servicing capacity is available to the lands. The Holding shall not be removed until a comprehensive Development Plan, including all properties has been submitted to the satisfaction of the Town.
27	2023-41	Lots G and H, Concession 20, Wood, now in the Town of Gravenhurst, District Municipality of Muskoka, being Parts 1 and 2, Plan 35R-6954, PCL 28573	H-03	(i) The Holding Symbol shall be removed only after an Environmental Impact Statement be submitted to the satisfaction of the Town of Gravenhurst and District of Muskoka that identifies a suitable building envelope including respective buffers to the adjacent Provincially Significant Wetland and Muskoka Heritage Area, where the recommendations of which will be required to be implemented through a Zoning By-law Amendment that applies a Property Detail Schedule to the subject property or an alternative development control technique.
28	2023-38	Part of Lot 18, Concession 5, Muskoka, now in the Town of Gravenhurst, District Municipality of Muskoka, being Part 1, RD-453 and Parts 5 & 6, Plan 35R-7354	D06-3	(i) Regulations: a. the Holding Symbol (H28) will not be removed until the submission of a Functional Servicing and Stormwater management Report to the satisfaction of the District Municipality of Muskoka Engineering and Public Works Department and the Town of Gravenhurst Infrastructure Department; and b. the Holding Symbol (H28) will not be removed, until the owner enters into an agreement with the District Municipality of Muskoka to address the provision of municipal services, posting of securities and capacity allocation.
30	2023-	Part of Lot 27, Concession 6 and	I-06	(i) The Holding Symbol shall be removed only after an

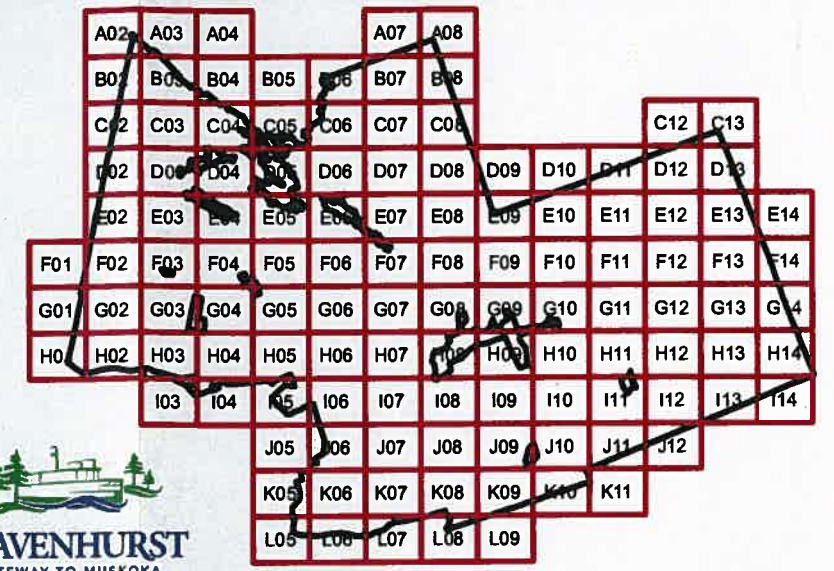
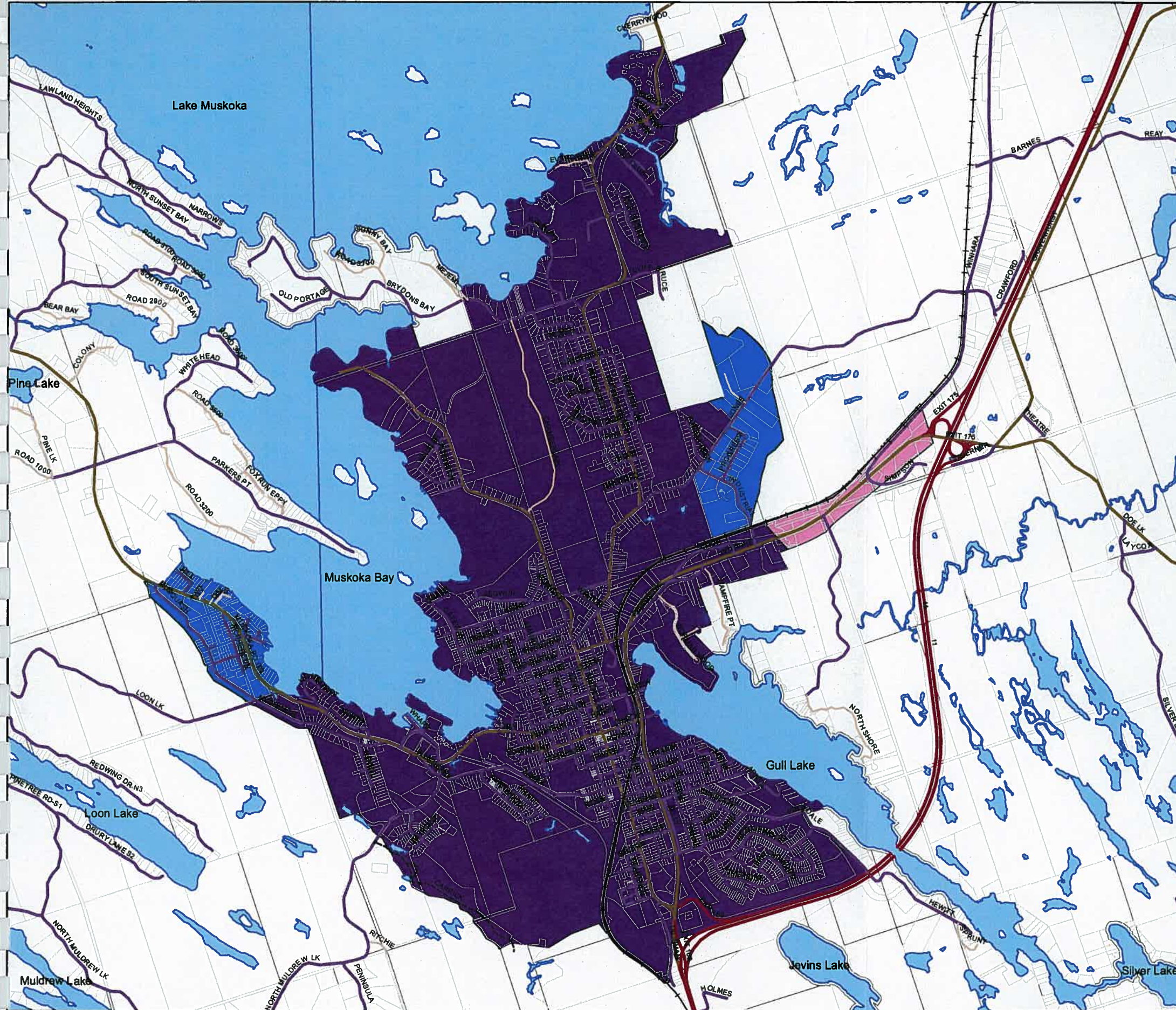
Holding No.	By-law No.	Location	Schedule No.	Provisions
	111	Part of Lots 26 & 27, Concession 7, Morrison, now in the Town of Gravenhurst, District Municipality of Muskoka, being Part Road Allowance designated as Part 1 on Plan 35R-20305		Archaeological Assessment to the satisfaction of the Ministry of Tourism, Culture and Sport has been completed and that any necessary requirements are implemented using the appropriate development control techniques to the satisfaction of the Town of Gravenhurst and District Municipality of Muskoka.

**APPENDIX “F”**

**SEWER AND WATER SERVICING SCHEDULE**

**(REFER TO SECTION 3.5.7 OF THIS BY-LAW)**





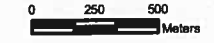
### Legend - Servicing

- |                        |                       |
|------------------------|-----------------------|
| <b>Servicing Areas</b> | <b>Transportation</b> |
| Water Only Area        | Provincial            |
| Full Service Area      | District              |
| Future Service Area    | Town                  |
|                        | Private               |
|                        | Proposed              |
|                        | Trail                 |
|                        | Railway               |

April 20, 2010



Scale 1:30,000



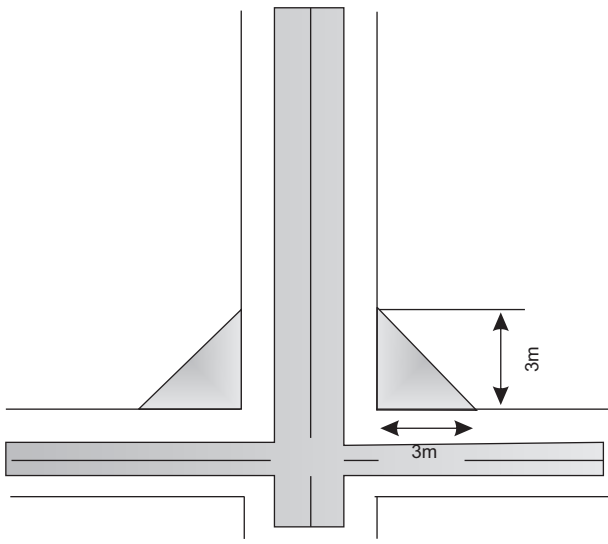
Note: This map is for illustration purposes only. For boundary interpretations, please contact the Town of Gravenhurst. Base Mapping Source: MPAC, District of Muskoka.



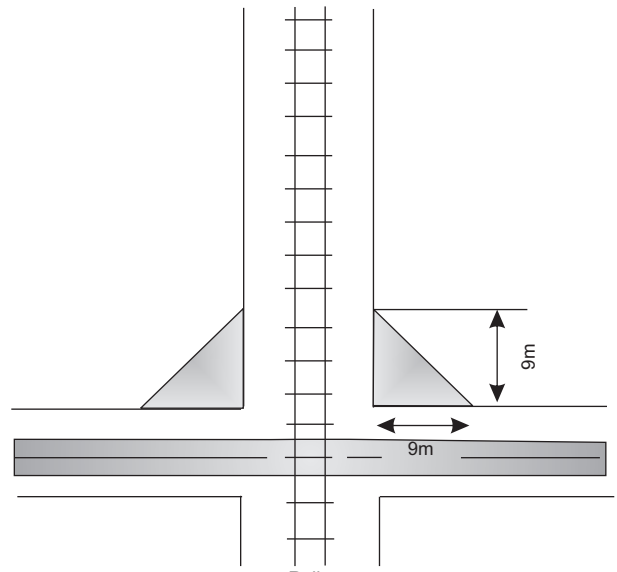


# ILLUSTRATIONS

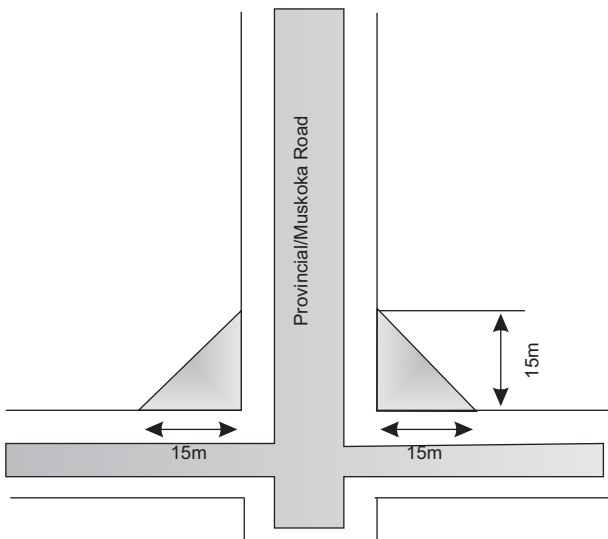
# ILLUSTRATION 1 - Corner Visibility Triangle



Minor Street

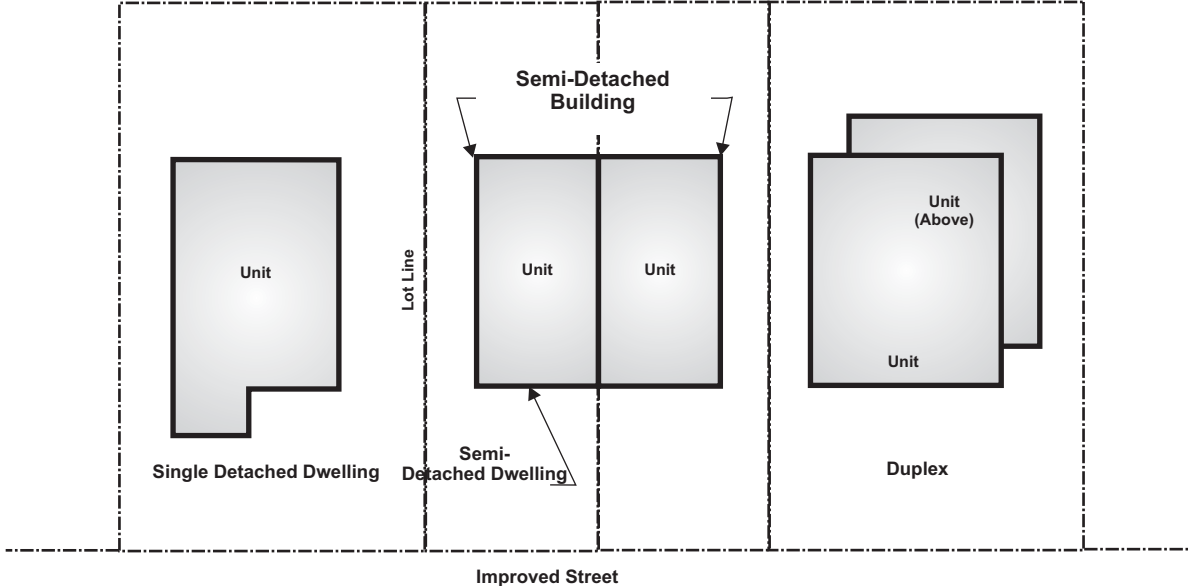


Railway

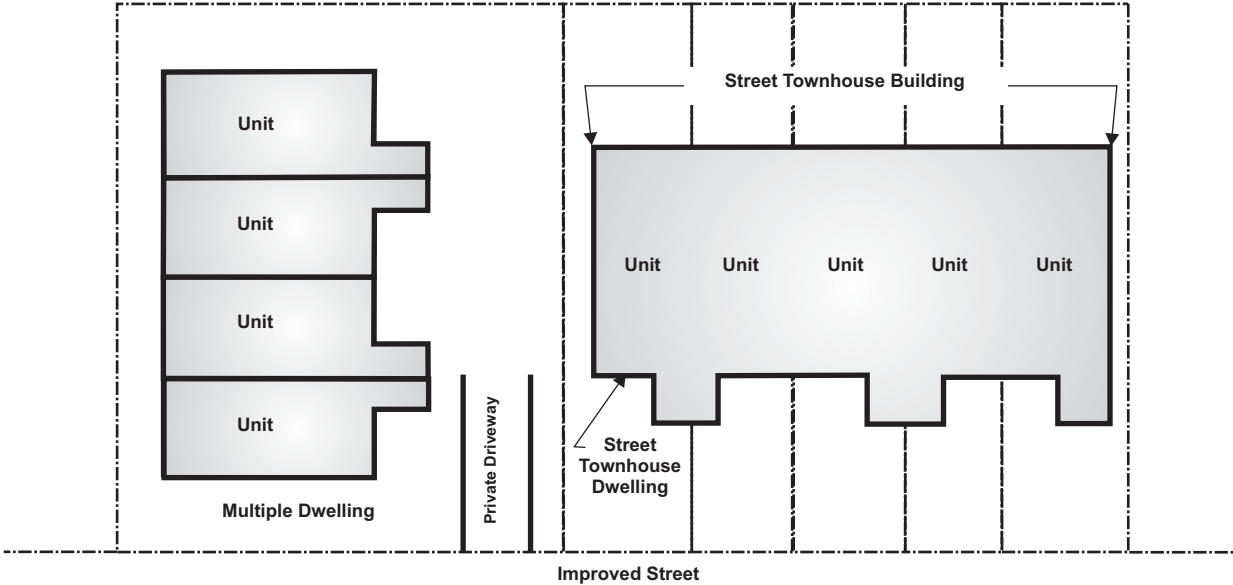


Provincial/Muskoka Road

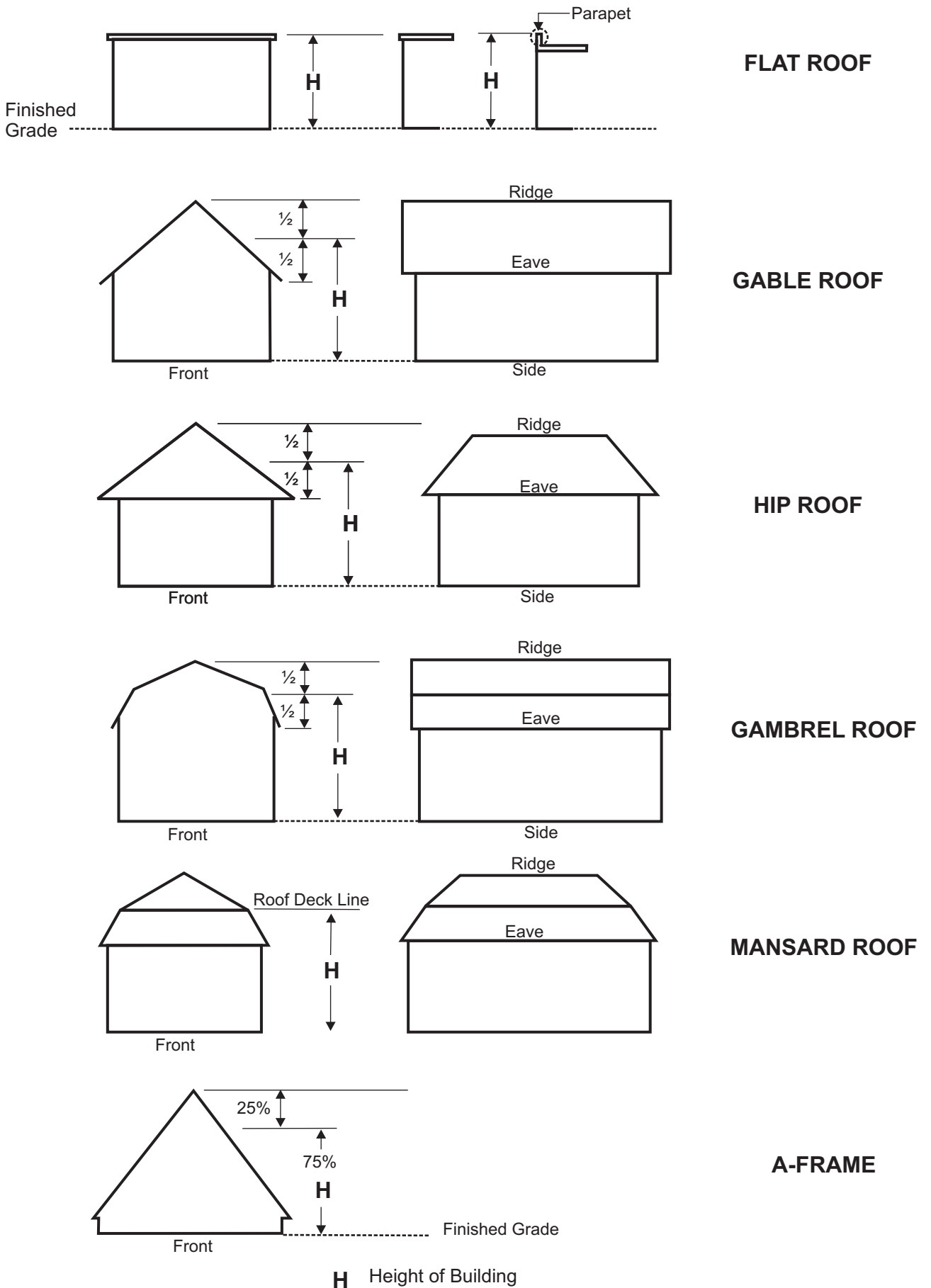
# ILLUSTRATION 2 - Dwelling Unit Types



----- Lot Line



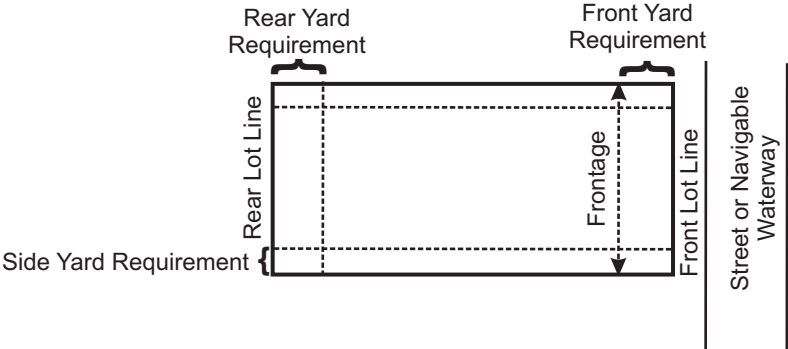
### ILLUSTRATION 3 - Height



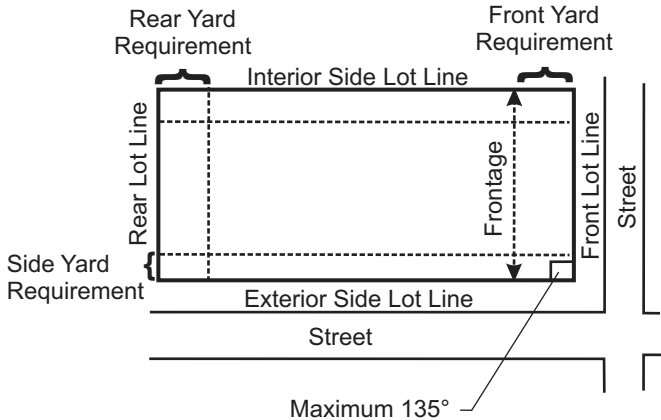
Note: The above illustrations are for clarification and convenience only and do not form part of the By-Law.

# ILLUSTRATION 4 - Lot and Yard Requirements

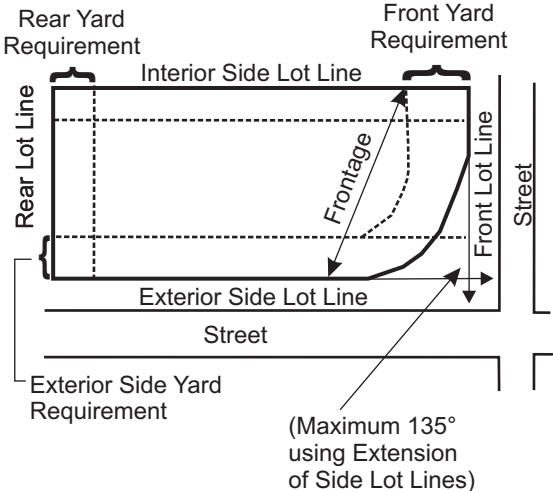
## TYPICAL LOT



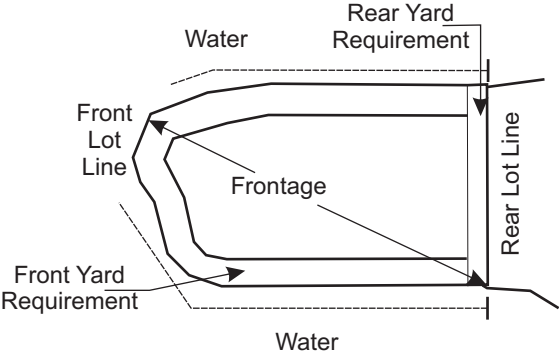
## CORNER LOT (straight sides)



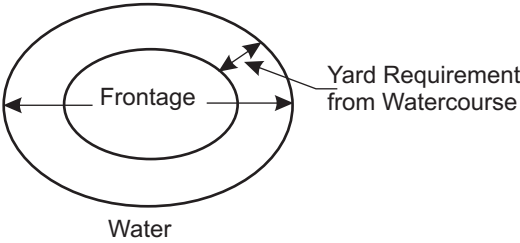
## CORNER LOT (curved sides)



## PENINSULA

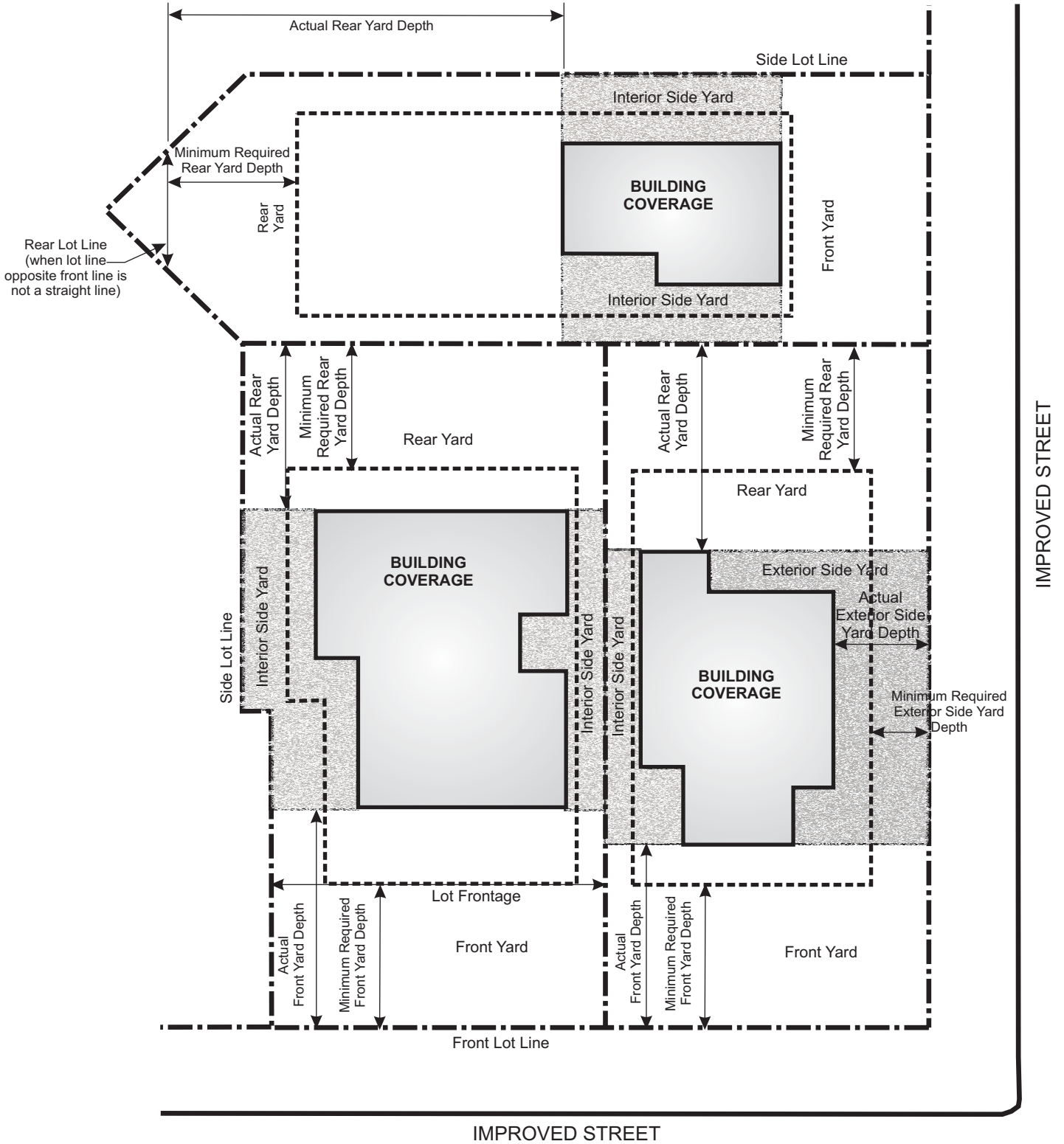


## ISLAND



Note: The above illustrations are for clarification and convenience only and do not form part of the By-Law.

# ILLUSTRATION 5 - Yard Definitions



Note: The above illustrations are for clarification and convenience only and do not form part of the By-Law.

### ILLUSTRATION 6

Maximum Width of dwelling based on the distance from the Optimal Summer Water Level

0	5.0		16	16.2
1	5.7		17	16.9
2	6.4		18	17.6
3	7.1		19	18.3
4	7.8		20	19.0
5	8.5		21	19.7
6	9.2		22	20.4
7	9.9		23	21.1
8	10.6		24	21.8
9	11.3		25	22.5
10	12.0		26	23.2
11	12.7		27	23.9
12	13.4		28	24.6
13	14.1		29	25.3
14	14.8		30	(no maximums)
15	15.5			

Maximum building width based on the distance from the Optimal Summer Water Level

