

By-law  
No. 1223-93-PL

- a. A single-family dwelling house shall be a permitted use in addition to the permitted non-residential uses. Notwithstanding the foregoing, in the case of a camping establishment, a private club, private park, and summer camp in the Open Space (OS) Zone, a cabin establishment, a camping establishment, a hotel, a motel, a private park, a resort establishment, and a summer camp in the Resort Commercial (RC) Zone the single-family dwelling house shall only be occupied by the owner, caretaker, watchman, or similar person and his family provided further that such person is employed full time on the lot which the single-family dwelling house is located.
- b. A seasonal single-family dwelling house, which existed at the date of passing of this By-law is a permitted use within the Shoreline Residential (SR) Zone.

However, an existing seasonal single-family dwelling house within the Shoreline Residential (SR) Zone may be converted to a permanent single-family dwelling house provided the lot fronts upon an improved public street and further that the dwelling house conforms to the standards applicable to a permanent single-family dwelling house within the Shoreline Residential (SR) Zone and the Standards of the Ontario Building Code.

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- c. One dwelling unit is permitted in a portion of a non-residential building, except in the case of a motor vehicle service station, motor vehicle sales and service, motor vehicle gas bar, and motor vehicle dealership where such dwelling unit shall not be permitted.

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- In the case of a motel in the Special Purpose Commercial (C3) Zone, a motel in the Highway Commercial (C4) Zone, and a cabin establishment, camping establishment, hotel, motel, private park, resort establishment, and a summer camp, as herein defined, in the Resort Commercial (RC) Zone, the dwelling unit shall only be occupied by the owner, caretaker, watchman, or similar person and his family provided further that such person is employed full time on the lot which the dwelling unit is located.
- d. In accordance with the provisions of Part III, Subsection 10.4 hereof, no permanent buildings or structures are permitted in the Environmental Protection (EP) Zone except for temporary shelters or flood control, works on other conservation or public projects.

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- e. Deleted by By-law 3396-2026
- f. A business and/or professional office or retail or wholesale commercial establishment shall be permitted provided such use is accessory to and incidental to the primary use permitted on the lot in the respective Zone.
- g. A Public Use shall be permitted in accordance with the provisions of Subsection 10.21 hereof.
- h. Open Storage of goods or materials shall be permitted if accessory to the principal or main use on the lot as may be permitted within the respective Zone.
- i. A permanent single-family dwelling house is a permitted use in the Rural (RU) Zone provided the lot upon which such dwelling house is to be erected fronts upon an improved public street maintained year round, under the jurisdiction of the Corporation, Region or Province.
- j. A new permanent single-family dwelling house shall be permitted within the Rural Buffer (RB) Zone and the Development (D) Zone, provided the lot on which the new dwelling is to be erected was a legal lot of record created prior to the date of passing of this By-law, and fronts upon an improved

public street maintained year round, under the jurisdiction of the Corporation, Region or Province.

- k. A home occupation is a permitted use provided such occupation complies with all the requirements of Subsection 10.11 of this By-law.
- l. A veterinary clinic is a permitted use within the General Commercial (C1) Zone, and the Hamlet Commercial (HC) Zone, provided there are no outside facilities for the keeping of animals.
- m. One or more dwelling units shall be permitted in a portion of a non-residential building, in either the General Commercial (C1) Zone, or the Hamlet Commercial (HC) Zone, provided such dwelling units are above the first floor and further are in accordance with Plate "C," Provisions for Residential Uses.

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No. 1823-2003-PL  
2209-2009-PL  
2750-2017-PL

n. Secondary Unit

A secondary unit shall be permitted in a permanent dwelling house, semi-detached dwelling house, row townhouse or an accessory building or structure provided the following requirements are complied with:

- i) the minimum dwelling unit area of the secondary unit shall be 32 square metres and the maximum total floor area of the secondary unit shall be no greater than 50% of the gross floor area of the permanent dwelling house, semi-detached dwelling house or row townhouse;
- ii) an entrance to each unit by means of an exterior door or common shared entrance, provided that there shall be only one entrance on the front façade;
- iii) a minimum of one (1) parking space for the secondary unit, inclusive of tandem parking, which is defined as a parking space that is accessed only by passing through another parking space from the street, lane or driveway;
- iv) the requirements of the Building and Fire Codes are met;
- v) The requirements of the Region of Durham Works or Health Department are met;
- vi) A balcony located above the first storey to facilitate an entrance to a secondary unit shall not be permitted unless such secondary unit is located within an accessory building or structure; and,
- vii) For the purposes of this section, calculations of gross floor area shall include the total floor area below finished grade,

For the purposes of this Section, a secondary unit shall mean:

- i) two residential units in a permanent dwelling house, semi-detached dwelling house or row townhouse if no building or structure accessory to the permanent dwelling house, semi-detached dwelling house or row townhouse contains a residential unit; or,
- ii) one residential unit within a permanent dwelling house, semi-detached dwelling house or row townhouse and one residential unit within a building or structure accessory to a permanent dwelling house, semi-detached dwelling house or row townhouse.

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- o. A permanent single-family dwelling house and the buildings and structures associated with agricultural uses are permitted in the Environmental Protection (EP) Zone provided that such are constructed in accordance with Section 10.4 hereof.

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1823-2003-PL

- p. A boarding and lodging house may be permitted in a Residential Type No. 1 (R1), Residential Type No. 2 (R2) and Residential Type No. 3 (R3) Zones in accordance with the following:
  - a) the physical potential of the existing/proposed building can

- accommodate a boarding and lodging house;
- b) adequate municipal services are available to support a boarding and lodging house;
- c) submission of a certificate from the Chief Building Official and Fire Chief confirming that the boarding and lodging house is in compliance with the relevant Building Code and Fire Code;
- d) submission of a certificate from the Region of Durham Works Department and/or Region of Durham Health Unit, as the case may be, confirming an adequate source of potable water and adequate facilities for the disposal of domestic sewage;
- e) exterior changes to the structure shall be minimal and the character of the surrounding area shall not be adversely affected;
- f) the impact of traffic as a result of the boarding and lodging house shall not have a negative impact on exiting roads and surrounding land uses; and
- g) all other requirements of Zoning By-law No. 287-78-PL are satisfied.
- By-law No. 1361-95-PL q. A sawmill, as herein defined, shall be permitted as an on-farm diversified use subject to the provisions contained in Section 8(y) and 10.39 hereof.
- By-law No. 1823-2003-PL r. A crisis care residence shall be permitted in a permanent single family dwelling house within the Residential Type No. 1 (R1), Residential Type No. 2 (R2) and Residential Type No. 3 (R3) Zones provided that it complies with the regulations of the Zone in which it is located and the following:
- i) the crisis care residence shall not be located within 250 m of any other crisis care residence, school, or daycare centre; and
- ii) the crisis care residence shall comprise the sole use of the dwelling unit.
- By-law No. 1823-2003-PL 3396-2026 s. A bed and breakfast establishment, as defined herein, shall be permitted within a permanent single family dwelling house located in all Residential, Rural (RU), and Rural Buffer (RB) Zones provided that the following regulations are complied with:
- i) the parking requirements as detailed in Subsection 10.19 e;
- ii) appropriate approvals have been received from the Region of Durham Health Unit; and,
- iii) compliance with the Ontario Fire Code and Ontario Building Code.
- By-law No. 2209-2009-PL t. A group home shall be permitted within a single detached dwelling house within the Residential Type No. 1 (R1), Residential Type No. 2 (R2), and Residential Type No. 3 (R3) Zones provided there is no other group home or similar facility, in any Zone category, within 300 metres of the property.
- By-law No. 2209-2009-PL u. A home industry is a permitted use provided such industry complies with all requirements of Subsection 10.12 of this By-law.
- By-law No. 3014-2021 v. A Cannabis Production and Processing Facility is a permitted use provided such use complies with all requirements of Subsection 10.37 of this By-law.
- By-law No. 3014-2021 w. A Medical Cannabis Production Site is a permitted use provided such use complies with all requirements of Subsection 10.37 of this By-law.
- By-law No. 3396-2026 x. An agriculture-related use is a permitted use provided such use complies with all requirements of Subsection 10.38 of this By-law.

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y. An on-farm diversified use is a permitted use provided such use complies with all requirements of Subsection 10.39 of this By-law.

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z. A veterinary clinic may be permitted as an on-farm diversified use in the Rural (RU) Zone and Rural Buffer (RB) Zone subject to the criteria in Subsection 10.39 hereof.

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aa. A kennel may be permitted provided such use complies with the Corporation's Kennel By-law.