

THE CORPORATION OF THE
TOWNSHIP OF KILLALOE-HAGARTY-RICHARDS

BY-LAW NUMBER _____

A By-law to amend By-law Number 11-24, being the Zoning By-law of the Corporation of the Township of Killaloe, Hagarty and Richards, as amended

PURSUANT TO SECTION 34 OF THE PLANNING ACT, 1990, THE TOWNSHIP OF KILLALOE, HAGARTY AND RICHARDS HEREBY ENACTS AS FOLLOWS:

1. THAT Section 2 – Definitions be amended as follows:

a) That Section 2, "Definitions" be amended by adding the following definitions and reordering the section accordingly in alphabetical order:

RPG- LICENSE OF OCCUPATION means an elevation of 171.23 meters above sea level established by the Ministry of Natural Resources and Forestry (MNRF), representing the maximum operational water level of Round Lake authorized under Renfrew Power Generation Inc.'s operating license for the Round Lake Dam.

SPECIAL EVENT means a one-time or infrequently occurring organized activity, whether indoors or outdoors, including but not limited to parades, demonstrations, sporting events, carnival, residential block party, sidewalk sale, fairs, festivals, markets, concerts, auctions, vehicle/boat shows, races, or similar gatherings which is meant to be temporary in nature, with a fixed start and end date, and to which the general public is invited or admitted.

WATERBODY means a lake, canal, pond, wetland, river, watercourse, seasonal watercourse or municipal drain as defined by the *Drainage Act*, but does not include an artificially constructed swale or ditch intended for intermittent and minor surface drainage of residential lots.

b) That Section 2, Definitions, "Established Building Line" be deleted in its entirety and replaced with the following:

ESTABLISHED BUILDING LINE means the average distance from the high water mark to existing buildings on the same side of the high water mark within 150 metres of a lot, where a minimum of 3 dwellings have been built within this area prior to the date of passing of this By-law.

- c) That Section 2, Definitions, "Garage Private or Carport " be amended by adding the following after the words "residential occupancy":

"a garage may contain a washroom consisting of a toilet and sink, but shall not contain a shower, bathtub, or cooking facilities"

- d) That Section 2, Definitions, "Home Industry" be amended by adding the word "general" before "service shop"

- e) That Section 2, Definitions, "Structure" be amended by adding the following after "are not considered structures":

"SEWAGE DISPOSAL SYSTEM, PRIVATE or part thereof is considered a structure for the purposes of this by-law, however, it shall be exempt from all setbacks as defined in this By-Law with the exception of Section 3.27.5. Water Setback."

2. THAT Section 3 – General Provisions be amended as follows:

- a) Section 3.2.3 is amended by deleting the table in its entirety and replaced with the following:

	R1, R2	LSR, RR	RU, A	All Zones	Other
(1) Minimum Required setback from a front lot line	Same as required for principal building				
(2) Minimum required setback from an Exterior Side Lot Line or a Rear Lot Line abutting a street	Same as minimum exterior side yard setback				
(3) Minimum required setback from an Interior Side Lot Line or Rear Lot line (not abutting a street)	0.6 m	1.2 m	1.2 m (Does not apply to agricultural buildings or structures)	1.2 m	
(a) For a marine facility (dock or launching) where it abuts a watercourse	0 m 0 m 1.2 m or a distance equal to the height of the structure (whichever is greater)				
(b) For shared garages or carports erected on a common side lot line					
(c) For children's play structure, aboveground swimming pools,					

	R1, R2	LSR, RR	RU, A	All Other Zones
hot/tubs located within a building/structure				
(4) Minimum Required distance from any other building located on the same lot (except a hot tub)	1.2 m			
(5) Maximum permitted height (see also 3.11 - Exceptions to Height)	5 m	5 m	9 m (Does not apply to agricultural buildings or structures)	6 m
(6) Maximum permitted size (*not including outdoor swimming pool or hot tub)	The total lot coverage of all accessory buildings and structures on a lot shall not exceed 10% of the lot area	The total lot coverage of all accessory buildings and structures on a lot shall not exceed 10% of the lot area	The total lot coverage of all accessory buildings and structures on a lot shall not exceed 10% of the lot area	No maximum

b) That Section 3.17.4 is amended to add the following at the end of the section:

"Connection to a sewage system shall be approved by the Municipality's Sewage System Authority."

c) That Section 3.17.5 is amended to add the following at the end of the section:

"Connection to a sewage system shall be approved by the Municipality's Sewage System Authority."

d) That Section 3.18 is amended by adding the following wording to the beginning of the section:

"This Section applies to lots and buildings where the use of the property or building does not conform to the permitted uses of the zone."

- e) That Section 3.19 is amended by adding the following wording to the beginning of the section:

"This Section applies to lots where the use of the property or structure is permitted but the building does not comply with the provisions of this By-law. These provisions do not apply to derelict or abandoned buildings. Refer to Sections 3.27.5 (e) and (f) for related waterfront provisions."

- f) That Section 3.19.1 is amended by deleting the existing wording and replacing with the following:

"Nothing in this By-law shall prevent the rebuilding, repair or renovation of a non-complying building or structure, including buildings which have been damaged or destroyed by fire or natural disaster provided that such rebuilding, repair or renovation does not further contravene this By-law. Efforts should be made to have the rebuilding of buildings or structures comply with all applicable setbacks and yard provisions of the applicable zone."

- g) That Section 3.24.1c) is amended by deleting "a front yard and"

- h) That Section 3.24.1e) is amended by deleting "a front yard and"

- i) That Section 3.27.5g) x) ii. is amended by deleting "flood limit" and replacing with "License of Occupation"

- j) That Section 3 – General Provisions is amended by including the following:

"3.38 Special Events

Special Events are permitted in all zones, provided they are temporary in nature, comply with all other applicable laws and regulations, including but not limited to Municipal By-laws, Regulations, Permitting and Licensing requirements."

- k) That the By-law is amended by replacing "a secondary" with "an additional"

3. THAT ARTISAN SHOP OR STUDIO be added as a permitted use to the following Commercial zones:

- a) Main Street Commercial (MSC) Zone – Section 11.1 (b) Non-Residential uses
b) General Commercial (GC) Zone - Section 12.1(b) Non-Residential uses
c) Highway Commercial (HC) Zone – Section 13.1(b) Non-Residential uses

d) Tourist Commercial (TC) Zone – Section 14.1(b) Non-Residential uses

4. THAT the Schedules to the Zoning By-law be amended as follows:

- a) That Schedule "A" (Map 1) is amended by changing the zoning on a portion of the property identified as 23 Breaker Bay Lane, in Part of Lot 11, Concession 1, in the geographic Township of Richards, from Environmental Protection (EP) to Rural (RU) as shown on Schedule A attached hereto and forming part of this By-law.
- b) That Schedule "A" (Map 2) is amended by changing the zoning on a portion of the lands located in Part of Lot 15, Concession 9, in the geographic Township of Hagarty (Mask Road), from Environmental Protection (EP) to Rural (RU) and from Rural (RU) to Environmental Protection (EP) as shown as Items 1 & 2 on Schedule B attached hereto and forming part of this By-law.
- c) That Schedule "A" (Map 2) is amended by changing the zoning on a portion of the property identified as 14595 Highway 60, in Part of Lot 2, Concession 6, in the geographic Township of Hagarty, from Environmental Protection (EP) to Rural (RU) as shown on Schedule C attached hereto and forming part of this By-law.
- d) That Schedule "A" (Map 1) is amended by changing the zoning on a portion of the property identified as 4300 Round Lake Road, in Part of Lot 22, Concession 6, in the geographic Township of Richards, from Environmental Protection (EP) to Rural (RU) as shown on Schedule D attached to this By-law.
- e) That Schedule "A" (Map 1) is amended by changing the zoning on a portion of the lands located in Part of Lots 18, Concession 6, in the geographic Township of Richards (Mourning Dove), from Environmental Protection (EP) to Rural (RU) and from Rural (RU) to Environmental Protection (EP) as shown as Items 1 & 2 on Schedule B attached hereto and forming part of this By-law.

4. THAT any typographical, grammatical, or referencing errors throughout the Zoning By-law are hereby corrected for clarity and consistency, provided that such corrections do not change the intent or effect of the By-law.

5. THAT this By-law shall come into force and effect on the final passing thereof.

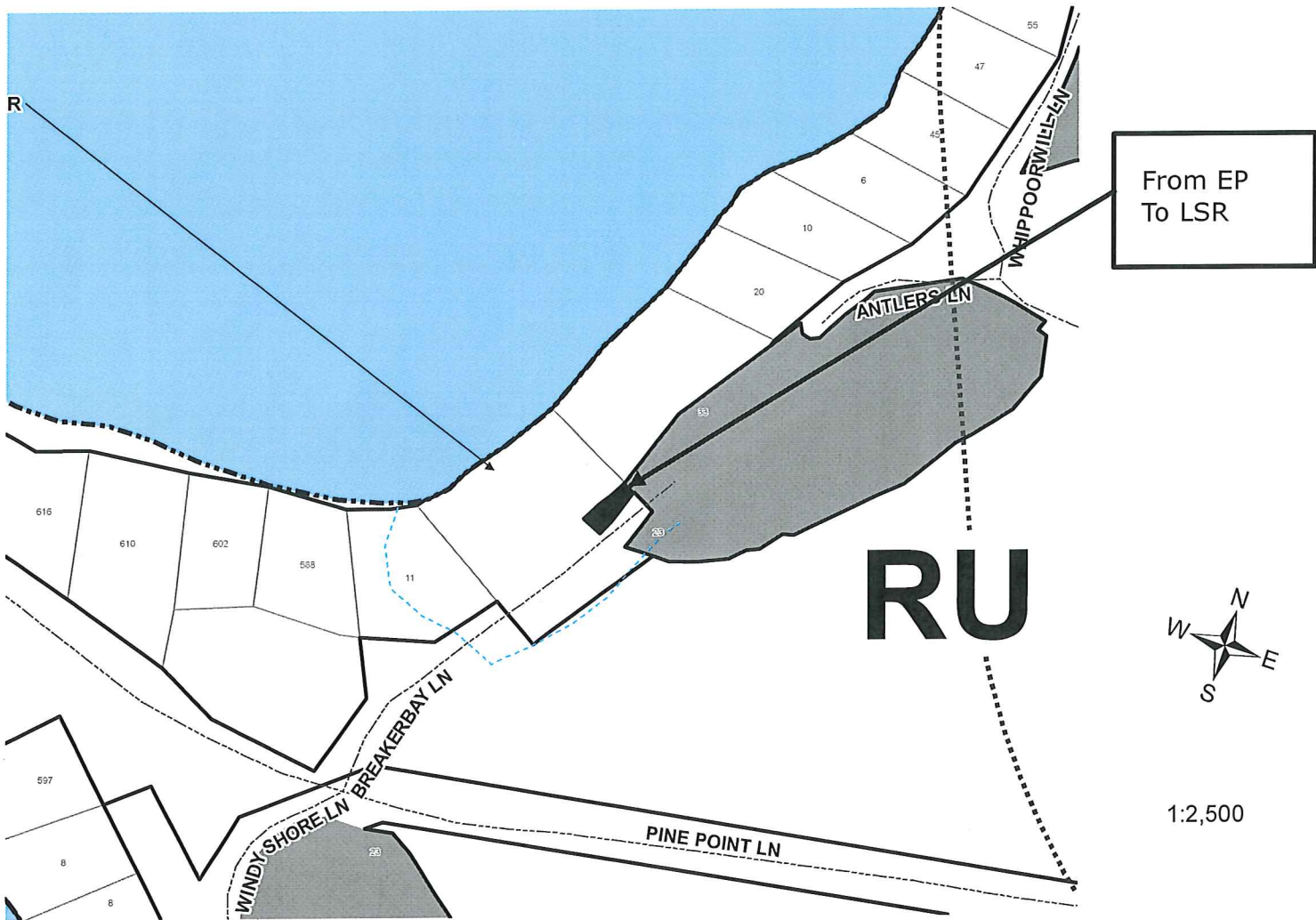
This By-law given its FIRST and SECOND reading this _____ day of

_____ 2025.

This By-law read a THIRD time and finally passed this _____ day of

_____ 2025.

DRAFT



Corporation of The Township of Killaloe, Hagarty, & Richards

This is Schedule 'A' to the By-law Number _____.
 Passed the _____ day of _____ 20_____.
 Signatures of Signing Officers

 Mayor

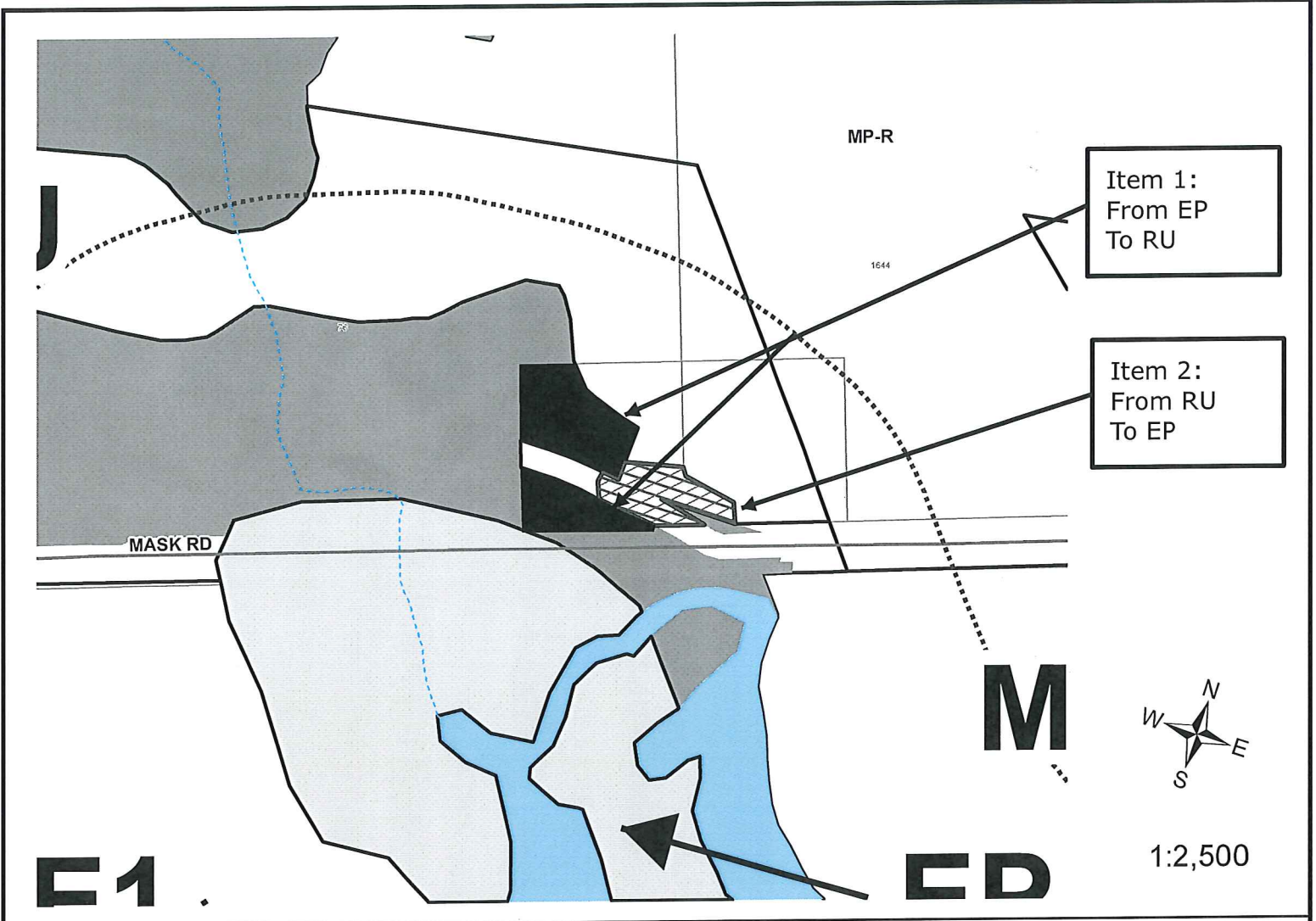
 CAO\Clerk

LEGEND

- LSR Limited Service Residential
- RU Rural
- EP - Environmental Protection Area
- E Exception Zone

Area affected by this amendment:
 From EP to LSR

DRAFT



**Corporation of The Township of
Killaloe, Hagarty, & Richards**

This is Schedule 'B' to the By-law Number _____,
 Passed the _____ day of _____ 20_____.
 Signatures of Signing Officers

DRAFT

 Mayor

 CAO\Clerk

LEGEND

RU

RU - Rural

EP

EP - Environmental Protection Area

EP-E

EP-E - Environmental Protection Area - Exception

MP

MP - Mineral Aggregate Pit

MP-R

MP-R - Mineral Aggregate Pit - Reserve

- E

Exception Zone

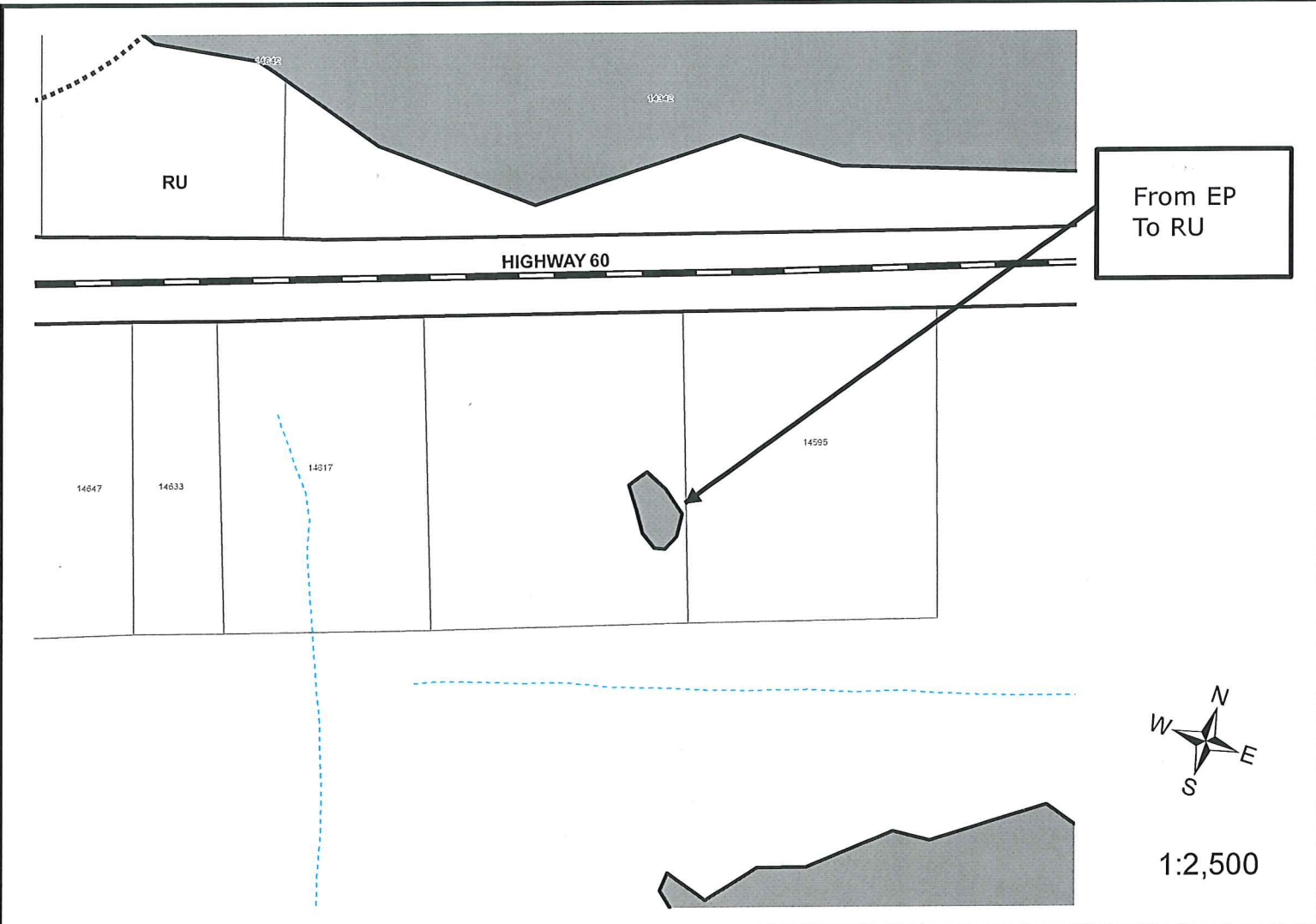
Separation Distances

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Item 1:
 Area affected by this amendment:
 From EP to RU

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Item 2:
 Area affected by this amendment:
 From RU to EP



Corporation of The Township of Killaloe, Hagarty, & Richards

This is Schedule 'C' to the By-law Number _____.
 Passed the _____ day of _____ 20_____.
 Signatures of Signing Officers

DRAFT

 Mayor

 CAO\Clerk

LEGEND



RU - Rural



Exception Zone



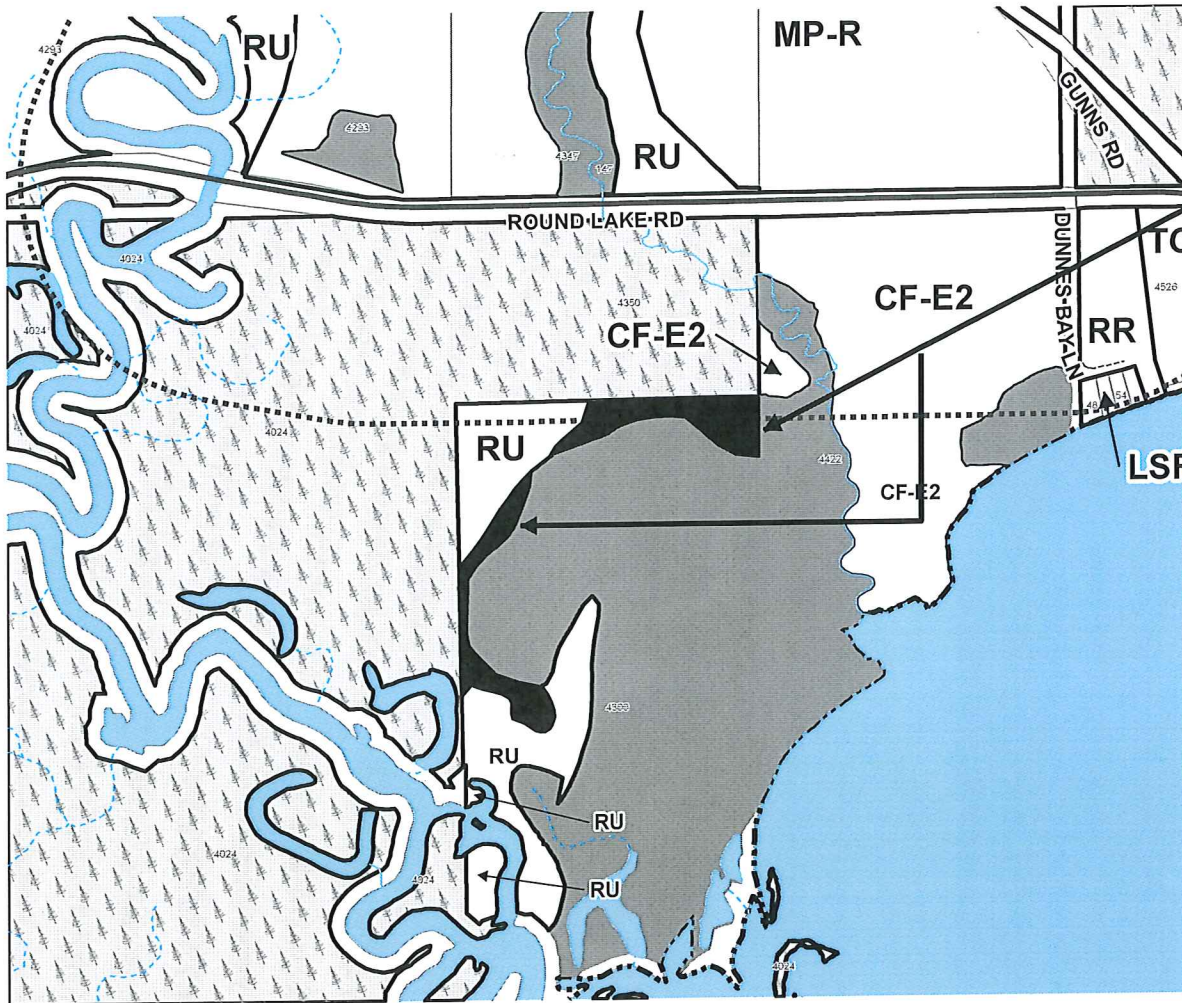
EP - Environmental Protection Area



Area affected by this amendment:
 From EP to RU



EP-E - Environmental Protection Area - Exception



From EP
To RU



1:10,000

**Corporation of The Township of
Killaloe, Hagarty, & Richards**

This is Schedule 'D' to the By-law Number _____
 Passed the _____ day of _____ 20_____.
 Signatures of Signing Officers

DRAFT

 Mayor

 CAO\Clerk

LEGEND



RU - Rural



EP - Environmental Protection Area



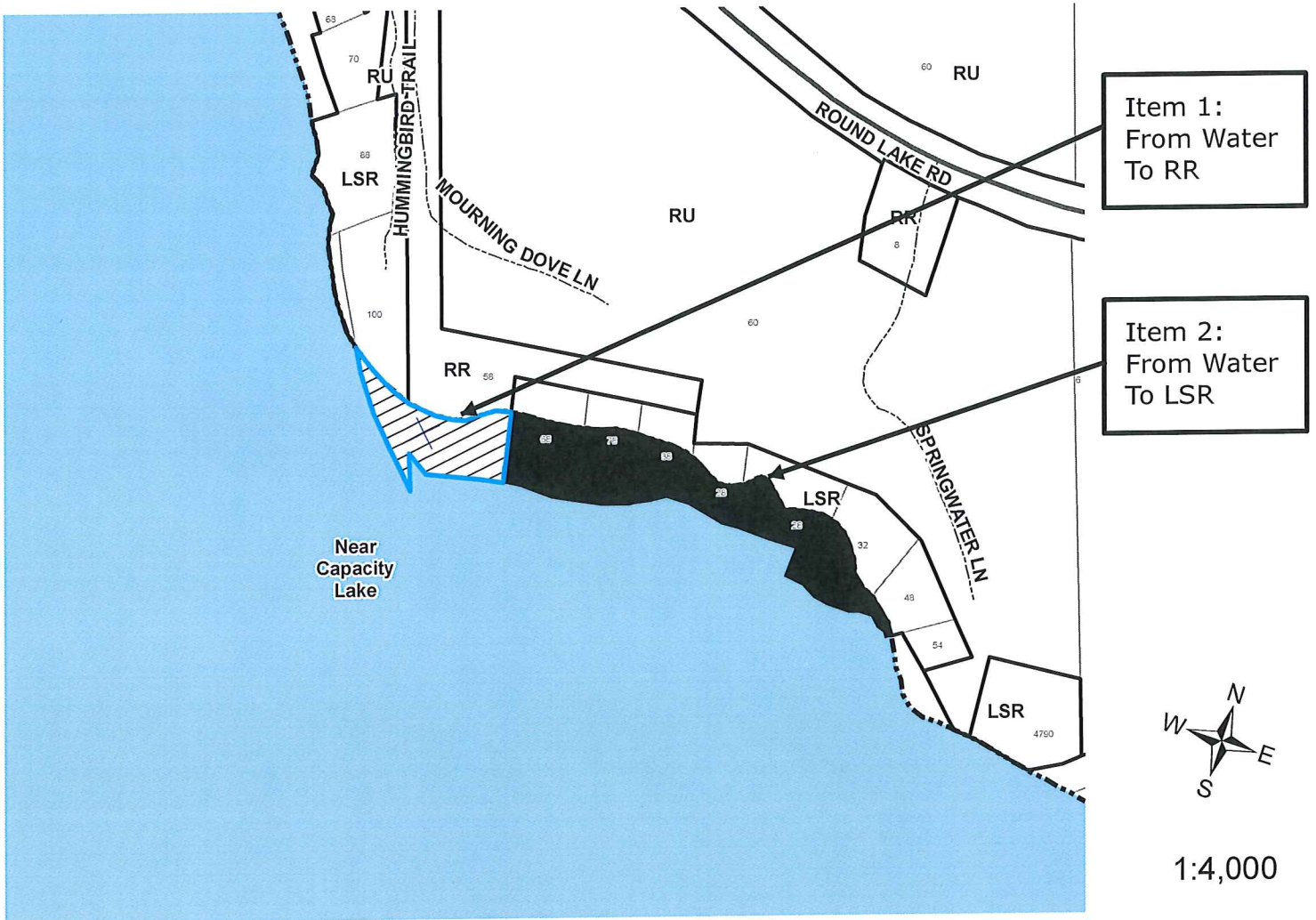
EP-E - Environmental Protection Area - Exception



- E Exception Zone



Area affected by this amendment:
 From EP to RU



Item 1:
From Water
To RR

Item 2:
From Water
To LSR



1:4,000

Corporation of The Township of Killaloe, Hagarty, & Richards

This is Schedule 'E' to the By-law Number _____,
Passed the _____ day of _____ 20_____.
Signatures of Signing Officers

DRAFT

Mayor

CAO\Clerk

LEGEND

RR

Rural Residential

LSR

Limited Service Residential



Near Capacity Lake

- E

Exception Zone



Item 1:
Area affected by this amendment:



Item 2:
Area affected by this amendment: