

Section 10 – Special Zones

10.1 Permitted Uses

No **person** shall, within any Special Zone, **use** any **lot**, or **erect**, alter, or **use** any **building** or **structure** for any purpose other than as permitted in the specific provisions of the special zone, as stated in this section.

10.2 Special Zones Explanation

Special Zones are zoning classifications that are implemented on a case by case basis to alter provisions contained within the base zone category. The permissions in special zones vary from zone to zone. This by-law carries over special zones that were passed under by-law 1284, the previous Comprehensive Zoning By-law. Generally special zones use a naming convention that is based on the implementing by-law number paired with the base zone short form lettering.

10.2.1 Resort Residential Special Zones:

By-law 2021-60 removed the Resort Residential zone from By-law 1284 as a zone category. As a result all 'Resort Residential Special' zones have been converted to 'Lakefront Residential Special Zones'. For the purpose of this by-law, any reference to Resort Residential Special in historic by-law schedules or documents included in this by-law shall be deemed to refer to the Lakefront Residential Special Zone in this by-law.

10.2.2 Agricultural Special Zones:

By-law 2021-60 renamed the Agricultural zone from By-law 1284 to the 'Rural' Zone. As a result all 'Agricultural Special' zones have been converted to 'Rural Special Zones'. For the purpose of this by-law, any reference to Agricultural Special in historic by-law schedules or documents included in this by-law shall be deemed to refer to the Rural Special Zone in this by-law.

10.2.3 Base Zone Applicable:

Unless otherwise stated, the base zone provisions will apply in addition to the special zoning provisions listed in all cases, except where the base zone provisions are specifically altered.

10.3

List of Special Zones:

Special Zone Description	Section
General Commercial Special (1379) - C2 (1379)	10.4.1
General Industrial Special (1404) – M2 (1404)	10.4.2
General Industrial Special (1405) – M2 (1405)	10.4.3
General Industrial Special (1412) – M2 (1412)	10.4.4
Service Commercial Special (1448) – C2 (1448)	10.4.5
Lakefront Residential Special (1461) – RL (1461) – Formerly Resort Residential Special (1461)	10.4.6
Recreational Special Zone (1461) – O1 (1461)	
Conservation Special Zone (1461) – O2 (1461)	
General Industrial Special (1463) – M2 (1463)	10.4.7
General Industrial Special (1466) – M2 (1466)	10.4.8
General Commercial Special (1488) – C1 (1488)	10.4.9
General Industrial Special (1518) – M2 (1518)	10.4.10
General Industrial Special (1527) – M2 (1527)	10.4.11
Lakefront Residential Special (1543) – RL (1543)	10.4.12
Heavy Industrial Special (1544) – M3 (1544)	10.4.13
Hamlet Residential Special (1547) – RH (1547)	10.4.14
Lakefront Residential Special (1559) – RL (1559)	10.4.15
Lakefront Residential Special (1562) – RL (1562)	10.4.16
Lakefront Residential Special (1563) – RL (1563)	10.4.17
Lakefront Residential Special (1564) – RL (1564)	10.4.18
Lakefront Residential Special (1566) – RL (1566)	10.4.19
General Industrial Special (1567) – M2 (1567)	10.4.20
Lakefront Residential Special (1571) – RL (1571)	10.4.21
Lakefront Residential Special (1572) – RL (1572)	10.4.22
Lakefront Residential Special (1574) – RL (1574)	10.4.23
Lakefront Residential Special (1575) – RL (1575)	10.4.24
Lakefront Residential Special (1602) – RL (1602)	10.4.25
Rural Special (1618) – R (1618)	10.4.26
Lakefront Residential Special (1625) – RL (1625)	10.4.27
Estate Residential Special (1629) – RE (1629)	10.4.28
Lakefront Residential Special (1662) – RL (1662)	10.4.29
General Industrial Special (1675) – M2 (1675)	10.4.30
General Industrial Special (1678) – M2 (1678)	10.4.31
General Industrial Special (1691) – M2 (1691)	10.4.32
General Commercial Special (1694) – C1 (1694)	10.4.33
Rural Special (1697) – R (1697)	10.4.34
Rural Special (1740) – R (1740)	10.4.35
Rural Special (1741) – R (1741)	10.4.36
Rural Special (1762) – R (1762)	10.4.37
Rural Special (1771) – R (1771)	10.4.38

Lakefront Residential Special (1776) – RL (1776)	10.4.39
Lakefront Residential Special (1796) – RL (1796)	10.4.40
Lakefront Residential Special (1805) – RL (1805)	10.4.41
Urban Residential Special (1809) – RU (1809)	10.4.42
Lakefront Residential Special (1814) – RL (1814)	10.4.43
Lakefront Residential Special (1815) – RL (1815)	10.4.44
Lakefront Residential Special (1820) – RL (1820)	10.4.45
Rural Special (1826) – R (1826)	10.4.46
Lakefront Residential Special (1835) – RL (1835)	10.4.47
Lakefront Residential Special (1843) – RL (1843)	10.4.48
Restricted Industrial Special (1862) – M1 (1862)	10.4.49
Lakefront Residential Special (1864) – RL (1864)	10.4.50
Lakefront Residential Special (1866) – RL (1866)	10.4.51
Lakefront Residential Special (1885) – RL (1885)	10.4.52
Lakefront Residential Special (1892) – RL (1892)	10.4.53
Rural Special (1903) – RL (1903)	10.4.54
Lakefront Residential Special (1921) – RL (1921)	10.4.55
Service Commercial Special (1924) – C2 (1924)	10.4.56
Lakefront Residential Special (1951) – C2 (1951)	10.4.57
Lakefront Residential Special (1952) – C2 (1952)	10.4.58
Rural Special (1955) – R (1955)	10.4.59
Lakefront Residential Special (1975) – RL (1975)	10.4.60
Service Commercial Special (1980) – C2 (1980)	10.4.61
Lakefront Residential Special (1981) – RL (1981)	10.4.62
Rural Special (2006) – R (2006)	10.4.63
Rural Special (2010) – R (2010)	10.4.64
Lakefront Residential Special (2010-05) – RL (2010-05)	10.4.65
Lakefront Residential Special (2010-08) – RL (2010-08)	10.4.66
Lakefront Residential Special (2010-09) – RL (2010-09)	10.4.67
Lakefront Residential Special (2010-12) – RL (2010-12)	10.4.68
Rural Special (2010-13) – R (2010-13)	10.4.69
Lakefront Residential Special (2010-14) – RL (2010-14)	10.4.70
Lakefront Residential Special (2010-15) – RL (2010-15)	10.4.71
Hamlet Residential Special (2010-21) – RH (2010-21)	10.4.72
Service Commercial Special (2011) – C2 (2011)	10.4.73
Rural Special (2011-13) – R (2011-13)	10.4.74
Lakefront Residential Special (2011-26) – RL (2011-26)	10.4.75
Rural Special (2011-27) – R (2011-27)	10.4.76
Lakefront Residential Special (2011-29) – RL (2011-29)	10.4.77
Rural Special (2011-38) – R (2011-38)	10.4.78
Lakefront Residential Special (2011-39) – RL (2011-39)	10.4.79
Lakefront Residential Special (2011-40) – RL (2011-40)	10.4.80
Rural Special (2011-43) – R (2011-43)	10.4.81

Rural Special (2011-44) – R (2011-44)	10.4.82
Rural Special (2012-02) – R (2012-02)	10.4.83
Urban Residential Special (2012-09) – RU (2012-09)	10.4.84
Rural Special (2012-17) – R (2012-17)	10.4.85
Rural Special (2012-28) – R (2012-28)	10.4.86
Lakefront Residential Special (2012-29) – RL (2012-29)	10.4.87
Lakefront Residential Special (2012-36) – RL (2012-36)	10.4.88
Estate Residential Special (2018-51) – RE (2018-51)	10.4.89
General Commercial Special (2020-33) – C1 (2020-33)	10.4.90
General Industrial Special (2021-33) – M2 (2021-33)	10.4.91
Resort Commercial Special (2033) – C3 (2033)	10.4.92
Rural Special (2053) – R (2053)	10.4.93
Rural Special (2063) – R (2063)	10.4.94
General Industrial Special (2069) – R (2069)	10.4.95
Lakefront Residential Special (2087) – RL (2087)	10.4.96
Lakefront Residential Special (2098) – RL (2098)	10.4.97
Rural Special (2104) – R (2104)	10.4.98
Rural Special (2108) – R (2108)	10.4.99
Rural Special (2116) – R (2116)	10.4.100
Rural Special (2151) – R (2151)	10.4.101
Lakefront Residential Special (2163) – RL (2163)	10.4.102
Lakefront Residential Special (2164) – RL (2164)	10.4.103
Rural Special (2165) – R (2165)	10.4.104
Lakefront Residential Special (2175) – RL (2175)	10.4.105
Rural Special (2176) – R (2176)	10.4.106
Rural Special (2185) – R (2185)	10.4.107
Rural Special (2186) – R (2186)	10.4.108
General Industrial Special (2199) – M2 (2199)	10.4.109
Rural Special (2210) – R (2210)	10.4.110
Hamlet Residential Special (2254) – RH (2254)	10.4.111
Hamlet Residential Special (2261) – RH (2261)	10.4.112
Rural Special (2281) – R (2281)	10.4.113
Lakefront Residential Special (2287) – RL (2287)	10.4.114
Lakefront Residential Special (2297) – RL (2297)	10.4.115
Rural Special (2299) – RL (2299)	10.4.116
General Industrial Special (2014-33) – M2 (2014-33)	10.4.117
Lakefront Residential Special (2015-20) – RL (2015-20)	10.4.118
Rural Special (2016-05) – R (2016-05)	10.4.119
Rural Special (2016-32) – R (2016-32)	10.4.120
Rural Special (2016-163) – R (2016-163)	10.4.121
Estate Residential Special (2017-15) – RE (2017-15)	10.4.122
Estate Residential Special (2017-16) – RE (2017-16)	
Estate Residential Special (2017-17) – RE (2017-17)	
Hamlet Residential Special (2017-13) – RH (2017-13)	10.4.123

Estate Residential Special (2019-19) – RE (2019-19)	10.4.124
All Special Zones Beyond This Point Were Passed Based on applications Made After the Adoption of By-law 2021-60 By Council	

10.4.1 General Commercial Special (1379) - C2 (1379)

10.4.1.1 For the purpose of this By-law no building or land shall be used and no building shall be hereafter erected or altered except for one of the following uses and in accordance with Section 10.2.3:

a) Residential Uses

A dwelling unit or units in accordance with the provisions of the General Provisions of the Municipality of East Ferris Comprehensive Zoning By-law No. 2021-60

b) Commercial Uses

a drive-in restaurant
a take-out restaurant
a service shop (light)
a convenience retail store
a service shop (personal)
an office
a dwelling unit or units in accordance with the provisions of the General Provisions of this by-law



10.4.2 General Industrial Special (1404) – M2 (1404)

10.4.2.1 For the purpose of this By-law no building or land shall be used and no building shall be hereafter erected or altered except for one of the following uses and in accordance with Section 10.2.3:

10.4.2.2 GARAGE, PUBLIC, (MECHANICAL) shall mean a building or place used for the mechanical repair or equipping of motor vehicles including auto body repairs and spray painting and where the sale of automobile fuels or lubricants is incidental to the main use and where the washing and cleaning of motor vehicles may be carried on but does not include a public garage (auto body), an automobile washing establishment or an automobile service station.

10.4.2.3 Permitted Uses:

A. Residential Uses:

A dwelling unit or units in accordance with the provisions of Section 3 of By-law 2021-60

B. Commercial Uses:

A public garage

C. Accessory uses to the permitted uses

10.4.2.4 Zone Requirements:

Commercial Use

Minimum Lot Frontage (m)	30
Minimum Area (m ²)	1800
Maximum Lot Coverage (%)	15
Minimum Side Yard (m)	3
Minimum Rear Yard (m)	3

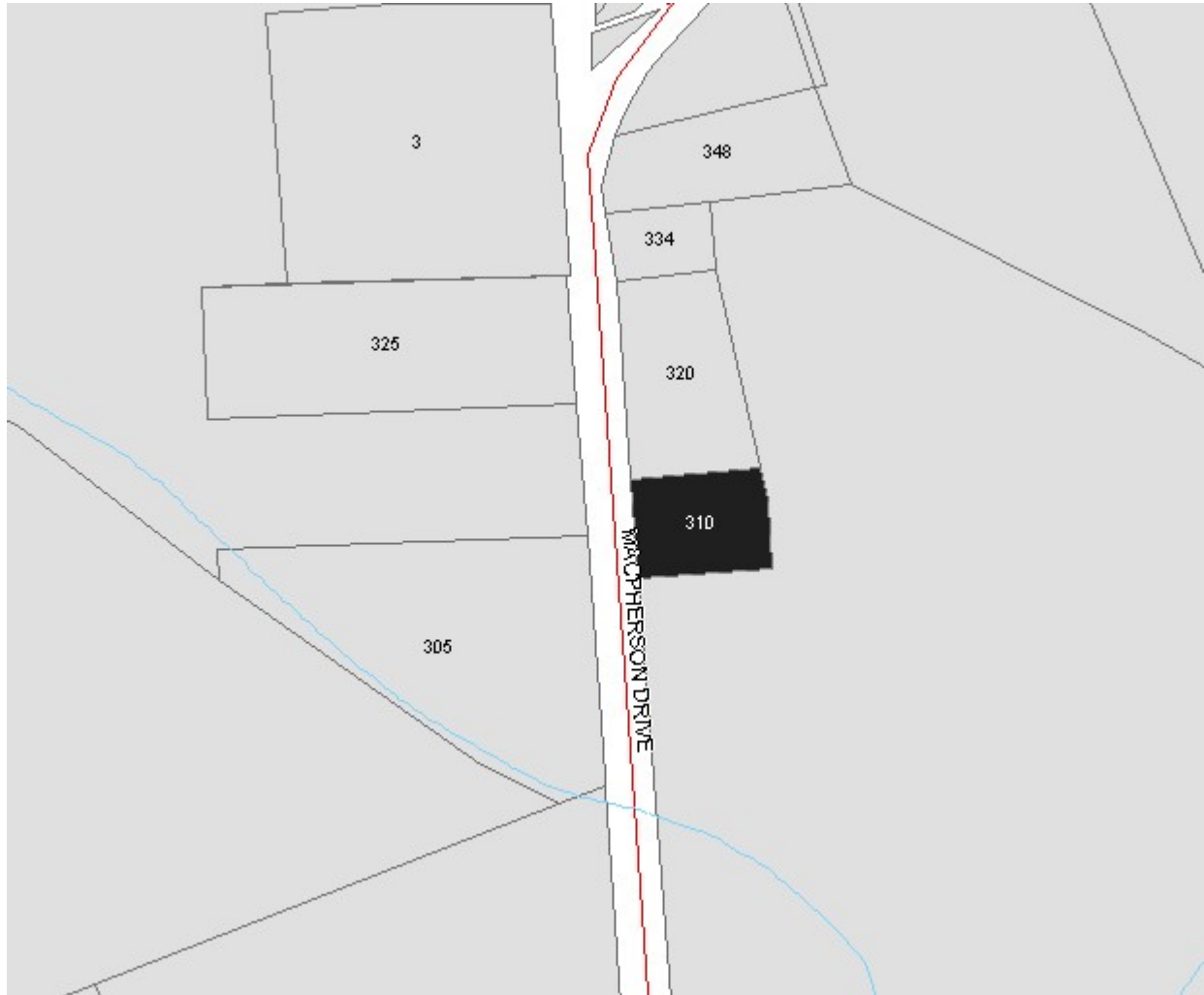
10.4.2.5 Buffer Area:

An undisturbed buffer of natural vegetation shall be maintained abutting the side and rear yards, The buffer shall have a minimum

width of 1.5 metres and will serve to screen from view the activities conducted on the property.

10.4.2.6 Open Storage:

Not more than 3 unlicensed motor vehicles or vehicles waiting to be serviced may be placed in open storage at one time.



10.4.3 General Industrial Special (1405) – M2 (1405)

10.4.3.1 For the purpose of this By-law no building or land shall be used and no building shall be hereafter erected or altered except for one of the following uses and in accordance with Section 10.2.3:

10.4.3.2 Definitions:

Service Shop, Special Heavy:

Shall mean an establishment where marine craft, recreational vehicles and other small mechanical fixtures and equipment are sold and repaired. It does not include the sales and/or service of automobiles or trucks or the sale of gasoline.

10.4.3.3 Permitted Uses:

No person shall within the special zone hereby established by this By-law use and land or erect or use any building except for the following uses:

Residential

A single family dwelling unit for the resident owner/manager in accordance with the provisions of Section 3 of By-law 2021-60

Industrial

A special heavy service shop

Accessory uses:

Accessory uses in accordance with the provisions of by-law 2021-60

10.4.3.4 Zone Standards:

In a General Industrial Special Zone (105), M2S (1405), established by this By-law no buildings, structures or land shall hereafter be erected or altered except in accordance with the following regulations:

Minimum Lot Frontage (m)	61
Minimum Area (ha.)	0.8

Maximum Lot Coverage (5)	15
Minimum Side Yard (m)	15
Minimum Rear Yard (m)	50
Minimum Front Yard (m)	13.5

10.4.3.5 Buffer Zone

An industrial buffer of natural vegetation shall be maintained along the side and rear lot lines. This buffer shall have a minimum width of 5.0 metres and will serve to screen from view the activities conducted on the property.



10.4.4 General Industrial Special (1412) – M2 (1412)

10.4.4.1 For the purpose of this By-law no building or land shall be used and no building shall be hereafter erected or altered except for one of the following uses and in accordance with Section 10.2.3:

10.4.4.2 Permitted Uses:

(a) Residential Uses

Nil

(b) Commercial Uses

Nil

(c) Industrial Uses

a scrap salvage yard

10.4.4.3 Zone Regulations

Minimum Lot Area (hect.)	0.8
Minimum Lot Frontage (m)	80
Minimum Front Yard (m)	15
Minimum Side Yard (m)	15
Minimum Rear Yard (m)	15
Maximum Lot Coverage (%)	10
Maximum Building Height (m)	15

10.4.4.4 Buffer Area

An undisturbed buffer of natural vegetation shall be maintained around the perimeter of the property. The buffer shall have a minimum width of 5.0 metres and will serve to screen from view the activities conducted on the property.



10.4.5 Service Commercial Special (1448) – C2 (1448)

10.4.5.1 For the purpose of this By-law no building or land shall be used and no building shall be hereafter erected or altered except for one of the following uses and in accordance with Section 10.2.3:

10.4.5.2 Definitions:

Service Industry Special shall mean a public garage including engine and body repair shop and a shop where maintenance and repair services are provided to boats and motors.

10.4.5.3 Permitted Uses:

No person shall within the special zone hereby established by this by-law use any land or erect or use any building except for the following uses:

Residential Uses

A dwelling unit or units in accordance with the provisions of Section 3 of By-law 2021-60

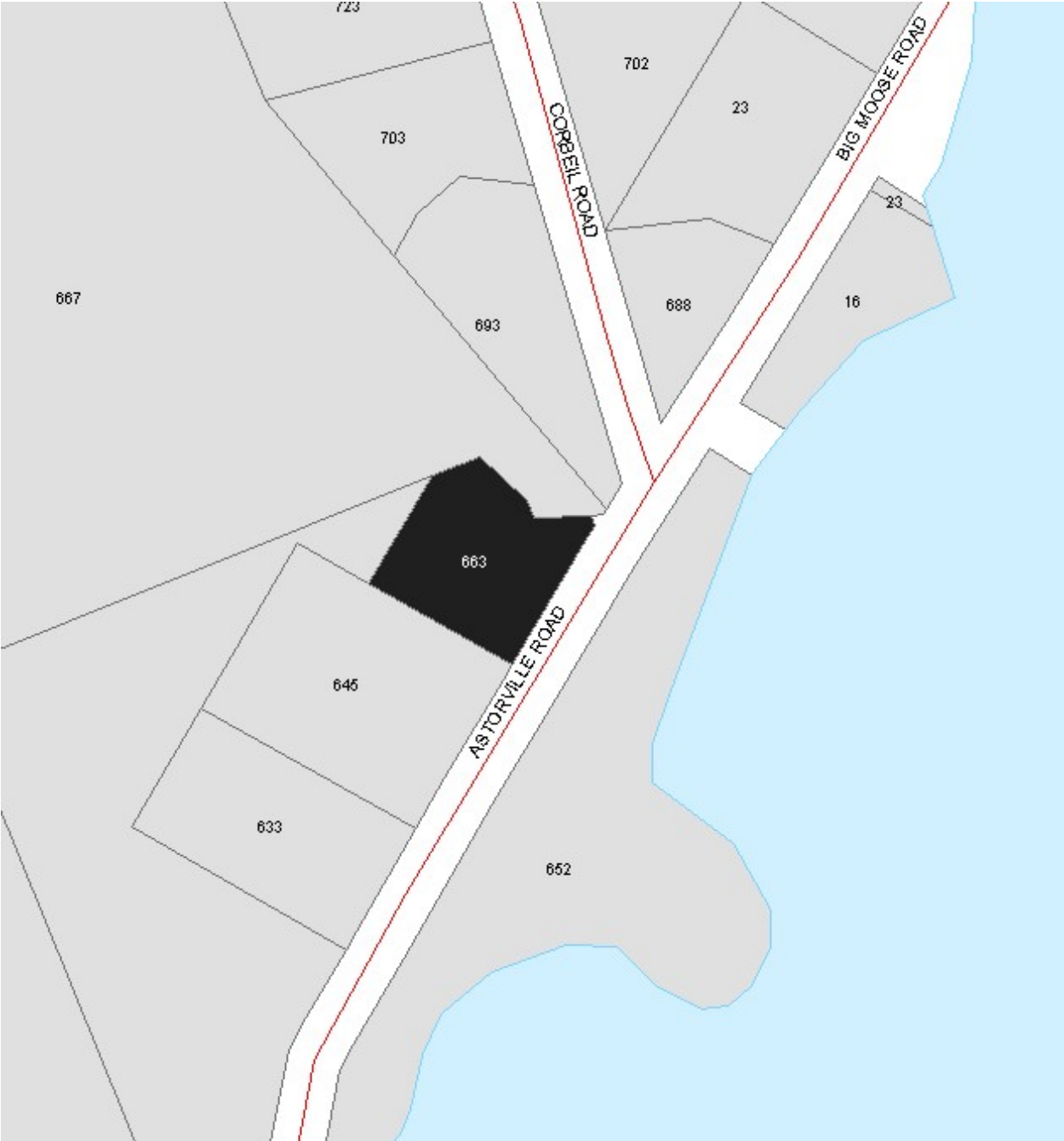
A home occupation use

Commercial Uses

service industry, special

service shop, light

home industry



10.4.6 Lakefront Residential Special (1461) – RL (1461) – Formerly Resort Residential Special (1461)

Recreational Special Zone (1461) – O1 (1461)

Conservation Special Zone (1461) – O2 (1461)

10.4.6.1 For the purpose of this By-law no building or land shall be used and no building shall be hereafter erected or altered except for one of the following uses and in accordance with Section 10.2.3:

10.4.6.2 Permitted Uses:

No person shall within the special zones hereby established by this by-law use and land or erect or use any building except for the following uses:

Lakefront Residential Special (1461), RL (1461)

Single detached dwelling

A home occupation use

A group home

Recreational Special Zone (1461), O1 (1461)

An area where the primary land use is for public or private recreation

A playground

A playing field

A tennis court

Conservation Special Zone (1461), O2 (1461)

An area for the protection of an environmental hazard such as swamps or marshes, flood plains or land liable to flood or land subject to very high water table, steep slopes, gullies or lands subject to wind or water erosion

A dock

A boathouse

10.4.6.3 Regulations:

In the special zones established by this by-law no building or structure shall hereafter be erected or altered except in accordance with the following regulations:

Lakefront Residential Special Zone (1461) RL(1461)

No building or structures of any kind other than those necessary for flood or erosion control or docks or boathouses may be erected within 45.75 metres of the normal high water mark of Lake Nosbonsing

No building intended for human habitation may be erected within 45.72 metres of the normal high water mark of Lake Nosbonsing

No external openings to any building intended for human habitation will be permitted below the minimum elevation of 237.68 metres (C.G.D).

All other regulations shall conform to the requirements of the Lakefront Residential Zone

Recreational Special Zone (1461), O1(1461)

All regulations shall conform to the requirements of the Recreational Zone.

Conservation Special Zone (1461), O2 (1461)

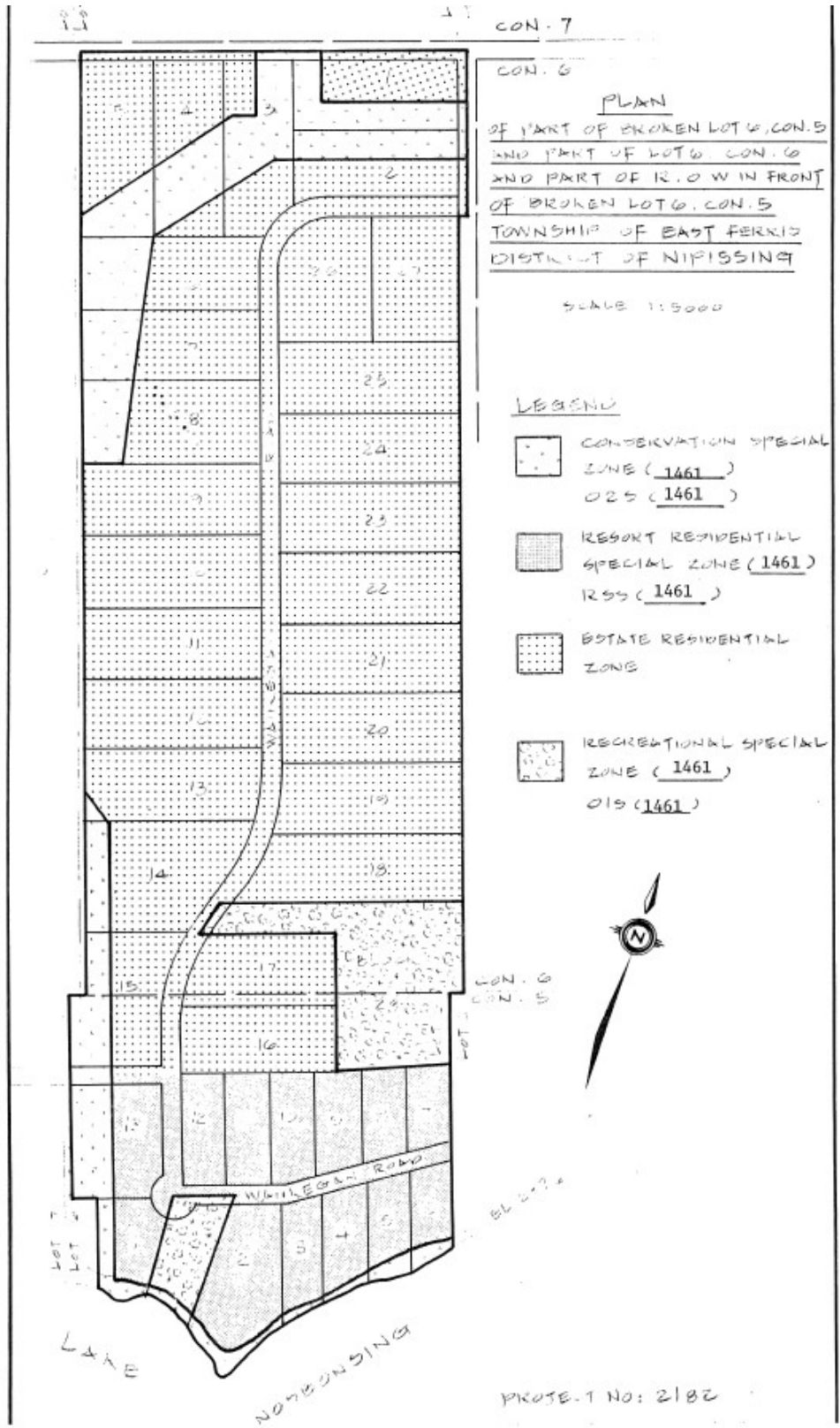
All other regulations shall conform to the requirements of the Conservation Zone

Special Setback – Lot No. 5

Notwithstanding any other provision in this by-law the special minimum setback described on Schedule `C` attached hereto and forming part thereof, shall apply to Lot No. 5.

All buildings or structures erected or altered and all use of land in the special zones created by this by-law shall conform to all other applicable provisions of the By-law 2021-60, except hereby expressly varied.

1461 Special Zoning Map

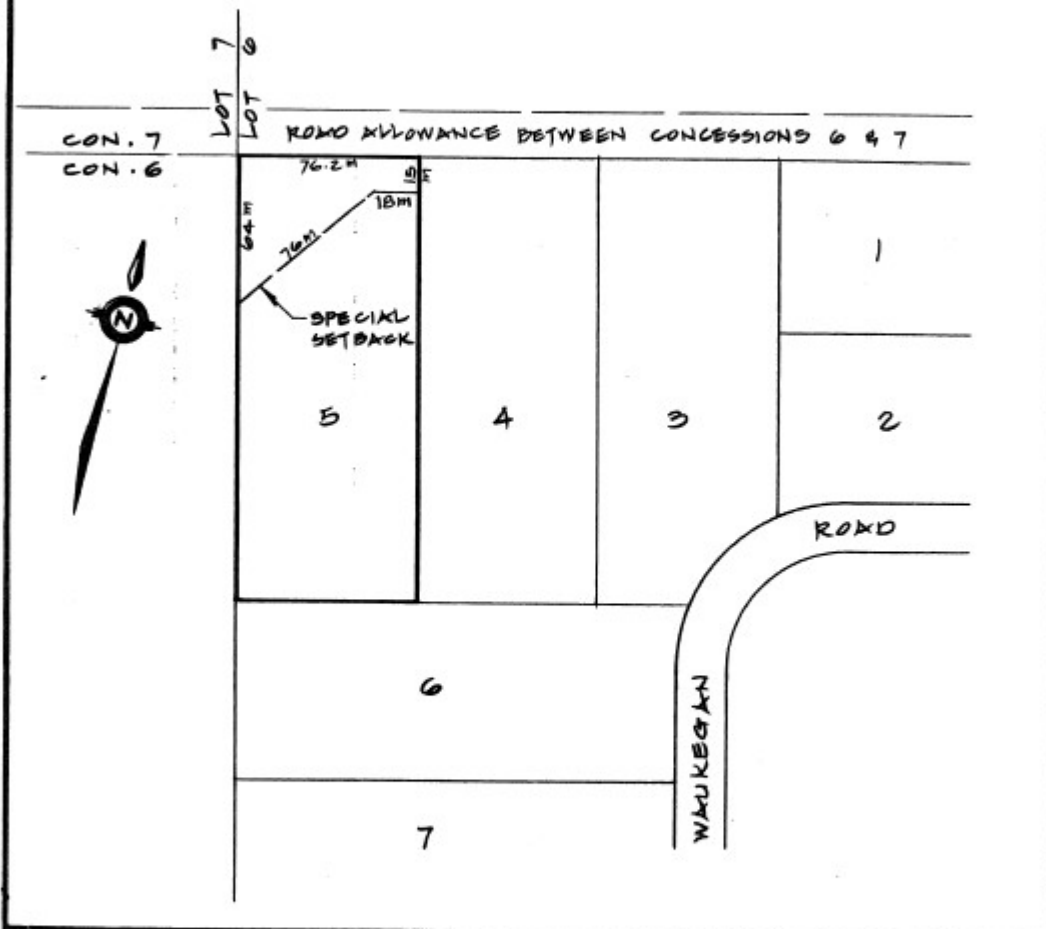


Schedule C

PLAN

OF PART OF BROKEN LOT 6, CON. 5, PART OF LOT 6, CON. 6
AND PART OF R.O.W IN FRONT OF BROKEN LOT 6, CON. 5
TOWNSHIP OF EAST FERRIS, DISTRICT OF NIPISSING

SCALE 1:2500



THIS IS SCHEDULE 'C'

TO BY-LAW NO. 1461 PASSED THE 9th DAY OF
APRIL 1985.

SIGNATURES OF THE SIGNING OFFICERS:

Lee Koehn L
REEVE

REEVE

PROJECT NO: 2182

CLERK

CLERK

DATE: FEBRUARY 1985

10.4.7 General Industrial Special (1463) – M2 (1463)

10.4.7.1 For the purpose of this By-law no building or land shall be used and no building shall be hereafter erected or altered except for one of the following uses and in accordance with Section 10.2.3:

10.4.7.2 Permitted Uses:

No person shall within the special zone hereby established by this by-law, use any land or erect or use any building except for the following uses:

Residential Uses

A dwelling unit or units according to the provisions of Section 3 of By-law 2021-60

A home occupation use

Commercial Uses

A public garage (mechanical)

A farm implement dealer

A business office

10.4.7.3 Regulations:

In a General Industrial Special Zone (1463), M2 (1463) no building or structure shall hereafter be erected or altered except in accordance with the following regulations:

	<u>Residential Uses</u>	<u>Commercial Uses</u>
Minimum lot frontage (M)	95.0	95.0
Minimum lot area (ha)	1.7	1.7
Minimum front yard (m)	8.0	30.0
Minimum rear yard (m)	8.0	30.0
Minimum exterior side yard (m)	8.0	15.0
Maximum interior side yard (m)	3.0	15.0
Maximum lot coverage (%)	5.0	25.0
Maximum building height (m)	10.5	10.5
Minimum ground floor area (sq.m)	70.0	-

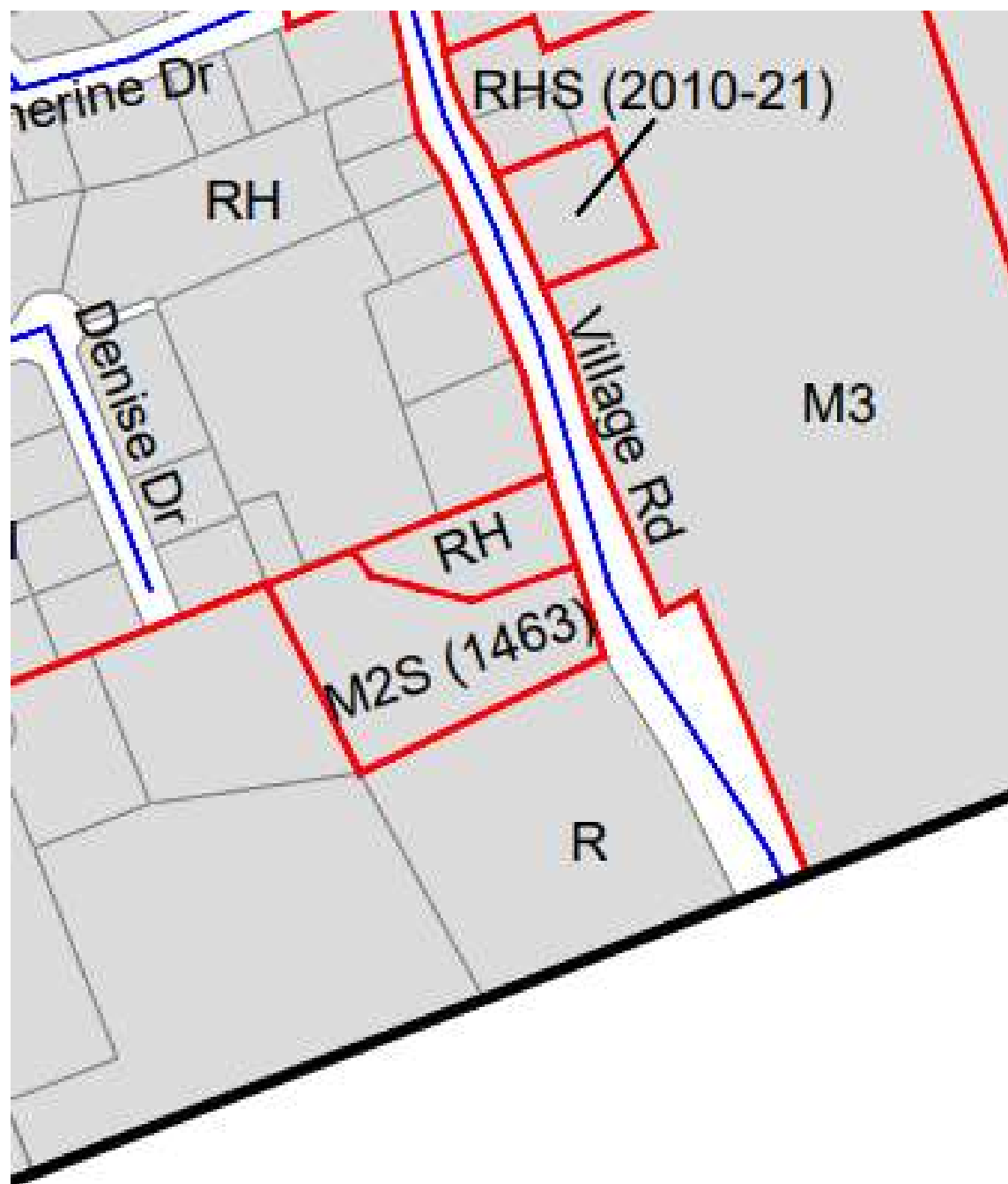
Accessory buildings:

Minimum distance to lot lines (m)	2.0	5.0
Maximum height (m)	6.0	6.0

PLANTING STRIP

Notwithstanding any other provisions in By-law No. _____ a planting strip with a minimum width of 5.0 metres shall be provided and maintained along the rear and side lot lines within the General Industrial Special Zone (1463), M2S (1463) created by this by-law and a screen of evergreens not less than 2.0 metres in height shall be provided within the planting strip adjacent to any commercial or industrial building within (3) years of the date of issuance of the building permit for said building.

All buildings or structures erected or altered and all use of land in a General Industrial Special Zone (1463), M2 (1463) hereby established shall conform to all other applicable provisions of By-law No 2021-60, except hereby expressly varied.



10.4.8 General Industrial Special (1466) – M2 (1466)

10.4.8.1 For the purpose of this By-law no building or land shall be used and no building shall be hereafter erected or altered except for one of the following uses and in accordance with Section 10.2.3:

10.4.8.2 Permitted Uses:

No person shall within any Industrial Special Zone (1466), M2 (1466) created by this By-law use any lot, or erect, after or use any buildings or structure for any purpose except one (1) or more of the following uses:

Residential Uses

a dwelling unit or units according to the provisions of Section 3 of By-law 2021-60

a home occupation use

Commercial Uses

a business office

a public garage (mechanical)

a public garage (auto body)

a gasoline bar

Industrial Uses

a truck or bus storage terminal

10.4.8.3 Regulations:

For the purpose of this By-law the following requirements shall apply:

<u>Uses</u>	<u>Industrial/Commercial Uses</u>	<u>Residential</u>
Min. Lot Area (sq. metres)	8000	-
Min. Lot Frontage (metres)	60	-
Min. Front Yard (metres)	12	12
Min. Rear Yard (metres)	24	10.5

Min. Int. Side Yard (metres)	3.5	3.0
Max. Lot Coverage (%)	20	-
Max. Building Height (metres)	15	10.5
Min. Floor Area (sq. metres)	-	70

4. All buildings or structures and all use of the land in the Industrial Special Zone (1466), M2 (1466) created by this By-law shall comply with all other applicable provisions for a General Industrial M2 Zone contained in By-law No. 2021-60 except hereby expressly varied.



10.4.9 General Commercial Special (1488) – C1 (1488)

10.4.9.1 For the purpose of this By-law no building or land shall be used and no building shall be hereafter erected or altered except for one of the following uses and in accordance with Section 10.2.3:

10.4.9.2 Permitted Uses:

Residential Uses

A dwelling unit or units according to the provisions of Section 3 of By-law 2021-60

Commercial Uses

A clinic

An Office

10.4.9.3 Regulations:

Same as General Commercial 'C1' Zone in By-law 2021-60

All building or structures erected or altered and all use of land in the General Commercial Special Zone (1488), C1 (1488) Zone, hereby established shall conform to all other applicable provisions of By-law No. 2021-60 except hereby expressly varied.



10.4.10 General Industrial Special (1518) – M2 (1518)

10.4.10.1 For the purpose of this By-law no building or land shall be used and no building shall be hereafter erected or altered except for one of the following uses and in accordance with Section 10.2.3:

10.4.10.2 Definitions:

A contractor's or tradesman's shop or yard shall mean an area with or without buildings used for the storage and processing of construction materials and for the storage and maintenance of the contractor's vehicles and equipment.

10.4.10.3 Permitted Uses:

Residential Uses

A dwelling unit or units in accordance with Section 3 of By-law 2021-60

Commercial Uses

A business office

Industrial Uses

A machine or welding shop

A warehouse

A contractor's or tradesman's shop or yard

A dry industry involved in the fabricating, processing or manufacturing of foods or materials

10.4.10.4 Regulations:

Minimum Lot Frontage (m)	90.0
Minimum Lot Area (sq.m.)	8,000
Minimum Front Yard (m)	15.0
Minimum Rear Yard (m)	15.0
Minimum Interior Side Yard (m)	8.0
Minimum Exterior Side Yard (m)	15.0
Maximum Lot Coverage (%)	20.0

Minimum Ground Floor Area (sq.m)	-
Maximum Building Height (m)	10.5

10.4.10.5 Planting Strip

Notwithstanding any other provisions of By-law____ a planting strip of natural vegetation with a minimum width of 10.0 metres shall be provided and maintained along the front and side lot lines within the General Industrial Special Zone (1518), M2 (1518) created by this by-law except where crossed by driveways.



10.4.11 General Industrial Special (1527) – M2 (1527)

10.4.11.1 For the purpose of this By-law no building or land shall be used and no building shall be hereafter erected or altered except for one of the following uses and in accordance with Section 10.2.3:

10.4.11.2 Definitions:

A woodworking shop shall mean the use of land, building or structure for the purpose of manufacturing, assembling, making, finishing or repairing any objects made of wood, and without limiting the generality of the foregoing, shall include cabinets, furniture, moldings, doors or other similar wood products.

10.4.11.3 Permitted Uses:

Residential Uses

A dwelling unit or units in accordance with Section 3 of By-law 2021-60

Industrial Uses

A woodworking shop

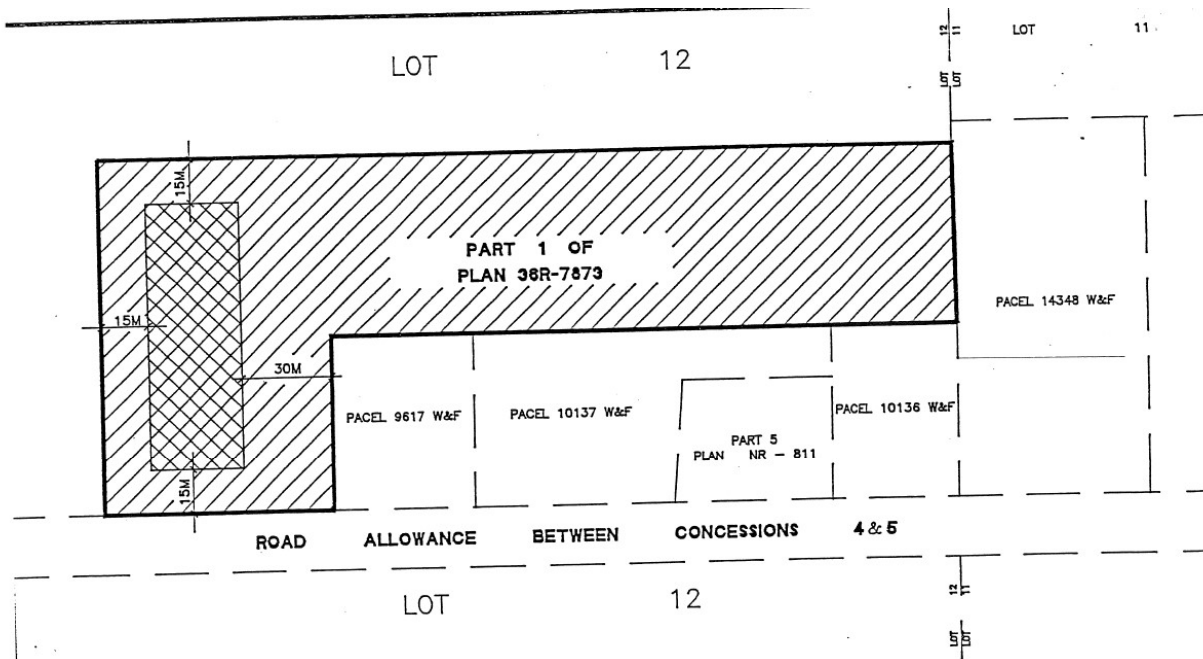
Commercial Uses

A business office associated with and integral to the main industrial use; and

A retail showroom associated with and integral to the main industrial use

10.4.11.4 Regulations:


Minimum Lot Frontage (m)	60.0
Minimum Lot Area (sq.m.)	20,000
Minimum Front Yard (m)	15.0
Minimum Side Yard (residential use) (m)	8.0
Minimum Side Yard (industrial/commercial use) (m)	15.0
Minimum Rear Yard (m)	15.0
Maximum Lot Coverage (%)	20.0
Maximum Building Height (m)	10.5




THIS IS SCHEDULE 'X' TO BY-LAW NO. #1527
 PASSED THE 28th DAY OF February 1989.

[Signature]
 REEVE
[Signature]
 CLERK

LEGEND

 ZONE CHANGE
 FROM AGRICULTURAL
 ZONE TO GENERAL
 INDUSTRIAL SPECIAL
 ZONE.

 INDUSTRIAL USE ENVELOP.

SCALE
 1:1500

10.4.12 Lakefront Residential Special (1543) – RL (1543)

10.4.12.1 For the purpose of this By-law no building or land shall be used and no building shall be hereafter erected or altered except for one of the following uses and in accordance with Section 10.2.3:

10.4.12.2 Permitted Uses:

A single family detached dwelling

A home occupation

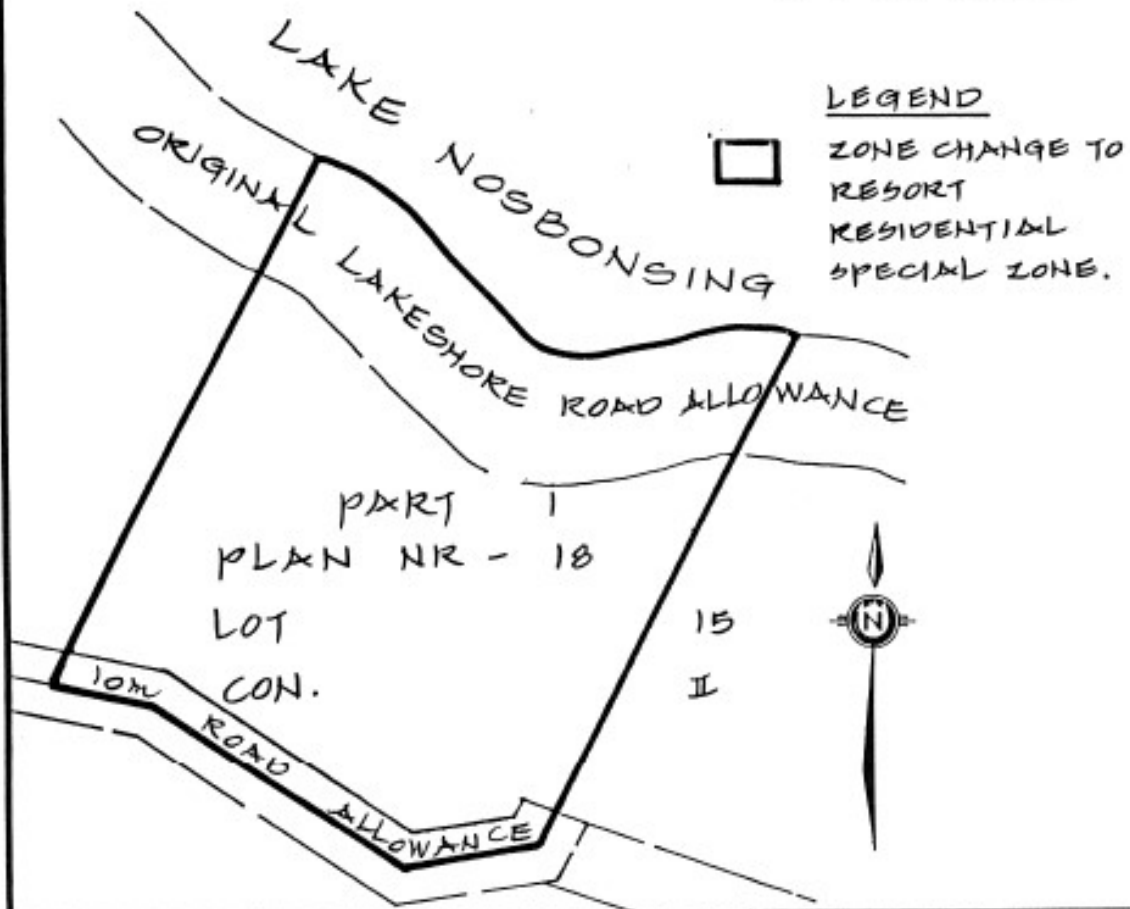
A group home

10.4.12.3 Regulations:

Minimum Lot Area (sq.m.)	4,000
Minimum Lot Frontage (m)	45.0
Minimum Front Yard (m)	20.1(1)
Minimum Rear Yard (m)	8.0
Minimum Ext. Side Yard (m)	8.0
Minimum Int. Side Yard (m)	3.0
Maximum Lot Coverage (%)	10.0
Minimum Floor Area (sq.m)	40.0
Maximum Building Height (m)	10.5

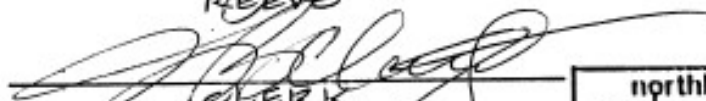
Note: (1) Minimum setback from navigable water is measured from established high water mark

SCHEDULE 'X'
OF PART OF LOT 11, CON. I
TOWNSHIP OF EAST FERRIS
DISTRICT OF NIPISSING
SCALE 1:1000



THIS IS SCHEDULE 'X' TO BY-LAW NO. 1543
PASSED THE 27th DAY OF JUNE 1989.


REEVE


CLERK

DATE: MAY, 1989
PROJECT NO: 3333

**northland
engineering
limited**
Consulting Engineers and Planners
NORTH BAY — SUDBURY — TIMMING



10.4.13 Heavy Industrial Special (1544) – M3 (1544)

10.4.13.1 For the purpose of this By-law no building or land shall be used and no building shall be hereafter erected or altered except for one of the following uses and in accordance with Section 10.2.3:

10.4.13.2 Permitted Uses:

Residential Uses

a single family detached dwelling

a duplex

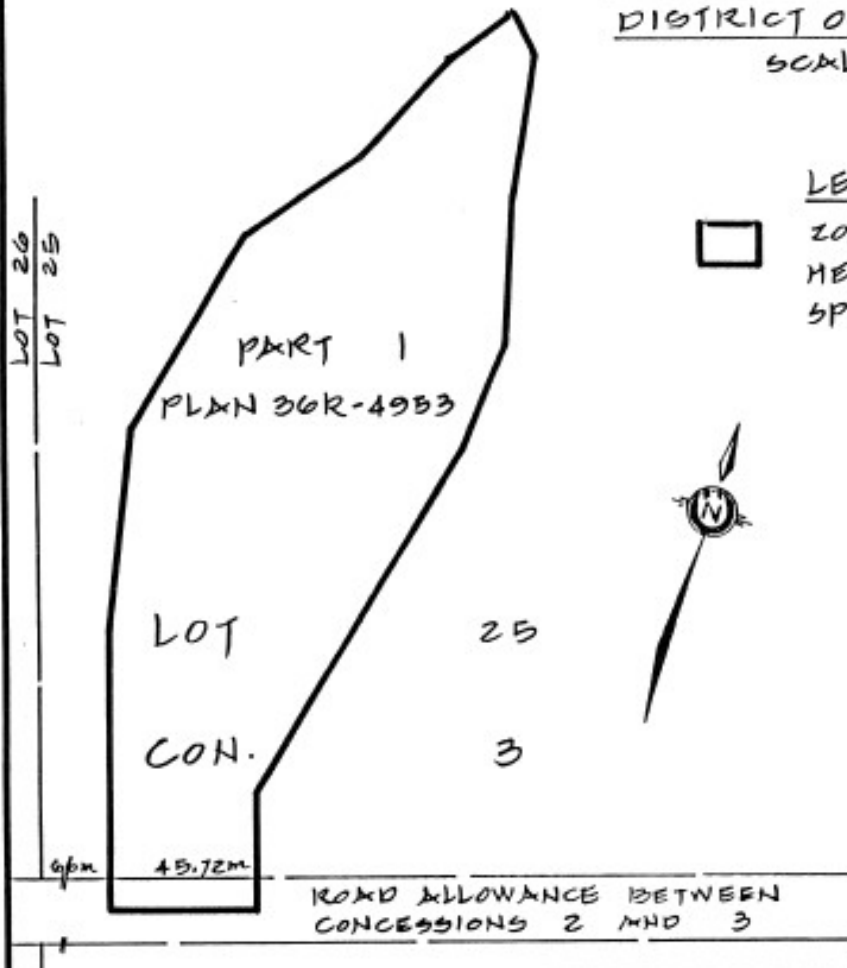
a semi-detached dwelling

a home occupation


Industrial Uses

a sawmill

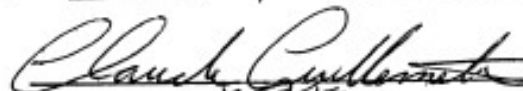

SCHEDULE 'X'
OF PART OF LOT 25, CON.3
TOWNSHIP OF EAST FERRIS
DISTRICT OF NIPISSING
SCALE 1:2000



LEGEND

 ZONE CHANGE TO
HEAVY INDUSTRIAL
SPECIAL ZONE.

THIS IS SCHEDULE 'X' TO BY-LAW NO. 1544
PASSED THE 27th DAY OF JUNE 1989.


REVE

CLERK

DATE: MAY, 1989
PROJECT NO: 3334

**northland
engineering
limited**
Consulting Engineers and Planners
NORTH BAY — BUCKLEY — THORNHILL

10.4.14 Hamlet Residential Special (1547) – RH (1547)

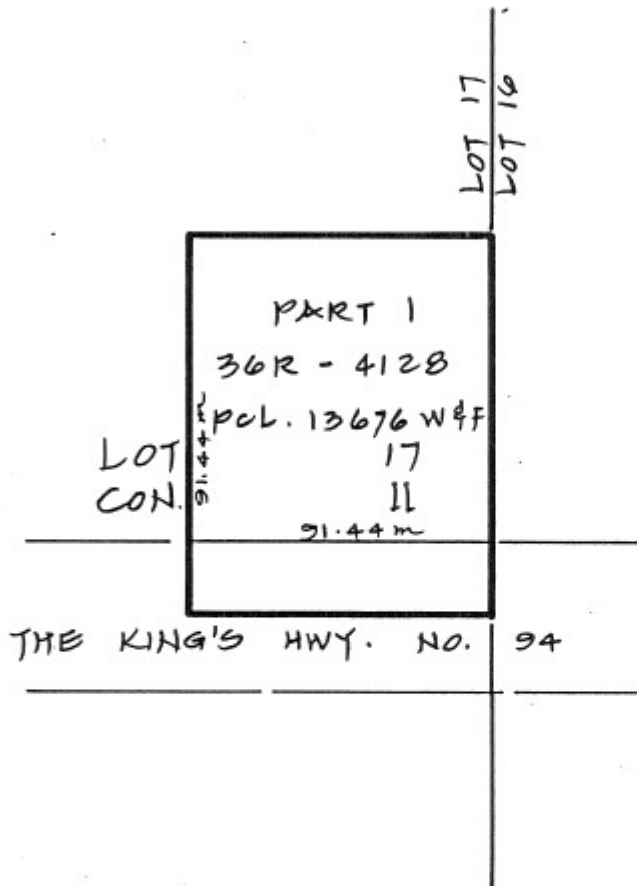
10.4.14.1 For the purpose of this By-law no building or land shall be used and no building shall be hereafter erected or altered except for one of the following uses and in accordance with Section 10.2.3:

10.4.14.2 Regulations:

Item	Regulations
Minimum Lot Area (sq.m.)	4000
Minimum Lot Frontage (m)	45.0
Minimum Front Yard (m)	8.0
Minimum Rear Yard (m)	8.0
Minimum Exterior Side Yard (m)	8.0
Minimum Interior Side Yard (m)	3.0
Maximum Lot Coverage (%)	5.0
Minimum Floor Area (sq.m)	70.0
Maximum Height (m)	10.5
Minimum Setback from Water Course (m)	18.5

All building or structures erected or altered and all use of land in the Hamlet Residential Special Zone (1547), RH (1547) Zone, hereby established shall conform to all other applicable provisions of By-law No. 2021-60

SCHEDULE 'X'
OF PART OF LOT 17, CON. 11
TOWNSHIP OF EAST FERRIS
DISTRICT OF NIPISSING
SCALE 1:2000



LEGEND

☐ ZONE CHANGE
TO HAMLET
RESIDENTIAL
SPECIAL ZONE.



THIS IS SCHEDULE 'X' TO BY-LAW NO. 1547
PASSED THE 11th DAY OF July 1989.

Clarence G. Gifford
REEVE
[Signature]
CLERK

DATE: MAY, 1989
PROJECT NO: 3319

northland
engineering
limited
Consulting Engineers and Planners
NORTH BAY — SUDBURY — TIMMINES



10.4.15 Lakefront Residential Special (1559) – RL (1559)

10.4.15.1 For the purpose of this By-law no building or land shall be used and no building shall be hereafter erected or altered except for one of the following uses and in accordance with Section 10.2.3:

10.4.15.2 Permitted Uses:

A single family detached dwelling

A seasonal dwelling

A home occupation

A group home

10.4.15.3 Regulations:

Item	Regulations
Minimum Lot Area (sq.m.)	4000
Minimum Lot Frontage (m)	45.0
Minimum Front Yard (m)	8.0
Minimum Rear Yard (m)	8.0
Minimum Exterior Side Yard (m)	8.0
Minimum Interior Side Yard (m)	3.0
Maximum Lot Coverage (%)	10.0
Minimum Floor Area (sq.m)	70.0
Maximum Height (m)	10.5



10.4.16 Lakefront Residential Special (1562) – RL (1562)

10.4.16.1 For the purpose of this By-law no building or land shall be used and no building shall be hereafter erected or altered except for one of the following uses and in accordance with Section 10.2.3:

10.4.16.2 Permitted Uses:

A single family detached dwelling

A seasonal dwelling

A home occupation

A group home

10.4.16.3 Regulations:

Item	Regulations
Minimum Lot Area (sq.m.)	2500
Minimum Lot Frontage (m)	30.0
Minimum Front Yard (m)	20.0
Minimum Rear Yard (m)	8.0
Minimum Exterior Side Yard (m)	8.0
Minimum Interior Side Yard (m)	3.0
Maximum Lot Coverage (%)	10.0
Minimum Floor Area (sq.m)	
Single Family Dwelling (sq.m)	70.0
Seasonal Dwelling	40.0
Maximum Height (m)	10.5

Note: (1) Minimum setback from navigable water is measures from established high water mark.



10.4.17 Lakefront Residential Special (1563) – RL (1563)

10.4.17.1 For the purpose of this By-law no building or land shall be used and no building shall be hereafter erected or altered except for one of the following uses and in accordance with Section 10.2.3:

10.4.17.2 Permitted Uses:

A single family detached dwelling

A seasonal dwelling

A home occupation

A group home

10.4.17.3 Regulations:

Item	Regulations
Minimum Lot Area (sq.m.)	4000
Minimum Lot Frontage (m)	50.0
Minimum Front Yard (m)	46.0
Minimum Rear Yard (m)	8.0
Minimum Exterior Side Yard (m)	8.0
Minimum Interior Side Yard (m)	3.0
Maximum Lot Coverage (%)	10.0
Minimum Floor Area (sq.m)	
Single Family Dwelling (sq.m)	70.0
Seasonal Dwelling	40.0
Maximum Height (m)	10.5



10.4.18 Lakefront Residential Special (1564) – RL (1564)

10.4.18.1 For the purpose of this By-law no building or land shall be used and no building shall be hereafter erected or altered except for one of the following uses and in accordance with Section 10.2.3:

10.4.18.2 Permitted Uses:

A single family detached dwelling

A seasonal dwelling

A home occupation

A group home

10.4.18.3 Regulations

Item	Regulations
Minimum Lot Area (sq.m.)	2200
Minimum Lot Frontage (m)	30.0
Minimum Front Yard (m)	20.0
Minimum Rear Yard (m)	8.0
Minimum Exterior Side Yard (m)	8.0
Minimum Interior Side Yard (m)	3.0
Maximum Lot Coverage (%)	10.0
Minimum Floor Area (sq.m)	
Single Family Dwelling (sq.m)	70.0
Seasonal Dwelling	40.0
Maximum Height (m)	10.5

Note: (1) Minimum setback from navigable water is measured from established high water mark.



10.4.19 Lakefront Residential Special (1566) – RL (1566)

10.4.19.1 For the purpose of this By-law no building or land shall be used and no building shall be hereafter erected or altered except for one of the following uses and in accordance with Section 10.2.3:

10.4.19.2 Permitted Uses:

A single family detached dwelling

A seasonal dwelling

A home occupation

A group home

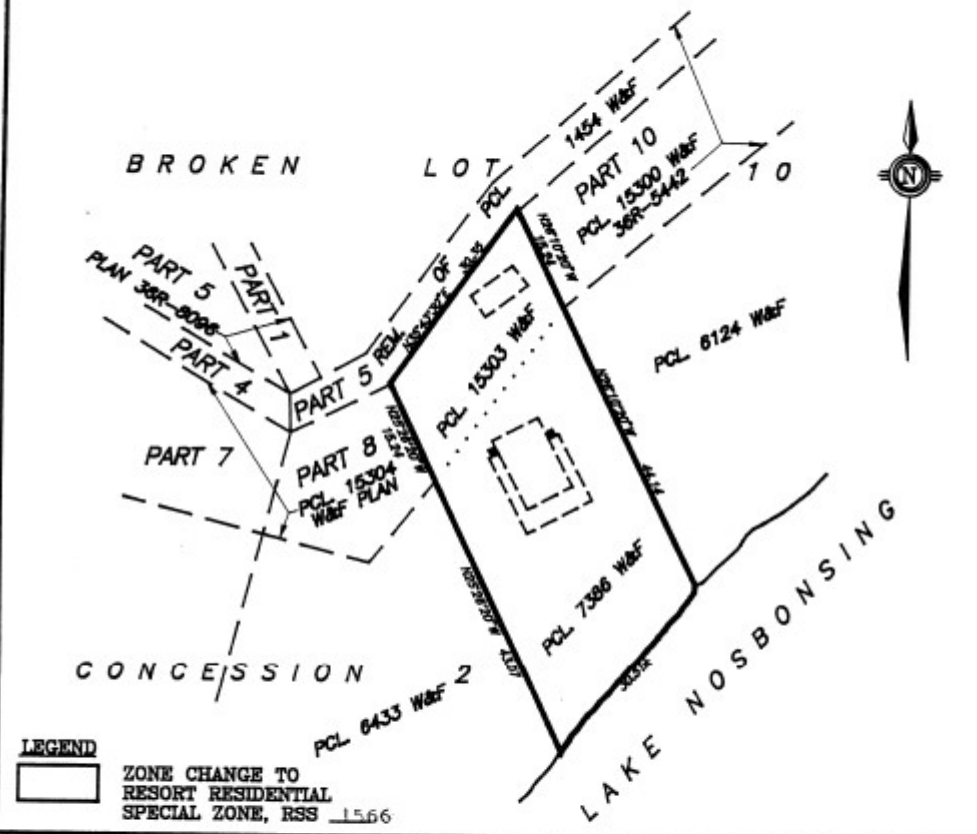
10.4.19.3 Regulations

Item	Regulations
Minimum Lot Area (sq.m.)	1500
Minimum Lot Frontage (m)	30.0
Minimum Front Yard (m)	20.0
Minimum Rear Yard (m)	8.0
Minimum Exterior Side Yard (m)	8.0
Minimum Interior Side Yard (m)	3.0
Maximum Lot Coverage (%)	10.0
Minimum Floor Area (sq.m)	
Single Family Dwelling (sq.m)	70.0
Seasonal Dwelling	40.0
Maximum Height (m)	10.5

Note: (1) Minimum setback from navigable water is measured from established high water mark.

SCHEDULE 'X'
OF PART OF BROKEN LOT 10, CON. 2
TOWNSHIP OF EAST FERRIS
THE CORPORATION OF THE
TOWNSHIP OF EAST FERRIS
DISTRICT OF NIPISSING

SCALE: 1 : 750



THIS IS SCHEDULE 'X'
TO BY-LAW No. 1566
PASSED THE 13th DAY OF March 1990

[Signature]
 REEVE
[Signature]
 CLERK

PROJECT No. 3385
 DATE: FEBRUARY, 1990

northland
 engineering
 (inc) limited
 Consulting Engineers and Planners
 NORTH BAY - SUDBURY - TOWN OF

10.4.20 General Industrial Special (1567) – M2 (1567)

10.4.20.1 For the purpose of this By-law no building or land shall be used and no building shall be hereafter erected or altered except for one of the following uses and in accordance with Section 10.2.3:

10.4.20.2 Permitted Uses:

Residential Uses

A dwelling unit or units in accordance with the provisions of Section 3 of this By-law.

Commercial Uses

Office

Showroom

Industrial Uses

Workshop

Definitions

WORKSHOP means a building or part thereof used for woodworking, welding, plumbing, window framing, craft making or a similar use, but not including and manufacturing use that emits air or water pollutants that exceed the standards set by the appropriate Provincial Regulator Authority.

OFFICES means Administrative offices associated with and integral to the main use.

SHOWROOM means commercial space used for the display and sale of products manufactured in the workshop or repaired in the merchandise service shop.

DWELLING UNIT IN NON-RESIDENTIAL BUILDING LOT

20.22.3.1 No person shall use any lot, or erect, alter or use any building or structure for the purpose of a separate dwelling unit on a lot zoned other than for residential uses or within a portion of a non-residential building except in accordance with the following regulations:

- a) One dwelling unit for use by the owner or operator shall be permitted with a private water supply and sewage system where such have been approved by the Ministry of the Environment.
- b) The dwelling unit shall have a minimum floor area of 70 sq.m.
- c) The dwelling unit shall have a separate washroom or bathroom and kitchen facilities from those of the non-residential use.
- d) The dwelling unit shall have a separate parking space as provided by sub0section _____ of Comprehensive zoning by-law _____
- e) The dwelling unit shall have a separate building entrance to that provided for non-residential use.

10.4.20.3 Regulations:

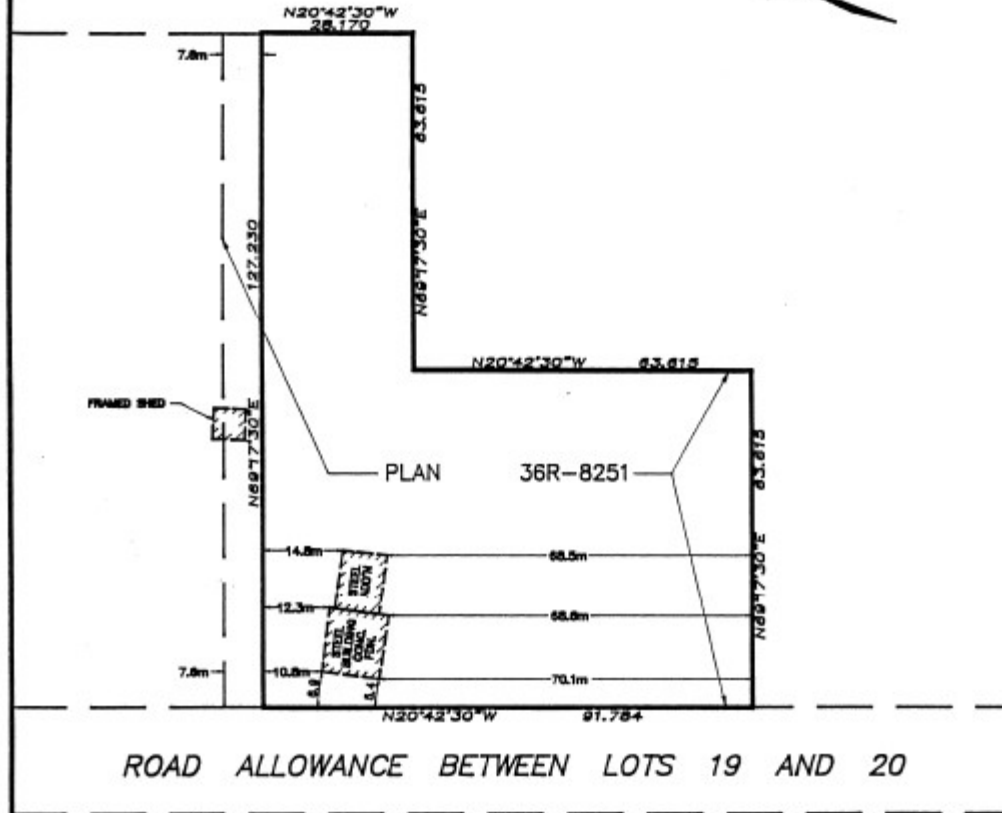
Item	Regulations	
	Residential Uses	Industrial Uses
Minimum Lot Area (ha)	0.8	0.8
Minimum Lot Frontage (m)	95	95
Minimum Front Yard (m)	8	5.0
Minimum Rear Yard (m)	8	15
Minimum Exterior Side Yard (m)	8	15
Minimum Interior Side Yard (m)	3	8
Maximum Lot Coverage (%)	20	20
Minimum Floor Area (sq.m)	-	-
Maximum Height (m)	-	-

SCHEDULE 'X'
PART OF BROKEN LOT 19, CONCESSION 16
TOWNSHIP OF EAST FERRIS
THE CORPORATION OF THE
TOWNSHIP OF EAST FERRIS
 SCALE: 1 : 1000

LEGEND



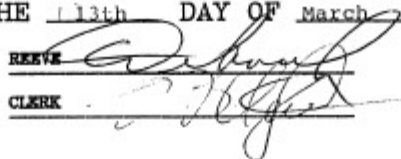
ZONE CHANGE FROM M2
 TO M2S 1567.

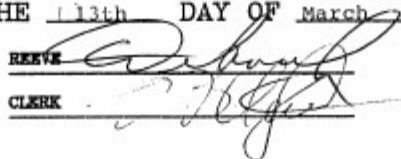


THIS IS SCHEDULE 'X'


TO BY-LAW No. 1567

PASSED THE 13th DAY OF March 1990.

REVE 

CLERK 

PROJECT No. 3432
 DATE: FEBRUARY, 1990

northland
 engineering
 (1987) limited
Chartered Engineer and Planner
 NORTH BAY - ROXBURY - THUNDERBOLT


10.4.21 Lakefront Residential Special (1571) – RL (1571)

10.4.21.1 For the purpose of this By-law no building or land shall be used and no building shall be hereafter erected or altered except for one of the following uses and in accordance with Section 10.2.3:

10.4.21.2 Permitted Uses:

A single family detached dwelling

A seasonal dwelling

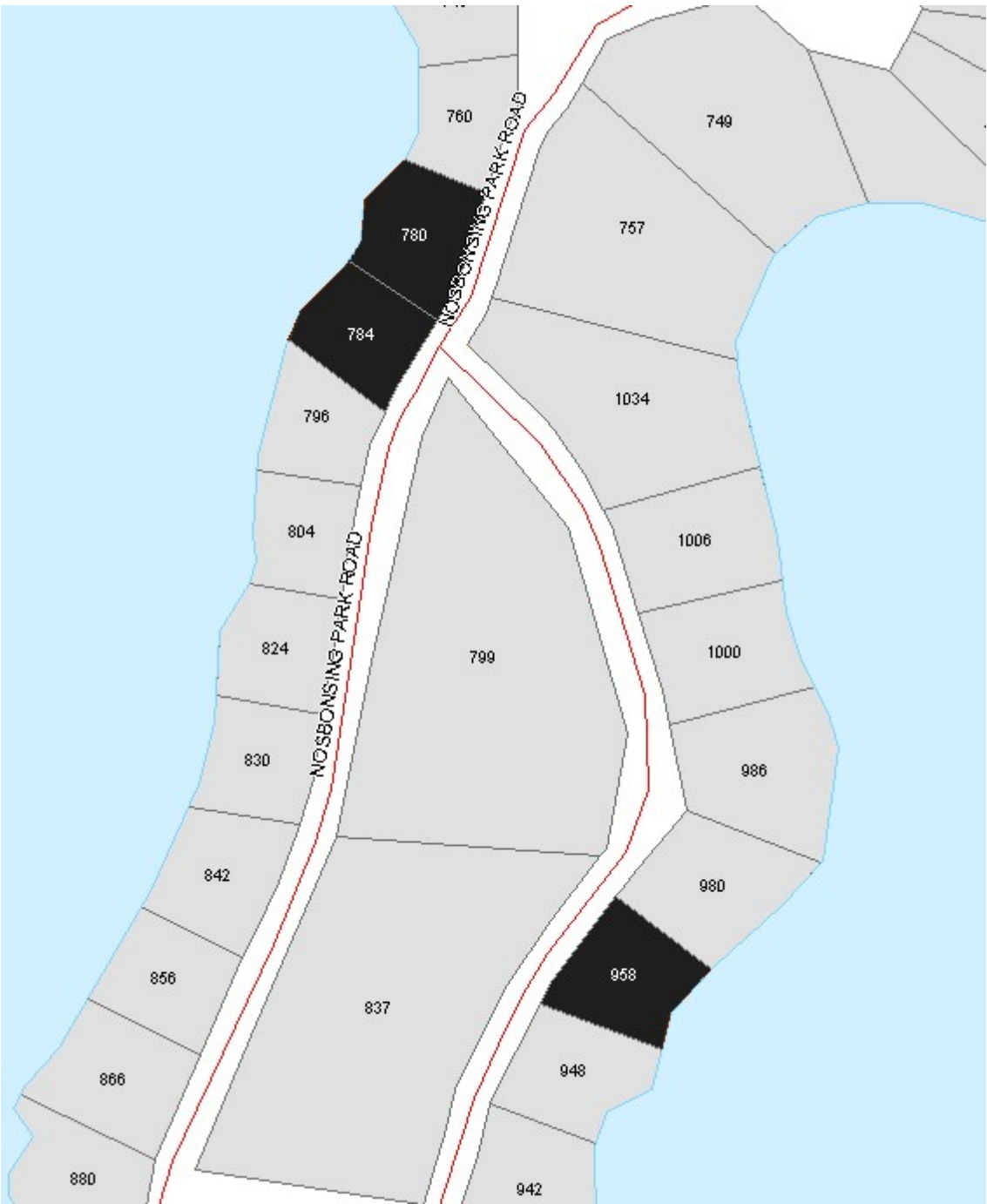
A home occupation

A group home

10.4.21.3 Regulations:

Item	Regulations		
	Lot 21	Lot 22	Lot 40
Minimum Lot Area (ha)	3500	3000	3000
Minimum Lot Frontage (m)	60	50	50
Minimum Front Yard (m) (1)	20	20	20
Minimum Rear Yard (m)	8	8	8
Minimum Exterior Side Yard (m)	8	8	8
Minimum Interior Side Yard (m)	3	3	3
Maximum Lot Coverage (%)	10	10	10
Minimum Floor Area (sq.m)	70	70	70
Maximum Height (m)	10.5	10.5	10.5

(1) Minimum Setback from established highwater mark is 20m.



10.4.22 Lakefront Residential Special (1572) – RL (1572)

10.4.22.1 For the purpose of this By-law no building or land shall be used and no building shall be hereafter erected or altered except for one of the following uses and in accordance with Section 10.2.3:

10.4.22.2 Permitted Uses

A single family detached dwelling

A seasonal dwelling

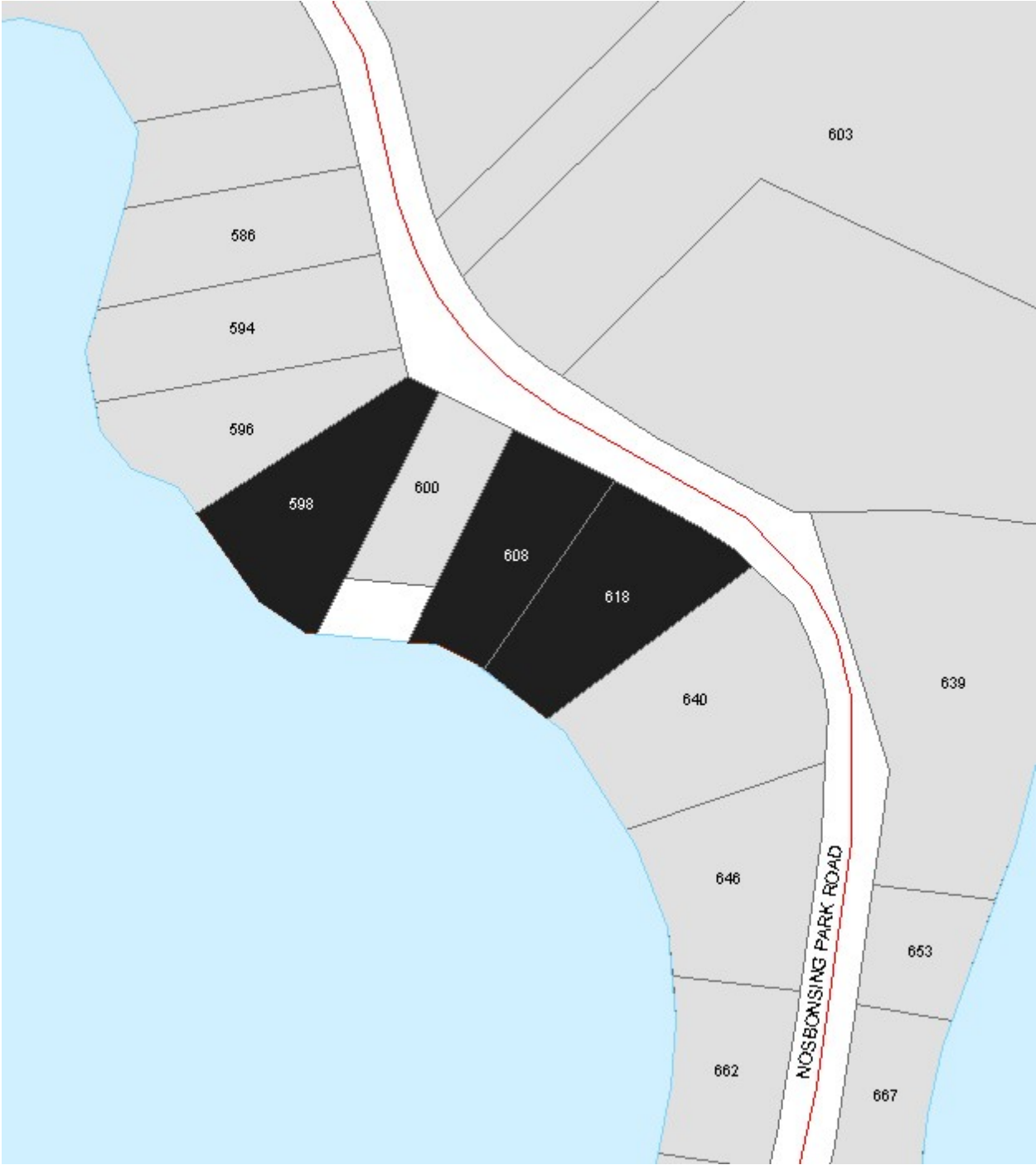
A home occupation

A group home

10.4.22.3 Regulations

Item	Regulations		
	Lot 7	Lot 9	Lot 10
Minimum Lot Area (ha)	2700	2300	3300
Minimum Lot Frontage (m)	50	28	30
Minimum Front Yard (m) (1)	20	20	20
Minimum Rear Yard (m)	8	8	8
Minimum Exterior Side Yard (m)	8	8	8
Minimum Interior Side Yard (m)	3	3	3
Maximum Lot Coverage (%)	10	10	10
Minimum Floor Area (sq.m)	70	70	70
Maximum Height (m)	10.5	10.5	10.5

(2) Minimum Setback from established highwater mark is 20m.



10.4.23 Lakefront Residential Special (1574) – RL (1574)

10.4.23.1 For the purpose of this By-law no building or land shall be used and no building shall be hereafter erected or altered except for one of the following uses and in accordance with Section 10.2.3:

10.4.23.2 Permitted Uses

A single family detached dwelling

A seasonal dwelling

A home occupation

A group home

10.4.23.3 Regulations

Item	Regulations
Minimum Lot Area (ha)	3100
Minimum Lot Frontage (m)	60.0
Minimum Front Yard (m) (1)	20.0
Minimum Rear Yard (m)	8.0
Minimum Exterior Side Yard (m)	8.0
Minimum Interior Side Yard (m)	3.0
Maximum Lot Coverage (%)	10.0
Minimum Floor Area (sq.m)	70.0
Maximum Height (m)	10.5

(3) Minimum Setback from established highwater mark is 20m.



10.4.24 Lakefront Residential Special (1575) – RL (1575)

10.4.24.1 For the purpose of this By-law no building or land shall be used and no building shall be hereafter erected or altered except for one of the following uses and in accordance with Section 10.2.3:

10.4.24.2 Permitted Uses

A single family detached dwelling

A seasonal dwelling

A home occupation

A group home

20.27.2 Regulations

Item	Regulations
Minimum Lot Area (ha)	4000
Minimum Lot Frontage (m)	45.0
Minimum Front Yard (m) (1)	46.0
Minimum Rear Yard (m)	8.0
Minimum Exterior Side Yard (m)	8.0
Minimum Interior Side Yard (m)	3.0
Maximum Lot Coverage (%)	10.0
Minimum Floor Area (sq.m)	70.0
Maximum Height (m)	10.5

Minimum Setback from established highwater mark is 46m.



10.4.25 Lakefront Residential Special (1602) – RL (1602)

10.4.25.1 For the purpose of this By-law no building or land shall be used and no building shall be hereafter erected or altered except for one of the following uses and in accordance with Section 10.2.3:

10.4.25.2 Permitted Uses

Residential Uses

2 lakefront dwelling

3 seasonal dwelling

10.4.25.3 Regulations

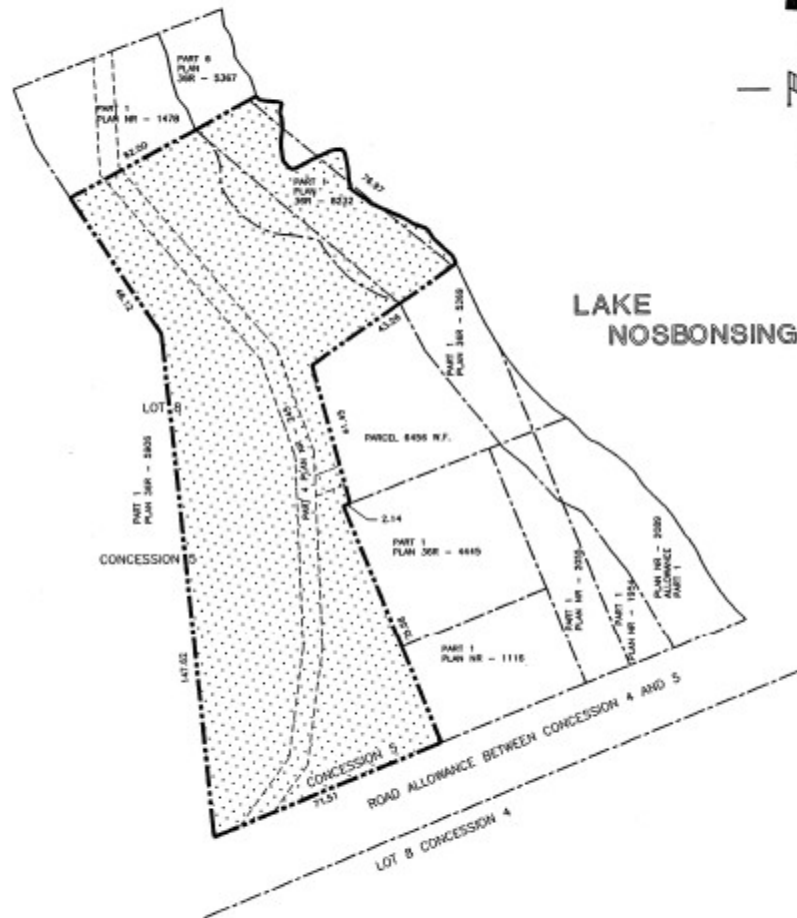
a) Main building

Minimum Lot Area (m ²)	4000
Minimum Lot Frontage (m)	45.0
Minimum Front Yard (m)	8.0
Minimum Interior Side Yard (m)	3.0
Minimum Exterior Side Yard (m)	8.0
Minimum Rear Yard (m)	8.0
Minimum Ground Floor Area	70.0 m ² (Lakefront Dwelling)
Minimum Ground Floor Area	40.0 m ² (Seasonal Dwelling)
Maximum Building Height	10.5 m
Minimum setback from established high water mark of navigable water	20m

b) Accessory Building

Minimum setback from any lot line	2 m
Maximum Building Height	6 m

PART of LOT 8
CONCESSION 5
Twp of East Ferris
District of Nipissing
Measurements are in Metres




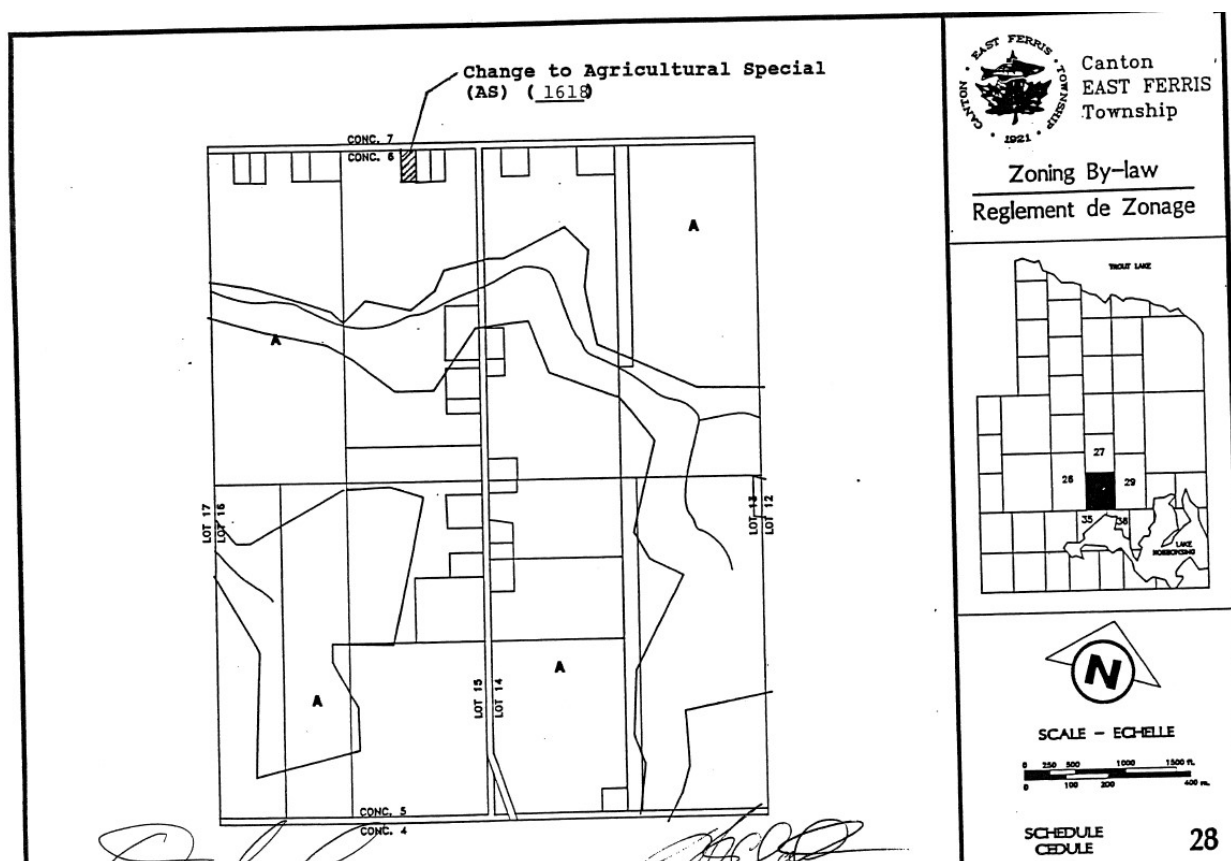
THIS IS SCHEDULE "X" TO BY-LAW No. 16.02...
PASSED THE 27th DAY OF November, 1990

Randy Guillemin
REEVE

McGee
CLERK

LEGEND

 ZONE CHANGE FROM
RESORT RESIDENTIAL (RS)
ZONE TO LAKEFRONT
RESIDENTIAL (RLS) ZONE
(SPECIAL).



10.4.27 Lakefront Residential Special (1625) – RL (1625)

10.4.27.1 For the purpose of this By-law no building or land shall be used and no building shall be hereafter erected or altered except for one of the following uses and in accordance with Section 10.2.3:

10.4.27.2 Permitted Uses

The following uses only shall be permitted on those lands designated as Lakefront Residential Special Zone 1625 (RL 1625)

All uses permitted within the Lakefront Residential (RL) Zone of By-law No. 2021-60
A Special Accessory Building

Special Accessory Building shall mean a detached building located on the same lot as the main building, the use of which is incidental or secondary to that of the main building and which is not used for living or eating accommodation and does not provide sanitary facilities but may provide sleeping accommodations.

Provisions

The use of land or buildings in this Lakefront Residential Special Zone 1625 (RLS 1625) shall conform to the permitted uses and provisions of the Lakefront Residential (RL) zone and to all other applicable provisions of comprehensive zoning by-law No. 2021-60(as amended), except as hereby expressly varied.


Special Provisions

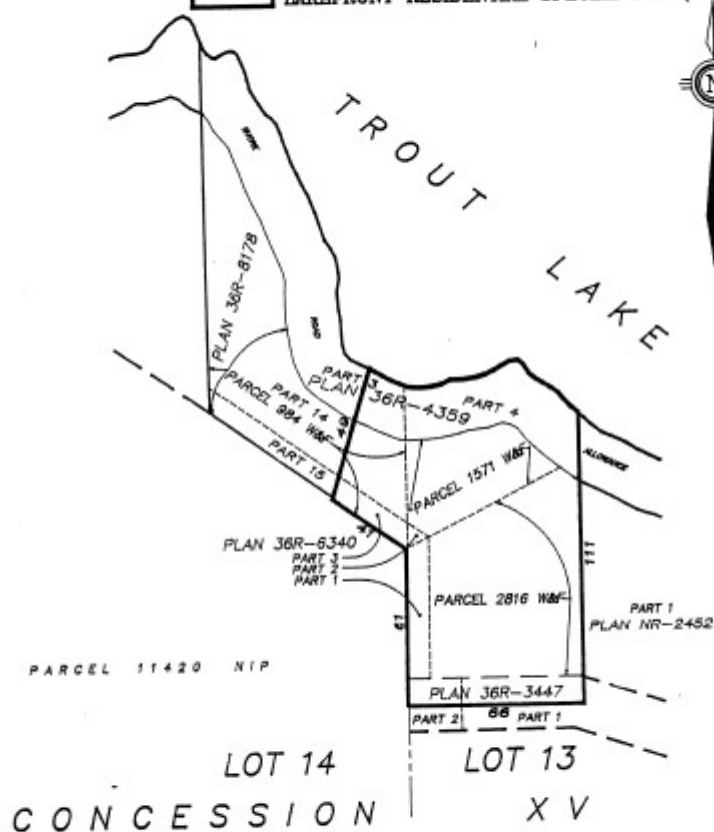
The special provisions of this Lakefront Special Zone 1625 (RL 1625) is as follows:

Special Accessory Building	
Minimum Setback from any Lot Line	1.5m
Maximum Building Height	6m
Maximum Floor Area	85sq.m.

SCHEDULE 'X'
PART OF LOTS 13 AND LOT 14 CONCESSION XV
TOWNSHIP OF EAST FERRIS
DISTRICT OF NIPISSING
 SCALE: 1 : 2000

LEGEND

 ZONE CHANGE FROM RESORT RESIDENTIAL 'RS' ZONE TO LAKEFRONT RESIDENTIAL SPECIAL ZONE(62), RLS(62)



THIS IS SCHEDULE 'X'

TO BY-LAW No. 1625
 PASSED THE 9th DAY OF July 1991.

REEVE

CLERK

PROJECT No. 3614
 DATE: APRIL 1991

northland
 engineering
 (1987) limited
 Consulting Engineers and Planners
 6070 HWY 7 - SUDBURY - ONTARIO

10.4.28 Estate Residential Special (1629) – RE (1629)

10.4.28.1 For the purpose of this By-law no building or land shall be used and no building shall be hereafter erected or altered except for one of the following uses and in accordance with Section 10.2.3:

10.4.28.2 Permitted Uses

Special Provisions

The special provisions of this Estate Residential Special Zone (1629), (RE 1629) are as follows:

Minimum Lot Frontage

Lots 1,2,4,7,8 & 9	39m
Lot 3	38m
Lot 5	37m
Lot 6	80m
Lot 10	33m

- a. Notwithstanding any other provisions of this By-law, for all lots except for Lot 6, no septic system shall be located within 304.8 metre (1000 ft.) setback from Lake Nosbonsing.
- b. Minimum Front Yard – 20 metres

Permitted Uses

The following uses only shall be permitted on those lands designated as Lakefront Residential Special Zone 1625 (RLS 1625)

All uses permitted within the Lakefront Residential (RL) Zone of By-law No. 2021-60
A Special Accessory Building

Special Provisions

The special provisions of this Lakefront Special Zone 1625 (RL 1625) is as follows:

Special Accessory Building

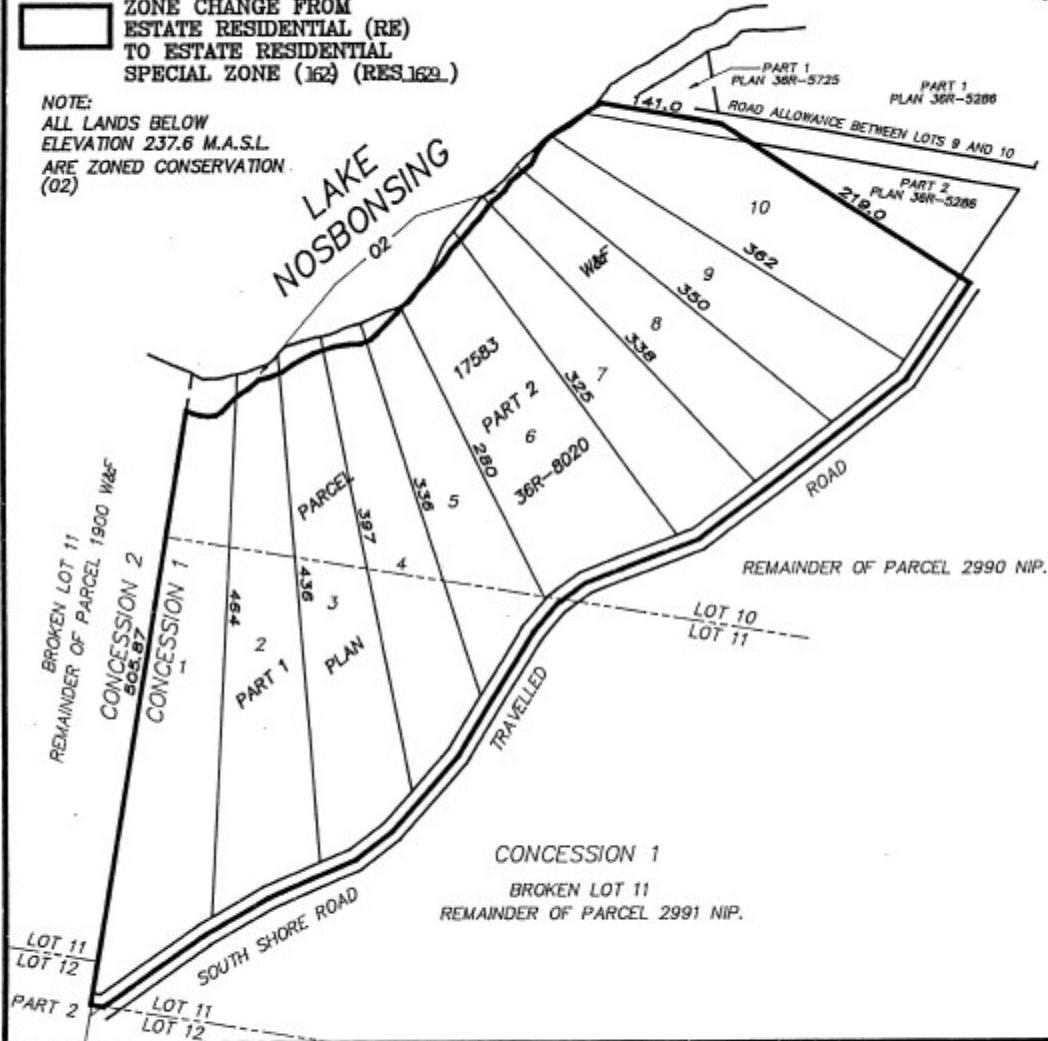
Minimum Setback from any Lot Line	1.5m
Maximum Building Height	6m
Maximum Floor Area	85sq.m.

SCHEDULE 'X'
PART OF BROKEN LOTS 10 AND 11 CON. 1
TOWNSHIP OF EAST FERRIS
DISTRICT OF NIPISSING
 SCALE: 1 : 5000

LEGEND

ZONE CHANGE FROM
 ESTATE RESIDENTIAL (RE)
 TO ESTATE RESIDENTIAL
 SPECIAL ZONE (162) (RES.162.)

NOTE:
 ALL LANDS BELOW
 ELEVATION 237.6 M.A.S.L.
 ARE ZONED CONSERVATION
 (02)



THIS IS SCHEDULE 'X'

TO BY-LAW No. 1629
 PASSED THE 9th DAY OF July 1991.

PROJECT No. 3631
 DATE: MAY 1991

RECEIVED
 CLERK

[Handwritten signatures]

**northland
 engineering
 (1987) limited**
 Consulting Engineers and Planners
 NORTH BAY - SLEBURY - TOWNSHIP

10.4.29 Lakefront Residential Special (1662) – RL (1662)

10.4.29.1 For the purpose of this By-law no building or land shall be used and no building shall be hereafter erected or altered except for one of the following uses and in accordance with Section 10.2.3:

10.4.29.2 Permitted Uses

The use of land or buildings in this Lakefront Residential Special Zone (1662) shall conform to the permitted uses and provisions of the Lakefront Residential (RL) zone and to all other applicable provisions of comprehensive zoning by-law No. 2021-60 as amended), except as hereby expressly varied.

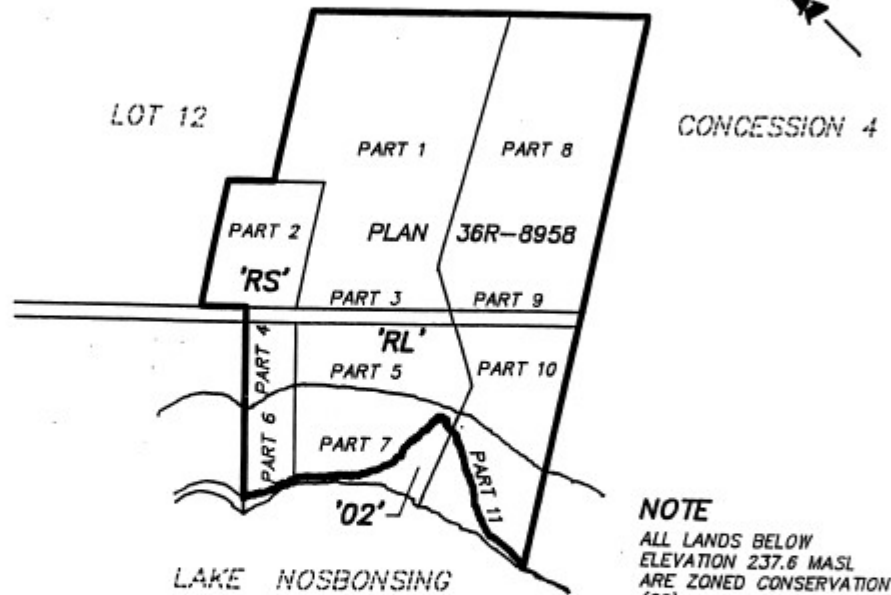
Special Provisions

The special provisions of this Lakefront Special Zone (1662), (RL 1662) are as follows:

Minimum lot frontage	24m
Minimum front yard	10m
Minimum area	2700sq.m.

SCHEDULE 'X'
PART OF ORIGINAL SHORE ROAD ALLOWANCE
 IN FRONT OF
BROKEN LOT 12, CONCESSION 4
 AND
PART OF BROKEN LOT 12, CONCESSION 4
TOWNSHIP OF EAST FERRIS
DISTRICT OF NIPISSING

SCALE: 1 INCH = 100 FEET
 1992



NOTE
 ALL LANDS BELOW
 ELEVATION 237.6 MASL
 ARE ZONED CONSERVATION
 (02).

LEGEND



ZONE CHANGE FROM RESORT RESIDENTIAL (RS) AND LAKEFRONT RESIDENTIAL (RL)
 TO LAKEFRONT RESIDENTIAL SPECIAL ZONE (1662) (RES).

PLAN 36R-8958

(RLS 1662)

PARTS 1, 3, 5, 8, 9 & 10 - REMAINDER OF PARCEL 8291 W&F

PARTS 2 & 4 - ALL OF PARCEL 8292 W&F

PART 6 - ALL OF PARCEL 15392 W&F

PARTS 7 & 11 - ALL OF PARCEL 15393 W&F

PARTS 3 & 9 - SUBJECT TO RIGHT-OF-WAY DESCRIBED IN
 TRANSFER No 96584

THIS IS SCHEDULE 'X'
 TO BY-LAW No. 1662
 PASSED THE 28th DAY OF April, 1992

REEVE

CLERK

FILE: WO 64691
 DATE: JANUARY, 1992

P.A. BLACKBURN LIMITED
 ONTARIO LAND SURVEYORS

10.4.30 General Industrial Special (1675) – M2 (1675)

10.4.30.1 For the purpose of this By-law no building or land shall be used and no building shall be hereafter erected or altered except for one of the following uses and in accordance with Section 10.2.3:

10.4.30.2 Permitted Uses

Residential Uses

a dwelling unit or units in accordance with Section 3 of By-law No. 2021-60

Commercial Uses

A building supply outlet

A business office

A gasoline bar

Industrial Uses

A service shop (light)

A service shop (heavy)

A service industry

A machine or welding shop

A warehouse

A contractor's or tradesman's yard

A dry industry involved in the fabricating, processing or manufacturing of goods or materials

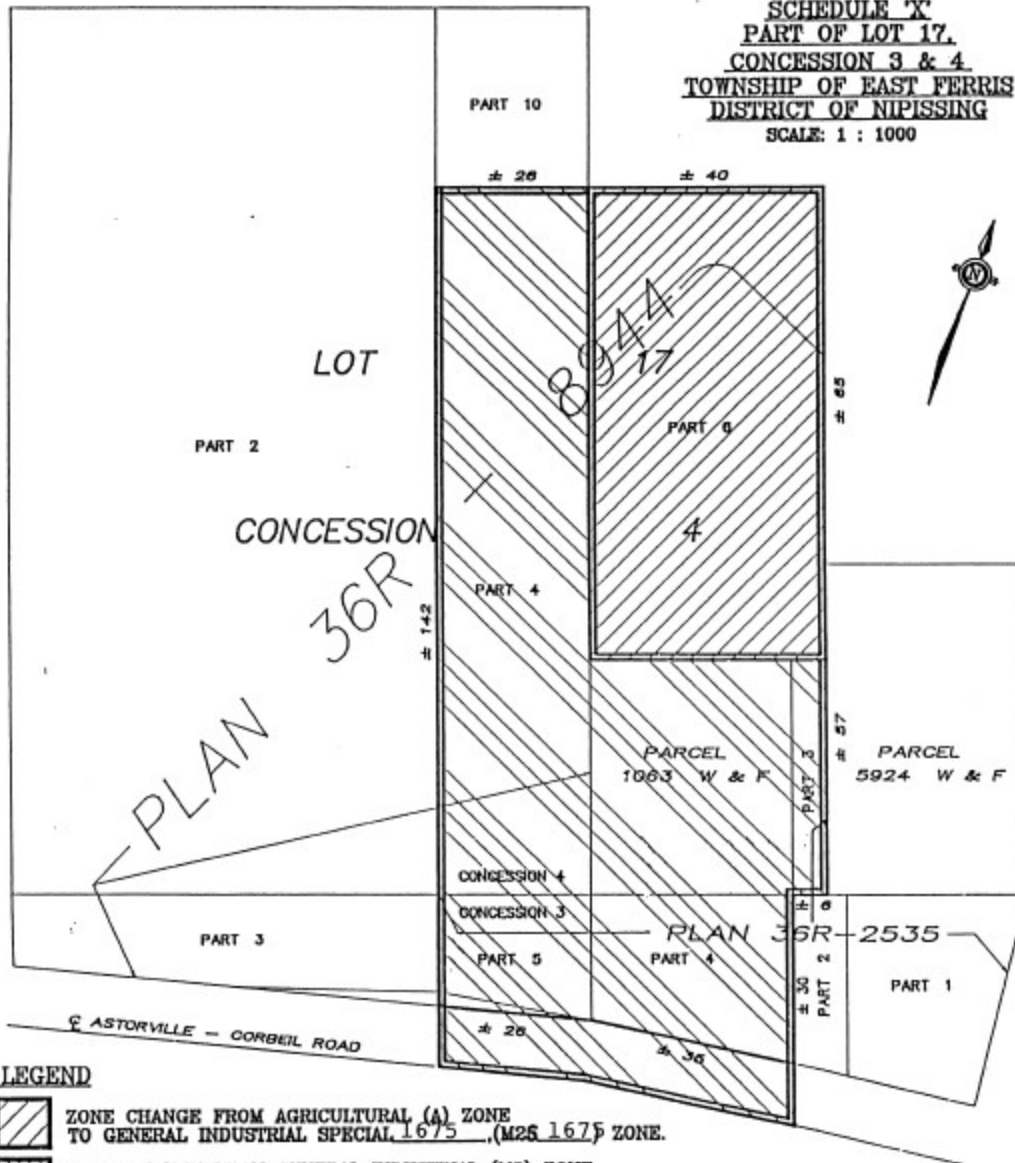
Zone Requirements

No person shall within any General Industrial Special Zone 1675, (M2 1675) hereby established by this by-law use any building or structure except in accordance with the zone requirements of the General Industrial (M2) Zone and to all other applicable provisions of Comprehensive Zoning By-law No. 2021-60(as amended), except as hereby expressly varied:



Minimum Lot Area (sq.m) – Industrial	8,000
--------------------------------------	-------

All buildings and structures erected or altered and all use of land in the General Industrial Special Zone 1675, (M2 1675), hereby established shall conform to all other applicable provisions of Zoning By-law No. 2021-60, as amended, except as hereby expressly varied.

SCHEDULE 'X'
PART OF LOT 17.
CONCESSION 3 & 4
TOWNSHIP OF EAST FERRIS
DISTRICT OF NIPISSING
SCALE: 1 : 1000



LEGEND

-  ZONE CHANGE FROM AGRICULTURAL (A) ZONE TO GENERAL INDUSTRIAL SPECIAL 1675 (M2S 1675) ZONE.
-  ZONE CHANGE FROM GENERAL INDUSTRIAL (M2) ZONE TO GENERAL INDUSTRIAL SPECIAL 1675 (M2S 165) ZONE.

THIS IS SCHEDULE 'X'
 TO BY - LAW No. 1675
 PASSED THE 18th DAY OF AUGUST 1992.

REEVE
 CLERK

PROJECT No. 3786
 DATE: MAY 1992

northland
 engineering
 (1987) limited
 Consulting Engineers and Planners
 NORTH BAY - SUDBURY - TOWNSHIP

10.4.31 General Industrial Special (1678) – M2 (1678)

10.4.31.1 For the purpose of this By-law no building or land shall be used and no building shall be hereafter erected or altered except for one of the following uses and in accordance with Section 10.2.3:

10.4.31.2 Permitted Uses

Residential Uses

a dwelling unit or units in accordance with Section 3 of By-law No. 2021-60

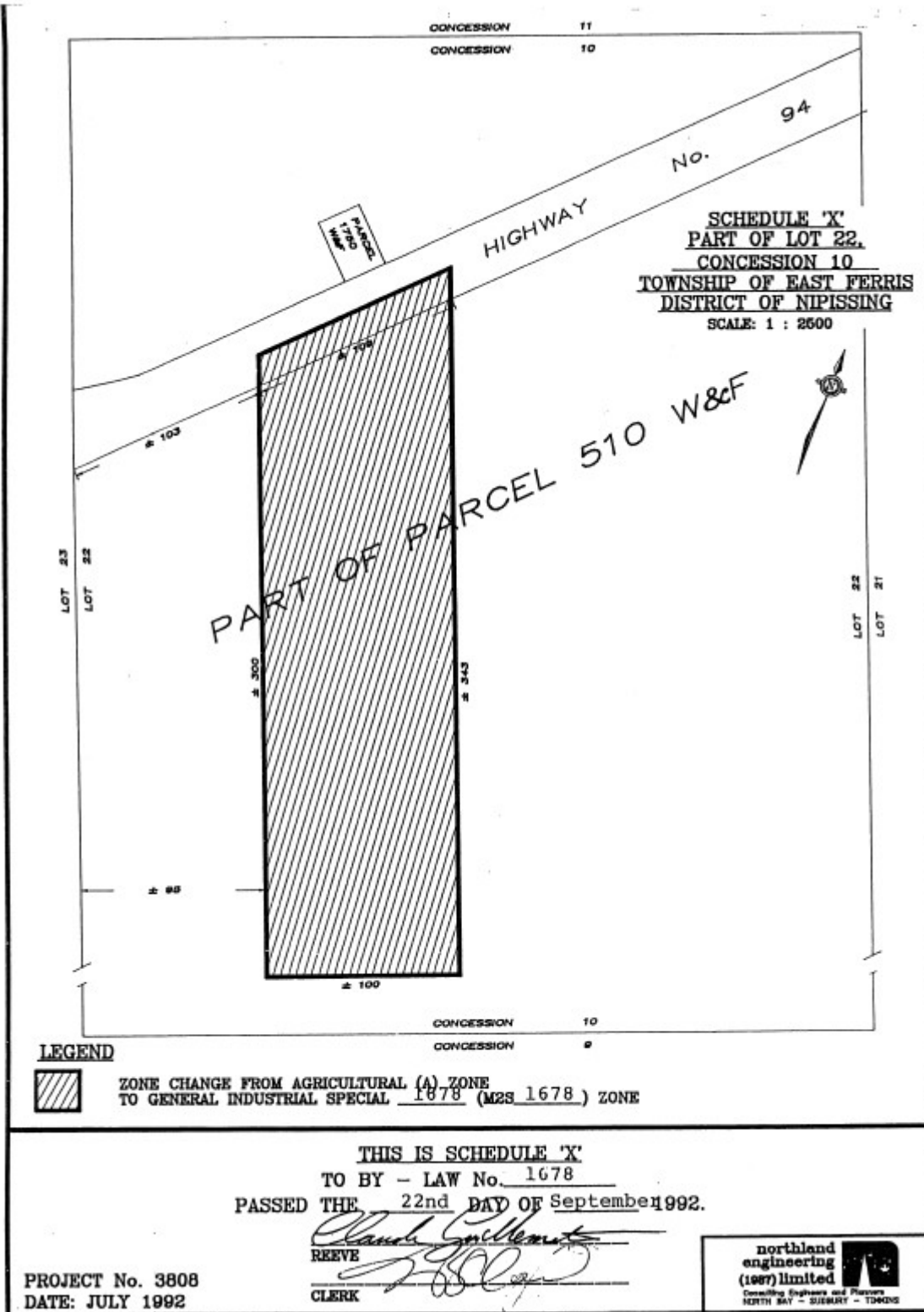
Commercial Uses

An administrative office associated with an integral to the main use

Industrial Uses

A dry industry involved in the fabricating, processing or manufacturing of goods and materials

A warehouse



LEGEND



ZONE CHANGE FROM AGRICULTURAL (A) ZONE
TO GENERAL INDUSTRIAL SPECIAL 1678 (M2S 1678) ZONE

THIS IS SCHEDULE X

TO BY - LAW No. 1678

PASSED THE 22nd DAY OF September 1992.

REEVE

CLERK

PROJECT No. 3808

DATE: JULY 1992

northland
engineering
(1987) limited
Consulting Engineers and Planners
NORTH BAY - SHERBROOK - THOMAS

10.4.32 General Industrial Special (1691) – M2 (1691)

10.4.32.1 For the purpose of this By-law no building or land shall be used and no building shall be hereafter erected or altered except for one of the following uses and in accordance with Section 10.2.3:

10.4.32.2 Permitted Uses

Residential Uses

a dwelling unit or units in accordance with Section 3 of By-law No. 2021-60

Commercial Uses

An administrative office

A retail store

Industrial Uses

A service shop (light)

A dry industry involved in the fabricating, processing or manufacturing of goods or materials

Zone Requirements

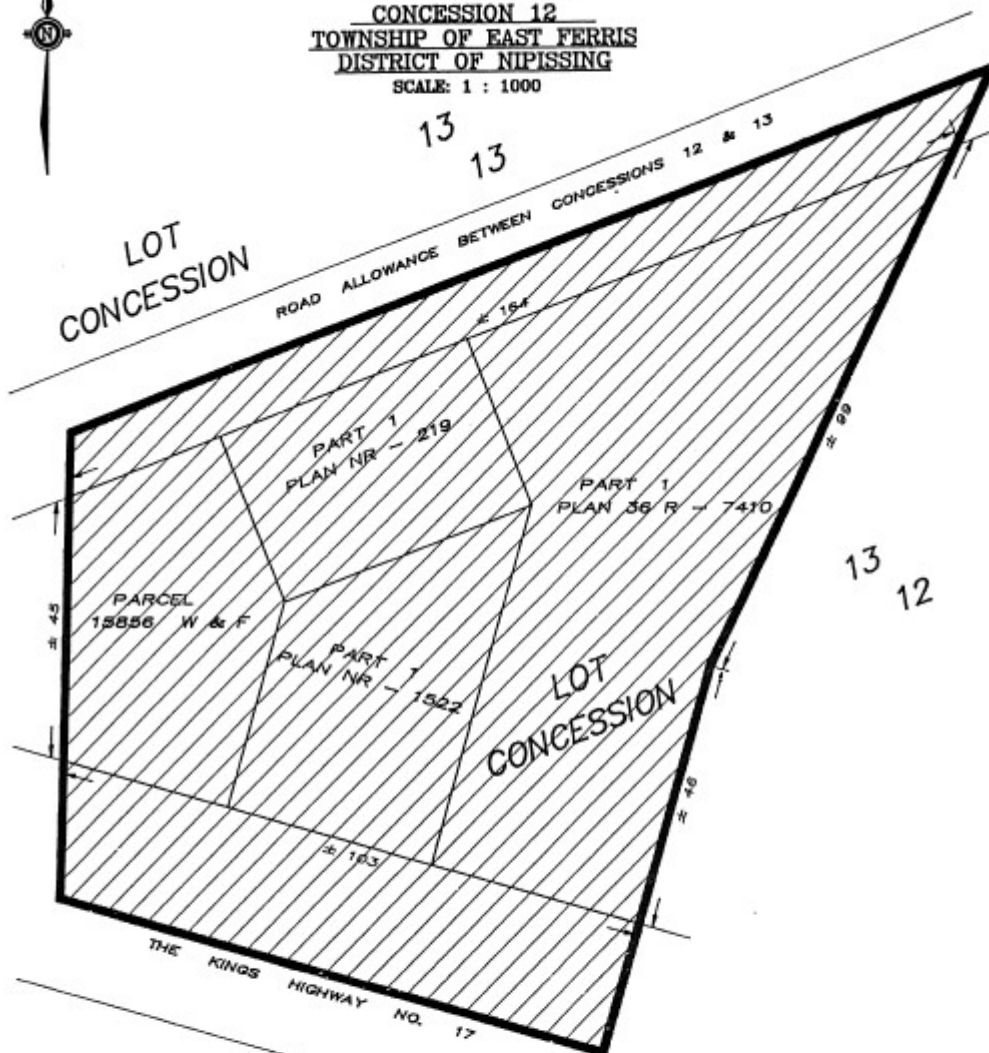
Minimum Lot area (sq.m) – Industrial	8,000
Minimum Exterior Side Yard – Industrial	8m
Commercial	8m



SCHEDULE 'X'
PART OF LOT 13.
CONCESSION 12
TOWNSHIP OF EAST FERRIS
DISTRICT OF NIPISSING
SCALE: 1 : 1000

LOT
CONCESSION

13
13
ROAD ALLOWANCE BETWEEN CONCESSIONS 12 & 13



LEGEND



ZONE CHANGE FROM AGRICULTURAL (A) ZONE
TO GENERAL INDUSTRIAL SPECIAL (M261691) ZONE.

THIS IS SCHEDULE 'X'
TO BY - LAW No. 1691
PASSED THE 16th DAY OF February 1993.

REEVE
CLERK

PROJECT No. 3840
DATE: DEC 1992

northland
engineering
(1987) limited
Consulting Engineers and Planners
NORTH BAY - SUDBURY - TORONTO



10.4.33 General Commercial Special (1694) – C1 (1694)

10.4.33.1 For the purpose of this By-law no building or land shall be used and no building shall be hereafter erected or altered except for one of the following uses and in accordance with Section 10.2.3:

10.4.33.2 Permitted Uses

Residential Uses

a single family detached dwelling

Commercial Uses

An administrative office

An archery sporting good retail outlet

Recreational Uses

An archery range

A walk-through archery range

Definitions

Archery Range shall mean a public or private indoor or outdoor area operated for the purpose of archery shooting practice.

Walk-Through Archery Range shall mean a network of archery ranges connected by a trail system.

Archery Sporting Goods Retail Outlet shall mean an establishment or place for the purpose of retail trade where 75% or more of the value of the total stock in trade in any such establishment or place is comprised of archery related goods, wares, merchandise, substances, articles or accessories.

Zone Requirements

Minimum Lot Frontage	75m
Minimum Lot Area	16,000 sq.m.

Residential/Commercial

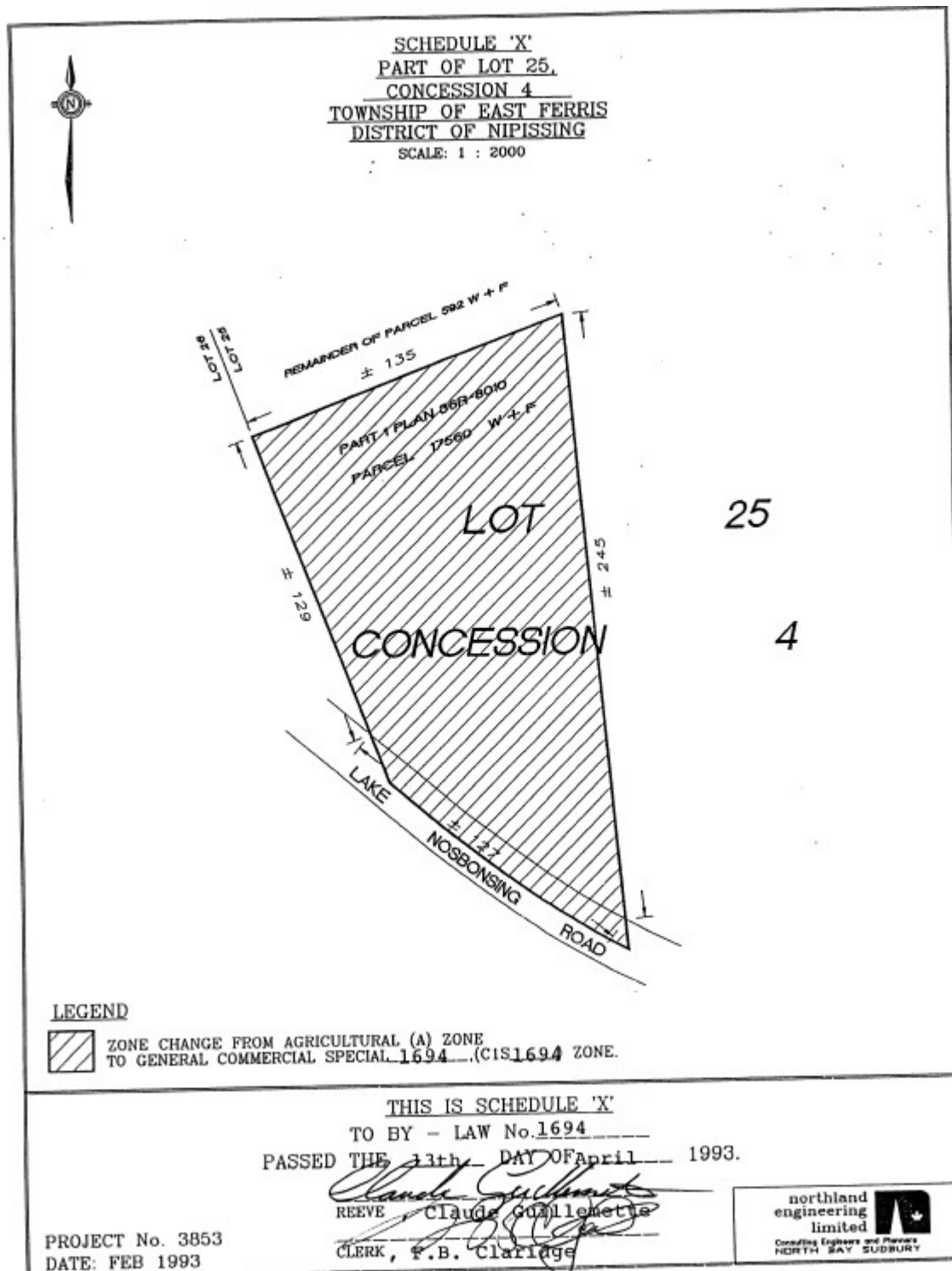
Minimum Front Yard	15m
Minimum Interior Side Yard	8m
Minimum Rear Yard	8m

Recreational

Minimum separation distance from
Recreational Use to:

Front Lot Line
Side Lot Line
Rear Lot Line

30m
12m
12m



10.4.34 Rural Special (1697) – R (1697)

10.4.34.1 For the purpose of this By-law no building or land shall be used and no building shall be hereafter erected or altered except for one of the following uses and in accordance with Section 10.2.3:

10.4.34.2 Definitions

Woodworking Shop shall mean the use of land, building or structure for the purpose of manufacturing, assembling, making, finishing or repairing and objects made of wood, without limiting the generality of the foregoing, shall include cabinets, furniture, moldings, door or other similar wood products.

Permitted Uses

Rural Uses

a home industry shall be limited to a woodworking shop only

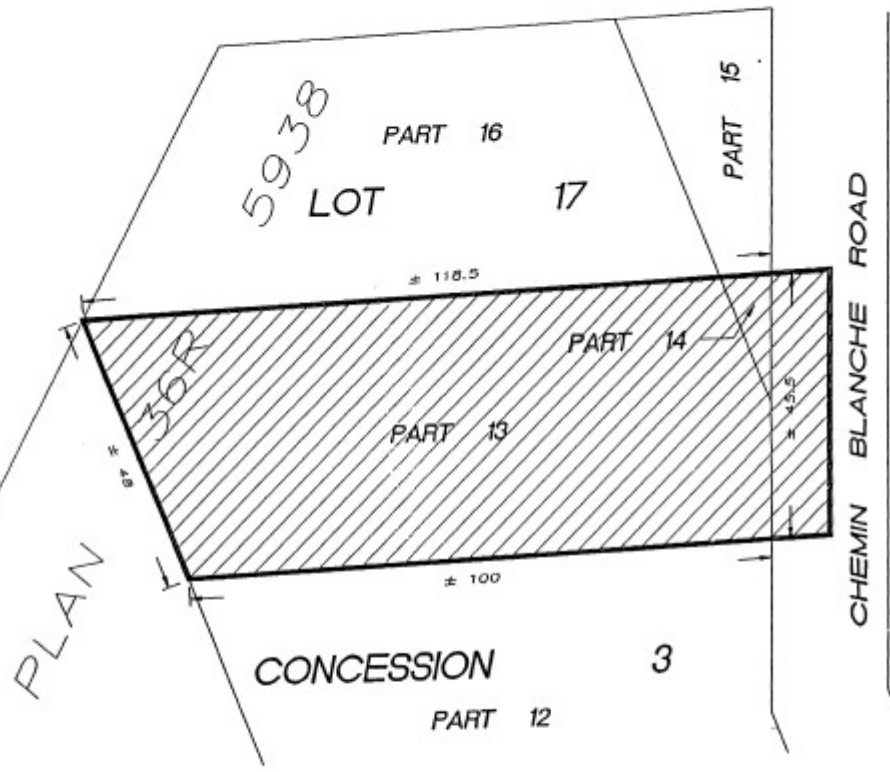
Zone Requirements

Home Industry

Minimum Lot Frontage	45m
Minimum Lot Area	5,000 sq.m.
Minimum Rear Yard	5m
Minimum Interior Side Yard	2.5m



SCHEDULE 'X'
PART OF LOT 17.
CONCESSION 3
TOWNSHIP OF EAST FERRIS
DISTRICT OF NIPISSING
SCALE: 1 : 1000



LEGEND



ZONE CHANGE FROM AGRICULTURAL (A) ZONE
TO AGRICULTURAL SPECIAL 1697 (AS 1697) ZONE.

THIS IS SCHEDULE 'X'
TO BY - LAW No. 1697
PASSED THE 8th DAY OF June 1993.

REEVE

CLERK

PROJECT No. 3868
DATE: APR 1993

northland
engineering
(1987) limited
Consulting Engineers and Planners
NORTH BAY SUDBURY



10.4.35 Rural Special (1740) – R (1740)

10.4.35.1 For the purpose of this By-law no building or land shall be used and no building shall be hereafter erected or altered except for one of the following uses and in accordance with Section 10.2.3:

10.4.35.2 Permitted Uses and Definitions

Dwelling, Four (4) Unit Converted means a building which has been altered by the creation of three (3) more dwelling units than existed originally, with each unit having its own sanitary facilities and cooking facilities.

Residential

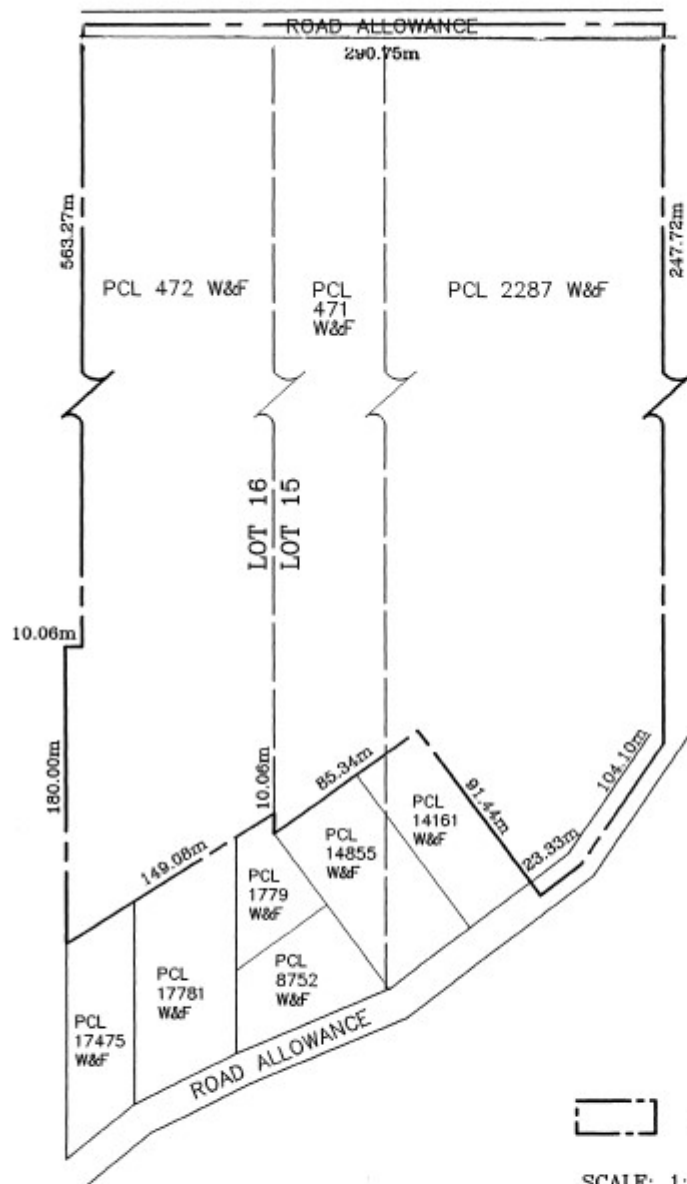
A single family dwelling existing on the date of passing of this by-law


A single family detached dwelling on a lot legally created prior to the passing of this by-law

A single family detached dwelling on a lot created by consent

A home occupation use

A group home



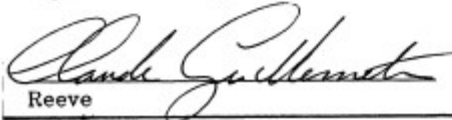
 Zone change to 'AS 1740'

SCALE: 1:3500

SCHEDULE "X"

This is Schedule "X" to By-law No. 1740 passed this 12th day of September, 1995.

Signatures of Signing Officers:


Reeve


Clerk

10.4.36 Rural Special (1741) – R (1741)

10.4.36.1 For the purpose of this By-law no building or land shall be used and no building shall be hereafter erected or altered except for one of the following uses and in accordance with Section 10.2.3:

10.4.36.2 Permitted Uses and Definitions

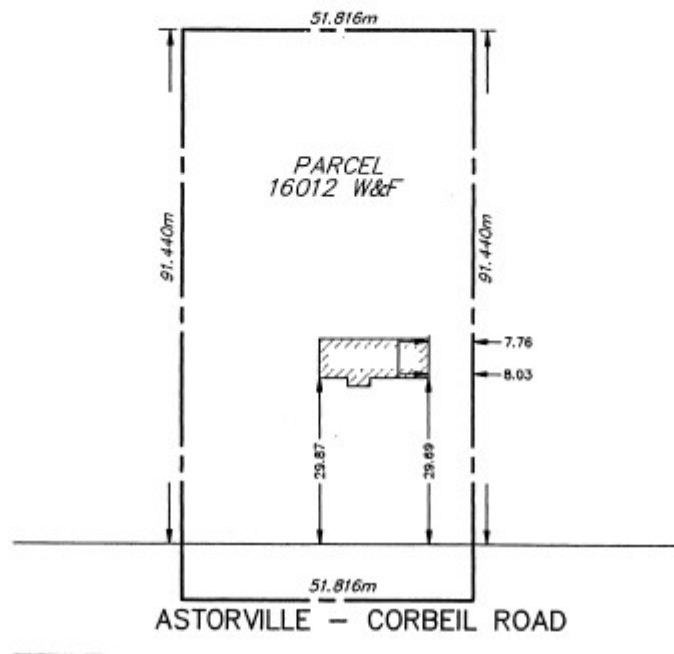
“Bed and Breakfast Establishment shall mean a one-family dwelling in which no more than 2 guest rooms are made available for the overnight accommodation of the travelling or vacationing public. Such an establishment may offer meals to those persons temporarily residing at the establishment. A Bed and Breakfast Establishment shall not include a restaurant or a Tourist Establishment.”


Permitted Uses

A seasonal dwelling
A single family detached dwelling
A home occupation use
A Bed and Breakfast Establishment

Regulations

Min. Lot Frontage (m)	45
Min. Lot Area (sq,m)	4000
Max. Lot Coverage (%)	10
Min. Front Yard (m)	15
Min. Int. Side Yard (m)	7
Min. Ext. Side Yard (m)	15
Min. Rear Yard (m)	15
Min. Ground Floor area (sq.m)	70
Max. Building Height (m)	10.5



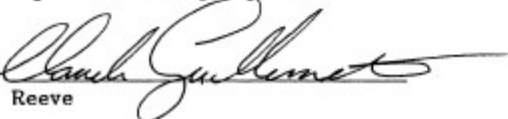
 Zone change to 'AS 1741'

SCALE: 1:1000

SCHEDULE "X"

This is Schedule "X" to By-law No. 1741 passed this 8th day of AUGUST, 1995

Signatures of Signing Officers:


Reeve


Clerk

10.4.37 Rural Special (1762) – R (1762)

10.4.37.1 For the purpose of this By-law no building or land shall be used and no building shall be hereafter erected or altered except for one of the following uses and in accordance with Section 10.2.3:

10.4.37.2 Permitted Uses and Definitions

Horse Hobby Farm for the purpose of this by-law shall mean land used for the grazing and pasturing of no more than six (6) horses, and includes a farm dwelling and accessory buildings.

Permitted Uses

A single family detached dwelling
A horse hobby farm
A home occupation use
Accessory Buildings

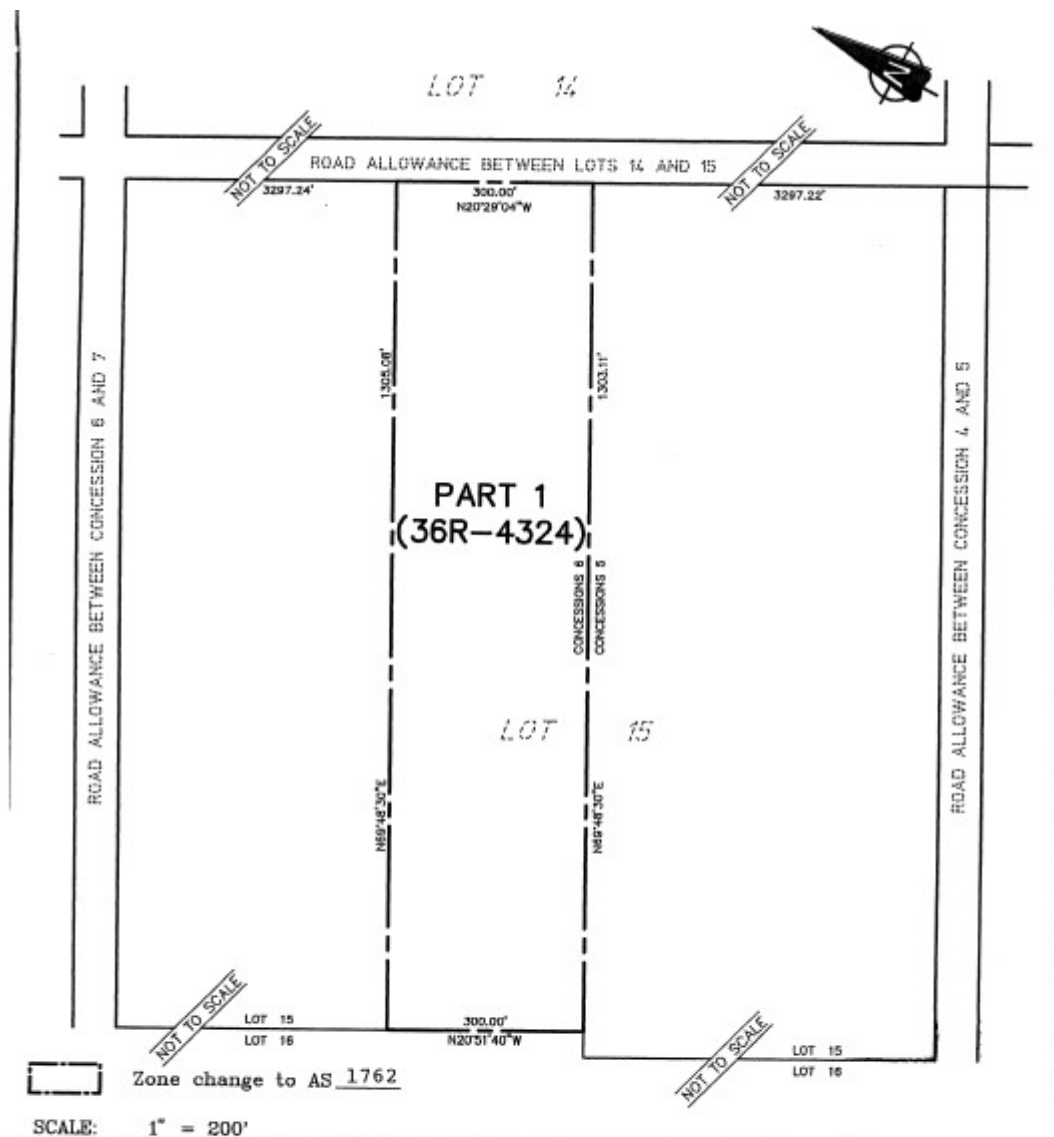
Regulations

Lot Requirements

Min. Area (hectares)	3.0
Min. Frontage (m)	90
Max. Lot Coverage (%)	10

Setback Requirements

Minimum Front Yard (m)	15
Minimum Rear Yard (m)	30
Minimum Southerly Side Yard (m)	8
Minimum Northerly Side Yard (m)	18



SCHEDULE "X"

This is Schedule "X" to By-law No. 1762 passed this 14th day of May, 1996.

Signatures of Signing Officers:

Charles G. Williams
Reeve

[Signature]
Clerk

10.4.38 Rural Special (1771) – R (1771)

10.4.38.1 For the purpose of this By-law no building or land shall be used and no building shall be hereafter erected or altered except for one of the following uses and in accordance with Section 10.2.3:

10.4.38.2 Permitted Uses

Residential Uses



single detached dwelling
a seasonal dwelling
a home occupation use

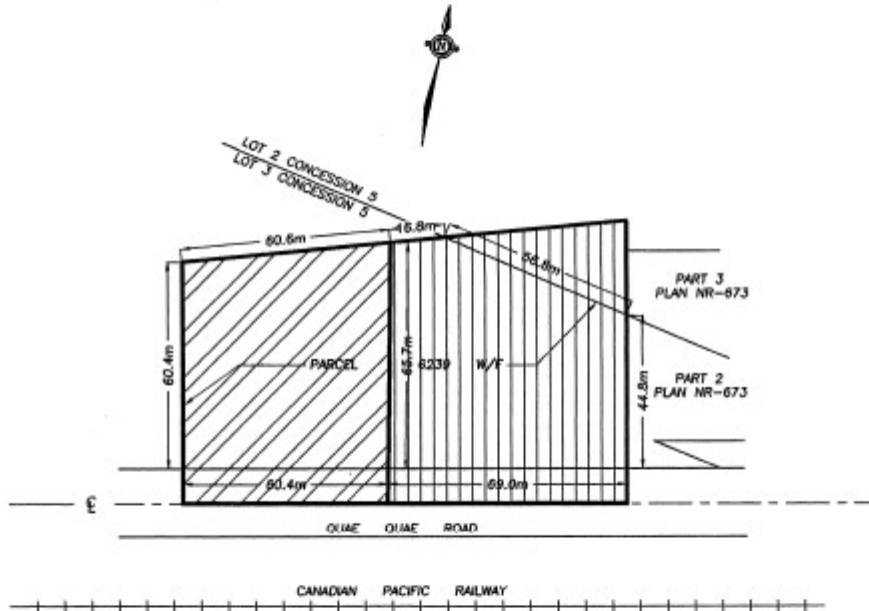
Zone Requirements

Minimum Lot Area (sq.m)	3810
Maximum number of single detached dwellings	2

SCHEDULE 'X'
PART OF LOT 13 CONCESSION 5
TOWNSHIP OF EAST FERRIS
DISTRICT OF NIPISSING
SCALE: 1 : 1500

LEGEND

-  ZONE CHANGE FROM RESORT COMMERCIAL (C3) ZONE
TO AGRICULTURAL, SPECIAL ZONE (1771), (AS 1771).
-  ZONE CHANGE FROM RESORT COMMERCIAL (C3) ZONE
TO AGRICULTURAL, (A) ZONE.



THIS IS SCHEDULE 'X'
TO BY-LAW No. 1771
PASSED THE 8th DAY OF OCTOBER 1996.

REEVE Gleason Guillemette
CLERK S.B. Claridge

PROJECT No.4118
ATE: JUNE 1996

northland
engineering
(1987) limited
Consulting Engineers and Planners
NORTH BAY - SUDBURY

10.4.39 Lakefront Residential Special (1776) – RL (1776)

10.4.39.1 For the purpose of this By-law no building or land shall be used and no building shall be hereafter erected or altered except for one of the following uses and in accordance with Section 10.2.3:

10.4.39.2 Permitted Uses and Definitions

Four Unit Lakefront Residential Dwelling - for the purpose of this by-law, shall mean a dwelling that contains four dwelling units, each of which has an independent entrance either directly or through a common vestibule.

Permitted Uses

A single family detached dwelling .
A four unit Lakefront Residential Dwelling
A home occupation use
An accessory building

Regulations

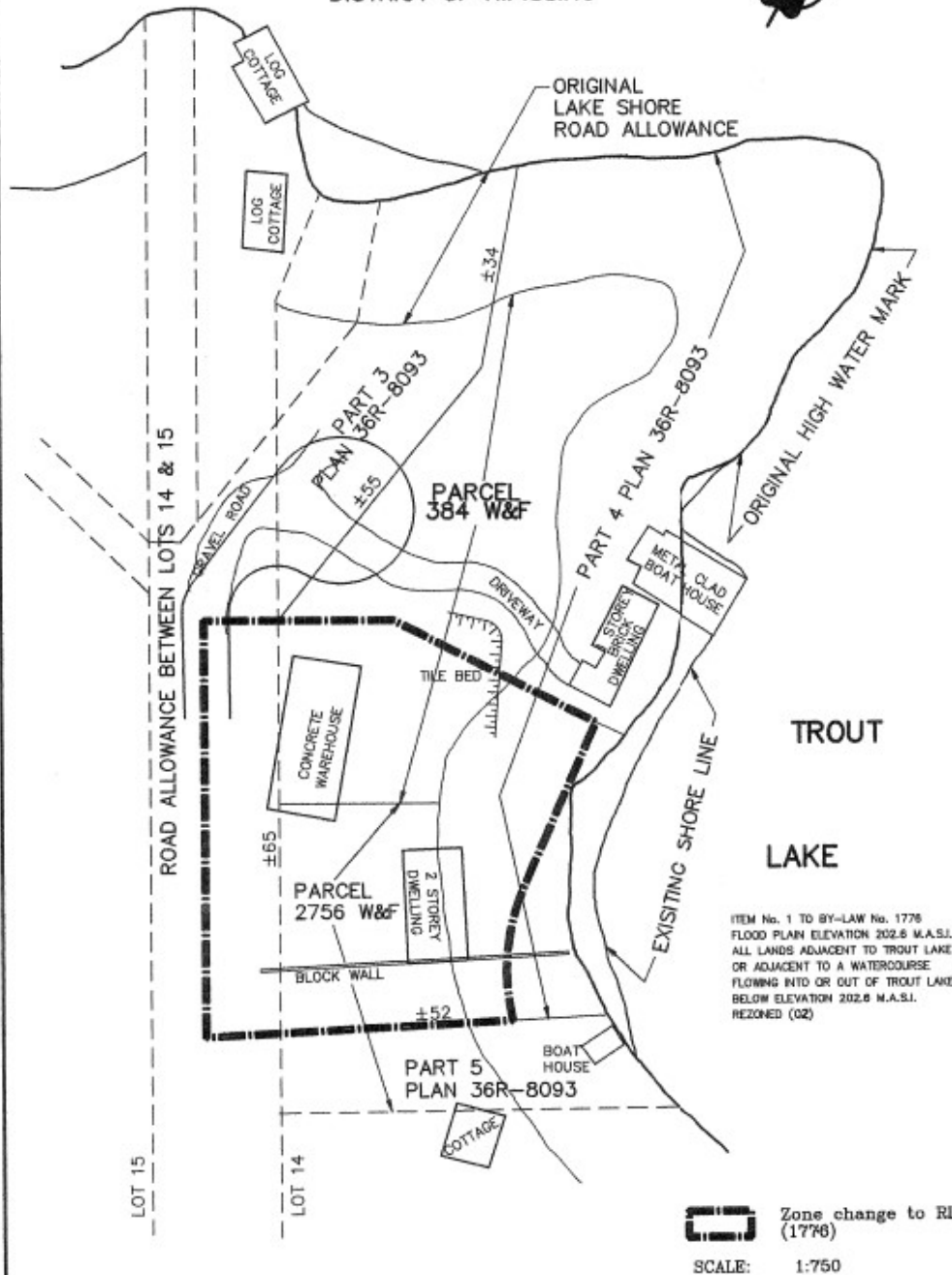
Lot Requirements

Minimum Area (hectares)	0.25
Minimum Frontage (m)	40
Maximum Lot Coverage (%)	20

Setback Requirements

Minimum Front Yard (m)	15
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SCHEDULE "X"
PART LOT 14 CON. 15
PART 4 PLAN 36R-8093
TOWNSHIP OF EAST FERRIS
DISTRICT OF NIPISSING



This is Schedule "X" to By-law No. 1776 passed this 12th day of NOVEMBER, 1996.

Signatures of Signing Officers:

David Gullman
 Reeve

[Signature]
 Clerk

10.4.40 Lakefront Residential Special (1796) – RL (1796)

10.4.40.1 For the purpose of this By-law no building or land shall be used and no building shall be hereafter erected or altered except for one of the following uses and in accordance with Section 10.2.3:

10.4.40.2 Permitted Uses and Definitions

For the purposes of this By-law, the definitions given in this section shall govern.

Sewage Disposal System means any system that is subject to Ontario Regulation 358 Sewage System, RRO 1990 or its successors.

Leaching Bed means the soil absorption system constructed as absorption trenches or as a filter bed, located wholly in found or raised above ground, to which effluent from a septic tank is applied for treatment and disposal.

Residential Uses

A lakefront dwelling
A seasonal dwelling
A home occupation use
A group home

Recreational Uses

A public park
A playground

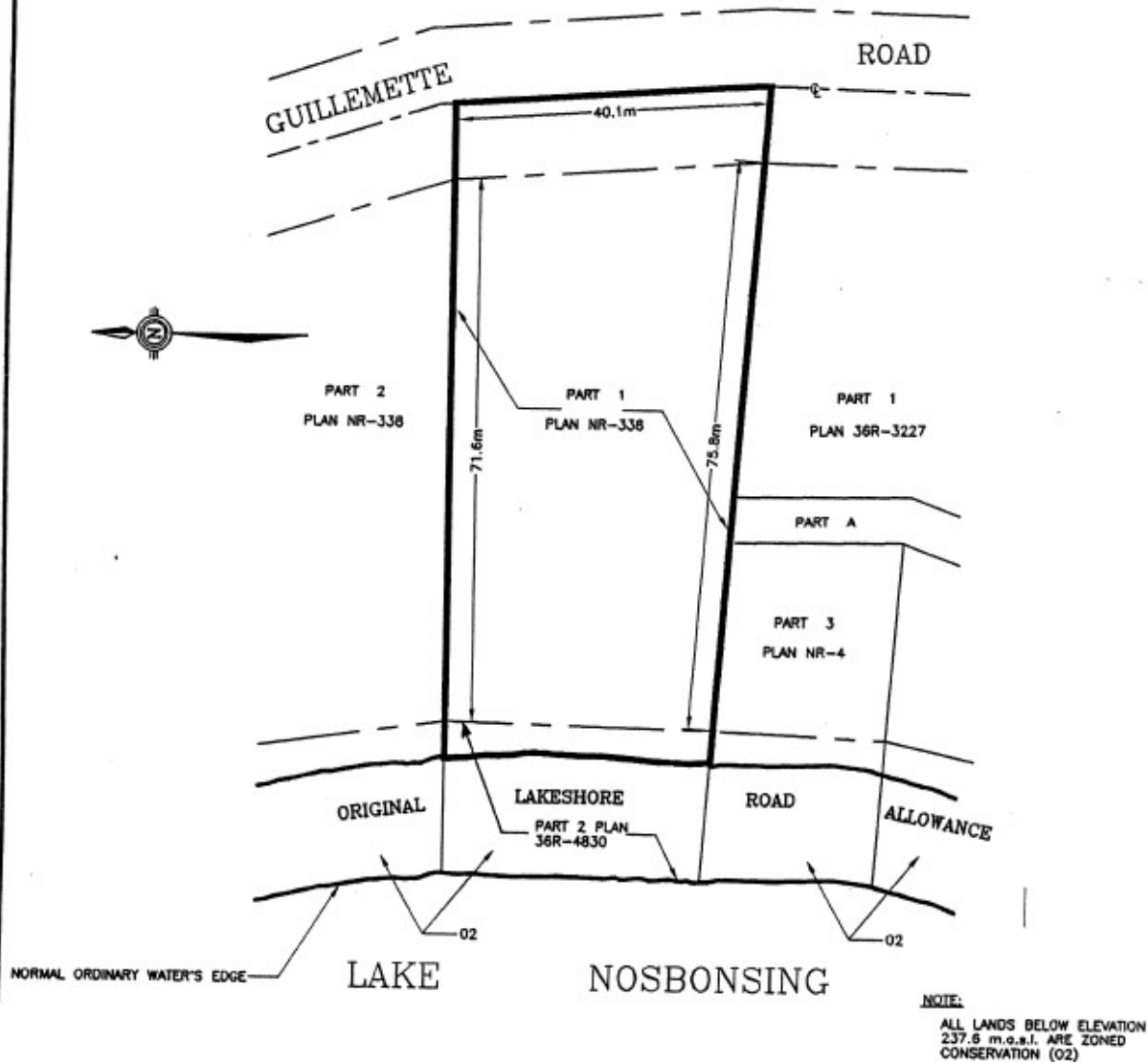
Zone Requirements

No person shall within the Lakefront Residential Special Zone (1796), (RLS 1796) hereby established by the By-law use any building or structure except in accordance with the requirements of the Lakefront Residential (RL) Zone of By-law No. 2021-60 except as hereby expressly varied:

Sewage Disposal Systems

No part of any leaching bed that discharges effluent to the soil may be located, constructed or installed closer than 60 metres from the shoreline of Lake Nosbonsing measured from the normal ordinary water's edge, as shown on Schedule 'X' to this By-law.

SCHEDULE X
PART OF LOT 10, CONCESSION 3
TOWNSHIP OF EAST FERRIS
DISTRICT OF NIPISSING
1:800



LEGEND

 ZONE CHANGE FROM RESORT RECREATIONAL (RS) ZONE
TO LAKEFRONT RESIDENTIAL SPECIAL ZONE (02) (RLS 1796)

PROJECT No. 4094
DATE APRIL 1996

northland
engineering
(1987) limited
Consulting Engineers and Planners
NORTH BAY SUDBURY

THIS IS SCHEDULE 'X'
TO BY-LAW No. 1796
PASSED THE 13 DAY OF May 1997

SIGNATURES OF THE
SIGNING OFFICERS

REEVE

CLERK

10.4.41 Lakefront Residential Special (1805) – RL (1805)

10.4.41.1 For the purpose of this By-law no building or land shall be used and no building shall be hereafter erected or altered except for one of the following uses and in accordance with Section 10.2.3:

10.4.41.2 Permitted Uses and Definitions

Sewage Disposal System means any system that is subject to Ontario Regulation 358 Sewage System, RRO 1990 or its successors.

Leaching Bed means the soil absorption system constructed as absorption trenches or as a filter bed, located wholly in found or raised above ground, to which effluent from a septic tank is applied for treatment and disposal.

Residential Uses

A lakefront dwelling
A seasonal dwelling
A home occupation use

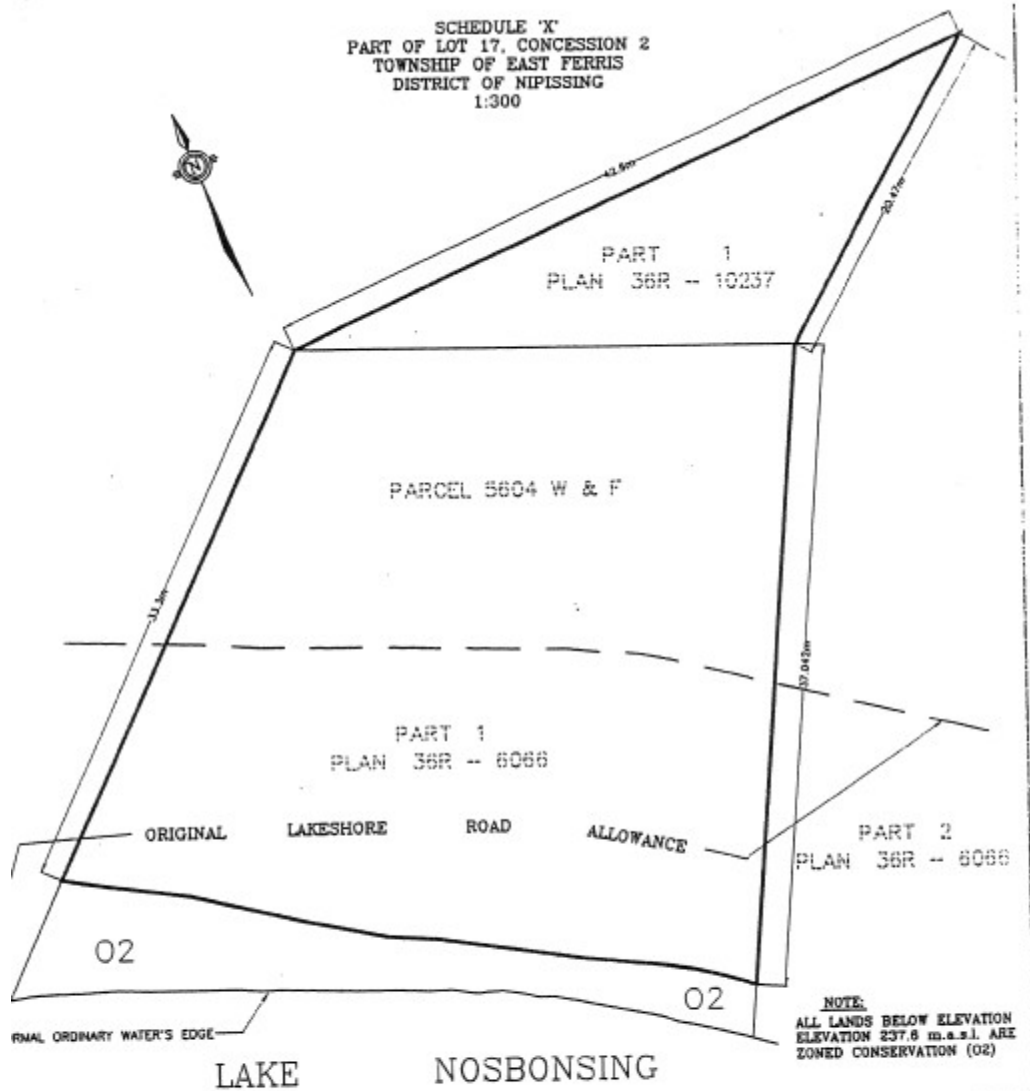
Zone Requirements

Minimum front yard	6m
Minimum ground floor area (lakefront dwelling)	50sq.m
Minimum setback from established high water mark	6m

Sewage Disposal Systems

No part of any leaching bed that discharges effluent to the soil may be located, constructed or installed closer than 30 metres from the shoreline of Lake Nosbonsing measured from the normal ordinary water's edge, as shown on Schedule 'X' to this By-law.

SCHEDULE 'X'
PART OF LOT 17, CONCESSION 2
TOWNSHIP OF EAST FERRIS
DISTRICT OF NIPISSING
1:300



LEGEND

ZONE CHANGE FROM RESORT RECREATIONAL (RS) ZONE
TO LAKEFRONT RESIDENTIAL SPECIAL ZONE (1805). (RLS1805)

PROJECT No. 4167
DATE JUNE 1997

northland
engineering
(inc) limited
Surveyors and Engineers
North Bay

THIS IS SCHEDULE 'X'

TO BY-LAW No. 1805

PASSED THE 8TH DAY OF JULY 1997

SIGNATURES OF THE
SIGNING OFFICERS

RECEIVED

CLERK

10.4.42 Urban Residential Special (1809) – RU (1809)

10.4.42.1 For the purpose of this By-law no building or land shall be used and no building shall be hereafter erected or altered except for one of the following uses and in accordance with Section 10.2.3:

10.4.42.2 Permitted Uses

Residential Uses

A single detached dwelling
A home occupation
A home industry

Recreational Uses

A public park
A playground

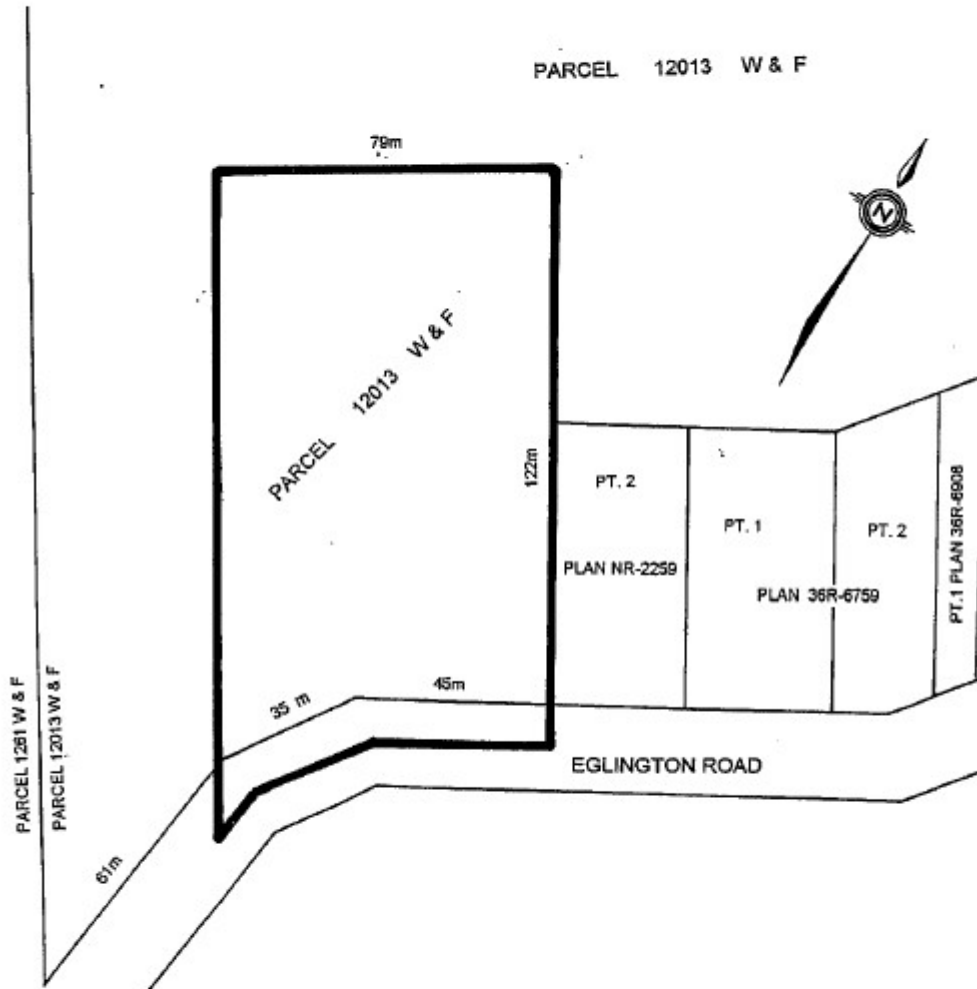
Zone Requirements

No private garage shall exceed a ground floor area of 95 sq.m.
No private garage shall exceed 7m in height

Regulations for a Home Industry Use

No home industry shall be conducted in an Urban Residential Special Zone (1809), (RUS 1809) except in accordance with the requirements of Section 3 of By-law No. 2021-60

SCHEDULE X
PART OF LOT 29, CONCESSION 9
TOWNSHIP OF EAST FERRIS
DISTRICT OF NIPISSING
N.T.S.



LEGEND



ZONE CHANGE FROM URBAN RESIDENTIAL (RU) ZONE
TO URBAN RESIDENTIAL SPECIAL ZONE (1809), (RUS 1809)

PROJECT No. 4247
DATE: AUGUST 1997



THIS IS SCHEDULE 'X'

TO BY-LAW No. 1809

PASSED THE 12TH DAY OF AUGUST 1997

SIGNATURES OF THE
SIGNING OFFICERS

REEVE

CLERK

10.4.43 Lakefront Residential Special (1814) – RL (1814)

10.4.43.1 For the purpose of this By-law no building or land shall be used and no building shall be hereafter erected or altered except for one of the following uses and in accordance with Section 10.2.3:

10.4.43.2 Permitted Uses and Definitions

For the purposes of this By-law, the definitions given in this section shall govern:

Sewage Disposal System means any system that is subject to Ontario Regulation 358 Sewage System, RRO 1990 or its successors.

Leaching Bed means the soil absorption system constructed as absorption trenches or as a filter bed, located wholly in found or raised above ground, to which effluent from a septic tank is applied for treatment and disposal.

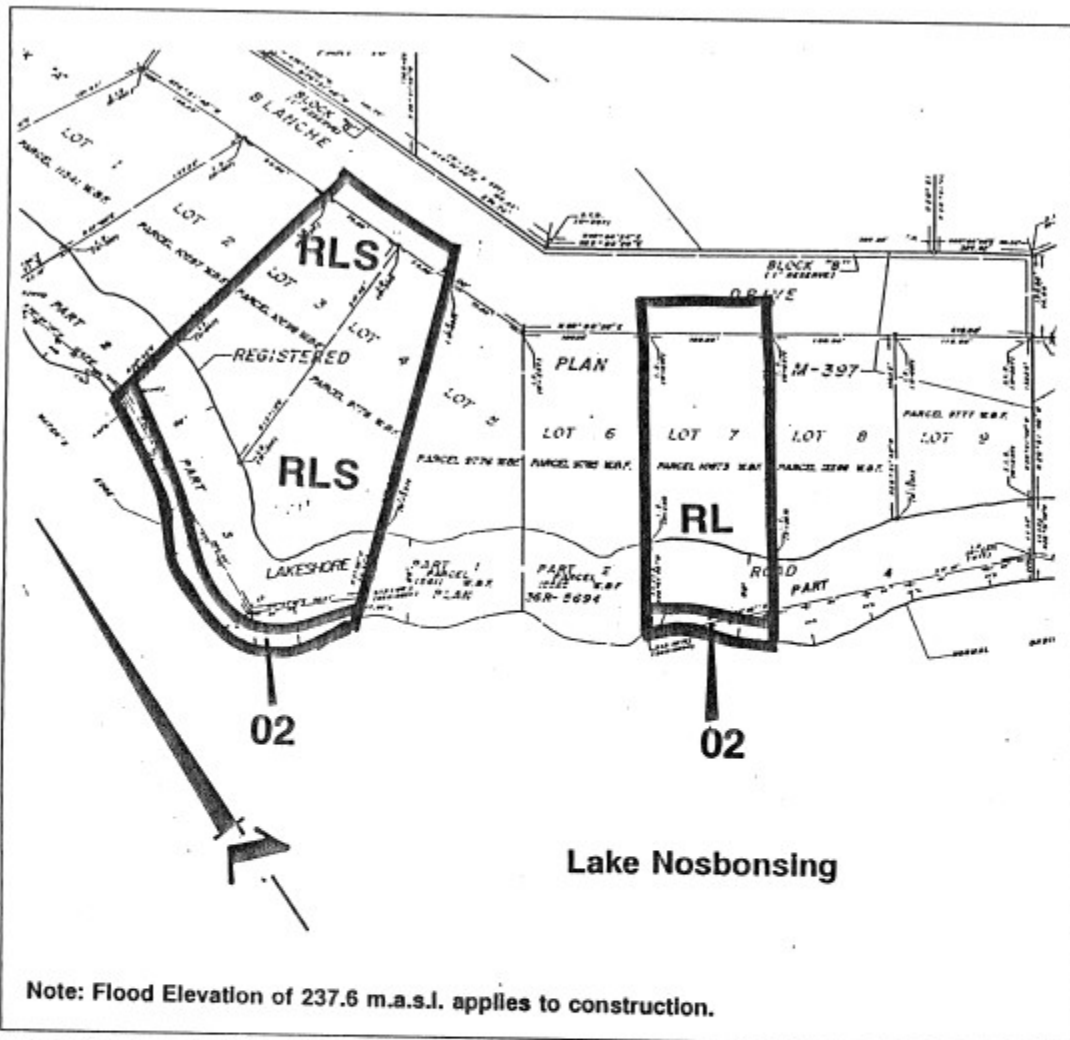
Zone Requirements:

Lot Area and Frontage

For the purpose of this By-law, the provisions of Section 3 providing an exemption for lot area and lot frontage for an existing lot of record within a registered plan of subdivisions shall apply to the lands in the Lakefront Residential Special Zone (1814) (RL 1814)

Setback for Sewage Disposal System

No part of any leaching bed that discharges effluent to the soil may be located, constructed or installed closer than 41 metres (135 ft.) for Lot 3, Plan M-397 or 45m (148 ft.) for Lot 4, Plan M-397 respectively from the shoreline of Lake Nosbonsing measured from the normal ordinary water's edge, as shown on Schedule 'A' to this By-law.



This is Schedule 'A' to By-Law No. 1814
 passed this 9th day of September, 1997.

Reeve

Clerk

Claude Guillemette F.B. Claridge

**RL - Indicates Lands to be Zoned Lakefront Residential (RL)
 Zone**

**RLS - Indicates Lands to be Zoned Lakefront Residential Special
 Zone**

Township of East Ferris

10.4.44 Lakefront Residential Special (1815) – RL (1815)

10.4.44.1 For the purpose of this By-law no building or land shall be used and no building shall be hereafter erected or altered except for one of the following uses and in accordance with Section 10.2.3:

10.4.44.2 Permitted Uses and Definitions

For the purposes of this By-law, the definitions given in this section shall govern:

Sewage Disposal System means any system that is subject to Ontario Regulation 358 Sewage System, RRO 1990 or its successors.

Leaching Bed means the soil absorption system constructed as absorption trenches or as a filter bed, located wholly in found or raised above ground, to which effluent from a septic tank is applied for treatment and disposal.

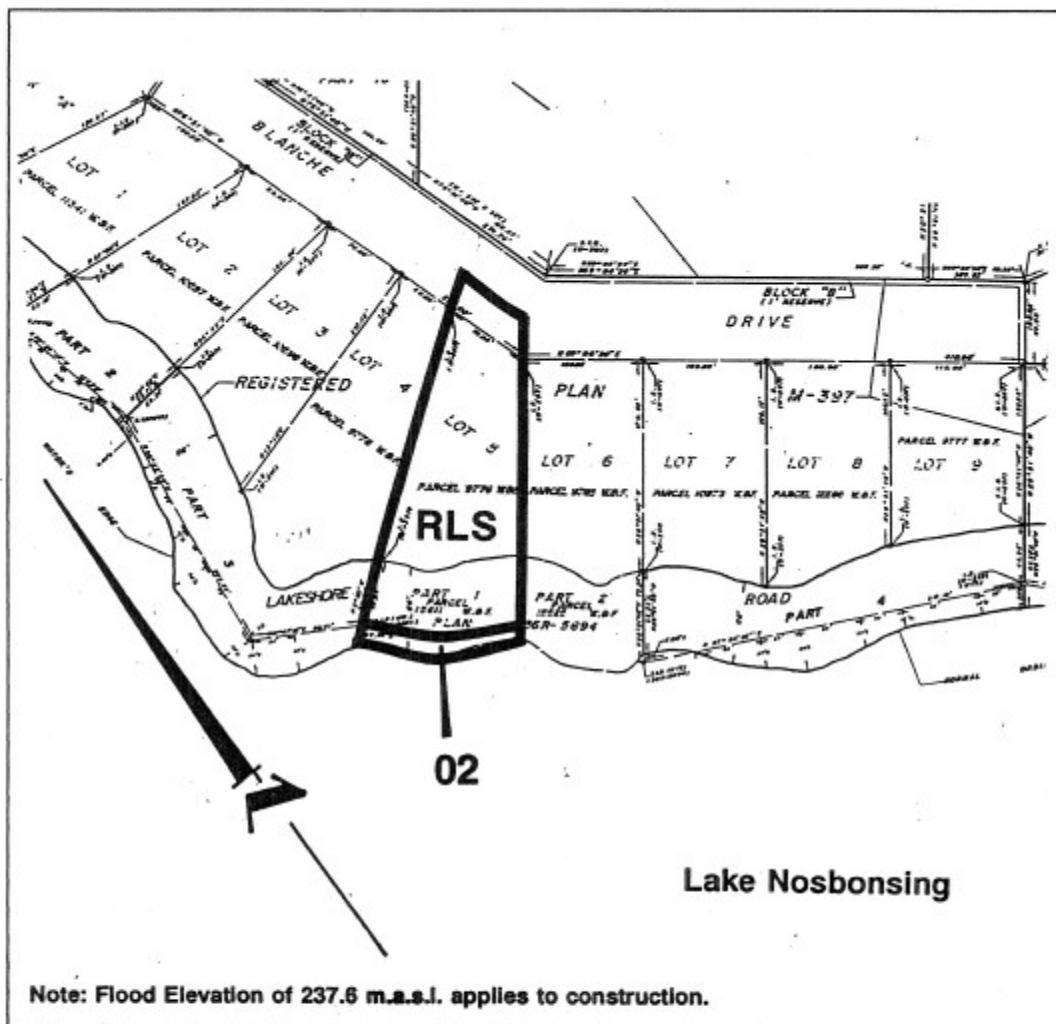
Zone Requirements:

Lot Area and Frontage

For the purpose of this By-law, the provisions of Section 3 providing an exemption for lot area and lot frontage for a lot within a registered plan of subdivisions shall apply to the lands in the Lakefront Residential Special Zone (1815), (RL 1815).

Setback for Sewage Disposal System

No part of any leaching bed that discharges effluent to the soil may be located, constructed or installed closer than 42.7 metres (140 ft.) from the shoreline of Lake Nosbonsing measured from the normal ordinary water's edge, as shown on Schedule 'A' to this By-law.



This is Schedule 'A' to By-Law No. 1815
passed this 9th day of September, 1997.

Reeve Clerk
Claude Guillemette F.B. Claridge

RLS - Indicates Lands to be Zoned Lakefront Residential Special
Zone (1815) (RLS 1815)

Township of East Ferris

10.4.45 Lakefront Residential Special (1820) – RL (1820)

10.4.45.1 For the purpose of this By-law no building or land shall be used and no building shall be hereafter erected or altered except for one of the following uses and in accordance with Section 10.2.3:

10.4.45.2 Permitted Uses and Definitions

Sewage Disposal System means any system that is subject to the 1997 Ontario Regulation Code (Ont. Reg. 403/97 as amended) or its successors.

Leaching Bed means the soil absorption system constructed as absorption trenches or as a filter bed, located wholly in found or raised above ground, to which effluent from a septic tank is applied for treatment and disposal.

Permitted Uses

Residential Uses

A lakefront dwelling
A seasonal dwelling
A home occupation

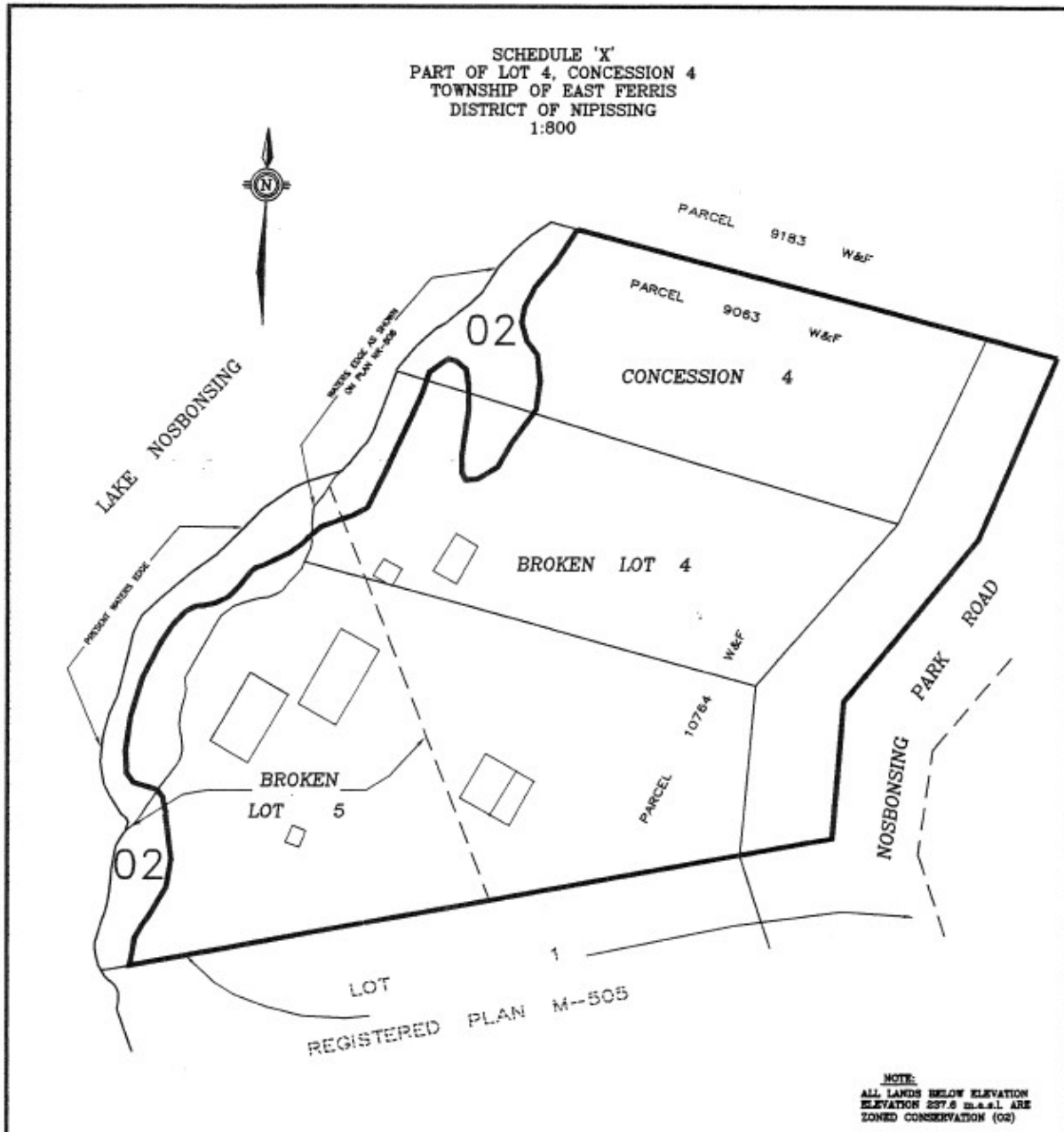
Zone Requirements

Sewage Disposal System

No part of any leaching bed that discharges effluent to the soil may be located, constructed or installed closer than 40.0 metres from the shoreline of Lake Nosbonsing measured from water's edge, as shown on Schedule 'X' to this By-law.


All buildings and structures erected or altered and all use of land in the Lakefront Residential Special Zone (1843), (RL 1843) shall conform to all other applicable provisions of Zoning By-law 2021-60 as amended, hereby expressly varied.

SCHEDULE 'X'
PART OF LOT 4, CONCESSION 4
TOWNSHIP OF EAST FERRIS
DISTRICT OF NIPISSING
1:800



NOTE:
ALL LANDS BELOW ELEVATION
ELEVATION 237.6 m.a.s.l. ARE
ZONED CONSERVATION (02)

LEGEND

 ZONE CHANGE FROM LAKEFRONT RESIDENTIAL (RL) ZONE
TO LAKEFRONT RESIDENTIAL SPECIAL ZONE (1820). (RLS 1820)

PROJECT No. 4251
DATE AUG. 1997

northland
engineering
(1987) limited
Consulting Engineers and Planners
NORTH BAY

THIS IS SCHEDULE 'X'
TO BY-LAW No. 1820
PASSED THE 14TH DAY OF OCTOBER 1997

SIGNATURES OF THE
SIGNING OFFICERS

REEVE

CLERK

10.4.46 Rural Special (1826) – R (1826)

10.4.46.1 For the purpose of this By-law no building or land shall be used and no building shall be hereafter erected or altered except for one of the following uses and in accordance with Section 10.2.3:

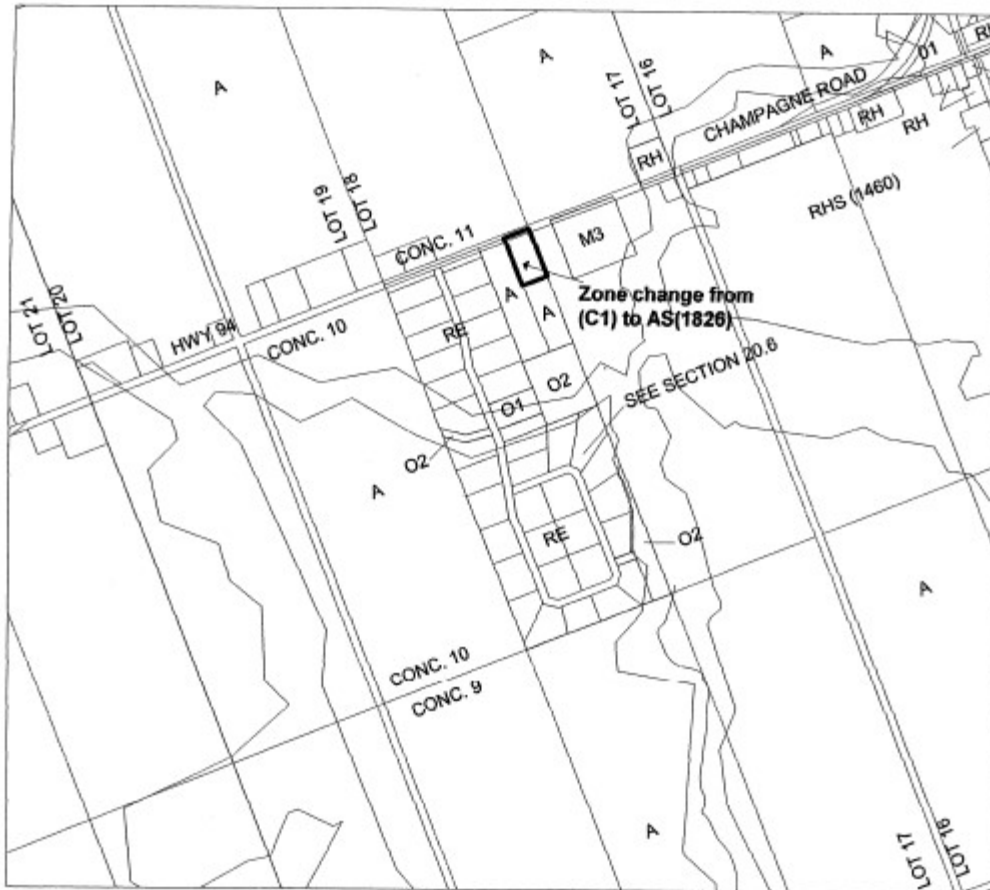
10.4.46.2 Permitted Uses and Definitions

Minimum front yard	7.9 metres (26 ft.)
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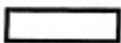
All buildings and structures erected or altered and all use of land in the Rural Special Zone (1826), (R 1826) shall conform to all other applicable provisions of Zoning By-law 2021-60 as amended, hereby expressly varied

TOWNSHIP OF EAST FERRIS

Schedule "A" to By-Law No. 1826



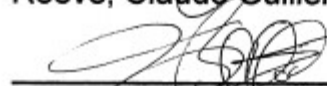
Legend



Zone change from Commercial (C1) Zone to
Agricultural Special Zone (1826), AS (1826)

This is Schedule "A" to By-Law No. 1826 passed
the 27th day of January, 1998.


Reeve, Claude Guillemette


Clerk, F.B. Claridge

10.4.47 Lakefront Residential Special (1835) – RL (1835)

10.4.47.1 For the purpose of this By-law no building or land shall be used and no building shall be hereafter erected or altered except for one of the following uses and in accordance with Section 10.2.3:

10.4.47.2 Permitted Uses and Definitions

Sewage Disposal System means any system that is subject to Ontario Regulation 358 Sewage System, RRO 1990 or its successors.

Leaching Bed means the soil absorption system constructed as absorption trenches or as a filter bed, located wholly in found or raised above ground, to which effluent from a septic tank is applied for treatment and disposal.

Permitted Uses

Residential Uses

A lakefront dwelling
A seasonal dwelling
A home occupation

Zone Requirements

Sewage Disposal System

No part of any leaching bed that discharges effluent to the soil may be located, constructed or installed closer than 60.0 metres from the shoreline of Lake Nosbonsing measured from the high water mark and 18 metres from the centreline of the designated small creek, as shown on Schedule 'X' to this By-law.

All buildings and structures erected or altered and all use of land in the Lakefront Residential Special Zone (1835), (RL 1835) shall conform to all other applicable provisions of Zoning By-law 2021-60 as amended, hereby expressly varied.

<p style="text-align: center;"> SCHEDULE 'X' PART OF LOT 13, CONCESSION 4 TOWNSHIP OF EAST FERRIS DISTRICT OF NIPISSING 1:1000 </p>		
<p>NOTE: ALL LANDS BELOW FLOOD ELEVATION 237.6 m.a.s.l. ARE ZONED CONSERVATION (02)</p>		
<p>LEGEND</p> <p> ZONE CHANGE FROM RESORT RECREATIONAL (RS) ZONE TO LAKEFRONT RESIDENTIAL SPECIAL ZONE (1835). (RLS 1835)</p>		
<p>PROJECT No. 4275 DATE MARCH 1998</p>	<p style="text-align: center;"> THIS IS SCHEDULE 'X' TO BY-LAW No 1835 PASSED THE 12th DAY OF May 1998 </p>	<p>SIGNATURES OF THE SIGNING OFFICERS</p> <p>REEVE </p> <p>CLERK </p>
<p>northland engineering (1987) limited Consulting Engineers and Planners NORTH BAY</p>		

10.4.48 Lakefront Residential Special (1843) – RL (1843)

10.4.48.1 For the purpose of this By-law no building or land shall be used and no building shall be hereafter erected or altered except for one of the following uses and in accordance with Section 10.2.3:

10.4.48.2 Permitted Uses and Definitions

Sewage Disposal System means any system that is subject to Ontario Regulation 358 Sewage System, RRO 1990 or its successors.

Leaching Bed means the soil absorption system constructed as absorption trenches or as a filter bed, located wholly in found or raised above ground, to which effluent from a septic tank is applied for treatment and disposal.

Permitted Uses

Residential Uses

A lakefront dwelling
A seasonal dwelling
A home occupation

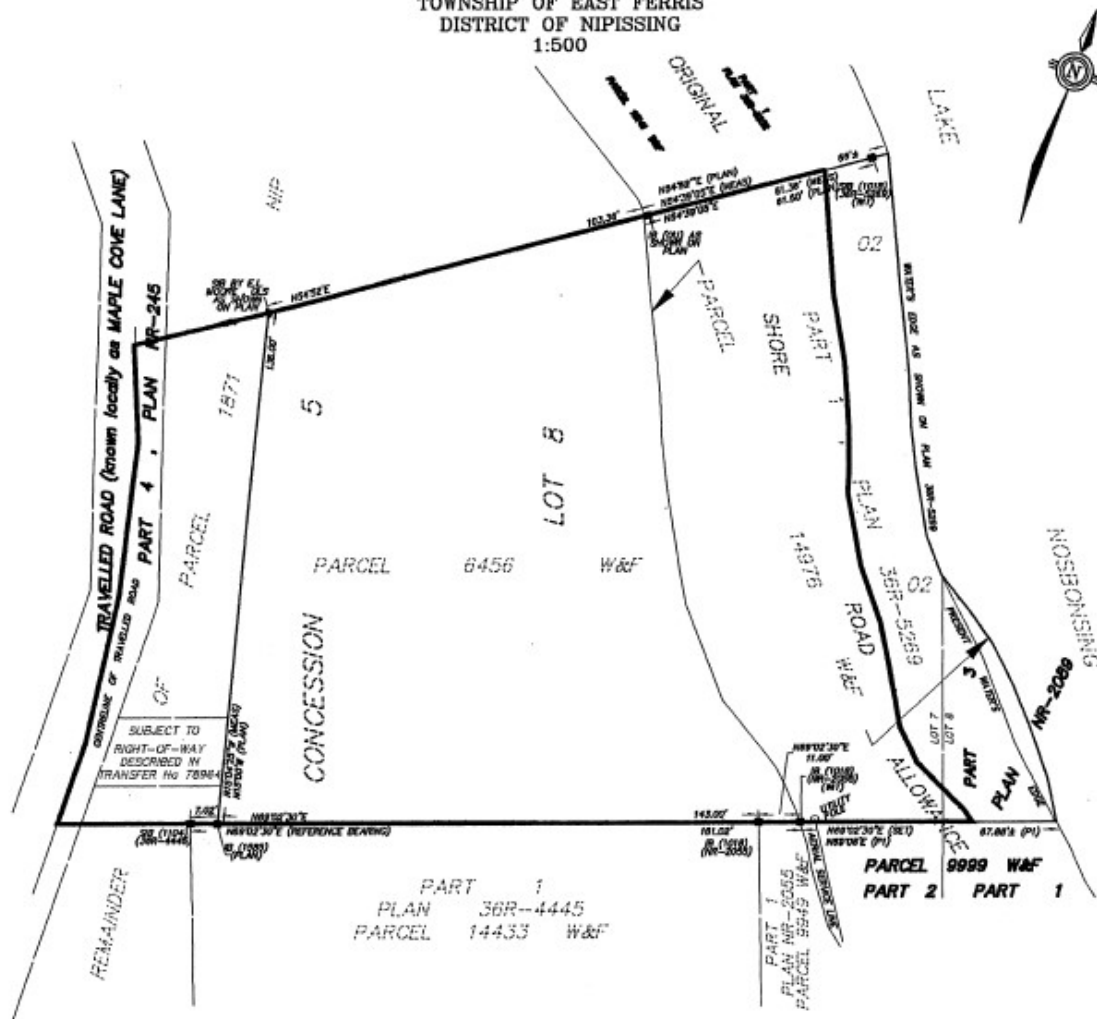
Zone Requirements

Sewage Disposal System

No part of any leaching bed that discharges effluent to the soil may be located, constructed or installed closer than 40.0 metres from the shoreline of Lake Nosbonsing measured from the high water mark, as shown on Schedule 'X' to this By-law.


All buildings and structures erected or altered and all use of land in the Lakefront Residential Special Zone (1843), (RL 1843) shall conform to all other applicable provisions of Zoning By-law 2021-60 as amended, hereby expressly varied.

SCHEDULE 'X'
PART OF LOT 8, CONCESSION 5
AND PART OF THE ORIGINAL SHORE ROAD ALLOWABLE
IN FRONT OF LOTS 7 AND 8, CONCESSION 5
TOWNSHIP OF EAST FERRIS
DISTRICT OF NIPISSING
1:500



NOTE:
 ALL LANDS BELOW ELEVATION
 237.6 m.a.s.l. ARE ZONED
 CONSERVATION (02)

LEGEND

 ZONE CHANGE FROM RESORT RESIDENTIAL (RS) ZONE
 TO LAKEFRONT RESIDENTIAL SPECIAL ZONE (1843). (RLS 1843)

PROJECT No. 4282
 DATE MARCH 1998

northland
 engineering
 (1987) limited
 Consulting Engineers and Planners
 NORTH BAY

THIS IS SCHEDULE 'X'
 TO BY-LAW No. 1843
 PASSED THE 9TH DAY OF JUNE 1998

SIGNATURES OF THE
 SIGNING OFFICERS

RECEIVED

CLERK

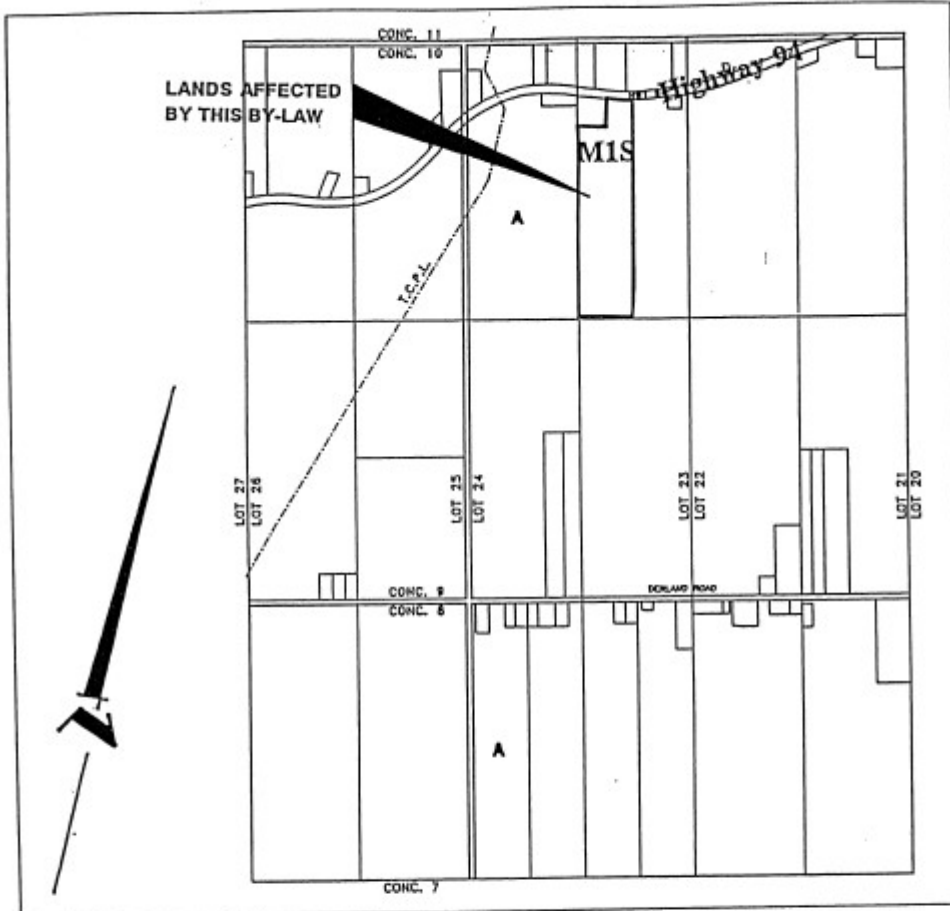
10.4.49 Restricted Industrial Special (1862) – M1 (1862)

10.4.49.1 For the purpose of this By-law no building or land shall be used and no building shall be hereafter erected or altered except for one of the following uses and in accordance with Section 10.2.3:

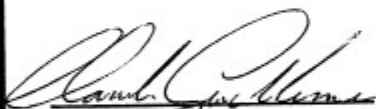
10.4.49.2 Permitted Uses and Definitions

Special Provisions

For the purpose of this By-law, the following special provisions shall apply: “On lands described as Part of Lot 23, Concession 10, 9Part 1, 36R-8479, Parcel 17902 W& F) Township of East Ferris, a ‘Public Garage Mechanical, a Public Garage Auto Body’ use and a ‘Motor Vehicles Sales Area’ use as defined in By-law No. 1284, shall be permitted provided that no more than 8 motor vehicles are displayed for sale or are intended for sale at any given time, and provided that the Public Garage and Motor Vehicle Sales uses are located within a setback distance not to exceed 60m (196 ft.) from the front lot line. The incidental and temporary storage of derelict motor vehicles and parts shall be permitted elsewhere on the property provided the number of vehicles so stored, does not exceed 20 and the storage area does not exceed an area of 600 m² (6458 sq. ft). A vegetative screen shall be maintained utilizing existing vegetation, such that the permitted uses are obscured from the adjacent public road and adjacent properties. The existing single detached dwelling is recognized as a permitted use as well as other Rural Uses set out in Section 5 of By-law 2021-60.



This is Schedule 'A' to By-Law No. 1862
passed this 8th day of September, 1998.


Reeve - Claude Guillemette


Clerk - F.B. Claridge

M1S - Indicates Lands to be rezoned Restricted Industrial
Special (M1S) Zone

Township of East Ferris

10.4.50 Lakefront Residential Special (1864) – RL (1864)

10.4.50.1 For the purpose of this By-law no building or land shall be used and no building shall be hereafter erected or altered except for one of the following uses and in accordance with Section 10.2.3:

10.4.50.2 Permitted Uses and Definitions

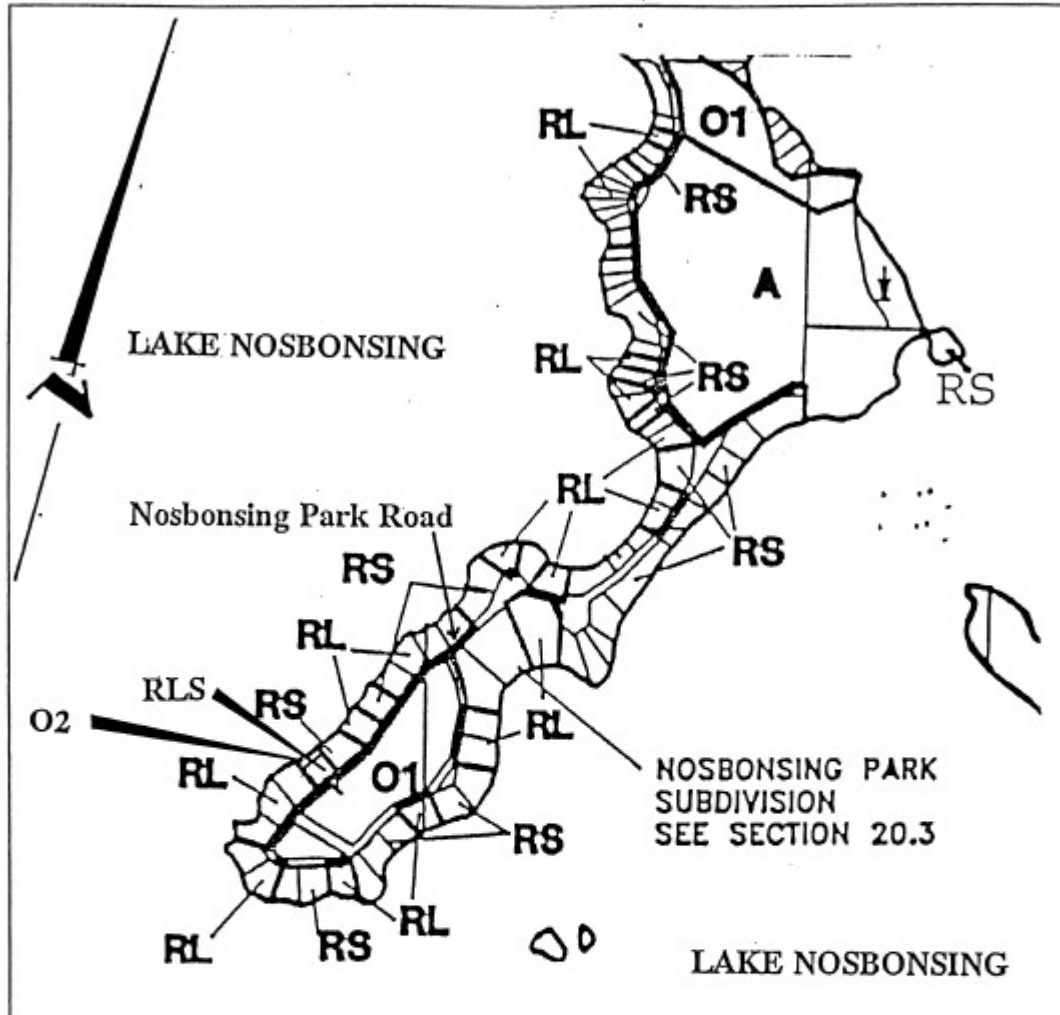
Sewage Disposal System means any system that is subject to the 1997 Ontario Building Code, (Ontario Regulation 403/97) or its successors.

Leaching Bed means the soil absorption system constructed as absorption trenches or as a filter bed, located wholly in ground or raised above ground, to which effluent from a septic tank is applied for treatment and disposal.

Zone Requirements

Setback for Sewage Disposal System

No part of any leaching bed that discharges effluent to the soil may be located, constructed or reconstructed or install closer than 50 metres (164 ft.) from the shoreline of Lake Nosbonsing measured from the normal ordinary water's edge, as shown on Schedule "A" to this By-law.



This is Schedule 'A' to By-Law No. 1864
passed this 8th day of September , 1998.


Reeve - Claude Guillemette


Clerk - F.B. Claridge

RLS - Indicates Lands to be rezoned Lakefront Residential
Special Zone

O2 - Indicates Lands to be Zoned Conservation O2 Zone

Township of East Ferris

10.4.51 Lakefront Residential Special (1866) – RL (1866)

10.4.51.1 For the purpose of this By-law no building or land shall be used and no building shall be hereafter erected or altered except for one of the following uses and in accordance with Section 10.2.3:

10.4.51.2 Permitted Uses and Definitions

Sewage Disposal System means any system that is subject to the 1997 Ontario Building Code, (Ontario Regulation 403/97) or its successors.

Leaching Bed means the soil absorption system constructed as absorption trenches or as a filter bed, located wholly in ground or raised above ground, to which effluent from a septic tank is applied for treatment and disposal.

Zone Requirements

Setback for Sewage Disposal System

No part of any leaching bed that discharges effluent to the soil may be located, constructed or reconstructed or install closer than 60 metres (196.8 ft.) from the shoreline of Lake Nosbonsing measured from the normal ordinary water's edge, as shown on Schedule "A" to this By-law.

Lot Area

The minimum lot area of the lands comprising Parts 1, 2, 3, 4, 5, 6, and 7 of Plan 36R-8958 shall be 3,3335 m² (35,900 sq.ft).

The minimum lot area of the lands comprising Parts 8,9,10 and 11 of Plan 36R-8958 shall be 2,658 m² (28,620 sq. ft).

Frontage

The minimum lot frontage of the lands comprising Parts 1, 2, 3, 4, 5, 6, and 7 of Plan 36R-8958 shall be 36 m (118.1 ft.)

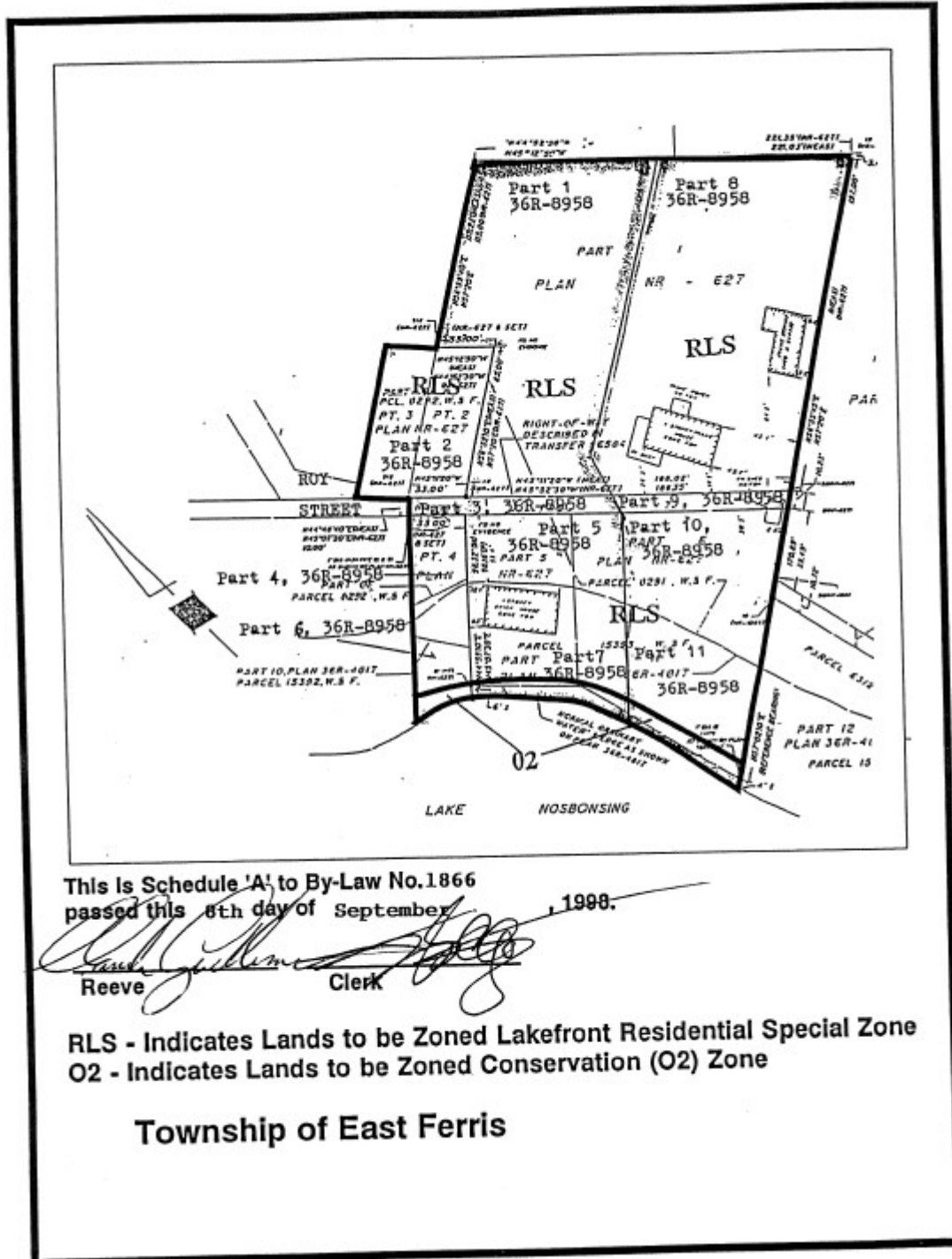
The minimum lot frontage of the lands comprising Parts 8,9,10 and 11 of Plan 36R-8958 shall be 24.4m (80 ft).

Minimum Setback from High Water Mark

The minimum setback from the high water mark of the lands comprising Parts 1, 2, 3, 4, 5, 6, and 7 of Plan 36R-8958 shall be 8.5 m (28 ft.)

Maximum Floor Area – Accessory Building

The maximum floor area for an accessory building on the lands comprising Parts 1, 2, 3, 4, 5, 6, and 7 of Plan 36R-8958 shall be 128 m² (1377 sq. ft.)



10.4.52 Lakefront Residential Special (1885) – RL (1885)

10.4.52.1 For the purpose of this By-law no building or land shall be used and no building shall be hereafter erected or altered except for one of the following uses and in accordance with Section 10.2.3:

10.4.52.2 Permitted Uses and Definitions

Sewage Disposal System means any system that is subject to the 1997 Ontario Building Code, (Ontario Regulation 403/97) or its successors.

Leaching Bed means the soil absorption system constructed as absorption trenches or as a filter bed, located wholly in ground or raised above ground, to which effluent from a septic tank is applied for treatment and disposal.

Zone Requirements

General Zone Requirements

Setback for Sewage Disposal System

No part of any leaching bed that discharges effluent to the soil may be located, constructed or reconstructed or install closer than 60 metres (196.8 ft.) from the shoreline of Lake Nosbonsing measured from the normal ordinary water's edge, as shown on Schedule "X" to this By-law.

Minimum Frontage Requirement

The minimum frontage within and Lakefront Residential Special Zone (1885) RL (1885) shall be not less than 80 metres (262.47 feet) as shown on Schedule 'X' to this By-law.

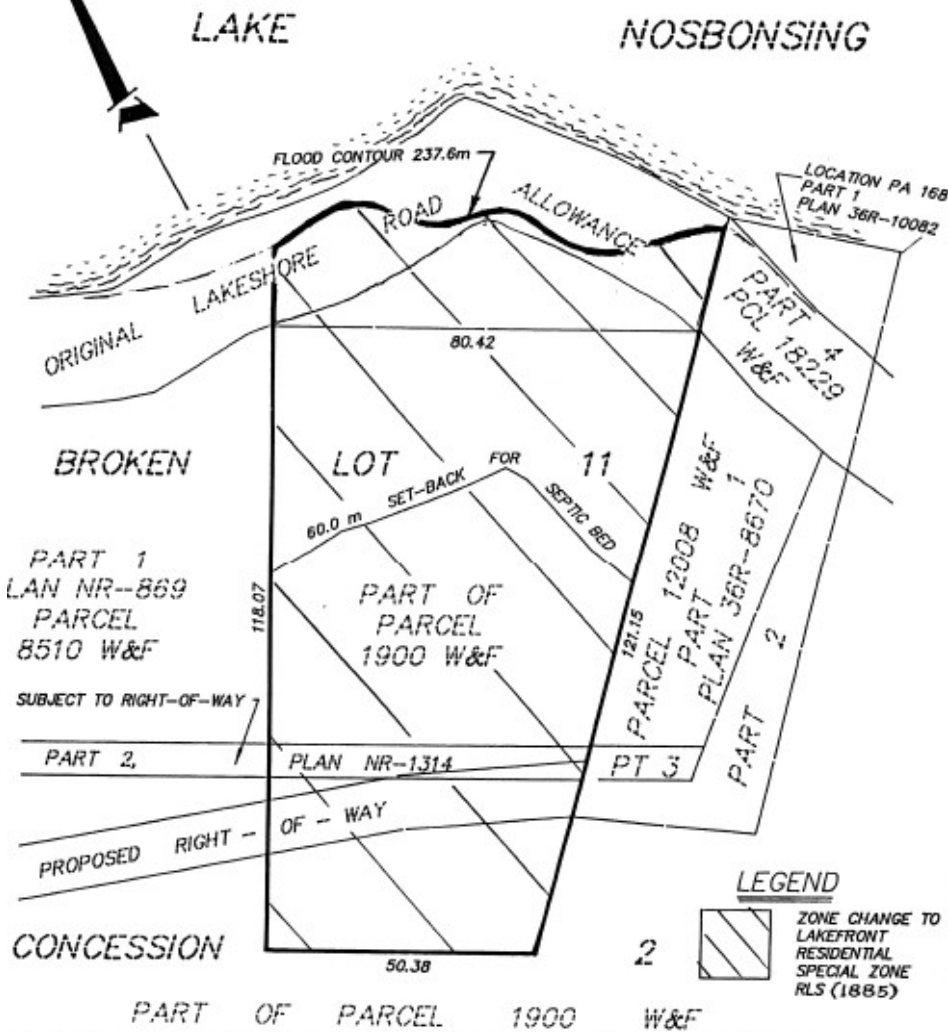
SCHEDULE 'X'

ZONING BY-LAW AMENDMENT OF

PART OF BROKEN LOT 11, CONCESSION 2

TOWNSHIP OF EAST FERRIS

DISTRICT OF NIPISSING



THIS IS SCHEDULE 'X'

TO BY-LAW No 1885
PASSED THE 23rd DAY OF MARCH, 1999

C. GUILLEMETTE, REEVE

F.B. CLARIDGE, CLERK

GOODRIDGE WALKER LIMITED
ONTARIO LAND SURVEYORS

FIELD	OFFICE	FILE
PG, RS, AL	P. GOODRIDGE	25998

10.4.53 Lakefront Residential Special (1892) – RL (1892)

10.4.53.1 For the purpose of this By-law no building or land shall be used and no building shall be hereafter erected or altered except for one of the following uses and in accordance with Section 10.2.3:

10.4.53.2 Permitted Uses and Definitions

Sewage Disposal System means any system that is defined in the Ontario Building Code (Ont. Reg. 403/97 as amended) and Environmental Protection Act or their successors.

Leaching Bed means the soil absorption system constructed as absorption trenches or as a filter bed, located wholly in ground or raised above ground, to which effluent from a septic tank is applied for treatment and disposal.

Permitted Uses

No person shall within Lakefront Residential Special Zone (1892) (RL 1892) hereby established by this By-law use any land or erect, alter or use any building or structure for any purpose except for one or more of the following uses:

Residential Uses

A lakefront dwelling
A seasonal dwelling
A home occupation

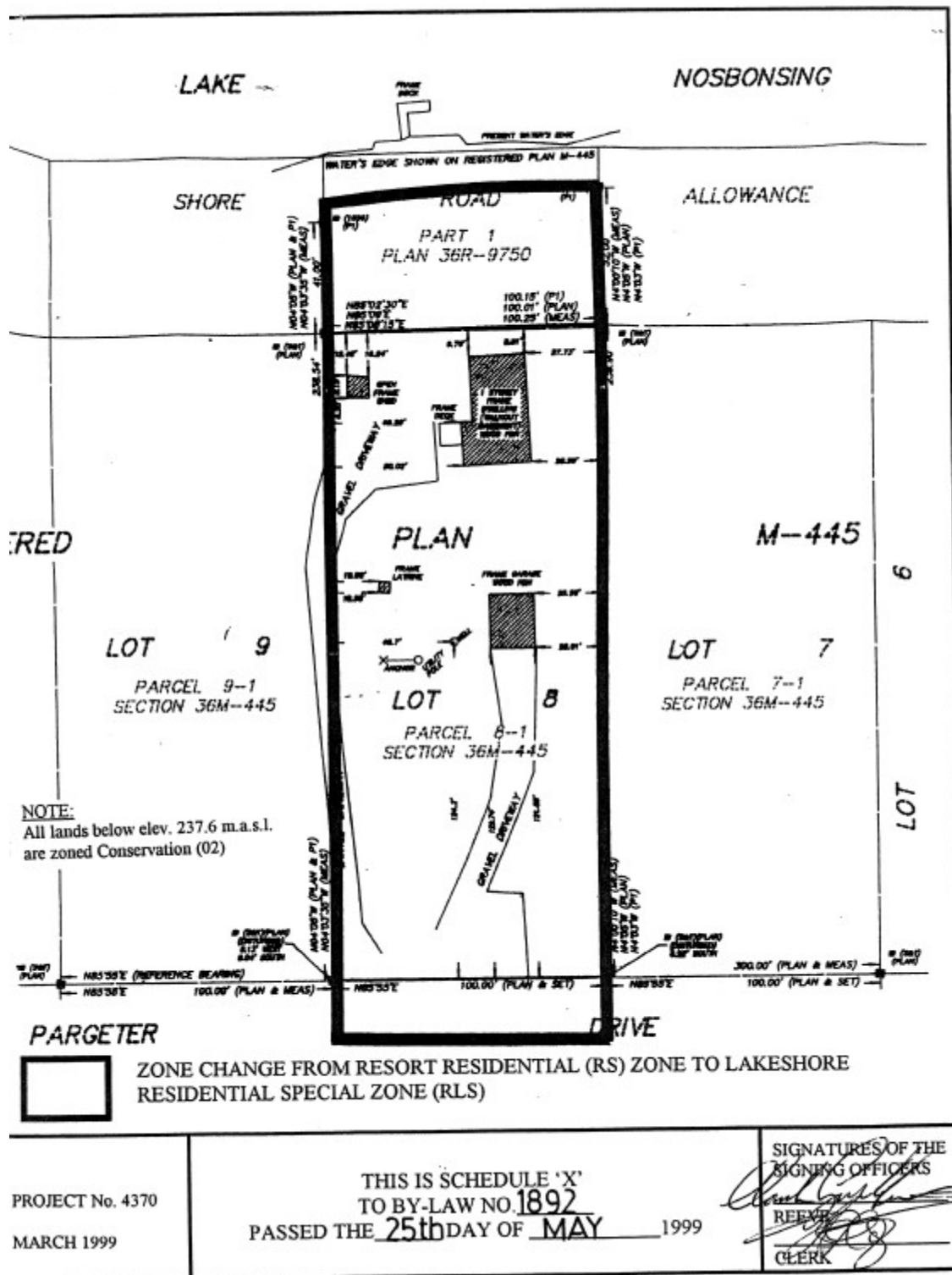
Zone Requirements

Minimum Lot Area	2200 m ²
Minimum Lot Frontage	30 m
Minimum Front Yard(from limit of shore road allowance)	2 m

Sewage Disposal Systems

No part of any leaching bed that discharges effluent to the soil may be located, constructed or installed closer than 60 metres from the shoreline of Lake Nosbonsing measured from the normal ordinary water's edge, as shown on Schedule "X" to this By-law.

All buildings and structures erected or altered and all use of land in Lakefront Residential Special Zone (1892) (RLS 1892) shall conform to all other applicable provisions of Zoning By-law No. 2021-60, except as hereby expressly varied.



10.4.54 Rural Special (1903) – RL (1903)

10.4.54.1 For the purpose of this By-law no building or land shall be used and no building shall be hereafter erected or altered except for one of the following uses and in accordance with Section 10.2.3:

10.4.54.2 Permitted Uses and Definitions

Studio means a workplace for the production of artwork.

Permitted Uses

Studio

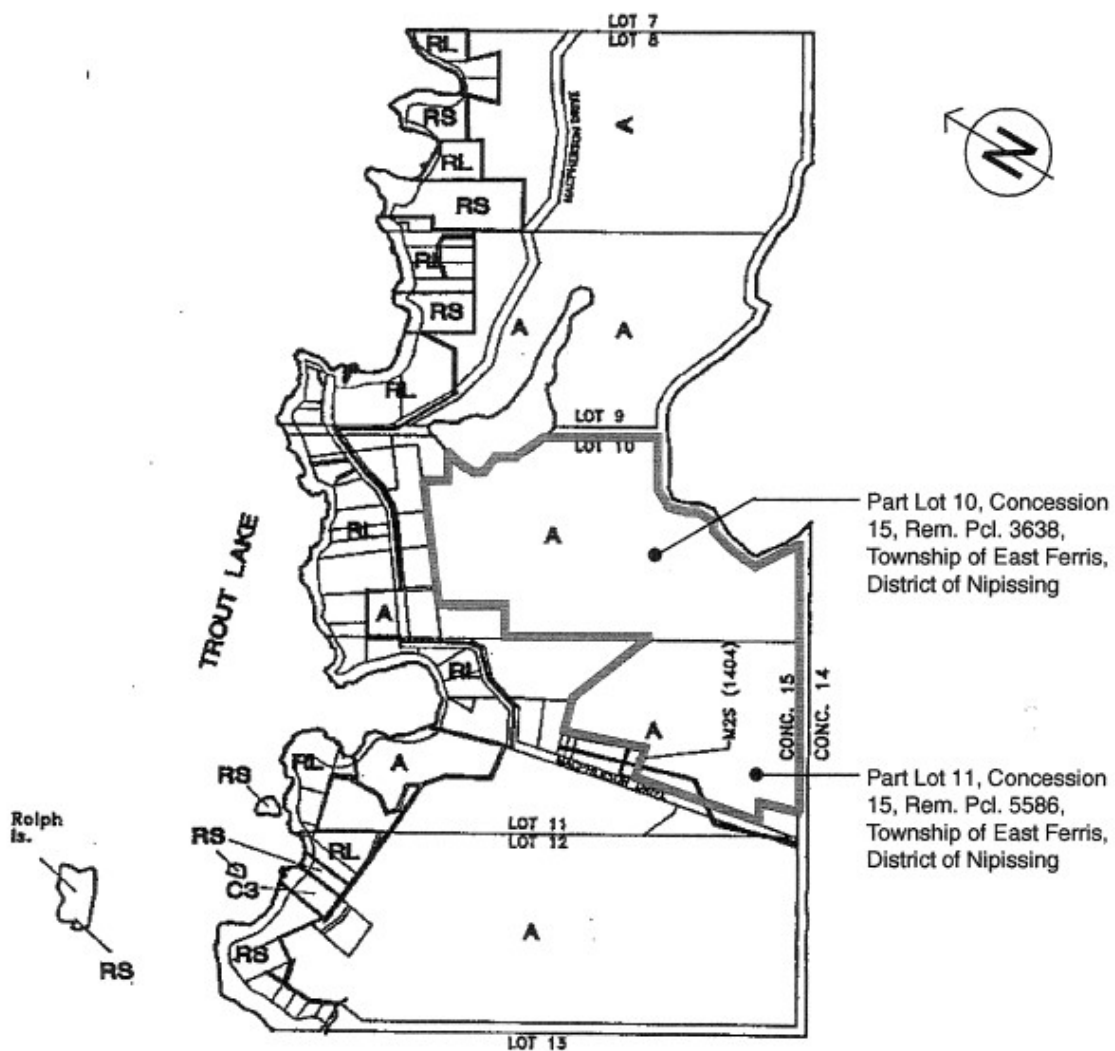
Home occupation use

Single detached dwelling

Regulations

Minimum Front Yard

2 m




LEGEND:



Zone changed from an Agricultural Zone (A) to an Agricultural Special Zone (1903), (AS 1903).

SIGNATURES OF THE SIGNING OFFICERS

Reeve 
Clerk 



Schedule 'X'

To By-Law No. 1903
Passed The 14 Day of December, 1999.

Date Oct. 1999
Scale NTS
Drawn By GDN
Project No. 99-050
Drawing No. 1

10.4.55 Lakefront Residential Special (1921) – RL (1921)

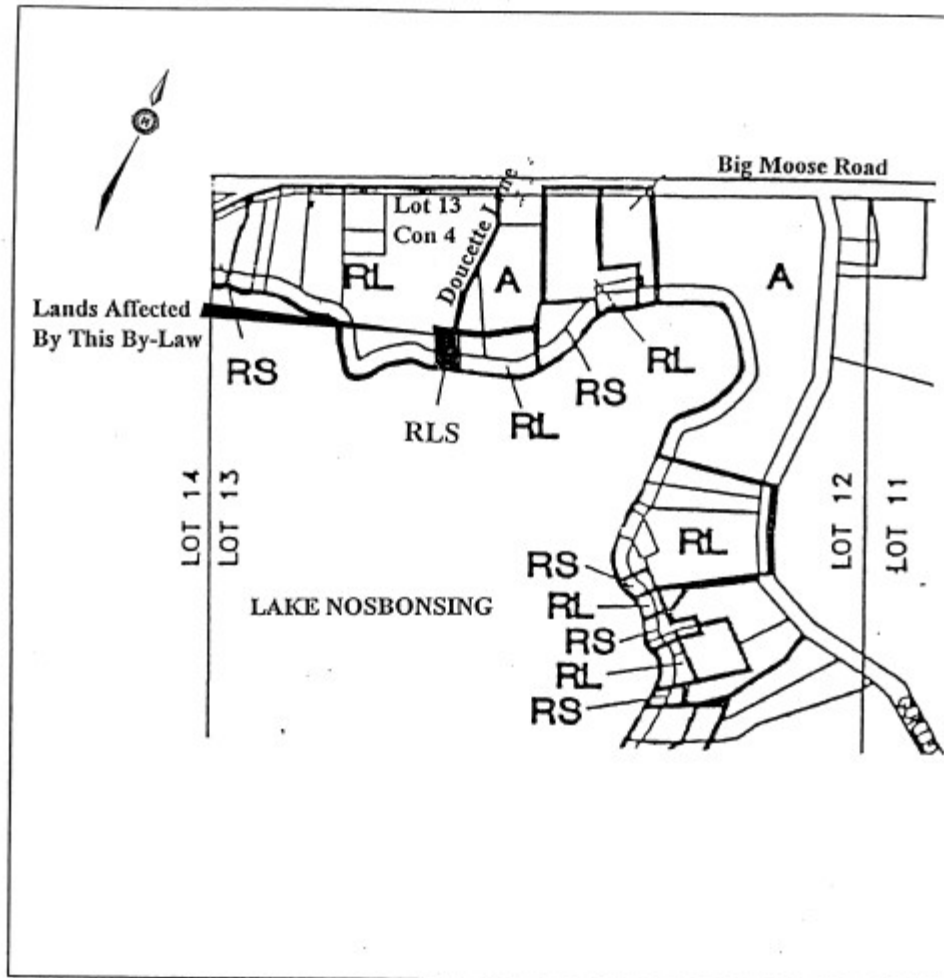
10.4.55.1 For the purpose of this By-law no building or land shall be used and no building shall be hereafter erected or altered except for one of the following uses and in accordance with Section 10.2.3:

10.4.55.2 Permitted Uses and Definitions

Minimum Lot Size	1,335 m ²
Minimum Lot Frontage	30.4 m

Minimum setback of any sewage disposal or leaching bed from the shoreline of Lake
Nosbonsing measured from the normal ordinary water's edge 30.78 m

Leaching Bed or Sewage Disposal Bed means the soil absorption system constructed as absorption trenches or as a filter bed, located wholly in ground or raised above ground, to which effluent from a septic tank is applied for treatment and disposal.



RLS - Indicates Lands to be Zoned Lakefront Residential Special Zone

This is Schedule "A"

to By-law No. 1921

passed this 12th day of September, 2000.


Deputy-Reeve
William Vrebosch


Clerk-Treasurer
F.B. Claridge

10.4.56 Service Commercial Special (1924) – C2 (1924)

10.4.56.1 For the purpose of this By-law no building or land shall be used and no building shall be hereafter erected or altered except for one of the following uses and in accordance with Section 10.2.3:

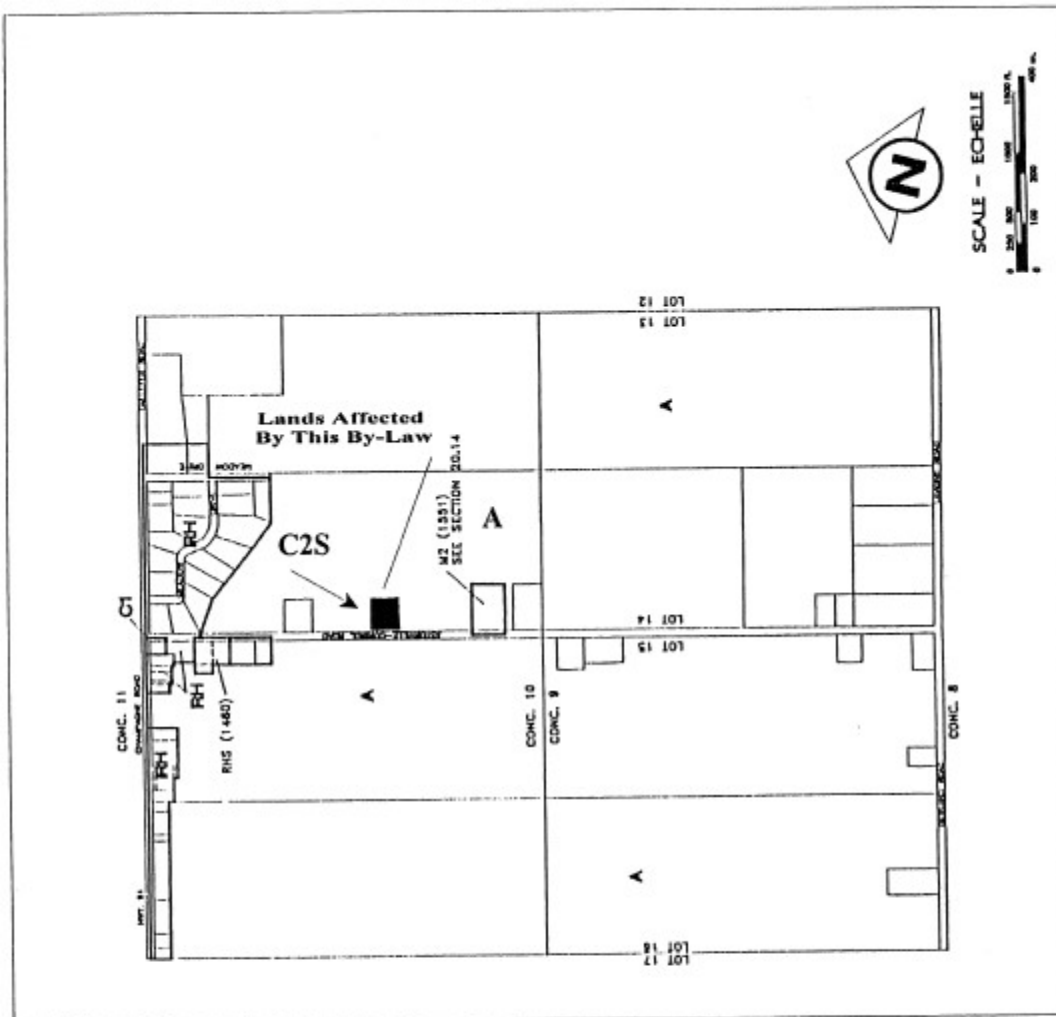
10.4.56.2 Permitted Uses and Definitions

Special Provisions

For the purpose of this By-law, the following special provision shall apply:

“On lands described as Part of Lot 14, Concession 10, part of Parcel 2552 W&F, Township of East Ferris, a ‘Contractor’s Yard, a Motor Vehicle Sales Area and a Public Garage (Mechanical)’, as defined, including accessory uses thereto, shall be the only permitted uses.”

“A contractor’s or tradesman’s shop or yard shall mean an area with or without buildings used for storage and processing of construction materials and for the storage and maintenance of the contractor’s vehicles and equipment, but shall not include a scrap yard or salvage yard and may include an office.”



This is Schedule 'A' to By-Law No. 1924
 passed this 24th day of October, 2000.

[Signature]
 Reeve

[Signature]
 Clerk

C2S - Indicates Lands to be Zoned Service Commercial Special
 Zone(1924), (1924).

Township of East Ferris

10.4.57 Lakefront Residential Special (1951) – C2 (1951)

10.4.57.1 For the purpose of this By-law no building or land shall be used and no building shall be hereafter erected or altered except for one of the following uses and in accordance with Section 10.2.3:

10.4.57.2 Permitted Uses and Definitions

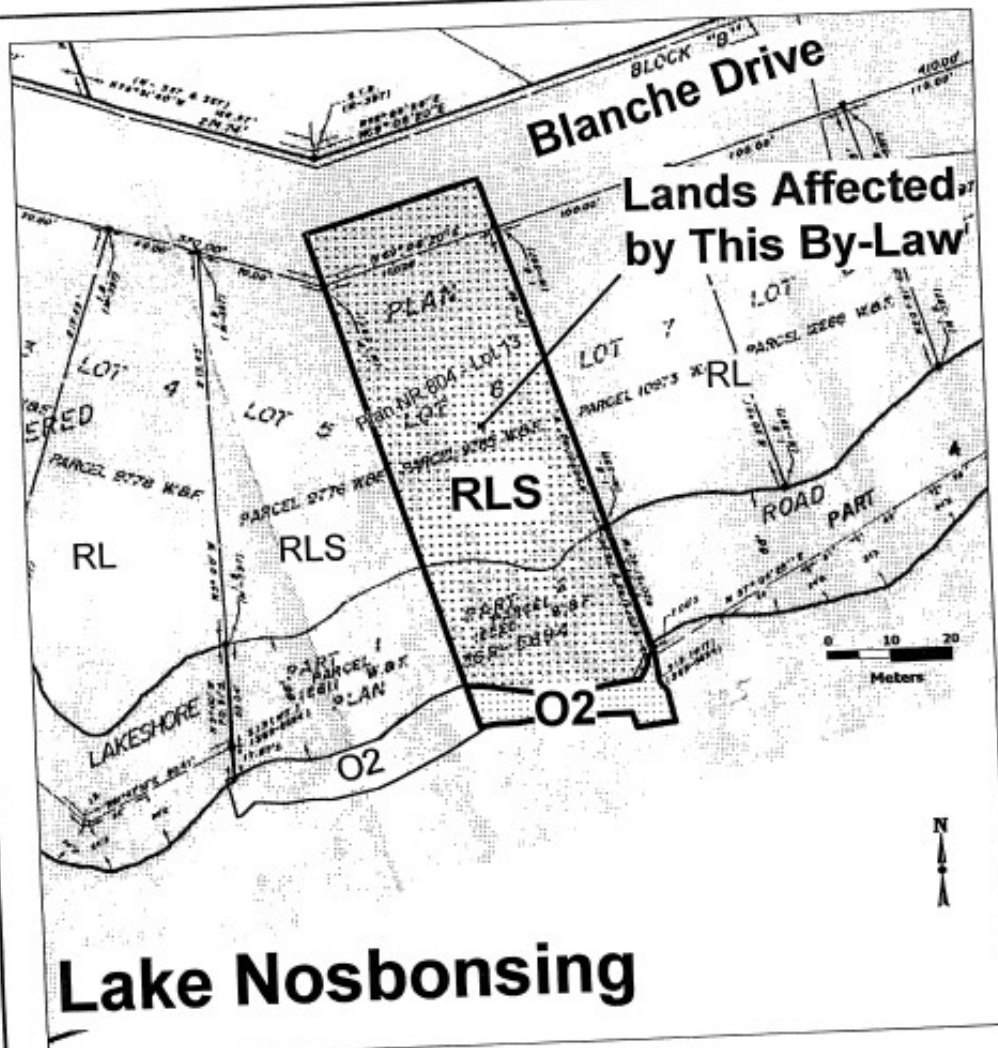
Leaching Bed or Sewage Disposal Bed means the soil absorption system constructed as absorption trenches or as filter bed, located wholly in ground or raised above ground, to which effluent from a septic tank is applied for treatment and disposal.

Zone Requirements

Special Provisions

Minimum lot frontage 30.56 m.

That all other applicable provisions of By-law No. 2021-60 as amended, shall continue to apply.



This is Schedule 'A' to By-Law No. 1951
 passed this 11th day of September, 2001

Reeve

Clerk

RLS - Indicates Lands to Zoned Lakefront Residential Special Zone
 O2 - Indicates Lands to be Zoned Conservation (02) Zone

Township of East Ferris

10.4.58 Lakefront Residential Special (1952) – C2 (1952)

10.4.58.1 For the purpose of this By-law no building or land shall be used and no building shall be hereafter erected or altered except for one of the following uses and in accordance with Section 10.2.3:

10.4.58.2 Permitted Uses and Definitions

Leaching Bed or Sewage Disposal Bed means the soil absorption system constructed as absorption trenches or as filter bed, located wholly in ground or raised above ground, to which effluent from a septic tank is applied for treatment and disposal.

Zone Requirements

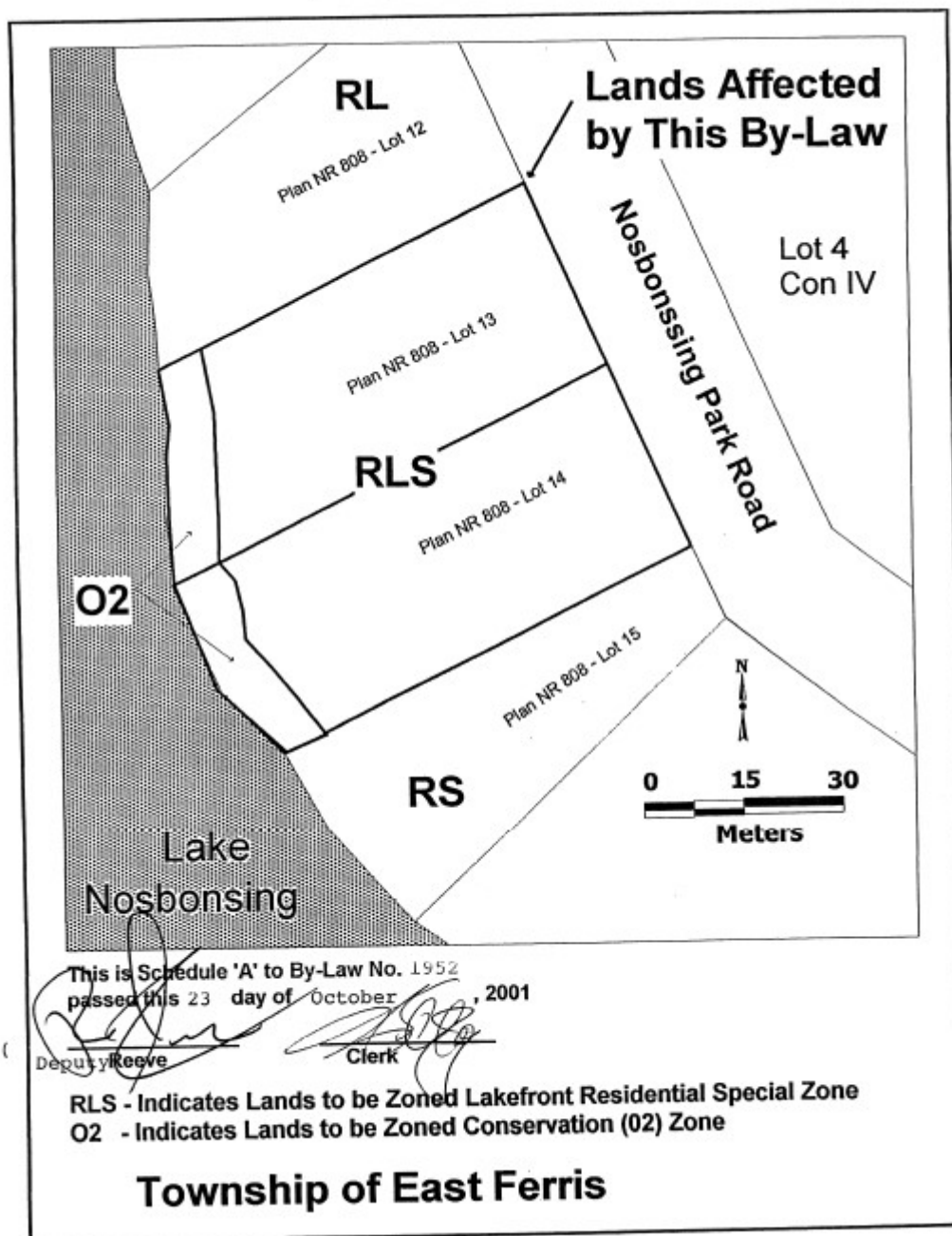
General Zone Requirements

20.74.3.2 Special Provisions

Minimum lot size – lot 13, Plan NR-808	1,714 m ²
Minimum lot size – lot 14, Plan NR-808	1,806 m ²
Minimum lot frontage	30.4 m

Minimum setback of any sewage disposal or leaching bed from the shoreline of Lake Nosbonsing measured from the normal ordinary water's edge:

Lot 13, Plan NR-808	52 m
Lot 14, Plan NR-808	49 m



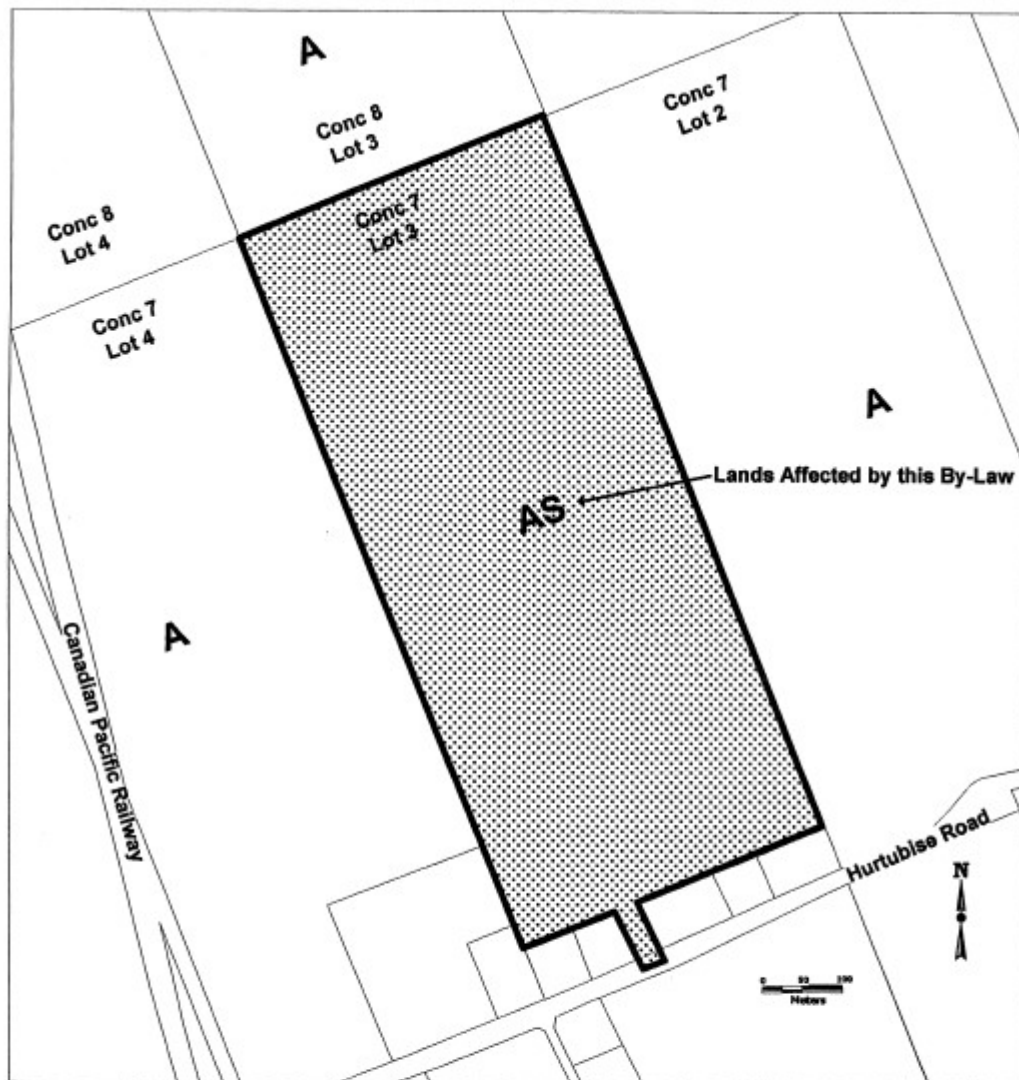
10.4.59 Rural Special (1955) – R (1955)

10.4.59.1 For the purpose of this By-law no building or land shall be used and no building shall be hereafter erected or altered except for one of the following uses and in accordance with Section 10.2.3:

10.4.59.2 Permitted Uses and Definitions

20.76.2 Zone Requirements

Minimum lot frontage	20m
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This is Schedule 'A' to By-Law No. 1955
passed this 22 day of January , 2002


Reeve


Clerk

AS - Indicates Lands to be Zoned Agricultural Special Zone (AS 1955)

Township of East Ferris

10.4.60 Lakefront Residential Special (1975) – RL (1975)

10.4.60.1 For the purpose of this By-law no building or land shall be used and no building shall be hereafter erected or altered except for one of the following uses and in accordance with Section 10.2.3:

10.4.60.2 Permitted Uses and Definitions

Sewage Disposal System means any system that is subject to the 1997 Ontario Building Code, (Ontario Regulation 403/97) or its successors.

Leaching Bed means the soil absorption system constructed as absorption trenches or as a filter bed, located wholly in ground or raised above ground, to which effluent from a septic tank is applied for treatment and disposal.

Zone Requirements

General Zone Requirements

Setback for Sewage Disposal System

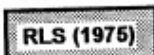
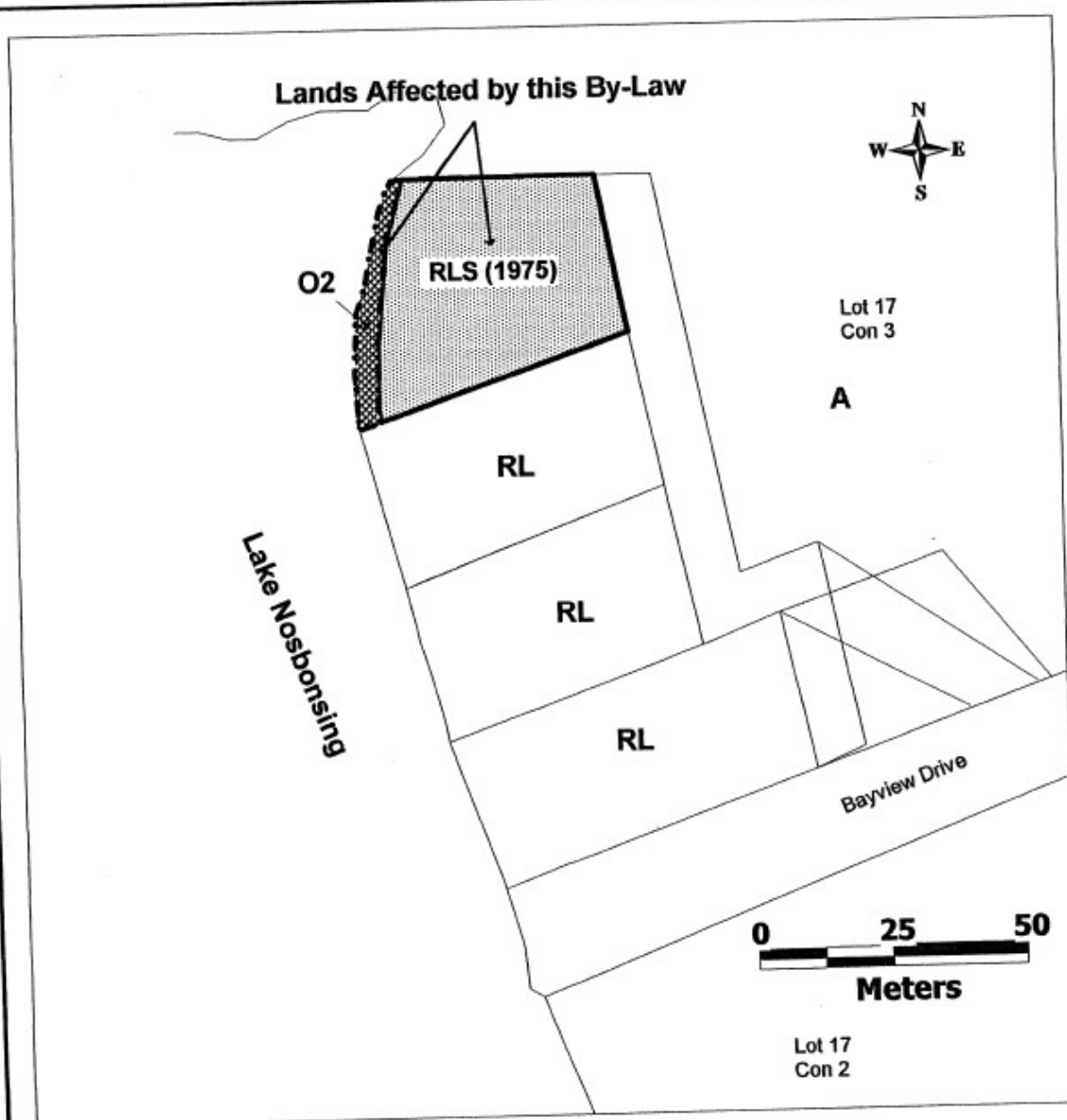
No part of any leaching bed that discharges effluent to the soil may be located, constructed or reconstructed or installed closer than 44.1 metres (144.6 ft.) from the shoreline of Lake Nosbonsing measured from the normal ordinary water's edge, as shown on Schedule "A" to this By-law.

Other Zone Standards

The following special zone standards shall apply to the lands affected by this By-law:

Minimum lot area	1659.27 sq metres
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Minimum front yard setback measured from the Established high water mark of Lake Nosbonsing	13.7 metres
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Indicates Lands to be Zoned Lakefront Residential Special Zone (1975)



Indicates Lands to be Zoned Conservation (O2) Zone

This is Schedule 'A' to By-Law No. 1975
Passed this 10th day of September, 2002.


Reeve, William Vrebosch


Clerk, F. B. Claridge

Township of East Ferris

10.4.61 Service Commercial Special (1980) – C2 (1980)

10.4.61.1 For the purpose of this By-law no building or land shall be used and no building shall be hereafter erected or altered except for one of the following uses and in accordance with Section 10.2.3:

10.4.61.2 Permitted Uses and Definitions

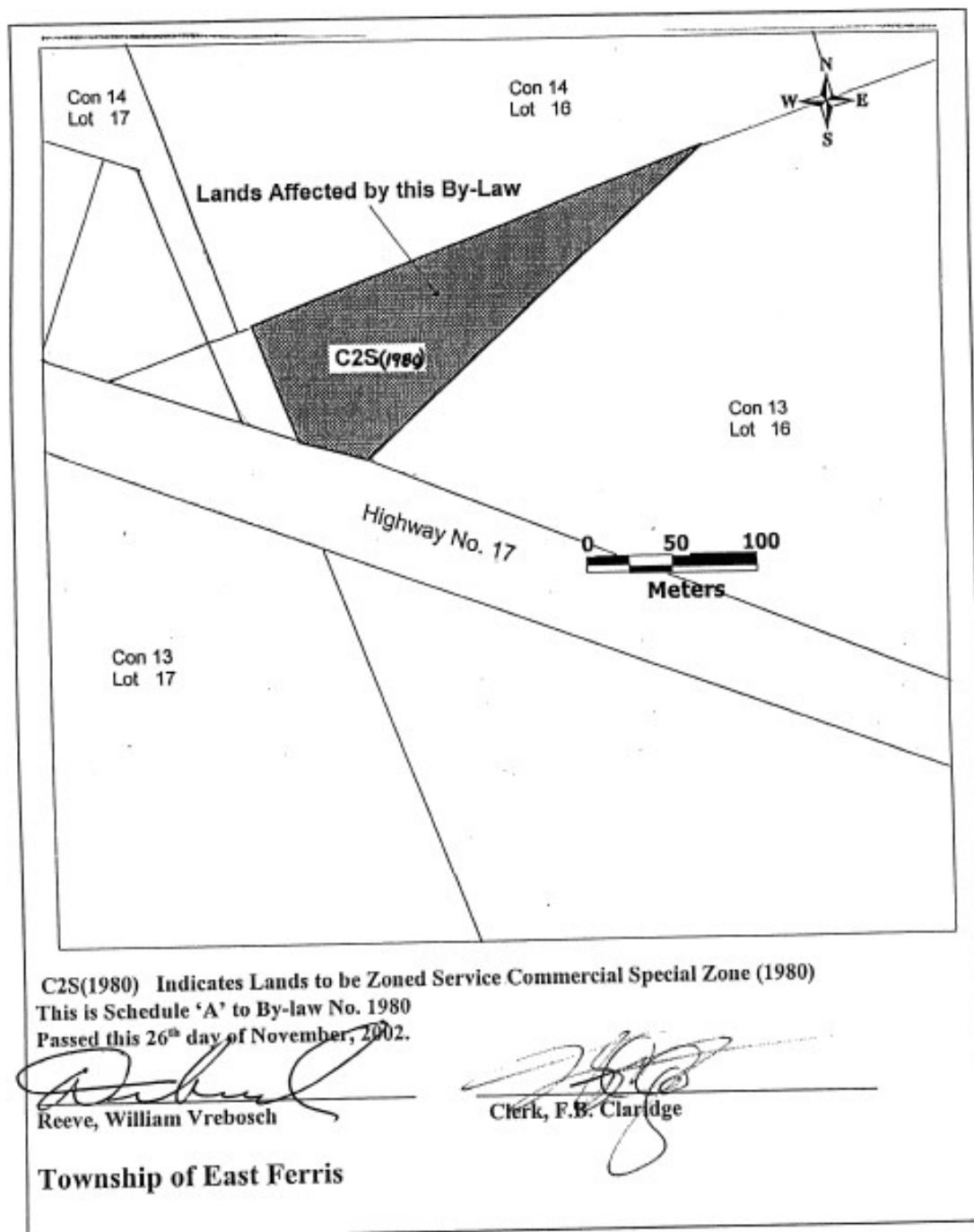
Outdoor Equipment Manufacturing, Sales and Service Establishment shall mean a building and/or lot which is used for the manufacture, display, storage, leasing, renting, repair, cleaning and/or retail sale of outdoor sports or other recreational equipment and accessories.

Permitted Uses

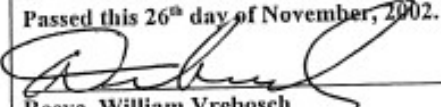
An outdoor equipment manufacturing sales and service establishment


Other Zone Standards

Minimum lot frontage	44.11 metres
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C2S(1980) Indicates Lands to be Zoned Service Commercial Special Zone (1980)
This is Schedule 'A' to By-law No. 1980
Passed this 26th day of November, 2002.


Reeve, William Vrebosch


Clerk, F.B. Claridge

Township of East Ferris

10.4.62 Lakefront Residential Special (1981) – RL (1981)

10.4.62.1 For the purpose of this By-law no building or land shall be used and no building shall be hereafter erected or altered except for one of the following uses and in accordance with Section 10.2.3:

10.4.62.2 Permitted Uses and Definitions

Zone Standards

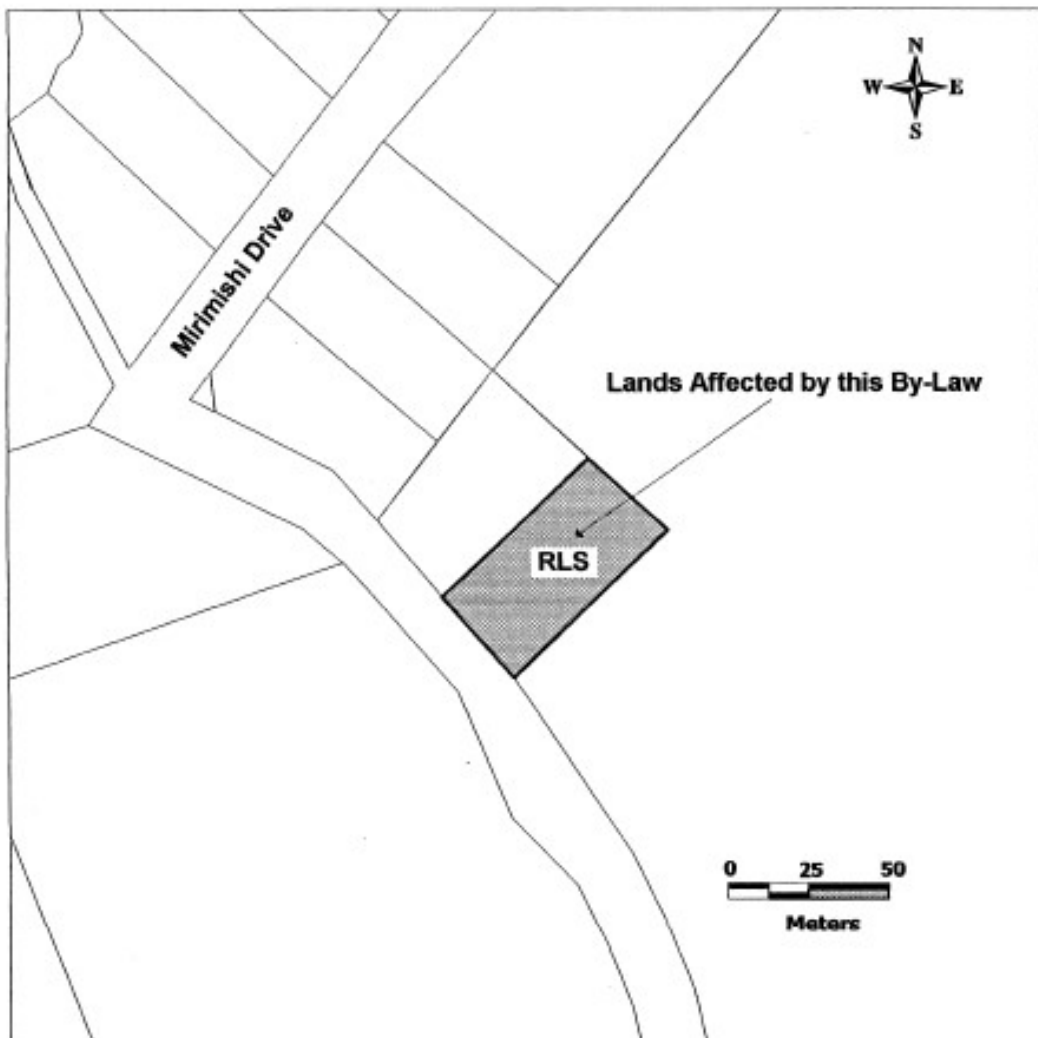
Maximum floor area – Accessory building	125m ² (1,345.5 ft ²)
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Maximum lot coverage all buildings	12%
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Additional Provisions

1. No exterior or outside storage of goods, materials, supplies or equipment or haulage trailer associated with any business conducted on the property shall be permitted on the lot. Despite this provision, one (only) commercial vehicle required to pull a trailer, may be stored in a designated parking space, provided such space is located behind the front building line.

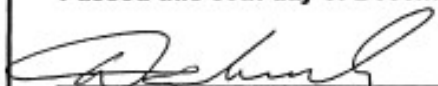
2. No bulk storage of chemicals, fuels or toxic materials associated with any business



Indicates Lands to be Zoned Lakefront Residential Special Zone (RLS)

This is Schedule 'A' to By-Law No. 1981

Passed this 30th day of December , 2002


Reeve, William Vrebosch


Clerk, F. B. Claridge

Township of East Ferris

10.4.63 Rural Special (2006) – R (2006)

10.4.63.1 For the purpose of this By-law no building or land shall be used and no building shall be hereafter erected or altered except for one of the following uses and in accordance with Section 10.2.3:

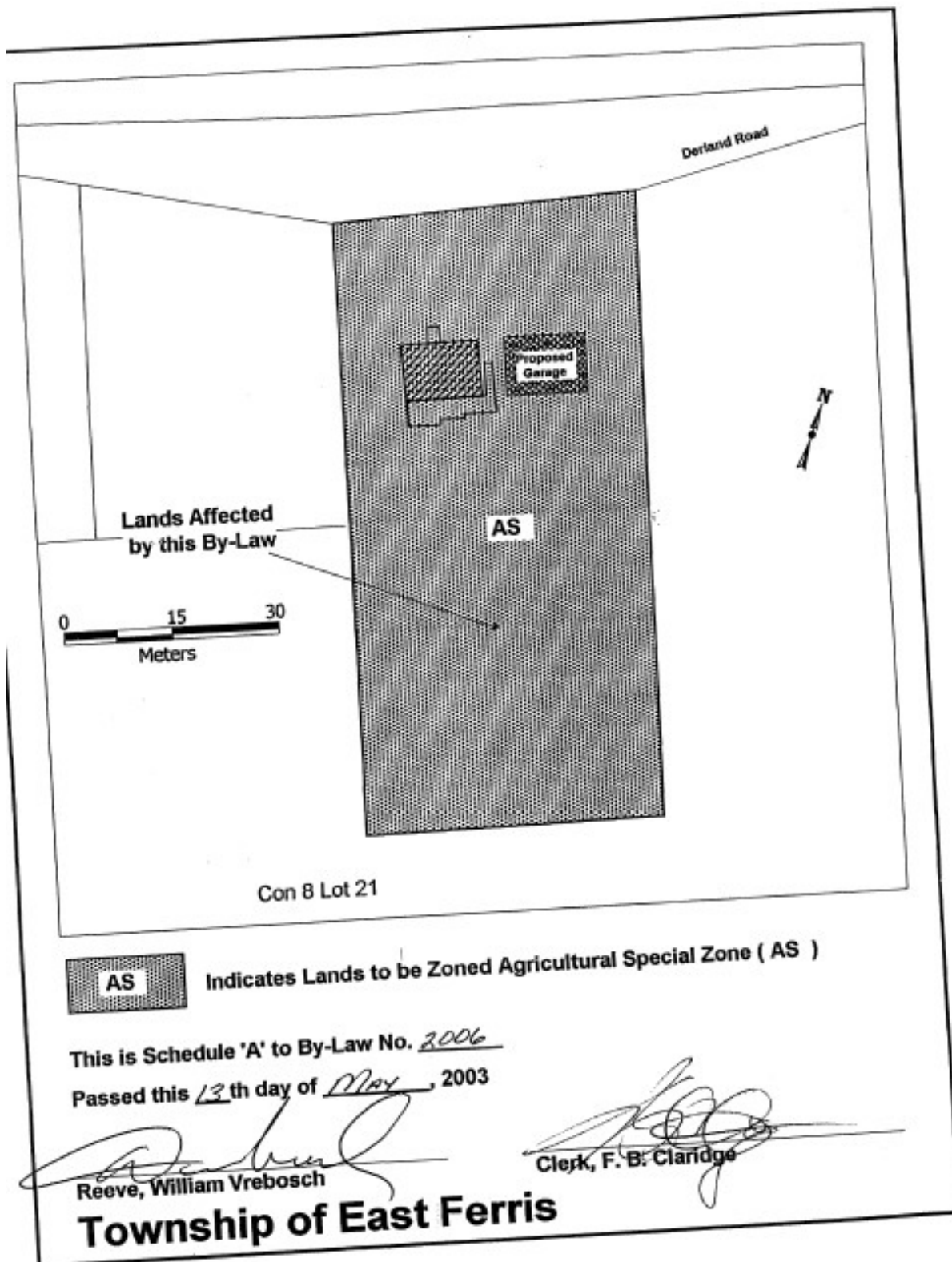
10.4.63.2 Permitted Uses and Definitions

The following special zone standards shall apply to the lands affected by this By-law:

Maximum Floor Area – Accessory Building	100.33m ² (1,080 ft. ²)
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20.81.3 Additional Provisions

1. No other accessory storage buildings shall be permitted on the lot.



10.4.64 Rural Special (2010) – R (2010)

10.4.64.1 For the purpose of this By-law no building or land shall be used and no building shall be hereafter erected or altered except for one of the following uses and in accordance with Section 10.2.3:

10.4.64.2 Permitted Uses and Definitions

Home Industry shall mean a gainful occupation including welding and vehicle mechanical repair shop conducted in whole or in part in an accessory building to a single family detached dwelling by the residents provided that:

- a) there is no external advertising other than a sign erected in accordance with any by-laws of the Corporation of the Township of East Ferris regulating signs;
- b) there is no external storage of goods, materials or equipment;
- c) such home industry is not an obnoxious trade, business or manufacture;
- d) not more than two persons, including the owner, are employed therein on a full-time basis.

Permitted Uses

a home industry

Zone Standards

The following zone standards shall apply for accessory buildings;

Maximum floor area – Accessory Building	190 sq m
Minimum front yard – Accessory Building	15 m

Lands Affected
by this By-Law

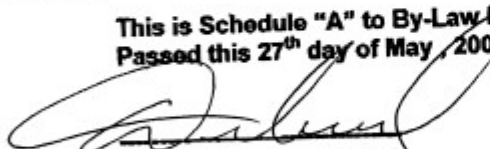


Part of Lot 24, Concession 2
Township of East Ferris
District of Nipissing
Part 1 Plan 36R-9932
Parcel 18569 W&F



Indicates Lands to be Zoned Agricultural Special Zone (2010), AS (2010)

This is Schedule "A" to By-Law No. 2010
Passed this 27th day of May, 2003


Reeve, William Vreboch


Clerk, F.B. Claridge

Township of East Ferris

10.4.65 Lakefront Residential Special (2010-05) – RL (2010-05)

10.4.65.1 For the purpose of this By-law no building or land shall be used and no building shall be hereafter erected or altered except for one of the following uses and in accordance with Section 10.2.3:

10.4.65.2 Permitted Uses and Definitions

Special Zone Standards

Maximum Ground Floor Area of Accessory Use Garage:

140.47 square metres

10.4.66 Lakefront Residential Special (2010-08) – RL (2010-08)

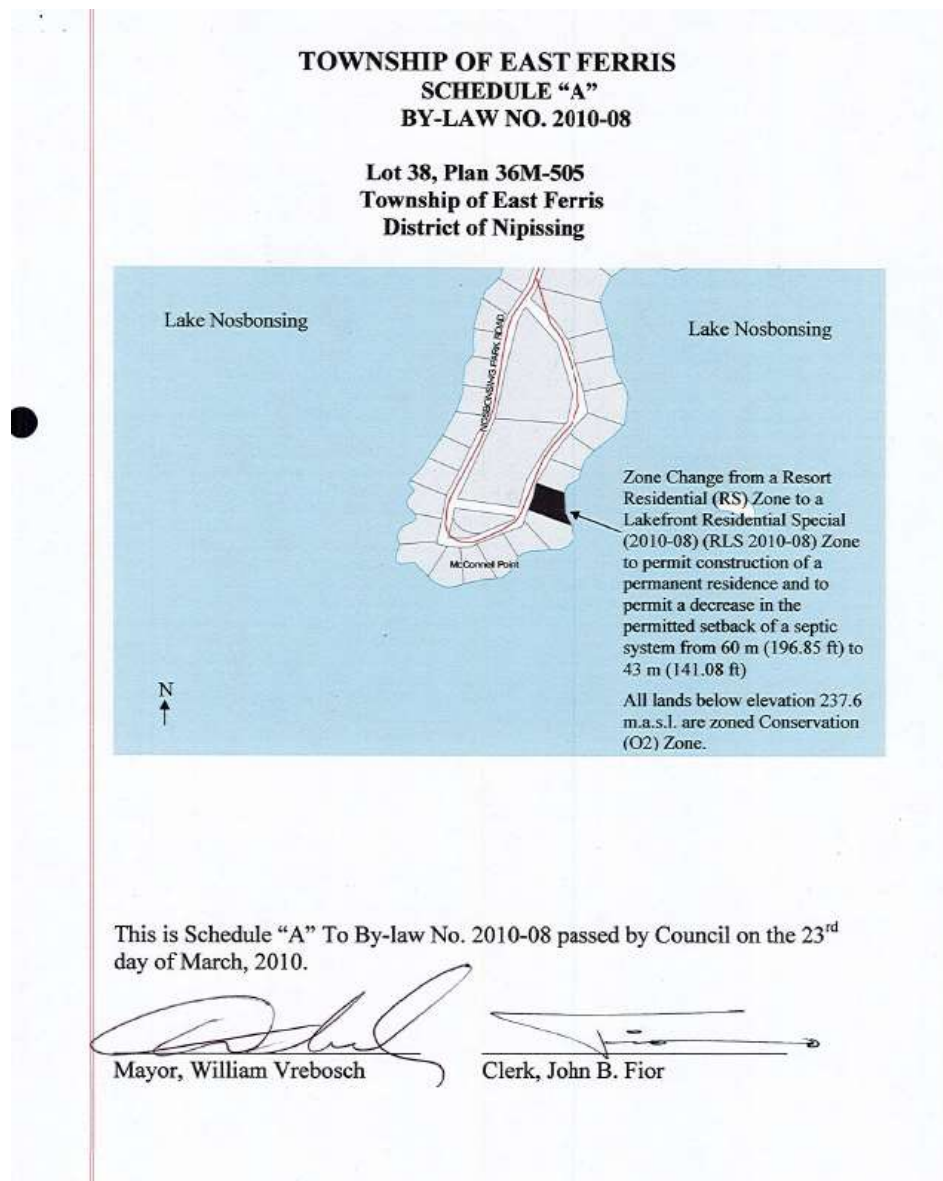
10.4.66.1 For the purpose of this By-law no building or land shall be used and no building shall be hereafter erected or altered except for one of the following uses and in accordance with Section 10.2.3:

10.4.66.2 Permitted Uses and Definitions

All lands below 237.6 m.a.s.l. shall be deemed to be flood plain and are hereby zoned conservation (O2).

Special Zone Standards

Minimum Setback of a Septic System 43 metres

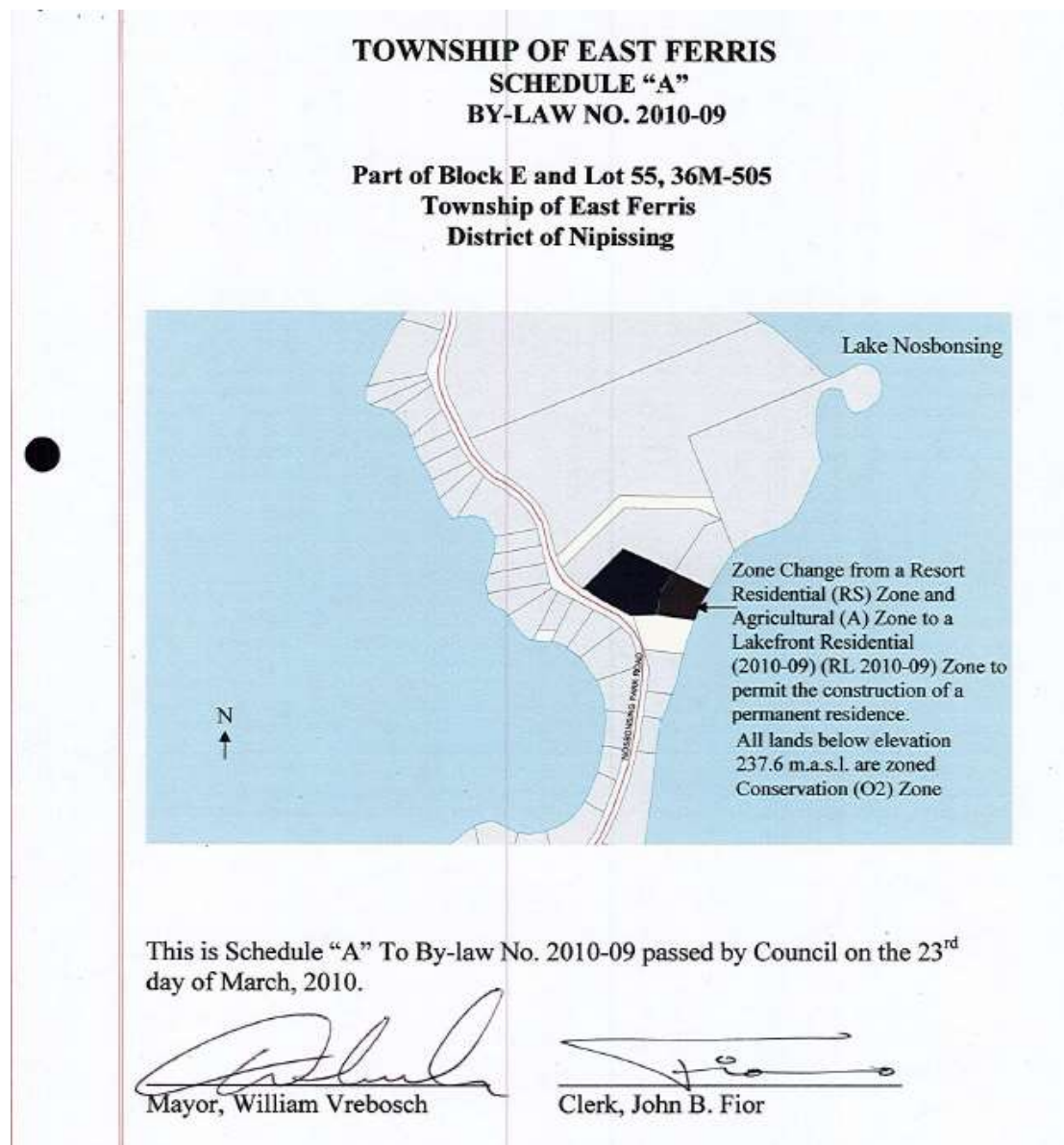


10.4.67 Lakefront Residential Special (2010-09) – RL (2010-09)

10.4.67.1 For the purpose of this By-law no building or land shall be used and no building shall be hereafter erected or altered except for one of the following uses and in accordance with Section 10.2.3:

General Zone Requirements

All lands below 237.6 m.a.s.l. shall be deemed to be flood plain and are hereby zoned conservation (O2).



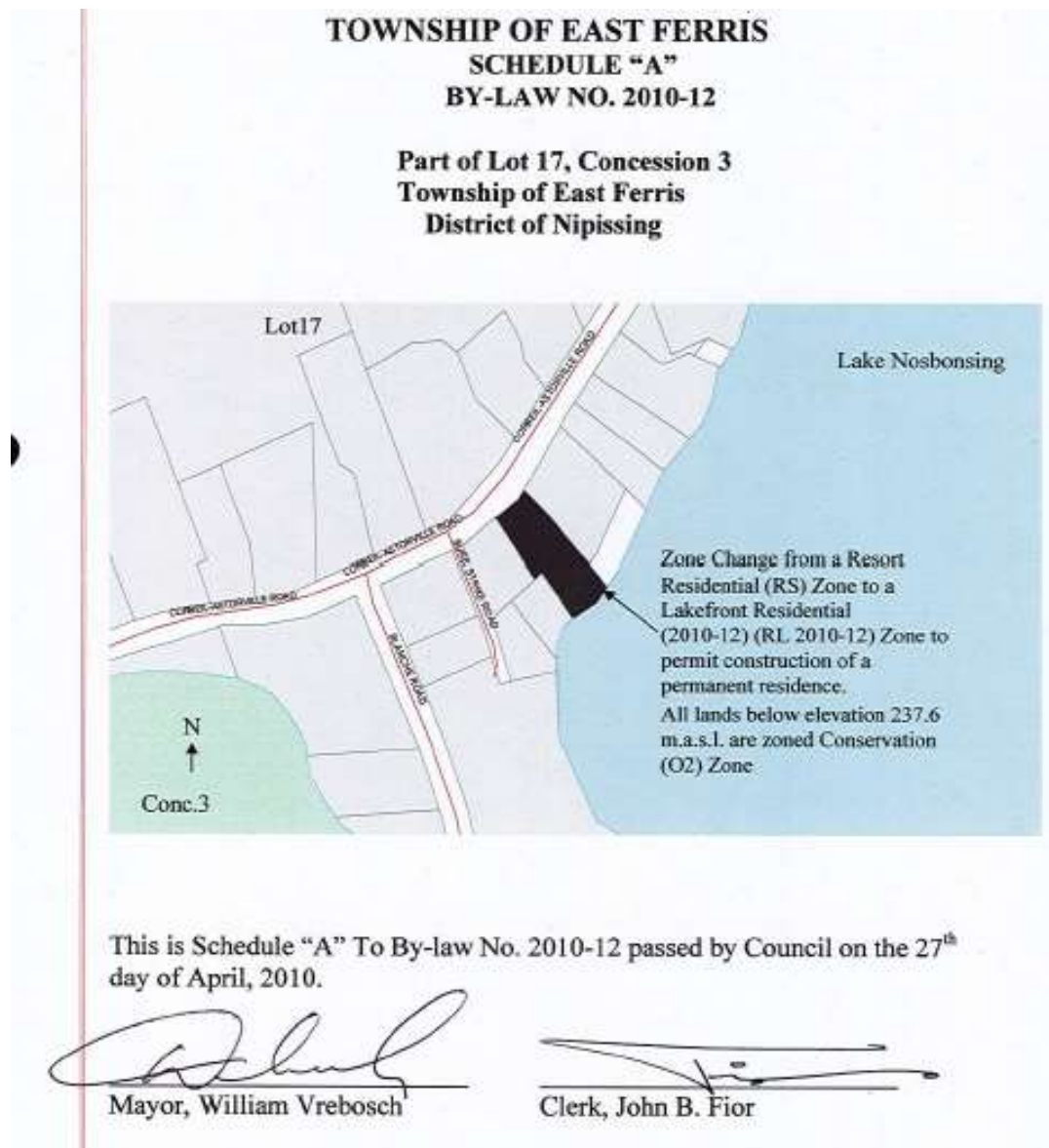
10.4.68 Lakefront Residential Special (2010-12) – RL (2010-12)

10.4.68.1 For the purpose of this By-law no building or land shall be used and no building shall be hereafter erected or altered except for one of the following uses and in accordance with Section 10.2.3:

10.4.68.2 Permitted Uses and Definitions

General Zone Requirements

All lands below 237.6 m.a.s.l. shall be deemed to be flood plain and are hereby zoned conservation (O2).



10.4.69 Rural Special (2010-13) – R (2010-13)

10.4.69.1 For the purpose of this By-law no building or land shall be used and no building shall be hereafter erected or altered except for one of the following uses and in accordance with Section 10.2.3:

10.4.69.2 Permitted Uses and Definitions

Single detached dwelling

A home occupation

A group home

Special Zone Standards

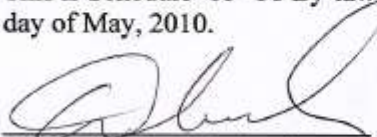
Maximum ground floor area of accessory building	111.48 sq m
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**TOWNSHIP OF EAST FERRIS
SCHEDULE "A"
BY-LAW NO. 2010-13**

**Part of Lot 15, Concession 13
Township of East Ferris
District of Nipissing**



This is Schedule "A" To By-law No. 2010-13 passed by Council on the 25th day of May, 2010.


Mayor, William Vrebosch


Clerk, John B. Fior

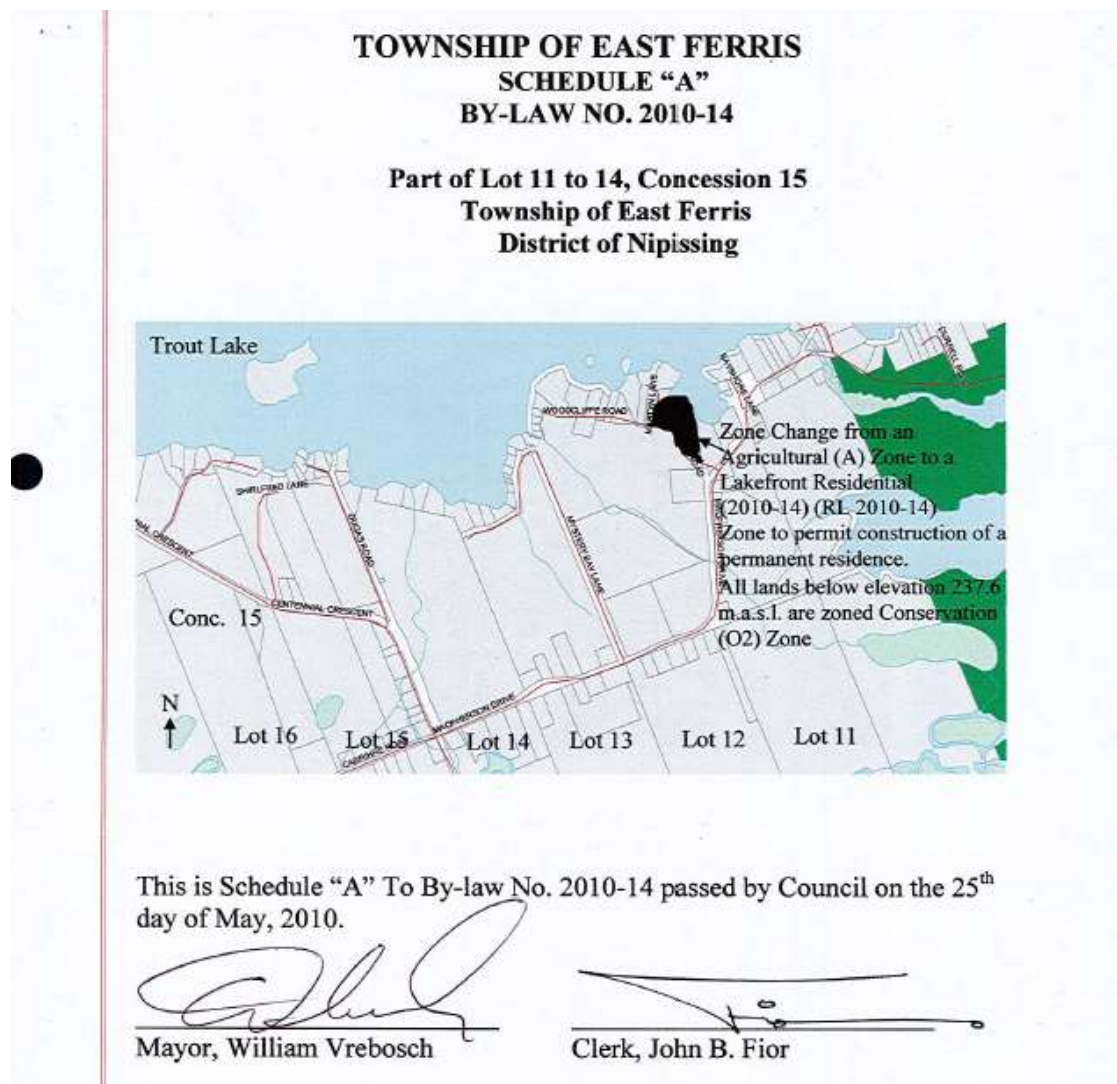
10.4.70 Lakefront Residential Special (2010-14) – RL (2010-14)

10.4.70.1 For the purpose of this By-law no building or land shall be used and no building shall be hereafter erected or altered except for one of the following uses and in accordance with Section 10.2.3:

10.4.70.2 Permitted Uses and Definitions

General Zone Requirements

All lands below 237.6 m.a.s.l. shall be deemed to be flood plain and are hereby zoned conservation (O2).



10.4.71 Lakefront Residential Special (2010-15) – RL (2010-15)

10.4.71.1 For the purpose of this By-law no building or land shall be used and no building shall be hereafter erected or altered except for one of the following uses and in accordance with Section 10.2.3:

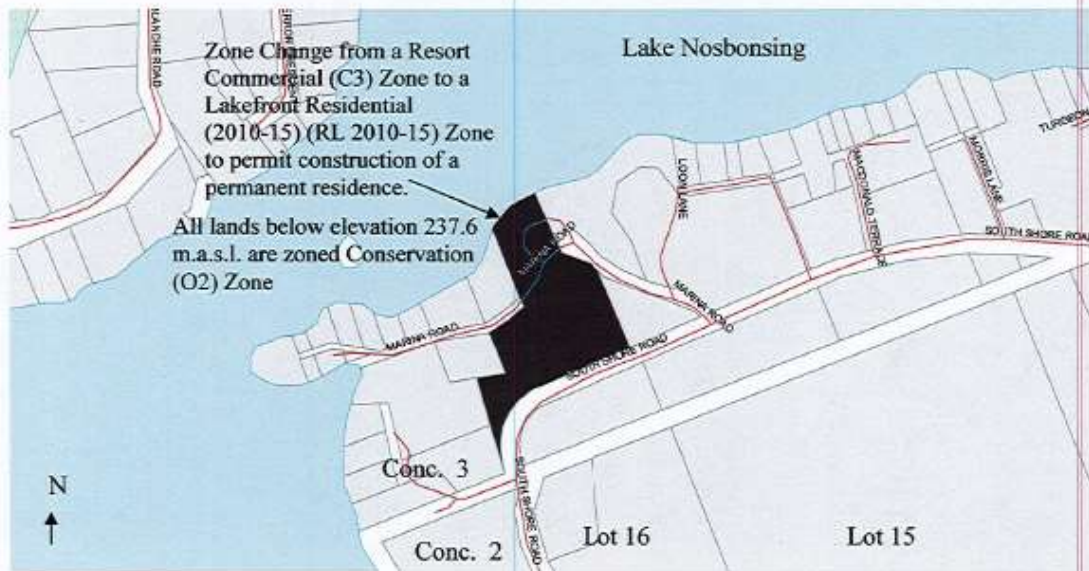
10.4.71.2 Permitted Uses and Definitions

General Zone Requirements

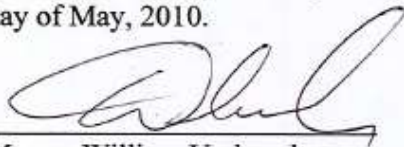
All lands below 237.6 m.a.s.l. shall be deemed to be flood plain and are hereby zoned Conservation (O2).

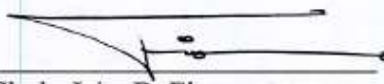
**TOWNSHIP OF EAST FERRIS
SCHEDULE "A"
BY-LAW NO. 2010-15**

**Part of Lot 16, Concession 3
Township of East Ferris
District of Nipissing**



This is Schedule "A" To By-law No. 2010-15 passed by Council on the 25th day of May, 2010.


Mayor, William Vrebosch


Clerk, John B. Fior

10.4.72 Hamlet Residential Special (2010-21) – RH (2010-21)

10.4.72.1 For the purpose of this By-law no building or land shall be used and no building shall be hereafter erected or altered except for one of the following uses and in accordance with Section 10.2.3:

10.4.72.2 Permitted Uses and Definitions

Single detached dwelling

A semi-detached dwelling

A duplex dwelling

A boarding house

A converted dwelling

A home occupation use

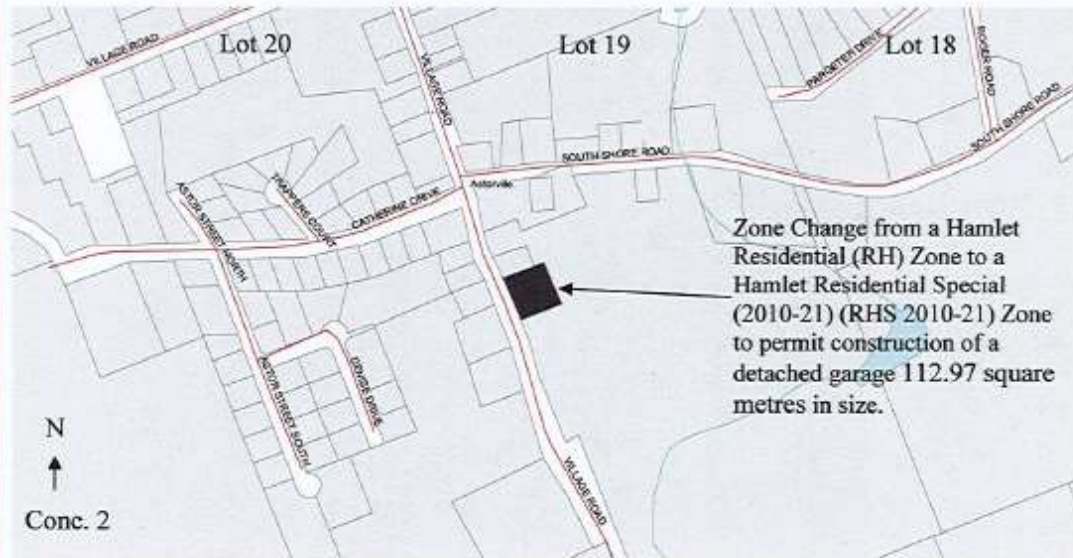
A group home

Zone Requirements


Maximum ground floor area of accessory building	112.97 sq m
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**TOWNSHIP OF EAST FERRIS
SCHEDULE "A"
BY-LAW NO. 2010-21**

**Part of Lot 19, Concession 2
Township of East Ferris
District of Nipissing**



This is Schedule "A" To By-law No. 2010-21 passed by Council on the 22nd day of June, 2010.


Mayor, William Vrebosch


Clerk, John B. Fior

10.4.73 Service Commercial Special (2011) – C2 (2011)

10.4.73.1 For the purpose of this By-law no building or land shall be used and no building shall be hereafter erected or altered except for one of the following uses and in accordance with Section 10.2.3:

10.4.73.2 Permitted Uses and Definitions

Restaurant, Drive-in means a restaurant or eating establishment which serves or is intended to serve patrons seated in a motor vehicle parked on a parking lot or driveway, or where prepared foods are sold and taken out of the building to be consumed.

a motor vehicle sales area

a drive-in restaurant

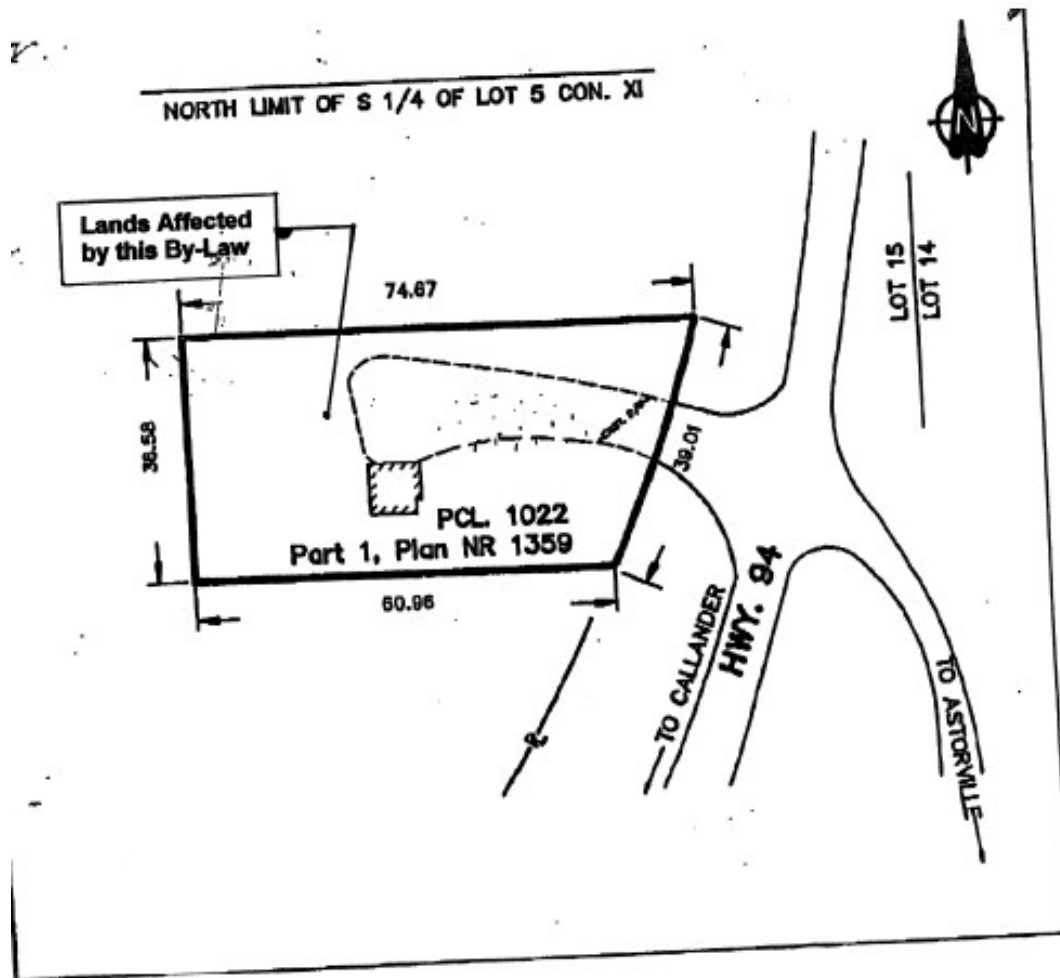
a recreational vehicle sales area

a sales office

a retail store

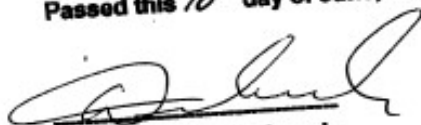
Zone Standards

Minimum lot area (sq. m)	2000
Minimum lot frontage (m)	30
Minimum front yard (m)	8
Minimum rear yard (m)	10
Minimum side yard (m)	7
Maximum lot coverage (%)	50
Maximum building height (m)	10.5



☐ Indicates Lands to be Zoned Service Commercial Special Zone(2011)
(C2S 2011)

This is Schedule "A" to by-Law No.
Passed this 10th day of June, 2003


Reeve, William Vrebosch


Clerk, F.B. Claridge

Township of East Ferris

10.4.74 Rural Special (2011-13) – R (2011-13)

10.4.74.1 For the purpose of this By-law no building or land shall be used and no building shall be hereafter erected or altered except for one of the following uses and in accordance with Section 10.2.3:

10.4.74.2 Permitted Uses and Definitions

Single dwelling

Single detached dwelling

A home occupation use

A group home

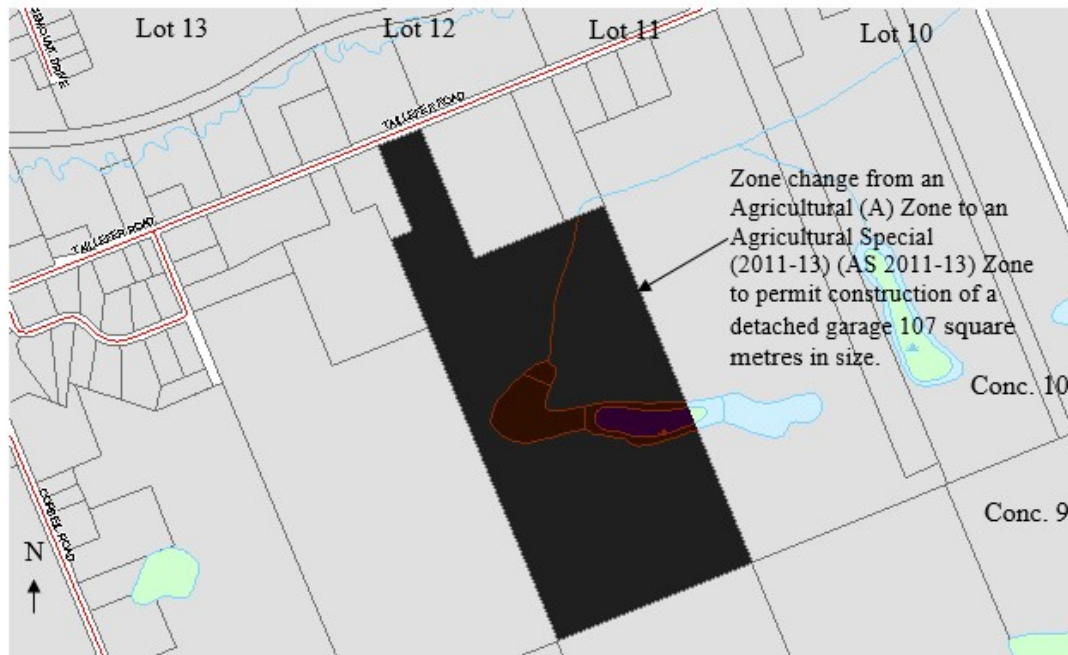
Special Zone Standards

Maximum Ground Floor Area of

Accessory Building	107 square metres
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**MUNICIPALITY OF EAST FERRIS
SCHEDULE "A"
BY-LAW NO. 2011-13**

**Part of Lot 12, Concession 10
Municipality of East Ferris
District of Nipissing**



This is Schedule "A" To By-law No. 2011-13 passed by Council on the 27th day of April, 2011.

10.4.75 Lakefront Residential Special (2011-26) – RL (2011-26)

10.4.75.1 For the purpose of this By-law no building or land shall be used and no building shall be hereafter erected or altered except for one of the following uses and in accordance with Section 10.2.3:

10.4.75.2 Permitted Uses and Definitions

General Zone Requirements

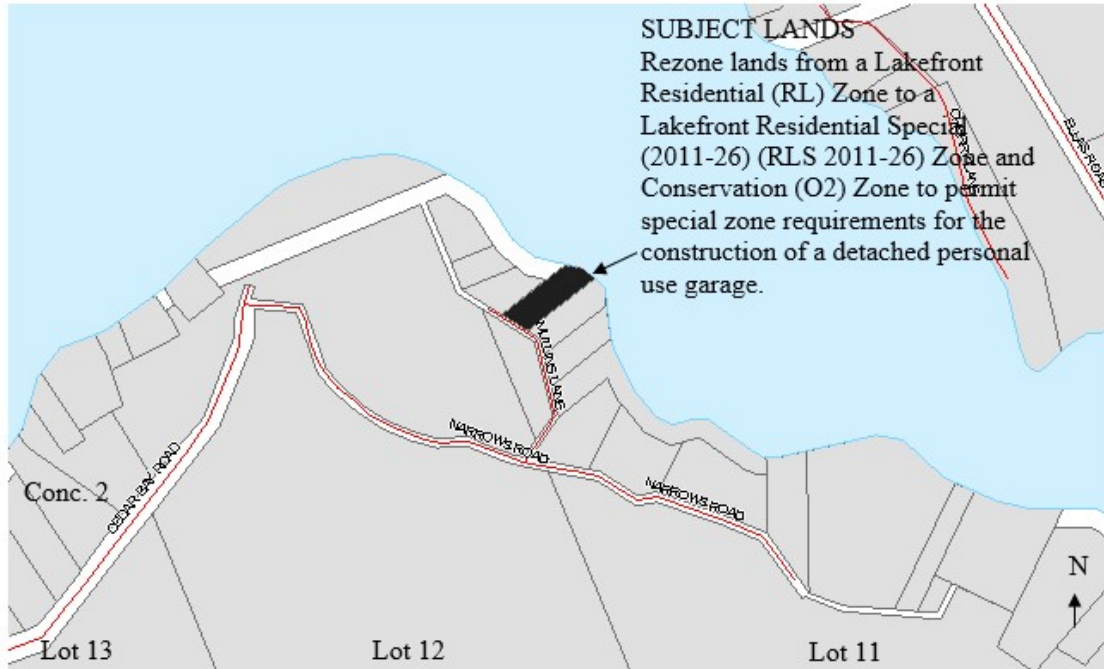
All lands below 237.6 m.a.s.l. shall be deemed to be flood plain and are hereby zoned Conservation (O2).

Special Zone Standards

Minimum Side Yard Setback of Main Building	0.793 metres (2.6 feet)
Minimum Front Yard Setback of Main Building	11.6 metres (38.06 feet)
Maximum Lot Coverage	11.8%
Maximum Ground Floor Area of a Detached Accessory Building	99.19 square metres (1076 square feet)

**THE CORPORATION OF THE
MUNICIPALITY OF EAST FERRIS
SCHEDULE "A"
BY-LAW NO. 2011-26**

**Part of Lot 11, Concession 2
Municipality of East Ferris
District of Nipissing**



This is Schedule "A" To By-law No. 2011-26 passed by Council on the 26th day of July, 2011.

10.4.76 Rural Special (2011-27) – R (2011-27)

10.4.76.1 For the purpose of this By-law no building or land shall be used and no building shall be hereafter erected or altered except for one of the following uses and in accordance with Section 10.2.3:

10.4.76.2 Permitted Uses and Definitions

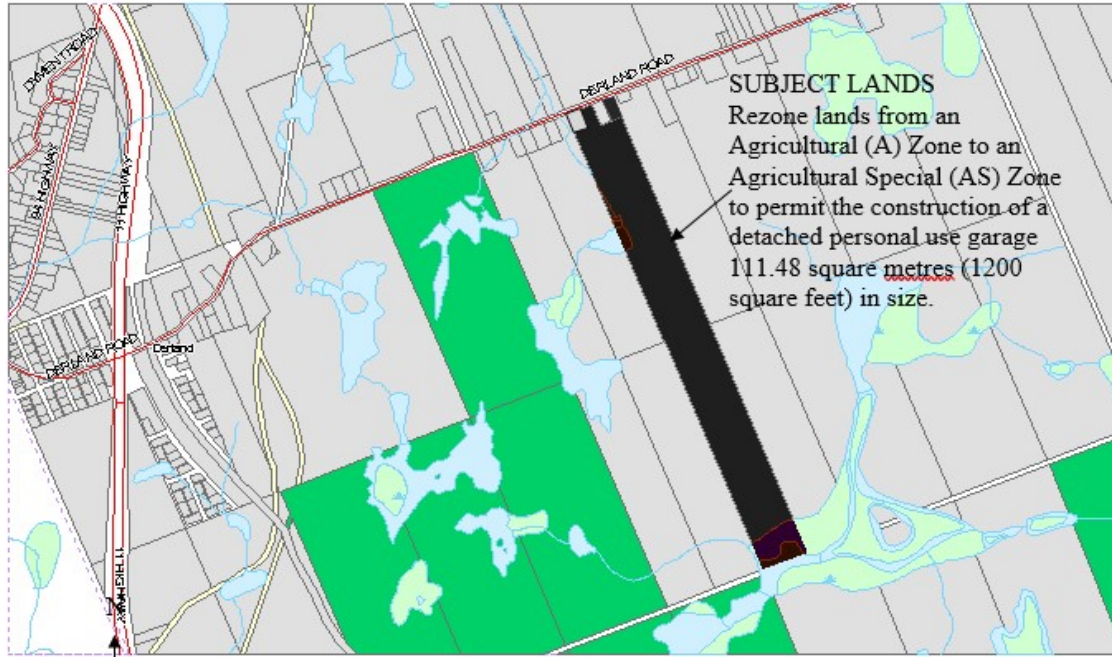
Special Zone Standards

Maximum Ground Floor Area of a Detached Accessory Building

111.48square metres (1200 square feet)

**THE CORPORATION OF THE
MUNICIPALITY OF EAST FERRIS
SCHEDULE “A”
BY-LAW NO. 2011-27**

**Part of Lot 23, Concessions 5 & 6
Municipality of East Ferris
District of Nipissing**



10.4.77 Lakefront Residential Special (2011-29) – RL (2011-29)

10.4.77.1 For the purpose of this By-law no building or land shall be used and no building shall be hereafter erected or altered except for one of the following uses and in accordance with Section 10.2.3:

10.4.77.2 Permitted Uses and Definitions

General Zone Requirements

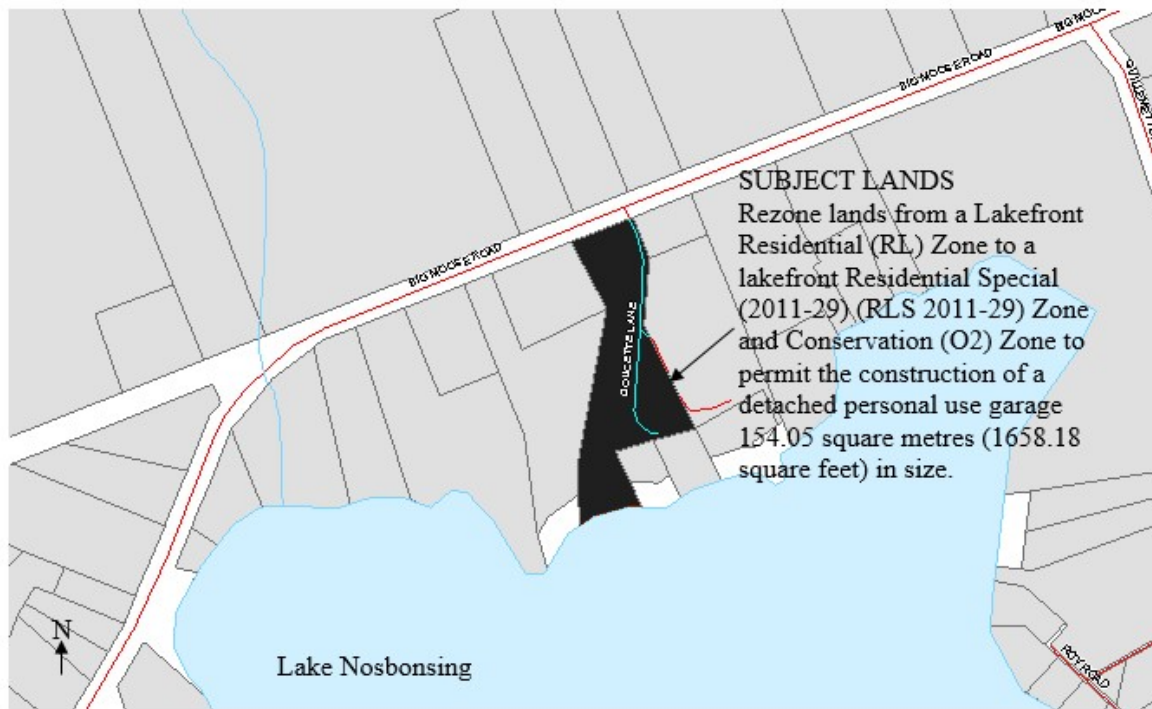
All lands below 237.6 m.a.s.l. shall be deemed to be flood plain and are hereby zoned Conservation (O2).

Special Zone Standards

Maximum Ground Floor Area of a Detached Accessory Building

154.05 square metres (1658.18 square feet)

**Municipality of East Ferris
District of Nipissing**



This is Schedule "A" To By-law No. 2011-29 passed by Council on the 27th day of September, 2011.

10.4.78 Rural Special (2011-38) – R (2011-38)

10.4.78.1 For the purpose of this By-law no building or land shall be used and no building shall be hereafter erected or altered except for one of the following uses and in accordance with Section 10.2.3:

10.4.78.2 Permitted Uses and Definitions

A single dwelling

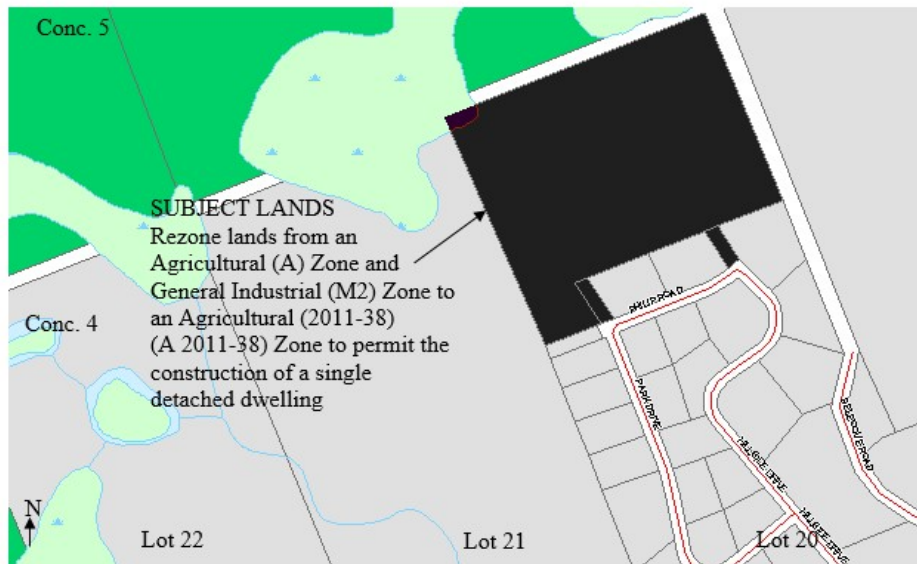
A home occupation use

A group home

An accessory use building

**THE CORPORATION OF THE
MUNICIPALITY OF EAST FERRIS
SCHEDULE “A”
BY-LAW NO. 2011-38**

**Part of Lot 20, Blocks 22, 23, 24
& 25, Plan 36M-660
Municipality of East Ferris
District of Nipissing**



This is Schedule “A” To By-law No. 2011-38 passed by Council on the 25th day of October, 2011.

10.4.79 Lakefront Residential Special (2011-39) – R (2011-39)

10.4.79.1 For the purpose of this By-law no building or land shall be used and no building shall be hereafter erected or altered except for one of the following uses and in accordance with Section 10.2.3:

10.4.79.2 Permitted Uses and Definitions

All lands below 237.6 m.a.s.l. shall be deemed to be flood plain and are hereby zoned Conservation (O2).

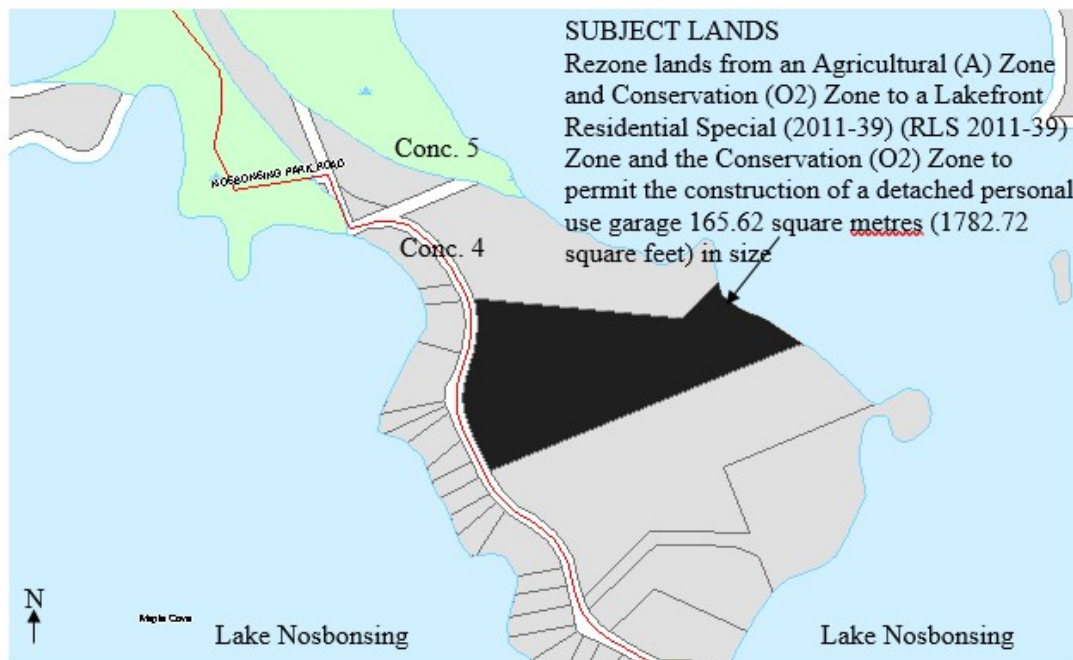
Special Zone Standards

Maximum Ground Floor Area of a Detached Accessory Building

165.62square metres (1782.72 square feet)

**THE CORPORATION OF THE
MUNICIPALITY OF EAST FERRIS
SCHEDULE "A"
BY-LAW NO. 2011-39**

**Part of Lot 3, Concession 4
Municipality of East Ferris
District of Nipissing**



This is Schedule "A" To By-law No. 2011-39 passed by Council on the 25th day of October, 2011.

10.4.80 Lakefront Residential Special (2011-40) – RL (2011-40)

10.4.80.1 For the purpose of this By-law no building or land shall be used and no building shall be hereafter erected or altered except for one of the following uses and in accordance with Section 10.2.3:

10.4.80.2 Permitted Uses and Definitions

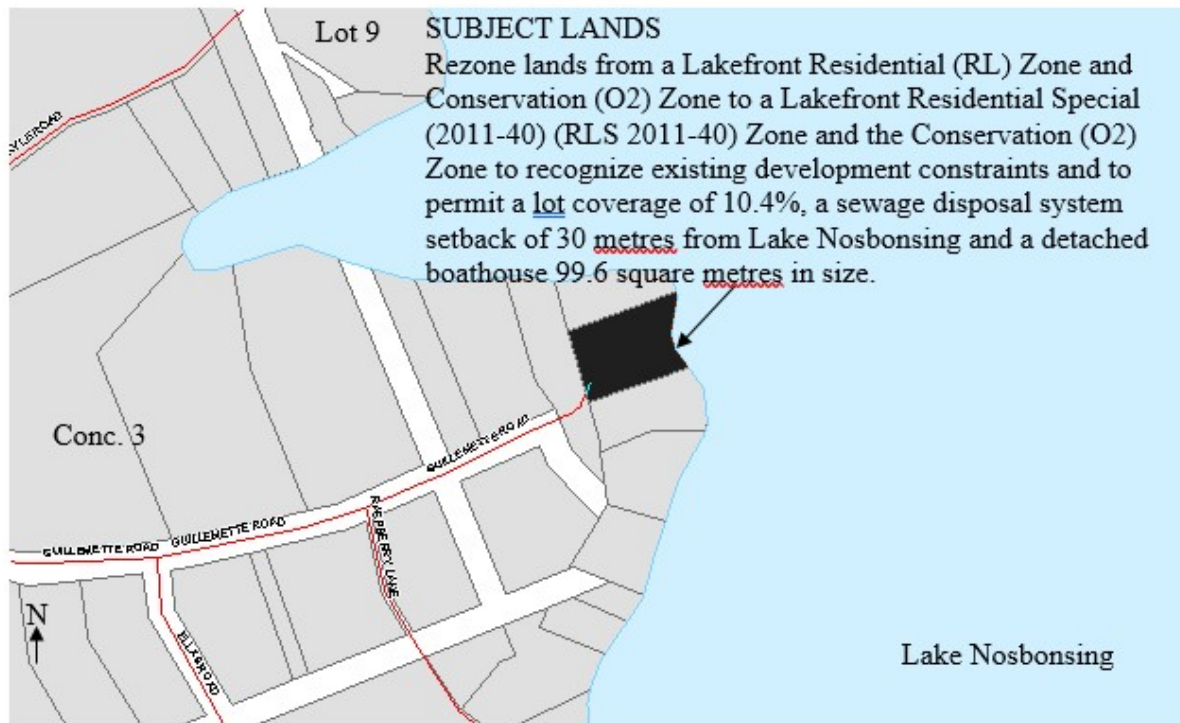
All lands below 237.6 m.a.s.l. shall be deemed to be flood plain and are hereby zoned Conservation (O2).

Special Zone Requirements

Lot Area	3790.9 square metres (.94 acres)
Maximum Lot Coverage	10.4%
Minimum Front Yard Setback	16.5 metres (54.13 feet)
Maximum Ground Floor Area of a Detached Accessory Building	99.6 square metres (1072.08 square feet)
Minimum Setback of a Sewage Disposal System	30 metres (98.43 feet)

**THE CORPORATION OF THE
MUNICIPALITY OF EAST FERRIS
SCHEDULE "A"
BY-LAW NO. 2011-40**

**Part of Lot 9, Concession 3
Municipality of East Ferris
District of Nipissing**



This is Schedule "A" To By-law No. 2011-40 passed by Council on the 25th day of October, 2011.

This is Schedule "A" To By-law No. 2011-43 passed by Council on the 22nd day of November, 2011.

10.4.82 Rural Special (2011-44) – R (2011-44)

10.4.82.1 For the purpose of this By-law no building or land shall be used and no building shall be hereafter erected or altered except for one of the following uses and in accordance with Section 10.2.3:

10.4.82.2 Permitted Uses and Definitions

Home Industry shall mean a gainful occupation including woodworking conducted in whole or part in an accessory building to a single family detached dwelling by the residents provided that:

- a) There is no external advertising other than a sign erected in accordance with any by-laws of the Corporation of the Municipality of East Ferris regulating signs;
- b) There is no external storage of goods, materials or equipment;
- c) Such home industry is not an obnoxious trade, business or manufacture; and,
- d) No more than two persons, including the owner, are employed therein on a full time basis.

Permitted Uses

Single dwelling

Single detached dwelling

A home occupation use

A group home

A home industry

Special Zone Standards

Minimum Lot Area 2.26 hectares (5.59 acres)

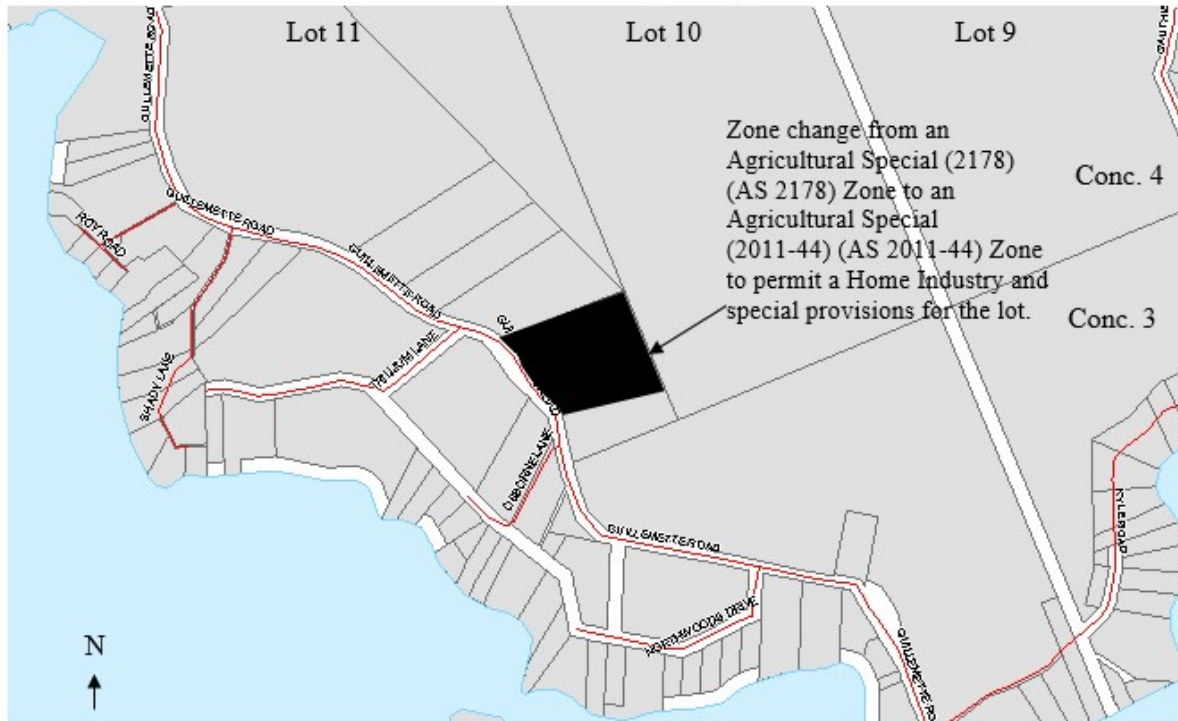
Minimum lot frontage 121 metres (396.98 feet)

Minimum Ground Floor Area

of Accessory Building 160 square metres (1722.22 square feet)

**THE CORPORATION OF THE
MUNICIPALITY OF EAST FERRIS
SCHEDULE "A"
BY-LAW NO. 2011-44**

**Part of Lot 11, Concession 4
Municipality of East Ferris
District of Nipissing**



This is Schedule "A" To By-law No. 2011-44 passed by Council on the 22nd day of November, 2011.

10.4.83 Rural Special (2012-02) – R (2012-02)

10.4.83.1 For the purpose of this By-law no building or land shall be used and no building shall be hereafter erected or altered except for one of the following uses and in accordance with Section 10.2.3:

10.4.83.2 Permitted Uses and Definitions

All lands below 237.6 m.a.s.l. shall be deemed to be flood plain and are hereby zoned Conservation (O2).

A lakefront dwelling

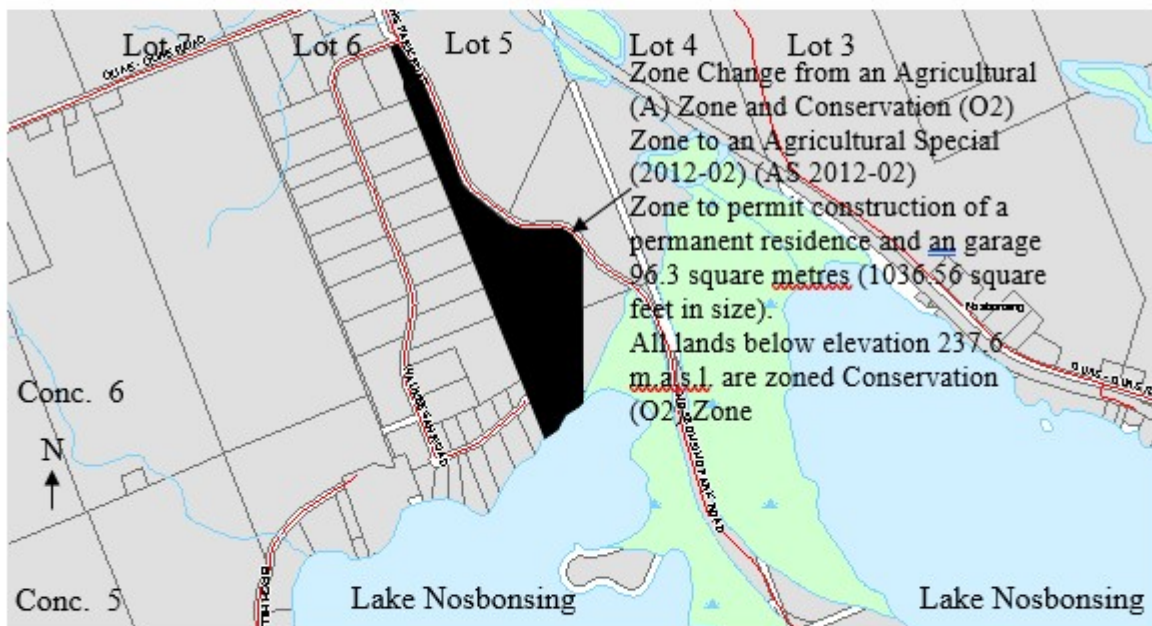
a seasonal dwelling

Special Zone Requirements

Minimum Frontage on water	68 metres
Minimum Frontage on Public Road	793 metres
Minimum Lot Area	11 hectares
Minimum Front Yard Setback	30 metres
Minimum Side Yard Setback from Quae Quae Wetland Complex	15 metres
Setback from Rehabilitated Dump Site	25 metres
Maximum Ground Floor Area Of a Detached Accessory Building feet)	96.3 square metres (1036.56 square

**MUNICIPALITY OF EAST FERRIS
SCHEDULE "A"
BY-LAW NO. 2012-02**

**Part of Lot 5, Concession 5 & 6
Municipality of East Ferris
District of Nipissing**



This is Schedule "A" To By-law No. 2012-02 passed by Council on the 1st day of March, 2012.

10.4.84 Urban Residential Special (2012-09) – RU (2012-09)

10.4.84.1 For the purpose of this By-law no building or land shall be used and no building shall be hereafter erected or altered except for one of the following uses and in accordance with Section 10.2.3:

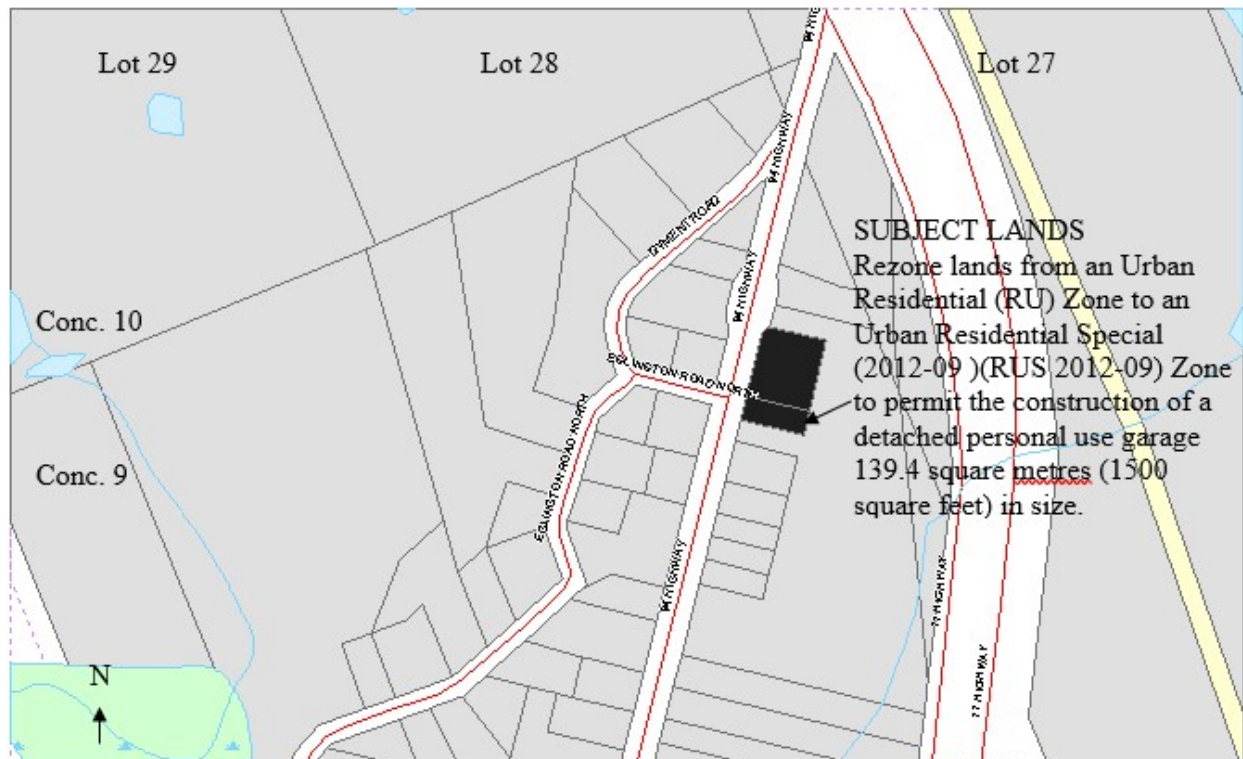
10.4.84.2 Permitted Uses and Definitions

Special Zone Standards

Minimum Lot Area	.55 hectares (1.37 acres)
Minimum lot frontage	100.0 metres (328.08 feet)
Minimum Ground Floor Area of Accessory Building	139.4 square metres (1500 square feet)

**THE CORPORATION OF THE
MUNICIPALITY OF EAST FERRIS
SCHEDULE "A"
BY-LAW NO. 2012-09**

**Part of Lot 28, Concession 9
Municipality of East Ferris
District of Nipissing**



This is Schedule "A" To By-law No. 2012-09 passed by Council on the 14th day of February, 2012.

10.4.85 Rural Special (2012-17) – R (2012-17)

10.4.85.1 For the purpose of this By-law no building or land shall be used and no building shall be hereafter erected or altered except for one of the following uses and in accordance with Section 10.2.3:

10.4.85.2 Permitted Uses and Definitions

20.141.2 Permitted Uses

Rural Uses

A farm

Residential Uses

A single detached dwelling

A home occupation use

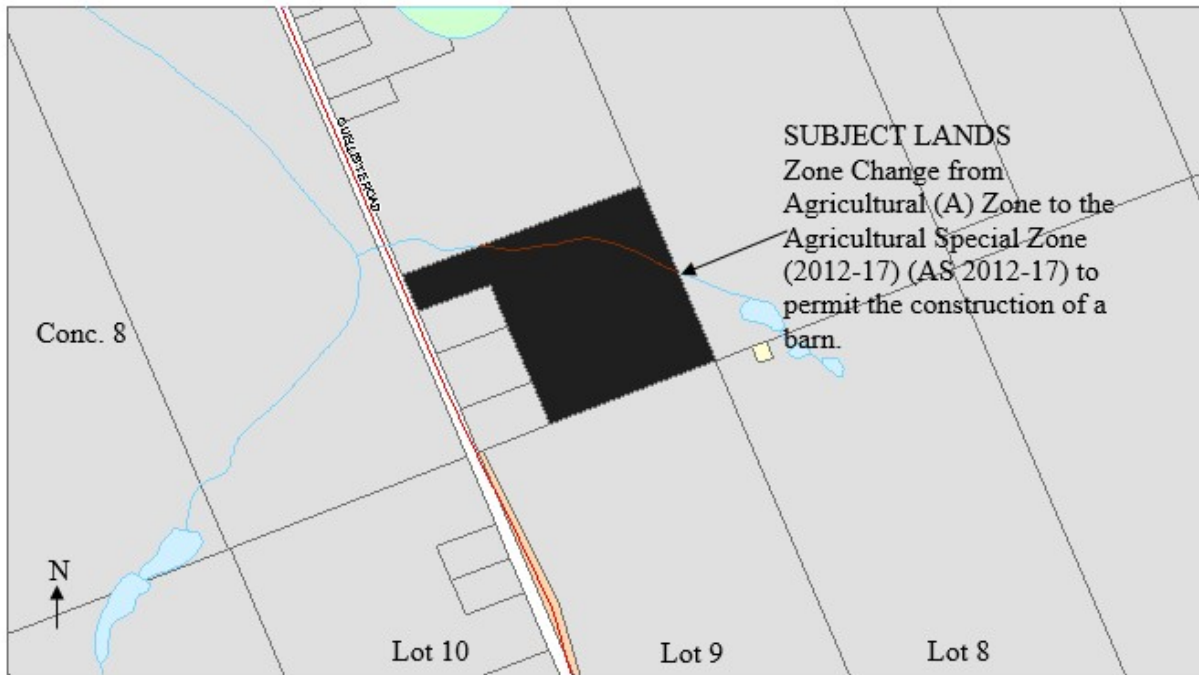
A group home

Special Zone Standards

Minimum Frontage	60 metres (196.85 feet)
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**MUNICIPALITY OF EAST FERRIS
SCHEDULE "A"
BY-LAW NO. 2012-17**

**Part of Lot 9, Concession 8
Municipality of East Ferris
District of Nipissing**



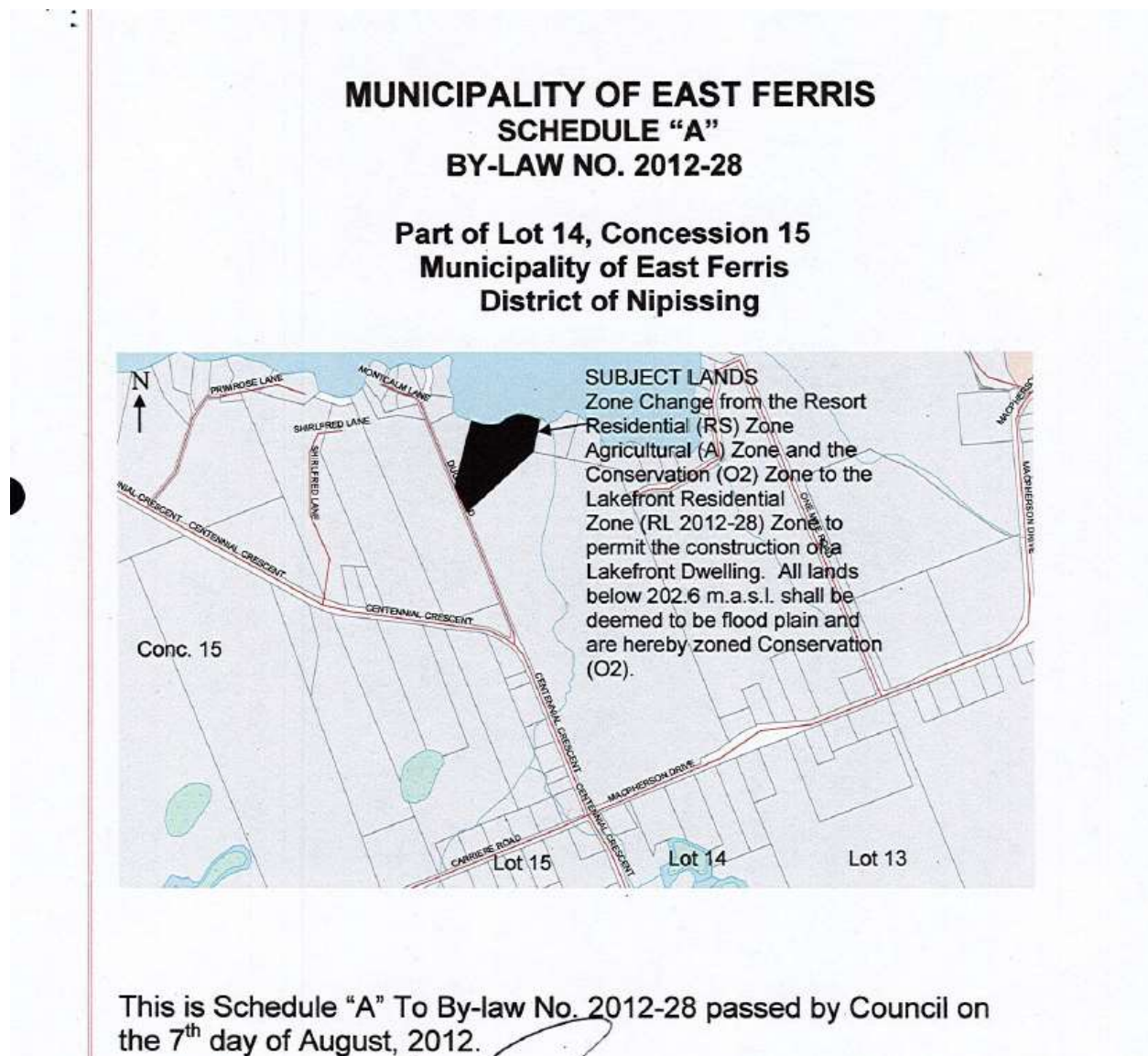
This is Schedule "A" To By-law No. 2012-17 passed by Council on the 24th day of April, 2012.

10.4.86 Rural Special (2012-28) – R (2012-28)

10.4.86.1 For the purpose of this By-law no building or land shall be used and no building shall be hereafter erected or altered except for one of the following uses and in accordance with Section 10.2.3:

10.4.86.2 Permitted Uses and Definitions

All lands below 237.6 m.a.s.l. shall be deemed to be flood plain and are hereby zoned Conservation (O2).



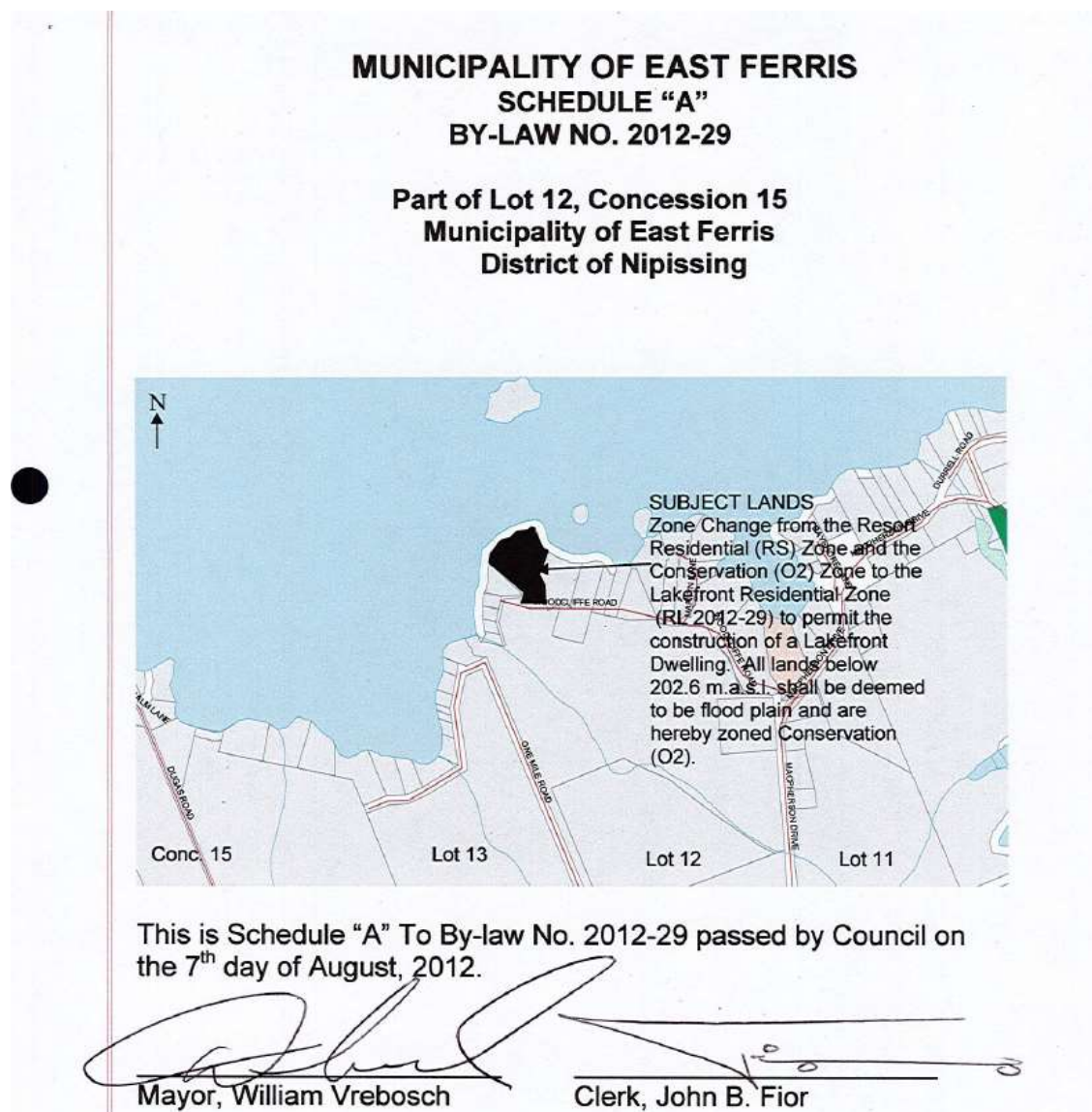
10.4.87 Lakefront Residential Special (2012-29) – RL (2012-29)

10.4.87.1 For the purpose of this By-law no building or land shall be used and no building shall be hereafter erected or altered except for one of the following uses and in accordance with Section 10.2.3:

10.4.87.2 Permitted Uses and Definitions

General Zone Requirements

All lands below 202.6 m.a.s.l. shall be deemed to be flood plain and are hereby zoned conservation (O2).




10.4.88.1 For the purpose of this By-law no building or land shall be used and no building shall be hereafter erected or altered except for one of the following uses and in accordance with Section 10.2.3:

General Zone Requirements

MUNICIPALITY OF EAST FERRIS
SCHEDULE "A"
BY-LAW NO. 2012-36

Part of Lots 11 and 12, Concession 4
Municipality of East Ferris
District of Nipissing



Lake Nipissing

This is Schedule "A" To By-law No. 2012-36 passed by Council on the 11th day of September, 2012.

10.4.89 Lakefront Residential Special (2012-37) – RL (2012-37)

10.4.89.1 For the purpose of this By-law no building or land shall be used and no building shall be hereafter erected or altered except for one of the following uses and in accordance with Section 10.2.3:

10.4.89.2 Permitted Uses and Definitions

General Zone Standards

All lands below 236.7 m.a.s.l. shall be deemed to be flood plain and are hereby zoned Conservation (O2).

Special Zone Standards

Lot area	0.20 hectares (.49 acres)
Lot frontage	22.1 metres (75.51 ft.)
Rear yard setback of main building	4.6 metres (15.51 ft.)
Maximum lot coverage	11.7%
Maximum ground floor area of an accessory building	119.6 square metres (1287.4 sq. ft.)

**MUNICIPALITY OF EAST FERRIS
SCHEDULE "A"
BY-LAW NO. 2012-37**

**Part of Lot 15, Concession 3
Municipality of East Ferris
District of Nipissing**



This is Schedule "A" To By-law No. 2012-37 passed by Council on the 11th day of September, 2012.

10.4.89 Estate Residential Special (2018-51) – RE (2018-51)

10.4.89.1 For the purpose of this By-law no building or land shall be used and no building shall be hereafter erected or altered except for one of the following uses and in accordance with Section 10.2.3:

10.4.89.2 Permitted Uses and Definitions

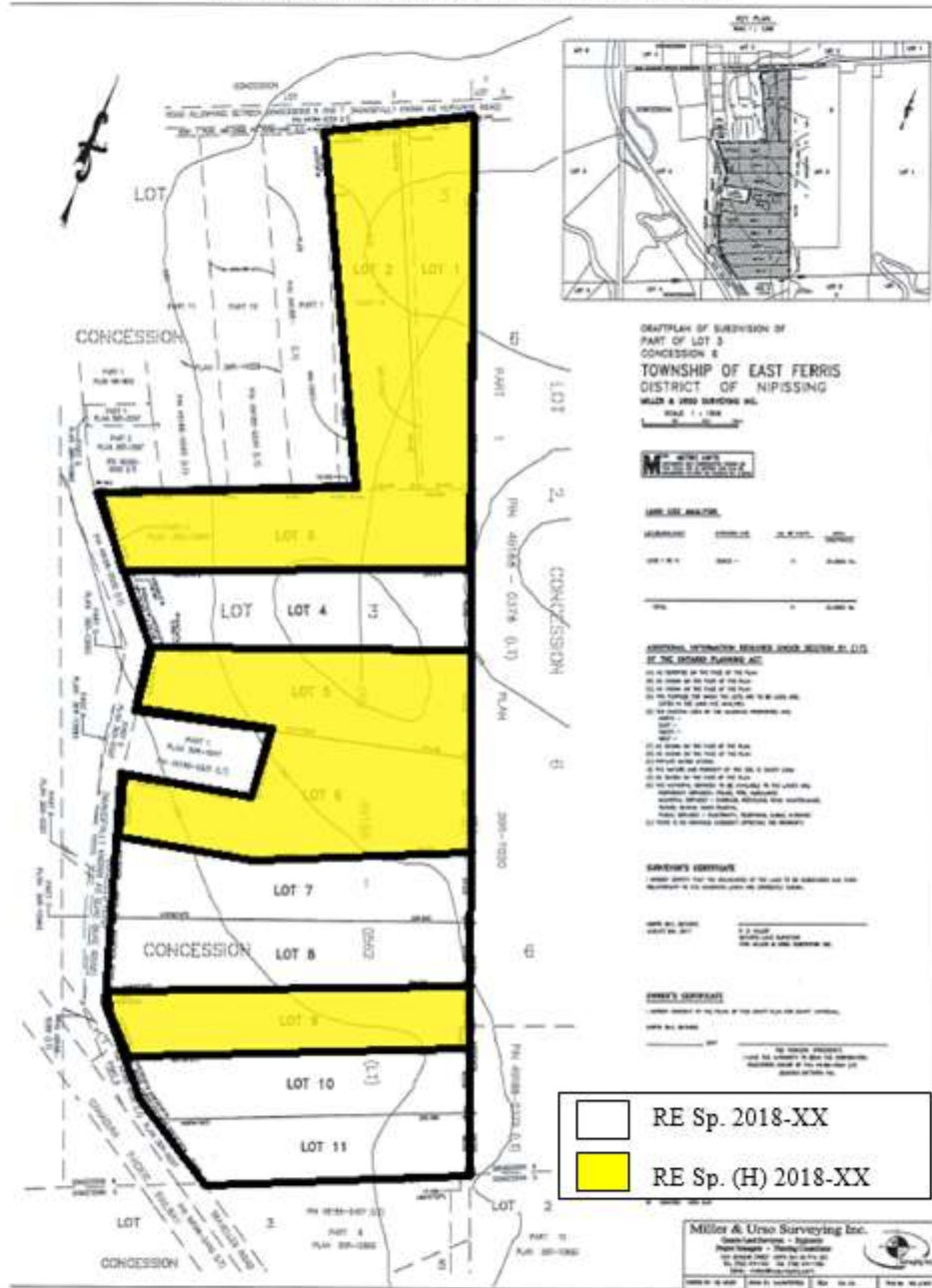
Special Zone Standards

Minimum lot frontage requirements	60 metres
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Minimum setback to any lot line for an accessory structure	8 metres
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**SCHEDULE "A"
BY-LAW NO. 2018-51**

**Part of Lot 3, Concession 6
Municipality of East Ferris District of Nipissing**



This is Schedule "A" To By-law No. 2018-51 passed by Council on the 27th day of November, 2018.

10.4.90 General Commercial Special (2020-33) – C1 (2020-33)

10.4.90.1 For the purpose of this By-law no building or land shall be used and no building shall be hereafter erected or altered except for one of the following uses and in accordance with Section 10.2.3:

10.4.90.2 Permitted Uses and Definitions

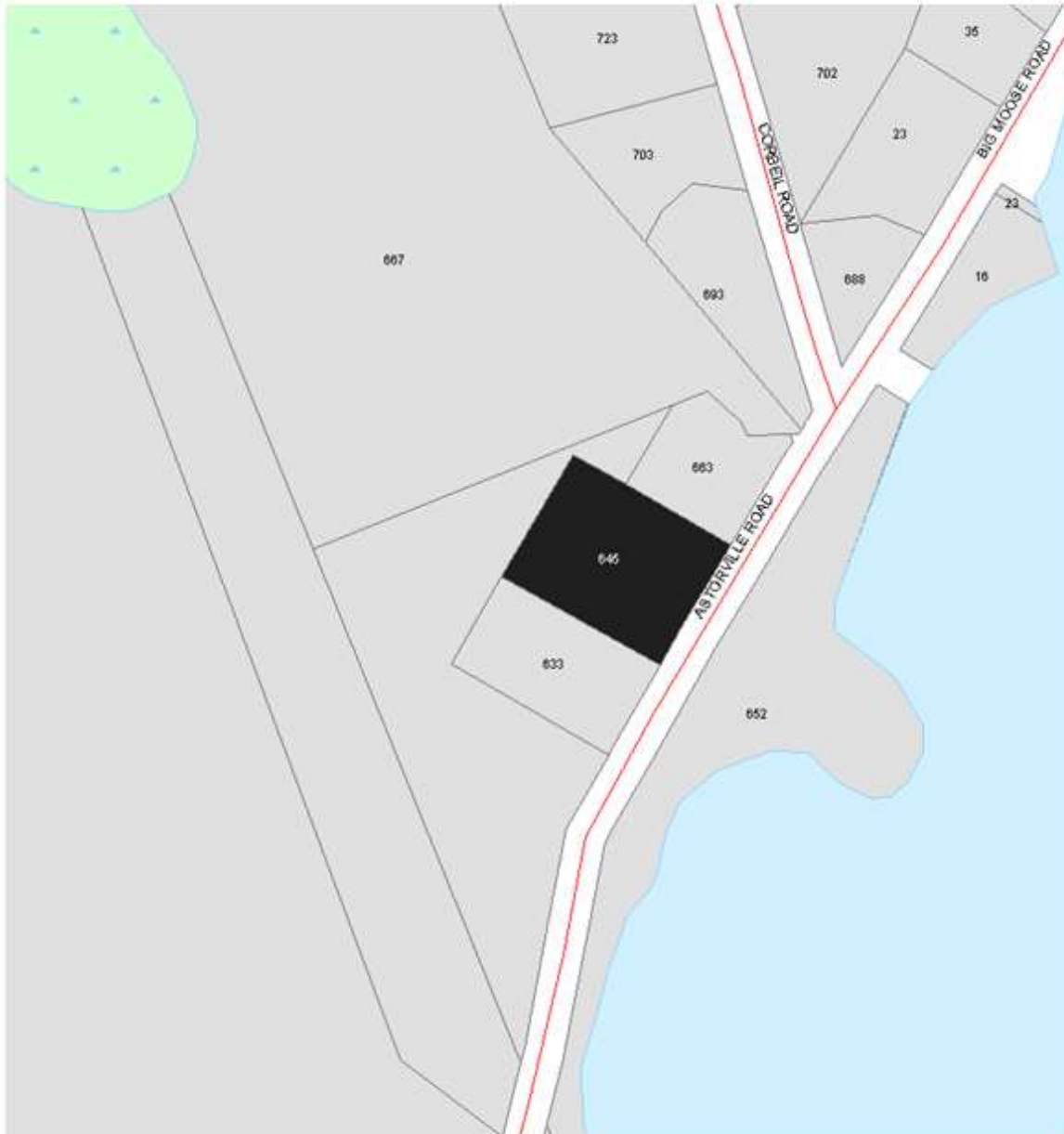
Special Zone Standards

The provisions of the General Commercial (C1) Zone shall apply, with the exception of the following additional permitted uses:

- Medical Office
- Accessory Uses to a Medical Office
- Fitness Centre
- Pharmacy
- Daycare
- Existing Residential Uses
- Drive Through Facilities

THE CORPORATION OF THE MUNICIPALITY OF EAST FERRIS

SCHEDULE "A"
BY-LAW NO. 2020-33



10.4.91 General Industrial Special (2021-33) – M2 (2021-33)

10.4.91.1 For the purpose of this By-law no building or land shall be used and no building shall be hereafter erected or altered except for one of the following uses and in accordance with Section 10.2.3:

10.4.91.2 Permitted Uses and Definitions

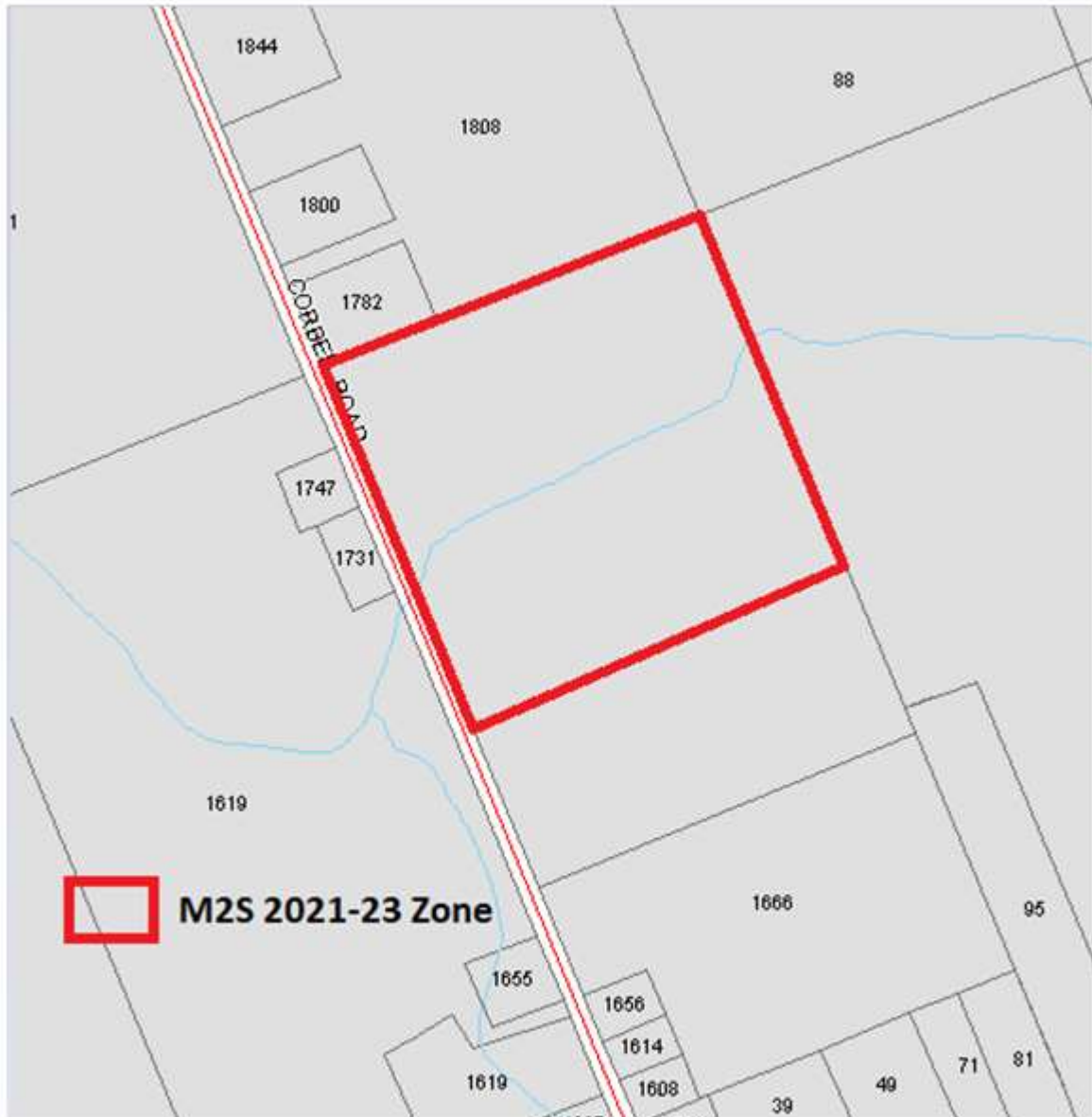
Special Zone Standards

The provisions of the General Industrial (M2) Zone shall apply, with the exception of the following additional permitted uses:

- Self Storage Units
- Outdoor Storage in association with the Self Storage Units

THE CORPORATION OF THE MUNICIPALITY OF EAST FERRIS

SCHEDULE "A"
BY-LAW NO. 2021-23



This is Schedule "A" To By-law No. 2021-23 passed by Council on the 11th day of May, 2021.

10.4.92 Resort Commercial Special (2033) – C3 (2033)

10.4.92.1 For the purpose of this By-law no building or land shall be used and no building shall be hereafter erected or altered except for one of the following uses and in accordance with Section 10.2.3:

10.4.92.2 Permitted Uses and Definitions

Definitions:

ARCHERY RANGE shall mean a public or private indoor or outdoor area operated for the purpose of archery shooting practice.

ARCHERY RANGE, WALK-THROUGH shall mean a network of archery ranges connected by a trail system.

Section 3.5.3 ARCHERY SPORTING GOODS RETAIL OUTLET shall mean an establishment or place for the purpose of retail trade where 75% or more of the value of the total stock in trade in any such establishment or place is comprised of archery related goods, wares, merchandise, substances, articles or accessories.

Residential Uses

A single family detached dwelling

Commercial Uses

An administrative office

An archery sporting goods retail outlet

An accessory building

Recreational Uses

An archery range

A walk-through archery range

Zone Standards

Minimum Lot Frontage	75m (246.06 ft.)
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Minimum Lot Area	1.6 ha (3.95 ac.)
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Residential/Commercial

Minimum Front Yard	15m (49.2 ft.)
Minimum Interior Side Yard	8m (26.25 ft.)
Minimum Rear Yard	8m (26.25 ft.)

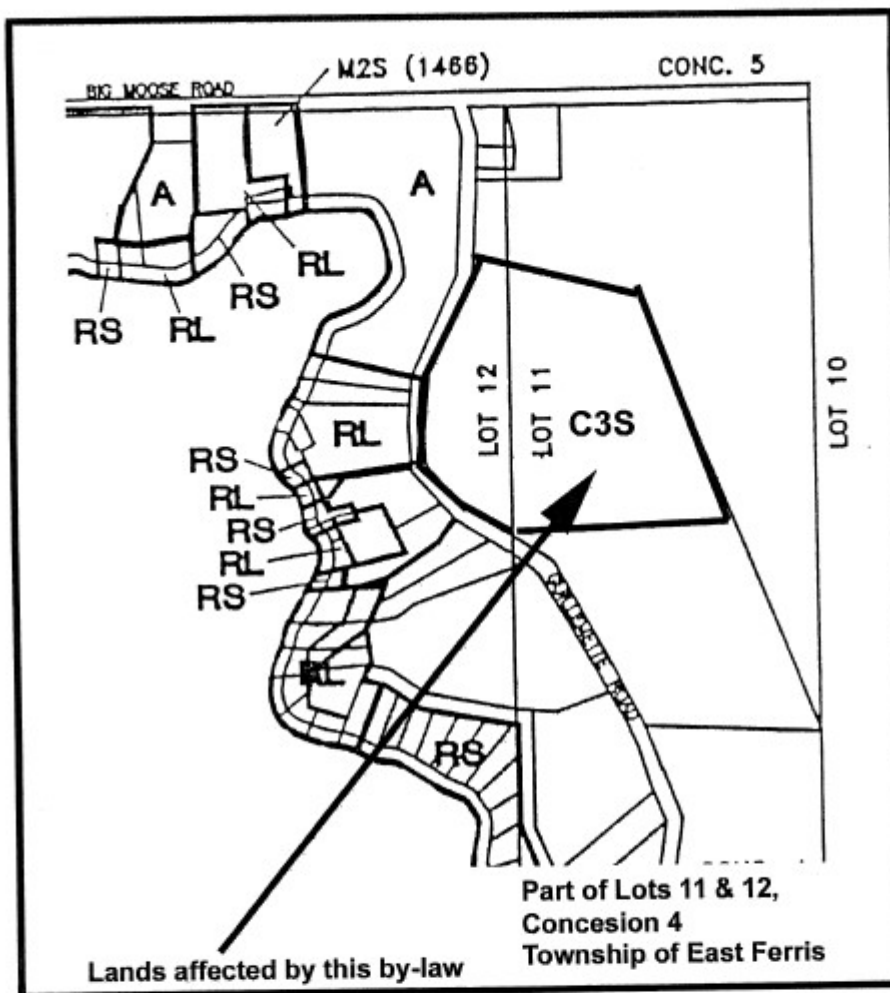
Recreational

Minimum separation distance from Recreational Use to:

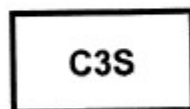
Front lot line	30 m (98.3 ft.)
Side lot line	12 m (39.4 ft.)
Rear lot line	12 m (39.4 ft.)

Accessory Buildings

Maximum Floor Area – Storage Shed	17.84 m ² (192 ft. ²)
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This is Schedule 'A' to By-law No. 2033



Lands to be rezoned Resort Commercial
Special (C3S) Zone

[Handwritten signature]

Township of East Ferris

10.4.93 Rural Special (2053) – R (2053)

10.4.93.1 For the purpose of this By-law no building or land shall be used and no building shall be hereafter erected or altered except for one of the following uses and in accordance with Section 10.2.3:

10.4.93.2 Permitted Uses and Definitions

Residential Uses

A single family detached dwelling

Accessory Uses

A hobby farm

Accessory use, buildings or structures related to the foregoing

Zone Standards

Minimum Lot Frontage	86.96m (285.3 ft.)
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Accessory Buildings

Minimum Interior Side Yard for a livestock facility or manure storage facility	11m (36 ft.)
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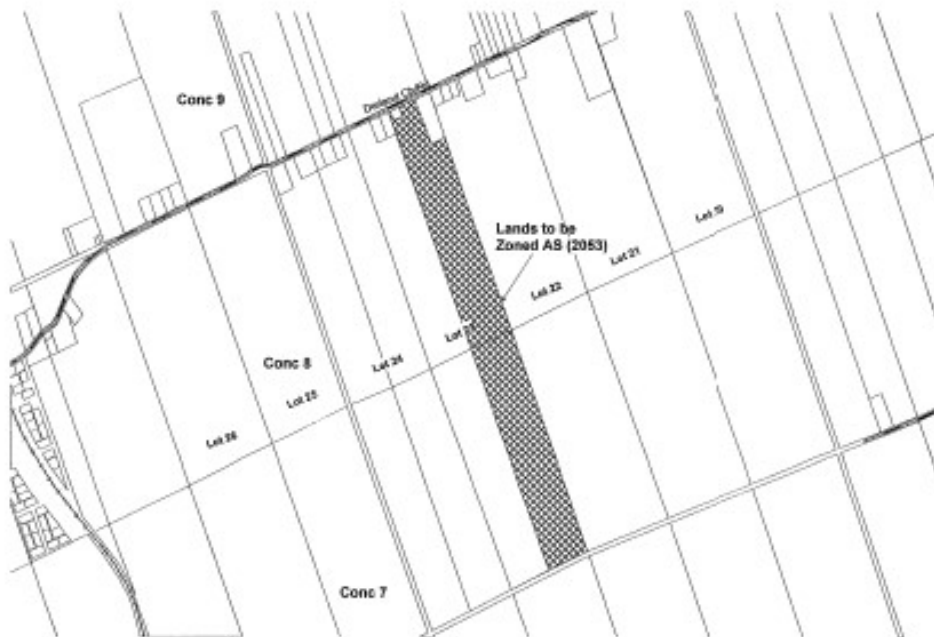
Minimum Distance Separation between a livestock facility or a manure storage facility and the nearest main wall of a dwelling on an adjacent lot	55m (180.4 ft.)
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Additional Provisions

“Hobby farm shall mean a lot primarily used for residential purposes where accessory uses may include the keeping or stabling of up to 5 livestock units for the personal use by the residents living thereon but does not include a kennel or an intensive livestock operation for the keeping or slaughtering of swine, roosters, or cattle.”

TOWNSHIP OF EAST FERRIS

Part of Lot 23 Concession 8



This is Schedule "A" to By-law No. 2053
passed this 11th day of May 2004.

10.4.94 Rural Special (2063) – R (2063)

10.4.94.1 For the purpose of this By-law no building or land shall be used and no building shall be hereafter erected or altered except for one of the following uses and in accordance with Section 10.2.3:

10.4.94.2 Permitted Uses and Definitions

Accessory Buildings:

Maximum Floor Area for one oversized garage 92.9 m2 (1,000 sq. ft.)

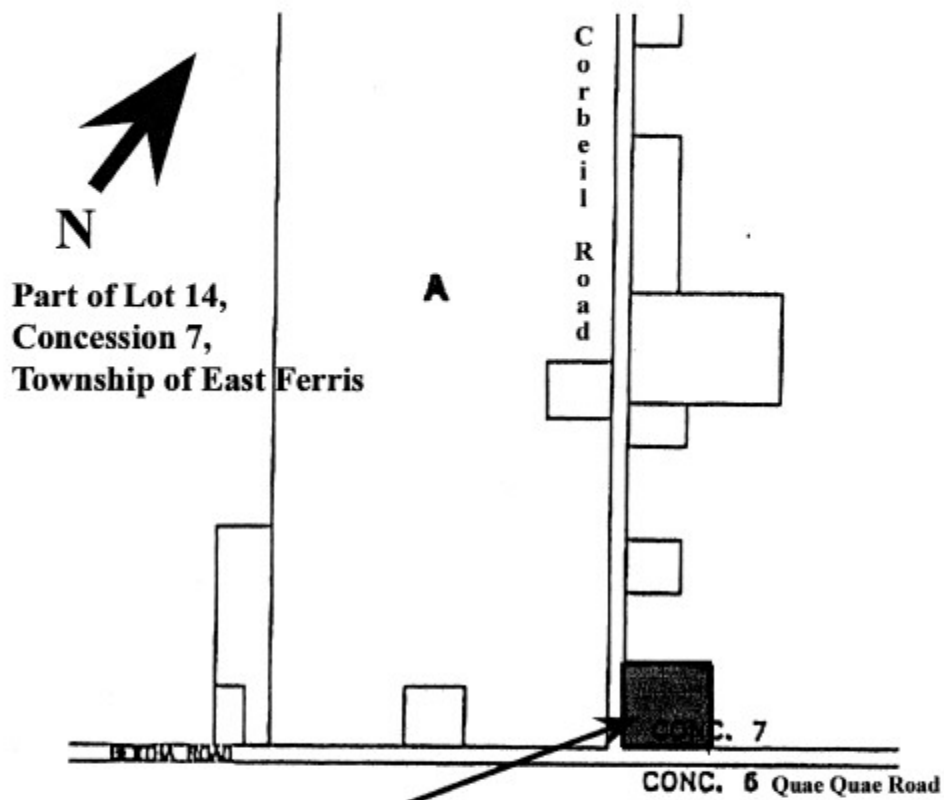
Special Permitted Uses

Residential Uses:

A single family detached dwelling

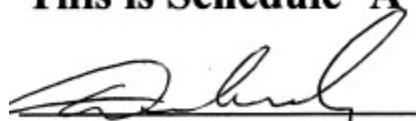
Accessory Uses:

An oversized garage with an office



Lands to be rezoned to an Agricultural Special (AS) Zone

This is Schedule 'A' to By-law No. 2063



Mayor



Clerk

10.4.95 General Industrial Special (2069) – R (2069)

10.4.95.1 For the purpose of this By-law no building or land shall be used and no building shall be hereafter erected or altered except for one of the following uses and in accordance with Section 10.2.3:

10.4.95.2 Permitted Uses and Definitions

General Industrial Special shall mean a gainful occupation involved in the manufacturing of moulded plastic products by means of an injection moulder machine conducted in whole or in part in an accessory building to a single family detached dwelling by the residents provided that:

- a) there is no external storage of goods, materials or equipment;
- b) there is no external advertising other than a sign erected in accordance with any By-law of the Corporation of the Township of East Ferris regulating signs;
- c) not more than eight persons, other than the owner are employed therein;
- d) no trucks larger than one ton in capacity will be parked or stored in the front yard, and
- e) business deliveries are prohibited between 8 p.m. and 7 a.m.

Permitted Uses

Residential Uses

A single family detached dwelling

A home occupation use

Industrial Uses

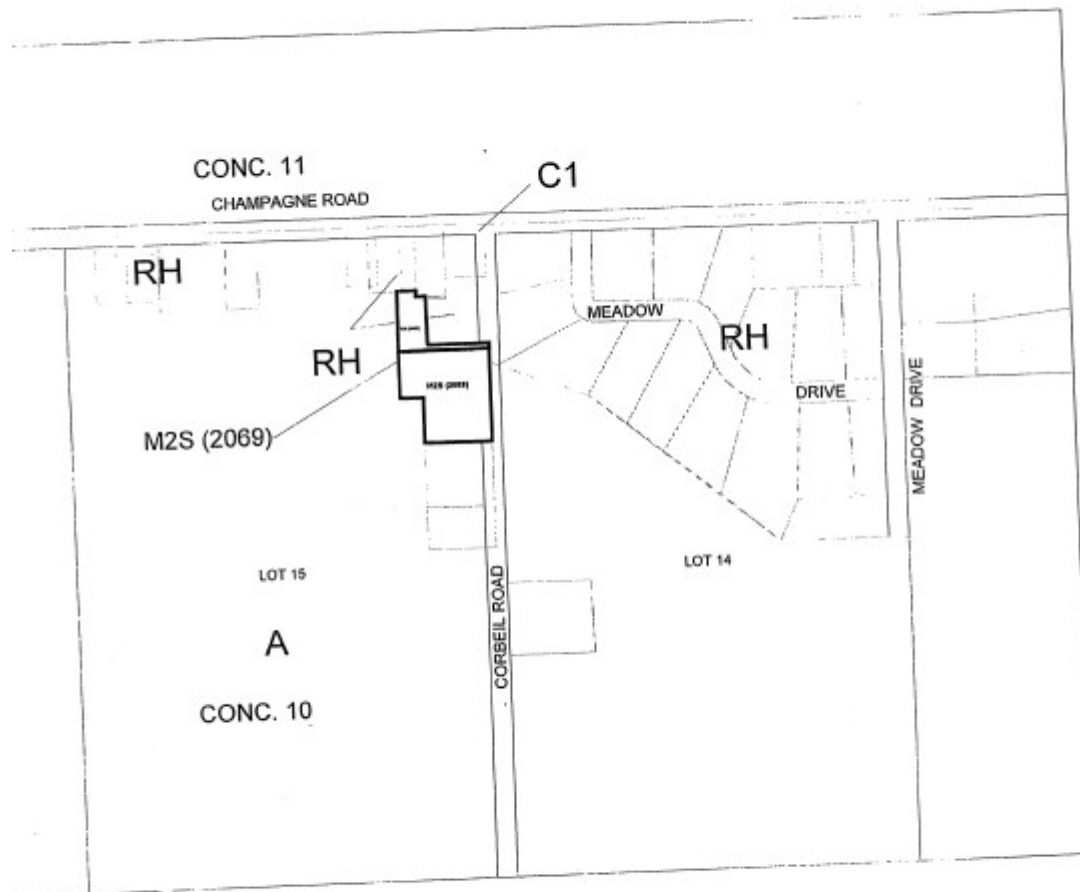
A general industrial special

Zone Standards

Minimum lot frontage (m)	90.0
Minimum lot area (sq.m)	6750.0
Minimum front yard (m)	45.0
Minimum rear yard (m)	2.67

Minimum exterior yard (m)	18.0
Minimum interior yard (m)	18.0
Maximum lot coverage (%)	10.0
Maximum building height (m)	10.5
Accessory building	
Minimum distance to side and rear lot lines (m)	2.0
Maximum building height (m)	6.0

**Township of East Ferris
By-law No. 2069
Schedule "A"**



This is Schedule "A" to By-law No. 2069
passed this 26th day of October, 2004.



Lands to be rezoned General Industrial Special Zone
M2S (2069)

10.4.96 Lakefront Residential Special (2087) – RL (2087)

10.4.96.1 For the purpose of this By-law no building or land shall be used and no building shall be hereafter erected or altered except for one of the following uses and in accordance with Section 10.2.3:

10.4.96.2 Permitted Uses and Standards

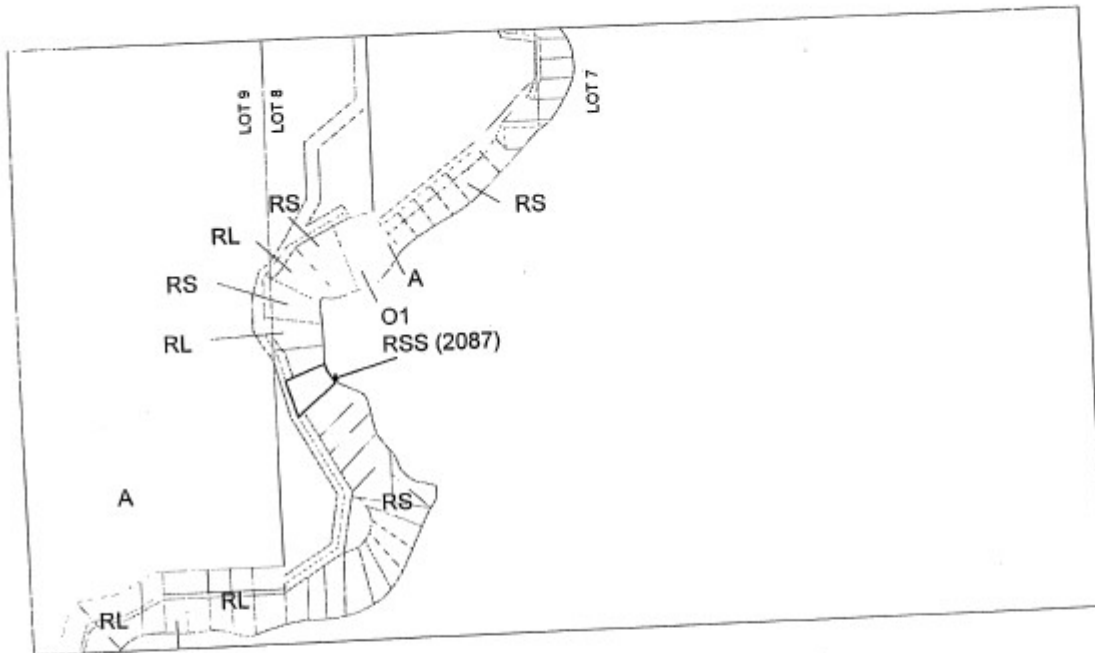
Minimum Lot Frontage	30 metres
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Minimum Lot Area	2,120 square metres
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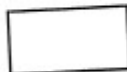
Special Zone Standard for Leaching Bed Setback

no part of any leaching bed that discharges effluent to the soil may be located, constructed or installed closer than 40 metres from the shoreline of Lake Nosbonsing

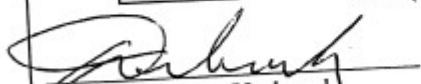
TOWNSHIP OF EAST FERRIS
SCHEDULE "A"
By-law No. 2087




**This is Schedule "A" to By-law No. 2087
passed this 22nd day of March, 2005.**



Lands to be rezoned Resort Residential Special Zone
RSS (2087)


Mayor, William Vrebosch


Clerk, Raymond Champagne

10.4.97 Lakefront Residential Special (2098) – RL (2098)

10.4.97.1 For the purpose of this By-law no building or land shall be used and no building shall be hereafter erected or altered except for one of the following uses and in accordance with Section 10.2.3:

10.4.97.2 Permitted Uses and Standards

Residential Uses

A single family detached dwelling

Accessory Uses

An oversized garage

A boathouse

A shed

Zone Standards

Minimum Lot Area	0.085 ha (0.21 ac)
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Minimum Frontage	30 m (95 ft.)
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Minimum Frontage on a Waterbody	30 m (95 ft.)
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Minimum Setback for a Sewage Disposal System from a

Waterbody	24m (78 ft.)
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Maximum Lot Coverage	27%
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Single Detached Dwelling

Minimum Setback from a Waterbody	9m (30ft.)
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Minimum Setback from a Road	10.9m (35.7ft.)
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Maximum Floor Area	130m ² (1400ft. ²)
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Accessory Buildings

Oversized Garage

Maximum Floor Area	88m ² (950ft. ²)
Minimum Front Yard Setback	3.6m (11.85ft.)
Minimum Interior Side Yard Setback	1.2m (3.9ft.)

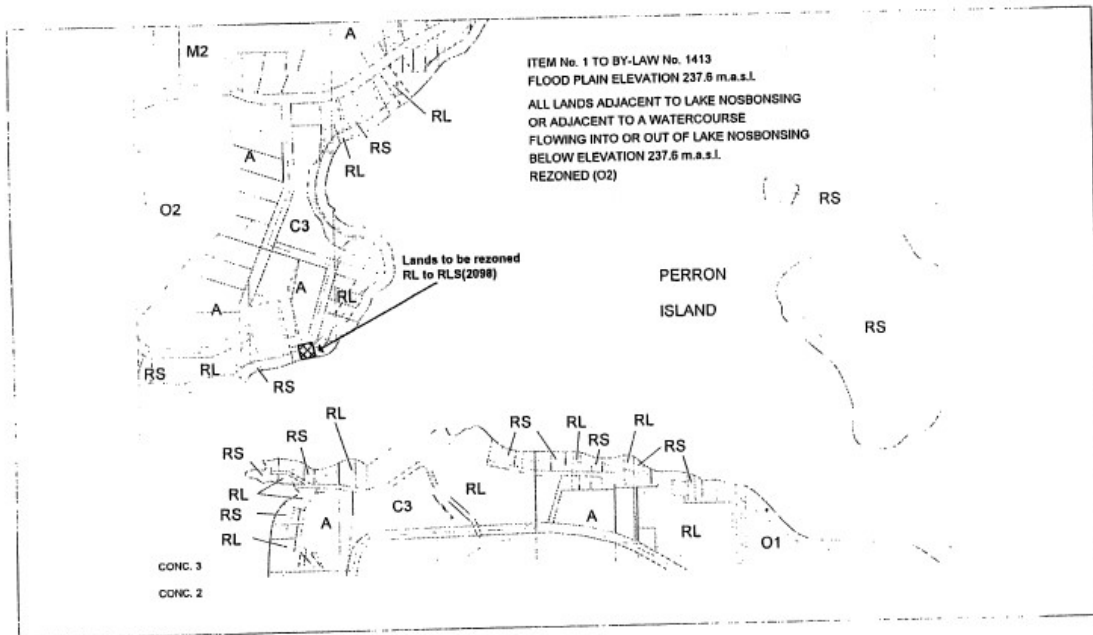
Boathouse

Maximum Floor Area	52.5m ² (565ft. ²)
Minimum Interior Side Yard Setback	0m (0ft.)

Shed

Maximum Floor Area	9.5m ² (70ft. ²)
Minimum Interior Side Yard Setback	3m (10ft.)

TOWNSHIP OF EAST FERRIS
SCHEDULE "A"
By-law No. 2098



This is Schedule "A" to By-law No. 2098
passed this 24th day of May, 2005.

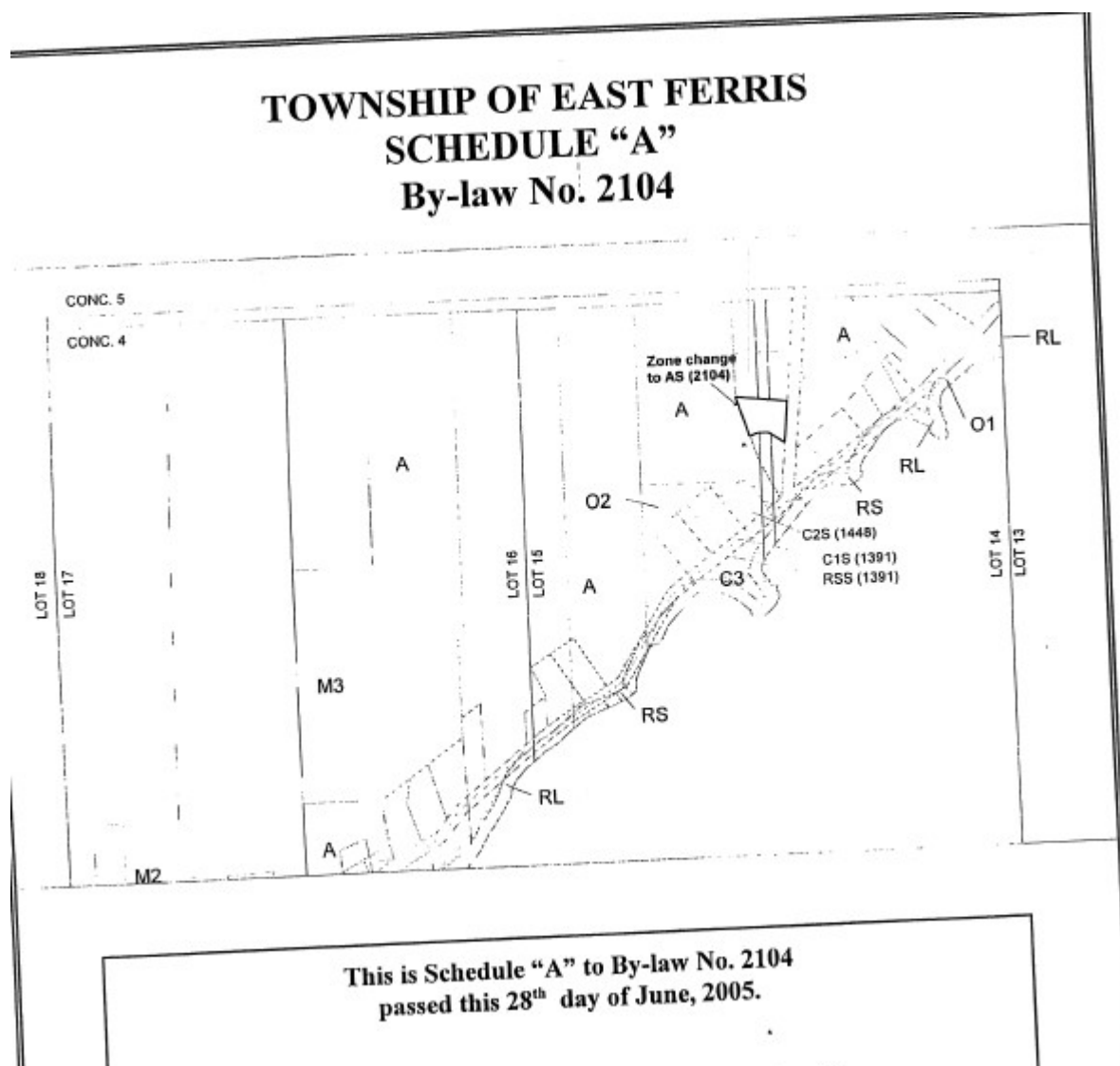
10.4.98 Rural Special (2104) – R (2104)

10.4.98.1 For the purpose of this By-law no building or land shall be used and no building shall be hereafter erected or altered except for one of the following uses and in accordance with Section 10.2.3:

10.4.98.2 Permitted Uses and Standards

Minimum Interior Side Yard 3.5 metres

Minimum Rear Yard 3.5 metres



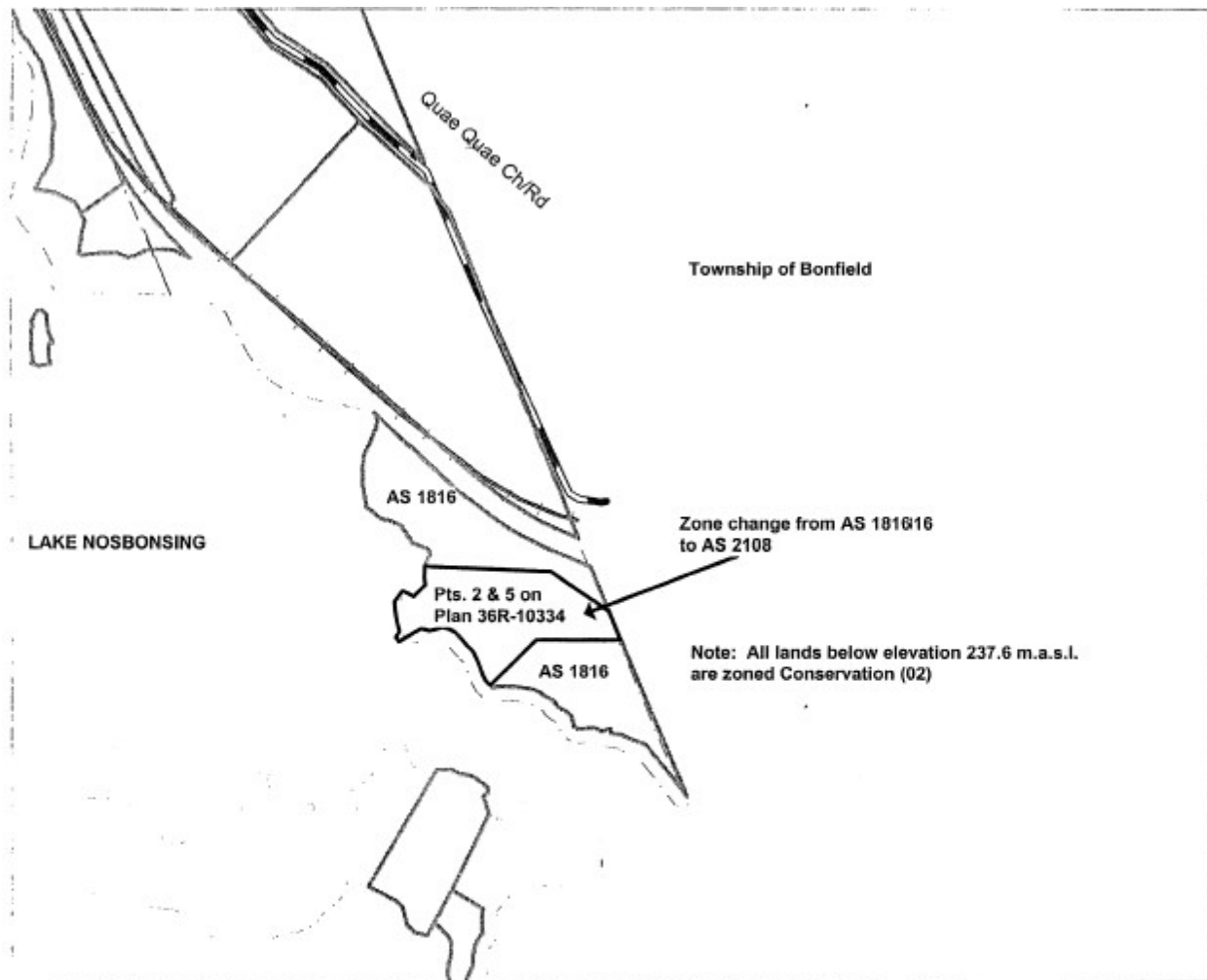
10.4.99 Rural Special (2108) – R (2108)

10.4.99.1 For the purpose of this By-law no building or land shall be used and no building shall be hereafter erected or altered except for one of the following uses and in accordance with Section 10.2.3:

10.4.99.2 Permitted Uses and Standards

Maximum accessory building area (square metres)

115



LEGEND:



**ZONE CHANGE FROM AGRICULTURAL SPECIAL ZONE (AS 1816)
TO AN AGRICULTURAL SPECIAL ZONE (AS 2108)**

10.4.100 Rural Special (2116) – R (2116)

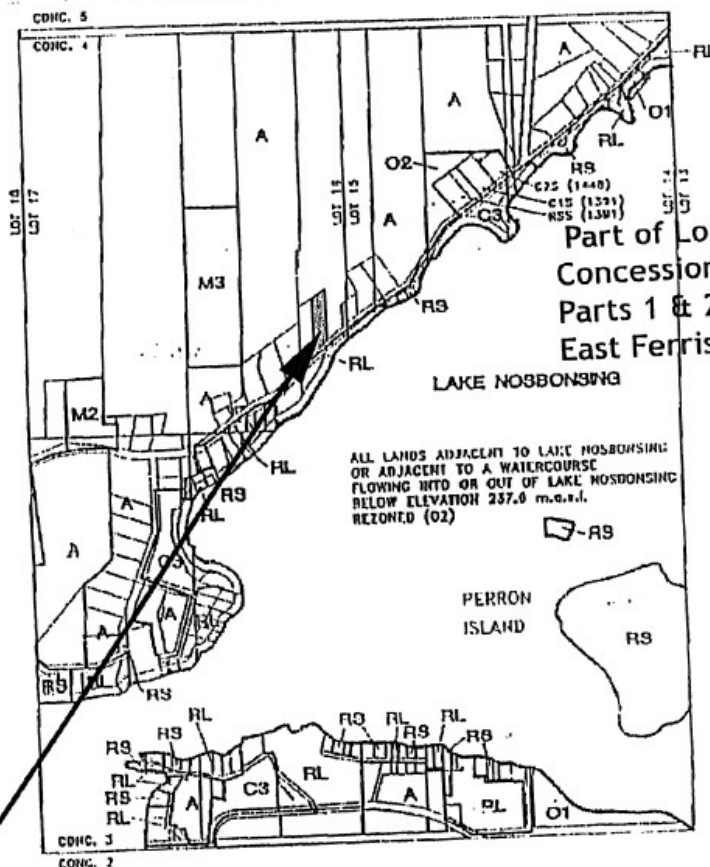
10.4.100.1 For the purpose of this By-law no building or land shall be used and no building shall be hereafter erected or altered except for one of the following uses and in accordance with Section 10.2.3:

10.4.100.2 Permitted Uses and Standards

Minimum Interior Side Yard

4.81 metres

TOWNSHIP OF EAST FERRIS SCHEDULE "A" By-law No. 2116



Lands to be rezoned from Agricultural to an Agricultural Special Zone (AS 2116)

10.4.101 Rural Special (2151) – R (2151)

10.4.101.1 For the purpose of this By-law no building or land shall be used and no building shall be hereafter erected or altered except for one of the following uses and in accordance with Section 10.2.3:

10.4.101.2 Permitted Uses and Standards

a home industry

Definitions:

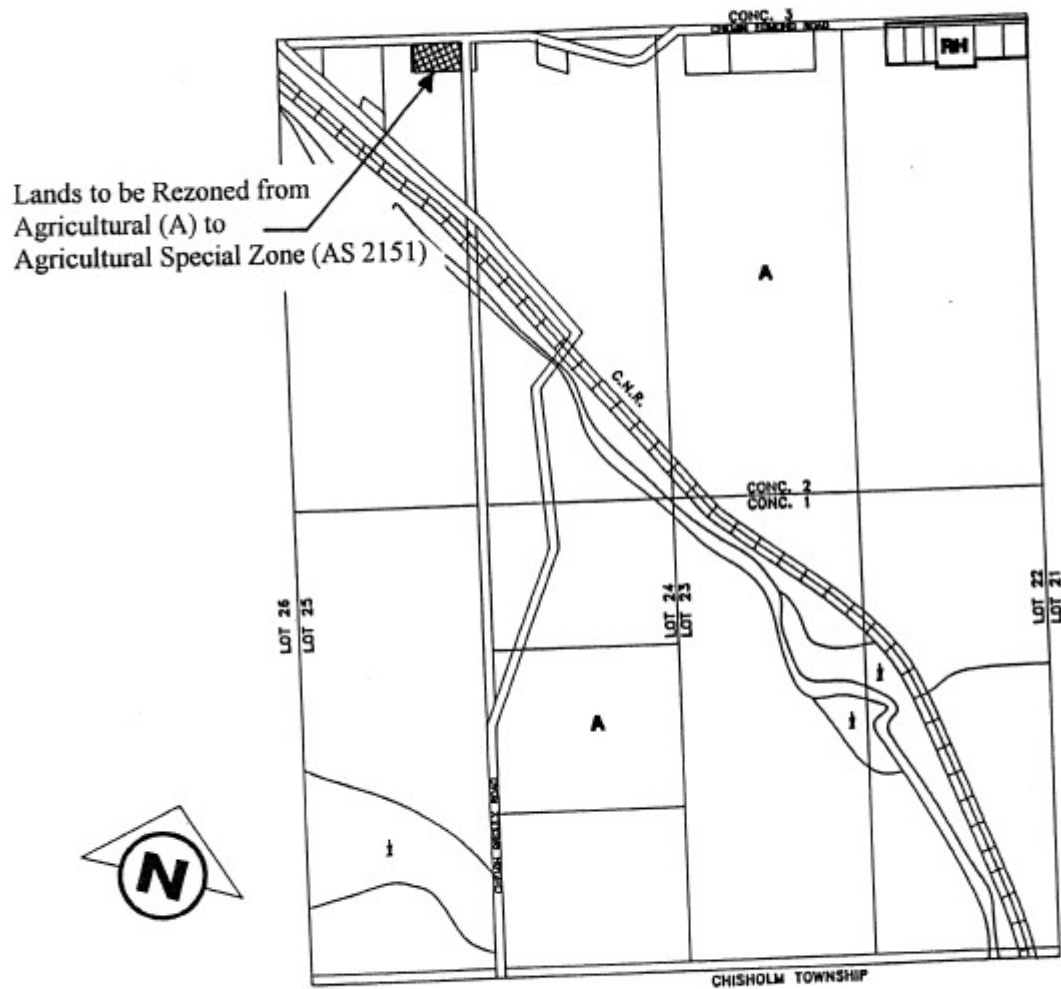
Home Industry shall mean a gainful occupation including welding and conducted in whole or in part in an accessory building to a single family detached dwelling by the residents provided that:

- a) there is no external advertising other than a sign erected in accordance with any by-laws of the Corporation of the Township of East Ferris regulating signs;
- b) there is no external storage of goods, materials or equipment;
- c) such home industry is not an obnoxious trade, business or manufacture;
- d) not more than two persons, including the owner, are employed therein on a full-time basis.

Special Zone Standards

Minimum Lot Frontage	122 metres
Minimum Lot Area	7787 square metres
Maximum Floor Area – Accessory Building	112 square metres

**TOWNSHIP OF EAST FERRIS
SCHEDULE "A"
BY-LAW NO. 2151**



This is Schedule "A" To By-law No. 2151 passed by Council on the 28th day of November, 2006.

10.4.102 Lakefront Residential Special (2163) – RL (2163)

10.4.102.1 For the purpose of this By-law no building or land shall be used and no building shall be hereafter erected or altered except for one of the following uses and in accordance with Section 10.2.3:

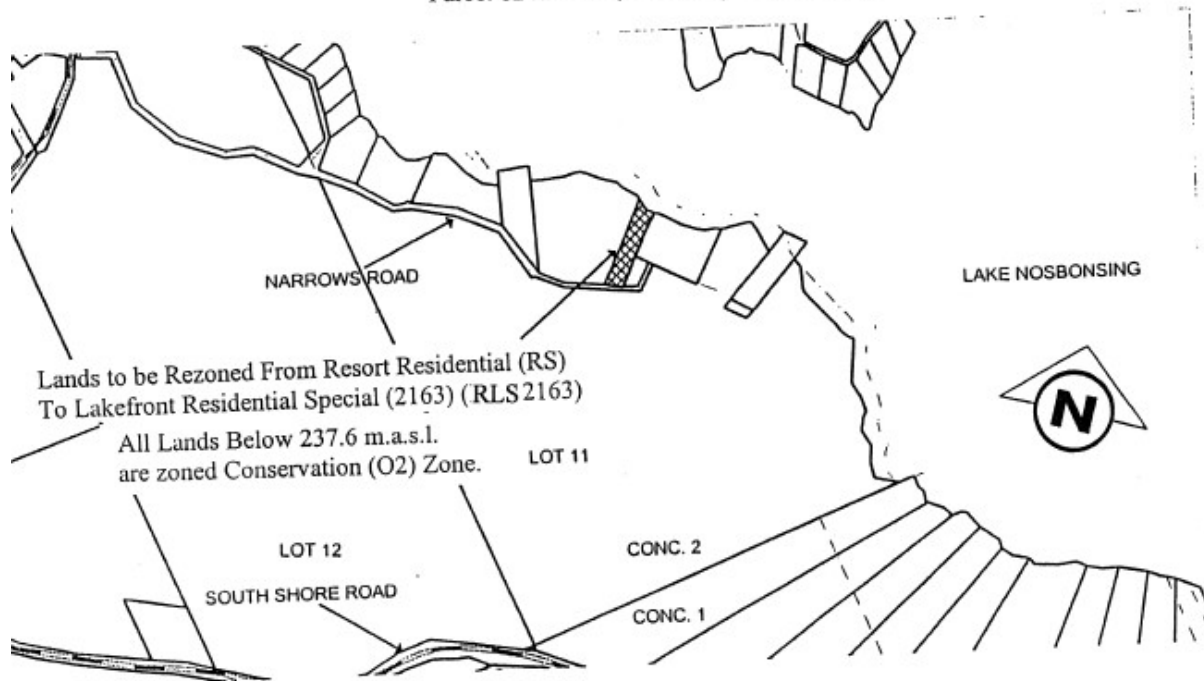
10.4.102.2 Permitted Uses and Standards

Minimum Front Yard Setback	14 metres
Minimum Westerly Side Yard Setback	2.8 metres
Minimum Easterly Side Yard Setback – Existing Shed	0.5 metres

All lands below 237.6 m.a.s.l. shall be deemed to be flood plain and are hereby zoned Conservation (O2).

TOWNSHIP OF EAST FERRIS
SCHEDULE "A"
BY-LAW NO. 2163

Part of Lot 11, Concession 2
Being Part 2, Plan NR-406
Parts 1 to 3, RP 36R-11373
Parcel 8241 W&F, Township of East Ferris



This is Schedule "A" To By-law No. 2163 passed by Council on the 23rd day
of January, 2007.

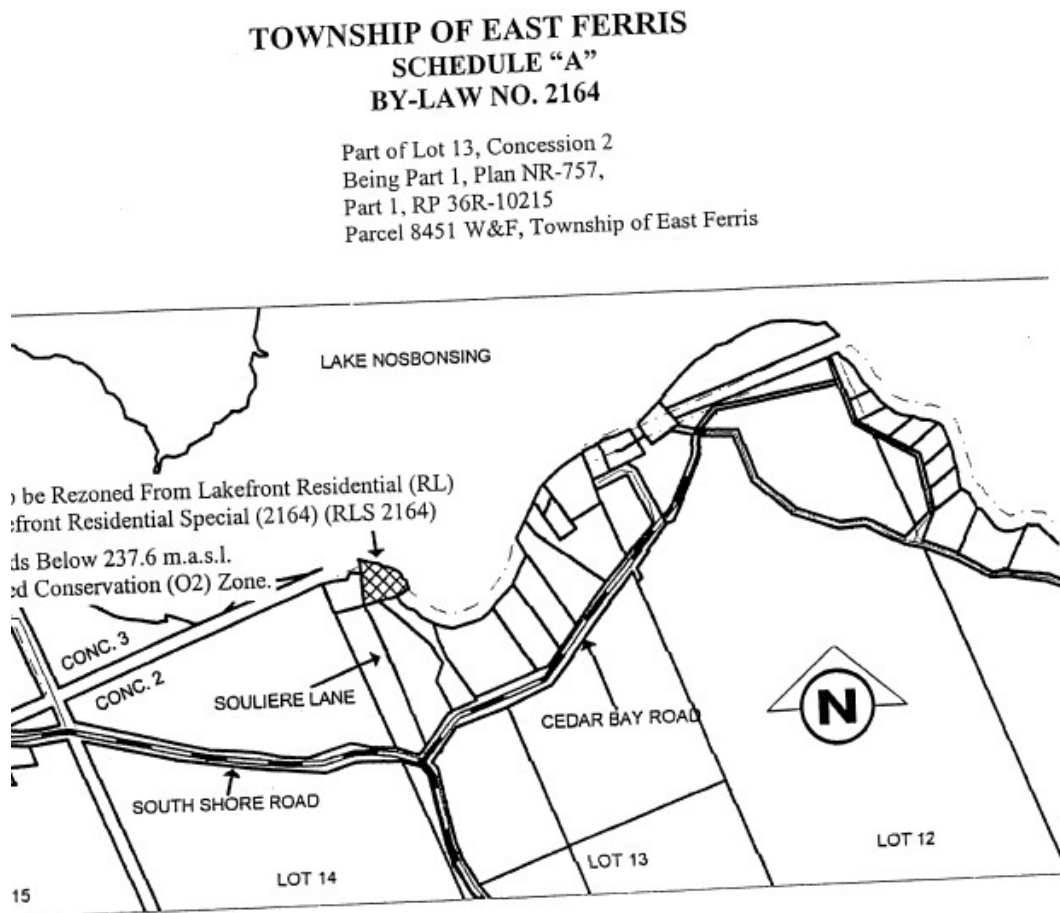
10.4.103 Lakefront Residential Special (2164) – RL (2164)

10.4.103.1 For the purpose of this By-law no building or land shall be used and no building shall be hereafter erected or altered except for one of the following uses and in accordance with Section 10.2.3:

10.4.103.2 Permitted Uses and Standards

The minimum setback, from the shoreline of Lake Nosbonsing, for a subsurface sewage disposal system shall be 20 metres.

All lands below 237.6 m.a.s.l. shall be deemed to be flood plain and are hereby zoned Conservation (O2).



This is Schedule "A" To By-law No. 2164 passed by Council on the 23rd day of January, 2007.

10.4.104 Rural Special (2165) – R (2165)

10.4.104.1 For the purpose of this By-law no building or land shall be used and no building shall be hereafter erected or altered except for one of the following uses and in accordance with Section 10.2.3:

10.4.104.2 Permitted Uses and Standards

Home Industry

Definitions:

Home Industry shall mean a gainful occupation including welding and conducted in whole or in part in an accessory building to a single family detached dwelling by the residents provided that:

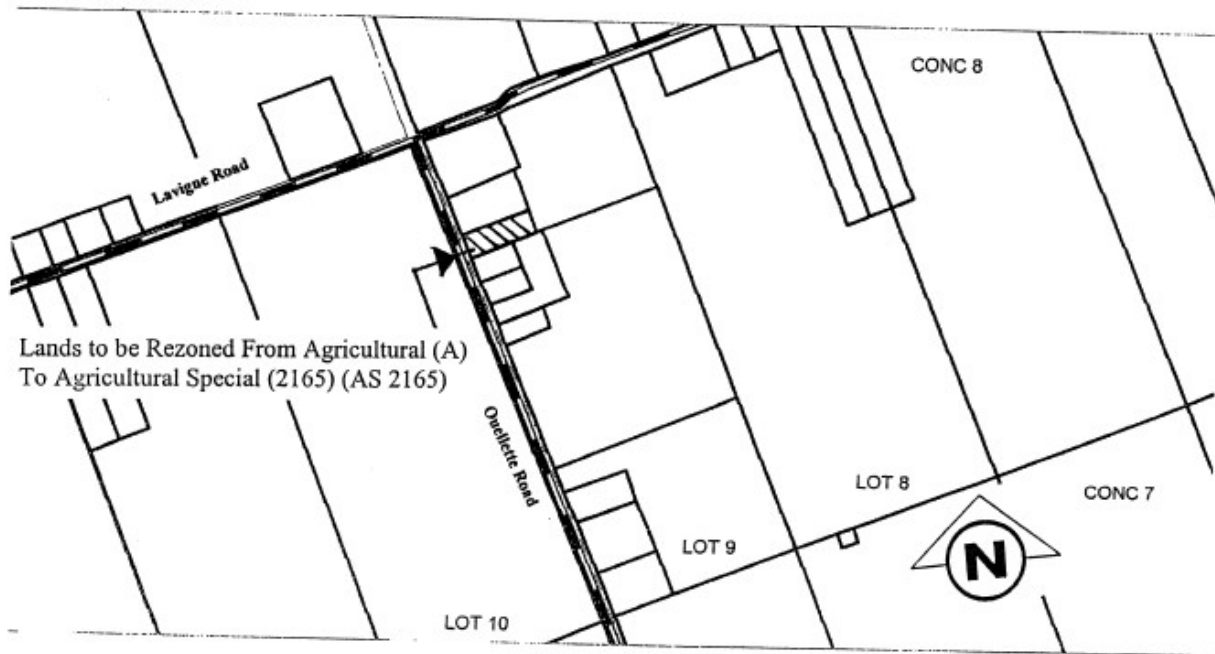
- a) there is no external advertising other than a sign erected in accordance with any by-laws of the Corporation of the Township of East Ferris regulating signs;
- b) there is no external storage of goods, materials or equipment;
- c) such home industry is not an obnoxious trade, business or manufacture;
- d) not more than two persons, including the owner, are employed therein on a full-time basis.

Special Zone Standards

Minimum Lot Frontage	45.72 metres
Minimum Lot Area	6605 square metres
Maximum Floor Area – Accessory Building	112 square metres

TOWNSHIP OF EAST FERRIS
SCHEDULE "A"
BY-LAW NO. 2165

Part of Lot 9, Concession 8
Being Part 1, RP 36R-10921
Parcel 18873 W&F, Township of East Ferris



This is Schedule "A" To By-law No. 2165 passed by Council on the 23rd day of January, 2007.

10.4.105 Lakefront Residential Special (2175) – RL (2175)

10.4.105.1 For the purpose of this By-law no building or land shall be used and no building shall be hereafter erected or altered except for one of the following uses and in accordance with Section 10.2.3:

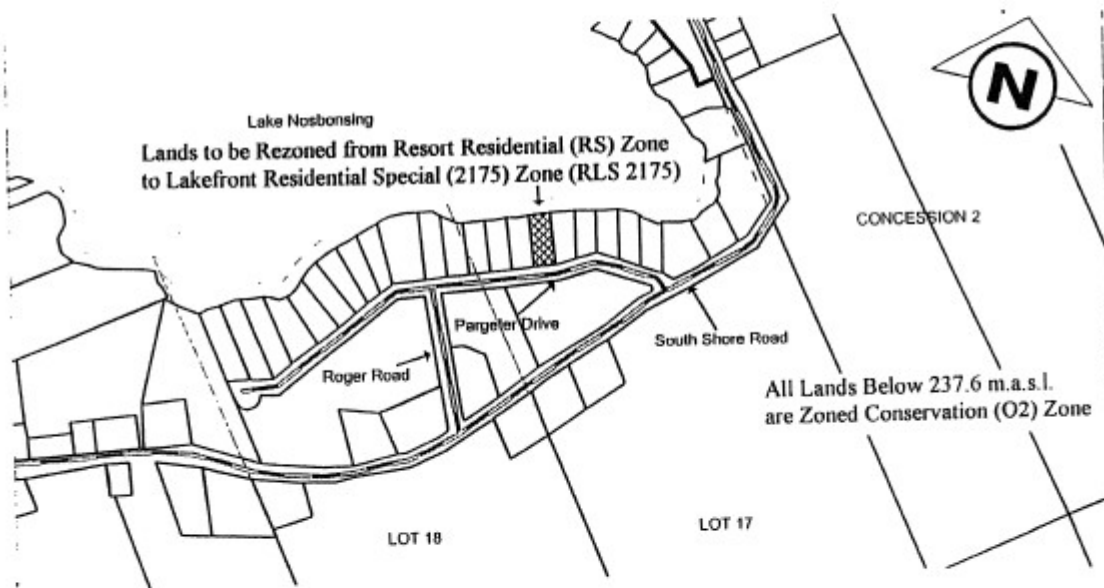
10.4.105.2 Permitted Uses and Standards

Minimum Lot Frontage	30 metres
Minimum Lot Area	2,000 square metres
Maximum Lot Coverage	15%

All lands below 237.6 m.a.s.l. shall be deemed to be floodplain and are hereby Conservation (O2).

**TOWNSHIP OF EAST FERRIS
SCHEDULE "A"
BY-LAW NO. 2175**

**Part of Lot 17, Concession 2
Being All of Lot 6, Registered Plan M-455
Parcel 12047 W&F, Township of East Ferris**



This is Schedule "A" To By-law No. 2175 passed by Council on the 13th day of March, 2007.

10.4.106 Rural Special (2176) – R (2176)

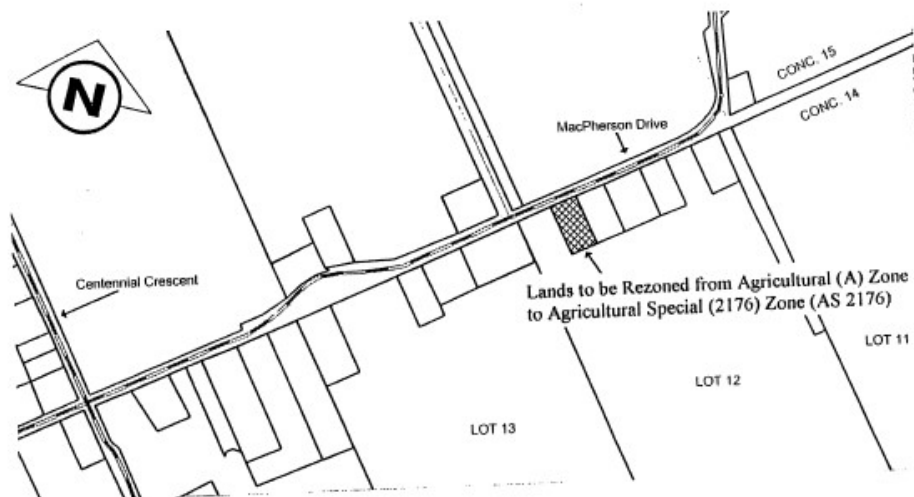
10.4.106.1 For the purpose of this By-law no building or land shall be used and no building shall be hereafter erected or altered except for one of the following uses and in accordance with Section 10.2.3:

10.4.106.2 Permitted Uses and Standards

Minimum Front Yard	12.5 metres
Minimum Interior Side Yard	5.8 metres
Maximum Floor Area – Accessory Building	111.5 square metres

**TOWNSHIP OF EAST FERRIS
SCHEDULE "A"
BY-LAW NO. 2176**

**Part of Lot 12, Concession 14
Being Part 1, RP 36R-5591
Parcel 17169 W&F, Township of East Ferris**



This is Schedule "A" To By-law No. 2176 passed by Council on the 13th day of March, 2007.

10.4.107 Rural Special (2185) – R (2185)

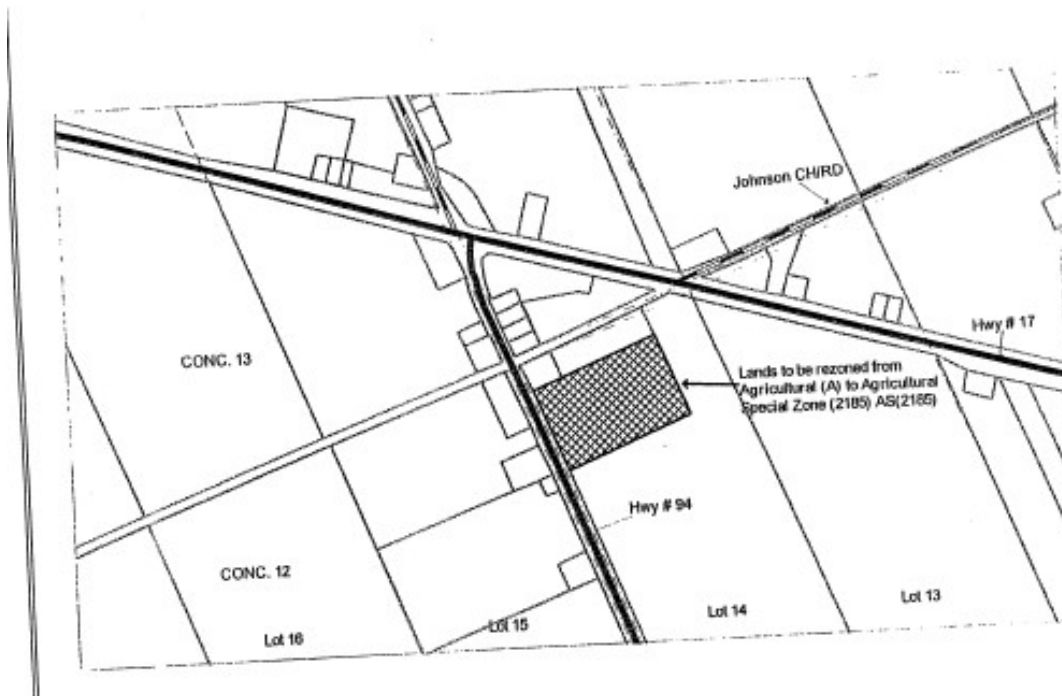
10.4.107.1 For the purpose of this By-law no building or land shall be used and no building shall be hereafter erected or altered except for one of the following uses and in accordance with Section 10.2.3:

10.4.107.2 Permitted Uses and Standards

Minimum Lot Frontage	183 metres
Minimum Lot Area	51,437 square metres
Maximum Floor Area – Accessory Building	186 square metres

**TOWNSHIP OF EAST FERRIS
SCHEDULE "A"
BY-LAW NO. 2185**

**Part of Lot 14, Concession 12
Being Part 1, RP 36R-8481
Rem Parcel 17865 W&F, Township of East Ferris**



10.4.108 Rural Special (2186) – R (2186)

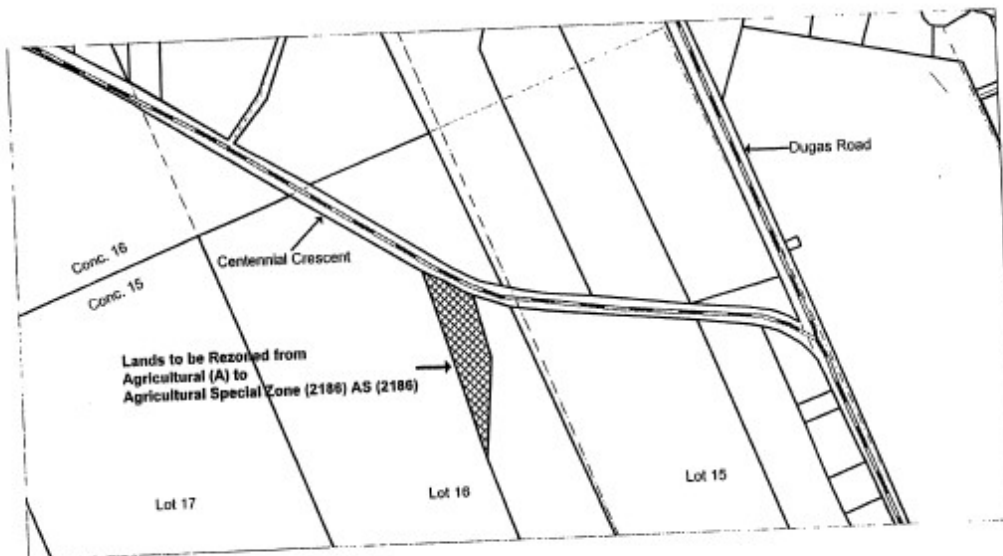
10.4.108.1 For the purpose of this By-law no building or land shall be used and no building shall be hereafter erected or altered except for one of the following uses and in accordance with Section 10.2.3:

10.4.108.2 Permitted Uses and Standards

Minimum Lot Frontage	76.2 metres
Minimum Lot Area	6,434.7 square metres
Maximum Floor Area – Accessory Building	160.3 square metres

**TOWNSHIP OF EAST FERRIS
SCHEDULE "A"
BY-LAW NO. 2186**

**Part of Lot 16, Concession 15
Being Part 1, RP 36R-8795
Rem Parcel 18028 W&F, Township of East Ferris**



10.4.109 General Industrial Special (2199) – M2 (2199)

10.4.109.1 For the purpose of this By-law no building or land shall be used and no building shall be hereafter erected or altered except for one of the following uses and in accordance with Section 10.2.3:

10.4.109.2 Permitted Uses and Standards

a dwelling unit in accordance with Section 3 of Zoning By-law 2021-60, as amended

a building supply outlet

a business office

a service shop (light)

a service shop (heavy)

a service industry

a machine or welding shop

a contractor or tradesman shop or yard

Special Zone Standards

Minimum Lot Frontage	45.750 metres
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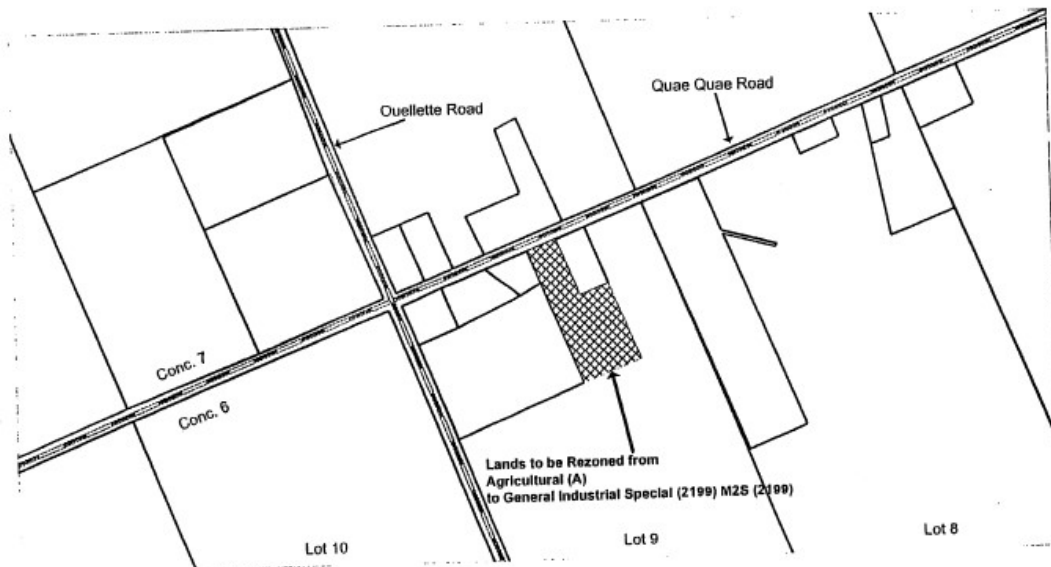
Minimum Lot Area	16,304.57 square metres
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Minimum Front Yard Setback	85 metres
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Outside Storage – Materials incidental to the operation of one or more of the permitted uses shall be stored to the rear of the principal industrial building within a screened area that is enclosed with a minimum 2.5 m fence.

**TOWNSHIP OF EAST FERRIS
SCHEDULE "A"
BY-LAW NO. 2199**

**Part of Lot 9, Concession 6
Being Part 1, RP 36R-11320 and Part 1, RP 36R-12253
Township of East Ferris**



10.4.110 Rural Special (2210) – R (2210)

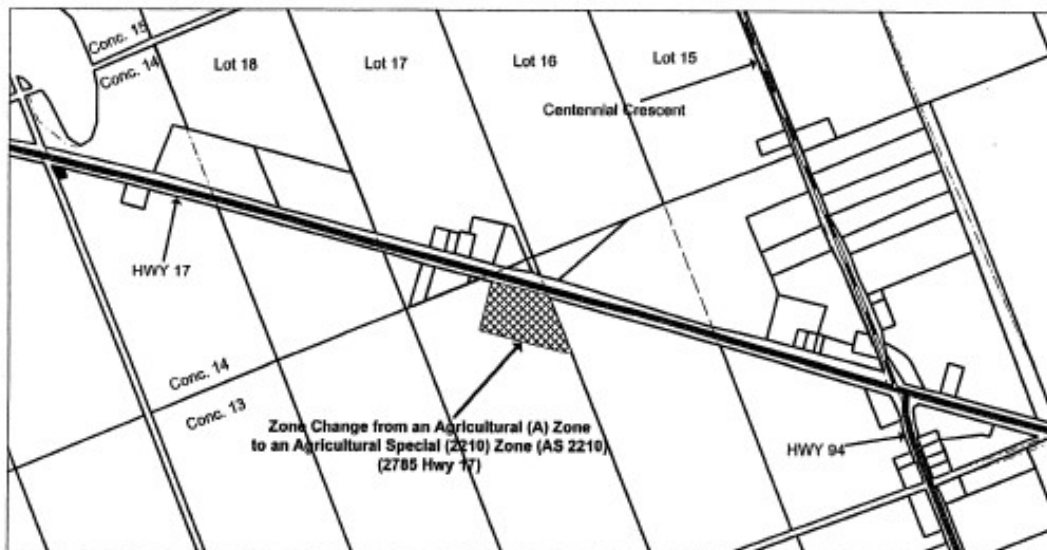
10.4.110.1 For the purpose of this By-law no building or land shall be used and no building shall be hereafter erected or altered except for one of the following uses and in accordance with Section 10.2.3:

10.4.110.2 Permitted Uses and Standards

Maximum Floor Area – Accessory Building 154.11 square metres

**TOWNSHIP OF EAST FERRIS
SCHEDULE “A”
BY-LAW NO. 2210**

**Part of Lot 17, Concession 13
Being Parts 1, 2 & 3 RP 36R-11365
Part of Parcel 303 W&F
Township of East Ferris**



10.4.111 Hamlet Residential Special (2254) – RH (2254)

10.4.111.1 For the purpose of this By-law no building or land shall be used and no building shall be hereafter erected or altered except for one of the following uses and in accordance with Section 10.2.3:

10.4.111.2 Permitted Uses and Standards

DWELLING, MULTIPLE shall mean a building designed, intended and used for residential occupancy containing three or more dwelling units up to a maximum of five dwelling units.

Permitted Uses

Residential Uses

a single family detached dwelling

a semi-detached dwelling

a duplex dwelling

a multiple dwelling

a boarding house

a converted dwelling

a home occupation use

a group home

Institutional Uses

a school

a church

a library

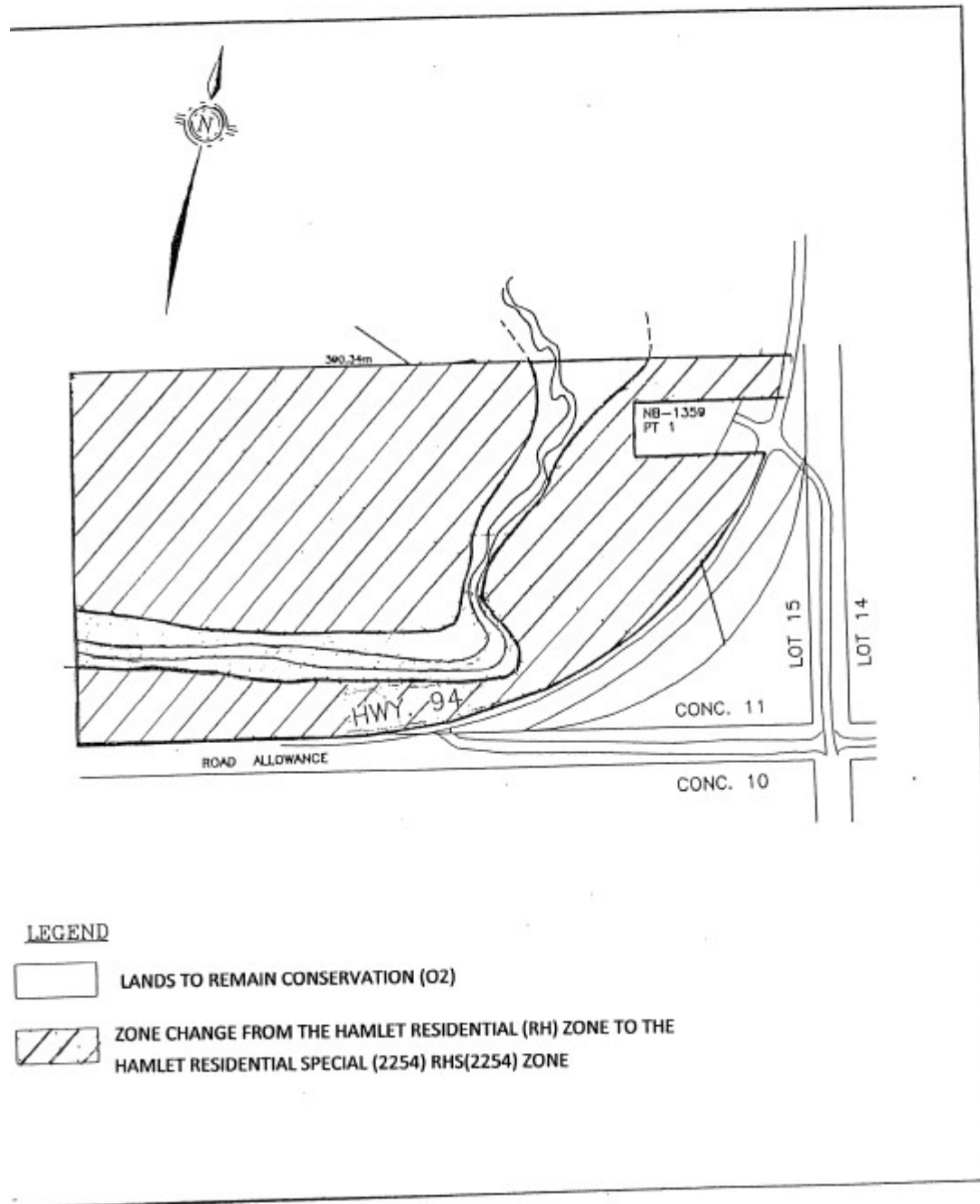
Recreational Uses

a public park

a playground

**TOWNSHIP OF EAST FERRIS
SCHEDULE "A"
BY-LAW NO. 2254**

**Part of Lot 15, Concession 11
Township of East Ferris
District of Nipissing**



10.4.112 Hamlet Residential Special (2261) – RH (2261)

10.4.112.1 For the purpose of this By-law no building or land shall be used and no building shall be hereafter erected or altered except for one of the following uses and in accordance with Section 10.2.3:

10.4.112.2 Permitted Uses and Standards

10.4.112.3 See also RH (2017-13)

DWELLING. MULTIPLE shall mean a building designed, intended and used for residential occupancy containing three or more dwelling units up to a maximum of five dwelling units.

Permitted Uses

Residential Uses

a single family detached dwelling

a semi-detached dwelling

a duplex dwelling

a multiple dwelling

a boarding house

a converted dwelling

a home occupation use

a group home

Institutional Uses

a school

a church

a library

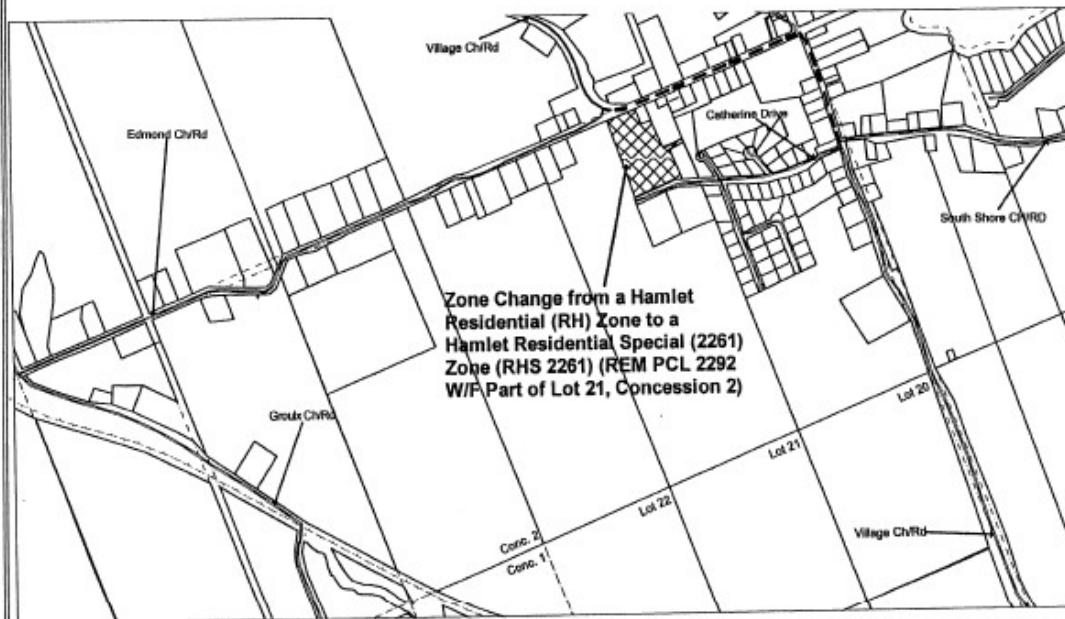
Recreational Uses

a public park

a playground

**TOWNSHIP OF EAST FERRIS
SCHEDULE "A"
BY-LAW NO. 2261**

**Part of Lot 21, Concession 2
REM PCL 2292 W/F
Township of East Ferris
District of Nipissing**



10.4.113 Rural Special (2281) – R (2281)

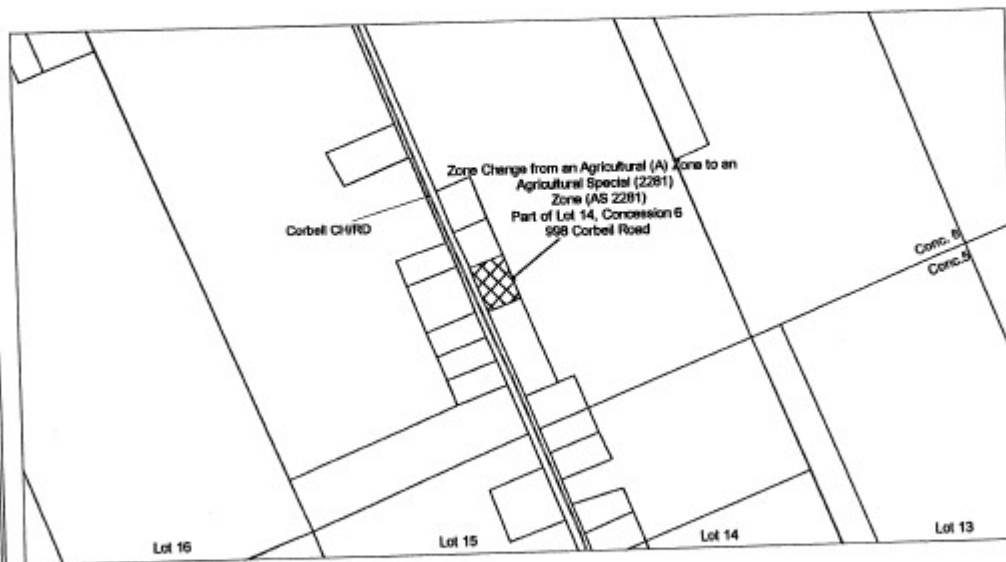
10.4.113.1 For the purpose of this By-law no building or land shall be used and no building shall be hereafter erected or altered except for one of the following uses and in accordance with Section 10.2.3:

10.4.113.2 Permitted Uses and Standards

Maximum Floor Area – Accessory Building 111.5 square metres

**TOWNSHIP OF EAST FERRIS
SCHEDULE “A”
BY-LAW NO. 2281**

**Part of Lot 14, Concession 6
Township of East Ferris**



This is Schedule “A” To By-law No. 2281 passed by Council on the 28th day of April, 2009.

10.4.114 Lakefront Residential Special (2287) – RL (2287)

10.4.114.1 For the purpose of this By-law no building or land shall be used and no building shall be hereafter erected or altered except for one of the following uses and in accordance with Section 10.2.3:

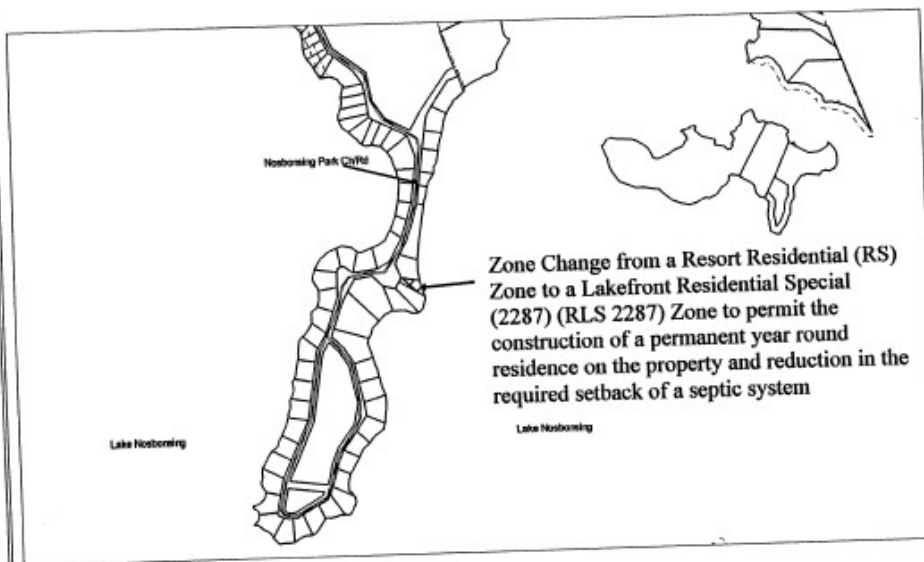
10.4.114.2 Permitted Uses and Standards

Minimum Setback for a Septic System 50 metres

All lands below 237.6 m.a.s.l. shall be deemed to be floodplain and are hereby zoned Conservation (O2).

**TOWNSHIP OF EAST FERRIS
SCHEDULE "A"
BY-LAW NO. 2287**

**Lot 50, Plan 36M-505
Township of East Ferris
District of Nipissing**



This is Schedule "A" To By-law No. 2287 passed by Council on the 12th day of May, 2009.

10.4.115 Lakefront Residential Special (2297) – RL (2297)

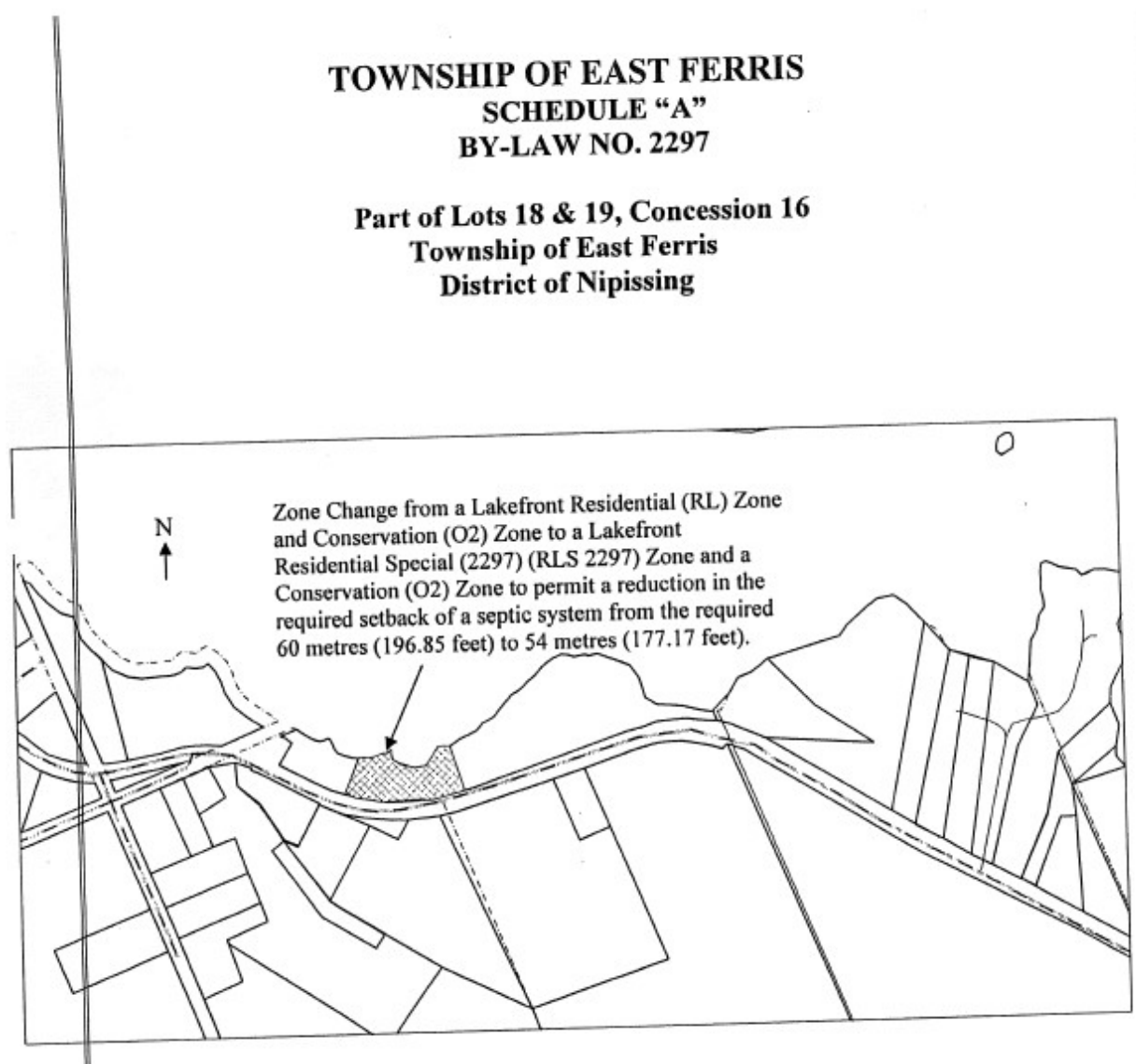
10.4.115.1 For the purpose of this By-law no building or land shall be used and no building shall be hereafter erected or altered except for one of the following uses and in accordance with Section 10.2.3:

10.4.115.2 Permitted Uses and Standards

Special Zone Standards

Minimum Setback for a Septic System 54 metres

All lands below 237.6 m.a.s.l. shall be deemed to be floodplain and are hereby zoned Conservation (O2).



10.4.116 Rural Special (2299) – RL (2299)

10.4.116.1 For the purpose of this By-law no building or land shall be used and no building shall be hereafter erected or altered except for one of the following uses and in accordance with Section 10.2.3:

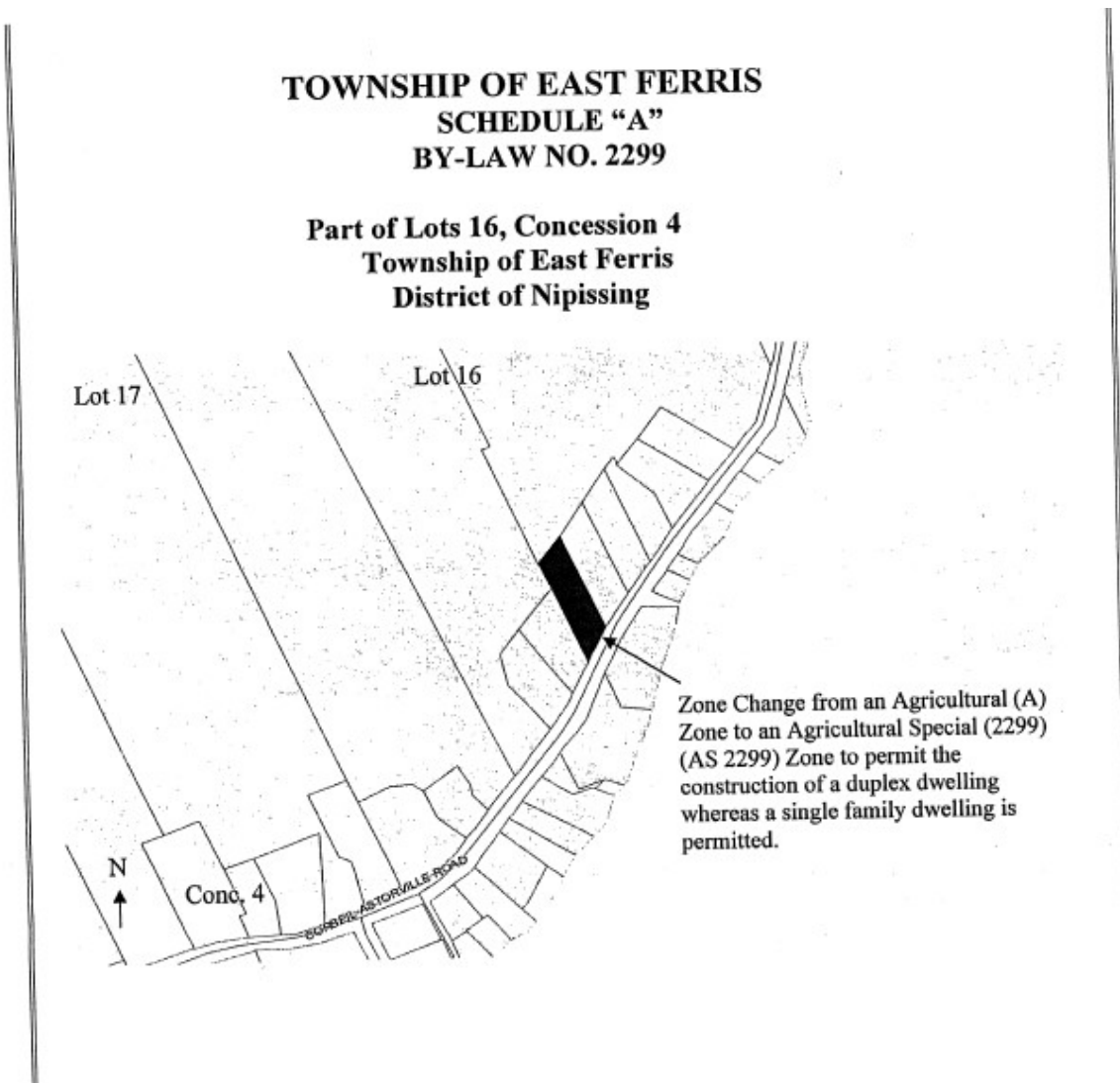
10.4.116.2 Permitted Uses and Standards

a single family detached dwelling

a group home

a home occupation

a duplex dwelling



10.4.117 General Industrial Special (2014-33) – M2 (2014-33)

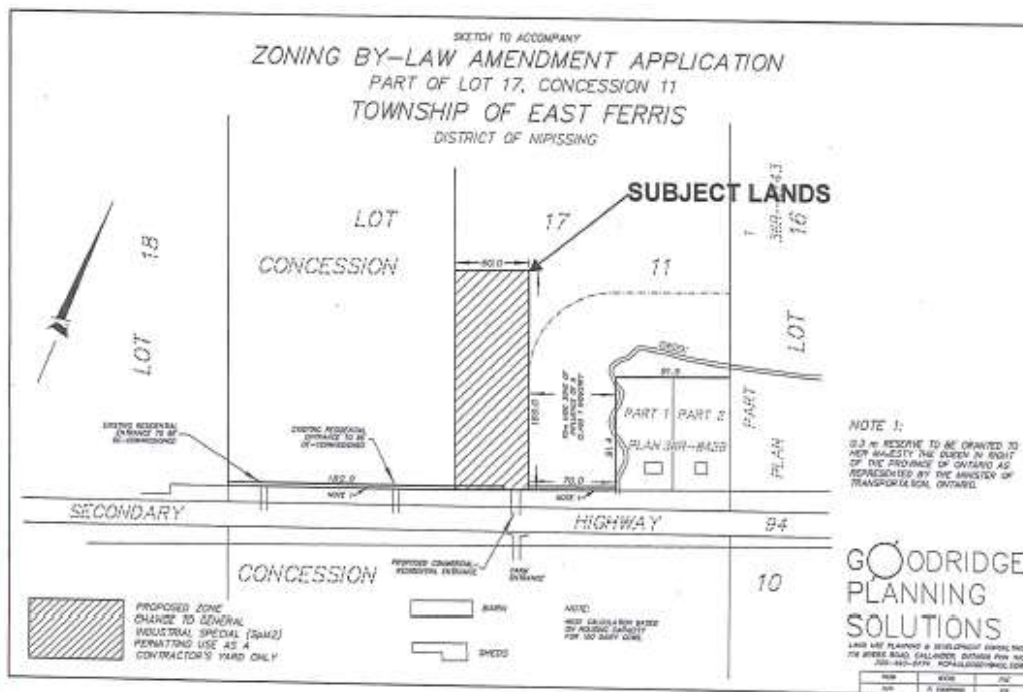
10.4.117.1 For the purpose of this By-law no building or land shall be used and no building shall be hereafter erected or altered except for one of the following uses and in accordance with Section 10.2.3:

10.4.117.2 Permitted Uses and Standards

- Contractors or Tradesman Shop or Yard

Contractor's or Tradesman's Shop or Yard

A contractor's or tradesman's shop or yard shall mean an area with or without buildings used for the storage and processing of construction materials and for the storage and maintenance of the contractor's vehicles and equipment.



10.4.118 Lakefront Residential Special (2015-20) – RL (2015-20)

10.4.118.1 For the purpose of this By-law no building or land shall be used and no building shall be hereafter erected or altered except for one of the following uses and in accordance with Section 10.2.3:

10.4.118.2 Permitted Uses and Standards

Front Yard Setback	7m
Lot Coverage	21%



10.4.119 Rural Special (2016-05) – R (2016-05)

10.4.119.1 For the purpose of this By-law no building or land shall be used and no building shall be hereafter erected or altered except for one of the following uses and in accordance with Section 10.2.3:

10.4.119.2 Permitted Uses and Standards

That the permitted uses within the Rural Agricultural Special (A) Zone are as follows-

- A Farm
- A Specialized Use Farm
- A Farm Produce Storage Facility
- A nursery or Commercial Greenhouse
- A Farm Greenhouse
- Any other Agricultural Use or Enterprise carried on in the field of General Agricultural
- Home Industry
- Single dwelling

**MUNICIPALITY OF EAST FERRIS
SCHEDULE "A"
BY-LAW NO. 2012-05**

**Part of Lot 12, Concession 14
Part 2, 36R-13007
Municipality of East Ferris
District of Nipissing**



10.4.120 Rural Special (2016-32) – R (2016-32)

10.4.120.1 For the purpose of this By-law no building or land shall be used and no building shall be hereafter erected or altered except for one of the following uses and in accordance with Section 10.2.3:

10.4.120.2 Permitted Uses and Standards

- A Farm
- A Specialized Use Farm
- A Farm Produce Storage Facility
- A nursery or Commercial Greenhouse
- A Farm Greenhouse
- Any other Agricultural Use or Enterprise carried on in the field of General Agricultural
- Home Industry
- Single dwelling

Minimum lot frontage

80m



10.4.121 Rural Special (2016-163) – R (2016-163)

10.4.121.1 For the purpose of this By-law no building or land shall be used and no building shall be hereafter erected or altered except for one of the following uses and in accordance with Section 10.2.3:

10.4.121.2 Permitted Uses and Standards

Special Zone Requirements

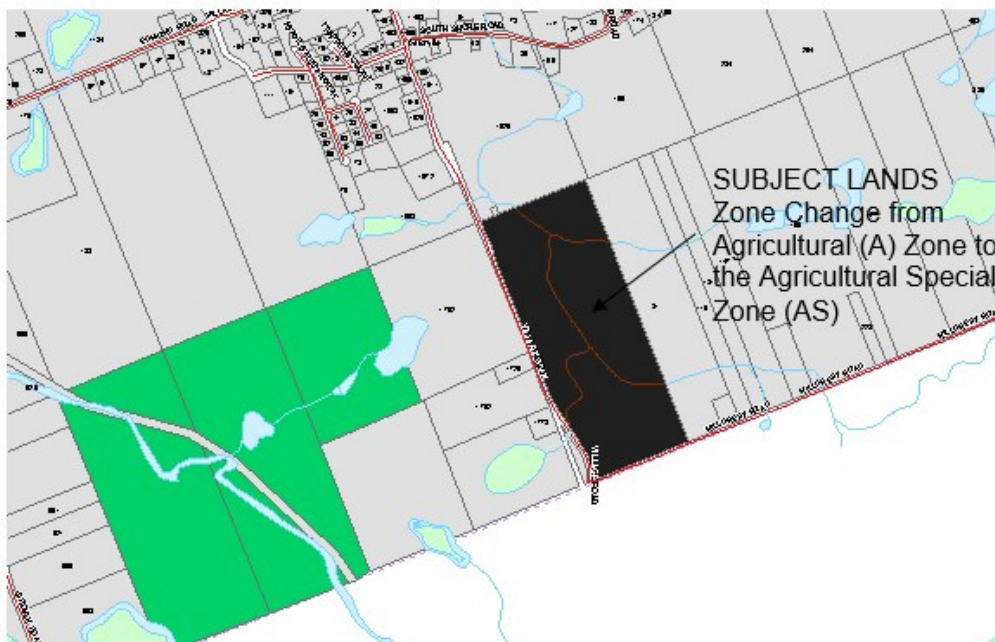
Maximum size of one detached accessory structure- 267.5 square metres

Maximum height for a detached accessory structure- 10.7 square metres

Minimum front yard setback for one accessory structure- 60 metres

Minimum side yard setback for one accessory structure- 60 metres

E ½ of Lot 19, Concession 1 Municipality of East Ferris District of Nipissing



10.4.122 Estate Residential Special (2017-15) – RE (2017-15)

Estate Residential Special (2017-16) – RE (2017-16)

Estate Residential Special (2017-17) – RE (2017-17)

10.4.122.1 For the purpose of this By-law no building or land shall be used and no building shall be hereafter erected or altered except for one of the following uses and in accordance with Section 10.2.3:

10.4.122.2 Permitted Uses and Standards

Estate Residential 2017-15:

Special Zone Requirements

Minimum frontage requirements -	15 metres
Minimum Lot area requirements -	0.37 hectares
Minimum front yard setback-	8 metres
Minimum side yard setback-	5 metres
Minimum rear yard setback-	5 metres

In all other respects, the zone requirements of the Estate Residential Zone shall apply.

Estate Residential 2017-16:

Special Zone Requirements

Minimum frontage requirements -	22 metres
Minimum Lot area requirements -	0.34 hectares
Minimum front yard setback-	7 metres
Minimum side yard setback-	5 metres
Minimum rear yard setback-	15 metres

In all other respects, the zone requirements of the Estate Residential Zone shall apply.

Estate Residential 2017-17:

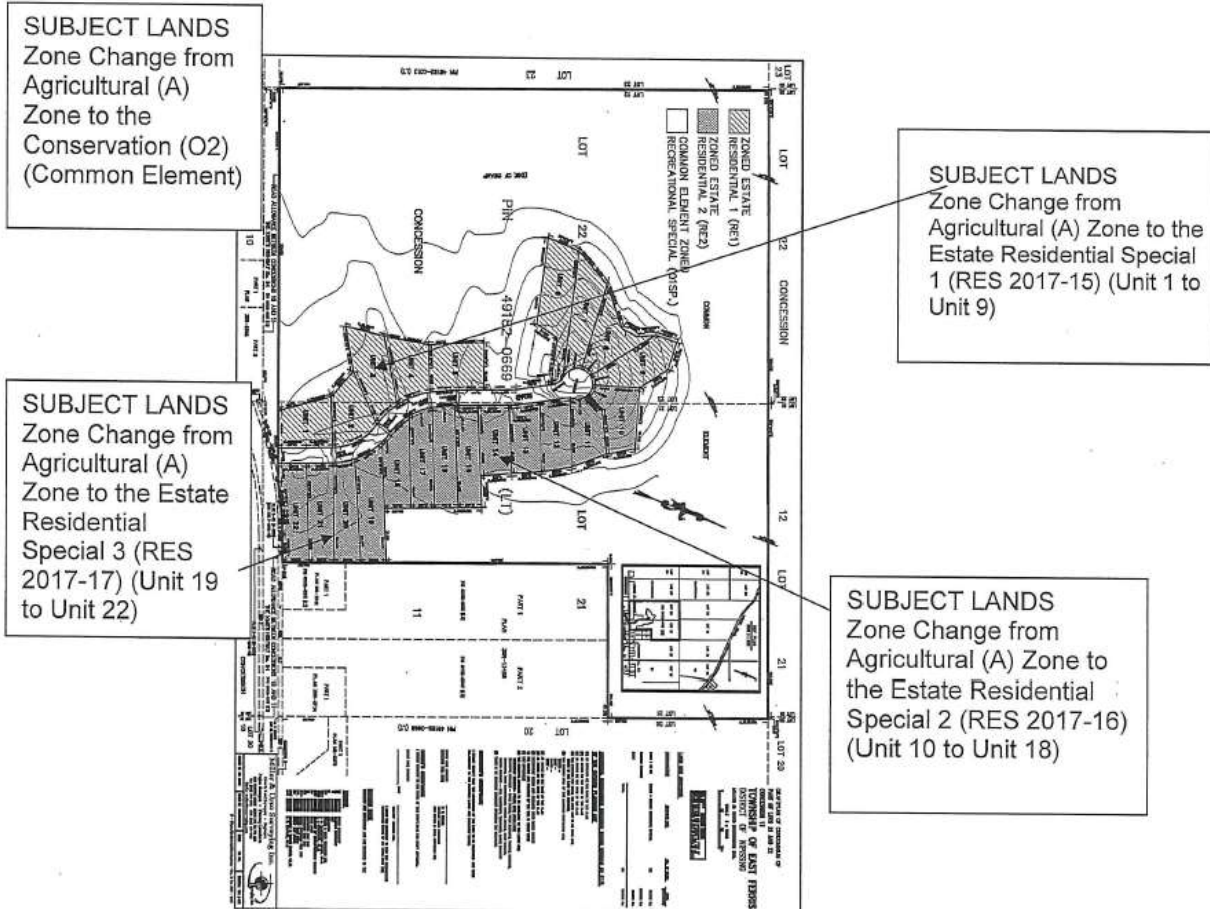
Special Zone Requirements

Minimum frontage requirements -	35 metres
Minimum Lot area requirements -	0.4 hectares
Minimum front yard setback-	7 metres
Minimum side yard setback-	5 metres
Minimum rear yard setback-	30 metres

In all other respects, the zone requirements of the Estate Residential Zone shall apply.

SCHEDULE "A"
BY-LAW NO. 2017-24

**Part of Lot 21 and All of Lot 22, Concession 11
Municipality of East Ferris District of Nipissing**



10.4.123 Hamlet Residential Special (2017-13) – RH (2017-13)

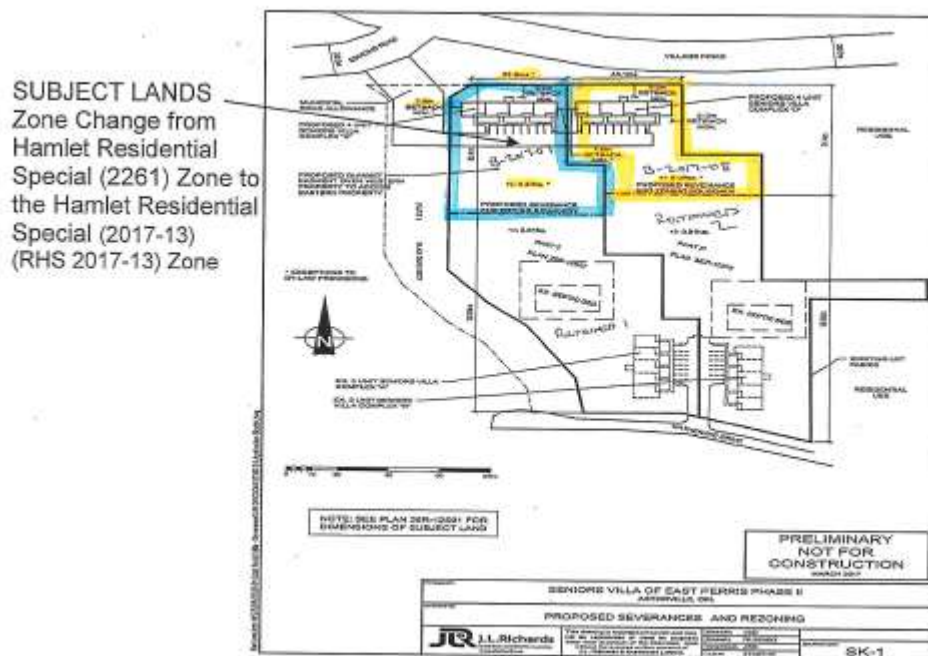
10.4.123.1 For the purpose of this By-law no building or land shall be used and no building shall be hereafter erected or altered except for one of the following uses and in accordance with Section 10.2.3:

10.4.123.2 Permitted Uses and Standards

10.4.123.3 See also RH (2261)

Minimum frontage requirements -	37.8 metres
Minimum Lot area requirements -	0.37 hectares
Minimum interior side yard setback-	1.5 metres
Minimum exterior side yard setback -	3 metres

In all other respects, the zone requirements of the Hamlet Residential Zone and the Hamlet Residential Special (2261) (RHS 2261) Zone shall apply.



10.4.124 Estate Residential Special (2019-19) – RE (2019-19)

10.4.124.1 For the purpose of this By-law no building or land shall be used and no building shall be hereafter erected or altered except for one of the following uses and in accordance with Section 10.2.3:

10.4.124.2 Permitted Uses and Standards

Notwithstanding the provisions of Schedule B to By-law No. 1284 as amended, within the Estate Residential Special (2019-19) (RE Sp. 2019-19) Zone and Estate Residential Special Holding (2019-19) (RE Sp. (H) 2019-19) Zone the following special zone requirements shall apply:

Special Zone Requirements

- | | |
|--|------|
| • Minimum lot frontage requirements | 60 m |
| • Minimum lot frontage requirements (Lot 11) | 40 m |
| • Minimum lot frontage requirements (Lots 12 & 13) | 30 m |

In all other respects, the zone requirements of the Estate Residential Zone shall apply.

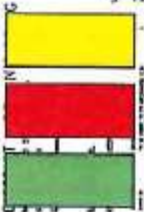
Holding Provision

The holding symbol H, as shown on Schedule 'A', is to be removed from the lands zoned RE Sp. by further amendment to this by-law upon satisfaction of the following requirements:

1. Building permits are issued for greater than 75% of Lots 1, 2, 3, 4, 5, 6, 19, 20, 21, 22, 23, 24, 25.

In all other respects, the zone requirements of the Estate Residential zone shall apply.

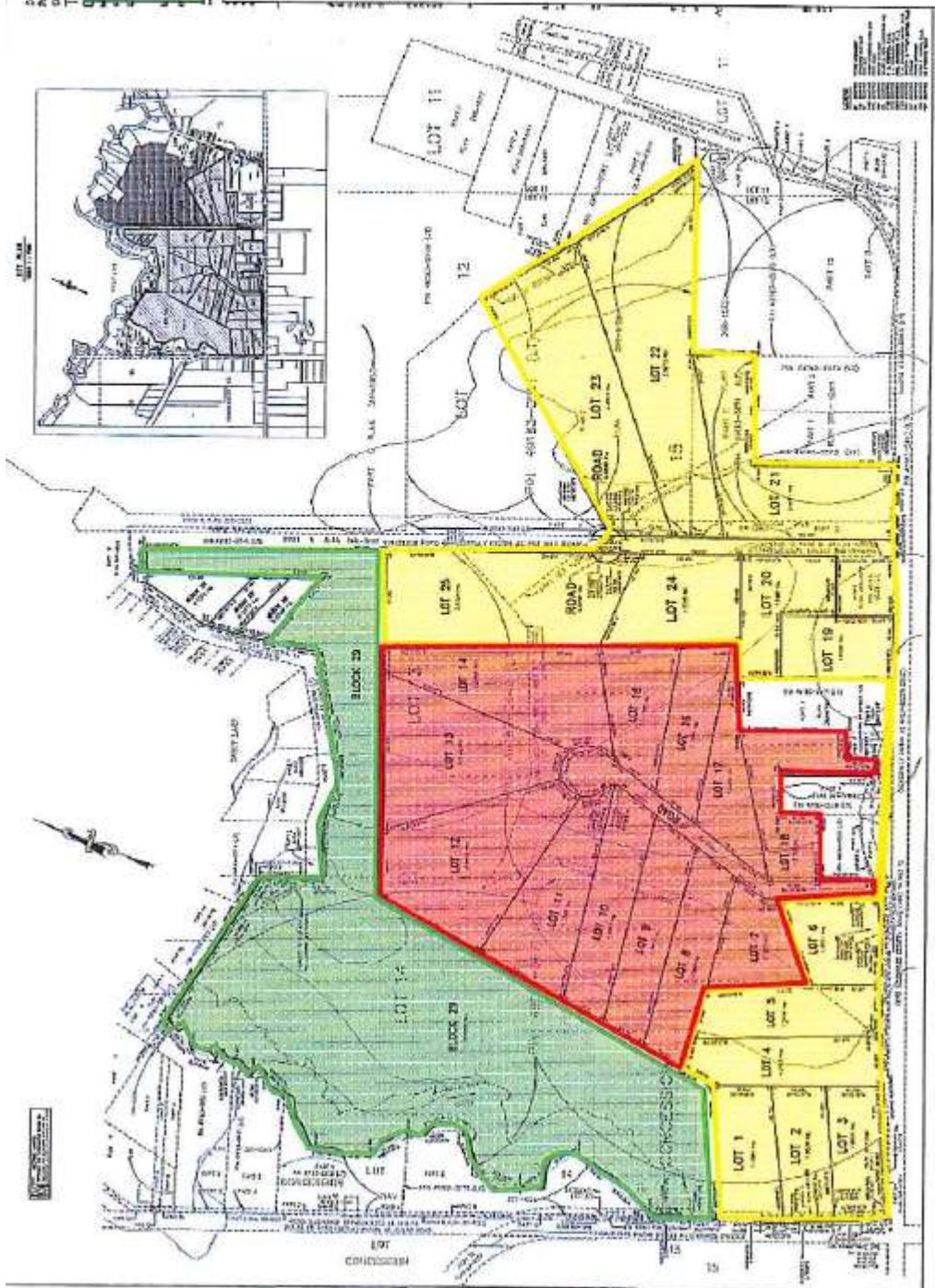
SECTION OF SUBDIVISION OF
PART OF LOTS 11, 12, 13 AND 14
CONCESSION 15
TOWNSHIP OF EAST FERRIS



Estate Residential Special 2019-19 (RE Sp. 2019-19)

Estate Residential Special Holding 2019-19 (RE Sp. H 2019-19)

Conservation (O2)



**All Special Zones Past This Point Were
Passed After the Passing of By-law 2021-60**