

SCHEDULE 1

THE CORPORATION OF THE TOWNSHIP OF PRINCE

BY-LAW NO. 86 - 4

ZONING: A By-law to amend the Township of Prince

Zoning By-law 77-7

THE COUNCIL of the Township of Prince pursuant to Section 39 of the Planning Act, R.S.O. 1980, chapter 379 and amendments thereto, ENACTS as follows:

1. Section 4 - Definitions

1. - Subsection 29 of Section 4 a definition for "industry, craft and home based" is hereby repealed.

2. - Subsection 4 of Section 4 of By-law 77-7 is repealed and the following is substituted therefore:

"Agricultural Use" means the use of land, buildings or structures for the growing of crops including field crops, truck gardening, flower gardening, and tree farming and for the raising of animals including dairy farming, horse farming, aviaries, apiaries, fish farming, and other forms of animal husbandry. It may also include a stand for the sale of farm products produced on the farm upon which the stand is located. The purpose of the agricultural use is to make a profit or financial gain from the activity.

3. - Subsection 23 of Section 4 of By-law 77-7 is repealed and the following is substituted therefore:

Farm shall mean an area of land which is used principally for agricultural uses by the owner,

occupant or leasee and the purpose of this activity is profit or gain.

4. - Subsection 24 of Section 4 of By-law 77-7 is repealed and the following is substituted therefore:

Garage, Private shall mean an accessory building which is intended or used for the sheltering of not more than three (3) non commercial motor vehicles.

5. - Section 4 of By-law 77-7 is amended by adding thereto immediately after Section 25, Section 25A:

"Height or Building Height", when used in reference to a building or structure, means the vertical dimension or, where applicable, the total number of storeys between the finished grade of such building or structure and:

- i in the case of a flat roof or one - having a slope of less than 20% from the horizontal, the highest point of the roof surfaces;
- ii in the case of a mansard roof, the deck line;
- iii in the case of a gabled, hip or gambrel roof, or one-sloped roof having a slope of not less than 20% from the horizontal, the average level between the eaves and ridge;
- iv in the case of a structure not having a roof, the topmost part of the structure; or
- v where an exterior wall extends above the top of the roof of a building, the topmost part of such exterior wall.

6. - Section 4 of By-law 77-7 is amended hereto by immediately after subsection 28 adding the following:

28(a) "Hunt Camps" or "Wilderness Retreat" means a single family detached dwelling that is not used as a permanent residence or domicile. The primary purpose

of the structure is a seasonal shelter. Any such building may be of light frame construction without a basement, interior finish on its walls and ceiling, and any source of heat, but not without an adequate foundation.

7. - Section 4 of By-law 77-7 is amended by adding thereto immediately after Section 30 the following:

30A "Kennel, Commercial" means an establishment where dogs, cats or other small domestic animals or household pets are breed or raised primarily for the purpose of sale, or trained or boarded for gain or profit.

8. - Subsection 33 of Section 4 of By-law 77-7 is repealed in the following and the substituted therefore;

"Lot frontage" means the horizontal distance between the side lot lines of a lot, such distance being measured;

- (a) along a line perpendicular to the side lot lines in the case of a lot either having parallel side lot lines or of a corner lot having a bent corner where the side lot lines are parallel except for such bend; or
- (b) along a line which is parallel to and a 6 metre distance from, the front lot line.

9. - Section 4 of By-law 77-7 is amended by adding thereto immediately after Subsection 50 the following:

50A "Vehicle" and "Motor Vehicle" shall mean a wheeled self propelled vehicle designed and constructed for the purpose of transporting passengers and/or goods and without limiting the generality of the foregoing includes automobiles, trucks, buses and motor homes.

50B "Vehicle, Commercial" means a vehicle licensed by the Province of Ontario:

(a) as a public vehicle pursuant to the provisions of
The Public Vehicles Act, R.S.O. 1980, chapter 425;
or

(b) as a public commercial vehicle, pursuant to the
provisions of the Public Commercial Vehicles Act,
R.S.O. 1980, chapter 407.

50C "Vehicle, Farm" means a piece of machinery
exclusively used on the farm such as tractor or combine
but does not include a passenger vehicle or piece of
construction equipment.

50D "Vehicle, Non-Commercial" means a vehicle having a
specified capacity of not more than one tonne or in the
case of a passenger vehicle 12 persons but does not
include a commercial vehicle or farm vehicle.

2. Section 6 - Off Street Parking and Loading

1. Schedule 1 of Section 6 is hereby amended as follows:

i Clauses c,d,e,f and p are repealed
ii Clause r "Driving range 1.25 spaces per tee off" is
added

2. Schedule 2 Off Street Loading Requirements is hereby
amended by repealing Clauses a,b,c,d and e and
replacing them with the following:

(a) 500 to 3,700 square metres	- 1 space
(b) 3,700 to 9,300 square metres	- 2 spaces
(c) 9,300 to 23,000 square metres	- 3 spaces
(d) each additional 9,300 square metres	- 1 space

3. Section 7 Zones

1. Section 7 subsection 1 is amended as follows:

i The second paragraph following the title Rural
Residential (R.R.) Zones is amended as follows:

"no person shall hereinafter use any land,
building or structure and no person shall erect

any building or structure except in accordance with the following provisions:"

This replaces the sentence beginning with the words "no person shall...."

- ii Section 7 subsection i paragraph 1 Clause b is repealed and the following substituted therefore:

Agricultural Uses and Farm Uses excluding animal husbandry

- the limited keeping of farm animals is permitted provided that the farm animals are for the exclusive use of the owner or leasee and do not constitute a nuisance.

- iii Section 7 subsection I paragraph 1 Clauses (c) Recreational (d) Institutional (e) Commercial are repealed.

- iv Section 7 subsection I paragraph 1 Clause (f) Accessory Buildings (Recreational) Uses is amended by repealing the sentence beginning with the words "private garages" and replacing it with the following:

Accessory buildings - private garages, greenhouses, swimming pools, boathouses and tool sheds are permitted if not used for commercial purposes.

- v Section 7 subsection I paragraph 1 Clause (g) is hereby repealed and the following substituted therefore:

ACCESSORY BUILDINGS AGRICULTURAL

- barns, stables and agriculturally oriented buildings are permitted subject to the following special regulations:

maximum size 110 square metres
maximum height 7 metres
minimum distance from a dwelling unit 10 metres
front yard 15 metres
rear yard 15 metres
side yard 15 metres
side yard abutting a street 15 metres

vi Section 7 subsection I paragraph 2 the title is amended by changing the word "area" to "lot"

vii Section 7 subsection I paragraph 2 Clause b is hereby repealed

viii Section 7 subsection I paragraph 2 Clause c is amended by repealing the first part of this clause beginning with the words "a detached. accessory building" and ending with the words "principal building" and inserting the following sentence:

"Detached accessory building shall be no more than 1 storey - 4 metres in height and shall be at least four (4) metres from the principal building."

ix Section 7 subsection I paragraph 4 Exceptions for residential use will be amended by altering the title of clause a from "area requirements" to "lot requirements."

2. Section 7 subsection II Summer Cottage Zone is hereby amended:

i Section 7 subsection II paragraph 1 Clause b (Recreational) is hereby repealed

ii Section 7 subsection II paragraph 2 title "AREA REQUIREMENTS" shall be replaced with the words "LOT REQUIREMENTS"

iii Section 7 subsection II paragraph 2 third clause from the beginning with the words "boat houses" will be repealed and replaced with the following wording:

"Boat house may be built in front of the principal building but must retain a minimum side yard of 3 metres and must not be more than 8 metres in height."

3. Section 7 subsection III Rural Agricultural Zone (R.A.) is amended as follows:

i Section 7 subsection III paragraph 1 clause a is repealed and replaced with the following wording:

"Agricultural use."

ii Section 7 subsection III paragraph 1 clause "c" is repealed and the following substituted:

Private garages, recreational buildings, greenhouses, swimming pools, and private parks, if not used for commercial purposes, and any other similar use. A detached accessory building shall be no more than one storey in height four (4) metres and shall have a side yard of no less than two (2) metres.

iii Section 7 subsection III paragraph 1 clause d is repealed and the following substituted therefore:

(c) ACCESSORY BUILDING (AGRICULTURAL) & USES:

Barns, stables and agriculturally oriented buildings are permitted in accordance with the following regulation:

Front Yard 50 metres

Rear Yard 50 metres

Side Yard 25 metres

Building Height 15 metres

iv Section 7 subsection III paragraph 1 clause e is repealed.

v Section 7 subsection III paragraph 2 is repealed.

vi Section 7 subsection III paragraph 3 is amended by changing the following words:

"AREA REQUIREMENTS" to "LOT REQUIREMENTS"

"RESIDENTIAL DWELLINGS" to "RESIDENTIAL USE"

"Area (Total)" to "Lot Area (Total)"

4. Section 7 subsection IV HAMLET ZONE (H) is hereby amended as follows:

i Section 7 subsection IV paragraph 1 clause b is hereby amended by adding the additional words:

"(four (4) metres)" following the words

"storey" in the second sentence.

ii Section 7 subsection IV paragraph 1 clause c is hereby repealed.

iii Section 7 subsection IV paragraph 2 is hereby amended by replacing the words "AREA REQUIREMENTS" with "LOT REQUIREMENTS".

iv Section 7 subsection IV is hereby amended with the addition of paragraph 3 as follows:

"ACCOMMODATION OF LIVESTOCK

(a) No building or structure for the housing or sheltering of a farm animal, poultry, or a bird other than a pigeon registered with the Canadian Racing Pigeon Union, shall be located in the Hamlet Zone.

5. Section 7 subsection 5 - Commercial Zone is hereby amended as follows:

i Section 7 subsection V paragraph 1 clause (a) is hereby amended by deleting the following words:

"And other similar uses" and by adding the word "and" before the "riding stables".

ii Section 7 subsection V paragraph 1 clause b shall be amended with the following words:

"One family residence" will be replaced with the words "dwelling unit."

iii Section 7 subsection V is hereby amended by adding the following paragraph after paragraph

3:

"SPECIAL VEHICLE PARKING REQUIREMENT".

(a) In addition to the required parking for a commercial use, any commercial use may store out of doors a maximum of 6 commercial vehicles. Subject to the following:

(i) The vehicle storage shall not be in a front yard.

(ii) The vehicle storage must be for vehicles associated with the use of the property.

6. Section 7 subsection VI - Shield is hereby amended as follows:

i Section 7 subsection VI paragraph 1 clause b is hereby repealed and the following substituted therefore:

"Agricultural use: where soil conditions and slope allow, agricultural uses are permitted subject to the following special provision - where lands zoned "S" (Shield) abut lands zoned R.R. (Rural Residential), the agricultural

provisions for the R.R. Zone will apply to the said lands."

4. Section 9 - Administration

1. Section 9 subsection VI is hereby repealed and the following substituted therefore:

"Any person convicted of a breach of any provision of this by-law shall be liable to a fine not to exceed the maximum amount stipulated in the Planning Act exclusive of costs, for each offense, and every such penalty shall be recoverable under the Provincial Offenses Act, R.S.O. 1980 as amended from time to time."

5. CERTIFICATE OF CONFORMITY

It is hereby certified that this By-law 86-4 is in conformity with the Official Plan for the Township of Prince, authorized and in force on the day of the passing of this by-law. Clauses b,c,d,p, and q of regulation 404/83 of The Planning Act, 1983, do not apply.

Read THREE TIMES and PASSED in open Council this 18th day of
March, 1986.

David Edgar

REEVE - DAVID EDGAR

Betty Konkin

CLERK - L. KONKIN