

BY-LAW 83-300  
LIST OF AMENDMENTS

BY-LAW NO.	ADOPTION DATE	EXPLANATION	LOCATION
84-106	June 13/84	Text Amendment	
84-126 (84-151 & 94-329)	June 27/84	(1) senior citizen boarding house	(1) Lot 40, M-335, Lot 7, Conc. 6, Blezard
		(2) 6 unit apartment	(2) Lot 26, M-554 & Pts. 1, 2, 3, SR-3353, Lot 6, Con 4, Blezard
		(3) temporary woodcraft	(3) Pt. 1, 53R-8394, Lot 2, Conc. 1, Hanmer
84-150	Aug. 8/85	woodworking shop	Pcl. 11561, Lot 2, Conc. 6, Fairbank
84-151 (94-329)	Aug. 8/85	amends 84-126(2) with additional unit	
85-92	June 12/85	salvage business	Pt. Lot 7, Conc. 3, Pt. 1, 53R-18610, Pcl. 45439 SES, Hanmer Twp
85-217	Nov. 27/86	automobile repair shop	Pcl. 26665 S.W.S., Part 1 of 53R-8332, Lot 2, Conc. 5, Twp. of Dowling
	April 9/86	10 unit apt. building	Pcl. I9963 in Lot 7, Conc. 3, Blezard Twp. (1703 Main St. Val Caron)
85-231	Dec. 11/85	30 townhouse units	Pts. 1 to 4 incl., 53R- 10689, Lot 1, Conc. 3, Hanmer Twp.
86-120	May 28/86	16 unit apt. building	Pcl. 13497, Lot 11, Conc. 3, Capreol Twp (Basement Commercial)
86-157	June 25/86	two family dwelling	Pt. Lot 25, M323, Pcl. 17989 SES, Lot 6, Conc. 6, Blezard Twp. (3320 Hwy 69 N.)

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86-171 (96-213Z)	July 9/86	heavy equipment sales & service and metals wholesale and storage	Pt. 1, 53R-10897, Lot 4, Conc. 1, Blezard Twp.
86-153 & 94-282	June 25/86	6 unit building, dance studio, day care centre & accessory uses	Pcls. 19968, 19746, 1145, Lots 5 & 6, Conc. 3, Twp. of Hanmer
86-213	Sept. 24/86	private, non-profit club	Pcls. 993, 5130, 9288, 13923 & 13924, Lot 1, Conc. 4, Twp. of Dowling
86-280	Dec. 10/86	auto body shop	Pt. 16, 53R-5680 in Lot 9, Conc. 5, Twp. of Blezard.
87-27	Feb. 25/87	ambulance station	Pt. 1, 53R-4321, Pcl. 18887, Lot 4, Conc. 2, Hanmer Twp.
87-91	April 8/87	12-unit apt. bldg.	Pcl. 19963 SWS, Lot 7, Conc. 5, Twp. Blezard.
87-109	April 22/87	6-unit apt. bldg.	Lot 75, M-1011, Lot 8, Conc. 1, Twp. Levack
<del>87-134</del>	<del>May 13/87</del>	<del>6-unit apt. bldg.</del>	<del>Pt. Pcl. 499 SES, Pts. 4,5 &amp; 6, 53R-11181, Lot 6, Con 5, Twp of Blezard</del>
87-220	Aug. 12/87	abattoir	Pcl. 957, Lot 12, Conc. 6, Township of Garson
88-4	Jan. 13/88	music school	Pcl. 19889, E. Pt. Lot 59, M-339, Lot 7, Conc. 6, Blezard Township
88-58	March 9/88	rural residential	Pt. 1, 53R-10071, Lot 12, Conc. 5, Dowling Twp.
88-152	(Repealed by 91-113)		
88-256 95-73Z	Aug. 10/88 April 12/95	radar base	Lots 2, 3 & 4, Conc. 1, Twp. of Capreol

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88-227	July 13/88	wooden floor contracting business	Pt. Pcl. 6953 SES, Lot 9 Conc 5, Blezard Twp.
88-331	Nov. 23/88	Municipal Offices, recreation facilities, trade school & offices	Lots 212, 213 & 214 & Block A, M-448, Pcl. 15197 SES, Lot 11, Con 6, Dowling Township
89-94	April 12/89	Bed and Breakfast accommodation facility	Lot 286, M1032, Lot 9, Conc. 6, Dowling Twp
89-97	April 12/89	Mining Equipment Business	Pcl. 25325, Lot 10, Conc. 2, Capreol Twp.
89-169	July 12/89	16 unit Townhouse	Lot 11, M1083, Lot 2, Conc. 3, Twp. of Hanmer
<del>89-264</del> <del>95-154Z</del> <del>99-6Z</del>	<del>Nov. 22/89</del>	<del>Fishing Tackle, Furniture &amp; Storage Business</del>	<del>Pcl. 35305 SES, Lot 11, Conc. 1, Capreol Twp.</del>
See 2002-88Z			
89-271	Nov. 22/89	Church	Pts. 2 & 3, 53R-12398, Lot 6, Con 1, Hanmer Twp
90-93	March 14/90	Hunting & Fishing Supplies	Pcl. 17468 SES, Lot 7, Conc. 6, Blezard Township
90-247	July 11/90	Triplex Dwelling	Pt. 1, 53R-15424, Lot 9, Conc. 1, Capreol Twp.
90-270	Aug. 8/90	Offices	Lot 12, M257, Lot 7, Conc. 6, Blezard Twp.
90-292	Sept. 12/90	Special frontage on arterial road	Pcl. 11329, Lot 6, Conc. 5, Blezard Twp.
90-334	Oct. 24/90	20 dwelling units	Pt. 1, 53R-12993, Lot 3, Conc. 4, Dowling Twp

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91-72	March 13/91	3 unit multiple family building	Pcls. 993, 5130, 9288, 13923 & 13924, Lot 1, Conc. 4, Dowling Twp.
91-84	March 27/91	6 unit apt. bldg. or group home	Pts. 1, 2, 3, 4, 5 & 6, 53R-12882, Pt. Pcl. 48055, Lot 6, Conc.5, Blezard Twp.
91-114	April 24/91	Single family dwelling & salvage business	Pt. Pcl. 10207, Lot 7, Conc. 3, Hanmer Twp.
91-343	Oct. 23/91	203 site mobile home trailer park	Pts. 1, 2 & 3, 53R-13652, M533, Lot 2, Conc.4 Twp. of Hanmer
91-375	Nov. 27/91	Const. Company Office & Warehouse	Pcl. 47043, Pts 1, 2, 3 & 4, Plan 53R-9929, Lot 5 Con 3, Hanmer Twp.
91-387	Dec. 11/91	40 Unit Townhouse	Pts. 5 & 6, 53R11949, Lot 3. Con 4, Dowling Twp.
92-34	Jan. 29/92	Apt. dwellings & commercial use	Pcl. 25359, 2560 & 26185, Lot 12, Conc. 2, Capreol Township
92-107	March 25/92	4,500 square foot commercial bldg.	Pcl. 21145, Lot 2, M496, Lot 3, Conc. 4, Dowling Twp. (14 Main St)
92-276	June 24/92	transport terminal & fabricating shop	Pt. Pcls. 5821, 5822 Pts. 2-16 & 20-28, 53R-13971, Lot 9, Conc. 1, Levack Twp.
92-282	July 15/92	Existing salvage business	Pcls. 10746 & 32839, Lot 8, Conc. 3, Hanmer Twp.
92-288	July 15/92	Reduced lot frontage	Pts. 2 & 3, 53R-13910, Lot 12, Con 2, Capreol Twp
93-48	March 10/93	Double Residential Use	Pcl. 27778, Lot 6, Conc. 6, Blezard Township

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93-125	May 12/93	Pit & Cement & Asphalt Plants	Pcl. 4876, Lot 7, Conc. 6, Hanmer Twp.
93-144	May 12/93	Fire Hall	Pts. 1, 3 & 4, 53R-14476 Pt. Pcl. 6592, Lot 6, Conc. 2, Hanmer Twp.
93-145	May 12/93	Church	Pts. 1 & 2, 53R-14421, Pt. Pcl. 6592, Lot 6, Conc. 2, Hanmer Twp.
93-217	Aug. 11/93	Hwy Commercial & Gen. Commercial Use	Pcl. 27817, Lot 6, Conc. 2, Hanmer Twp.
93-226	Aug. 11/93	Office & Retail	Lot 11, M-257 in Lot 7, Conc. 6, Blezard Twp.
93-232	Sept. 8/93	Duplex dwelling	Pcl. 33328, Pts. 1 & 2, SR-1817, Lot 11, Con 2, Capreol Twp.
94-118	Apr. 13/94	Undertaker's Establishment	Pcls. 31396 & 23603, Lots 1 & 2, M434, Lot 2, Conc. 3, Hanmer Twp.
94-119	Apr. 13/94	Undertaker's Establishment	Pcl. 33262, Pt. 1, SR-1780 Lot 7, Con 5, Blezard Twp
94-120	Apr. 13/94	Special Lot Frontage	Lots 11, 12 & 13, M276, Lot 7, Con. 5, Blezard Twp
94-240	Aug. 10/94	Heavy Industrial Uses	Pts. 2, 3 & 4, 53R11065, Lot 9, Con 1, Levack Twp
94-282 (86-153)	Oct. 26/94	6 unit apt. dwelling dance studio, day care centre & accessory uses	Pcls. 17916,19968,11485, & 19746, Lots 5 & 6, Conc. 3, Hanmer Twp.
94-306	Nov. 23/94	commercial buildings/ 2nd storey apt.	Lots 289 & 290, M641, Lot 5, Con 2, Hanmer Twp
94-312	Nov. 23/94	crafts school as added use	Pcl. 19469, Lot 53, M285, Lot 6, Con 5, Blezard Twp.
94-329	Dec. 14/94	See 84-126, 84-151	Pts. 1 & 2, 53R-15187, Pts. 1,2 & 3, SR-3353, less Pt. 9, 53R15187

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95-52Z	March 8/95	4 unit apt. building	Pts. 2 & 3, 53R-14141, Lot 6, Con 3, Hanmer Twp.
95-133Z	July 12/95	Pit & Dry Mix Concrete Products Plant	Pts. 1 & 2, 53R15271, Lot 7, Conc. 3, Dowling Township
<del>95-154Z</del> <del>99-6Z &amp; 89-264</del>	<del>Sept. 13/95</del> See 2002-88Z	<del>Amends 89-264</del>	<del>Pcl. 35305, Lot 11, Conc. 1, Capreol Twp.</del>
95-180Z	Oct. 25/95	Pit with special setbacks	Pts. 1 & 2, 53R-8671, Lot 7, Conc. 2, Dowling
95-230Z	Dec. 13/95	Agricultural uses only	Pcl. 975, excl. Pt. 1, 53R-15424, Lot 9, Con 1, Capreol Twp.
96-65Z	Mar. 27/96	Church	Pcls. 37386 & 26816, Pt. 2 53R-4316, Lot 6, Conc. 3, Hanmer Twp.
96-152Z	Aug. 14/96	Restaurant Use (Tim Horton's)	Pt. 1, 53R-15721, Lot 3, Conc. 3, Dowling Twp.
96-211Z	Nov. 13/96	Commercial Vehicle Parking	Pcls. 20238 & 20183, Lots 29 & 30, M-387, Lot 6, Conc. 5, Blezard
96-213Z (86-171)	Dec. 6/96	Holding Zone Special (Mining Industrial)	Pt. 1, 53R-15414, Lot 4, Con. 1, Blezard Twp.
97-4Z	Jan. 15/97	Vehicle Servicing & Warehousing as Accessory Uses	Pt. 5, 53R-15556, Lot 3, Conc. 3, Dowling Twp.
97-229Z	Dec. 10/97	Auto Repair & Body Shop	Pt. 1, 53R-16130, Lot 10, Conc. 6, Dowling Twp.
98-15Z	Jan. 14/98	Reduced Side Yard for Accessory Garage	Pts. 1-3, 4-10, 53R14827, Lot 7, Conc. 5, Blezard

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98-94Z	May 13/98	Seasonal Dwelling	Pt. Pcl. 499, Pts. 1 & 2, 53R-16116, Lot 6, Con 5, Blezard Twp.
98-96Z	May 13/98		Pt. Pcl. 499, Pts. 1 & 2, 53R-16115, Lot 6, Con 5, Blezard Twp.
98-117Z	June 24/98	Body Shop	Pcl. 49151, Pts. 29 & 30, 53R-9397, Lot 8, Conc. 5, Blezard Twp.
98-205Z	Oct. 28/98	Explosives Magazine	Pcl. 6598, Lot 5, Conc. 6, Hanmer Township (Frenchman Lake Rd.)
<del>99-6Z</del> <del>95-154Z</del> <del>89-264</del> See 2002-88	<del>Jan. 13/99</del>	<del>Fishing Tackle, Furniture &amp; Storage Business</del>	<del>Pcl. 35305, Lot 11, Con 1, Capreol Township (475 Guenette Dr.)</del>
99-136Z	June 9/99	Business & Professional Offices	Pcl. 20703, Lot 18, M-367, Lot 4, Conc. 4, Dowling Twp (6 Lionel Ave.)
99-167Z	July 14/99	Special Care and Seniors Dwellings	All of 53M-1103, Lot 6, Conc. 6, Blezard Township
99-168Z	July 14/99	Reduced Water Frontage	Pt. Pcl. 7939, Pts. 5 & 6, 53R-16515, Lot 12, Con 5, Dowling Twp. (Elks Club
99-220Z	Sept. 22/99	Commercial or Public Garage	Pcl. 45350, Pt. 1, 53R-8387, & Pt. 2, 53R-7984, Lot 9, Con 1, Hanmer Twp. (2139 Dominion Dr.)
2000-17Z	Jan. 26/00	Landfill Site Buffer Zone	Pcls. 12129, 12130, 12131, Pt. Pcl. 8502, Dowling Twp.
2000-84Z	May 10/00	Restriction on Use	Pcl. 29917, Lot 8, Conc. 1, Dowling Twp. & Pcl. 16598, Lot 9, Conc. 6, Fairbanks Twp.

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2000-95Z	May 24/00	Estate Subdivision	Pt. Pcls. 2433 & 9634, Pts. 1, 2 & 3, 53R-15429 & Pts. 1 & 3, 53R-16637, Lot 3, Conc. 5, Blezard Twp. (Whitson Lake Dr)
2000-192Z	Oct. 25/00	Residential Triplex	Pcl. 36331, Lot 6, M-347, Lot 7, Conc. 2, Hanmer Twp. (4123 Hwy 69 N.)
2000-201Z	Nov. 8/00	Automotive Dealership	Pcl. 399, Pts. 8-10, 53R-13371, Lot 1, Conc. 3, Hanmer Township (5980 Highway 69 N.)
2000-205Z	Dec. 13/00	Laundromat	Pt. Pcl. 12292, Lot 4, Con 3 Dowling Township (90 Main Street)
2000-222Z	Dec. 13/00	Additional Uses	Pcl. 20703, Lot 18, M-367, Lot 4, Conc. 4, Dowling Twp. (6 Lionel Ave.)
2001-91Z	Mar. 27/01	Special Care Home	Pcl. 51064, Pt. 1, 53R-15517, Lot 8, Conc. 6, Blezard Twp (Main St.)
2001-111Z	May 8/01	Reduced Lot Frontage	Pts. 1, 2, 3, 53R-16944, Lot 7, Conc. 6, Blezard Twp (Yorkshire Drive)
2001-125Z	May 22/01	Retail Sale of Firewood	Pcl. 3424, Lot 10, Conc. 1, Capreol Township (735 Radar Rd., Hanmer)
2001-169Z	June 28/01	Class B Pit as added use	Pcl. 2076, Lot 6, Conc. 4, Hanmer Twp. (1408 Gravel Dr., Hanmer)
2001-234Z	Sept. 27/01	Legal Existing Registered Lot	Pts. 1-5 & Pts. 17-24, 53R-16554, Pts. 5-35 & Pts. 40, 41, 42 & 44, 53R-16571, Lots 5 & 6, Conc. 6, Capreol Twp. (Ella Lake - R.R. 97)

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2001-275Z	Feb. 28/02	Seasonal Dwelling and Private Cabin	Pcl. 14712, Lots 4 & 5, Con. 6, Hanmer Twp.
2002-32Z	Jan. 31/02	Amends A-11	Pcl. 45350, Pt. 1, 53R-8387 Pt. 2, 53R-7984, Lot 9, Con. 1, Hanmer Township (2139 Dominion Dr.)
2002-88Z (deletes 89-264, 95-154Z & 99-6Z)	April 11/02	Bed & Breakfast Heating Contractor	Pcl. 35305, Lot 11, Con. 1, Capreol Township (475 Guenette Dr., Hanmer)
2002-147Z	May 30/02	Tack shop & riding school	Pcl. 12271, Lot 9, Con. 2, Capreol Twp. (810 Radar Rd., Hanmer)
2002-156Z	June 13/02	Clay pit as added use	Pt. of Rem. Pcl. 4836, west of 53R-12138, Lot 3, Con. 5, Fairbank Township
2002-158Z	June 13/02	Retail sale of firewood	Pcl. 30461 save & except Pts. 16, 17 & 18, 53R-16669, Lot 4, Con. 3, Hanmer Township 5210 Regional Rd. 80
2002-182Z	June 27/02	Institutional Uses and Medical Offices	Pt. Pcl. 19962, Pt. 5, 53R-12277, Lot 7, Con. 5, Blezard Twp (1679 Main St)
2002-281Z	Oct 24/02	Private Camping Ground	Pcls 7545 and 30291 SWS, Lots 8 & 9, Con 1, Dowling Township (New Cobden Rd/Vermilion River)
2003-50Z	Mar. 13/03	Secondary School	Pcls. 28917 & 29366, Lot 3 Con. 3, Hanmer Township (539 Francis St., Hanmer)
2003-51Z (amends By-law 2002-158Z)	Mar 13/03	Retail sale of firewood	Pcl 30461 save & except Pts 16, 17 & 18, 53R-16669, Lot 4, Con. 3, Hanmer Township 5210 Regional Rd. 80

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2003-241Z	Sept 23/03	Firewood Business	Remainder of Parcel 1750 SES, being Parts 3 to 5, 53R-16073, Lot 3, Con 4, Township of Hanmer (636 Gravel Dr., Hanmer)
2003-312Z	Dec 11/03	Automobile Repair Shop	Pcl 24214 SWS, Lot 67, Plan M-1010, Lot 9, Con 1, Township of Levack (High Street, Levack)
2004-20Z	Jan 29/04	Seniors Guest Rooms	Pcls 12378, 25102 & 31241 SES, Lot 6, Con 6, Township of Blezard (3060 Hwy 69 N, Val Caron)
2004-68Z	Mar 25/04	Carnival	Parcel 39464 SES, Part 1, 53R-5245, and Lots 18 to 23, Plan M-368, Lot 3, Concession 3, Township of Hanmer
2004-156Z	May 27/04	Make Your Own Wine	Parcel 43299 SES, Parts 2 & 3, Plan 53R-6662, Lot 7, Concession 6, Blezard Twp
2004-199Z	June 24/04	Pit with Special Setback	<b>1)</b> Parcel 51141 SES (PIN 73507-0295) <b>2)</b> Parcel 5202 SES (Pt of PIN 73507-0321) save & except Pt 1, 53R-17544 and <b>3)</b> Parcel 2678 SES (Pt of PIN 73507-0370) save & except Pt 2, 53R-17544, all in Lots 9 & 10, Con 4, Capreol Twp
2004-216Z	July 13/04	Mobile Home Maintenance/Storage	Pcl 22584 SES (PIN 73506-0243) save and except Pts 1, 2, 4 & 7, 53R-16869 and Pt 1, 53R-17409; Pcl 50392 SES (PIN 73506-0075) described as Pt 7, 53R-16869; and Pt of Pcl 50391 SES (Part of PIN 73506-0074) described as Pt 5, 53R-16869 in Lot 2, Con 4, Township of Hanmer

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2004-329Z	Nov 25/04	Wild Game Butcher Shop	Part 1, Plan 53R-9660 in Lot 1, Con 3, Dowling Twp
2005-4Z	Jan 13/05	Forestry Industrial	Parts 1 & 2, 53R-17591 in Lot 10, Con 4, Capreol Twp
2005-79Z	Mar 24/05	Triplex Added Use	The southerly 163 feet of Parcel 13821 SWS, being Parts 5 and 6 and Part of Part 4, Plan 53R-11974, in Lot 3, Concession 4, Dowling Township
2005-121Z	May 12/05	Residential Lot	Part 1, Plan 53R-17740 in Lot 10, Concession 3, Township of Capreol, City of Greater Sudbury
2005-287Z	Nov 24/05	Reduced Lot Frontage	Parcel 48950 SES, being Parts 1 to 4, Plan 53R-9929 and Parcel 26173 SES, Lot 5, Con 3, Hanmer Twp
2005-206Z	Aug 20/05	60 Unit Apt Building	PIN 73342-0855 (formerly Parcel 25324 SWS), Lot 86, Plan M-1010, Lot 9, Con 1, Township of Levack
2005-294Z	Dec 15/05	Recreation Camp	Parcels 7619 and 7620 SES, Lot 12, Con 1, Wisner Twp
2006-140Z	June 28/06	Silkscreening Business	Parcel 18190 SES, Lot 7, Con 2, Hanmer Twp
2006-173Z	July 12/06	Wild game and domestic	Pcls 35114 & 35115 SES, Pts 1-3, 53R-16932, Lot 7 Con 1, Capreol Twp
2006-291Z	Dec 13/06	Golf course	Pcl 37982 SES, Pt 1, 53R- 4813, Lot 10, Con 1 Hanmer Twp

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2007-23Z	Jan 31/2007	Reduced Lot Frontage	N/easterly 125 ft x 510 ft portion of Pcl 221 SES, (pt of PIN 73501-0381) east of Pt 3, 53R-18223, Lot 7, Con 6, Blezard Twp
2007-25Z	Jan 31/2007	Reduced Lot Frontage	Parts 1 & 2, 53R-18223, Part of Pcl 221 SES, Lot 7, Con 6 Blezard Twp
2007-126Z	May 9/2007	Special Frontage & Setback On Arterial Road	Parcel 26172 SES, Part of Lot 5, Con 3, Hanmer Twp
2007-293Z	Nov 28/2007	Renovation Business and Accessory Storage	Parcel 5654 SES, Lot 6, Concession 4, Blezard Twp
2008-69Z	Mar 26/2008	Multiple Dwellings	Parts 1, 5 & 6, 53R-11949, Lot 3, Concession 4, Township of Dowling
2008-74Z	April 9/2008	Expanded home occupation	Parcel 26171 SES, Lot 5, Con 3, Hanmer Twp
2008-186Z	Aug 13/2008	Street Townhouses	Pcl 23324 SWS, Lot 86, Plan M-1010, Lot 9, Con 1, Township of Levack
2008-261Z	Nov 12/2008	Union Training Facility	Parcels 32839 & 10746 SES, Pt 1, 53R-1504 & Pt 1, 53R-7556, Lot 8, Con 3, Hanmer Twp
2009-12Z	Jan 28/2009	Parking lot & docking facility	Parts 1, 2, 3 & 5, 53R-18893, Lot 10, Con 4, Dowling Township
2009-38Z	Feb 11/2009		PIN 73501-0303, Parcel 43299 SES, Part Lot 20, Plan M-257, Parts 2 & 3, Plan 53R-6662, Lot 7, Con 6, Blezard Twp
2009-122Z	May 13/2009	4 plex	Pcl 42395 SES, Block A, Plan M-1037, Lot 6, Con 1, Hanmer Twp

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2009-39Z	Feb 11/2007	Duplex Dwelling	Parcel 35044 SES, Lot 49, M-479, Lot 2, Con 2, Hanmer Twp
2009-174Z	July 8/09	Duplex dwellings	Parcel 18036 SWS, Lot 190, Plan M-469, Lot 4, Con 4, Dowling Twp
2009-221Z	Sept 9/09	Impounding yard	PIN 73501-1890, Pcl 53487, Pt 7, 53R-16329, Lot 9, Con 5, Blezard Twp
2009-276Z	Nov 25/09	Duplex dwelling	Lots 2-4 inclusive & Lots 10, 11, 13 to 19 inclusive and 25- 31 inclusive, Plan M-1037, Lot 1, Con 2, Hanmer Twp
2009-295Z	Dec 9/09	Multiple residential special	Parts 7, 8 & 9, 53R-19153, Lot 5, Con 2, Hanmer Twp
2010-28Z	Feb 10/10	Duplex Dwelling	Parcel 26790 SES, Parts 1 & 2, 53R-18732, Part Lot 17, M-390, Lot 9, Con 6, Blezard Twp
2010-59Z	Mar 10/10	45 guest room hotel	PIN 73502-0820, Parts 3, 4, 6, 7, 9 & 10, 53R-19163, Lot 6, Con 5, Blezard Twp

PART VII: SPECIAL ZONES

SECTION 1 INTRODUCTION

(1) SCOPE OF SPECIAL ZONE PROVISIONS

Wherever a zone symbol on the Zone Maps is followed by a dash and a number, the lands so designated shall be subject to, and used in accordance with, all the provisions of this By-law applicable to the zone represented by such symbol except as otherwise specifically provided by the special provisions of the special zone set out in this Part.

## SECTION 2 SPECIAL RESIDENTIAL ZONES

## (1) SPECIAL SINGLE RESIDENTIAL ZONES - R1

## (a) R1.D18-1 (BED AND BREAKFAST ACCOMMODATION FACILITY)

[Dowling Map 23](#)

Within any area designated R1.D18-1 on the Zone Maps all provisions of this by-law applicable to R1 Zones shall apply subject to the following modifications:

- (i) a 'bed and breakfast tourist accommodation facility' comprised of a maximum of one (1) dwelling unit, a maximum of six (6) accessory guest rooms and related accessory uses.
- (ii) notwithstanding Part III, Section 1(3)(e) to (h) inclusive, the existing main building is restricted to its existing size and location.
- (iii) notwithstanding Part III, Section I(3) (m) the following unlit or illuminated business identification signs shall be permitted provided that the total sign area does not exceed 2.32 m<sup>2</sup>:
  1. one facia sign; or
  2. one ground sign with a maximum height of 1.5 m.

## (b) R1-2 (ESTATE SUBDIVISION)

[Blezard Map 13](#)

Within any area designated R1-2 on the Zone Maps, all provisions of this by-law applicable to R1 Zones shall apply subject to the following modifications:

- (i) Notwithstanding Paragraph (a) of Subsection (3) of Section 1 of Part III, the minimum lot area for those lots located on Part 3, Plan 53R-15429 and Part 3, Plan 53R-16637 (waterfront lots) shall be 0.4 hectares; the minimum lot area for those lots located on Part 1, Plan 53R-15429 and Part 1, Plan 53R-16637 (backlots) shall be 1 hectare.
- (ii) Notwithstanding Paragraph (b) of Subsection (3) of Section 1 of Part III, the minimum lot frontage shall be 45 metres.
- (iii) No dwelling shall be erected closer than 20 metres from the high watermark of Whitson Lake.
- (iv) All waterfront lots are designated as an area of "Site Plan Control" pursuant to Section 41 of the Planning Act, R.S.O. 1990, Chapter P. 13.

VII-2(a)  
SECTION 2  
SPECIAL RESIDENTIAL ZONES (cont'd.)

(c) R1.D21-3 (RESIDENTIAL TRIPLEX)  
[Hanmer Township Map 5](#)

Within any area designated R1.D21-3 on the Zone Maps, all provisions of this By-law applicable to R1 Zones shall apply subject to the following modification:

1. In addition to those uses permitted in Subsection (2) of Section 1 of Part III, a multiple dwelling containing a maximum of 3 dwelling units shall be permitted.

(d) R1.D5.4-4 (REDUCED LOT FRONTAGE)  
[Blezard Map 17](#)

Within any area designated R1.D5.4-4 on the Zone Maps, all provisions of this By-law applicable to R1 zones shall apply subject to the following modification:

- (i) Notwithstanding Paragraph (b) of Subsection (3) of Section 1 of Part III, the minimum lot frontage shall be 30.4 metres.

(e) R1.D1.7- 5 (REDUCED LOT FRONTAGE)  
[Blezard Map 17](#)

of Within any area designated R1.D1.7 - 5 on the Zone Maps, all provisions this by-law applicable to R1 Zones shall apply subject to the following modification:

- (i) Notwithstanding Part III, Section 1, Subsection (3), Paragraph (b), Clause (i), the minimum lot frontage required shall be 38 metres (125 feet).

(f) R1.D1- 6 (REDUCED LOT FRONTAGE)  
[Blezard Map 17](#)

Within any area designated R1.D1- 6 on the Zone Maps, all provisions of this by-law applicable to R1 Zones shall apply subject to the following modification:

- (i) Notwithstanding Part III, Section 1, Subsection (3), Paragraph (b), Clause (i), the minimum lot frontage required shall be 18.3 metres (60 feet).

(g) R1-7 (EXPANDED HOME OCCUPATION)  
[Hanmer Map 4](#), [Map 5](#), [Map 7](#) & [Map 8](#)

Notwithstanding any other provision hereof to the contrary, within any area designated R1-7 on the Zone Maps, all provisions of this by-law applicable to the "R1", Single Residential zone shall apply subject to the following modifications:

- (i) In addition to those uses permitted in the "R1" Zone, an expanded home occupation in the form of a hairdressing and esthetics salon shall also be permitted;
- (ii) A minimum of three (3) parking spaces shall be provided, which may be located within the required front yard;
- (iii) Notwithstanding the provisions under Part II, Section 12, Subsection (2), one (1) person not residing in the dwelling may be employed in conjunction with a permitted home occupation; and,
- (iv) In addition to the signs permitted in an "R1" Zone, the following sign shall also be permitted:
  - 1. one (1) ground sign with two sign faces not exceeding 2m<sup>2</sup> in sign area, not exceeding 2.15m in height and located not closer than 1m from any lot line, accessory to a permitted non-residential use.

## SECTION 2 SPECIAL RESIDENTIAL ZONES (cont'd.)

## (2) SPECIAL DOUBLE RESIDENTIAL ZONES - R2

## (a) R2.D37-1 (SENIOR CITIZEN BOARDING HOUSE)

[Bleazard Map 17](#)

Notwithstanding any other provision of this by-law to the contrary, within any area designated R2.D37-1 on the Zone Maps the following special provisions shall apply:

## (i) Uses Permitted

1. a boarding house dwelling to accommodate not more than twelve (12) senior citizens.
2. any use permitted in an R2 Zone.

## (ii) Parking Space Requirements

1. one parking space shall be provided for the dwelling unit and for every two guest rooms.

## (b) R2.D37-2 (TWO FAMILY DWELLING)

[Bleazard Map 17](#)

Notwithstanding any other provision of this by-law to the contrary, within any area designated R2.D37-2 on the Zone Maps, the following special provisions shall apply:

## (i) Uses Permitted

1. Any use permitted in an "R2" Zone.

## (ii) Special Requirements

1. A minimum of 1 parking space shall be provided.

**d) R2.D36-4 (Duplex dwelling)  
HANMER MAP 4**

Notwithstanding any other provision hereof to the contrary, within any area

designated R2.D36-4 on the Zone Maps, all provisions of this by-law applicable to the "R2", Double Residential zone shall apply subject to the following modification:

- (i) The only permitted uses shall be a single detached dwelling or a duplex dwelling, which may be in the form of a pair of dwellings attached horizontally, and related accessory uses.
- (e) R2-5 (Duplex dwellings)  
[Hanmer Township Map 4](#)

Notwithstanding any other provision hereof to the contrary, within any area designated R2-5 on the Zone Maps, all provisions of this by-law applicable to the "R2", Double Residential zone shall apply subject to the following modification:

- (i) The only permitted uses shall be a single detached dwelling or a duplex dwelling, and related accessory uses.
- (f) R2.D36-6 (Duplex dwelling)  
[Dowling MAP 13](#)

Notwithstanding any other provision hereof to the contrary, within any area designated R2.D36-6 on the Zone Maps, all provisions of this by-law applicable to the "R2", Double Residential zone shall apply subject to the following modification:

- (i) The only permitted uses shall be a single detached dwelling or a duplex dwelling, and any use permitted in all zones under Section 17 of Part II.
- (g) R2.D36-7 (Duplex dwelling)  
[Hanmer Map 4](#)

Notwithstanding any other provision hereof to the contrary, within any area designated R2.D36-7 on the Zone Maps, all provisions of this by-law applicable to R2.D36 Zones shall apply subject to the following modifications:

- (i) The only permitted uses shall be a single detached dwelling or a duplex dwelling, and any use permitted in all zones under Section 17 of Part II.

- (h) R2.D36-8 (Duplex dwelling)  
[Blezard Map 18](#)

Notwithstanding any other provision hereof to the contrary, within any area designated R2.D36-8 on the Zone Maps, all provisions of this by-law applicable to R2.D36 Zones shall apply subject to the following modifications:

- (i) The only permitted uses shall be a single detached dwelling or a duplex dwelling, and any use permitted in all zones under Section 17 of Part II.

## SECTION 2 SPECIAL RESIDENTIAL ZONES (cont'd.)

## (3) SPECIAL MEDIUM DENSITY RESIDENTIAL ZONES - R3

- (a) R3.D12-1 (THIRTY DWELLING UNITS & COMMUNITY CENTRE)  
[Hanmer Map 7](#)

Notwithstanding any other provision of this by-law to the contrary, within any area designated R3.D12-1 on the Zone Maps, the following special provisions shall apply:

- (i) Uses Permitted
1. group dwellings not exceeding 30 dwelling units, and
  2. community centre.
- (ii) Special Requirements
1. the maximum building height shall not exceed 2 storeys.

- (b) R3.D51-2 (TWELVE UNIT APARTMENT BUILDING)  
[Bleazard Map 17](#)

Within an area designated R3.D51-2 on the Zone Maps, all provisions of this by-law applicable to R3 Zones shall apply subject to the following modifications:

- (i) Notwithstanding Part III, Section 3(2), the only permitted uses shall be a two storey residential apartment building with a maximum of twelve (12) units and accessory uses; and,
- (ii) Notwithstanding Part III, Section 3(3)(g), the minimum rear yard depth shall be 1.5 metres.
- (c) R3.D18-3 (SIX UNIT BUILDING AND DANCE STUDIO)  
[Hanmer Township Map 8](#)

Within any area designated R3.D18-3 on the Zone Maps, all provisions of this by-law applicable to R3 zones shall apply subject to the following modification:

- (1) Notwithstanding Part III, Section 3(2), the only permitted uses shall be an apartment dwelling containing not more than six dwelling units, a dance studio, a day care centre and accessory uses.

## SECTION 2 SPECIAL RESIDENTIAL ZONES (cont'd.)

## (3) SPECIAL MEDIUM DENSITY RESIDENTIAL ZONES - R3 (cont'd.)

## (d) R3.D113-4 (6 UNIT APARTMENT BUILDING)

[Levack Township Map 3](#)

Within any area designated R3.D113-4 on the Zone Maps, all provisions of this by-law applicable to R3 zones shall apply subject to the following modifications:

- (i) Notwithstanding Part III, Section 3, Subsection (2), the only permitted use shall be an apartment dwelling containing a maximum of six (6) dwelling units and related accessory uses.
- (ii) Notwithstanding Part III, Section 3, Subsection (3)(o)(i), a minimum of seven (7) parking spaces shall be provided.
- (iii) Notwithstanding Part III, Section 3, Subsection (3), the existing lot, building and yards are permitted.

## (e) R3.D14-5 (Deleted by By-law 91-84)

## (f) R3.D17-6 (16 UNIT TOWNHOUSE)

[Hanmer Map 7](#)

Within any area designated R3.D17-6 on the Zone Maps, all provisions of the by-law applicable to R3 zones shall apply subject to the following modification:

- (1) Notwithstanding Part III, Section 3(2), the only permitted use shall be group dwellings not exceeding sixteen dwelling units and any use permitted in all zones under Section 17 of Part II.

SECTION 2 SPECIAL RESIDENTIAL ZONES (cont'd.)

(3) SPECIAL MEDIUM DENSITY RESIDENTIAL ZONES - R3 (cont'd.)

- (g) R3.D15-7 (MEDIUM DENSITY RESIDENTIAL -20 DWELLING UNITS)  
[Dowling Township Map 13](#)

Within any area designated R3.D15-7 on the Zone Maps all provisions of this by-law applicable to R3 Zones shall apply subject to the following modifications:

- (i) Notwithstanding Paragraphs (d), (e), (f) and (g) of Subsection (3) of Section 3 of Part III, minimum yard depths shall be as follows:

6 m on east and north sides of subject property, 7.5 m on west and south sides of subject property.

- (h) R3.D35-8 (6 UNIT APARTMENT BUILDING OR GROUP HOME)  
[Bleazard Map 14](#)

Within any area designated R3.D35-8 on the Zone maps, all provisions of this by-law applicable to R3 Zones shall apply subject to the following modification:

- (i) Notwithstanding Part III, Section 3(2) the only permitted use shall be a 6 unit apartment building, or alternatively, a group home.

- ~~(i) R3.D40-9 (40 UNIT TOWNHOUSE)  
Dowling Map 13~~

~~Within any area designated R3.D40-9 on the Zone Maps, all provisions of this by-law applicable to R3 zones shall apply subject to the following modifications:~~

- ~~(i) Notwithstanding Part III, Section 3, Subsection (2), the only permitted uses shall be group dwellings and related accessory uses.~~

- ~~(ii) Notwithstanding Part III, Section 3, Subsection (3), Paragraph (j), the maximum building height shall be 2 storeys.~~

## SECTION 2

## SPECIAL RESIDENTIAL ZONES (cont'd.)

## (3) SPECIAL MEDIUM DENSITY RESIDENTIAL ZONES - R3 (cont'd.)

- (j) R3.D45-10 (4 UNIT APARTMENT BUILDING)  
[Hanmer Map 5](#) and [Hanmer Map 8](#)

Within any area designated R3.D45-10 on the zone maps all provisions of this by-law applicable to R3 zones shall apply subject to the following modification:

- (i) Notwithstanding Part III, Section 3, Subsection (3), Paragraph (j), the maximum building height shall be 2 storeys.

- (k) R3.D1-11 (98-96Z)  
[Blezard Township Map 14](#)

Within any area designated R3.D1-11 on the zone maps all provisions of this by-law applicable to R3 zones shall apply subject to the following modifications:

(i) Not more than three dwelling units shall be permitted on Part 2, Plan 53R-16115;

(ii) In addition to duplex dwellings and multiple dwellings, a single detached dwelling shall also be permitted; and

(iii) Notwithstanding Part III, Section 3, Subsection (3), Paragraph (l), Clause (ii), a single detached dwelling and a duplex dwelling shall both be permitted on Part 2, Plan 53R-16115.

- (l) HR3.D45-12 (SPECIAL CARE AND SENIORS DWELLINGS)  
[Blezard Township Map 17](#)

Within any area designated R3.D45-12 on the zone maps, all provisions of this by-law applicable to R3 Zones shall apply subject to the following modifications:

- (i) In addition to the uses permitted in Subsection (2) of Section 3 of Part III the following uses shall be permitted:
- a special care home containing a maximum of 60 beds,
  - a residential building containing a maximum of 120 guest rooms designed for seniors or residents thereof who may require nursing and/or home care, as well as a common kitchen and eating facilities,
  - a convenience store or personal service shop which is accessory to, and contained within, a permitted residential dwelling.

## SECTION 2 SPECIAL RESIDENTIAL ZONES (cont'd.)

## (3) SPECIAL MEDIUM DENSITY RESIDENTIAL ZONES - R3 (cont'd.)

**HR3.D45-12** (cont'd.)

(ii) Notwithstanding Paragraph (o) of Subsection (3) of Section 3 of Part III the following parking requirements shall also apply:

1. a special care home shall provide 1 parking space per 4 beds.
2. A residential building with guest rooms shall provide 0.5 parking spaces for each of the first 30 guest rooms, plus 0.25 spaces for each additional guest room.
3. A convenience store and a personal service shop shall provide 1 parking space per 30 m<sup>2</sup> of net floor area.

(iii) This Paragraph and Clauses (i) and (ii) shall only become operative upon removal of the "H", Holding symbol.

Until such time as the "H" symbol has been removed by amendment to this By-law the only permitted uses shall be those described by Section 17 of Part II for those lands designated "R3.D45-12". The "H" Holding symbol in this By-law applicable to lands designated R3.D45-12 shall only be removed by Council of the Regional Municipality of Sudbury pursuant to Section 36 of The Planning Act, R.S.O. 1990, provided that the following condition is first satisfied:

1. Council has been advised by the City of Valley East of all those lands which are to be transferred to the proponent/ owner and that the transfer of all such lands has been completed to the satisfaction of the Regional Solicitor.

(m) R3.D54-13 (60 UNIT APARTMENT BUILDING)  
[Levack Township Map 3](#)

Within any area designated R3.D54-13 on the Zone Maps, all provisions this by-law applicable to R3 zones shall apply subject to the following modifications:

(i) In addition to the uses permitted in Subsection (2) of Section 3 of Part III the following uses shall be permitted:

1. an apartment dwelling containing a maximum of 60 dwelling units, together with accessory uses which may include a fitness room, an exercise room and a swimming pool.
2. a convenience store, which use may have a maximum gross floor area not exceeding 111.5m<sup>2</sup>.

SECTION 2 SPECIAL RESIDENTIAL ZONES (cont'd.)

(3) SPECIAL MEDIUM DENSITY RESIDENTIAL ZONES - R3 (cont'd.)

R3.D54-13 (cont'd.)

(ii) Notwithstanding Part III, Section 3, Subsection (3), Paragraph (k), a single apartment dwelling may contain a maximum of 60 dwelling units.

(n) R3.D40-14 (Reduced Lot Frontage)  
[Hanmer Map 5](#) & [Hanmer Map 8](#)

Within any area zoned R3.D40-14 on the zone maps all provisions of this by-law applicable to R3 Zones shall apply subject to the following modification:

i) Notwithstanding Part III, Section 3, Subsection (3), the minimum lot frontage for a multiple dwelling shall be 17m.

(o) R3.D35-15 (Multiple dwellings)  
[DOWLING MAP 13](#)

Notwithstanding any other provision hereof to the contrary, within any area designated **R3.D35-15** on the Zone Maps, all provisions of this by-law applicable to R3 Zones shall apply subject to the following modifications:

(i) Notwithstanding Part III, Section 3, Subsection (2), the only permitted uses shall be apartment dwellings and related accessory uses.

(ii) Notwithstanding Part III, Section 3, Subsection (3), Paragraph (f), the minimum easterly side yard width shall be 6 metres.

(iii) Notwithstanding Part III, Section 3, Subsection (3), Paragraph (g), the minimum rear yard depth shall be 75 metres.

(iv) That the R3.D40-9 zoning classification be deleted by striking Paragraph (i) from Part VII, Section 2, Subsection (3).

(p) R3-16 STREET TOWNHOUSES  
[LEVACK TOWNSHIP MAP 3](#)

Notwithstanding any other provision hereof to the contrary, within any area designated R3-14 on the Zone Maps, all provisions of this by-law applicable to R3 Zones shall apply subject to the following modifications:

(i) The only permitted uses shall be street townhouse dwellings and their accessory uses

- (ii) The minimum lot frontage shall be 6 metres
- (iii) Minimum yards shall be provided in accordance with the following:
  - 1. Front yard - 6m
  - 2. Interior side yard - minimum 1.2m plus an additional 0.6m for each storey above the first storey, except that no interior side yard shall be required where street townhouse dwellings on adjacent lots are attached together by a common wall extending along the side lot line separating such lots, provided that any wall which does not constitute part of such common wall or a direct extension thereof shall be located not less than 1.2 m from the side lot line separating such lots.

**(q) R3-17 (Multiple residential special)  
HANMER MAP 5, 8**

Within any area designated R3-17 on the Zone Maps, all provisions of this by-law applicable to the "R3", Medium Density Residential zone shall apply subject to the following modifications:

- i) The maximum number of multiple dwellings shall be two (2) multiple dwellings;
- ii) The maximum building height shall be two (2) storeys;
- iii) A maximum 12 dwelling units shall be permitted;
- iv) The following minimum building setbacks shall apply:
  - 1. The minimum rear yard depth shall be 10 m;
  - 2. The minimum interior side yard width shall be 3 m.

(4) (reserved for future use)

(5) SPECIAL MIXED RESIDENTIAL ZONES - R5

## SECTION 2 SPECIAL RESIDENTIAL ZONES (cont'd.)

## (6) SEASONAL RESIDENTIAL ZONES - R7

- (a) R7.D2.5-1 (REDUCED WATER FRONTAGE)  
[Dowling Township Map 20](#)

Within any area designated R7.D2.5-1 on the Zone Maps, all provisions of this by-law applicable to R7 zones shall apply subject to the following modification:

- (i) Minimum water frontage - 41 m

- (b) R7.D2.5-2 (LEGAL EXISTING REGISTERED LOT)  
[Capreol Township Map 17](#)

Within any area designated R7.D2.5-2 on the Zone Maps, all provisions of this by-law applicable to R7 zones shall apply subject to the following modification:

- (i) Notwithstanding Subsection (5), Section 4, Part II, a registered lot which is or has been held under distinct and separate ownership from abutting registered lots prior to December 1<sup>st</sup>, 2000, shall be considered to be a legal existing registered lot and thus is deemed to be a permitted lot.

- (c) R7.2.5-3 (PARKING LOT AND DOCKING FACILITY)  
[Dowling Map 15](#) & [Dowling Map 16](#)

Notwithstanding any other provision hereof to the contrary, within any area designated **R7.D2.5-3** on the Zone Maps, all provisions of this by-law applicable to R7 Zones shall apply subject to the following modifications:

- (i) Notwithstanding Part III, Section 7, Subsection (2), the only permitted uses shall be a parking lot, boat launch and docking facility without buildings;
- (ii) Notwithstanding Part III, Section 7, Subsection (3), Paragraph (b), a minimum lot frontage of zero (0) metres shall be permitted.

SECTION 2 SPECIAL RESIDENTIAL ZONES (cont'd.)

(7) SPECIAL MOBILE HOME RESIDENTIAL ZONES - R8

- (a) R8.D7.5-1 (203 SITE MOBILE HOME TRAILER PARK, CONVENIENCE STORE AND ADMINISTRATIVE OFFICES)  
[Hanmer Map 7](#) & [Hanmer Map 10](#)

Within any area designated R8.D7.5-1 on the Zone Maps, all provisions of this by-law applicable to R8 Zones shall apply subject to the following modifications:

- (i) Part III, Section 8 (3) (m) of By-law 83-300 shall not apply.
- (ii) That the maximum number of mobile home sites permitted on the subject property shall be 203.
- (iii) That the 203 mobile home sites shall be located within the limits of Part 2 of Plan 53R-13652 and of Plan M-533 save and except for Parts 4, 5 and 8 of 53R-13652.
- (iv) That a convenience store, an administrative office and a maintenance garage shall only be permitted as accessory uses to that of the mobile home park.
- (v) That the convenience store and administrative office and a mobile home dealership shall be located wholly within the limits of Parts 3, 4, 5 and 8 of Plan 53R-13652.
- (vi) That the maintenance garage and storage of not more than 3 trailers shall be located wholly within the limits of Part 1 of Plan 53R-13652.

## SECTION 3 COMMERCIAL ZONES

## (1) SPECIAL LOCAL COMMERCIAL ZONES - C1

(a) C1-1 (MUSIC SCHOOL) [Blezard Map 17](#)

Within any area zoned C1-1 on the zone maps, all provisions of this by-law applicable to C1 zones shall apply subject to the following modification:

- (i) In addition to the uses permitted under Part IV, Section 1(2), a music school with accessory retail and entertainment booking agency uses shall be a permitted use.

(c) C1-3 (CRAFTS SCHOOL AS AN ADDED USE)  
[Blezard Map 14](#)

Within any area designated C1-3 on the Zone Maps, all provisions of this by-law applicable to C1 Zones shall apply subject to the following modification:

- (i) In addition to the uses permitted under Subsection (2) of Section 1 of Part IV, a crafts school, including related accessory retailing shall be permitted to a maximum of 37 m<sup>2</sup> (400 square feet) of floor area.

(d) C1-4 (BUSINESS AND PROFESSIONAL OFFICES)  
[Dowling Map 13](#)

Within any area designated C1-4 on the Zone Maps, all provisions of this by-law applicable to C1 Zones shall apply subject to the following modification:

- (i) Notwithstanding Subsection (2), Section 1 of Part IV, the only permitted uses shall be business and professional offices, excluding medical offices.

(e) HC1-5 (ADDITIONAL USES)  
[Dowling Map 9](#) and [Dowling Map 13](#)

Within any area designated C1-5 on the Zone Maps, all provisions of this By-law applicable to C1 Zones shall apply subject to the following modification:

- (i) In addition to the uses permitted in Subsection (2) of Section 1 of Part IV, offices shall be permitted,

## SECTION 3 COMMERCIAL ZONES (cont'd.)

## (1) SPECIAL LOCAL COMMERCIAL ZONES - C1 (cont'd.)

## HC1-5 (cont'd.)

Clause (i) shall only become operative upon removal of the "H", Holding symbol. Until such time as the "H" symbol has been removed by amendment to this By-law by Council, the only permitted uses shall be:

- business and professional offices excluding medical offices
- a convenience store
- a day nursery
- a personal service shop excluding a beauty salon
- any dwelling containing not more than 2 dwelling units.

The "H", Holding symbol in this By-law shall only be removed by Council of the Regional Municipality of Sudbury pursuant to Section 36 of the Planning Act, R.S.O. 1990, provided that the following condition is first satisfied:

1. That the owner has provided for the installation of a sanitary sewer test manhole on the subject property to the satisfaction of the Commissioner of Public Works.

(f) C1-6 (SILKSCREENING BUSINESS)  
[HANMER MAP 2](#)

Notwithstanding any other provision hereof to the contrary, within any area designated C1-6 on the Zone Maps, all provisions of this by-law applicable to "C1" zones shall apply subject to the following modifications:

- (i) the maximum gross floor area permitted shall not exceed 900m<sup>2</sup>
- (ii) the permitted use is restricted to the business of embroidery, silk screening and accessory retail uses.
- (iii) no accessory buildings, shipping containers, or trailers used for storage purposes shall be permitted.
- (iv) the required rear yard set back shall be 1.7m
- (vi) the required number of parking spaces shall be 15
- (vii) the required landscaping to be provided shall be 10%
- (iv) an opaque fence along the north boundary of the site will be provided in lieu of the required 1.5 metre planting strip

## SECTION 3 COMMERCIAL ZONES (cont'd.)

## (2) SPECIAL GENERAL COMMERCIAL ZONES - C2

- (a) C2-1 (RESIDENTIAL APARTMENT BUILDING WITH BASEMENT COMMERCIAL) [Capreol Map 6](#) & [Capreol Map 9](#)

Notwithstanding any other provision of this by-law to the contrary, within any area designated C2-1 on the Zone Maps, the following special provisions shall apply:

- (i) Uses Permitted
1. a 16 unit apartment dwelling with or without permitted non-residential uses in the basement;
  2. any use permitted in a C2 zone.
- (ii) Special Zone Requirements
1. the existing lot frontage and the location of the existing building are permitted.

- (b) C2-2 (HUNTING AND FISHING SUPPLIES)  
[Blezard Township Map 11](#)

Within any area designated C2-2 on the Zone Maps, all provisions of this by-law applicable to "C2" Zones shall apply subject to the following modifications:

- (i) Notwithstanding Section 2(2), the only permitted use shall be the wholesaling and retailing of hunting and fishing supplies limited to the existing building.

- (c) C2-3 (OFFICES)  
[Blezard Township Map 17](#)

Within any area designated C2-3 on the Zone Maps, all provisions of this by-law applicable to C2 Zones shall apply subject to the following modification:

- (i) Notwithstanding Part IV, Section 2(2), only the following uses are permitted:
1. business and/or professional offices;
  2. one dwelling unit with or without a permitted non-residential use;
  3. any use permitted in all zones under Section 17 of Part II hereof.

## SECTION 3 COMMERCIAL ZONES (cont'd.)

## (2) SPECIAL GENERAL COMMERCIAL ZONES - C2 (cont'd.)

(d) C2-4 (SPECIAL FRONTAGE ON ARTERIAL ROAD)  
[Blezard Map 14](#) & [Blezard Map 17](#)

Within any area designated C2-4 on the Zone Maps, all provisions of this by-law applicable to C2 zones shall apply subject to the following modification:

- (i) Notwithstanding Paragraph (b) of Subsection (3) of Section 2 of Part IV, the minimum lot frontage shall be 30 m.

## (e) C2.D45-5 (deleted by By-law 92-34)

(f) C2.D45-6 (APARTMENT DWELLINGS & COMMERCIAL USE)  
[Capreol Township Map 6](#)

Within any area designated C2.D45-6 on the Zone Maps, all provisions of the by-law applicable to C2 Zones shall apply subject to the following modifications:

- (i) Notwithstanding Part IV, Section 2(2)(xxxv) apartment dwellings which contain residential uses as a main ground floor use shall be permitted on a lot which contains one or more permitted non-residential uses.
- (ii) Notwithstanding Part IV, Section 2(3)(k)(i) and (ii) there shall be no maximum number of main buildings per lot.

(g) C2-7 (4,500 SQ. FT. COMMERCIAL BUILDING)  
[Dowling Map 13](#)

Within any area designated C2-7 on the Zone Maps, all provisions of this by-law applicable to C2 Zones shall apply subject to the following modification:

- (i) Notwithstanding Part IV, Section 2, Subsection (2), the only permitted uses shall be a retail store, an office, a personal service shop and a multiple dwelling with or without a permitted non-residential use, to a maximum net residential density of 60 units per hectare. For mixed use buildings, residential uses shall be located above non-residential uses.
- (ii) Notwithstanding anything to the contrary in By-law 83-300, the minimum lot frontage shall be 32 m (105.17 ft.)

## SECTION 3 COMMERCIAL ZONES (cont'd.)

## (2) SPECIAL GENERAL COMMERCIAL ZONES - C2 (cont'd.)

- (h) C2.D14-8 (DOUBLE RESIDENTIAL USE)  
[Bleazard Map 17](#)

Within any area designated C2.D14-8 on the Zone Maps, all provisions of this by-law applicable to C2 Zones shall apply subject to the following modification:

- (i) Notwithstanding Part IV, Section 2(2)(xxxiv) any dwelling containing not more than 2 dwelling units shall be permitted as a main use.

- (i) C2-9 (OFFICE & RETAIL)  
[Bleazard Township Map 17](#)

Within any area designated C2-9 on the Zone Maps, all provisions of this by-law applicable to C2 Zones shall apply subject to the following modifications:

- (i) Notwithstanding Subsection 2(2) of Part IV, the only permitted uses shall be office uses, retail uses including a plumbing and heating retail business with showroom, and related accessory uses.

- (j) C2-10 (COMMERCIAL BUILDINGS/2ND STOREY APARTMENTS)  
[Hanmer Map 1](#), [Hanmer Map 2](#), [Hanmer Map 4](#) and [Hanmer Map 5](#)

Within any area designated C2-10 on the zone maps, all provisions of this by-law applicable to C2 Zones shall apply subject to the following modification:

- (i) In addition to the uses permitted in Subsection 1(2) of Part IV, retail stores, offices, bake shops, banks, restaurants and dwellings above permitted non-residential uses shall be permitted.

- (k) C2-11 (UNDERTAKER'S ESTABLISHMENT)  
[Hanmer Map 4](#) & [Hanmer Map 7](#)

Within any area designated C2-11 on the Zone Maps, all provisions of this by-law applicable to C2 Zones shall apply subject to the following modification:

- (i) Notwithstanding Subsection 2(2) of Part IV, the only permitted uses shall be an undertaker's establishment, retail flower and gift sales accessory to an undertaker's establishment and related accessory uses.

## SECTION 3 COMMERCIAL ZONES (cont'd.)

## (2) SPECIAL GENERAL COMMERCIAL ZONES - C2 (cont'd.)

(l) C2-12 (UNDERTAKER'S ESTABLISHMENT)  
[Blezard Map 14](#) & [Blezard Map 17](#)

Within any area designated C2-12 on the Zone Maps, all provisions of this by-law applicable to C2 Zones shall apply subject to the following modification:

- (i) Notwithstanding Subsection 2(2) of Part IV, the only permitted uses shall be an undertaker's establishment, retail flower and gift sales accessory to an undertaker's establishment and related accessory uses.

(m) C2-13 (SPECIAL LOT FRONTAGE)  
[Blezard Map 14](#) & [Blezard Map 17](#)

Notwithstanding any other provision hereof to the contrary, within any area designated C2-13 on the Zone Maps, all provisions of this by-law applicable to C2 Zones shall apply subject to the following modifications:

- (i) The easterly limits of Lots 12 and 13, Plan M-276 shall be the front lot line.
- (ii) A 10 foot (3 m) wide landscape strip shall be provided along the easterly limits of Lots 12 and 13, Plan M-276.

(n) C2-14 (COMMERCIAL VEHICLE PARKING)  
[Blezard Map 14](#) & [Blezard Map 17](#)

Within any area designated C2-14 on the Zone Maps, all provisions of this By-law applicable to C2 zones shall apply subject to the following modifications:

- (i) In addition to the uses permitted in Subsection (2), Section 2, Part IV, the parking of commercial vehicles shall be permitted only in conjunction with the retail sale of vehicle fuels on lands zoned "C2-14", or in conjunction with the retail sale of vehicle fuels on lands zoned "C2" and described as Parcels 19766 and 20231 Sudbury East Section being Lot 31, Plan M-387.
- (ii) A 3 metre (10 foot) wide landscape strip shall be provided along the easterly limits of Lot 29, Plan M-387.

## SECTION 3 COMMERCIAL ZONES (cont'd.)

## (2) SPECIAL GENERAL COMMERCIAL ZONES - C2 (cont'd.)

- (o) C2-15 (VEHICLE SERVICING AND WAREHOUSING AS ACCESSORY USES) [Dowling Map 9](#) and [Dowling Map 13](#)

Within any area designated C2-15 on the Zone Maps, all provisions of this by-law applicable to C2 zones shall apply subject to the following modifications:

- (i) In addition to those uses permitted in Subsection (2) of Section 2 of Part IV, vehicle servicing and warehousing shall be permitted where it is related to a permitted use.
- (ii) Notwithstanding Paragraph (o) of Subsection (3) of Section 2 of Part IV, a minimum of 11 parking spaces shall be provided.

- (p) C2-16 (SENIORS GUEST ROOMS)  
[Bleazard Township Map 17](#)

Within any area designated C2-16 on the Zone Maps, all provisions of this by-law applicable to C2 zones shall apply subject to the following modifications:

- (i) In addition to those uses permitted in Subsection (2) of Section (2) of Part IV, a residential building containing guest rooms designed for seniors or residents thereof who may require nursing and/or home care, as well as a common kitchen and eating facilities shall be permitted.
- (ii) Notwithstanding Paragraph (b) of Subsection (114) of Section 2 of Part I, the street line adjoining Municipal Road # 80 shall be the front lot line.
- (iii) Notwithstanding Paragraph (g) of Subsection (3) of Section 2 of Part IV, a rear yard shall not be required for a residential building where a rear lot line abuts those lands described as being Deemed Plan of Subdivision 53M-1103.
- (iv) Notwithstanding Paragraph (o) of Subsection (3) of Section 2 of Part IV the following parking requirements shall also apply:
  - 1. A special care home shall provide 1 parking space per 4 beds.
  - 2. A residential building comprised guest rooms shall provide 0.5 parking spaces for each of the first 30 guest rooms, plus 0.25 spaces for each additional guest room.

## SECTION 3 COMMERCIAL ZONES (cont'd.)

## (2) SPECIAL GENERAL COMMERCIAL ZONES - C2 (cont'd.)

## (p) C2-16 (SENIORS GUEST ROOMS) Cont'd

**(deleted by By-law 2004-256Z)**

~~(v) This Paragraph and Clauses (i) to (iv) inclusive shall only become operative upon removal of the "H", Holding symbol.~~

~~Unit such time as the "H" symbol has been removed by amendment to this by-law the only permitted uses shall be those described by Section 17 of Part II for those lands designated "C2-16". The "H" Holding symbol in this By-law applicable to lands designated "C2-16" shall only be removed by Council of the City of Greater Sudbury pursuant to Section 36 of The Planning Act, R.S.O. 1990, provided that the following conditions are first satisfied:~~

- ~~1. A Traffic Impact Study for proposed development of the subject lands has been completed to the satisfaction of the General Manager of Public Works. Further, any costs, works or improvements which will be required for a proposed development as a result of this Traffic Impact Study shall be undertaken by the owner of the subject lands to the satisfaction of the General Manager of Public Works.~~
- ~~2. A Site Stormwater Management Study has been prepared to the satisfaction of the General Manager of Public Works. Further, the owner shall undertake to participate in a Stormwater Drainage Improvement Plan for the Upper Val Caron Drainage Watershed to ensure a drainage outlet for proposed development is addressed, and to subsequently cost share in the implementation of area stormwater facilities to the satisfaction of the General Manager of Public Works.~~
- ~~3. A lot grading and drainage plan has been prepared to the satisfaction of the Nickel District Conservation Authority. (Note: Such a lot grading and drainage plan may be undertaken as a component of a Site Plan Control Agreement).~~
- ~~4. The owner has entered into a Site Plan Control Agreement, pursuant to Section 41 of The Planning Act, R.S.O., 1990, with the City of Greater Sudbury.~~

## (q) C2-17

[Blezard Township Map 17](#)

Within any area designated C2-17 on the Zone Maps, all provisions of this by-law applicable to C2 Zones shall apply subject to the following modifications:

- (i) The existing lot and existing building are permitted.
- (ii) The only permitted uses shall be a health food store and related accessory uses.
- (iii) The following special provisions shall apply in conjunction with the use of the existing building:
  1. a minimum of 6 parking spaces shall be required;
  2. 1 parking space may be located in the corner side yard;
  3. no parking setback and no planting strip shall be required where the parking lot abuts the west lot line;
  4. an opaque fence with a height of 5 feet may project into the corner side yard along the west lot line.

## (r) C2-18 (SPECIAL FRONTAGE AND SETBACK ON ARTERIAL ROAD)

[Hanmer Map 4](#), [Hanmer Map 5](#), [Hanmer Map 7](#) and [Hanmer Map 8](#)

Within any area zoned C2-18 on the Zone Maps, all provisions of this By-law applicable to C2 Zones shall apply subject to the following modifications:

- (i) Notwithstanding Paragraph (b) of Section 2, Subsection (3) of Part IV, the minimum lot frontage shall be 29 metres.
- (ii) Notwithstanding Paragraph (d) of Section 2, Subsection (3) of Part IV, the minimum front yard depth to the existing building shall be 8.3 metres.

## (s) C2-19 (45 Guest Room Hotel)

[Blezard Township Map 14](#)

Notwithstanding any other provision hereof to the contrary, within any area designated C2-19 on the Zone Maps, all provisions of this by-law applicable to "C2", General Commercial Zones shall apply subject to the following modifications:

- (i) That the only permitted use shall be a hotel with a maximum of 45 guest rooms.

(3) (reserved for future use)

(4) (reserved for future use)

(5) SPECIAL SHOPPING CENTRE COMMERCIAL ZONES - C5

## SECTION 3 COMMERCIAL ZONES (cont'd.)

## (6) SPECIAL HIGHWAY COMMERCIAL ZONES - C6

- (a) C6-1 (HIGHWAY COMMERCIAL AND GENERAL COMMERCIAL USE)  
[Hanmer Township Map 5](#)

Within any area designated C6-1 on the Zone Maps, all provisions of this by-law applicable to C6 Zones shall apply subject to the following modifications:

- i) In addition to the uses permitted under Part IV, Subsection 6(2), an office, a personal service shop, a retail store, a commercial school, and a “brew-your-own microbrewery” and related accessory uses shall be permitted.
- ii) In addition to the parking space requirements under Part IV, Subsection (3)(o) offices, including banks but excluding accessory offices shall require 1 parking space per 30 m<sup>2</sup> of net floor area.

- (b) C6-2 (RESTAURANT USE)  
[Dowling Map 9](#) and [Dowling Map 13](#)

Within any area designated C6-2 on the Zone Maps, all provisions of this By-law applicable to C6 Zones shall apply subject to the following modification:

- i) Notwithstanding Subsection (2), Section 6, Part IV, the only permitted use shall be a restaurant and related accessory uses.

- (c) C6-3 (AUTOMOTIVE DEALERSHIP)  
[Hanmer Township Map 7](#)

Within any area designated C6-3 on the Zone Maps, all provisions of this By-law applicable to C6 zones shall apply subject to the following modification:

- i) Notwithstanding Subsection (2), Section 6, Part IV, the only permitted uses shall be:
  - 1. an automotive dealership for used car sales;
  - 2. any use permitted in all zones under Section 17 of Part II hereof.

## SECTION 3 COMMERCIAL ZONES (cont'd.)

## (6) SPECIAL HIGHWAY COMMERCIAL ZONES - C6 (cont'd.)

- (d) C6-4 (LAUNDROMAT ADDED USE)  
[Dowling Map 9](#) and [Dowling Map 13](#)

Within any area designated C6-4 on the Zone Maps, all provisions of this By-law applicable to C6 Zones shall apply subject to the following modification:

- i) In addition to the uses permitted under Part IV, Section 6, Subsection (2), a laundromat and related accessory uses shall be permitted.

- (e) C6-5 (TRIPLEX ADDED USE)  
[Dowling Map 9](#) and [Dowling Map 13](#)

Within any area zoned C6-5 on the Zone Maps, all provisions of this By-law applicable to C6 zones shall apply subject to the following modification:

- i) In addition to the uses permitted under Part IV, Section 6, Subsection (2), a multiple dwelling with a maximum of three dwelling units and related accessory uses shall be permitted.

- (e) C6-5 (Renovation Business & Accessory Storage)  
[Bleazard Map 11](#)

Notwithstanding any other provision hereof to the contrary, within any area designated C6 on the Zone Maps, all provisions of this by-law applicable to "C6" zones shall apply subject to the following:

- (i) the permitted uses be limited to a renovation business with accessory enclosed storage and accessory retail, and one dwelling unit;
- (ii) a minimum rear yard setback of 7.2 metres;
- (iii) a minimum front yard setback of 9.1 metres;
- (iv) the required number of parking spaces shall be 9.

(7) SPECIAL RESORT COMMERCIAL ZONES - C7

## SECTION 4 SPECIAL INDUSTRIAL ZONES

## (1) SPECIAL MIXED LIGHT INDUSTRIAL/SERVICE COMMERCIAL ZONES - M1

(a) M1-1 (AUTO BODY SHOP) - [Blezard Map 15](#)

Within any area designated M1-1 on the Zone Maps, all provisions of this by-law applicable to M1 Zones shall apply subject to the following modifications:

(i) Notwithstanding Part V, Section 1(2), the only permitted uses shall be the following:

1. an auto body repair and customizing shop;
2. any use permitted in an M1 Zone.

(b) M1-2 (AUTO REPAIR AND BODY SHOP)  
[Dowling Map 23](#) and [Dowling Map 24](#)

Within any area designated M1-2 on the Zone Maps, all provisions of this by-law applicable to M1 Zones shall apply subject to the following modification:

(i) Notwithstanding Subsection (2) of Section 1 of Part V, the only permitted uses shall be an automobile repair shop, a body shop, storage uses, and related accessory uses.

(c) M1-3 (BODY SHOP) (98-117Z)  
[Blezard Map 15](#) and [Blezard Map 18](#)

Within any area designated M1-3 on the Zone Maps, all provisions of this by-law applicable to M1 Zones shall apply subject to the following modification:

(i) In addition to the uses permitted in Part V, Section 1, Subsection (2) a body shop shall be permitted.

(d) M1-4 (AUTOMOBILE REPAIR SHOP)  
[Levack Map 3](#)

Within any area designated M1-4 on the Zone Maps, all provisions of this by-law applicable to M1 Zones shall apply subject to the following modification:

(i) Notwithstanding Subsection (2) of Section 1 of Part V, the only permitted uses shall be an automobile repair shop and related accessory uses.

- (e) M1-5 (Union Training Facility)  
[Hanmer Township Map 8](#)

Notwithstanding any other provision hereof to the contrary, within any area designated M1-5 on the Zone Maps, all provisions of this by-law applicable to "M1" zones shall apply subject to the following:.

1. Notwithstanding Subsection (2) of Section 1 of Part V, the only permitted uses shall be:
  - (i) a trade school/training facility and accessory office uses

- (f) M1-6 (Impounding yard)  
[Blezard Map 14](#) & [Blezard Map 15](#)

Notwithstanding any other provision hereof to the contrary, within any area designated M1-6 on the Zone Maps, all provisions of this by-law applicable to the "M1", Mixed Light Industrial/Service Commercial zone shall apply subject to the following modifications:

- (i) In addition to the uses permitted in the M1 zone, an impounding yard shall also be permitted.

SECTION 4            SPECIAL INDUSTRIAL ZONES (cont'd.)

(2) SPECIAL LIGHT INDUSTRIAL ZONES - M2

## SECTION 4 SPECIAL INDUSTRIAL ZONES (cont'd.)

## (3) SPECIAL HEAVY INDUSTRIAL ZONES - M3

- (a) M3-1 (TRANSPORT TERMINAL AND MECHANICAL AND FABRICATING SHOP) [Levack Map 3](#)

Within any area designated M3-1 on the Zone Maps, all provisions of this by-law applicable to M3 Zones shall apply subject to the following modification:

- (1) Notwithstanding Part V, Section 3(2), the only permitted uses shall be:
- i) a transport terminal;
  - ii) an industrial use;
  - iii) a warehouse;
  - iv) any use permitted in all zones under Section 17 of Part II hereof.

- (b) M3-2 (HEAVY INDUSTRIAL USES)  
[Levack Map 3](#)

Within any area designated M3-2 on the Zone Maps, all provisions of this by-law applicable to M3 Zones shall apply subject to the following modifications:

- (i) Notwithstanding Part V, Section 3(3)(c), the minimum lot depth shall be 34 m.
- (ii) Notwithstanding Part V, Section 3(3)(d) the minimum front yard depth shall be 7.6 m.
- (iii) Notwithstanding Part V, Section 3(3)(g), the minimum rear yard depth shall be 1.5 m.

## SECTION 4 SPECIAL INDUSTRIAL ZONES (cont'd.)

## (4) SPECIAL MINING INDUSTRIAL ZONES - M4

- (a) M4-1 (HEAVY EQUIPMENT SALES & SERVICE AND METALS WHOLESALE AND STORAGE) [Blezard Map 1](#)

Within any area designated M4-1 on the Zone Maps all provisions of this by-law applicable to M4 Zones shall apply subject to the following modification:

1. Notwithstanding Part V, Section 4(2), the only permitted uses shall be the following:
  - i) sales and service of heavy equipment and machinery
  - ii) wholesale and storage of steel and other metals
  - iii) any use permitted in all zones under Section 17 of Part II.

- (b) HM4-1 [Blezard Map 1](#)

Within any area designated HM4-1 on the Zone Maps all provisions of this by-law applicable to M4-1 Zones shall apply, subject to the Holding Zone provisions of Clause (ii):

- (i) Property Description: Part 1, Plan 53R-15814, Lot 4, Concession 1, Township of Blezard, Town of Valley East.
- (ii) That until such time as the "H" symbol has been removed by amendment to this By-law by Regional Council, the only use permitted on this property shall be those uses permitted in an "M4" zone. The "H" Holding symbol in this By-law shall only be removed by Council of the Regional Municipality of Sudbury pursuant to Section 36 of the Planning Act, C. P.13, R.S.O. 1990, provided that the following condition is first satisfied:
  1. The owner shall enter into a Site Plan Control Agreement.

## SECTION 4 SPECIAL INDUSTRIAL ZONES (cont'd.)

## (5) SPECIAL EXTRACTIVE INDUSTRIAL ZONES - M5

(a) M5-1 (CEMENT MANUFACTURING PLANT)  
[Capreol Map 12](#)

Notwithstanding any other provision of this By-law to the contrary, within any area designated M5-1 on the Zone Maps the following special provisions shall apply:

- (i) Uses Permitted
  1. an industrial use engaged primarily in manufacturing or processing cement or concrete;
  2. any use permitted in an M5 Zone.

(b) M5-2 (PIT AND CEMENT AND ASPHALT PLANTS)  
[Hanmer Map 14](#) and [Hanmer Map 17](#)

Within any area designated M5-2 on the Zone Maps, all provisions of this by-law applicable to M5 Zones shall apply subject to the following modifications:

- (i) In addition to the uses permitted in Part V, Section 5(2) a portable cement plant and/or an asphalt plant shall be permitted as uses accessory to an extractive use.
- (ii) Notwithstanding Part V, Sections 3(d), (f) and (g), no excavations shall be permitted within 91.4 m (300 feet) of the centre line of the Rapid River.

(c) M5-3 (PIT AND DRY MIX CONCRETE PRODUCTS PLANT)  
[Dowling Map 6](#) and [Dowling Map 10](#)

Within any area designed M5-3 on the Zone Maps, all provisions of this by-law applicable to M5 Zones shall apply subject to the following modifications:

- (i) In addition to the uses permitted in Part V, Section 5(2), a dry mix concrete products plant and related accessory uses shall be permitted.
- (ii) Notwithstanding Part V, Section 5, Subsection (3)(a), the minimum lot area shall be 3.8 ha.

## SECTION 4 SPECIAL INDUSTRIAL ZONES (cont'd.)

### (5) SPECIAL EXTRACTIVE INDUSTRIAL ZONES - M5 (cont'd.)

#### (d) M5-4 (PIT WITH SPECIAL SETBACK)

[Dowling Map 6](#), [Dowling Map 7](#), [Dowling Map 10](#) & [Dowling Map 11](#)

Within any area designated M5-4 on the Zone Maps, all provisions of this by-law applicable to M5 Zones shall apply subject to the following modification:

- (i) Notwithstanding Part V, Section 5, Subsection (3)(g), no pit excavations or accessory uses shall be permitted within 200 m of the south property boundary.

#### (e) M5-5 (PIT WITH SPECIAL SETBACK)

[Capreol Township Map 12](#)

Within any area designated M5-5 on the Zone Maps, all provisions of this by-law applicable to M5 Zones shall apply subject to the following modification:

- (i) No part of any pit excavation shall be located closer than 150 metres from the nearest residential dwelling.

## SECTION 4 SPECIAL INDUSTRIAL ZONES (cont'd.)

## (6) SPECIAL SALVAGE AND WASTE INDUSTRIAL ZONES - M6

(b) M6-2 (SINGLE FAMILY DWELLING AND SALVAGE BUSINESS)  
[Hanmer Map 5](#) & [Hanmer Map 8](#)

Within any area designated M6-2 on the Zone Maps, all provisions of this by-law applicable to M6 Zones shall apply subject to the following modifications:

- (i) Notwithstanding Part V, Section 6(2), the only permitted uses shall be as follows:
  - 1. a salvage yard;
  - 2. a saw mill;
  - 3. a planing mill;
  - 4. a lumber yard including the sale of lumber products and the customizing of vans and their sale;
  - 5. any use permitted in all zones under Section 17 of Part II hereof.
- (ii) Notwithstanding Part V, Section 6(3), Paragraphs (a) to (h) inclusive, existing lot area, lot frontage, lot depth, yards and lot coverage shall be permitted.
- (iii) Notwithstanding Part V, Section 6(3), Paragraph (m), open storage areas shall be permitted in a rear yard only and open storage areas must be enclosed by a continuous opaque barrier not less than 1.8 m in height.

(c) M6-3 (EXISTING SALVAGE BUSINESS)  
[Hanmer Map 5](#) and [Hanmer Map 8](#)

Within any area designated M6-3 on the Zone Maps, all provisions of this by-law applicable to M6 Zones shall apply subject to the following modifications:

- (i) Notwithstanding Part V, Section 6(2), the only permitted uses shall be a salvage yard and related accessory uses, and any use permitted in all zones under Section 17 of Part II hereof.
- (ii) Notwithstanding Part V, Subsection 6(3)(g), the minimum rear yard depth shall be 455 m.

(1) SPECIAL INSTITUTIONAL ZONES - 1

(a) I-1 (PUBLIC WORKS)  
[Hanmer Map 8](#)

Notwithstanding any other provision of this By-law to the contrary, within any area designated I-1 on the Zone Maps the following special provisions shall apply:

- (i) Uses Permitted
  - 1. a public works yard, in accordance with the requirements for open storage areas in M3 Zones set out in Section 3 of Part V hereof; or
  - 2. any use permitted in an I Zone.

(b) I-2 (MEDICAL OFFICE BUILDING)  
[Levack Map 3](#)

Notwithstanding any other provision of this By-law to the contrary, within any area designated I-2 on the Zone Maps the following special provisions shall apply:

- (i) Uses Permitted
  - 1. a medical office;
  - 2. a drug dispensary; or
  - 3. any use permitted in an I Zone.

(c) I-3 (AMBULANCE STATION)  
[Hanmer Map 4](#)

Within any area designated I-3 on the Zone Maps all provisions of this by-law applicable to I Zones shall apply subject to the following modification:

- (i) in addition to the uses permitted under Part VI, Section 1(2) the following use is permitted.
  - 1. an ambulance station.

(d) I-4 (MUNICIPAL OFFICES, RECREATION FACILITIES,  
TRADE SCHOOL AND OFFICES) [Dowling Map 24](#)

Within any area designated I-4 on the Zone Maps, all provisions of this by-law applicable to "I" Zones shall apply subject to the following modifications:

- (i) In addition to the uses permitted under Part VI, Section 1(2), the following uses are permitted:
  - 1. public recreational facilities
  - 2. a trade school
  - 3. offices
- (ii) Notwithstanding Part VI, Section 1(3), the existing buildings and structures, as located, are permitted.

SECTION 5 SPECIAL INSTITUTIONAL AND OPEN SPACE ZONES (cont'd.)

(1) SPECIAL INSTITUTIONAL ZONES - I (cont'd.)

- (e) I-5 (CHURCH)  
[Hanmer Map 2](#) and [Hanmer Map 5](#)

Within any area designated I-5 on the Zone Maps, all provisions of this by-law applicable to I Zones shall apply subject to the following modifications:

- (i) Notwithstanding Part VI, Section 1(2), the only permitted uses shall be a church and related accessory uses.

- (f) I-6 (FIRE HALL)  
[Hanmer Township Map 5](#)

Within any area designated "I-6" on the Zone Maps, all provisions of this by-law applicable to "I" Zones shall apply subject to the following modification:

- (i) Notwithstanding Subsection (2) of Section 1 of Part VI, the only permitted uses shall be a fire hall and related accessory uses.

- (g) I-7 (CHURCH)  
[Hanmer Township Map 8](#)

Within any area designated I-7 on the Zone Maps, all provisions of this by-law applicable to "I" Zones shall apply subject to the following modifications:

- (i) Notwithstanding Clause (iii) of Paragraph (n) of subsection (3) of Section 1 of Part VI, parking for churches and other places of worship shall be provided as follows:

1 parking space per 6 m<sup>2</sup> of floor area of the room used as the main worship area.

- (h) I-8 (REDUCED SIDE YARD FOR ACCESSORY GARAGE)  
[Bleazard Map 14](#) and [Bleazard Map 17](#)

Within any area designated I-8 on the Zone Maps, all provisions of this by-law applicable to I Zones shall apply subject to the following modification:

- (i) Notwithstanding Subsection (3)(f) of Section 1 of Part VI, the minimum easterly side yard for an accessory garage shall be 4.87 m (16 feet).

## SECTION 5 SPECIAL INSTITUTIONAL AND OPEN SPACE ZONES (cont'd.)

## (1) SPECIAL INSTITUTIONAL ZONES - I (cont'd.)

- (i) I-9 (SPECIAL CARE HOME)  
[Blezard Map 17](#) and [Blezard Map 18](#)

Within any area designated I-9 on the Zone Maps, all provisions of this By-law applicable to I Zones shall apply subject to the following modification:

- (i) Notwithstanding Subsection (2) of this Section 1 of Part VI, the only permitted uses shall be a special care home which contains a maximum of 128 resident beds, and any use permitted in all zones under Section 17 of Part II hereof.

- (j) I-10 (INSTITUTIONAL USES AND MEDICAL OFFICES)  
[Blezard Map 14](#)

Within any area designated I-10 on the Zone Maps, all provisions of this By-law applicable to I Zones shall apply subject to the following modification:

- (i) In addition to the uses permitted in an "I Zone", medical offices shall also be permitted.

- (k) I-11 (SECONDARY SCHOOL)  
[Hanmer Map 7](#)

Within any area designated "I-11" on the Zone Maps, all provisions of this by-law applicable to "I" Zones shall apply subject to the following modifications:

- (i) The minimum setback from the westerly lot line shall be 3 metres.

- (l) I-12 (CARNIVAL)  
[Hanmer Township Map 7](#)

Within any area designated I-12 on the Zone Maps, all provisions of this By-law applicable to I zones shall apply subject to the following modification:

- (i) In addition to the uses permitted in an "I" Zone, a carnival which is an accessory use to a permitted "I" Zone shall be permitted.

(m) I-13 (RECREATION CAMP)  
[Wisner Township Map 3](#)

Within any area designated I-13 on the Zone Maps, all provisions of this by-law applicable to I zones shall apply subject to the following modifications:

- (i) Notwithstanding Subsection (2) of Section 1 of Part VI, the only permitted use shall be a recreation camp which is operated by a non-profit or charitable institution, and any use permitted in all zones under Section 17 of Part II hereof.
- (ii) Notwithstanding Subsection (1) of Section 2 of Part II and Subsection (5) of Section 4 of Part II the lands described as being Parcels 7619 and 7620 S.E.S. shall be considered to be a legal existing waterfront lot, where lot frontage on a public road is not required in order to erect a building provided that the lot has water access or access to a public road via a private road.

(2) SPECIAL PUBLIC PARK ZONES - P

SECTION 5 SPECIAL INSTITUTIONAL AND OPEN SPACE ZONES (cont'd.)

(3) SPECIAL OUTDOOR RECREATION ZONES - OR

## SECTION 5 SPECIAL INSTITUTIONAL AND OPEN SPACE ZONES (cont'd.)

## (4) SPECIAL RURAL ZONES - RU

## (a) RU-1 (SCHOOL BUS STORAGE)

[Capreol Map 18](#)

Notwithstanding any other provision of this By-Law to the contrary, within any area designated RU-1 on the Zone Maps the following special provisions shall apply:

## (i) Uses Permitted

1. A commercial or public garage used solely for the storage of school buses in conjunction with an agricultural use; or
2. any use permitted in an RU Zone.

## (b) RU-2 (FORESTRY INDUSTRIAL)

[Capreol Map 12](#)

Notwithstanding any other provision of this By-law to the contrary, within any area designated RU-2 on the Zone maps the following special provisions shall apply:

## (i) Uses Permitted

1. an industrial use engaged primarily in sawing, splitting or storing timber;
2. any use permitted in an RU Zone.

## (c) RU-3 (DRIVE-IN THEATRE)

[Capreol Map 12](#)

Notwithstanding any other provision of this By-law to the contrary, within any area designated RU-4 on the Zone maps the following special provisions shall apply:

## (i) Uses Permitted

1. a drive-in theatre; or
2. any use permitted in an RU Zone.

## SECTION 5 SPECIAL INSTITUTIONAL AND OPEN SPACE ZONES (cont'd.)

## (d) RU-4 (MULTIPLE FAMILY BUILDING)

[Blezard Map 11](#)

Notwithstanding any other provision of this by-law to the contrary, within any area designated RU-4 on the Zone Maps the following special provisions shall apply:

## (i) Uses Permitted

1. an apartment dwelling containing not more than seven (7) dwelling units.
2. any use permitted in a RU Zone.

## (ii) Zone Requirements

1. the lot area, lot frontage and lot depth shall be the existing dimensions of Parts 1 and 2, Plan 53R-15187, together with Parts 1, 2 and 3, Plan SR-3353, less Part 9, Plan 53R-15187.
2. a minimum of 9 parking spaces shall be provided not closer than 4.5 metres from the front lot line.

## (e) RU-5 (TEMPORARY WOODWORKING SHOP)

[Hanmer Map 1](#)

Notwithstanding any other provision of this By-law to the contrary, within any area designated RU-5 on the Zone maps the following special provisions shall apply:

## (i) Uses Permitted

1. any use permitted in an RU Zone.
2. the fabrication and sale of woodcrafts as a temporary use which shall expire on December 14th, 1987.

## (ii) Special Requirements

1. no additional structures or buildings shall be permitted.
2. the home-based industry shall have not more than two (2) employees not living on the property.
3. no nuisance or disturbance be created.
4. no outside storage shall be permitted in the front or side yards.

## SECTION 5 SPECIAL INSTITUTIONAL AND OPEN SPACE ZONES (cont'd.)

- (f) RU-6 (AUTOMOBILE REPAIR SHOP)  
[Dowling Map 17](#)

Notwithstanding any other provision of this by-law to the contrary, within any area designated RU-6 on the Zone Maps the following special provisions shall apply:

- (i) Uses Permitted
1. an automobile repair shop
  2. any use permitted in an RU Zone.

- ~~(g) RU-7 (PRIVATE, NON-PROFIT CLUB) (By-law 91-72)  
 Dowling Map 13~~

~~Notwithstanding any other provision of this by-law to the contrary, within any area designated RU-7 on the Zone Maps, the following special provisions shall apply:~~

- ~~(i) Uses Permitted~~
- ~~1. a private non-profit club~~
  - ~~2. related accessory uses.~~

- (h) RU-8 (RURAL RESIDENTIAL)  
[Dowling Map 20](#)

Within any area designated "RU-8" on the Zone Maps, all provisions of this by-law applicable to "RU" zones shall apply subject to the following modifications:

- (i) Notwithstanding Part VI, Section 4(3)(a), the minimum lot size shall be 0.80 hectares.

- (i) RU-9 (RADAR BASE)  
[Capreol Map 1](#)

Within any area designated RU-9 on the Zone Maps all provisions of this by-law applicable to RU zones shall apply subject to the following modifications:

- (i) Notwithstanding Subsection (2) of Section 4 of Part VI, one hundred and one (101) dwelling units are permitted in the existing buildings together with six (6) mobile home sites, on those parts of Parcels 16386, 1718 and 4805 situated south of Regional Road #85.
- (ii) Notwithstanding Subsection (2) of Section 4 of Part VI, the only uses which shall be permitted in building number 17 on Department of Defence Station Site Plan being Drawing No. L-F4-8420-101 shall be those uses listed under Subsection (2) of Section 1 of Part IV. (cont'd.)

## SECTION 5 SPECIAL INSTITUTIONAL AND OPEN SPACE ZONES (cont'd.)

## RU-9 (cont'd.)

- (iii) Notwithstanding Subsection (2) of Section 4 of Part VI, other existing buildings on Parcels 24275, 36287, 16386, 1718, 4805 and 10543 situated south of Regional Road #85 may be used for no other purpose than warehousing and storage and as accessory office and maintenance uses for the entire complex.
- (iv) Notwithstanding Subsection (2) of Section 4 of Part VI, no new buildings or structures shall be permitted.
- (v) Notwithstanding Subsections (3)(j) and (3)(k) the existing buildings and their locations are hereby permitted.
- (vi) Notwithstanding Subsection (2) of Section 4 of Part VI, buildings numbered 2, 3, 4, 9, 10, and 16 on Department of National Defence Station Site Plan being Drawing No. L-F4-8420-101 may be used only for residential purposes, provided that the maximum number of dwelling units shall not exceed 75 in total.

~~(j) RU-10 (FISHING TACKLE, FURNITURE AND STORAGE BUSINESS)  
Capreol Township Map 3 (89-264, 95-154Z)~~

~~Within any area designated RU-10 on the Zone Maps, all provisions of this by-law application to RU Zones shall apply subject to the following modifications:~~

~~(i) In addition to the uses permitted under Part VI, Section 4(2), the following uses are permitted in the existing building:~~

~~1. The manufacturing and wholesaling of fishing tackle.~~

~~2. The assembly, repair and warehousing of furniture.~~

~~3. Storage.~~

~~4. A heating, air conditioning and ventilation contractor business, including the assembly of solar panels, ducts and related components.~~

~~5. A retail store providing fishing tackle and related supplies and/or services, a restaurant, a commercial recreation centre and offices accessory to those other permitted uses described by this sub-clause. (99-6Z)~~

~~(ii) No outside storage shall be permitted.~~

## SECTION 5 SPECIAL INSTITUTIONAL AND OPEN SPACE ZONES (cont'd.)

- (k) RU-11 (3 UNIT MULTIPLE FAMILY BUILDING)  
[Dowling Township Map 13](#)

Within any area designated RU-11 on the Zone Maps, all provisions of this by-law applicable to RU Zones shall apply subject to the following modifications:

- (i) In addition to the uses permitted under Part VI, Section 4(2), a three unit apartment building shall be a permitted use.
- (ii) That notwithstanding Section 4, Part VI, Subsection 3 (n) of By-law 83-300, parking shall be provided at a rate of one space per dwelling unit.

- ~~(l) RU-12 (CONSTRUCTION COMPANY OFFICE AND WAREHOUSE)  
 Hanmer Map 8~~

~~Within any area designated RU-12 on the Zone Maps, all provisions of this by-law applicable to RU Zones shall apply subject to the following modifications:~~

- ~~(i) Notwithstanding Part VI, Section 4(2), the only permitted use shall be a construction company office and warehouse for construction company materials and equipment, and related accessory uses.~~
- ~~(ii) Notwithstanding Part VI, Section 4(3)(1), no outside storage shall be permitted.~~

- (m) RU-13 (REDUCED LOT FRONTAGE)  
[Capreol Map 3](#) and [Capreol Map 6](#)

Within any area designated RU-13 on the zone maps all provisions of this by-law applicable to RU Zones shall apply subject to the following modification:

- (i) Notwithstanding Part VI, Section 4, Subsection 3(b), the minimum lot frontage shall be 61.9 m.

## SECTION 5 SPECIAL INSTITUTIONAL AND OPEN SPACE ZONES (cont'd.)

- (n) RU-14 (SEASONAL DWELLING) (98-94Z)  
[Bleazard Township Map 14](#)

Within any area designated RU-14 on the zone maps all provisions of this by-law applicable to RU zones shall apply subject to the following modifications:

- (i) Notwithstanding Part VI, Section 4, Subsection (2), Clause (ix), Sub-clause 3., one seasonal dwelling shall be permitted on Plan 53R-16116.
- (ii) Notwithstanding paragraph (b) of Subsection (3) of Section 4 of Part VI, the minimum water frontage shall be 48 metres.

- (o) RU-15 (EXPLOSIVES MAGAZINE)  
[Hanmer Map 14](#) and [Hanmer Map 17](#)

Within any area designated RU-15 on the Zone Maps, all provisions of this By-law applicable to RU Zones shall apply subject to the following modifications:

- (i) Notwithstanding Part VI, Section 4, Subsection (2), the only permitted uses shall be an explosives magazine and related accessory uses that are exclusively devoted to the explosives magazine.
- (ii) Notwithstanding any other provisions to the contrary, the only permitted buildings and structures shall be as follows:
  - 1. a truck wash facility
  - 2. two explosives magazines
  - 3. two detonator magazines
  - 4. a stick explosives packaging facility
  - 5. an ANFO packaging facility
- (iii) That no buildings or structures used for explosives storage shall be located on that part of Parcel 6598 lying north of the Frenchman Lake Road road allowance.

## SECTION 5 SPECIAL INSTITUTIONAL AND OPEN SPACE ZONES (cont'd.)

- (p) RU-16 (LANDFILL SITE BUFFER ZONE)  
[Dowling Map 23](#) and [Dowling Map 24](#)

Within any area designated RU-16 on the Zone Maps, all provisions of this By-law applicable to RU Zones shall apply subject to the following modification:

- (i) Notwithstanding Part VI, Section 4, Subsection (2), the only permitted uses shall be uses required for the operation of the Onaping Falls Landfill Site; and open space uses provided that no building or structure requiring a building permit shall be erected in conjunction with such open space use.

- (q) RU-17 (RESTRICTION ON USE)  
[Dowling Map 3](#) & [Fairbank Map 18](#)

Within any area classified as RU-17 on the Zone Maps, all provisions of this by-law applicable to RU Zones shall apply subject to the following modification:

1. Notwithstanding Subsection (2) of Section 4 of Part VI, the only permitted uses shall be as follows:
  - i) on Parcel 29917:  
an outdoor recreation use;  
a seasonal dwelling and related accessory uses; and,
  - ii) on Parcel 16598:  
an outdoor recreation use.

- (r) RU-18 (SEASONAL DWELLING AND PRIVATE CABIN)  
[Hanmer Map 16](#) and [Hanmer Map 17](#)

Within any area designated RU-18 on the Zone Maps, all provisions of this By-law applicable to RU Zones shall apply subject to the following modifications:

- (i) Notwithstanding Subsection (2), Section 4, Part VI, the only permitted uses shall be any one of the following:
1. one seasonal dwelling, with or without one accessory private cabin provided that the gross floor area of the private cabin shall not exceed 103 square metres, and accessory uses, or
  2. one single detached dwelling and accessory uses.

## SECTION 5 SPECIAL INSTITUTIONAL AND OPEN SPACE ZONES (cont'd.)

- (s) RU-19 (BED AND BREAKFAST/HEATING CONTRACTOR)  
[Capreol Map 3](#) and [Capreol Map 6](#)

Notwithstanding any other provision hereof to the contrary, within any area zoned "RU-19" on the Zone Maps, all provisions of this By-law applicable to RU Zones shall apply subject to the following modifications:

- (i) In addition to uses permitted in a Rural Zone, the following shall be permitted:
1. one dwelling unit;
  2. a heating, air conditioning and ventilation contractor business including the assembly of solar panels, ducts and related components;
  3. a bed and breakfast with a maximum of 10 rooms for rent; and
  4. uses accessory to a fish hatchery operation which among other uses may include a fishing supplies retail store, a restaurant, a commercial recreation centre and an office.

- (t) RU-20 (CLAY PIT AS ADDED USE)  
[Fairbank Map 10](#), [Fairbank Map 13](#) and [Fairbank Map 16](#)

Within any area zoned RU-20 on the Zone Maps, all provisions of this By-law applicable to RU Zones shall apply subject to the following modification:

- (i) In addition to the uses permitted in an "RU" Zone, a pit, as defined by the Aggregate Resources Act, shall be permitted.

- (u) RU-21 (PRIVATE CAMPING GROUND)  
[Dowling Township Map 3](#)

Within any area designated "RU-21" on the Zone Maps, all provisions of this By-law applicable to RU zones shall apply subject to the following modifications:

- (i) In addition to the uses permitted under Part VI, Section 4(2), the following shall be permitted:
1. One seasonal dwelling and related accessory uses not including a sleep camp, and a camping ground with a maximum of 16 camper trailer sites. The operation of the camping ground shall be limited to that period extending from May 15 to October 15 each year; and

## SECTION 5 SPECIAL INSTITUTIONAL AND OPEN SPACE ZONES (cont'd.)

2. A camper trailer storage area accessory to the camping ground in accordance with an approved Site Plan Control Agreement.

(ii) Other than the permitted seasonal dwelling and related accessory uses, the required pit privies for each of the camping sites and the communal docking facility, no permanent buildings or structures shall be permitted.

(iii) Each camping site shall provide a 12m setback from the normal highwater mark of the river and this setback area shall be maintained as a natural state vegetated buffer.

(v) RU-22 (Mobile Home Maintenance/Storage)  
[Hanmer Map 10](#)

Within any area designated RU-22 on the Zone Maps, all provisions of this by-law applicable to RU zones shall apply subject to the following modifications:

(i) In addition to the uses permitted under Part VI, Section 4, Subsection (2), the storage, maintenance and sale of mobile homes, trailers, cargo containers and storage garages shall be permitted.

(ii) Notwithstanding Part VI, Section 4, Subsection (3) the storage, maintenance and sale of mobile homes, trailers, cargo containers and storage garages shall be located a minimum of 2,000 feet north of the front lot line, and a minimum of 2,400 feet south of the rear lot line. A 75 foot natural/wooded planting strip shall be maintained adjacent to any lot line, save and except for those lands described as Parts 5 & 7, Plan 53R-16869. A driveway may be located within a natural/wooded planting strip.

(iii) Lands zoned RU-22 are designated as an area of "Site Plan Control" pursuant to Section 41 of the Planning Act, R.S.O. 1990, Chapter P. 13.

(w) RU-23 (Forestry Industrial)  
[Capreol Map 9](#) and [Capreol Map 12](#)

Notwithstanding any other provision of this By-law to the contrary, within any area designated RU-23 on the Zone Maps, the following special provision shall apply:

i) Uses permitted

1. An industrial use engaged primarily in sawing, splitting or storing timber;

2. Any use permitted in an RU Zone.

ii) Minimum lot frontage - 2.447m"

SECTION 5 SPECIAL INSTITUTIONAL AND OPEN SPACE ZONES (cont'd.)

- (x) RU-24 (RESIDENTIAL LOT)  
[Capreol Map 9](#)

Within any area designated RU-24 on the Zone Maps, all provisions of this by-law applicable to RU zones shall apply subject to the following modifications:

- (i) Notwithstanding Part VI, Section 4, Subsection (3), Paragraph (a), the minimum lot area shall be 0.44 hectares.
- (ii) Notwithstanding Part VI, Section 4, Subsection (3), Paragraph (b), the minimum lot frontage shall be 69.6 metres.
- (iii) Notwithstanding Part VI, Section 4, Subsection (3), Paragraph c), the minimum lot depth shall be 63.7 metres.

## SECTION 5 SPECIAL INSTITUTIONAL AND OPEN SPACE ZONES (cont'd.)

## (5) SPECIAL AGRICULTURAL RESERVE ZONES - A

## (a) A-1 (SCHOOL BUS STORAGE)

[Hanmer Map 2](#)

Notwithstanding any other provision of this By-law to the contrary, within any area designated A-1 on the Zone Maps the following special provisions shall apply:

## (i) Uses Permitted

1. a commercial or public garage used solely for the storage of school buses in conjunction with an agricultural use; or
2. any use permitted in an A Zone.

## (b) A-2 (WOODWORKING SHOP)

[Fairbank Map 16](#)

Notwithstanding any other provision of this By-law to the contrary, within any area designated A-2 on the Zone Maps the following special provisions shall apply:

## (i) Uses Permitted

1. any use permitted in an A zone.
2. a woodworking shop.

## (ii) Special Requirements

1. the minimum lot size for a woodworking shop shall be 0.4 ha.

## (c) A-3 (SALVAGE BUSINESS)

[Hanmer Map 8](#)

Notwithstanding any other provision of this by-law to the contrary, within any area designated A-3 on the Zone Maps, the following special provisions shall apply:

## (i) Uses Permitted

1. any use permitted in an A Zone, and
2. a metal salvage business as a temporary use which shall expire on May 1st, 1988.

## (ii) Special Requirements

1. outdoor salvage operations and storage shall be permitted in side and rear yards provided it is in an area enclosed on all sides by an opaque fence two (2) metres in height.

## SECTION 5 SPECIAL INSTITUTIONAL AND OPEN SPACE ZONES (cont'd.)

## (5) SPECIAL AGRICULTURAL RESERVE ZONES - A (cont'd.)

(d) A-4 (ABATTOIR)  
[Garson Map 18](#)

Within any area designated A-4 on the Zone Maps, all provisions of this by-law applicable to A Zones shall apply subject to the following modifications:

- (1) Notwithstanding Part VI, Section 5(2), in addition to the uses permitted in the "A" zone, an abattoir shall be permitted.
- (2) Notwithstanding Part VI, Section 5(3), an abattoir shall be set back a minimum of 61 m from the easterly property line and 45 m from the front lot line.

(e) A-5 (WOODEN FLOOR CONTRACTING BUSINESS)  
[Blezard Map 15](#) & [Blezard Map 18](#)

Within any area designated A-5 on the zone maps, all provisions of this by-law applicable to "A" Zones shall apply subject to the following modifications:

- (i) in addition to the uses permitted under Part VI, Section 5(2), the following use is permitted:
  1. a business office and showroom for a wooden floor contracting business, where the maximum gross floor area of the combined business office and showroom shall be 46 m<sup>2</sup>.

(f) A-6 (MINING EQUIPMENT BUSINESS)  
[Capreol Map 6](#) & [Capreol Map 9](#)

Within any area designated A-6 on the Zone Maps, all provisions of this by-law applicable to A Zones shall apply subject to the following modifications:

- (i) in addition to the uses permitted under Part VI, Section 5(2), the following uses are permitted:
  1. the warehousing of mining equipment, sharpening of drill bits, reworking of drilling steel and drill pipe, welding and cutting, the incidental retail sale of mining equipment, and related accessory uses.
- (ii) notwithstanding Part VI, Section 5(3)(d) to (k) inclusive, the existing building is permitted.
- (iii) notwithstanding Part VI, Section 5(1), no outside storage other than the parking of vehicles shall be permitted.

## SECTION 5 SPECIAL INSTITUTIONAL AND OPEN SPACE ZONES (cont'd.)

## (5) SPECIAL AGRICULTURAL RESERVE ZONES - A (cont'd.)

- (g) A-7 (TRIPLEX DWELLING)  
[Capreol Map 3](#) & [Capreol Map 6](#)

Within any area designated A-7 on the Zone Maps, all provisions of this by-law applicable to A Zones shall apply subject to the following modification:

- (1) In addition to the uses permitted under Part VI, Section 5(2), the following use is permitted:
1. a triplex dwelling.

- (h) A-8 (DUPLEX DWELLING)  
[Capreol Map 6](#)

Within any area designated A-8 on the Zone Maps, all provisions of this by-law applicable to "A" Zones shall apply subject to the following modification:

- i) In addition to the uses permitted under Part VI, Section 5(2), the following use is permitted:
1. a duplex dwelling.

- ~~(i) A-9 (AGRICULTURAL USES ONLY)  
[Capreol Map 3](#) & [Capreol Map 6](#)~~

~~Within any area designated A-9 on the Zone Maps, all provisions of this By-law applicable to A Zones shall apply subject to the following modifications:~~

- ~~i) Notwithstanding Part IV, Section 5, Subsection (2), the only permitted use shall be agriculture and its related accessory uses. Within the "A-9" Zone a dwelling unit shall not be permitted as an accessory use.~~
- ~~ii) Notwithstanding Part IV, Section 5, Subsection (3), Paragraph (a), Clause (ii), the minimum lot area shall be 26.7 hectares.~~

## SECTION 5 SPECIAL INSTITUTIONAL AND OPEN SPACE ZONES (cont'd.)

## (5) SPECIAL AGRICULTURAL RESERVE ZONES - A (cont'd.)

## (k) A-11 (COMMERCIAL OR PUBLIC GARAGE)

[Hanmer Map 3](#)

Notwithstanding any other provision of this By-law to the contrary, within any area designated A-11 on the Zone Maps the following special provisions shall apply:

- i) In addition to the uses permitted in an "A" Zone, a commercial garage, a public garage and the repair of recreational vehicles shall be permitted within an existing building. (2002-32Z)
- ii) No open storage shall be permitted in conjunction with a commercial or public garage.
- iii) The accessory outdoor storage of recreational vehicles which are under repair shall be permitted. No accessory outdoor storage of recreational vehicles which are under repair shall, however, be permitted within 50 metres of a public road. (2002-32Z)

## (l) A-12 (RETAIL SALE OF FIREWOOD)

[Capreol Map 3](#)

Within any area designated A-12 on the Zone Maps, all provisions of this By-law applicable to A zones shall apply subject to the following modifications:

- (i) In addition to the uses permitted in Part VI, Section 5, Subsection (2) the processing, storage and retail sale of firewood shall be permitted.
- (ii) Notwithstanding Part VI, Section 5, Subsection (3) the processing, storage and retail sale of firewood shall not be located closer to a public road than 150 metres, and not further from a public road than 300 metres. A 10 metre natural planting strip shall be maintained around the perimeter of any firewood processing, storage or retail sales area.

## SECTION 5 SPECIAL INSTITUTIONAL AND OPEN SPACE ZONES (cont'd.)

## (5) SPECIAL AGRICULTURAL RESERVE ZONES - A (cont'd.)

- (m) A-13 (CLASS B PIT AS ADDED USE)  
[Hanmer Map 11](#) and [Hanmer Map 14](#)

Within any area zoned A-13 on the Zone Maps, all provisions of this By-law applicable to A Zones shall apply subject to the following modification:

- (i) In addition to the uses permitted in an "A" Zone, a Class B Pit as defined by the Aggregate Resources Act, shall be permitted provided that no pit excavations occur within 610 m of Gravel Drive and provided that the pit has no accessory crushing or screening operations.

- (n) A-14 (FIREWOOD BUSINESS)  
[Hanmer Map 10](#)

Within any area zoned A-14 on the Zone Maps, all provisions of this By-law applicable to A Zones shall apply subject to the following modifications:

- (ii) In addition to the uses permitted in Part VI, Section 5, Subsection (2) the processing, storage and retail sale of firewood shall be permitted only on those lands described as being Part 3, Plan 53R-16073.
- (iii) Only the retail sale of finished firewood product shall be permitted within 100 metres of Gravel Drive. All processing, sawing and splitting of firewood shall be restricted to the area lying beyond 100 metres from Gravel Drive.
- (iv) Notwithstanding Part VI, Section 5, Subsection (3) the minimum front yard depth shall be 22 metres and the minimum west interior side yard width shall be 15 metres.

- (o) A-15 (TACK SHOP AND RIDING SCHOOL)  
[Capreol Map 6](#)

Within any area zoned A-15 on the Zone Maps, all provisions of this By-law applicable to A Zones shall apply subject to the following modifications:

- (i) In addition to the uses permitted in an "A" Zone, the following uses shall also be permitted:

## SECTION 5 SPECIAL INSTITUTIONAL AND OPEN SPACE ZONES (cont'd.)

## A-15 Cont'd

1. a retail tack shop which may include the retail sale of horse riding supplies such as saddles, bridles, halters, as well as barn supplies, supplements and other equine supplies;
2. a riding stable including riding instruction;
3. an indoor riding arena.

(p) A-16 (RETAIL SALE OF FIREWOOD)  
[Hanmer Map 7](#)

Within any area designated A-16 on the Zone Maps, all provisions of this By-law applicable to "A" zones shall apply subject to the following modifications:

- (i) In addition to the uses permitted in Part VI, Section 5, Subsection (2) the processing, storage and retail sale of firewood shall be permitted.
- (ii) Notwithstanding Part VI, Section 5, Subsection (3), the existing buildings and structures, as located, are permitted.
- (iii) The southerly limit of Parcel 30461 S.E.S.. save and except Parts 16, 17 and 18, Plan 53R-16669 shall be considered for the purposes of By-law administration to be the "lot frontage".
- (iv) Notwithstanding Part II, Section 2, a building may be erected on lands designated A-16 subject to a registered right-of-way which provides access, which shall include vehicle access, from a public road to the subject lands.

(q) A-17 (WILD GAME AND DOMESTIC FARM ANIMAL BUTCHER SHOP)  
[Capreol Township Map 2](#)

Within any area designated A-17 on the Zone Maps, all provisions of this by-law applicable to "A" Zones shall apply subject to the following modifications:

- (i) That in addition to the uses permitted under Subsection (2) of Section 5 of Part VI, a wild game and domestic farm animal butchering business shall be permitted on the property comprised of Parcels 35114 and 35115 SES, 53R-16942, Parts 1, 2 and 3, Lot 7, Concession 1, Capreol Township.

- (r) A-18 (GOLF COURSE)  
[Hanmer Map 3](#) and [Hanmer Map 6](#)

Within any area zoned A-18 on the Zone Maps, all provisions of this By-law applicable to "A" Zones shall apply subject to the following modifications:

- (i) That in addition to the uses permitted under Part VI Section 5, Subsection (2), a golf course and related accessory uses shall be permitted.
- (ii) Lands zoned A-18 are designated as an area of "Site Plan Control" pursuant to Section 41 of the Planning Act, RSO. 1990, Chapter P.13.

- (bb) A-28 (WILD GAME BUTCHER SHOP)  
Balfour Township Map 9  
[Dowling Township Map 9](#)

Within any area zoned A-28 on the Zone Maps, all provisions of this by-law applicable to A Zones shall apply subject to the following modification:

- (i) That in addition to the uses permitted under Subsection (2) of Section 5 of Part VI, a single wild game butchering and hide storage business shall be permitted on the property comprised of Part 5, Plan 53R-3796 in Lot 12, Concession 3, Balfour Township and Part 1, Plan 53R-9660 in Lot 1, Concession 3, Dowling Township.

BY-LAW 83-300  
LIST OF SPECIAL ZONES

SPECIAL ZONE	BY-LAW NO.	LOCATION	EXPLANATION
M5-1	-	Capreol Map 12	cement mfg. plant
I-1	-	Hanmer Map 8	public works yard
I-2	-	Levack Map 3	medical office, drug dispensary
RU-1	-		school bus yard
RU-2	-	Capreol Map 12	sawmill
RU-3	-	Capreol Map 12	drive-in theatre
A-1	-	Hanmer Map 2	school bus yard
R2.D37-1	84-126	Blezard Map 17	senior citizen boarding house
RU-4	84-126, 84-151, (94-329)	Blezard Map 11	7 unit apartment
RU-5	84-126	Hanmer Map 1	temporary woodworking shop
A-2	84-150	Fairbank Map 16	woodworking shop
A-3	85-92	Hanmer Map 8	salvage business
RU-6	85-217	Dowling Map 17	auto repair shop
R3.D43-2	86-82	Blezard Map 14	10 unit apt. bldg.
R3.D12-1	85-231	Hanmer Map 7	30 townhouse units
C2-1	86-120	Capreol Maps 6 & 9	16 unit apt. bldg.
R2.D37-2	86-157	Blezard Map 17	two family dwelling
M4-1	86-171	Blezard Map 1	heavy equipment sales & wholesale & storage
R3.D18-3	86-153 (& 94-282)	Hanmer Map 8	6 unit bldg, dance studio, day care centre & accessory uses
<del>RU-7</del> (See By-law 91-72)	<del>86-213</del>	<del>Dowling Map 13</del>	<del>private, non-profit club</del>
M1-1	86-280	Blezard Map 15	auto body shop

BY-LAW 83-300

LIST OF SPECIAL ZONES

<u>SPECIAL ZONE</u>	<u>BY-LAW NO.</u>	<u>LOCATION</u>	<u>EXPLANATION</u>
I-3	87-27	Hanmer Map 4	Ambulance Station
R3.D51-2	87-91	Blezard Map 17	12 unit apartment building
R3.D113-4	87-109	Levack Map 3	6 unit apartment building
<del>R3.D14-5</del>	<del>87-134</del>	<del>Blezard Map 14</del>	<del>6 unit apartment building</del>
A-4	87-220	Garson Map 18	abattoir
C1-1	88-4	Blezard Map 17	music school
RU-8	88-58	Dowling Map 20	rural residential
<del>M6-1</del>	<del>88-152</del> (See 91-113)	<del>Hanmer Maps 5, 8</del>	<del>single family dwelling &amp; salvage business</del>
RU-9	88-256 95-73Z	Capreol Map 1	Radar base
A-5	88-227	Blezard Maps 15,18	Wood Floor Contracting
I-4	88-331	Dowling Map 24	Municipal Offices, Recreation facilities, trade school & offices
R1.D18-1	89-94	Dowling Map 23	Bed & breakfast accommodation facility
A-6	89-97	Capreol Maps 6,9	Mining equipment business
<del>RU-1089-264</del>	<del>Capreol Map 3</del> <del>95-154Z</del> <del>99-6Z</del>	<del></del>	<del>Fishing tackle, Furniture &amp; Storage Business</del>
(See RU-19)			
R3.D17-6	89-169	Hanmer Map 7	16 unit townhouse
C2-2	90-93	Blezard Map 11	Hunting & fishing supplies

BY-LAW 83-300  
LIST OF SPECIAL ZONES

SPECIAL ZONE	BY-LAW NO.	LOCATION	EXPLANATION
A-7	90-247 (95-230Z)	Capreol Maps 3,6	Triplex Dwelling
I-5	89-271 93-145	Hanmer Map 2 Hanmer Map 5	Church Church
C2-3	90-270	Bleazard Map 17	Offices
C2-4	90-292	Bleazard Maps 14, 17	Special frontage on arterial road
R3.D15-7	90-334	Dowling Map 13	20 dwelling units
R3.D35-8	91-84	Bleazard Map 14	6 unit apt. bldg. or group home
RU-11	91-72	Dowling Map 13	3 unit multiple family bldg
M6-2	91-114	Hanmer Maps 5, 8	single family dwelling and salvage business
R8.D7.5-1	91-343	Hanmer Maps 7 & 10	mobile home trailer park
RU-12	91-375	Hanmer Map 8	Office & warehouse
R3.D40-9	91-387	Dowling Map 13	40 Unit Townhouse
C2.D45-6	92-34	Capreol Map 6	Apt. dwellings & commercial use
C2-7	92-107	Dowling Map 13	4,500 sq. ft. commercial bldg.
M3-1	92-276	Levack Map 3	transport terminal & mechanical & fabricating shop
M6-3	92-282	Hanmer Maps 5 & 8	Existing salvage business
RU-13	92-288	Capreol Maps 3 & 6	Reduced lot frontage
C2.D14-8	93-48	Bleazard Map 17	Double residential use
M5-2	93-125	Hanmer Maps 14, 17	Pit & Cement & Asphalt Plants
I-6	93-144	Hanmer Map 5	Fire Hall

BY-LAW 83-300  
LIST OF SPECIAL ZONES

SPECIAL ZONE	BY-LAW NO.	LOCATION	EXPLANATION
C6-1	93-217	Hanmer Map 5	Highway Commercial & General Commercial Use
C2-9	93-226	Blezard Map 17	Office & retail uses
A-8	93-232	Capreol Map 6	Duplex Dwelling
C2-11	94-118	Hanmer Maps 4, 7	Undertaker's Establishment
C2-12	94-119	Blezard Maps 14, 17	Undertaker's Establishment
C2-13	94-120	Blezard Maps 14, 17	Special Lot Frontage
M3-2	94-240	Levack Map 3	Heavy Industrial Uses
C1-3	94-312	Blezard Map 14	Crafts school as added use
C2-10	94-306	Hanmer Maps 1,2,4,5	Commercial Buildings/ 2nd Storey Apts.
M5-3	95-133Z	Dowling Maps 6 & 10	Pit and Dry Mix Concrete Products Plant
M5-4	95-180Z	Dowling Maps 6, 7, 10 and 11	Pit with Special Setback
A-9	95-230Z	Capreol Maps 3, 6	Agricultural Uses Only
I-7	96-65Z	Hanmer Map 8	Church
R3.D45-10	95-52Z	Hanmer Maps 5 & 8	4 unit apt. building
C6-2	96-152Z	Dowling Maps 9 & 11	Restaurant Use
HM4-1	96-213Z	Blezard Map 1	Severance & consolidation
C2-14	96-211Z	Blezard Maps 14, 17	Commercial vehicle parking
C2-15	97-4Z	Dowling Maps 9 & 11	Vehicle servicing & warehousing as accessory uses
M1-2	97-229Z	Dowling Maps 23, 24	Auto repair & body shop
I-8	98-15Z	Blezard Maps 14, 17	Reduced side yard for accessory garage

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SPECIAL ZONE	BY-LAW NO.	LOCATION	EXPLANATION
RU-14	98-94Z	Blezard Map 14	Seasonal Dwelling
R3.D1-11	98-96Z	Blezard Map 14	
M1-3	98-117Z	Blezard Maps 15, 18	Body Shop
RU-15	98-205Z	Hanmer Maps 14, 17	Explosives Magazine
C1-4	99-136Z	Dowling Map 13	Business & Professional Offices
R7.D2.5-1	99-168Z	Dowling Map 20	Reduced Water Frontage
HR3.D45.12	99-167Z	Blezard Map 17	Special Care & Seniors Dwellings
A-11	99-220Z (2002-32Z)	Hanmer Map 3	Commercial or Public Garage
RU-16	2000-17Z	Dowling Maps 23, 24	Landfill Site Buffer Zone
RU-17	2000-84Z	Dowling Map 3 & Fairbank Map 18	Restriction on Use
R1-2	2000-95Z	Blezard Map 13	Estate Subdivision
R1.D21-3	2000-192Z	Hanmer Map 5	Residential Triplex
C6-3	2000-201Z	Hanmer Map 7	Automotive Dealership
C6-4	2000-205Z	Dowling Maps 9, 13	Laundromat
HC1-5	2000-222Z	Dowling Maps 9, 13	Additional Uses
I-9	2001-91Z	Blezard Maps 17, 18	Special Care Home
R1.D5.4-4	2001-111Z	Blezard Map 17	Reduced Lot Frontage
A-12	2001-125Z	Capreol Map 3	Retail Sale of Firewood
A-13	2001-169Z	Hanmer Maps 11, 14	Class B Pit as Added Use
R7.D2.5-2	2001-234Z	Capreol Map 17	Legal Existing Registered Lot

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LIST OF SPECIAL ZONES

SPECIAL ZONE	BY-LAW NO.	LOCATION	EXPLANATION
RU-18	2001-275Z	Hanmer Maps 16 & 17	Seasonal Dwelling and Private Cabin
RU-19	2002-88Z	Capreol Maps 3 & 6	Bed & Breakfast/ Heating Contractor
A-14	2003-241Z	Hanmer Map 10	Firewood Business
A-15	2002-147Z	Capreol Map 6	Tack Shop & Riding School
RU-20	2002-156Z	Fairbank Maps 10,13,16	Clay Pit as added use
A-16	2002-158Z 2003-51Z (Amends By-law 2002-158Z)	Hanmer Map 7	Retail Sale of Firewood
I-10	2002-182Z	Blezard Map 14	Institutional Uses and Medical Offices
I-11	2003-50Z	Hanmer Map 7	Pcls. 28917 & 29366, Lot 3, Con. 3, Hanmer Township (539 Francis St., Hanmer)
RU-21	2002-281Z	Dowling Map 3	Pcls 7545 and 30291 SWS, Lots 8 & 9, Con 1, Dowling Township (New Cobden Rd/Vermilion River)
M1-4	2003-312Z	Levack Map 3	Pcl 24214 SWS, Lot 67, Plan M-1010, Lot 9, Con 1, Township of Levack (High Street, Levack)
HC2-16	2004-20Z	Blezard Map 17	Pcls 12378, 25102 & 31241 SES, Lot 6, Con 6, Township of Blezard (3060 Hwy 69 N, Val Caron)
I-12	2004-68Z	Hanmer Map 7	Parcel 39464 SES, Part 1, 53R-5245, and Lots 18 to 23, Plan M-368, Lot 3, Concession 3, Township of Hanmer

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LIST OF SPECIAL ZONES

<u>SPECIAL ZONE</u>	<u>BY-LAW NO.</u>	<u>LOCATION</u>	<u>EXPLANATION</u>
C2-17	2004-156Z	Bleazard Map 17	Parcel 43299 SES, Parts 2 & 3, Plan 53R-6662, in Lot 7, Concession 6, Bleazard Twp
M5-5	2004-199Z	Capreol Map 12	<b>1)</b> Parcel 51141 SES (PIN 73507-0295) <b>2)</b> Parcel 5202 SES (Pt of PIN 73507-0321) save & except Pt 1, 53R-17544 and <b>3)</b> Parcel 2678 SES (Pt of PIN 73507-0370) save & except Pt 2, 53R-17544, all in Lots 9 & 10, Con 4, Capreol Twp
RU-22	2004-216Z	Hanmer Map 10	Pcl 22584 SES (PIN 73506-0243) save and except Pts 1, 2, 4 & 7, Plan 53R-16869 and Pt 1, Plan 53R-17409; Pcl 50392 SES (PIN 73506-0075) described as Pt 7, Plan 53R-16869; and Pt of Pcl 50391 SES (Part of PIN 73506-0074) described as Pt 5, Plan 53R-16869 in Lot 2, Con 4, Township of Hanmer
A-28	2004-329Z	Balfour Map 9 Dowling Map 9	Part 1, Plan 53R-9660 in Lot 1, Con 3, Dowling Twp
RU-23	2005-4Z	Capreol Maps 9 & 12	Parts 1 & 2, 53R-17591 in Lot 10, Con 4, Capreol Twp
C6-5	2005-79Z	Dowling Maps 9 & 13	The southerly 163 feet of Parcel 13821 SWS, being Parts 5 and 6 and Part of Part 4, Plan 53R-11974, in Lot 3, Concession 4, Dowling Township
RU-24	2005-121Z	Capreol Map 9	Part 1, Plan 53R-17740 in Lot 10, Concession 3, Township of Capreol, City of Greater Sudbury
R3.D54-13	2005-206Z	Levack Map 3	PIN 73342-0855 (formerly Pcl 25324 SWS), Lot 86, M-1010, Lot 9, Con 1, Levack Twp

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SPECIAL ZONE	BY-LAW NO.	LOCATION	EXPLANATION
R3.D40-14	2005-287Z	Hanmer Maps 5 & 8	Parcel 48950 SES, being Parts 1 to 4, Plan 53R-9929 and Parcel 26173 SES, Lot 5, Con 3, Hanmer Twp
I-13	2005-294Z	Wisner Map 3	Parcels 7619 and 7620 SES, Lot 12, Con 1, Wisner Twp
C1-6	2006-140Z	Hanmer Map 2	Parcel 18190 SES, Lot 7, Con 2, Hanmer Twp
A-17	2006-173Z	Capreol Map 2	Pcls 35114 & 35115 SES, Pts 1-3, 53R-16932, Lot 7 Con 1, Capreol Twp
A-18	2006-291Z	Hanmer Maps 3 & 6	Pcl 37982 SES, Pt 1, 53R-4813, Lot 10, Con 1 Hanmer Twp
R1.D1.7-5	2007-23Z	Blezard Map 17	N/easterly 125 ft x 510 ft portion of Pcl 221 SES, (pt of PIN 73501-0381) east of Pt 3, 53R-18223, Lot 7, Con 6, Blezard Twp
R1.D1-6	2007-25Z	Blezard Map 17	Parts 1 & 2, 53R-18223, Part of Pcl 221 SES, Lot 7, Con 6 Blezard Twp
C2-18	2007-126Z	Hanmer 4, 5, 7 & 8	Parcel 26172 SES, Part of Lot 5, Con 3, Hanmer Twp
C6-5	2007-293Z	Blezard Map 11	Parcel 5654 SES, Lot 6, Con 4, Blezard Twp
R3.D35-15	2008-69Z	Dowling Map 13	Parts 1, 5 & 6, 53R-11949, Lot 3, Concession 4, Township of Dowling
R1-7	2008-74Z	Hanmer Maps 4,5,7&8	Parcel 26171 SES, Lot 5, Con 3, Hanmer Twp
R3-16	2008-186Z	Levack Map 3	Pcl 23324 SWS, Lot 86, Plan M-1010, Lot 9, Con 1, Township of Levack
M1-5	2008-261Z	Hanmer Map 8	Parcels 32839 & 10746 SES, Pt 1, 53R-1504 & Pt 1, 53R-7556, Lot 8, Con 3, Hanmer Twp

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SPECIAL ZONE	BY-LAW NO.	LOCATION	EXPLANATION
R7.2.5-3	2009-12Z	Dowling Maps 15 & 16	Parts 1, 2, 3 & 5, 53R-18893, Lot 10, Con 4, Dowling Township
C2-17	2009-38Z	Blezard Map 17	PIN 73501-0303, Parcel 43299 SES, Part Lot 20, Plan M-257, Parts 2 & 3, Plan 53R-6662, Lot 7, Con 6, Blezard Twp
R2-5	2009-122Z	Hanmer Map 4	Pcl 42395 SES, Block A, M-1037, Lot 6, Con 1, Hanmer Twp
R2.D36-4	2009-39Z	Hanmer Map 4	Parcel 35044 SES, Lot 49, M-479, Lot 2, Con 2, Hanmer Twp
R2.D36-6	2009-174Z	Dowling Map 13	Pcl 18036 SWS, Lot 190, M-469, Lot 4, Con 4, Dowling Twp
M1-6	2009-221Z	Blezard Maps 14, 15	PIN 73501-1890, Pcl 53487, Pt 4, 53R-16329, Lot 9, Con 5, Blezard Twp
R2.D36-7	2009-276Z	Hanmer Map 4	Lots 2-4 inclusive & Lots 10, 11, 13 to 19 inclusive and 25-31 inclusive, Plan M-1037, Lot 1, Con 2, Hanmer Twp
R3-17	2009-295Z	Hanmer Maps 5 & 8	Parts 7, 8 & 9, 53R-19153, Lot 5, Con 2, Hanmer Twp
R2.D36-8	2010-28Z	Blezard Map 18	Parcel 26790 SES, Parts 1 & 2, 53R-18732, Part Lot 17, M-390, Lot 9, Con 6, Township of Blezard
C2-19	2010-59Z	Blezard Map 14	PIN 73502-0820, Parts 3, 4, 6, 7, 9 & 10, 53R-19163, Lot 6, Con 5, Blezard Twp