

Section 21 EXCEPTIONS TO ZONES

Note: The following is a summary of amendments to By-law 511 (96), Township of Lavant, Dalhousie, and North Sherbrooke, By-law 80-9, Township of Darling and By-law 6-80, Township of Lanark and constitute a legal part of the new Zoning By-law for the Township of Lanark Highlands. In general, provisions are listed only where there is an exception or difference to the standards of the governing zone. By-law amendments which involve only a change to the zoning schedule and do not involve an exception are not listed. For convenience, Zone Symbols have been renamed for convenience of numbering.

Exceptions to Zoning By-law				
By-law #	Zone	Uses Permitted	Uses Prohibited	Provisions
Township of Lavant, Dalhousie and North Sherbrooke				
511 (96)	RU-1	RU Zone uses		-min. setback from centre line of road or street - front and exterior side yard - main building 16 m [52.4 ft.] -min. setback from centre line of County Road - front and exterior side - main building . 19 m [62.3 ft.] -min. yards - main building: rear 7.5 m [24.6 ft.]; interior side 4.5 m [14.7 ft.] -min. yards - accessory building: rear and interior side 1.5 m [4.9 ft.] -min. floor area per dwelling unit 69 m ² [742.7 ft. ²] -max. lot coverage 33% -max. building height . 9 m [29.5 ft.] -max. # dwelling units per lot . . . 1

Exceptions to Zoning By-law				
By-law #	Zone	Uses Permitted	Uses Prohibited	Provisions
511 (96)	RU-2	-seasonal dwelling -conservation use -park -parking lot associated with park -home based business	-no buildings, structures or waste materials permitted in Block 'A' -no buildings and no disturbance of soil natural soil mantle or removal of tree cover within 30 m [98.4 ft.] of Patterson Lake	-min. lot area 2,000 m ² [21,528.5 ft. ²] -min lot frontage . . . 30 m [98.4 ft.] -min. setback from centre line of road or street - front and exterior side yard - main building 17.5 m [57.4 ft.] -min. yards - main building: rear 7.5 m [24.6 ft.]; interior side 4.5 m [14.7 ft.] -min. yards - accessory building: rear and interior side 1.5 m [4.9 ft.] -min. setback - buildings or structures in park 6 m [19.6 ft.] -min. floor area per dwelling unit 38 m ² [409 ft. ²] -max. lot coverage - main building 30% -max. lot coverage - accessory building 10% -max. lot coverage in park 10% -max. building height - main building 9 m [29.5 ft.] -max. building height - accessory building 5 m [16.4 ft.] -max. # dwelling units per lot . . . 1 -min. building separation distance - accessory to main 1 m [3.2 ft.] -min. setback from high water mark of Patterson Lake or water course on Lot 14 30 m [98.4 ft.]
511 (96)	RU-3	-kennel on part of East half of Lot 18, Concession 4, Dalhousie		-standards for kennel set out in Section 6.2 (5) of this By-law

Exceptions to Zoning By-law				
By-law #	Zone	Uses Permitted	Uses Prohibited	Provisions
511 (96)	RU-4	-kennel associated with veterinary establishment on part of East half of Lot 5, Concession 4, Dalhousie		-standards for kennel set out in Section 6.2 (5) of this By-law
511 (96)	H-1			-min. lot area 3,251.5 m ² [33,000 ft. ²] -min lot frontage . . 51.8 m [170 ft.] -min. setback from centre line of County Road - front and exterior side yard - main building 20.6 m [67.5 ft.] -min. yards: rear 10.66 m [35 ft.]; interior side 2.4 m [8 ft.] -max. lot coverage - main building 33% -max. lot coverage - accessory building 8% -max. building height - accessory building . . 1 storey or 4.5 m [15 ft.] -max. # dwelling units per lot . . . 1
511 (96)	H-2	-maple syrup processing establishment		

Exceptions to Zoning By-law				
By-law #	Zone	Uses Permitted	Uses Prohibited	Provisions
511 (96)	LD-16			-min. lot area 0.4 ha [0.98 ac.] -min lot frontage . . . 40 m [131.2 ft.] -min. setback from centre line of road or street 40 m [131.2 ft.] -min. setback from centre line of road exterior side yard 25 m [82 ft.] -min. yards: rear and interior side 10 m [32.8 ft.] -max. lot coverage 10% -max. building height . . . 9 m [29.5 ft.] -min. floor area per dwelling unit 38 m ² [409 ft. ²] -max. # dwelling units per lot 1 -Any straightening, changing, diverting or interfering in any way with the existing watercourse requires a permit from the public body having jurisdiction under Ontario Regulation 211/88.
511 (96)	LD-17			-min. setback from centre line of road or street: main building - front or exterior side yard 17.6 m [57.7 ft.] -min. rear yard: (water side) - main building - no construction below 33.5 m contour [110 ft.] -min. interior side yard: - main building 4.57 m [15 ft.] -min. yards: rear and interior side - accessory building . . . 1.5 m [4.9 ft.] -min. ground floor area - main building 185.8m ² [2,000 ft. ²] -min. ground floor area - accessory building 92.9 m ² [1,000 ft. ²] -min. ground floor area - per dwelling unit 55 m ² [600 ft. ²] -max. # dwelling units per lot 1

Exceptions to Zoning By-law				
By-law #	Zone	Uses Permitted	Uses Prohibited	Provisions
511 (96)	H-4			-min. lot area per unit 0.53 ha [1.28 ac.] -min. setback from centreline of County Road 12.2 m [40 ft.]
511 (96)	H-5			-min. lot area per dwelling unit 0.30 ha [0.74 ac.] -min. interior side yard setback 4.57 m [15 ft.]
511 (96)	LD-13			-min. lot area per unit 0.52 ha [1.24 ac.]
511 (96)	LD-18			-min. lot area per dwelling unit 0.28 ha [0.68 ac.] -min. front yard 8.08 m [87 ft.] -min. interior side yard 2.22 m [7.28 ft.] -min. lot frontage 42.6 m [140 ft.]
Township of Darling				
80-16	LD-1			-min. lot area 1,490 m ² [16,038 ft. ²] -min lot frontage . . . 30 m [98.4 ft.]
82-11	LD-2			-min. lot area and frontage shall be existing lot area and frontage
87-10	LD-3			-existing non-complying lot area and frontage permitted
87-12	LD-4			-existing non-complying lot area and frontage permitted
89-8	LD-5			-existing setback for building and septic tank from water deemed to be required setback
89-11	LD-6			-existing setback for septic tank from water deemed to be required setback

Exceptions to Zoning By-law				
By-law #	Zone	Uses Permitted	Uses Prohibited	Provisions
89-13	LD-7			-existing setback for septic tank from water deemed to be required setback
90-7	LD-8			-existing non-complying lot area and frontage permitted
96-7	CR-2			-min. lot area 2 ha [4.94 ac.] -min. lot frontage . . 100 m [328 ft.] -min front, rear, interior and exterior yard 12 m [39.3 ft.] -max. building height 10.5 m [34.4 ft.] 10.5 m [34.4 ft.] -max. density 10 campsites/0.4 ha [0.98 ac.] Where a Commercial Recreational Zone abuts a residential zone, the minimum side yard shall be increased to 10.5 m [34.4 ft.] and the minimum rear yard increased to 15 m [49.2 ft.] of which 3 m [9.84 ft.] shall be landscaped open space. For a recreational vehicle park, the landscaped open space shall be either 30 m [98.4 ft.] in depth or 6 m [19.6 ft.] in depth together with screening of 2 m [6.56 ft.] in height. Legal access shall be required from the French Line with a ROW of 15 m [49.2 ft.], a travel portion of 7 m [22.9 ft.] for the 1 st 30 m [98.4 ft.], a 27 m [88.6 ft.] turning area at the French Line, a 0% grade for the 1 st 15 m [49.2 ft.] from the French Line.

Exceptions to Zoning By-law				
By-law #	Zone	Uses Permitted	Uses Prohibited	Provisions
97-11	CR-3			-min. lot area 2 ha [4.94 ac.] -min. lot frontage . . 100 m [328 ft.] -min front, rear, interior and exterior yard 12 m [39.3 ft.] -max. building height 10.5 m [34.4 ft.] -max. density 10 campsites/0.4 ha [0.98 ac.] -min. site area per campsite 230 m ² [2,475 ft. ²] -min. frontage/campsite 15 m [49.2 ft.] Where a Commercial Recreational Zone abuts a residential zone, the minimum side yard shall be increased to 10.5 m [34.4 ft.] and the minimum rear yard increased to 15 m [49.2 ft.] of which 3 m [9.84 ft.] shall be landscaped open space. For a recreational vehicle park, the landscaped open space shall be either 30 m [98.4 ft.] in depth or 6 m [19.6 ft.] in depth together with screening of 2 m [6.56 ft.] in height. -max. number of campsites in phase 1 126 sites -min. internal road width between campsites 6.7 m [22 ft.] -min. setback from the highwater mark for a sewage disposal system or habitable dwelling 30 m [98.4 ft.] along with the retention of a natural vegetation buffer of 30 m [98.4 ft.]
98-58	LD-9			-min. lot frontage . . 40 m [131.2 ft.]
80-28	CR-1			-maximum number of tent and trailer sites 300

Exceptions to Zoning By-law				
By-law #	Zone	Uses Permitted	Uses Prohibited	Provisions
2000-250	RU-8			-min. lot area 1 ha [2.47 ac.] -min. lot frontage . . 39.6 m [130 ft.] -min. 50 m [164 ft.] setback for buildings, structures and sewage disposal system from limit of flood risk area -no land clearing or landscaping within 50 m [164 ft.] of the high water mark of Little Green Lake. Waterfront development projects to be reviewed by the Minsitry of natural resources in relation to the <i>Lakes and Rivers Improvement Act</i> and the Mississippi Valley Conservation in relation to the <i>Fisheries Act</i>
2000-250	RU-9			-min. 30 m [98.4 ft.] setback for buildings, structures and sewage disposal system from limit of flood risk area -no land clearing or landscaping within 50 m [164 ft.] of the high water mark of Little Green Lake. Waterfront development projects to be reviewed by the Minsitry of natural resources in relation to the <i>Lakes and Rivers Improvement Act</i> and the Mississippi Valley Conservation in relation to the <i>Fisheries Act</i>

Exceptions to Zoning By-law				
By-law #	Zone	Uses Permitted	Uses Prohibited	Provisions
2000-261	RU-10			-min. lot area per unit 2,448 m ² [26,350.9 ft. ²] -min. 30 m [98.4 ft.] setback for buildings, structures and sewage disposal system from limit of flood risk area -existing vegetation (native species) shall be retained as a natural vegetation buffer within 15 m [49.2 ft.] of the high water mark of Robb's Lake. Cutting or removal of trees, shrubs or ground cover will be discouraged, except for the removal of dead or diseased trees, debris or noxious plants and where a landscaped corridor not greater than 9 m [29.5 ft.] in width is required for access between the dwelling and shoreline
2000-261	RU-11			-min. rear yard 7.6 m [24.9 ft.] -min. 30 m [98.4 ft.] setback for buildings, structures and sewage disposal system from limit of flood risk area -existing vegetation (native species) shall be retained as a natural vegetation buffer within 15 m [49.2 ft.] of the high water mark of Robb's Lake. Cutting or removal of trees, shrubs or ground cover will be discouraged, except for the removal of dead or diseased trees, debris or noxious plants and where a landscaped corridor not greater than 9 m [29.5 ft.] in width is required for access between the dwelling and shoreline

Exceptions to Zoning By-law				
By-law #	Zone	Uses Permitted	Uses Prohibited	Provisions
2000-291	LD-14			-min. 30 m [98.4 ft.] setback for buildings, structures and sewage disposal system from limit of flood risk area -max. lot coverage - all buildings, dwellings and structures 10% -min. setback from boundary of provincially significant wetland 30 m [98.4 ft.] -existing vegetation (native species) shall be retained as a natural vegetation buffer within 15 m [49.2 ft.] of the high water mark of Robb's Lake. Cutting or removal of trees, shrubs or ground cover will be discouraged, except for the removal of dead or diseased trees, debris or noxious plants and where a landscaped corridor not greater than 9 m [29.5 ft.] in width is required for access between the dwelling and shoreline. Width of footpath and/or walking trail within access corridor shall be maximum of 3 m [9.84 ft.]

Exceptions to Zoning By-law				
By-law #	Zone	Uses Permitted	Uses Prohibited	Provisions
2000-291	LD-15			-min. 30 m [98.4 ft.] setback for buildings, structures and sewage disposal system from limit of flood risk area -max. lot coverage - all buildings, dwellings and structures 10% -min. setback from boundary of provincially significant wetland 30 m [98.4 ft.] -existing vegetation (native species) shall be retained as a natural vegetation buffer within 15 m [49.2 ft.] of the high water mark of Robb's Lake. Cutting or removal of trees, shrubs or ground cover will be discouraged, except for the removal of dead or diseased trees, debris or noxious plants and where a landscaped corridor not greater than 9 m [29.5 ft.] in width is required for access between the dwelling and shoreline. Width of footpath and/or walking trail within access corridor shall be maximum of 3 m [9.84 ft.]
2002-	RU-9			-max. lot coverage - all buildings, dwellings and structures 10% -min. setback from boundary of provincially significant wetland 30 m [98.4 ft.]
Township of Lanark				
4-88	RU-5			-min. lot frontage . . 42 m [137.7 ft.]
14-89	RU-6			-min. front yard for existing garage 2.5 m [8.2 ft.]

Exceptions to Zoning By-law				
By-law #	Zone	Uses Permitted	Uses Prohibited	Provisions
9-96	RU-7			-min. front yard . . . 60 m [196.8 ft.] -min. rear and interior side yards 15 m [49.2 ft.] -max. building height 10.5 m [34.4 ft.]
30-95	H-3			-existing building permitted in its existing location
32-95	LD-10			-min. lot frontage 6 m [19.6 ft.]
40-4	EP-1	-single detached dwelling		-RU zone standards apply -approval subject to Environment Impact Study and MNR approval
2000-187	LD-11	-seasonal dwelling		-min. 30 m [98.4 ft.] setback for buildings, structures and sewage disposal system from limit of flood risk area
2000-245	LD-12	-seasonal dwelling		-min. 30 m [98.4 ft.] setback for buildings, structures and sewage disposal system from limit of flood risk area
Township of Lanark Highlands				
2003-446	H-6	-single detached dwelling		-min. front yard 7.27 m [23.8 ft.]