

BY-LAW 83-302
LIST OF AMENDMENTS

BY-LAW NO.	ADOPTION DATE	EXPLANATION	DATE EXPLANATION LOCATION
87-89	April 8/87	40 unit townhouse develop.	Pt. I 53R-II030 in Lot I, Conc. III, Twp. of Balfour
87-46	Feb. 25/87	Fourplex	Lot 52, M9I in Lot 2, Concession III, Twp. of Balfour
88-182	June 8/88	Parking of trucks	Pcl. 26141, Pt. 1, 53R-7578, Lot 10, Con 1, Twp of Balfour
88-242	Aug. 10/88	Automobile repair shop	Pcl. 27106, Pts. 1 & 2, 53R-8346, Lot 8, Con 3 Balfour Township
88-298	Sept. 28/88	Two 12-unit apt. dwellings	Lots 158, 159, 166, 167 & 174, M-9I, Lot 2, Conc. II, Twp. of Balfour
89-42	Feb. 22/89	Retail gift & craft shop	Pcl. 25730 SWS, Pt 1, 53R-6500, Lot I, Conc. V, Rayside Township
89-96	April 12/89	Residential dwelling & woodworking shop	Pcl. 27655, Pt. 3, 53R-8555, Lot 11, Conc. IV, Rayside Twp
89-115 91-93, 92-108, 95-103Z	May 10/89	General Commercial Restricted	Pt. Pcl. 1031 SWS Lot 2, Conc. 2, Balfour Twp.
89-166	July 12/89	Commercial mini storage II, Twp. of Rayside	Pcl. 10813 SWS, Lot 7, Conc.
89-173	July 12/89	Seasonal residential	Lots 4 & 5, Conc. VI, Pcl. 8250 SES, Twp. of Snider
89-61 89-247 92-231	March 8/89 Nov. 8/89 June 10/92	Single family dwelling, welding & repair shop automobile dealership	Pcl.26740, 53R8521 Lot 5, Conc. 2, Balfour Twp.

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89-269	Nov. 22/89	senior citizen housing	Pcl. 24124 SWS, Pt. 1, 53R-5449, Lot 2, Con. 4, Balfour Township
90-128	April 11/90	engine repair, welding shop, single detached dwelling	Pcl. 22488 S'S, Pts. 1 & 2, 53R-4467 Lot 3, Con 2, Balfour Twp.
90-164 90-309	May 9/90	restaurant	Pcls. 17053, 13478 & 14070 S'S, Lot 3, Con 3, Balfour Township
	June 13/90	double residential special front yard	Lot 14, M307, excl. Pt. 1, 53R-11220 in Lot 3 Con 2, Balfour Twp
90-208 (94-200)	June 13/90	plumbing & heating shop apartment dwelling	Lots 6 & 7, M430, & Lot 3, Conc. II, Twp. of Balfour
90-226 93-27	June 27/90 Feb. 10/93	agriculture & sand pit	Pt. Pcl. 7477, Lot 7, Con V, Twp. of Rayside
90-246	July 11/90	50 townhouse units	Pt. 1, 53R-12237, Pt. of Pcl. 4999, Lot 2, Conc. III, Balfour Township
90-268 (See 92-394)	Aug. 8/90	Seasonal Residential	Pt. Pcl. 26935, Lots 6 & 7 Conc 6, Snider Twp
90-313	Oct. 10/90	Fencing Contractor's Yd.	Pcl. 14998 S'S, Lot 2, Con 2 Rayside Township
90-327	Oct. 24/90	AMENDS 90-226	
90-380	Dec. 12/90	Multiple Family Dwellings and/or Nursing Home	Pcl. 13184 S'S, Lot 6, Con 2 Rayside Twp.
91-93 (See 89-115 & 92-108)	April 10/91	General Commercial Restricted	Pts. 3 & 7, 53R-13257 Lot 2, Conc. 2, Township of Balfour

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91-94 95-40Z	April 10/91	Rayside-Balfour Shopping Centre	Pcl. 12303 S'S, Pt. 1, 53R-7098, Lot 1, Conc. 3, Twp. of Balfour
91-186	June 12/91	Animal Feed Store	Pt. Pcl. 16706, Lot 7, Con 3 Rayside Twp.
91-292	Sept. 11/91	Mines Exploration Office & Lab	Pcl. 17590 & Rem. 7435 Lot 6, Con 3, Balfour Twp.
91-334 (See By-law 95-65Z)	Oct. 9/91	Country Square Shopping Centre	Pts. 1, 2 & 3, 53R-13338, Lot 1, Conc. 2, Balfour Twp
92-30	Jan. 29/92	Single family dwelling water well drilling business	Pcl. 26245, Pt. 2, 53R-4548, Lot 4, Con 2, Balfour Township
92-108 (89-115 & 91-93)	Mar. 25/92	Canadian Tire Store (gas bar)	Pts. 1-7, 53R-13257, Pcl. 29458, Lot 2, Conc. 2, Balfour Twp.
92-231 (amends 89-61)	June 10/92	single family dwelling, welding & repair shop automobile dealership	Pcl. 26740, 53R-8521 Lot 5, Con 2, Balfour Twp
92-274	June 24/92	Two family dwelling	Pt. 53R-13887, Lot 5, Con 1 Twp. of Rayside
92-234	June 10/92	Multiple family dwellings	Pt. 2, 53R-13972, Lot 6, Con I, Rayside Twp
92-272 97-69Z	June 24/92	Highway commercial subdivision	Lots 20-22, M513, Lot 2, Conc. 3, Balfour Twp.
92-315	Aug. 12/92	Storage of const. & equip. material	Pt. 1, 53R-14096, Pt. Pcl. 5073, Lot 11, Conc. 3, Rayside Twp

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92-394	Oct. 14/92	Seasonal Residential	Pt. 1, 53R-14172, Lots 6 & 7, Conc.6 Twp. of Snider
93-27	Feb. 10/93	(AMENDS 90-226)	
93-211	Aug. 11/93	Co-op Community Centre	Lot 58, M-1058, Lot 1, Conc. 3, Balfour Twp
94-4	Jan. 12/94	Setback from Hwy 144	Lots 3, 4 & 5, M430, Lot 3, Conc. 2, Balfour Twp
94-207	July 13/94	Helicopter Base and Landing Field	Pts. 1 & 2, 53R-14805 Lot 1, Conc. 1, Balfour Twp.
94-256	Nov. 8/94	Golf Course	Pcls. 7205, 7158, Crown Pcl. 7303, Lots 1 & 2, Conc. 6, Creighton Twp.
95-40Z	Mar. 8/95	Rayside-Balfour Shopping Centre	Pt. Pcl.12303, Pt. 1, 53R-7098 Lot 1, Conc. 3, Balfour Twp.
95-103Z	June 14/95	Amends 89-115	Pt Pcl 1031 S'S Lot 2 Conc 2, Balfour Twp.
95-65Z	Mar. 25/95	Country Square Shopping Centre	Pts. 1, 2, 3, 53R-13338 Lot 1, Conc. 2, Balfour Township
95-214Z	Dec. 15/94	Construction business & single dwelling	Pts. 1 & 9, 53R-15452 Lot 3, Conc. 2, Balfour Twp.
95-218Z	Dec. 13/95	Raymond Crescent Medical Office	Pcl. 17532, Lot 51, M-478 Lot 5, Conc 2, Rayside Twp.
96-25Z	Jan. 31/96	Commercial/Reduced Parking	Pcls. 17056, 13153, 902 11956 & 5454, Lot 2, Con 4 Balfour Twp.
96-206Z	Oct. 23/96	Farm machinery repairs auto repairs & welding	Pcl. 85, Lot 1, Conc. 4, Rayside Twp.
96-214Z	Nov. 13/96	Triplex Dwelling	Pcl. 22399, Pt 1, 53R-4027 Lot 5, Conc. 1, Morgan Twp.

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97-5Z	Jan. 15/97	Pit as Added Use	Pts. 1 & 2, 53R-15834 Pt. Pcls. 7476 & 7478, Lot 7, Conc. 5, Rayside Twp.
97-69Z (92-272)	May 28/97	Highway Commercial Subd.	Lots 20-22, M513, Lot 2 Conc. 3, Balfour Twp.
97-143Z	Sept. 10/97	Reduced Frontage & Area	Pts. 2, 3, 4, 53R-16042 Lots 3 & 4, Con 2, Balfour Twp
97-144Z	Sept. 10/97	Pit as Added Use	Pcl. 1412, excl. of Pts. 2,3,4, 53R-16042, Lot 4, Conc. 2, Balfour Township
98-16Z	Jan. 14/98	Pit as Added Use	Pcl. 24611, Lot 8, Conc. 5, Rayside Township
98-91Z (99-257Z)	May 13/98	Bingo Hall, Funeral Parlour	Pt. Pcl. 12303, Pt. 5, 53R-13859, Lot 1, Conc. 3, Balfour Township
98-160Z	Aug. 12/98	Indust. Equip. Sales/ Contractor's Business	Pt. 2, 53R-15586, Lot 7, Conc. 2, Rayside Twp.
98-176Z	Sept. 9/98	Agricultural Uses Only	Pcl. 1413, except Pts. 1 & 2, 53R-16314, Lot 1, Conc. 6, Rayside Twp.
98-234Z (96-197Z) (2000-114Z)	Dec. 9/98	Restricted General Commercial	Pts. 3, 4, 8, 16, 53R-15763 Lot 1, Conc. 2, Balfour Twp.
99-27Z	Feb. 10/99	Motel	Pcls. 7435 & 17590, Lot 6, Conc. 3, Balfour Twp. (1977 McKenzie Dr.)
99-188Z (99-217Z) (2000-151Z)	Aug. 11/99	Garden Nursery and Lot Depth	Pts. 2, 3 and 8 to 13, 53R-16528, Lot 11, Conc. 3 Rayside Township
99-229Z	Oct. 13/99	Automotive Dealership	Pcl. 19469 in Lot 7, Conc. 2, Balfour Twp (398 Bradley Rd.)
99-257Z (98-91Z)	Dec. 8/99	Bingo Hall/Funeral Parlour	Pt. Pcl. 12303, Pt. 5, 53R-1389 Lot 1, Con 3, Balfour Township
2000-9Z	Jan. 26/00	Agricultural Uses only	Rem. of Pcl. 4727 except Pt. 1, 53R16473, Lot 3, Conc. 4, Rayside Twp.

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2000-42Z	March 8/00	Car Wash & Dealership	Pcl. 7201, Lot 124, M-18, Lot 2, Con 4, Balfour Twp (57 Yonge St.)
2000-139Z	Aug. 9/00	Trillium Centre	Pcl. 9229, Lot 6, Conc. 2, Rayside Township (239 Montee Principale)
2000-151Z	Aug. 9/00	Single Detached Dwelling	Pts. 1, 2 & 3, 53R-16764 Lot 11, Conc. 3, Rayside Twp. (R.R. #15)
2000-190Z	Oct. 25/00	Fishing Bait & Tackle Shop	Pcl. 15902, Lot 1, Conc. 6, Rayside Twp (3234 RR 15)
2001-127Z	May 22/01	Golf Course and Accessory Uses Added	Pcl. 19815, excluding Pts. 1 & 2, 53R-16943, Lot 3, Conc. 2, Balfour Township 100 Lavallee Road
2001-152Z	June 14/01	Animal Feed and Agricultural Supply Store	Pcl. 29913, Pt. 1, 53R-14104 Lot 2, Conc. 5, Rayside Twp 3353 Regional Rd. 15
2001-187Z	July 10/01	One Dwelling Unit	Pcl. 14218, Pts. 2 & 3, 53R-13336 & Pt. 2, 53R-14159, Lot 2, Conc. 3, Balfour Township (3249 Errington St.)
2002-72Z	March 7/02	Dwelling & Carpentry Shop	Pcls. 21527 & 11906, Lot 8 Conc. 3, Rayside Township (4446 R.R. #35, Azilda)
2003-176Z	July 8/03	Fencing Contractor's Yard	Parcels 84 & 14998 SWS, in Lot 2, Con 2, Rayside Township
2003-239Z	Sept 23/03	Motor Home Dealership	Parcel 30231 SWS, Part 1, 53R-14881, and Part of Parcel 21812 SWS, Part 1, 53R-17334, Lot 4, Con 2, Township of Balfour (Joanette Rd & Hwy 144, Chelmsford)

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2004-155Z	May 27/04	Main Building Location	A. Part of Parcel 29936 SWS, being Parts 1 to 12 inc., Plan 53R-17506 in Lot 6, Con 2, Twp of Rayside, City of Greater Sudbury are hereby zoned R1.D18, Single Residential B. Part of Parcel 29936 SWS, being Parts 9 & 10, Plan 53R-14584 and Parts 13 & 14, Plan 53R-175-6 in Lot 6, Con 2, Township of Rayside, City of Greater Sudbury are hereby zoned R1.D18-6, Special Single Residential
2004-324Z	Nov 25/04	Welding Shop & Accessory Uses	Parcel 31411 SWS, being Parts 1, 2, 4, Plan 53R-11821 and Part 1, Plan 53R-17079, in Lot 1, Con 3, Balfour Twp
2004-329Z	Nov 25/04	Wild Game Butcher Shop	Part 5, Plan 53R-3796, Lot 12, Con 3, Balfour Twp
2005-55Z	Feb 24/05	Utility Trailer Sales	Parcel 29761 SWS, being Parts 1 & 2, Plan 53R-13475 together with Part 2, Plan 53R-13504, in Lot 6, Concession 3, Township of Rayside
2005-291Z	Dec 15/05	Agricultural uses only	Parcels 1579 and 1597 SWS save and except Parts 3 & 4, 53R-16206, Lot 5, Con 4, Rayside Twp
2005-293Z	Dec 15/05	34 unit multiple dwelling	Parts 5, 13 & 17, 53R-17887, Lot 3, Con 3, Rayside Twp
2006-256Z	Oct 25/06	Senior Citizen Home	Part of Pcl 1437 SWS, Pt 1, 53R-18001, Lot 2, Con 4, Balfour Twp
2006-295Z	Dec 13/06	Sales & Servicing of Industrial Pumps	Parcel 7240 SWS, Lot 4, Con 3, Balfour Twp

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2007-86Z	April 25/07	Golf Course	All of the Rem. Of Pcl 19815 SWS excepting Pts 1, 4, 5, 6, 7, 8, 9, 10 & 11, 53R-18279, Lot 3, Con 2, Balfour Twp
2007-87Z	April 25/07	Restaurant	Pts 1, 4, 5, 6, 7, 8, 9, 10 & 11, 53R-18279, Lot 3, Con 2, Balfour Twp
2007-162Z	June 13, 2007	Enclosed Mini Golf	Parcel 7517 SWS, Lot 2, Con 5, Township of Rayside
2007-204Z	Aug 8/07	Carpenters Union Training Facility	PIN 73346-0512, Pcl 16274 SWS, Lot 5, Con 2, Rayside Twp
2007-246Z	Sept 26/07	Commercial Warehouse	Lots 10 & 11, M-542, Lot 7, Con 2, Township of Rayside
2008-184Z	Aug 13/08	12 unit townhouse complex	Pcl 29936 SWS, Pts 9 & 10, 53R-14584, Pts 13 & 14, Plan 53R-17506, Lot 6, Concession 2, Rayside Twp
2008-212Z	Sept 10/08	Duplex dwelling	Parcels 18549 & 12191 SWS, Lot 7, Con 2, Rayside Twp
2008-213Z	Sept 10/08	Beauty Lounge	Parcel 29321 SWS, Pts 1 & 2, Plan 53R-12578, Lot 1, Con 4, Balfour Twp
2008-279Z	Nov 26/08	Attached Duplexes	Lots 67 & 74, Plan M-91, Lot 2, Concession 3, Balfour Twp
2009-130Z	May 27/09	Group Dwellings	Parts 1 & 2, 53R-18535 and Pts 1 & 2, 53R-18941, Lot 6, Con 1, Rayside Twp
2009-186Z	Aug 12/09	128 bed long term care facility	Pts 1 & 2, 53R-19054, Lot 1, Con 3, Balfour Twp
2010-12Z	Jan 13/10	front yard depth	Pcl 13479 SWS, Lot 10, M-354, Lot 3, Con 3, Balfour Twp

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2010-61Z	Mar 10/10	lot frontage	Part 1, 53R-17898 except Parts 1, 2, 3 & 4, 53R-19223, Lot 10, Con 3, Rayside Twp
2010-66Z	Mar 31/10	duplex dwelling	Parcel 18451 SWS, Lot 32, M-449, Lot 7, Con 2, Rayside Twp
2010-200Z	Sept 15/10	multiple dwelling	Part of Plan 53R-19332, Lot 4, Concession 1, Township of Rayside

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) ~~RI.D18-1 (COMMERCIAL GREENHOUSE) Balfour Township Map 7~~

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

~~(1) in addition to the uses permitted under Part III, Section I (2), the following use is permitted:~~

~~I. a commercial greenhouse and uses accessory thereto provided that any retail sale is restricted to products grown on the premises.~~

~~(2) — Parking Requirements~~

~~Notwithstanding Section I(3)(i)(iii) of Part III, five parking spaces shall be provided.~~

(b) RI.D18-2 (OFFICES) [Balfour Township Map 7](#)

Within any area designated RI.D18-2 on the Zone Maps, all provisions of this by-law applicable to the RI Zones shall apply subject to the following modification:

(I) in addition to the uses permitted under Part III, Section I (2), the following uses are permitted:

I. offices

(d) RI.D18-4 (SPECIAL SETBACKS) [Rayside Township Map 2](#)

Within any area designated RI.D18-4 on the Zone Maps, all provisions of this by-law applicable to the RI Zones shall apply subject to the following modification:

(I) Notwithstanding Part III, Section I (3), no building or structure shall be permitted within 33 metres (108.27 ft.) of the northerly lot line.

SECTION 2 SPECIAL RESIDENTIAL ZONES (cont'd.)

- (e) RI.D18-5 (PERSONAL SERVICE SHOP)
[Rayside Township Map 2](#)

Within any area designated RI.D18-5 on the Zone Maps, all provisions of this by-law applicable to RI Zones shall apply subject to the following modifications:

- (l) in addition to the uses permitted under Part III Section I (2), the following use is permitted:
- I. a personal service shop.

(2) Notwithstanding Part III Section I(3)(n), three parking spaces shall be provided.

- (f) R1.D18-6 (MAIN BUILDING LOCATION)
[Rayside Map 5](#)

Within any area designated R1.D18-6 on the Zone maps, all provisions of this by-law applicable to R1 zones shall apply to the following modification:

- (i) Notwithstanding Part III, Section 1, Subsection (3) Paragraph (k), a main building shall not be permitted on those lands described as being Parts 13 and 14, Plan 53R-17506.

SECTION 2 SPECIAL RESIDENTIAL ZONES (cont'd.)

(2) SPECIAL DOUBLE RESIDENTIAL ZONES - R2

(a) R2.D36-1 (DOUBLE RESIDENTIAL - SPECIAL FRONT YARD)

[Balfour Map 4](#) & [Balfour Map 7](#)

Within an area designated R2.D36-1 on the Zone Maps, all provisions of this by-law applicable to R2 Zones shall apply subject to the following modification:

- (1) Notwithstanding Paragraph (i) of Subsection (5) of Section 12 of Part II, the minimum front yard depth shall be 9.1 m (29.9 feet).

(b) R2.D12-2 (TWO FAMILY DWELLING)

[Rayside Township Map 2](#)

Within any area designated R2.D12-2 on the zone maps, all provisions of By-law 83-302, applicable to "R2" zones shall apply subject to the following modification:

- (1) That notwithstanding anything to the contrary contained in By-law 83-302, any proposed dwellings must be centred on the severance line created by Consent Application B498/91 to ensure that a maximum of only two dwelling units be permitted on the whole of the subject property.

(c) R2.D36-3 (SPECIAL FOR CO-OP COMMUNITY CENTRE)

[Balfour Township Map 7](#)

Within any area designated R2.D36-3 on the Zone Maps, all provisions of this by-law applicable to R2 Zones shall apply subject to the following modifications:

- (i) In addition to the uses permitted under Part III, Section 2, Subsection (2), the following uses are permitted:
 1. One (1) of the pair of semi-detached dwelling units may be used as a community centre for the administration of the semi-detached dwellings on Lots 33 to 44 and 54 to 64 inclusive, Plan M-1058. The community centre may include facilities normally considered accessory to multiple family dwellings, such as an office, a laundry room and a meeting room.
- (ii) Notwithstanding Part III, Section 2, Subsection (3)(1), the maximum number of parking spaces shall be 2 (1 for the semi-detached unit and 1 for the community centre).

(cont'd.)

SECTION 2 SPECIAL RESIDENTIAL ZONES (cont'd.)

(2) SPECIAL DOUBLE RESIDENTIAL ZONES - R2 (cont'd.)

R2.D36-3 (cont'd.)

- (iii) The property is hereby designated as a "site plan control area" pursuant to Section 41(2) of the Planning Act, R.S.O., 1990, and no development shall be permitted unless the owner(s) enters into an agreement with The Regional Municipality of Sudbury regarding the facilities to be provided in accordance with the approved plan of development.

(d) R2.D36-4 (DUPLEX DWELLING)
[Rayside Map 5](#) & [Rayside Map 6](#)

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, and related accessory uses.

(e) R2.D36-5 (ATTACHED DUPLEXES)
[Balfour Map 7](#)

Within any area designated R2.D36-5 on the Zone Map, all provisions of the by-law applicable to R2 zones shall apply subject to the following modifications:

- (i) a duplex dwelling shall be permitted on Lot 67, Plan M-91 and no interior north side yard shall be required;
- (ii) a duplex dwelling shall be permitted on Lot 74, Plan M-91 and no interior south side yard shall be required.

(f) R2.D36-6 (FRONT YARD DEPTH)
[Balfour Map 4](#) & [Balfour Map 7](#)

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 minimum front yard depth shall be 8 metres.

(g) R2.D36-7 (Duplex dwelling)
[RAYSIDE MAP 5](#) & [Rayside Map 6](#)

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 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;
- (ii) The minimum front yard depth shall be 4.5 metres.

SECTION 2 SPECIAL RESIDENTIAL ZONES (cont'd.)

(3) SPECIAL MEDIUM DENSITY RESIDENTIAL ZONES - R3

~~___ (a) R3.D36-1 (MULTIPLE FAMILY AND/OR NURSING HOME)
Rayside Township Map 2~~

~~Within any area designated R3.D36-1 on the Zone Maps, all provisions of this by-law applicable to R3 Zones shall apply subject to the following modifications:~~

- ~~(1) Notwithstanding Part III Section 3(2) the only permitted uses shall be an apartment dwelling and/or a special care home and accessory uses.~~
- ~~(2) Notwithstanding Part III Section 3(3), the existing lot and building are permitted.~~

(b) R3.D67-2 (FOUR UNIT APARTMENT DWELLING)
[Balfour Township Map 7](#)

Within any area designated R3.D67-2 on the Zone Maps, all provisions of this by-law applicable to R3 Zones shall apply subject to the following modifications:

- (1) Location: Parts 6 and 7, Plan SR-2795, Lot 3, Concession III, Township of Balfour.
- (2) Notwithstanding Part III Section 3(3), the existing building and lot are permitted.
- (3) Subsection (5) of Section 10 of Part II shall not apply.

(c) R3.DI9-3 (FOURPLEX)
[Balfour Township Map 4](#)

Within any area designated R3.DI9-3 on the Zone Maps, all provisions of this by-law applicable to R3 Zones shall apply subject to the following modifications:

- (1) Notwithstanding Part III, Section 3(2), the only permitted use shall be an apartment dwelling containing not more than four dwelling units.

(d) R3.D87-4 (FOURPLEX)
[Balfour Township Map 7](#)

Within any area designated R3.D87-4 on the Zone Maps, all provisions of this by-law applicable to R3 Zones shall apply subject to the following modifications:

- (1) Notwithstanding Part III, Section 3(3)(a) to (h), the existing lot and building are permitted.
- (2) Notwithstanding Part III, Section 3(3)(o) and Part II, Section 10(5), five (5) parking spaces shall be provided and they may be located in the required front yard.

SECTION 2 SPECIAL RESIDENTIAL ZONES (cont'd.)

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

(e) R3.D11-5 (40 UNIT TOWNHOUSE DEVELOPMENT)

[Balfour Township Map 7](#)

Within any area designated R3.D11-5 on the Zone Maps, all provisions of this by-law applicable to R3 Zones shall apply to the following modification:

- (1) Notwithstanding Part III, Section 3(2), the only permitted uses shall be group dwellings not exceeding 40 dwelling units and related accessory uses which may include playground structures, a community centre, laundry room, an office and a meeting room for the exclusive use of the residents residing therein.

(f) R3.D89-6 (TWO 12-UNIT APARTMENT DWELLINGS)

[Balfour Map 7](#)

Within any area designated R3.D89-6 on the Zone Maps, all provisions of this by-law applicable to "R3" Zones shall apply subject to the following modifications:

- (1) Notwithstanding Part III, Section 3(3)(d), a minimum front yard depth of 5.18 m shall be required.
- (2) Notwithstanding Part III, Section 3(3)(i), the minimum amount of landscaped open space provided shall be 15% of the lot area.

(g) R3.D67-7 (SENIOR CITIZEN HOUSING)

[Balfour Map 7](#) & [Balfour Map 10](#)

Within any area designated R3.D67-7 on the Zone Maps, all provisions of this by-law applicable to R3 Zones shall apply subject to the following modifications:

- (1) Notwithstanding Part III, Section 3, Subsections 3(j) and (k), the maximum building height shall be 4 storeys and the maximum number of dwelling units per building shall be 41.

(h) R3.D9-8 (50 TOWNHOUSE UNITS)

[Balfour Township Map 7](#)

Within any area designated R3.D9-8 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(3)(f), a minimum setback of 30 metres shall be maintained from the CPR right-of-way for all main buildings.

VII-6(a)

SECTION 2 SPECIAL RESIDENTIAL ZONES (cont'd.)

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

(i) R3.D36-9 (MULTIPLE FAMILY DWELLINGS AND/OR NURSING HOME)
[Rayside Map 2](#) & [Rayside Map 5](#)

Within any area designated R3.D36-9 on the Zone Maps, all provisions of this by-law applicable to R3 Zones shall apply subject to the following modifications:

- (1) Notwithstanding Part III, Section 3(2), the only permitted uses shall be apartment dwellings and/or one special care home within one existing building, and their accessory uses.
- (2) Notwithstanding Part III, Section 3(3), the existing lot and building are permitted.

(k) R3.D17.3-11 (MULTIPLE FAMILY DWELLINGS)
[Rayside Map 2](#)

Within any area designated R3.D17.3-11 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, Subsection (3), Paragraphs (d) to (g) inclusive, all yards shall be a minimum of 7.5 m (24.7 feet).

(l) R3.D36-12 (34 UNIT MULTIPLE DWELLING)
[Balfour Township Map 7](#)

Within any area designated R3.D36-12 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 (k), a maximum of 34 dwelling units shall be permitted in a building.

(m) R3-13 (SENIOR CITIZEN HOME)
[Balfour Map 7](#) & [Balfour Map 10](#)

Notwithstanding any other provision hereof to the contrary, within any area designated R3-13 on the Zone Maps, all provisions of this by-law applicable to "R3", Medium Density Residential Zones shall apply subject to the following modifications:

- (i) The only permitted use on Part 1, 53R-18001 will be parking and access onto Montpelier Road.

- (n) R3.D13-14 (12-unit townhouse complex)
[RAYSIDE MAP 5](#)

Notwithstanding any other provision hereof to the contrary, within any area designated **R3.D13-14** on the Zone Maps, all provisions of this by-law applicable to the "R3", Medium Density Residential zone shall apply subject to the following modification:

- (i) The only permitted use shall be a 12-unit townhouse complex with a maximum building height of one (1) storey, and related accessory uses.

- (o) R3-15 Group Dwellings
[Rayside Map 2](#)

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

- (i) 25 group dwelling units shall be permitted;
- (ii) that a privacy yard of 6 metres shall be provided abutting the full length of at least one exterior wall of each dwelling unit within a group dwelling.

- (q) R3 -17 (Multiple dwelling)
Rayside MAP 2

Notwithstanding any other provision hereof to the contrary, 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 only permitted uses shall be a multiple dwelling with a maximum 26 dwelling units, and any use permitted in all zones under Section 17 of Part II hereof;
- ii) The minimum rear yard depth shall be 4.5 metres;
- iii) Privacy yards for each dwelling unit shall not be required.

(4) (reserved for future use)

VII-6(b)

SECTION 2 SPECIAL RESIDENTIAL ZONES (cont'd.)

(7) SEASONAL RESIDENTIAL ZONES - R7

(a) R7.D1.25-1 (SEASONAL RESIDENTIAL)

[Snider Map 16](#) and [Snider Map 17](#)

Within any area designated R7.D1.25-1 on the Zone Maps, all provisions of this by-law applicable to R7 Zones shall apply subject to the following modifications:

- (1) Notwithstanding paragraph (b) of Subsection (3) of Section 7 of Part III, the minimum water frontage shall be as shown on Schedule "A".
- (2) In addition to Subsection (3) of Section 7 of Part III, the minimum setback for all main buildings from the high water mark shall be 30 m (98.4 feet).

(b) R7.D1.25-2 (SEASONAL RESIDENTIAL)

[Snider Township Map 17](#)

Within any area designated R7.D1.25-2 on the Zone Maps, all provisions of this by-law applicable to R7 Zones shall apply subject to the following modifications:

- (1) Notwithstanding Paragraph (b) of Subsection (3) of Section 7 of Part III, the minimum water frontage shall be 76.2 m.
- (2) In addition to Subsection (3) of Section 7 of Part III, the minimum setback for all main buildings from the high water mark shall be 30 m (98.4 feet).

SECTION 3 COMMERCIAL ZONES

(1) SPECIAL LOCAL COMMERCIAL ZONES - CI

(a) CI-1 (SW CORNER R.R.#15 & MONTEE PRINCIPALE)

[Rayside Township Map 2](#)

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

- (l) Notwithstanding Part IV, Section I(2), the only permitted uses shall be a convenience store, service station, restaurant, and two dwelling units.

(b) CI-2 (LAURIER ST. - CONVENIENCE STORE)

[Rayside Township Map 2](#)

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

- (l) Notwithstanding Part IV, Section I(2), the only permitted uses shall be a convenience store, a single detached dwelling and a greenhouse.

(c) C1-3 (RAYMOND CRESCENT - MEDICAL CENTRE)

[Rayside Township Map 5](#)

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 modifications:

- (1) Notwithstanding Subsection (2) of Section 1 of Part IV, the only permitted use shall be a dwelling unit with or without a medical office.

SECTION 3 COMMERCIAL ZONES (cont'd.)

(2) SPECIAL GENERAL COMMERCIAL ZONES - C2

(a) C2-1 (COMMERCIAL/RESIDENTIAL MIXED USE)

[Balfour Township Map 4](#)

Within any area designated C2-1 on the Zone Maps, all provisions of this by-law applicable to C2 Zones shall apply subject to the following modifications:

(1) Notwithstanding Clause (xxxiv) of Part IV, Section 2(2), not more than 5 dwelling units are permitted in the existing building provided that:

1. an outdoor recreation area of 16.7 metres (55 ft.) by 7.6 metres (25 ft.) is provided and is separated from a parking area by a fence of 1.5 metres (4.9 ft.) in height.

(2) Notwithstanding Part IV, Section (3)(j) the maximum building height shall be one storey.

(b) C2-2 (GENERAL COMMERCIAL RESTRICTED)

[Balfour Township Map 4](#) (See By-law 95-103Z)

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:

(1) Notwithstanding Section 3(1) of Part IV, the maximum gross floor area of all buildings shall not exceed 49,999 square feet.

(c) C2-3 (COMMERCIAL MINI STORAGE)

[Rayside Township Map 5](#)

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 modifications:

(1) In addition to the uses permitted under Part IV, Section 2(2), mini-storage and rental facilities shall be permitted.

~~(d) C2-4 (PLUMBING AND HEATING SHOP & APARTMENT DWELLING)~~~~[Balfour Township Maps 4 and 7](#)~~

~~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 modifications:~~

~~(i) Notwithstanding Part IV, Section 2(2), only the following uses are permitted:~~

(cont'd.)

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

~~(d) C2-4 (cont'd.)~~

- ~~1. a plumbing and heating business~~
- ~~2. an apartment dwelling containing not more than 4 dwelling units with or without a permitted non-residential use on the ground floor provided that an outdoor recreation area of 20 m² (215.2 sq. ft.) per dwelling unit be provided for the exclusive use of the residential occupants~~
- ~~3. any use permitted in all zones under Section 17 of Part II hereof.~~

(e) C2-5 (SETBACK FROM HIGHWAY 144)

[Balfour Map 4](#)

Within any area designated C2-5 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(3)(d), the minimum front yard depth shall be 13.7 m (45 ft.).

(f) C2-6 (COUNTRY SQUARE SHOPPING CENTRE)

[Balfour Map 4](#) and [Balfour Map 7](#)

Within any area designated C2-6 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, Subsections (3)(h) and (3)(m), the maximum gross floor area for the combined lands described as Parts 1, 2, and 3, Plan 53R-13338 shall net a total of 9,662 square metres (104,000 square feet).

(g) C2-7 (COMMERCIAL/REDUCED PARKING)

[Balfour Map 7](#) and [Balfour Map 10](#)

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 Paragraph (o) of Subsection (3) of Section 2 of Part IV, a minimum of 14 parking spaces shall be provided.

(h) C2-8 (BINGO HALL - FUNERAL PARLOUR) (98-91Z)

[Balfour Map 7](#)

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

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

(h) C2-8 (cont'd.)

- (i) The only permitted uses shall be:
 - a bingo hall;
 - a funeral parlour;
 - a special care home;
 - 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.
- (ii) A non-residential use shall not be permitted in conjunction with a residential use or a special care home as described by Clause (i) of this paragraph. (99-257Z)

(i) C2-9 (RESTRICTED GENERAL COMMERCIAL) (96-197Z, 98-234Z)
[Balfour Map 4](#)

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) All uses listed under Part IV, Section 2(2) are permitted except a retail food store and department store which is less than 15,000 square feet of leasable area and which is defined as a retail store that sells the following general lines of merchandise: family clothing and apparel - at least six commodity lines in this group, comprising at least 20% of the outlet's total sales; furniture, appliances and home furnishings - at least four commodity lines in this group, comprising at least 10% of the outlet's total sales; all other (miscellaneous) at least three commodity lines in this group, comprising at least 10% of the outlet's total sales.

(j) C2-10 (CAR WASH AND CAR DEALERSHIP) (2000-42Z)
[Balfour Map 10](#)

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 modifications:

- (i) The only permitted uses shall be a car wash and the retail sale of automobiles.
- (ii) A minimum of 6 parking spaces shall be provided.
- (iii) Paragraph (n) of Subsection (3) of Section 2 of Part IV shall not apply.

VII-10(a)

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

(k) C2-11 (ONE DWELLING UNIT)
[Balfour 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 modifications:

- (i) In addition to the uses permitted under Part IV, Section 2, Subsection (2), one dwelling unit shall also be permitted.
- (ii) Notwithstanding Part IV, Section 2, Subsection (3), the existing building location, which building may be occupied by one dwelling unit, is permitted.

(l) C2-12 (Carpenters Union Training Facility)
[Rayside Map 5](#)

Notwithstanding any other provision hereof to the contrary, 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:

1. Notwithstanding Subsection (2) of Section 2 of Part IV, the only permitted uses shall be:

- (i) a trade school/training facility and accessory office uses

(m) C2-13 (COMMERCIAL WAREHOUSE)
[Rayside Township MAP 5](#)

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:

- (1) In addition to the uses permitted under Part IV, Section 2(2), a warehouse shall be permitted provided that the warehouse use is within an enclosed building and is not in the form of shipping or storage containers.
- (2) Notwithstanding Part IV, Section 2(3)(o)(xiii), 5 parking spaces are required for a warehouse use.

(3) (reserved for future use)

(4) (reserved for future use)

SECTION 3 COMMERCIAL ZONES (cont'd.)

(5) SPECIAL SHOPPING CENTRE COMMERCIAL ZONES - C5

(a) C5-1 (deleted by By-law 91-94)

~~(b) C5-2 (RAYSIDE-BALFOUR SHOPPING CENTRE)
— Balfour Township Map 7~~

~~Within any area designated C5-2 on the Zone Maps, all provisions of this by-law applicable to C5 Zones shall apply subject to the following modification:~~

~~(1) Notwithstanding Part IV, Section 5(3)(m), the maximum gross floor area shall not exceed 11,705 square metres (125,995 square feet).
(By-law 95-40Z)~~

~~(c) C5-3 (COUNTRY SQUARE SHOPPING CENTRE)
Balfour Township Maps 4 and 7~~

~~Within any area designated C5-3 on the Zone Maps, all provisions of this by-law applicable to C5 Zones shall apply subject to the following modifications:~~

~~(1) Notwithstanding Part IV, Section 5, Subsections 3(h) and (m), the maximum gross floor area for the combined lands described as Parts 1, 2 and 3, Plan 53R-13338 shall not exceed a total of 9,662 square metres (104,000 sq. ft.).~~

~~(2) Notwithstanding Part I, Section 2(177), a shopping centre with a minimum of 2 businesses shall be permitted. (By-law 95-65Z)~~

(d) C5-4 (RAYSIDE-BALFOUR SHOPPING CENTRE)
[Balfour Map 4](#) and [Balfour Map 7](#)

Within any area designated C5-4 on the Zone Maps, all provisions of this by-law applicable to C5 Zones shall apply subject to the following modification:

(1) Notwithstanding Part IV, Section 5, Subsections 3 (h) and (m), the maximum gross floor area shall not exceed 14,492 square metres (155,995 sq. ft.).

SECTION 3 COMMERCIAL ZONES (cont'd.)

(6) SPECIAL HIGHWAY COMMERCIAL ZONES - C6

(a) C6-1 (RESTAURANT)

[Rayside Township Map 1](#)

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 modification:

- (1) Notwithstanding Part IV Section 6(2) the only permitted use shall be a restaurant.

(b) C6-2 (AUTOMOBILE REPAIR SHOP)

[Balfour Map 5](#) & [Balfour Map 8](#)

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:

- (1) Notwithstanding Part IV, Section 6(2), the only permitted use shall be an "automobile repair shop".

(c) C6-3 (RESTAURANT)

[Balfour 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:

- (1) Notwithstanding Part IV, Section 2, Subsection (2), the only permitted use shall be a restaurant.

(d) C6-4 (HIGHWAY COMMERCIAL SUBDIVISION)

[Balfour Map 4](#) and [Balfour Map 7](#)

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 modifications:

- (1) Notwithstanding Part IV, Section 6, Subsection (2), Clauses (xi) and (xiv), hotels and refreshment rooms shall not be permitted.
- (2) In addition to the 'Landscaped Open Space' requirement of Part IV, Section 6, Subsection (3)(i), where a lot line in a C6-4 zone abuts a lot in a Residential Zone or Institutional Zone a landscaping strip shall be provided adjacent to and for the full length of the said lot line for a width of not less than 3 m (9.8 ft.).
- (3) In addition to the uses permitted in a "C6" Zone an amusement centre and a building supply yard shall also be permitted uses.
(97-69Z)

VII-12(a)

SECTION 3 COMMERCIAL ZONES (cont'd.)

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

- (e) C6-5(MOTEL)
[Balfour Map 5](#) and [Balfour Map 8](#)

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

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

SECTION 3 COMMERCIAL ZONES (cont'd.)

(7) SPECIAL RESORT COMMERCIAL ZONES - C7

(a) C7-1 (AIRPORTS)

[Rayside Township Map 2](#)

Within any area designated C7-1 on the Zone Maps, all provisions of this by-law applicable to C7 Zones shall apply subject to the following modification:

- (l) Notwithstanding Part IV Section 7(2), the only permitted uses shall be an airport and a marina.

(b) C7-2 (GOLF COURSE)

[Creighton Map 13](#) & [Creighton Map 16](#)

Within any area designated C7-2 on the Zone Maps, all provisions of this by-law applicable to C7 Zones shall apply subject to the following modification:

- (1) Notwithstanding any other provision to the contrary, no buildings shall be permitted within 14 m (46 feet) of a provincial highway.

SECTION 4 SPECIAL INDUSTRIAL ZONES

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

(b) M1-2 (INDUSTRIAL EQUIPMENT SALES/CONTRACTOR'S BUSINESS)
[Rayside Township Map 5](#)

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:

- (1) Notwithstanding Part V, Section 1, Subsection (2) the only permitted use shall be an industrial equipment sales/contractor's business which may conduct industrial equipment sales and servicing, outdoor storage, warehousing, office activities and related accessory uses.

SECTION 4 SPECIAL INDUSTRIAL ZONES (cont'd.)
(2) SPECIAL LIGHT INDUSTRIAL ZONES - M2

(a) M2-1 (STORAGE OF CONSTRUCTION EQUIPMENT AND MATERIALS)
[Rayside Map 9](#)

Within any area designated M2-1 on the Zone Maps all provisions of this by-law applicable to M2 Zones shall apply subject to the following modification:

- (1) In addition to those uses permitted under Part V, Section 2(2), the storage of building or construction equipment or materials shall also be permitted.

(b) M2-2 (HELICOPTER BASE AND LANDING FIELD) [Balfour Map 1](#)

Within any area designated M2-2 on the Zone Maps, all provisions of this by-law applicable to M2 Zones shall apply subject to the following modification:

- (1) Notwithstanding Part V, Section 2(2), the only permitted uses shall be a helicopter base, helicopter landing field and their related accessory uses.

(c) M2-3 (GARDEN NURSERY AND LOT DEPTH)
[Rayside Map 9](#)

Within any area designated M2-3 on the Zone Maps, all provisions of this by-law applicable to M2 Zones shall apply subject to the following modifications:

- (i) In addition to the uses permitted in an M2 Zone, a garden nursery, as well as two existing single detached dwellings shall be permitted on Parts 2 & 3, Plan 53R-16528.
- (ii) The minimum lot depth for those lots located within the boundaries of Parts 8 to 13, Plan 53R-16528 shall be 37 metres.

(d) M2-4 (SINGLE DETACHED DWELLING)
[Rayside Map 9](#)

Within any area designated M2-4 on the Zone Maps, all provisions of this By-law applicable to M2 Zones shall apply subject to the following modification:

- (i) Notwithstanding Part V, Section 2, Subsection (2) the only permitted use shall be an existing single detached dwelling and its related accessory uses until such time as the occupancy of the dwelling has been discontinued. Upon discontinuance of the use of the existing single detached dwelling all uses permitted in an "M2" Zone shall subsequently be permitted.

(e) M2-5 (WELDING SHOP AND ACCESSORY USES)
[Balfour map 7](#)

Within any area zoned M2-5 on the Zone Maps, all provisions of this by-law applicable to M2 Zones shall apply subject to the following modification:

- (i) Notwithstanding Part V, Section 2, Subsection (2), the only permitted uses shall be a welding shop and related accessory uses.

VII-16

SECTION 4 SPECIAL INDUSTRIAL ZONES (cont'd.)

(3) SPECIAL HEAVY INDUSTRIAL ZONES - M3

SECTION 4 SPECIAL INDUSTRIAL ZONES (cont'd.)

(4) SPECIAL MINING INDUSTRIAL ZONES - M4

SECTION 4 SPECIAL INDUSTRIAL ZONES (cont'd.)

(5) SPECIAL EXTRACTIVE INDUSTRIAL ZONES - M5

SECTION 4 SPECIAL INDUSTRIAL ZONES (cont'd.)

(6) SPECIAL SALVAGE AND WASTE INDUSTRIAL ZONES - M6

SECTION 5 SPECIAL INSTITUTIONAL AND OPEN SPACE ZONES

(1) SPECIAL INSTITUTIONAL ZONES - I

~~(a) I-1 (MEDICAL CENTRE, RECREATION CENTRE)
Rayside Township Map 2~~~~Within any area designated I-1 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), a medical office is permitted.
(See By-laws 91-357 & 95-69Z)~~

~~(b) I-2 (MINES EXPLORATION OFFICE AND LABORATORIES)
Balfour Township Maps 5 and 8~~~~Within any area designated I-2 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), only the following uses are permitted:
1. mines exploration offices, laboratories and related equipment and sample storage;
2. any use permitted in all zones under Section 17 of Part II hereof.
(ii) Notwithstanding Part VI, Section 3 (m), no open storage areas shall be established within 45.7 m (150 feet) of Highway 144 nor within 9.1 m (30 feet) of any other lot line.~~

~~(c) I-3 (TRILLIUM CENTRE)
[Rayside Map 2](#) and [Rayside Map 5](#)~~~~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, Subsection (2), offices, a trade school, an auditorium, a commercial recreation centre, a day nursery, a rooming house and a commercial school shall be permitted.~~

- (d) I-4 (128 bed long-term care facility)
[BALFOUR MAP 7](#)

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

- (i) Notwithstanding Part VI, Section 1, Subsection (2), 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.

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

(2) SPECIAL PUBLIC PARK ZONES - P

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

(3) SPECIAL OUTDOOR RECREATION ZONES - OR

(a) OR-I (REGIONAL ROAD I5 - SUDBURY DOWNS)

[Rayside Township Map 12](#)

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

- (l) Notwithstanding Part VI, Section 3(2) the only permitted uses shall be a race track and accessory uses including but not limited to a grandstand, dining and cocktail lounge facilities and wagering facilities.

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

(4) SPECIAL RURAL ZONES - RU

(a) RU-1 (SAWMILL & LUMBER EQUIPMENT RENTAL)

[Balfour Township Map 4](#)

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

- (1) Notwithstanding Part VI, Section 4(2) the only permitted uses shall be a single detached dwelling, a sawmill operation, storage and rental of lumbering equipment and related accessory uses.
- (2) Notwithstanding Part VI, Section 4(3) no buildings, structures or outside storage shall be permitted within 70 metres (229.66 ft.) of Registered Plan M-415 and within 70 metres (229.66 ft.) of the boundary between Township Lots 3 and 4.

~~(b) RU-2 (FENCING CONTRACTOR'S YARD)~~

~~[Rayside Township Map 4](#)~~

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

- ~~(1) In addition to the uses permitted in Section 4, Part 5, Subsection (2) (i) (x) a 'Fencing Contractor's Yard' shall also be a permitted use.~~

(c) RU-3 (CONSTRUCTION BUSINESS & SINGLE DWELLING)

[Balfour Township Map 4](#)

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

- (i) Notwithstanding Subsection (2) of Section 4 of Part VI the only permitted uses shall be a construction business, a single dwelling and their related accessory uses.
- (ii) Notwithstanding Subsection (3) of Section 4 of Part VI no buildings, structures or outside storage shall be permitted within 70 metres (229.66 ft.) of Registered Plan M-415.
- (iii) Lands zoned "RU-3" are designated as a Site Plan Control Area pursuant to Section 41 of the Planning Act, R.S.O. 1990.

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

(4) SPECIAL RURAL ZONES - RU

(d) RU-4 (REDUCED FRONTAGE AND AREA) [Balfour Map 4](#)

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

- (i) Notwithstanding Subsections (3)(a) and (b) of Section 4 of Part VI minimum lot areas and frontages shall be as follows:
 - 1. on Parts 2 and 3, Plan 53R-16042:
 - minimum lot area - 4.9 acres
 - minimum lot frontage - 130 feet
 - 2. on Part 4, Plan 53R-16042:
 - minimum lot area - 4.5 acres
 - minimum lot frontage - 85 feet

(e) RU-5 (FENCING CONTRACTOR'S YARD) [Rayside Map 4](#)

Within any area designated "RU-5" 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 in Part VI, Section 4, Subsection (2) a fencing contractor's yard, which may include the accessory retail sale of fencing supplies, shall also be permitted.

ii) No fencing contractor's yard activities shall be located closer than 137 metres (450 ft.) from the south limit of Parcels 84 and 14998 S.W.S., save and except the following:

- 1. A fencing contractor's driveway.
- 2. One existing office and/or maintenance building which may include an accessory outdoor retail sales area and an accessory parking area. The parking or storage outdoors of a commercial vehicle shall be prohibited within 137 metres (450 ft.) from the south limit of Parcels 84 and 14998 S.W.S.
- 3. A storage building with a maximum gross floor area of 326 m².

(iii) A 20 metre natural planting strip shall be maintained around the perimeter of any area containing the operations of a fencing contractor's yard.

VII-24 (a)

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

(4) SPECIAL RURAL ZONES - RU

(d) RU-5 (FENCING CONTRACTOR'S YARD) cont'd

(iv) A 4.5 metre planting strip shall be maintained along the southwesterly interior lot line, commencing at the south lot line of Parcel 14998 SWS and extending 90 metres along the southwesterly interior lot line."

(v) No fencing contractor's yard activities shall be located closer than 91 metres (300 feet) from the rear lot line of Parts 1, 2, 3, 4, 5, and 6, 53R-18693.

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

(5) SPECIAL AGRICULTURAL RESERVE ZONES - A

(a) A-1 (CONFECTIONARY STORE)

[Balfour Township Map I8](#)

[Rayside Township Map I0](#)

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

- (l) in addition to the uses permitted under Part VI, Section 5(2), a convenience store not exceeding 90 m² (968.8 sq. ft.) in net floor area is permitted.

(b) A-2 (BODY & REPAIR SHOP, SINGLE DETACHED DWELLING)

[Rayside Township Map 11](#)

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

- (l) Notwithstanding Part VI, Section 5(2), the only permitted uses shall be a single detached dwelling, automobile repair shop and body shop.

(c) A-3 (DUPLEX DWELLING)

[Rayside Township Map I5](#)

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

- (l) notwithstanding Part VI, Section 5(2)(ix), a duplex dwelling is permitted.

(d) A-4 (WOODWORKING AND CARPENTRY SHOP)

[Balfour Township Map 8](#)

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 modification:

- (l) In addition to the uses permitted under Part VI, Section 5(2), a woodworking and carpentry shop is permitted.

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

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

(e) A-5 (PARKING OF TRUCKS)

[Balfour Map 3](#)

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 modification:

- (1) Notwithstanding Part VI, Section 5(2), the parking of two tandem trucks and two pup trailers is permitted in addition to other uses permitted in the "A" Zone.

(f) A-6 (RETAIL GIFT AND CRAFT SHOP)

[Rayside Township Map 13](#)

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:

- (1) In addition to the uses permitted under Part VI, Section 5(2), the following uses are permitted:
 1. a retail gift and craft shop.
- (2) Notwithstanding Part VI, Section 5(3)(n), 1 parking space per 20 m² of floor area shall be required for the retail gift and craft shop.

(g) A-7 (SINGLE FAMILY DWELLING, WELDING AND REPAIR SHOP)

[Balfour Township Map 5](#)

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 modifications:

- (i) In addition to the uses permitted under Part VI, Section 5(2), the following uses are permitted:
 1. A garage for welding and the repair of small engines, automobiles and trucks as a home occupation, an automobile dealership where the sale of vehicles is restricted to one car at any one time.
- (ii) The home occupation provisions of Part II, Section 12(2) shall apply except that no outdoor storage shall be permitted, all welding must occur within the accessory garage and a total floor area of 119 m² (1,280 sq. ft.) may be used for the home occupation in the accessory building.
- (iii) A maximum of four vehicles associated with the home occupation may be parked or stored outside on the property at one time.

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

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

(h) A-8 (RESIDENTIAL DWELLING & WOODWORKING SHOP)
[Rayside Township Map 12](#)

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 modifications:

(i) In addition to the uses permitted under Part VI, Section 5 (2), the following uses are permitted:

1. a detached woodworking shop in conjunction with a detached residential dwelling on the same property in which the operator resides.
2. the proposed detached woodworking shop shall not exceed 148.64 m² in gross floor area.

(i) A-9 (ENGINE REPAIR, WELDING SHOP, SINGLE
DETACHED DWELLING) [Balfour Map 1](#) & [Balfour Map 4](#)

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 VI, Section 5(2), only the following uses are permitted:

1. a detached residential dwelling;
2. a detached small engine repair and welding shop as a modified home occupation; however, a small engine repair shop shall not include an automobile repair shop or a body shop;
3. any use permitted in all zones under Section 17 of Part II hereof.

(ii) That all provisions of Part II, Section 12, Subsection (2), pertaining to 'Home Occupations' shall apply subject to the following modifications:

1. notwithstanding Paragraphs (i) and (iv) of Subsection (2) of Section 12 of Part II, the home occupation shall be conducted as an indoor use within a detached accessory building without changing the primary residential character of the subject property.

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

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

(i) A-9 (cont'd.)

2. any open storage permitted in conjunction with the home occupation shall be enclosed on all sides by an opaque fence with a minimum height of 1.8 metres (5.9 feet).
3. notwithstanding Paragraph (v) of Subsection (2) of Section 12 of Part II, the detached accessory building that will contain the home occupation shall have a maximum gross floor area of 155 m² (1,668 square feet).

(j) A-10 (AGRICULTURE AND SAND PIT)

[Rayside Map 11](#), [Rayside Map 14](#) & [Rayside Map 17](#)

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

- (1) In addition to those uses permitted in Subsection (2) of Section 5 of Part VI, a pit shall be permitted on Part 1 of Plan 53R-14367.

(k) A-11 (ANIMAL FEED STORE)

[Rayside Township Map 8](#)

Within any area designated A-11 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(2), the following uses are permitted:
 1. an animal feed store business and agriculturally related accessory uses including the sale of feed equipment.
- (ii) Notwithstanding Part VI, Section 5(3)(f), minimum interior side yards shall be provided as follows:
 1. Minimum North Side Yard 3.6 m (12 feet)
 2. Minimum South Side Yard 1.2 m (4 feet)
- (iii) Notwithstanding Part VI, Section 5(3)(n), minimum parking shall be provided as follows:
 1. Minimum parking space requirement - 13 spaces.
 2. No parking shall be permitted in the required front yard.

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

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

- (m) A-13 (SINGLE FAMILY DWELLING, WATER WELL DRILLING BUSINESS) [Balfour Map 4](#) & [Balfour Map 5](#)

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

- (i) Notwithstanding Part VI, Section 5(2), only the following uses are permitted:

1. a single family dwelling;
2. a water well drilling business in conjunction with a single family dwelling on the same lot;
3. any use permitted in all zones under Section 17 of Part II hereof.

- (o) A-15 [Rayside Township Map 10](#)

Within any area designated 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, general farm machinery repairs, automotive repairs and welding shall also be permitted, within the existing 40' by 112' building located along the easterly property boundary.

- (p) A-16 (TRIPLEX DWELLING)
[Morgan Township Map 2](#)

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 modification:

- (i) In addition to those uses permitted under Part VI, Section 5, Subsection (2) a multiple dwelling containing not more than three (3) dwelling units shall be permitted.

- (q) A-17 (PIT AS ADDED USE)
[Rayside Township Map 14](#)

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 modification:

1. In addition to those uses permitted in Subsection (2) of Section 5 of Part VI, a pit shall be permitted provided that no pit extraction occurs within 30 m of the high water mark of the Whitson River, within 30 m of the Montee Principale road allowance or within 30 m of Plan 53R-8721.

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

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

(r) A-18 (PIT AS ADDED USE) [Balfour Map 4](#)

Within any area designated "A-18" 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 those uses permitted in Subsection (2) of Section 5 of Part VI, a pit shall be permitted provided that no extraction occurs within 300 m of Plan M-421 or within 30 m of the high water mark of the Whitson River.

(s) A-19 (PIT AS ADDED USE)
[Rayside Map 12](#) and [Rayside Map 15](#)

Within any area designated A-19 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 those uses permitted in Subsection (2) of Section 5 of Part VI, a pit shall be permitted provided that no extraction occurs within 30 m of the high water mark of the Whitson River or within 305 m of the south property boundary.

(t) A-20 (AGRICULTURAL USES ONLY)
[Rayside Township Map 16](#)

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

- (i) Notwithstanding Part VI, Section 5, Subsection (2), the only permitted use shall be agriculture and its related accessory uses. Within the "A-20" Zone a dwelling unit shall not be permitted as a main use, nor as an accessory use.

(u) A-21 (AUTOMOTIVE DEALERSHIP)
[Balfour Township Map 5](#)

Within any area designated A-21 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 those uses permitted in Subsection (2) of Section 5 of Part VI, an automotive dealership and an automotive repair shop which is accessory to an automotive dealership shall be permitted.

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

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

(v) A-22 (AGRICULTURAL USES ONLY)
[Rayside Township Map 10](#)

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

- (i) Notwithstanding Part VI, Section 5, Subsection (2), the only permitted use shall be agriculture and its related accessory uses. Within the "A-22" Zone a dwelling unit shall not be permitted as a main use, nor as an accessory use.
- (ii) Notwithstanding Part VI, Section 5, Subsection (3), Paragraph (a), Clause (ii) the minimum lot area shall be 29.1 hectares (72 acres).
- (iii) Notwithstanding Part VI, Section 5, Subsection (3), Paragraph (f), Clause (ii) a

(w) A-23 (FISHING BAIT AND TACKLE SHOP)
[Rayside Map 13](#) and [Rayside Map 16](#)

Within any area designated A-23 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 those uses permitted in Part VI, Section 5, Subsection (2), "a fishing bait and tackle business with a maximum gross floor area of 67 m² (720 square feet)" shall be permitted accessory to a single dwelling.

~~(x) A-24 (GOLF COURSE & ACCESSORY USES ADDED)
Balfour Maps 1 and 4~~

~~Within any area classified as A-24 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 those uses permitted in Part VI, Section 5, Subsection (2), "a golf course and related accessory uses including but not necessarily restricted to a clubhouse, pro shop, restaurant, office, locker room and golf cart storage facilities" shall be permitted. The golf course shall not be permitted an accessory dwelling.~~

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

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

(y) A-25 (ANIMAL FEED AND AGRICULTURAL SUPPLY STORE)
[Rayside Township Map 13](#)

Within any area designated A-25 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 those uses permitted in Part VI, Section 5, Subsection (2), an animal feed and agricultural supply store shall also be permitted.

(z) A-26 (DWELLING & CARPENTRY SHOP)
[Rayside Map 6](#) and [Rayside Map 9](#)

Within any area zoned A-26 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. A detached carpentry shop together with a detached single dwelling on the same property in which the operator of the business resides.
 - 2. The detached carpentry shop shall not exceed 223 m² in gross floor area.
 - 3. No outside storage shall be permitted in connection with the carpentry shop.
- (ii) That the business identification sign provisions of the "A" zone shall apply to the carpentry shop.

(aa) A-27 (MOTOR HOME DEALERSHIP)
[Balfour Township 4](#), [Balfour Township 5](#) and [Balfour Township 7](#)

Within any area zoned A-27 on the Zone Maps all provisions of this by-law applicable to A Zones shall apply subject to the following modifications:

- (vi) Notwithstanding Part VI, Section 5(5), the only permitted uses shall be the following:

a dealership for the sale of motor homes and travel trailers used for the temporary vacation living accommodation of one or more persons, and related accessory uses which among other uses may include accessory repair, accessory sale of parts and accessories and accessory offices.

(vii) The only signage permitted shall be as follows:

- one (1) ground sign with a maximum area of 16m² and located no closer than 3m from a property line.
- fascia signs with a maximum total area of 5m².

(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.

(cc) A-29 (UTILITY TRAILER SALES)

[Rayside Township Map 8](#)

Within any area designated A-29 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 those uses permitted in Part VI, Section 5, Subsection (2), the manufacturing of utility trailers, factory outlet sale of utility trailers, and the accessory sale of parts and merchandise for utility trailers shall be permitted.

(dd) A-30 (Agricultural Uses Only)

[Rayside Township Map 11](#)

Within any area designated A-30 on the Zone Maps, all provisions of this By-law applicable to A Zones shall apply subject to the following modifications:

- (i) Notwithstanding Part VI, Section 5, Subsection (2), the only permitted use shall be an agricultural use and its related accessory uses. Within the "A-30" Zone a dwelling unit shall not be permitted as a main use, nor as an accessory use.
- (ii) Notwithstanding Part VI, Section 5, Subsection (3), Paragraph (f), Clause (ii) a minimum interior side yard width of 1.98 m (6.5 feet) shall be permitted for an existing building from Part 3, Plan 53R-16206.

(ee) A-31 (SALES AND SERVICING OF INDUSTRIAL PUMPS) [Balfour Map 7](#)

Within any area designated A-31 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, the sale and servicing of industrial pumps shall also be permitted.

- (ff) A-32 (RESTAURANT)
[Balfour Map 1](#) and [Balfour Map 4](#)

Notwithstanding any other provision hereof to the contrary, within any area designated A-32 on the Zone Maps, all provisions of this by-law applicable to Agricultural Zones shall apply subject to the following modifications:

- (i) The only permitted uses shall be a restaurant and accessory buildings.
- (ii) The minimum lot frontage shall be 41 metres

- (gg) A-33 (GOLF COURSE)
[Balfour Map 1](#) and [Balfour Map 4](#)

Notwithstanding any other provision hereof to the contrary, within any area designated A-33 on the Zone Maps, all provisions of this by-law applicable to Agricultural Zones shall apply subject to the following modifications:

- (i) The only permitted uses shall be a golf course, a pro shop, office and related accessory uses.
- (ii) The minimum lot frontage shall be 42 metres
- (iii) The minimum east side yard shall be 3 metres

- (hh) HA-34 (Enclosed Mini Golf)
[Rayside Map 13](#)

Within any area designated A-34 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, Subsection (2) the following uses are permitted:
 - 1. An enclosed mini-golf facility.

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 Part VI, Section 4, Subsection (2) for those lands designated "A-34". The "H" Holding symbol in this By-law applicable to lands designated "A-34" 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 condition is first satisfied:

- 1. That the lands be placed in a "H" Holding designation. The Holding designation will be removed by Council once the applicant has provided the Building Services Section with architectural and engineered drawings, information pertaining to plumbing facilities, adequate water supply for fire fighting, and adequate parking all to the satisfaction of the Director of Building Services/Chief Building Official.

(jj) A-36 (Beauty Lounge)

[Balfour Township Map 10](#) and [Rayside Map 12](#)

Notwithstanding any other provision hereof to the contrary, within any area designated A-36 on the Zone Maps, all provisions of this by-law applicable to Agricultural Zones shall apply subject to the following modifications:

- (i) That a beauty lounge/spa shall be a permitted use.
- (ii) That notwithstanding the provisions permitting home occupations in Open Space Zone, five persons not residing in the dwelling may be employed.
- (iii) That the two existing ground signs located on the subject lands be permitted.

(kk) A-37 (Lot Frontage)

[Rayside Township Map 9](#)

Notwithstanding any other provision hereof to the contrary, within any area designated A-37 on the Zone Maps, all provisions of this by-law applicable to A Zones shall apply subject to the following modifications:

- (i) Notwithstanding the Part VI, Section 5 Subsection (3), Paragraph (b), the minimum lot frontage shall be 20m.

<u>SPECIAL ZONE</u>	<u>BY-LAW NO.</u>	<u>LOCATION</u>	<u>EXPLANATION</u>
RI.DI8-1	-	Balfour Map 7	commercial greenhouse
RI.DI8-2	-	Balfour Map 7	offices
R1.D18-3 (See By-law 88-15)	-	Balfour Map 4	manufacture & wholesale
RI.DI8-4	-	Rayside Map 2	special setback
RI.DI8-5	-	Rayside Map 2	personal service shop
R3.D36-1	-	Rayside Map 2	apt./special care home
R3.D67-2	-	Balfour Map 7	4 unit building
R3.DI9-3	-	Balfour Map 4	4 unit building
CI-1	-	Rayside Map II	restricted CI
CI-2	-	Rayside Map 2	restricted CI
C2-1	-	Balfour Map 4	special commercial/
C5-1 (See By-law 91-94)	-	Balfour Map 7	shopping centre size restricted
C6-1	-	Rayside Map I	restaurant only
C7-1	-	Rayside Map 2	airport/marina
		Rayside Map 2	medical office
		(See By-laws 91-357 & 95-69Z)	
OR-1	-	Rayside Map I2	race track
RU-1	-	Balfour Map 4	sawmill etc.
A-1	-	Balfour Map I8 Rayside Map I0	convenience store
A-2	-	Rayside Map II	auto body shop
A-3	-	Rayside Map I5	duplex
A-4	-	Balfour Map 8	carpentry shop
R3.DII-5	87-89	Balfour Map 7	40 unit townhouse dev

BY-LAW 83-302
LIST OF SPECIAL ZONES

SPECIAL ZONE	BY-LAW NO.	LOCATION	EXPLANATION
R3.D87-4	87-46	Balfour Map 7	Fourplex
A-5	88-182	Balfour Map 3	Parking of trucks
C6-2	88-242	Balfour Maps 5,8	Auto Repair Shop
R3.D89-6	88-298	Balfour Map 7	Two 12-unit apt. dwellings
A-6	89-42 89-247 92-231	Rayside Map 13	Retail gift & craft shop
A-8	89-96	Rayside Map 12	Residential dwelling & woodworking shop
C2-2	89-115 91-93, 92-108, 95-103Z	Balfour Map 4	General Commercial Restricted
C2-3	89-166	Rayside Map 5	Commercial mini storage
R7.D1.25-1	89-173	Snider Maps 16,17	Seasonal residential
A-7	89-61 89-247 92-231	Balfour Map 5	Single family dwelling welding & repair shop automobile dealership
R3.D67-7	89-269	Balfour Maps 7,10	Senior Citizen Housing
C6-3	90-164 Amended by 90-309	Balfour Map 7	Restaurant
R2.D36-1	90-207	Balfour Maps 4,7	Double residential - special front yard
C2-4	90-208 (94-200)	Balfour Maps 4,7	Plumbing & heating shop & apt. dwelling
A-9	90-128	Balfour Maps 1,4	Engine repair, welding shop, single detached dwelling
A-10 90-327	90-226 14, 17 93-27	Rayside Maps II, AMENDS 90-226	Agriculture & sand pit
R3.D9-8	90-246	Balfour Map 7	50 townhouse units

BY-LAW 83-302

LIST OF SPECIAL ZONES

SPECIAL ZONE	BY-LAW NO.	LOCATION	EXPLANATION
R7.D1.25-2	90-268 92-394	Snider Map 17	Seasonal residential
RU-2	90-313	Rayside Map 4	Fencing Contractor's Yd
R3.D36-9	90-380	Rayside Maps 2, 5	Multiple Family Dwellings and/or Nursing Home
C5-2 95-40Z	91-94	Balfour Map 7	Rayside-Balfour Shopping Centre
A-11	91-186	Rayside Map 8	Animal Feed Store
I-2	91-292	Balfour Map 8	Mines Exploration Office & Lab
C5-3 See By-law 95-65Z	91-334	Balfour Map 4	Country Square Shopping Centre
A-13	92-30	Balfour Map 4	Single family dwelling, water well drilling business
C2-2	89-115 91-93, 92-108, 95-103Z	Balfour Map 4	Canadian Tire Store, Gas Bar
R2.D12-2	92-274	Rayside Map 2	two family dwelling
R3.D17.3-11	92-234	Rayside Map 2	multiple family dwellings
C6-4	92-272 97-69Z	Balfour Map 7	Highway commercial subdivision
M2-1	92-315	Rayside Map 9	Storage of const.equip.& matls.
R2.D36-3	93-211	Balfour Map 7	Co-op community Centre
C2-5	94-4	Balfour Map 4	Setback from Hwy 144
C7-2	94-256	Creighton Map 16	Golf Course
M2-2	94-207	Balfour Map 1	Helicopter base and Landing field
C5-4	95-40Z	Balfour Maps 4, 7	Rayside-Balfour Shopping Centre

BY-LAW 83-302
LIST OF SPECIAL ZONES

SPECIAL ZONE	BY-LAW NO.	LOCATION	EXPLANATION
95-214Z		Balfour Map 4	Construction business and single dwelling
C1-3	95-218Z	Rayside Map 5	Raymond Cres -Medical Office
C2-6	95-65Z	Balfour Maps 4, 7	Country Square Shopping Centre
C2-7	96-25Z	Balfour Maps 7, 10	Commercial/Reduced Parking
A-15	96-206Z	Rayside Map 10	General farm machinery repairs, automotive repairs & welding
A-16	96-214Z	Morgan Map 2	Triplex Dwelling
A-17	97-5Z	Rayside Map 14	Pit as Added Use
RU-4	97-143Z	Balfour Maps 4 & 7	Reduced Frontage & Area
A-18	97-144Z	Balfour Maps 4 & 7	Pit as Added Use
A-19	98-16Z	Rayside Maps 12, 15	Pit as Added Use
C2-8	98-91Z (99-257Z)	Balfour Map 7	Bingo hall - funeral parlour
M1-2	98-160Z	Rayside Map 5	Industrial Equipment Sales/Contractor's Business
A-20	98-176Z	Rayside Map 16	Agricultural Uses Only
C2-9	98-234Z (96-197Z) (2000-114Z)	Balfour Map 4	Restricted General Commercial
C6-5	99-27Z	Balfour Maps 5 & 8	Motel
M2-3	99-188Z (99-217Z) (2000-151Z)	Rayside Map 9	Garden nursery & lot Depth
A-21	99-229Z	Balfour Map 5	Automotive Dealership

BY-LAW 83-302
LIST OF SPECIAL ZONES

SPECIAL ZONE	BY-LAW NO.	LOCATION	EXPLANATION
A-22	2000-9Z	Rayside Map 10	Agricultural Uses Only
C2-10	2000-42Z	Balfour Map 10	Car Wash and Car Dealership
I-3	2000-139Z	Rayside Maps 2, 5	Trillium Centre
M2-4	2000-151Z (99-188Z) (99-217Z)	Rayside Map 9	Single Detached Dwelling
A-23	2000-190Z	Rayside Maps 13,16	Fishing Bait & Tackle Shop
A-24	2001-127Z	Balfour Maps 1, 4 Uses Added	Golf Course & Accessory
C2-11	2001-187Z	Balfour Map 7	One Dwelling Unit
A-25	2001-152Z	Rayside Map 13	Animal Feed & Agricultural Supply Store
A-26	2002-72Z	Rayside Maps 6, 9	Dwelling & Carpentry Shop
A-27	2003-239Z	Balfour Maps 4,5&7	Motor Home Dealership
RU-5	2003-176Z	Rayside Map 4	Fencing Contractor's Yard
R1.D18-6	2004-155Z	Rayside Map 5	Main Building Location
M2-5	2004-324Z	Balfour Map 7	Welding Shop & Accessory Uses
A-28	2004-329Z	Balfour Map 9 Dowling Map 9	Wild Game Butcher Shop
A-29	2005-55Z	Rayside Map 8	Utility Trailer Sales
A-30	2005-291Z	Rayside Map 11	Agricultural uses only
R3.D36-12	2005-293Z	Balfour Map 7	34 Unit Multiple dwelling
R3-13	2006-256Z	Balfour Maps 7, 10	Senior Citizen Home

BY-LAW 83-302
LIST OF SPECIAL ZONES

SPECIAL ZONE	BY-LAW NO.	LOCATION	EXPLANATION
A-31	2006-295Z	Balfour Maps 4 & 7	Sales & Servicing of Industrial Pumps
A-32	2007-87Z	Balfour Maps 1 & 4	Restaurant
A-33	2007-86Z	Balfour Maps 1 & 4	Golf Course
HA-34	2007-162Z	Rayside Map 13	Enclosed Mini Golf
C2-12	2007-204Z	Rayside Map 5	Carpenters Union Training Facility
C2-13	2007-246Z	Rayside Map 5	Commercial Warehouse
R3.D13-14	2008-184Z	Rayside Map 5	12 unit townhouse complex
R2.D36-4	2008-212Z	Rayside Maps 5 & 6	Duplex Dwelling
A-36	2008-213Z	Balfour Map 10 & Rayside 12	Beauty Lounge
R2.D36-5	2008-279Z	Balfour Map 6	Attached Duplexes
R3-15	2009-130Z	Rayside Map 2	Group Dwellings
I-4	2009-186Z	Balfour Map 7	128 bed long term care facility
R2.D36-6	2010-12Z	Balfour Maps 4 & 7	front yard depth
A-37	2010-61Z	Rayside Map 9	lot frontage
R2.D36-7	2010-66Z	Rayside Maps 5 & 6	duplex dwelling
R3-17	2010-200Z	Rayside Map 2	multiple dwelling