

ZONING REVIEW TABLE

439 Thousand Islands Parkway, Township of Leeds and the Thousand Islands

Zone (Sch B)	CT
Proposed Zone	RS-XX

Zoning By-law No. 07-079 Provision	Required Performance Standard	Proposed	Relief required
General Provisions – Section 3			
Accessory Uses {Section 3.1.}	<p>(a) In a Residential Zone or on a lot in another zone having a residential use, the following provisions will apply for buildings and structures which are accessory to the residential use:</p> <p>(i) Accessory buildings or structures shall not be located within any minimum front yard or minimum exterior side yard, except as specifically permitted in this By-law.</p> <p>(ii) Accessory buildings or structures shall not be located closer than 1.0 metre (3.28 ft.) to any interior side or rear lot line, shall not be located closer than 3.5 metres (11.48 ft.) to any exterior side lot line, except that common garages may be centred on the mutual lot line provided an access to the rear of the house a minimum width of 2.0 metres (6.56 ft.) remains available;</p> <p>(iii) Accessory buildings or structures other than residential wind turbines shall not exceed 7 metres.</p> <p>(iv) Accessory buildings or structures shall not occupy more than 4% of the total lot area. Such accessory buildings or structures shall be included as part of the total lot coverage permitted in the zone requirements;</p> <p>(v) The use of an accessory building for human habitation is not permitted;</p> <p>(b) In all other zones, accessory buildings and structures shall conform to the requirements of the particular zone.</p> <p>(c) Accessory residential wind turbines shall not be located within any minimum front yard or minimum exterior side yard except as specifically permitted in this By-law and shall not be located closer to any lot line than a distance equal to the height of the structure, inclusive of the blades.</p>	<p>(a)</p> <p>(i) Complies</p> <p>(ii)</p> <p>Large Garage: Closest: 12.9 m</p> <p>Small Garage: Closest: 10.37 m</p> <p>(iii)</p> <p>Large Garage: 8.03 m</p> <p>Small Garage: 7.77 m</p> <p>(iv) 2.3 %</p> <p>(v) Complies</p> <p>(b) N/A</p> <p>(c) N/A</p>	Yes

Frontage on an Improved Street {Section 3.9}	<p>No building or structure shall be erected in any zone, except an Island Residential (RI) Zone, for any purpose other than a non-residential building or structure accessory to a permitted agricultural, forestry or conservation use unless:</p> <p>(a) the lot on which such building or structure is located has frontage on and direct access to an improved street;</p> <p>(b) The lot on which such building or structure is to be located was in existence on the date of passing of this By-law or was created under Section 53 of the Planning Act and has access to an improved street by a private right-of-way;</p> <p>(c) On a lot in existence on the date of passing of this by-law and which is a landlocked parcel not having access to an improved street or private right-of-way, but does have access to a navigable waterway, this lot may be used for a single detached dwelling and accessory uses in accordance with the zone provisions in which it is located.</p> <p>This provision shall not apply to a lot on a registered plan of subdivision where an agreement between the owner and the Corporation which includes provisions for the construction and maintenance of the streets is registered in the Registry Office or Land Titles Offices, or a lot subject to a Condominium Agreement or a Common Elements Agreement, approved by Council.</p>	<p>(a) N/A</p> <p>(b) Complies</p> <p>(c) N/A</p>	No
Landscaped Open Space {Section 3.15.}	<p>(a) In any zone, any portion of any minimum required yard which is not used for any other permitted purpose shall be devoted to landscaped open space.</p> <p>(b) Where landscaped open space is required as buffering, such landscaping shall be continuous except for driveways, aisles or walkways which provide access to the lot.</p>	<p>(a) Complies</p> <p>(b) N/A</p>	No

<p>Lots Divided Into More Than One Zone {Section 3.17.}</p>	<p>Where a lot is divided into more than one zone, the zone boundary shall not be treated as a lot line and each portion of the lot must be used in accordance with the provisions of the applicable zone. In the case of a conflict, the more restrictive provision(s) shall apply.</p>	<p>Complies</p>	<p>No</p>
<p>Marine Facilities {Section 3.18.}</p>	<p>For the purpose of this section, perimeter shall mean all surfaces which abut water. Unless otherwise stated in this By-Law, marine facilities in all zones are subject to the following:</p> <p>(a) the maximum total perimeter of marine facilities shall be 60.0 metres (196.85 ft.) with a maximum total area of 75.0 square metres (807.29 sq.ft.).</p> <p>(i) Islands have different requirements from shoreline dwellings. Where shoreline dwellers have garages and laneways to park their various vehicles, Island dwellers require storage and parking (docking) space for the many types of marine vehicles. Visitors to shoreline facilities may overflow onto the roads next to dwellings. Islanders have requirements for marine facilities, which shall have the following limitations: Islands and lots on Islands having an area of 1 ha. (2.5 acres) and above, the maximum perimeter will be 120.0 metres (400.0 ft) with a maximum total area of 150 sq. metres (1614.00 sq.ft.).</p> <p>For Islands and lots on islands having an area between 1 ha (2.47 ac.) and 0.1 ha (0.25 ac.), the area of marine facilities shall not exceed 3% or a maximum of 150 square metres (1614.59), whichever is less, of the total area of the island or lot and the maximum perimeter will be 120.0 metres (400 ft).</p> <p>Any undeveloped island smaller than 0.1 ha or 0.25 acres will be limited to a single dock not exceeding 2% of the islands total area.</p> <p>(b) marine facilities shall not exceed 6.0 metres (20 ft) in height measured from high water geodetic;</p>	<p>(a) As existing (i) N/A (b) As existing (c) N/A (d) As existing (e) As existing (f) As existing</p>	<p>No</p>

	<p>(c) the area of a pump house shall not exceed 6.0 square metres in area and 3.0 metres (9.84 ft.) in height;</p> <p>(d) the total and combined width of marine facilities, shall not occupy more than 20% of the width of the shoreline or 15.0 metres (49.21 ft.), whichever is lesser, of any lot which abuts a waterbody;</p> <p>(e) no marine facility shall be located within 4.6 metres of a side lot line and from the straight line projection of a side lot line into the abutting waterbody. There shall be no minimum yard requirement for the yard adjacent to the water.</p> <p>(f) the length of the marine facility shall not exceed the width of the water frontage of the lot containing the subject dock.</p>		
<p>Minimum Distance Separation Formulas {Section 3.19.}</p>	<p>(a) All development within the Rural and Agricultural Zones shall comply with the Minimum Distance Separation I (MDS I) Formula, as amended from time to time. However, in the event of a conflict between the calculated MDS I setback distance and any other established setback contained herein, the most restrictive setback shall apply. The above provision shall not apply to those lots legally existing as of the date of passing of this By-law.</p> <p>(b) No livestock facility nor associated manure storage facility shall be erected or expanded unless it complies with the Minimum Distance Separation II (MDS II) Formula within the Agricultural, Rural or any of the Mineral Resources Zones, as amended from time to time. However, in the event of a conflict between the calculated MDS II setback distance and any other established setback contained herein, the most restrictive setback shall apply.</p> <p>(c) Where an existing building does not conform to the Minimum Distance Separation requirements, the above provisions shall not apply in cases of rebuilding after a fire or damage through causes beyond human control, provided that the rebuilding does not further diminish the existing separation.</p>	<p>(a) Complies (b) N/A (c) N/A (d) N/A</p>	No

	(d) No livestock facility shall be located within 15 metres (49.2 ft.) of a drilled well having a casing more than 6 m or within 30 metres (98.4 ft) of any other well.								
Parking Requirements - Requirements {Section 3.26.a.}	<table><tr><td colspan="2">The owner of every building or structure erected, enlarged or used for any of the purposes hereinafter set forth shall provide and maintain for the sole use of the owner, occupant, or other persons entering upon or making use of the said premises from time to time, one or more parking spaces, in accordance with the following:</td></tr><tr><td>Type of Use</td><td>Minimum Parking Spaces Required</td></tr><tr><td>Single Detached, Semi-Detached and Duplex Dwellings</td><td>2 parking spaces per dwelling unit.</td></tr></table>	The owner of every building or structure erected, enlarged or used for any of the purposes hereinafter set forth shall provide and maintain for the sole use of the owner, occupant, or other persons entering upon or making use of the said premises from time to time, one or more parking spaces, in accordance with the following:		Type of Use	Minimum Parking Spaces Required	Single Detached, Semi-Detached and Duplex Dwellings	2 parking spaces per dwelling unit.	2 parking spaces per dwelling unit	No
The owner of every building or structure erected, enlarged or used for any of the purposes hereinafter set forth shall provide and maintain for the sole use of the owner, occupant, or other persons entering upon or making use of the said premises from time to time, one or more parking spaces, in accordance with the following:									
Type of Use	Minimum Parking Spaces Required								
Single Detached, Semi-Detached and Duplex Dwellings	2 parking spaces per dwelling unit.								
Parking Requirements – Accessible Parking {Section 3.26.b.}	(i) In any zone, the required number of parking spaces shall include the provision of accessible parking spaces in the minimum quantity specified below: (a) Residential: Accessible parking spaces are provided at a rate of 4% of the required parking spaces. A minimum of one Type A (Van accessible) accessible space required, rounded up to the nearest whole number. Equal numbers of Type A (Van accessible) and Type B are required. If an odd number is required, the additional space may be either type. Accessible parking is not required for single detached and semi-detached houses, duplexes, triplexes, town houses, and row houses that do not have shared parking arrangements.	(i) (a) 0	No						
Parking Requirements – Parking Space Dimensions {Section 3.26.c.}	Every parking space, except for barrier free parking spaces, shall have dimensions of at least 2.75 metres (9.02 ft.) in width by 5.5 metres (18.0 ft.) in length. Except where parking spaces having access to a street are provided for the exclusive use of a single detached, semi-detached or row housing dwelling,	2.75 m x 5.5 m	No						

	every parking space shall be provided with unobstructed access to a street by a driveway, or aisle.		
Parking Requirements – Location {Section 3.26.d.}	Required parking in a Residential Zone shall be provided on the same lot as the dwelling unit. In all other zones, the required parking may be provided within 100.0 metres (328.08 ft.) of the building it is intended to serve and no part of any parking area required for a use other than Residential shall be permitted in a Residential Zone. Where required parking is not provided on the same lot, the lot or part of the lot where the parking is located shall be in the same ownership or be leased by a long term renewable agreement and the parking spaces shall be retained for the duration of the use which is being served.	Complies	No
Parking Requirements – Cumulative Standards {Section 3.26.e.}	Where two or more uses are permitted in any one building or on any one lot, then the off-street parking requirements for each use shall be calculated as if each use is a separate use and the total number of off-street parking spaces so calculated shall be provided, except in the case of a shopping centre or a shopping plaza.	N/A	No
Parking Requirements – Access to Parking Areas {Section 3.26.f.}	<p>(i) Access driveways designated for two-way traffic shall be no less than 6.0 metres (19.69 ft.) wide, but not more than 9.0 metres (29.53 ft.) in width except for Industrial Zones. Separate entrance and exit driveways shall be not less than 3.5 metres (11.48 ft.) in width.</p> <p>(ii) Access to parking areas for commercial or industrial uses shall not pass through a Residential Zone.</p> <p>(iii) Notwithstanding the provisions contained in Section 3.25 (f) (i), commercial uses operating in existing buildings in the General Commercial (CG) zone, may be permitted to have an access driveway for two way traffic which is not less than 3.0 metres (9.84 ft.) in width.</p>	<p>(i) N/A</p> <p>(ii) N/A</p> <p>(iii) N/A</p>	No

Parking Requirements – Commercial Vehicles {Section 3.26.g.}	Commercial vehicles shall not be parked within any Residential Zone or on a lot used for residential purposes in a Rural Zone, except for the purpose of delivery of goods, wares and merchandise when delivery is carried on in the ordinary course of business. Notwithstanding the above, one school bus or a commercial vehicle operated by the occupant of the dwelling and having a gross vehicle weight of less than 2.0 tonnes may be allowed per dwelling unit but shall not be parked in either a front yard or an exterior side yard.	N/A	No
Parking Requirements – Buffering {Section 3.26.h.}	<p>(i) Where, in a yard in any zone, a parking area providing more than four (4) parking spaces abuts a lot in a Residential Zone, then a continuous strip of landscaped open space a minimum width of 3.0 metres (9.84 ft.) or 1.0 metres (3.28 ft.) combined with a solid fence with a minimum height of 1.5 metres (4.92 ft.) shall be provided along the abutting lot line. The land between the fence and the parking area shall be landscaped with planting material as approved by the Municipality in accordance with an approved Site Plan and shall be maintained in a healthy growing condition.</p> <p>(ii) Where, in a yard in any zone, a parking area providing more than four (4) parking spaces abuts a street, a strip of landscaped open space a minimum width of 3.0 metres (9.84 ft.) shall be provided along the lot line abutting the street and shall be continuous except for aisles and driveways required for access to the parking area. A planting strip referred to in this subsection may form part of any landscaped open space required by this By-law.</p>	<p>(i) N/A</p> <p>(ii) N/A</p>	No
Parking Requirements – Addition to Existing Use {Section 3.26.i.}	When a building or structure has insufficient parking spaces on the date of passing of this By-law to comply with the requirements herein, this By-law shall not be interpreted to require that the deficiency be made up prior to the construction of any addition. However, if an addition is to be made to the building or structure or a change of use is proposed which increases the floor area and/or the parking spaces required, then parking space for the addition and/or the	N/A	No

	new use, shall be provided as required by Section 3.25 (a) of this By-law.		
Parking Requirements – Cash Payment in Lieu of Parking {Section 3.26.j.}	Notwithstanding the provisions of Section 3.25 (a) hereof, the minimum number of parking spaces required herein may be reduced or waived provided that the owner enters into an agreement with the Corporation under Section 40 of the Planning Act.	N/A	No
Separation Distances {Section 3.31.}	<p>The following separation distances will apply between a sensitive land use and the uses listed below:</p> <p>(i) within a minimum distance separation as established by Minimum Distance Separation I in accordance with Section 3.19;</p> <p>(ii) within 150.0 metres (492.13 ft.) of any land zoned Industrial Wrecking Yard or used for wrecking yard purposes;</p> <p>(iii) within 500.0 metres (1640.42 ft.) of any land zoned Waste Management;</p> <p>(iv) within 150.0 metres (492.13 ft.) of any land zoned Mineral Resource Pit for pits above the ground water table and within 300 metres for any land zoned Mineral Resource Pit for pits below the groundwater table.</p> <p>(v) within 300.0 metres (984.25 ft.) of any land zoned Mineral Resource Quarry;</p> <p>(vi) within 300.0 metres (984.25 ft.) of any land zoned Mineral Resource Bedrock or Mineral Resource Aggregate;</p> <p>(vii) with 500.0 metres (1640.42 ft) of any land zoned Mineral Resource Wollastonite;</p> <p>(viii) within 500.0 metres (1640.42 ft.) of any land used as an Adult Entertainment-Goods or Adult Entertainment-Parlour;</p> <p>(ix) within 300.0 metres (984.25 ft.) of a kennel;</p>	<p>(i) N/A</p> <p>(ii) Complies</p> <p>(iii) Complies</p> <p>(iv) Complies</p> <p>(v) Complies</p> <p>(vi) Complies</p> <p>(vii) Complies</p> <p>(viii) Complies</p> <p>(ix) Complies</p> <p>(x) Complies</p> <p>(xi) Complies</p> <p>(b)</p> <p>(i) Complies</p> <p>(c)</p> <p>(i) Complies</p> <p>(ii) Complies</p> <p>(iii) Complies</p> <p>(iv) Complies</p>	No

	<p>(x) within 400 metres (1312.34 ft.) of any land zoned Sewage Disposal, except where the dwelling is connected to a piped municipal water supply.</p> <p>(xi) within 150 metres of a Cannabis Production and/or Processing facility equipped with Air Treatment Control and 300 metres of a Cannabis Production and/or Processing facility not equipped with Air Treatment Control.</p> <p>(b) Notwithstanding any provision of this By-law to the contrary, the following is prohibited:</p> <p>(i) Hauled Septage Disposal site within 90.0 metres (295.28 ft.) of nearest dwelling or any other use which has a well, or 450 metres (1476.38 ft.) from any village or rural residential subdivision.</p> <p>(c) Lands located within the following influence areas require an EIS prior to development being permitted:</p> <p>(i) Provincially Significant Wetland (PSW): within the adjacent lands defined as contiguous lands within 120.0 metres (393.70 ft.) of lands zoned PSW.</p> <p>(ii) Species at Risk (SR): within 200.0 metres (656.16 ft.) of lands zoned SR;</p> <p>(iii) Area of Natural and Scientific Interest (ANSI): within the adjacent area of 50.0 metres (164.04 ft.) of lands zoned ANSI;</p> <p>(iv) Locally Significant Wetland (LSW): within the adjacent area of 50.0 metres (164.04 ft.) of lands zoned LSW.</p> <p>In cases where the Municipality, in consultation with the Conservation Authority, determines that an EIS is not warranted, then, in such cases, an EIS will not be required.</p>		
<p>Setbacks</p> <p>{Section 3.32}</p>	<p>(a) From Roads:</p> <p>(i) From Provincial Highways</p>	<p>(a)</p> <p>(i) N/A</p>	<p>No</p>

	<p>Where a lot abuts a Provincial Highway as identified on the attached Schedules hereof, the minimum setback shall be 15.0 metres (49.21 ft.) plus the minimum applicable yard of the appropriate zone.</p> <p>(ii) 1000 Islands Parkway</p> <p>Where a lot abuts the 1000 Islands Parkway the minimum setback shall be in accordance with the requirements of the St. Lawrence Parks Commission. centreline</p> <p>(iii) From County Roads</p> <p>(a) Where a lot abuts a County Road the minimum setback from the centreline of the right of way shall be 12.5 metres (41.01 ft.) plus the minimum applicable yard of the appropriate zone.</p> <p>(b) Where a lot abuts County Road 4, the minimum setback from the centreline of the right of way shall be 13 metres (42.65 ft.) plus the minimum applicable yard of the appropriate zone.</p> <p>(iv) From Township Streets or Roads</p> <p>The minimum setback from the centreline of the right of way shall be 10.0 metres (32.8 ft.) plus the minimum applicable yard for the appropriate zone</p> <p>(v) From Private Right-of-Way</p> <p>The minimum setback shall be 10.0 metres (32.8 ft.) from the edge of a right-of-way.</p> <p>(b) From Water:</p> <p>Where any lot is adjacent to a waterbody or watercourse, any building, structure, campsite, agricultural use that includes the keeping of livestock, and septic disposal system shall be set back a minimum of 30.0 metres (98.43 ft.) from the high water mark.</p> <p>This provision shall not apply to marinas and marine facilities, stairs, floating dwellings, transmission facilities for gas,</p>	<p>(ii)</p> <p>Small Garage: As existing</p> <p>Large Garage: > 45 m from centreline</p> <p>Proposed Dwelling: > 45 m from centreline</p> <p>(iii)</p> <p>(a) N/A</p> <p>(b) N/A</p> <p>(iv) N/A</p> <p>(v)</p> <p>Small Garage: As existing</p> <p>Large Garage: Closest > 10 m</p> <p>Proposed Dwelling: Closest > 10 m</p> <p>(b)</p> <p>Small Garage: As existing</p> <p>Large Garage: 30 m</p> <p>Proposed Dwelling: 32.21 m</p> <p>(c)</p> <p>See (b)</p> <p>(d) 30 m</p>	
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	<p>telephone, cable or electrical power, or to flood control and erosion control structures.</p> <p>(c) From Flood Plains:</p> <p>Notwithstanding other provisions of this by-law, no building or structure shall be erected or altered within 5 metres of a flood plain or 30 metres from the high water mark, whichever is greater.</p> <p>(d) From Wetlands:</p> <p>Notwithstanding other provisions of this by-law, no building or structure shall be erected or altered within 30 metres of a seasonal or permanent wetland not categorized herein.</p>		
Swimming Pools {Section 3.37.}	<p>No swimming pool shall be located in any front yard or any exterior side yard or within a required water or right-of-way setback and shall not be closer than 1.5 metres (4.92 ft.) to any interior side lot line and rear lot line.</p> <p>Swimming pools are permitted in the front yard of the Shoreline Residential (RS) and Island Residential (RI) zones, and for waterfront residential lots in other zones, and shall be set back a minimum of 30 metres (98.43 ft.) from the high water mark of the waterbody or watercourse or 5 metres from the 1:100 year flood level, whichever is greater.</p>	Complies	No
Zoning By-law No. 07-079 Provision	Required Performance Standard	Proposed	Relief required
Residential Zones – Section 5			
Shoreline Residential (RS) Zone – Permitted Uses {Section 5.5.a.}	<ul style="list-style-type: none"> - Group home; - Marine facility; - Single detached dwelling; - Sleeping cabin. 	<ul style="list-style-type: none"> - Single detached dwelling 	No

Shoreline Residential (RS) Zone – Zone Requirements {Section 5.5.b.}	<ul style="list-style-type: none"> - Lot Area (minimum) - 1.0 ha (2.5 acres) - Lot Frontage (minimum) - 60.0 m (196.85 ft) - Yard Requirements (minimum) - Front – 30.0 m (98.43 ft) - Yard Requirements (minimum) - Rear – 7.5 m (24.61 ft) - Yard Requirements (minimum) – Exterior Side – 7.5 m (24.61 ft) - Yard Requirements (minimum) – Interior Side – 3.0 m (9.84 ft) - Building Height (maximum) - 12.0 m (39.37 ft) - Lot Coverage (maximum) - 10% - Dwellings per Lot (maximum) – 1 - Sleeping Cabins per Lot - 1 	<ul style="list-style-type: none"> - Lot Area – As existing - Lot Frontage – As existing - Front Yard –32.21 m - Rear Yard –49.64 m - Exterior Side Yard – N/A - Interior Side Yard – 32.21 m (east), 63.32 m (west) - Building Height – 11.09 m - Lot Coverage - 6.7% - Accessory Dwelling – 0 - Sleeping Cabins - 0 	No
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