Zoning Review Tables

Resort area proposed to be zoned Special Tourist Commercial (TC-XX) and Special Environmental Protection (EP-XX)

Provision	Requirement	Proposed	Amendment Required?
Tourist Commercial (TC) Zone (Section 9 in ZBL 140-2025)			
Permitted Uses	Antique gallery Bed and breakfast establishment Daycare centre Golf course Hotel Marina Mobile restaurant Motel Personal service establishment Place of entertainment Place of recreation Recreational camp Recreational vehicle sales and service establishment Resort establishment Restaurant Retail store Retail food store Residential uses - Single detached dwelling Specified accessory uses - Bunk house dwelling Garden suite Home business	Resort establishment	**Yes** – revised definition for Resort Establishment
Min. Lot Area	Private water supply and sewage service: 0.8 ha	+- 6.2 ha	No
Min. Lot Frontage	Private water supply and sewage service: 60 m	+- 73.5 m	No
Max. Lot Coverage	30%	+- 15% (+-9,200 m^2 / +-62,000 m^2)	No
Min. Front Yard	3 m	+- 200 m	No
Min. Interior Side Yard	7.5 m	4.0 m (west)	**Yes**
		+- 23 m (east)	No
Min. Rear Yard	7.5 m	8.0 m (pump house) 19.0 m (existing cottage)	No
Min. Landscaped Open Space	30%	Greater than 30%	No
Max. Height of Buildings	10.5 m	To comply	No
Min. Distance between Buildings	3 m	To comply	No
Environmental Protection (EP) Zone (Section 11 in ZBL 140-2025)			
Permitted Uses	Agricultural uses, excluding new buildings or structures Conservation use	Uses accessory to a resort establishment, including private utilities and the	**Yes**

Zoning Review Tables

Provision	Requirement	Proposed	Amendment Required?
	Flooding, sedimentation, and erosion control uses and structures as approved by Quinte Conservation Authority Forestry	existing cottage and accessory shed.	
General Provisions (Section 3 in ZBL 140-2025)			
Accessory Buildings, Structures and uses (s 3.1)	3.1.5 Boat House, Pump House, and Docking Facilities a. Notwithstanding the yard provisions of this By-law to the contrary, a dock, detached private boat house or pump house may be erected and used in a required yard of a lot abutting a water body, provided that such building or structure: (i) Is accessory to the principal use of the lot; (ii) Has obtained approval of any governmental authority having jurisdiction; (iii) Is not located closer than 2 m to a side lot line or a projection of the side lot line; (iv) Shall not contain a dwelling unit and sauna; and (v) Complies with Section 3.31 Special Setback Provisions, and all other provisions of this By-law	The proposed pump house is proposed accessory to the principal use, is located greater than 2 m to the side lot lines, does not contain a dwelling unit or sauna. Required approvals for the pump house will be obtained. Pump house to be located within the escarpment	**Yes** – relief from (v) required
Landscape Planting Strip (s. 3.16)	a. Where the interior side or rear lot line of a Commercial or Industrial Zone abuts a Residential Zone, a planting strip with a minimum width of 2 m adjoining such abutting lot line shall be provided on the lot within the Commercial or Industrial Zone. b. Where in this By-law a planting strip is required to be provided and maintained, such planting strip shall consist of a row of trees or a continuous uninterrupted hedgerow of evergreens or shrubs, not less than 1.5 m high at planting, planted immediately adjacent to the lot line or portion thereof along which such planting strip is required. The remainder of the strip shall be used for no other purpose than the planting of shrubs, flower beds, grass or a combination thereof. c. In all cases where driveways, walkways or existing buildings extend through a planting strip, it shall be permissible to interrupt the strip within 3 m of the edge of such driveway or	Necessary buffering will be provided	No

Zoning Review Tables

Provision	Requirement	Proposed	Amendment Required?
	within 1.5 m of the edge of such walkway or building. d. A planting strip referred to in this Subsection may form a part of any landscaped area required by this By-law. e. An opaque fence, 1.8 m in height may be erected for buffering purposes provided it does not intrude into any required sight triangle.		
Minimum Separation Distance (s. 3.17)	a. Notwithstanding any other yard or setback provision of this By-law, no use shall be established and no building shall be erected or altered unless it complies with the Minimum Distance Separation (MDS) Document: Formulae and Guidelines for Livestock Facility and Anaerobic Digester Odour Setbacks Publication 853 published by the Province, as amended.	All development will be located outside of required MDS setbacks	No
Special Setback Provisions (s. 3.31)	3.31.1 Restrictions Within the Regulatory Flood Plain a. Notwithstanding the yard and setback provisions of this By-law to the contrary, no buildings or structures shall be permitted within a regulatory flood plain.	No structures to be located within the floodplain.	No
	3.31.2 Bay of Quinte, Lake Ontario and Inland Lakes Notwithstanding the yard and setback provisions of this By-law to the contrary, the following provisions shall apply to land in the vicinity of Lake Ontario, the Bay of Quinte, or other lakes: a. No buildings or structures shall be permitted within a horizontal distance of 15 m of the regulatory flood plain, or within a horizontal distance of 6 m from the erosion hazard, or within 6 m of the dynamic beach hazard, or within a horizontal distance of 30 m from the high-water mark where the regulatory flood plain elevation is unknown. b. Notwithstanding provision a. above, an unenclosed deck, driveway, boathouse, dock, or shore well may be permitted within 15 m of the regulatory flood plain or within 30 m of the high-water mark, or within 6 m of the erosion hazard, or within 6 m of the dynamic beach hazard, but only	Pump house setback from floodplain = 5 metres Pump house to be located in escarpment/ erosion hazard	**Yes**

Zoning Review Tables

Provision	Requirement	Proposed	Amendment Required?
	with the written approval of Quinte Conservation Authority.		
	3.31.10 Lands in the Vicinity Of Escarpments Notwithstanding the yard and setback provisions of this By-law to the contrary, no buildings or structures shall be permitted closer than 30 m from an inland escarpment without the completion of a Slope Stability Study prepared by a qualified geotechnical engineer and peer reviewed by a qualified consultant.	Pump house to be located within escarpment area Existing cottage to remain within escarpment, no changes proposed	**Yes** **Yes**
Parking and Loading Provisions (Section 4)			
Parking Provisions (s. 4.1)	Hotel, Motel: 1 space per guest room, plus 1 space for every 10 m2 of gross floor area devoted to public use (e.g. dining room, restaurant, lounge, conference rooms, banquet hall), but exclusive of any lobby	1 parking space proposed per guest accommodation	**Yes**
Parking Location (s. 4.1.1)	b. Parking areas and parking lots shall be located a minimum of 1 m from any lot line. d. Where a parking area is provided on lots that abut any Residential Zone, there shall be no parking permitted in the required front yard, and a 1 m landscape strip shall be required adjacent to the side and rear lot lines.	To comply	No
Parking Space Requirements (s. 4.1.5)	Min dimensions: 6 m x 3 m	Dimensions to comply	No
Parking Areas, Parking lots, and Parking Aisles (s. 4.1.6)	a. Access driveways leading to a parking area or parking lot shall have a minimum width of: (i) 3 m for one-way traffic for separate entrance and exit driveways; and (ii) 6 m for two-way traffic.	To comply	No
Barrier Free Parking Requirements (s. 4.3)	a. Total required off-street parking spaces: 13-100 spaces – 4% g. minimum dimensions Type A: 3.4 m x 5.5 m Type B: 2.75 m x 5.5 m Aisle: 1.5 m x 5.5 m	To comply	No
Loading (s. 4.6)	Commercial Less than 100m^2 = 0 300 m^2 - 2,000 m^2 = 1 Greater than 2,001 m^2 = 2, plus 1 additional space for each 2,800 of GFA or part thereof m^2	No loading space proposed	**Yes**

Zoning Review Tables

Future proposed severed parcel to remain Rural Residential (RR) zone

Provision	Requirement	Proposed	Amendment Required?
Rural Residential (RR) (Section 8 in ZBL 140-2025)			
Permitted Uses	Residential Uses - Single detached dwelling Non-Residential Uses - Outdoor Furnace Specified Accessory Uses - Additional dwelling unit - Bed and breakfast establishment - Garden suite - Ground home - Home business - Home industry - Home based daycare	Single detached dwelling	No
Min. Lot Area	8,000 m^2	+- 36,000 m^2	No
Min. Lot Frontage	20 m	193.5 m	No
Max. Lot Coverage	15%	+- 1%	No
Min. Front Yard	7.5 m	13 m	No
Min. Interior Side Yard	3 m	+- 35 m (east)	No
		+- 135 m (west)	No
Min. Rear Yard	7 m	+- 400 m	No
Min. Landscaped Open Space	30%	+- 95%	No
Max. Height of Buildings	10 m	To comply	No
General Provisions (Section 3 in ZBL 140-2025)			
Accessory Buildings	3.1.3a. lot coverage (max): 3% 3.1.4b. height (max): 7 m 3.1.6a. detached garages: may be permitted in any yard provided: (i) when located in front yard, complied with required front yard setback of applicable zone 3.1.7 detached sheds: permitted in interior or rear yard with 1.2 m min setback from lot lines, not to exceed 15m^2	Existing 1 storey shed located in front yard, setback 3.7 metres from the front lot line, with an area of +- 45m^2	No – existing structure
Minimum Separation Distance (s. 3.17)	a. Notwithstanding any other yard or setback provision of this By-law, no use shall be established and no building shall be erected or altered unless it complies with the Minimum Distance Separation (MDS) Document: Formulae and Guidelines for Livestock Facility and Anaerobic Digester Odour Setbacks Publication 853 published by the Province, as amended.	No new development proposed within RR portion of property	No

Zoning Review Tables

Provision	Requirement	Proposed	Amendment Required?
Special Setback Provisions (s. 3.31)	3.31.1 Restrictions Within the Regulatory Flood Plain a. Notwithstanding the yard and setback provisions of this By-law to the contrary, no buildings or structures shall be permitted within a regulatory flood plain.	To comply	No
	3.31.2 Bay of Quinte, Lake Ontario and Inland Lakes Notwithstanding the yard and setback provisions of this By-law to the contrary, the following provisions shall apply to land in the vicinity of Lake Ontario, the Bay of Quinte, or other lakes: a. No buildings or structures shall be permitted within a horizontal distance of 15 m of the regulatory flood plain, or within a horizontal distance of 6 m from the erosion hazard, or within 6 m of the dynamic beach hazard, or within a horizontal distance of 30 m from the high-water mark where the regulatory flood plain elevation is unknown. b. Notwithstanding provision a. above, an unenclosed deck, driveway, boathouse, dock, or shore well may be permitted within 15 m of the regulatory flood plain or within 30 m of the high-water mark, or within 6 m of the erosion hazard, or within 6 m of the dynamic beach hazard, but only with the written approval of Quinte Conservation Authority.	To comply	No
	3.31.10 Lands in the Vicinity Of Escarpments Notwithstanding the yard and setback provisions of this By-law to the contrary, no buildings or structures shall be permitted closer than 30 m from an inland escarpment without the completion of a Slope Stability Study prepared by a qualified geotechnical engineer and peer reviewed by a qualified consultant.	To comply	No
Parking and Loading Provisions (Section 4)			
Parking Provisions (s. 4.1)	Single detached dwelling: 2 spaces / dwelling unit	2 spaces	No
Parking Space Requirements (s. 4.1.5)	Min dimensions: 6 m x 3 m	Dimensions to comply	No