

Appendix 2

Tiny Zoning By-law showing permitted uses and minimum zoning requirement for Open Space, Open Space Private (Block C) and Shoreline Residential, for possible future development of Block B yielding five lots.



TOWNSHIP OF/CANTON DE
Tiny



ZONING BY-LAW 22-075

Enacted by Council: October 12, 2022

Consolidated: January 10, 2025

This By-law came into effect on March 24, 2023 as a result with the Oral Decision of the OLT. However, there remains three (3) outstanding appeals. For lands and matters related to these appeals, the By-law is not in effect.

Please contact Planning Staff for details regarding these appeals.

SECTION 4.0 PERMITTED USES

4.1 ZONES

Uses that are permitted in the following *Zone* categories are identified on the following Permitted Use Tables:

ZONES

Environmental and Open Space Zones
Residential Zones
Commercial Zones
Employment Zones
Agricultural, Rural, and Aggregate Zones
Other Zones

TABLE

Table 4.1
Table 4.2
Table 4.3
Table 4.4
Table 4.5
Table 4.6

Permitted *uses* in a *Zone* are noted by the symbol 'X' in the column for that *Zone* corresponding with the row for a specific permitted use. A number or numbers following the symbol 'X', or following the *Zone* heading, or following the name of a permitted use, indicates that one or more special provisions apply to the noted use or *Zone*. Special provisions are listed at the end of each table. If a use is not listed on the table, it is not permitted.

TABLE 4.1 – ENVIRONMENTAL AND OPEN SPACE ZONES

	Column 1	Column 2	Column 3	Column 4	Column 5
	PERMITTED USE	Environmental Protection (EP1)	Environmental Protection Two (EP2)	Open Space (Public Lands) (OS)	Open Space (Private Lands) (OS1)
1.	Agricultural use	X(1)(2)	X(1)(2)		
2.	<i>Agricultural intensive use</i>	X(1)(2)	X(1)(2)		
3.	<i>Agricultural specialized use</i>	X(1)(2)	X(1)(2)		
4.	<i>Conservation use</i>	X	X	X	X
5.	<i>Nature interpretation centre</i>	X	X	X	X
6.	Park, public	X(2)	X(2)	X	

TINY ZONING BY-LAW

	Column 1	Column 2	Column 3	Column 4	Column 5
	PERMITTED USE	Environmental Protection (EP1)	Environmental Protection Two (EP2)	Open Space (Public Lands) (OS)	Open Space (Private Lands) (OS1)
7.	Park, private				X

Special Provisions

- (1) Only *agricultural uses* that existed on the date of passage of this By-law are permitted.
- (2) No *buildings or structures*, except those required for flood and erosion control are permitted.

TABLE 4.2 - RESIDENTIAL ZONES

	Column 1	Column 2	Column 3	Column 4	Column 5	Column 6	Column 7
	PERMITTED USE	Rural Residential (RR)	Country Residential (CR)	Shoreline Residential (SR)	Limited Service Residential (LSR)	Hamlet Residential (HR)	Greenlands (GL)
1.	<i>Additional Dwelling Units</i>	X	X			X	X
2.	<i>Boarding house</i>					X	
3.	<i>Child Care Centre</i>					X	
4.	Dwelling, single detached	X	X	X	X	X	X
5.	Dwelling, semi-detached	X				X	
6.	Dwelling, duplex	X				X	
7.	<i>Forestry Use</i>						X
8.	<i>Group Home A</i>	X				X	
9.	Home occupation	X	X	X	X	X	X
10.	<i>Home industry</i>						X

SECTION 5.0 ZONE STANDARDS

5.1 ZONE STANDARDS

Standards for the following *Zone* categories are identified in the following Sections:

ZONES

Environmental, Open Space, and Greenlands *Zones*
 Residential *Zones*
 Commercial *Zones*
 Employment *Zones*
 Agricultural, Rural and Aggregate *Zones*
 Other *Zones*

TABLE

Table 5.1
 Table 5.2
 Table 5.3
 Table 5.4
 Table 5.5
 Table 5.6

A number following the *Zone* Standard, *Zone* heading or the description of the standard, indicates an additional *Zone* requirement. These additional standards are listed at the end of each subsection as special provisions.

TABLE 5.1 - ENVIRONMENTAL, OPEN SPACE AND GREENLAND ZONES

	ZONE STANDARD	Environmental Protection One (EP1)	Environmental Protection Two (EP2)	Open Space (OS)	Open Space One (OS1)	Greenlands (GL)
1.	Minimum lot area	n/a	n/a	n/a	n/a	n/a
2.	Minimum lot frontage	n/a	n/a	n/a	n/a	n/a
3.	Minimum required front yard	n/a	n/a	8.0 metres	8.0 metres	8.0 metres
4.	Minimum required exterior side yard	n/a	n/a	8.0 metres	8.0 metres	8.0 metres
5.	Minimum required interior side yard	n/a	n/a	3.0 metres	3.0 metres	3.0 metres
6.	Minimum required rear yard	n/a	n/a	8.0 metres	8.0 metres	8.0 metres
7.	Maximum lot coverage	n/a	n/a	30%	30%	20%

TINY ZONING BY-LAW

8.	Maximum <i>height</i>	n/a	n/a	11.0 metres	11.0 metres	11.0 metres
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NOTE: Reference should also be made to Section 2.0 for other applicable *setbacks*.

NOTE: Where "n/a" is noted in any of the cells in Table 5.1, it shall mean the *existing* frontage and area of the parcel, or the *setback* or *height* of a *structure* on the parcel, as existed on the day of passing of this By-law.

TABLE 5.2 - RESIDENTIAL ZONES

	ZONE STANDARD	Rural Residential (RR)	Country Residential (CR)	Shoreline Residential (SR)	Limited Service Residential (LSR)	Hamlet Residential (HR)
1.	Minimum lot area	4000 m ²	8000 m ²	4000 m ²	4000 m ²	2000 m ²
2.	Minimum <i>lot frontage</i>	38 metres	45 metres	30 metres	30 metres	30 metres
3.	Minimum required <i>front yard</i>	8.0 metres	8.0 metres	8.0 metres	8.0 metres	8.0 metres
4.	Minimum required <i>exterior side yard</i>	8.0 metres	8.0 metres	8.0 metres	8.0 metres	8.0 metres
5.	Minimum required <i>interior side yard</i>	3.0 metres	4.0 metres	3.0 metres and 1.8 metres (1)	3.0 metres and 1.8 metres (1)	3.0 metres and 1.8 metres (1)
6.	Minimum required <i>rear yard</i>	7.5 metres	7.5 metres	7.5 metres	7.5 metres	7.5 metres
7.	Maximum <i>lot coverage</i>	30%	30%	25%	25%	30%
8.	Maximum <i>height of dwelling</i>	11.0 metres	11.0 metres	11.0 metres	11.0 metres	11.0 metres

NOTE 1: Reference should also be made to Section 2.0 for other applicable *setbacks*.

NOTE 2: Reference should be made to Section 2.19. This section recognizes the *lot area* and *lot frontage* of *existing lots* of record.

NOTE 3: Reference should be made to Section 6.0 with respect to definitions for the zone standards.

Special Provisions

- (1) In addition, *attached garages* and *carports* can encroach into the *required interior side yard* provided they are no closer than 1.0 metre from the *interior side lot line*. This provision only applies to the 1.8 metre side of the required *interior side yard* in order to ensure the 3 metre side is maintained.