PLANNING HANDBOOK
A Guide to the Comprehensive Zoning By-law

March 2017
**Introduction:**

The Planning Handbook is intended to assist in determining how the Township’s Official Plan policies and Zoning By-law regulations affect the use of your property. Please share this document with your designer/professional when you are in the preliminary stages of your project. Informing these individuals of the regulations will help you to avoid unnecessary delays and costs due to the requirement of additional applications when your development does not comply with the by-laws.

This Planning Handbook is *not a legal document* and is provided solely as a general guide to understanding and using the Comprehensive Zoning By-law and certain aspects of the Official Plan. The legal rules and regulations affecting your individual property are contained in the Comprehensive Zoning By-law. This Planning Handbook does not form part of the Comprehensive Zoning By-law as passed by Council.

For ease of reference the Handbook is divided into seven main sections as set out below:

1.0 General Planning and the Official Plan                Page 1  
2.0 Property Division – Direction of the Official Plan     Page 2  
3.0 Planning your Built Form and Making It Fit the Environment Page 2  
4.0 Comprehensive Zoning By-law – Meaning and Purpose      Page 3  
5.0 Guide to Using the Comprehensive Zoning By-law         Page 4  
6.0 Illustrations and Tables of the Application of the Zoning By-law Page 8  
7.0 Contact Information                                    Page 8  
8.0 Determining Eligibility For Consideration of a Severance Page 9

If you have any questions regarding the Planning Handbook or Comprehensive Zoning By-law, the Township’s Planning Department should be contacted. Contact information is in Section 7 of this Handbook.

**1.0 General Planning and the Official Plan**

Land use planning affects almost every aspect of life in Ontario. It helps each community to set goals about how it will grow and to develop ways of reaching those goals. Most importantly, land use planning balances the interests of individual property owners with the wider interests and objectives of the whole community.

To achieve these objectives, a municipality creates an ‘Official Plan’, which is prepared with the input from all property owners. This document helps to ensure that development meets the specific needs of the community and ensures that land uses meet the directions desired by its citizens.

An Official Plan reflects the interests of the community within which it was created, but it must also be aware of broader Provincial directives. Accordingly, planning must follow policies and rules of the Province of Ontario. These policies and rules are found in the Provincial Policy Statement and the Planning Act for the Province of Ontario.
The Township of The Archipelago’s Official Plan can be found on the Township’s website [www.thearchipelago.on.ca](http://www.thearchipelago.on.ca)

The Official Plan addresses issues such as:
- Where and how businesses can be developed
- Rules for protecting important environmental features
- Direction for working in and around water (i.e. dredging) and,
- Severance policies for lot creation (Section 2.0 on page 2 and Section 8.0 on page 9)

To implement the broad policy directives of the Official Plan, specific rules with respect to property development are established in the Township’s Comprehensive Zoning By-law. See Section 5.0 of this Handbook for more information about using and understanding the Comprehensive Zoning By-law.

2.0 Property Division – Direction of the Official Plan

The Official Plan contains many policies or criteria which have to be satisfied in order to achieve a division of property. These policies vary from neighbourhood to neighbourhood.

The first step in determining whether a division (severance) of your property is feasible is to determine whether you have sufficient land acreage in accordance with minimum standards established in the Official Plan, for your particular neighbourhood. Refer to “Section 10 – Neighbourhood Growth Policies” of the Official Plan.

Table 1 of the Handbook provides a summary, by Official Plan neighbourhood, of the minimum lot size required for a property to be considered eligible for a severance. Once you determine that your property has sufficient size to be eligible for division, it is time to look at the Official Plan policies such as frontage, navigable water, environment etc., as to whether your severance would be appropriate.

The second step is to review “Section 14 – Development Procedures and Standards” of the Official Plan. This section provides criteria or policies that assist the Planning Board and Council in determining the eligibility and appropriateness of an application for lot division. If these criteria and/or policies cannot be adequately satisfied, then a property division may not be approved, regardless of its size.

Please note that other criteria, such as specific policy directives or previous divisions of your property, may apply to your particular lot which could alter the ability for you to seek a severance. For more information, please contact Township Planning Department staff.

3.0 Planning Your Built Form and Making It Fit the Environment

Planning legislation, grants municipalities the ability to set rules and laws on architectural and design controls. The Council for the Township of The Archipelago
presently feels that in a unique environment like Georgian Bay, strict regulations could be too constraining and residents are generally conscientious in their preservation of the natural environment, so that such rules are not necessary. Further, the Township has Official Plan policies that direct land owners to protect the environment while preserving the natural landscape. This can be achieved in many different ways:

- by keeping as many trees and shrubs, on a property and around the building, as possible when designing and constructing new buildings or additions;
- by preserving the natural landscape by not changing the physical characteristics of your property through blasting and/or filling in order to fit your structure on the property.

It is important to preserve the natural surroundings, and to reduce the visual impact of development. **Reducing the visual impact of your buildings** can be achieved by:

- reducing the size of your buildings (single storey);
- keeping your buildings in a low profile (low pitched rooflines, low eaves);
- sighting structures below and behind trees;
- sighting buildings in an appropriate spot;
- conscientious lighting;
- using muted colours on structures to blend with the natural landscape for siding, roofs, doors (using greens, browns, grays, beige);
- designing and constructing a building to fit with the natural landscape rather than altering the landscape to fit a building design.

As property owners, we come to the area to enjoy the natural beauty and the scenic vistas. In order to maintain its beauty, we all need to be mindful of how our cottages and accessory structures fit in with nature and with the neighbourhood.

In summary, ‘**the built form should fit the natural landscape**’ without forcing the environment to change to accommodate the built form.

### 4.0 Comprehensive Zoning By-law – Meaning and Purpose

The purpose of the Comprehensive Zoning By-law is to implement or apply the policies of the Official Plan that affect the use of land throughout the municipality. The policies of the Official Plan specify the different uses permitted within the Township. The Comprehensive Zoning By-law is a legal document that sets out: rules and regulations that specify how land may be used; where buildings and other structures can be located; the types of buildings that are permitted; minimum lot sizes; and other details for properties within the Township. These rules and regulations are created by the Township under the direction of the Planning Act and must be followed by all property owners.
5.0 Guide to Using the Comprehensive Zoning By-law

The following steps will help you find the zoning of a particular property and examine the regulations and rules that determine what is allowed on each property in that zone.

**Step 1** Locate your property on the zoning map sheet

A series of zoning maps (10 in the North and 10 in the South) show the different zones for all the lands within the Township of The Archipelago. These maps are called “Sheet Extracts” and will be included with purchased copies of the Comprehensive Zoning By-law or can be viewed on-line on the Township’s website. An index map shown on each sheet can be used to find the correct zoning map associated with your particular area or property. Please note that these sheet extracts only show zone boundaries and not property boundaries. You will have to find the approximate location of your property using familiar landmarks such as channels, island names and/or island numbers. The zone boundaries may include several properties within the same zone. Only where there are changes in zoning are the zoning and property boundaries likely to coincide. Alternatively, you can utilize the West Parry Sound Geography Network’s mapping system to locate your property and identify it’s zoning (see “Mapping Tools Online” on page 5 for further details).

**Step 2** Identifying the zoning of your property

i) First find the zone symbol for your property area. Although individual property boundaries are not shown, your property will fit within a defined ‘Zone Boundary’. Within these boundaries are symbols representing zone categories. For example, you may see a symbol such as ‘CR’ within the zone boundary; this means that your property is zoned ‘Coastal/Island Residential (CR)’. 

[Map image]
ii)  What does it mean when there are extra symbols or numbers shown on your property?

‘Residential Divided (/D)’

The ‘/D’ symbol indicates that the property has previously been divided through a severance. These properties are not eligible for further division in accordance with Official Plan policies. Refer to Section 4.9 of the Comprehensive Zoning By-law for more information about ‘Residential Divided (/D)’ properties.

‘Holding (H)’

Several properties in the Township are zoned with a ‘Holding (H)’ provision. The use of the ‘Holding (H)’ provision is authorized by the Official Plan. If your property has an ‘(H)’ symbol associated with the Zone, you should check with the Planning Department regarding the approvals necessary to have the holding symbol removed. Refer to Section 4.10 of the Comprehensive Zoning By-law for more information about ‘Holding (H)’ provisions.

‘Exception (-#)’

Amendments may be made to the Comprehensive Zoning By-law to allow for an exception to the regulations of the By-law for certain properties and for a specific reason. These properties are given an ‘Exception (- #)’ zone label. For example, ‘Coastal/Island Residential Exception 5 (CR-5)’ shows that the property labelled with this extra symbol has site-specific regulations. Refer to Section 4.8 of the Comprehensive Zoning By-law for more information about ‘Exception (-#)’ provisions. For the specific wording of an exception, please refer to the “Special Exception Regulations” of the appropriate zone category found in the Comprehensive Zoning By-law.

Mapping Tools Online

The zoning maps of the Comprehensive Zoning By-law are available on the Township’s website under /Departments/Planning/O.P. and Zoning By-Law

www.thearchipelago.on.ca

Zoning information is also available on the West Parry Sound Geography Network (WPSGN) website:

www.wpsgn.ca

To determine zoning of properties within The Archipelago, you can go to the Interactive Mapping application and change the view to show the property zoning.
Step 3  Find the Zone Category in the Comprehensive Zoning By-law

Once you have located the zone symbol for your property, refer to the table below to find the corresponding ‘Zone Category’ and go to that section of the Comprehensive Zoning By-law.

<table>
<thead>
<tr>
<th>Zone Symbol</th>
<th>Zone Category</th>
<th>Section No. in CZBL</th>
</tr>
</thead>
<tbody>
<tr>
<td>CR</td>
<td>Coastal/Island Residential</td>
<td>Section 6</td>
</tr>
<tr>
<td>IR</td>
<td>Inland Lakes Residential</td>
<td>Section 7</td>
</tr>
<tr>
<td>GR</td>
<td>General Residential</td>
<td>Section 8</td>
</tr>
<tr>
<td>MC</td>
<td>Marina Commercial</td>
<td>Section 9</td>
</tr>
<tr>
<td>RC</td>
<td>Resort Commercial</td>
<td>Section 10</td>
</tr>
<tr>
<td>MRC</td>
<td>Marina/Resort Commercial</td>
<td>Section 11</td>
</tr>
<tr>
<td>PBC</td>
<td>Pointe Au Baril Commercial</td>
<td>Section 12</td>
</tr>
<tr>
<td>EC</td>
<td>General Employment Commercial</td>
<td>Section 13</td>
</tr>
<tr>
<td>CC</td>
<td>Contractor Commercial</td>
<td>Section 14</td>
</tr>
<tr>
<td>PC</td>
<td>Private Club</td>
<td>Section 15</td>
</tr>
<tr>
<td>NS</td>
<td>Natural State</td>
<td>Section 16</td>
</tr>
<tr>
<td>NSC</td>
<td>Natural State Conservation</td>
<td>Section 17</td>
</tr>
<tr>
<td>ES</td>
<td>Environmentally Sensitive</td>
<td>Section 18</td>
</tr>
</tbody>
</table>

Step 4  Determine what uses are allowed on your property

The first subsection of the zone category, “Permitted Uses”, lists the uses permitted on your property. There are two types of Permitted Uses: the main use; and accessory uses, or uses that are supportive of the main use.

For Example:

Coastal/Island Residential (CR) Zone

6.1.1 Permitted Uses

Main Use:
- residential use

Accessory Uses:
- accessory uses
- bed and breakfast
- home occupation
**Step 5** Determine what buildings are permitted on your property

The buildings that are allowed on your property are listed for each zone category under “Permitted Buildings and Structures”. No other buildings, other than those listed, are permitted for your property.

There are different types of buildings permitted for each zone category. The main structures are associated with the main use(s), while the accessory structures must be supportive or associated with the main use.

**For Example:**

Coastal/Island Residential (CR) Zone

6.1.2 Permitted Buildings and Structures

- a single, detached dwelling
- accessory residential structures and buildings

**Step 6** Determine what rules apply to the use and buildings on your property

Each zone category has its own ‘Zone Standards’ that apply. The zone regulations and provisions provide a range of rules relating to how and where buildings may be placed on a property.

**For Example:**

6.1.3 Zone Standards:

Any building or structure permitted under Section 6.1.2 shall comply with the following provisions except as otherwise provided for in “Section 5 – General Provisions”:

<table>
<thead>
<tr>
<th></th>
<th>Minimum Front Yard Setback</th>
<th>7.5 m</th>
</tr>
</thead>
<tbody>
<tr>
<td>e)</td>
<td>Minimum Side Yard Setback</td>
<td>6 m</td>
</tr>
<tr>
<td>f)</td>
<td>Minimum Rear Yard Setback</td>
<td>6 m</td>
</tr>
</tbody>
</table>

**Step 7** What other rules apply to your property and buildings?

Section 3 - Definitions

“Section 3 – Definitions”, contains definitions of words and terms used in the By-law. Words that are defined in Section 3 are italicized within the body of the document.
Section 5 – General Provision

The “General Provisions” section of the By-law contains standards that address such matters as: the construction of accessory structures, height exemptions, non-conforming/non-complying uses, and parking/loading space requirements. These sections are related to specific structures you might want to construct on your property.

6.0 Illustrations and Tables of the Application of the Zoning By-law

Diagrams have been included to assist you in understanding some of the regulations used in the Comprehensive Zoning By-law. Specifically, the following guides have been provided:

Figure 1  Basement, Storey and First Storey Definitions  Page 10
Figure 2  Height and Final Grade Definitions  Page 11
Figure 3  Lot Line Definitions  Page 12
Figure 4  Definition of Yards  Page 13
Figure 5  Residential Lot Coverage and Frontage (Residential Zones)  Page 14
Figure 6  Residential Yard Setback Requirements (Residential Zones)  Page 15
Figure 7  Setback Requirements for Decks (Main Dwelling)  Page 16
Figure 8 A to E  Determining Permitted Docking (Residential Zones)  Page 17
Figure 9  Non-complying Buildings and Structures  Page 22
Figure 10  Determining Georgian Bay Water Setbacks  Page 23
Figure 11  Height Restrictions – Application of the 20% Rule  Page 24
Figure 12  Residential Boathouses and Boatports  Page 25

7.0 Contact Information

If you have any questions please contact the Township of The Archipelago’s Planning Department at:

Address:  
Planning Department  
Township of The Archipelago  
9 James Street  
Parry Sound, Ontario  
P2A 1T4

Phone:  (705) 746-4243 Extension 304  
Fax:  (705) 746-7301

www.thearchipelago.on.ca

Note:  
The Comprehensive Zoning By-law may be amended from time to time. Although the Planning Department strives to keep the By-law up to date, an amendment may be adopted which has not been included in the copy of the Comprehensive Zoning By-law you are using. For this reason, you should confirm the zoning of your property with the Planning Department.

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8.0 Determining Eligibility for Consideration of a Severance

The following table is a summary of Section 10 of the Official Plan with respect to severance eligibility. It outlines the minimum lot acreage required to be eligible for consideration for severance within each Neighbourhood. Lot size criteria from the Official Plan is only the first step in considering the ability to apply for a severance. In assessing the appropriateness of a severance, many factors are taken into consideration. These include: consistency with Provincial Policies, conformity with the Planning Act, conformity with policies and criteria of the Official Plan (especially Section 14, Development Standards), and compliance with the Township’s Comprehensive Zoning By-law.

<table>
<thead>
<tr>
<th>OFFICIAL PLAN NEIGHBOURHOOD</th>
<th>POTENTIAL NUMBER OF NEW (additional) LOTS</th>
<th>MINIMUM LOT SIZE REQUIRED TO BE CONSIDERED FOR SEVERANCE</th>
</tr>
</thead>
<tbody>
<tr>
<td>Bayfield – Nares</td>
<td>1</td>
<td>2 hectares</td>
</tr>
<tr>
<td>Pointe au Baril Islands</td>
<td>1</td>
<td>2 hectares</td>
</tr>
<tr>
<td></td>
<td>2</td>
<td>10 hectares</td>
</tr>
<tr>
<td></td>
<td>3</td>
<td>15 hectares</td>
</tr>
<tr>
<td></td>
<td>4</td>
<td>20 hectares</td>
</tr>
<tr>
<td>Sturgeon Bay</td>
<td>0</td>
<td>N/A</td>
</tr>
<tr>
<td>Sandy/Martyr Islands</td>
<td>0</td>
<td>N/A</td>
</tr>
<tr>
<td>Long Sault-Amanda</td>
<td>1</td>
<td>2 hectares</td>
</tr>
<tr>
<td></td>
<td>2</td>
<td>3 hectares</td>
</tr>
<tr>
<td></td>
<td>3</td>
<td>10 hectares</td>
</tr>
<tr>
<td>Five Mile Bay</td>
<td>0</td>
<td>N/A</td>
</tr>
<tr>
<td>Sans Souci-Copperhead</td>
<td>1</td>
<td>5 hectares</td>
</tr>
<tr>
<td></td>
<td>2</td>
<td>10 hectares</td>
</tr>
<tr>
<td></td>
<td>3</td>
<td>15 hectares</td>
</tr>
<tr>
<td></td>
<td>4</td>
<td>20 hectares</td>
</tr>
<tr>
<td>North Moon Channel</td>
<td>0</td>
<td>N/A</td>
</tr>
<tr>
<td>Woods Bay</td>
<td>1</td>
<td>2 hectares</td>
</tr>
<tr>
<td></td>
<td>2</td>
<td>5 hectares</td>
</tr>
<tr>
<td></td>
<td>3</td>
<td>15 hectares</td>
</tr>
<tr>
<td></td>
<td>4</td>
<td>20 hectares</td>
</tr>
<tr>
<td>Manitou</td>
<td>1</td>
<td>5 hectares</td>
</tr>
<tr>
<td>Blackstone Lake</td>
<td>1</td>
<td>2 hectares</td>
</tr>
<tr>
<td></td>
<td>2</td>
<td>3 hectares</td>
</tr>
<tr>
<td></td>
<td>3</td>
<td>4 hectares</td>
</tr>
<tr>
<td>Crane Lake</td>
<td>0</td>
<td>N/A</td>
</tr>
<tr>
<td>Healey Lake</td>
<td>0</td>
<td>N/A</td>
</tr>
<tr>
<td>Kapikog Lake</td>
<td>0</td>
<td>N/A</td>
</tr>
<tr>
<td>Naiscoat Lake</td>
<td>0</td>
<td>N/A</td>
</tr>
<tr>
<td>Rock Island Lake</td>
<td>0</td>
<td>N/A</td>
</tr>
<tr>
<td>Three Legged Lake</td>
<td>0</td>
<td>N/A</td>
</tr>
</tbody>
</table>

NOTE
1) Skerryvore and Pointe au Baril Station Neighbourhoods do not lend themselves to this kind of a summary (see Section 8 and 9 of the Official Plan respectively)
2) Number of new (additional) lots permitted excludes retained lot
3) Plan of Subdivision may be used for multiple lot creation (See Section 14.2 of the Official Plan)
Figure 1

GUIDE TO BASEMENT, STOREY, FIRST STOREY, AND FINAL GRADE DEFINITIONS

Basement
Means a storey or storeys of a building located below the first storey.

Storey
Shall mean that portion of a building (other than basement, cellar or attic) which is included between the surface of the floor and the surface of the next floor above it, or if there is no floor above it, then the space between such floor and the ceiling or roof next above it. A deck on the roof of a building is considered a storey.

Storey, First
Shall mean the storey with its floor closest to final grade and having its ceiling more than 1.8 m above final grade, as averaged between all sides of the structure.

Final Grade
Shall mean the average elevation of the ground at the base of a building or structure, exclusive of any embankment in lieu of steps, or other site alteration utilized to raise the finished surface. The calculation of the average elevation shall include at least five points of measurement evenly spaced along a single wall of the building or structure including each edge of the wall and the highest and lowest points on the ground.

See Figure 2 and the definition of height.

Note:
Once the final grade is established for a building in the residential zones, if a cumulative length of no more than 20% of the front wall exceeds the maximum permitted height by no more than 1m, the building is deemed to comply with the height restriction. In any event, 90% of the length of any front wall of any building must comply with the required height. See 5.13 (c) of the General Provisions of the Zoning By-Law, and Figure 11.

FINAL GRADE EXAMPLE

Definitions are contained in Section 3 of the Zoning By-Law.
Figure 2

GUIDE TO HEIGHT DEFINITIONS

For Pitches up to 1:1

Shed Type Roofs

* PITCH DETERMINES WHERE TO MEASURE ON ROOF

For Pitches Over 1:1

Flat Roofs

See Figure 1 for Final Grade explanation

Maximum Height
The maximum height of a detached dwelling in Ward 1 (excluding those lands fronting Sturgeon Bay that are outside of Point au Baril Station) and Wards 5 and 6, is 9m. In Wards 2, 3, 4, and including those lands fronting Sturgeon Bay that are outside of Point au Baril Station, the maximum height is 6m. The height restrictions for accessory buildings are specified in section 5.0, General Provisions.

For the purpose of this bylaw every building face that abuts a front yard shall be measured independently for the purpose of height (i.e. waterfront on multiple sides of a building).

Height
Means, with reference to a building, the vertical distance measured at the front of a building from the final grade of such building to:

a) In the case of a flat roof, the highest point of the roof surface, or the parapet, whichever is the greater;
b) A mansard roof - the deck roof line;
c) A gable, hip or gambrel roof - the mean distance between the eaves and the ridge, except that where the roof pitch of a gable, hip or gambrel roof exceeds a slope ratio of 1:1 - three quarters of the mean distance between the eaves and the ridge; or
d) An "A" - frame construction - three quarters of the mean distance between the eaves and the ridge, whichever results in the lesser vertical distance.

The front of a building for the purpose of determining building height shall include each exterior wall of a building that faces a shoreline or a road of a lot. The height of the building shall be determined separately for each front wall of the building to establish compliance with the height requirements of the applicable Zone category.

Height Restrictions: See Section 5.13 of the Zoning By-Law
GUIDE TO LOT LINE DEFINITIONS

ROAD ACCESS - NO WATER
Note:
1) Where a lot has road frontage, not water frontage, the front lot line is along the road

ROAD AND WATER ACCESS
Note:
1) Front lot line is defined by the highwater mark

ISLAND - WATER ACCESS
Note:
1) In the case of single ownership islands, only the front lot line is applicable
2) The front lot line is defined by the highwater mark

Lot Line, Front
Shall mean, with the exception of a lot that abuts a navigable waterway, the lot line that divides the lot from the road subject to the following:
   a) In the case of a corner lot, the shorter lot line that abuts the public road shall be deemed the front lot line and the longer lot line that abuts the public road shall be deemed the side lot line;
   b) In the case of a corner lot with two public road lines of equal lengths, the lot line that abuts the wider public road or abuts a Provincial Highway shall be deemed to be the front lot line, and if similar, the Township may designate either public road line as the front lot line;
   c) In the case of a lot abutting one or more private roads, the shortest lot line abutting the private road shall be deemed the front lot line;
   d) In the case of a through lot, two front lot lines shall exist.

On a lot where a lot line abuts a navigable waterway, the front lot line shall be the following:
   a) In the case of a lot on an island or a Single Ownership Island the high water mark shall be the front lot line.
   b) In the case of a lot that is not located on an island, but abuts a navigable waterway and/or a road or laneway, the high water mark shall be the front lot line.

Lot Line, Rear
Shall mean in the case of a lot having 4 or more lot lines, the lot line farthest from and opposite to the front lot line; in the case where a lot has 3 lot lines, and there is no rear lot line, the rear lot line is represented by the point of intersection of two lot lines.

Lot Line, Side
Shall mean a lot line other than a front or rear lot line.

High Water Mark
Means in the case of Georgian Bay 176.44 metres G.S.C. above sea level, and in all other cases means the normal water mark of any water at the time of the original surveys of the geographic townships unless altered by the construction of a dam or dams belonging to any municipal, provincial or other public authority, in which case the measurement shall be from the high water mark as controlled by such dam or dams.
NOTE: Definitions below are contained in Section 3 of the Zoning By-Law

Yard

Shall mean an open, uncovered space on the same lot with a building, structure or use.

Yard, Front

Shall mean a yard extending across the full width of the lot between the front lot line and the nearest part of any building, structure, or open space use on the lot.

Yard, Required

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

Yard, Rear

Shall mean a yard extending across the full width of the lot between the rear lot line and the nearest point of any building, structure, or open space use on the lot.

Yard, Side

Shall mean a yard extending from the front yard to the rear yard and from the side lot line to the nearest part of any building, structure, or open space use on the lot.
Figure 5

GUIDE TO RESIDENTIAL LOT COVERAGE AND FRONTAGE
FOR 'IR', 'CR', AND 'GR' ZONES

Islands and Peninsulas

Frontage:
The longest line between any two points on the island

1) MAXIMUM LOT COVERAGE CALCULATION

Lot Size Calculation

\[ <1800\text{m}^2 = 7.5\% \text{ of the lot area} \]
\[ \geq 1801\text{m}^2 <16,187\text{m}^2 = 140\text{m}^2 + 3\% \text{ of the lot area} \]
\[ \geq 16,187\text{m}^2 <32,374\text{m}^2 = 625\text{m}^2 + 1\% \text{ of the lot area} \]
\[ \geq 32,374\text{m}^2 = 787\text{m}^2 + \frac{1}{3}\% \text{ of the lot area} \]

2) MAXIMUM LOT COVERAGE = 800m²

3) MAIN BUILDING AREA = UP TO 80% OF TOTAL MAXIMUM FLOOR AREA BUT NOT EXCEEDING 300m²

NOTE: Definitions below are contained in Section 3 of the Zoning By-Law

Lot Coverage

Shall mean the area of a residential lot, or in the case of a lot zoned for non-residential use, the area of the lot zoned for non-residential use, that is covered by the ground floor area of any buildings and shall include all accessory buildings and all roofed or covered accessory structures, the entire area of the overhang of a roof where the overhang of the roof exceeds 1.25m in depth, the floor area of any boathouse or boatport constructed over the Crown lake bed and the area of any deck, dock or docking slip covered by the overhang of a boathouse roof or boatport roof where the roof overhang is greater than 1.25m in depth.

Lot Frontage

Shall mean the following:

a) In the case of a single ownership island or a peninsula (lot with no side lot lines), the lot frontage shall be the distance of maximum separation between any two points on the boundary of the lot.

b) In the case where a lot fronts on a navigable waterway, other than a single ownership island or peninsula, the lot frontage shall be the horizontal distance between the side lot lines measured along the front lot line, but where the front lot line is not a straight line, or where the side lot lines are not parallel, the lot frontage is to be measured either by a line equal to the minimum front yard setback measured back from and parallel to the chord of the lot frontage, or by the chord of the lot frontage, whichever is the greater. For the purpose of this paragraph the chord of the lot frontage is a straight line joining the two points where the side lot line intersects the front lot line.

c) In the case where a lot abuts a road, but not a navigable waterway, the lot frontage shall be the horizontal distance between the side lot lines measured at right angles. Where the front lot line is not a straight line, or where the side lot lines are not parallel, the lot frontage shall be measured from the minimum front yard setback and parallel to the chord of the lot frontage. For the purpose of this by-law, the chord is a straight line joining the two points where the side lot line intersects the front lot line.

For further details on residential zones, refer to Section 6 (CR), Section 7 (IR), and Section 8 (GR) of the Zoning By-law.
Yard Provisions for Dwellings
Minimum front, side, and rear yard provisions for main buildings and accessory buildings:

- Front Yard Setback - 7.5m
- Side Yard Setback - 6m
- Rear Yard Setback - 6m

Yard Provisions for Accessory Buildings
The above minimum front yard setback does not apply to the following (they can be located within the front yard setback):
- Accessory boathouses or boat ports (if permitted)
- One accessory marine storage facility not exceeding 9m²
- One pump house not exceeding 3m²
- One sauna not exceeding 10m²
- Three marine railways

Note:
- Side and rear yards do not apply to single ownership islands
- In order to determine requirements, including height restrictions, for main and accessory buildings, structures and uses, including dwellings, boathouses, sleeping cabins, decks, docks and other buildings or structures, refer to Section 5 General Provisions of the Zoning By-Law.

For further details on residential zones, refer to Section 6 (CR), Section 7 (IR), and Section 8 (GR) of the Zoning By-law.
GUIDE TO SETBACK REQUIREMENTS FOR DECKS

Deck

 Shall mean a floor structure without a roof that is level or has a level surface area capable of accommodating persons or furniture that may be attached to or detached from a main building or an accessory building.

Deck Regulations

a) Where a deck is attached to the main dwelling, the attached deck may extend from the main dwelling into a required front yard setback of a lot zoned for residential use provided the deck is not closer than 3m to the highwater mark and is not more than 2m above final grade and further, an attached deck may encroach 1.5m into a side or rear yard provided that, in the case of unenclosed and uncovered deck and patios, such uses are not more than 1.2m above final grade.

b) Where the deck is attached to an accessory building, it shall comply with the front yard requirements for the accessory building but an attached deck may encroach into a side or rear yard a maximum of 1.8m provided that, in the case of unenclosed and uncovered decks and patios, such uses are not more than 1.2m above final grade.

c) A single detached deck is permitted provided the area of the deck does not exceed 40m² and provided the floor of the deck is no more than 2m above the grade of the land over which it is located and provided it complies with all required front, side or rear yard setbacks for an accessory structure on a lot zoned for residential use.

d) For any zone other than a residential zone, attached and detached decks shall comply with the required front yard, side yard and rear yard setbacks applicable to the zone.

For further details on residential zones, refer to Section 6 (CR), Section 7 (IR), and Section 8 (GR) of the Zoning By-law.
Figure 8A

GUIDE TO DOCKS ON INLAND LAKES
ALL LOTS AND ISLANDS

Near Shore Portion
- One of the dock sites may have a near shore portion within 6m from the high water mark into the water and 3m inland. This portion of dock cannot be more than 70m² in size and not more 15m long (along the shore) and 6m wide.
- The height of such structure shall not be more than 1.5m above the high water mark.
- All other dock sites shall have no portion of a dock which exceeds 4m in width.

NOTE: Other provisions may apply to your specific application
GUIDE TO DOCKS ON GEORGIAN BAY
SINGLE OWNERSHIP ISLANDS GREATER THAN 1 ACRE

A DOCKING ENVELOPE CANNOT EXTEND MORE THAN 25% ACROSS THE ADJACENT WATERWAY

WIDTH OF ANY DOCK STRUCTURE CANNOT EXCEED 4m (13')

PARALLEL DISTANCE BETWEEN DOCKS MUST EXCEED 2m (6.5')

WIDTH OF ANY ONE DOCK SITE CANNOT EXCEED 15m (49')

THREE DOCKING AREAS ARE PERMITTED. THIS INCLUDES A BOATHOUSE IF CONSTRUCTED.

DOCKING SITES MUST BE LOCATED MORE THAN 5m AWAY FROM EACH OTHER.

THE CUMULATIVE WIDTH OF ALL DOCK SITES CANNOT EXCEED 30m (98')

Near Shore Portion
- One of the dock sites may have a near shore portion within 10m of shore into the water and 3m inland. This portion of dock cannot be more than 70m² in size and not more 15m long (along the shore) and 6.5m wide.
- Any other near shore portion of a dock located in the water within 5m of the high water mark and 3m in land of the high water mark, shall not exceed a length of 7.5m (along the shore) and 4m wide. The height of such structure shall not be more than 1.5m above the high water mark or grade.

NOTE: Other provisions may apply to your specific application.
GUIDE TO DOCKS ON GEORGIAN BAY
SINGLE OWNERSHIP ISLANDS LESS THAN 1 ACRE

A DOCKING ENVELOPE CANNOT EXTEND MORE THAN 25% ACROSS THE ADJACENT WATERWAY

WIDTH OF ANY DOCK STRUCTURE CANNOT EXCEED 4m (13')

PARALLEL DISTANCE BETWEEN DOCKS MUST EXCEED 2m (6.5')

WIDTH OF ANY ONE DOCK SITE CANNOT EXCEED 15m (49')

TWO DOCKING AREAS ARE PERMITTED. THIS INCLUDES A BOATHOUSE IF CONSTRUCTED.

DOCKING SITES MUST BE LOCATED MORE THAN 5m AWAY FROM EACH OTHER

THE CUMULATIVE WIDTH OF ALL DOCK SITES CANNOT EXCEED 25m (82')

Near Shore Portion

- One of the dock sites may have a near shore portion within 10m of shore into the water and 3m inland. This portion of dock cannot be more than 70m² in size and not more 15m long (along the shore) and 6.5m wide.
- Any other near shore portion of a dock located in the water within 8m of the high water mark and 3m in land of the high water mark, shall not exceed a length of 7.5m (along the shore) and 4m wide. The height of such structure shall not be more than 1.5m above the high water mark or grade.

NOTE: Other provisions may apply to your specific application
Figure 8D

GUIDE TO DOCKS ON GEORGIAN BAY
LOTS WITH A FRONTAGE LESS THAN 200m

TWO DOCKING AREAS ARE PERMITTED, THIS INCLUDES A BOATHOUSE IF CONSTRUCTED.
DOCKING SITES MUST BE LOCATED MORE THAN 5m AWAY FROM EACH OTHER

NEAR SHORE PORTION

- One of the dock sites may have a near shore portion within 10m of shore into the water and 3m inland. This portion of dock cannot be more than 70m² in size and not more 15m long (along the shore) and 6.5m wide.
- Any other near shore portion of a dock located in the water within 6m of the high water mark and 3m in land of the high water mark, shall not exceed a length of 7.5m (along the shore) and 4m wide. The height of such structure shall not be more than 1.5m above the high water mark or grade.

NOTE: Other provisions may apply to your specific application
GUIDE TO DOCKS ON GEORGIAN BAY
LOTS WITH A FRONTAGE GREATER THAN 200m

HIGHEST MARK
WATERS EDGE

6m SETBACK FROM SIDE LOT LINES

WIDTH OF ANY DOCK STRUCTURE CANNOT EXCEED 4m (13')

NEAR SHORE PORTION

NEAR SHORE PORTION

A DOCKING ENVELOPE CANNOT EXTEND MORE THAN 25% ACROSS THE ADJACENT WATERWAY

THREE DOCKING AREAS ARE PERMITTED. THIS INCLUDES A BOATHOUSE IF CONSTRUCTED.
DOCKING SITES MUST BE LOCATED MORE THAN 5m AWAY FROM EACH OTHER
THE CUMULATIVE WIDTH OF ALL DOCK SITES CANNOT EXCEED 30m (98')

Near Shore Portion

- One of the dock sites may have a near shore portion within 10m of shore into the water and 3m inland. This portion of dock cannot be more than 70m² in size and not more 15m long (along the shore) and 6.5m wide.
- Any other near shore portion of a dock located in the water within 6m of the high water mark and 3m in land of the high water mark, shall not exceed a length of 7.5m (along the shore) and 4m wide. The height of such structure shall not be more than 1.5m above the high water mark or grade.

NOTE: Other provisions may apply to your specific application
GUIDE TO NON-COMPLYING BUILDINGS AND STRUCTURES

Non-complying Building
A non-complying building is a structure that legally exists but does not meet one or more of the requirements of the comprehensive zoning by-law (i.e. proximity to a lot line)

Regulations
1) Non-complying accessory structures are not permitted to expand
2) Non-complying main buildings can expand as per the following:

MAIN BUILDINGS THAT DO NOT MEET A SIDE OR FRONT YARD REQUIREMENT
- Proposed addition cannot exceed 50% of the ground floor area of main dwelling
- Proposed length of front wall of addition cannot exceed 50% of the front wall length of the existing main dwelling
- Proposed addition cannot come closer to the highwater mark than the closest point of the existing main

MAIN BUILDINGS THAT DO NOT MEET THE HEIGHT REQUIREMENTS
- Height of addition cannot exceed height of existing main or 9m whichever is lesser
- Total floor area of addition cannot exceed the ground floor area of original main dwelling

FLOOR AREA A + B CANNOT EXCEED C

NOTE: Other regulations exist pertaining to non-complying lots, buildings and structures in Section 5.22 of the Comprehensive Zoning By-Law
Determining Georgian Bay Water Setbacks

For buildings to the highwater mark, and for buildings of human habitation, to the floodplain elevation.

For information regarding the current water levels visit the Fisheries and Oceans website for tides, currents, and water levels at:
http://www.tides.gc.ca/

(A) To determine the minimum elevation of the building above the current water level:

1) Visit the website above to determine the current elevation of the water
2) Measure vertically the difference between the 178.3m floodplain datum (A) and the current water level and project that point horizontally inland
3) The basement/crawlspace floor needs to be above this floodplain elevation

(B) To determine the minimum setback for your building from the highwater mark:

1) Visit the website above to determine the current elevation of the water
2) Measure vertically the difference between the 176.44m highwater mark (B) and the current water level and project that point horizontally inland to existing grade
3) The required/permitted setback distance as set out in the township's zoning by-law is measured from this location

Front yard setback:

The general rule for the front yard setback is 7.5m from the highwater mark. Please refer to the zoning by-law to determine if any exceptions are applicable to your proposed building.
NB: Do you own your shore road allowance? Is there a Crown Reserve on your property? Your new building cannot be located on lands you do not own.

For a copy of the zoning by-law visit the township's website:
http://www.thearchipelago.on.ca/
The Official Plan and Zoning By-Law documents are located under /Departments/Planning/O.P. & Zoning By-Law
5.13 c) HEIGHT RESTRICTIONS

Application of the 20% Rule

STEP 2:
IF BUILDING EXCEEDS MAX HEIGHT, THE 20% RULE COULD BE USED.

STEP 1:
ESTABLISH FINAL GRADE AS PER 5 EQUIVALENT POINTS

STEP 3:
ESTABLISH FINAL GRADE FOR 20% OF FRONT WALL AS PER 5 EQUIVALENT POINTS

STEP 5:
"In any event, 80% of the length of any front wall of any building must comply with the required height."

If the building exceeds the max height, and the provisions of the 20% rule have been met, you can then calculate the final grade for the remaining 80% of the front wall, and **this 80% portion must not exceed the max height as measured from its final grade**

5.13 Height Restrictions

C) Once the final grade is established for a building in the Residential Zones, if a cumulative 20% of the length of any front wall of any building has a final grade which exceeds the required height by 1m or less for that 20% portion, then the height shall be deemed to comply with the height restriction. In any event, 80% of the length of any front wall of any building must comply with the required height.

See Figure 1 for Final Grade Definition

See Figure 2 for Height Definition

Building

Shall mean a structure, whether temporary or permanent, as defined within the Building Code, used or intended to be used for the shelter, accommodation or enclosure of persons, goods, or chattels.
GUIDE TO RESIDENTIAL BOATHOUSES AND BOATPORTS

MINIMUM LOT REQUIREMENTS
- SINGLE OWNERSHIP ISLAND: MINIMUM LOT AREA OF 8000m²
- LOTS: MINIMUM LOT AREA OF 8000m² AND 100m MINIMUM LOT FRON'TAGE

4m MAX

10m SIDEYARD SETBACK
15m MAX WIDTH
100m MINIMUM FRON'TAGE

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FOR WATERWAYS LESS THAN 30m IN WIDTH, THE BOATHOUSE/PORT SHALL BE ORIENTED SUCH THAT BOATS IN THE SLIP ARE PARALLEL TO THE CENTER LINE OF THE WATERWAY.

Boathouses and Boatports

See 5.3 of the General Provisions of the Zoning By-law for the complete list of provisions.

Note:
- The boathouse or boatport can not be used for human habitation
- Maximum building size of 120m²
- Construction of a boathouse or boatport will reduce your permitted docking sites by one
- The maximum number of boathouses or boatports permitted is one
- Approval from the MNRF may be required (i.e. land use permits; see Township website for more information)
- A building permit is required from the Township