

- (j) BUILDING SEPARATIONS (minima):
- (i) between main building and detached private garage 3.0 metres
  - (ii) between main building and other detached accessory buildings 1.0 metres
  - (iii) between detached accessory buildings 1.0 metres
- (k) BUILDING HEIGHTS (maxima):
- (i) main building 9.0 metres
  - (ii) accessory building 3.5 metres
- (l) DWELLING UNIT AREAS (minima):
- (i) converted dwelling house 40.0 square metres for each dwelling unit
  - (ii) single-family dwelling house 65.0 square metres
- (m) LANDSCAPING AREA (minimum): 30%
- (n) ENTRANCES PER LOT (maximum): 2
- (o) ENTRANCE SETBACK (minimum): 9.0 metres
- (p) ENTRANCE SEPARATION (minimum): 13.5 metres
- (q) ENTRANCE WIDTH (minimum): 2.5 metres
- (r) DRIVEWAY SETBACKS (minima):
- (i) lot line bisecting dual garage nil
  - (ii) front lot line nil
  - (iii) other lot lines 1.0 metres
- (s) PARKING SPACES (minima):
- (i) Residential uses 1 for each dwelling unit
  - (ii) home occupation or home profession the greater of:  
2 per lot; or  
1 for each 20.0 square metres of net floor area or portion thereof
- (t) PARKING SPACE LOCATION:  
No part of any parking space shall be located closer than 2.0 metres to any street line.
- (u) GENERAL PROVISIONS:  
In accordance with the provisions of Section 3 hereof.

(3) USES PERMITTED IN R1-1 ZONES (Sub Division)

On the lands designated R1-1 on Schedule "A" or "B" hereto, no person shall use any lot or erect, alter or use any building or structure for any purpose except one or more of the following special uses:

(a) RESIDENTIAL USES:

a single-family dwelling house.

(b) NON-RESIDENTIAL USES:

a day nursery;  
a home occupation;  
a home profession.

## (4) SPECIAL PROVISIONS FOR R1-1 ZONES

On the lands designated R1-1 on Schedule "A" or "B" hereto, no person shall use any lot or erect, alter or use any building or structure except in accordance with the provisions of Section 3 and Section 5(2) hereof, but subject to the following special provisions:

- (a) BUILDING SETBACK, FRONT (minimum): 7.5 metres
- (b) BUILDING SETBACK, FLANK (minimum): 7.5 metres

## (5) USES PERMITTED IN R1-2 ZONES

On the lands designated R1-2 on Schedule "A" or "B" hereto, no person shall use any lot or erect, alter or use any building or structure for any purpose except one or more of the following special uses:

- (a) RESIDENTIAL USES.
  - A single-family dwelling house.
  - A modular home.
- (b) NON-RESIDENTIAL USES:
  - A day nursery;
  - A home occupation
  - A home profession

## (6) SPECIAL PROVISIONS FOR R1-2 ZONES

On the lands designated R1-2 on schedule "A" or "B" hereto, no person shall use any lot or erect, alter or use any building or structure except in accordance with the provisions of section 3 and section 5(2) hereof, but subject to the following special provisions:

- (a) Building Setback, Front (minimum): 7.5 metres
- (b) Building Setback, Flank (minimum): 7.5 metres

## SECTION 6

## TWO-FAMILY RESIDENTIAL ZONE (R2)

## (1) USES PERMITTED

No person shall within any R2 Zone use any lot or erect, alter or use any building or structure for any purpose except one or more of the following R2 uses, namely:

## (a) RESIDENTIAL USES:

- a duplex dwelling house;
- a semi-detached dwelling house.

## (b) NON-RESIDENTIAL USES:

- a day nursery;
- a home occupation;
- a home profession.

## (2) ZONE PROVISIONS

No person shall within any R2 Zone use any lot or erect, alter or use any building or structure except in accordance with the following provisions:

## (a) LOT AREAS (minima):

- (i) duplex dwelling house 600.0 square metres
- (ii) semi-detached dwelling house 700.0 square metres

## (b) LOT FRONTAGES (minima):

- (i) duplex dwelling house on corner lot 21.0 metres
- (ii) duplex dwelling house on interior lot or through lot 18.0 metres
- (iii) semi-detached dwelling house on corner lot 24.0 metres
- (iv) semi-detached dwelling house on interior lot or through lot 21.0 metres

## (c) DWELLING HOUSES PER LOT (maximum):

1

## (d) BUILDING AREA (maximum):

35%

## (e) BUILDING SETBACK, FRONT (minimum):

9.0 metres

## (f) BUILDING SETBACK, FLANK (minimum):

9.0 metres

## (g) BUILDING SETBACKS, REAR (minima):

## (i) main building

the lesser of:  
9.0 metres; or  
20% of the lot depth.

## (ii) accessory building

1.0 metres

## (h) BUILDING SETBACKS, SIDE (minima):

## (i) duplex dwelling house

3.5 metres on driveway side;  
1.5 metres on other side.

- |       |   |  |
|-------|---|--|
| (ii)  | semi-detached dwelling house with attached private garages or attached carports   | 1.0 metres   |
| (iii) | semi-detached dwelling house without attached private garages or attached carports  | 3.5 metres   |
| (iv)  | dual garage   | nil  |
| (v)   | other accessory building  | 1.0 metres   |
| (i)   | ACCESSORY BUILDING LOCATION:<br>No part of any detached private garage shall be located in any part of a lot excepting the rear yard thereof. |  |
| (j)   | BUILDING SEPARATIONS (minima):  |  |
|       | (i) between main building and detached private garage   | 3.0 metres   |
|       | (ii) between main building and other detached accessory buildings   | 1.0 metres   |
|       | (iii) between detached accessory buildings  | 1.0 metres   |
| (k)   | BUILDING HEIGHTS (maxima):  |  |
|       | (i) main building   | 9.5 metres   |
|       | (ii) accessory building   | 3.5 metres   |
| (l)   | DWELLING UNIT AREAS (minima):   |  |
|       | (i) duplex dwelling house   | 40.0 square metres per dwelling unit   |
|       | (ii) semi-detached dwelling house   | 60.0 square metres per dwelling unit   |
| (m)   | LANDSCAPING AREA (minimum):   | 30%  |
| (n)   | ENTRANCES PER LOT (maximum):  | 2  |
| (o)   | ENTRANCE SETBACK (minimum):   | 9.0 metres   |
| (p)   | ENTRANCE SEPARATION (minimum):  | 10.0 metres  |
| (q)   | ENTRANCE WIDTH (minimum):   | 2.5 metres   |
| (r)   | DRIVEWAY SETBACKS (minima):   |  |
|       | (i) lot line bisecting dual garage  | nil  |
|       | (ii) front lot line   | nil  |
|       | (iii) other lot lines   | 1.0 metres   |
| (s)   | PARKING SPACES (minima):  |  |
|       | (i) Residential uses  | 1 for each dwelling unit   |
|       | (ii) home occupation or home profession   | the greater of:<br>2 per lot; or 1 for each 20.0 square metres of net floor area or portion thereof. |

SECTION 6(2)(t)

R2

(t) PARKING SPACE LOCATION:  
No part of any parking space shall be located closer than 2.0 metres to any street line.

(u) GENERAL PROVISIONS:  
In accordance with the provisions of Section 3 hereof.

(44)

## SECTION 7

## APARTMENT RESIDENTIAL ZONE (RM)

## (1) USES PERMITTED

No person shall within any RM Zone use any lot or erect, alter or use any building or structure for any purpose except one or more of the following RM uses, namely:

## (a) RESIDENTIAL USES:

- an apartment building;
- a senior citizens apartment.

## (b) NON-RESIDENTIAL USES:

- a day nursery

*- professional office for Birdland*

## (2) ZONE PROVISIONS

No person shall within any RM Zone use any lot or erect, alter or use any building or structure except in accordance with the following provisions:

- |   |   |
|---|---|
| (a) LOT AREA (minimum):                                   | 550.0 square metres for the first dwelling unit, plus an additional 90.0 square metres for each additional dwelling unit. |
| (b) LOT FRONTAGE (minimum):                               | 25.0 metres   |
| (c) DWELLING HOUSES PER LOT (maximum):                    | 1   |
| (d) BUILDING AREA (maximum):                              | 35%   |
| (e) BUILDING SETBACK, FRONT (minimum):                    | 9.0 metres  |
| (f) BUILDING SETBACK, FLANK (minimum):                    | 9.0 metres  |
| (g) BUILDING SETBACK, REAR (minima):                      |   |
| (i) main building   | 9.0 metres  |
| (ii) accessory building                                   | 1.0 metres  |
| (h) BUILDING SETBACK, SIDE (minima):                      |   |
| (i) main building   | 3.5 metres, plus an additional 1.0 metres for each storey in excess of one.   |
| (ii) accessory building                                   | 1.0 metres  |
| (i) BUILDING SEPARATIONS (minima):                        |   |
| (i) between main building and detached accessory building | 2.0 metres  |
| (ii) between detached accessory buildings                 | 1.0 metres  |
| (j) BUILDING HEIGHTS (maxima):                            |   |
| (i) main building   | 9.5 metres  |
| (ii) accessory building                                   | 3.5 metres  |
| (k) DWELLING UNIT AREA (minimum)                          | 40.0 square metres  |
| (l) LANDSCAPING AREA (minimum)                            | 35%   |

## SECTION 7(2)(m)

RM

- (m) PRIVACY YARD REGULATIONS:  
No privacy yard shall be required on any lot containing 10 or fewer dwelling units.
- (n) PRIVACY YARD DEPTH (minimum): 3.5 metres,  
provided that where the exterior wall of a dwelling unit contains a habitable room window, any portion of which is less than 2.5 metres above finished grade, the minimum privacy yard depth shall be 7.5 metres
- (o) PLAY FACILITIES (minima):  
(i) senior citizens apartment nil  
(ii) other apartment buildings 1 for each lot containing more than 10 dwelling units
- (p) PLAY FACILITY AREA (minimum): 4%
- (q) PLAY FACILITY LOCATION:  
Play facilities shall be permitted only in a rear yard or side yard but not in any portion of a privacy yard.
- (r) ENTRANCES PER LOT (maximum): 2
- (s) ENTRANCE SETBACK (minimum): 9.0 metres
- (t) ENTRANCE SEPARATION (minimum): 13.5 metres
- (u) ENTRANCE WIDTH (minimum): 3.0 metres
- (v) DRIVEWAY SETBACK (minimum): 1.0 metres
- (w) PARKING SPACES (minima):  
(i) senior citizens apartment 0.25 for each dwelling unit  
(ii) other apartment buildings 1.5 for each dwelling unit
- (x) PARKING SPACE LOCATION:  
No part of any parking space shall be located closer than 9.0 metres to any street line.
- (y) DELIVERY SPACES (minima):  
(i) apartment building containing more than 10 dwelling units 1 per lot  
(ii) other uses nil
- (z) GENERAL PROVISIONS:  
In accordance with the provisions of Section 3 hereof.

## SECTION 8

## SEASONAL RESIDENTIAL ZONE (RS)

## (1) USES PERMITTED

No person shall within any RS Zone use any lot or erect, alter or use any building or structure for any purpose except one or more of the following RS uses, namely:

## (a) RESIDENTIAL USES:

- a seasonal dwelling house;
- a private cabin.

## (b) NON-RESIDENTIAL USES:

- a public park.

## (2) ZONE PROVISIONS

No person shall within any RS Zone use any lot or erect, alter or use any building or structure except in accordance with the following provisions:

- |   |   |
|---|---|
| (a) LOT AREA (minimum):   | 3,000.0 square metres                             |
| (b) LOT FRONTAGE (minimum):                                       | 45.0 metres                                       |
| (c) DWELLING HOUSES PER LOT (maximum)                             | 1   |
| (d) BUILDING AREA (maximum)                                       | 25%   |
| (e) BUILDING SETBACK, FRONT (minimum)                             | 9.0 metres  |
| (f) BUILDING SETBACK, FLANK (minimum)                             | 9.0 metres  |
| (g) BUILDING SETBACK, REAR (minima):                              |   |
| (i) main building   | 9.0 metres  |
| (ii) marine facility  | nil   |
| (iii) other accessory building                                    | 9.0 metres  |
| (h) BUILDING SETBACK, SIDE (minimum):                             | 4.5 metres  |
| (i) BUILDING SEPARATIONS (minima):                                |   |
| (i) between main building and detached private garage             | 3.0 metres  |
| (ii) between main building and other detached accessory buildings | 1.0 metres  |
| (iii) between detached accessory buildings                        | 1.0 metres  |
| (j) BUILDING HEIGHTS (maxima):                                    |   |
| (i) main building   | 9.5 metres  |
| (ii) accessory buildings  | 3.5 metres  |
| (k) DWELLING UNIT AREA (minimum):                                 | 30.0 square metres                                |
| (l) LANDSCAPING AREA (minimum):                                   | 40%   |
| (m) PARKING SPACES (minimum):                                     | 2 for each dwelling unit plus 1 per private cabin |
| (n) GENERAL PROVISIONS:   |   |
| In accordance with the provisions of Section 3 hereof.            |   |



## SECTION 9

## INSTITUTIONAL ZONE (I)

## (1) USES PERMITTED

No person shall within any I Zone use any lot or erect, alter or use any building or structure for any purpose except one or more of the following I uses, namely:

## (a) RESIDENTIAL USES:

a dwelling house or dwelling unit accessory to a church.

## (b) NON-RESIDENTIAL USES:

an auditorium;  
 a bowling alley;  
 a church;  
 a clinic  
 a club;  
 a curling rink;  
 a day care centre;  
 an electric power commission office;  
 an electric power station;  
 a federal office;  
 a fire hall;  
 a funeral home;  
 a hospital;  
 a municipal office;  
 a museum;  
 a nursing home;  
 a parking lot;  
 a police station;  
 a post office;  
 a provincial office;  
 a public library;  
 a school;  
 a park.

## (2) ZONE PROVISIONS

No person shall within any I Zone use any lot or erect, alter or use any building or structure except in accordance with the following provisions:

- |  |   |
|--|---|
| (a) LOT AREA (minimum)                 | 450.0 square metres   |
| (b) LOT FRONTAGE (minimum):            | 9.0 metres  |
| (c) DWELLING UNITS PER LOT (maximum):  | 1   |
| (d) BUILDING AREA (maximum):           | 75%   |
| (e) BUILDING SETBACK, FRONT (minimum): | 9.0 metres  |
| (f) BUILDING SETBACK, FLANK (minimum): | 9.0 metres  |
| (g) BUILDING SETBACK, REAR (minimum):  | 7.5 metres,   |
|  | provided that where a rear lot line abuts a Residential Zone<br>the minimum rear building setback shall be 10.0 metres. |
| (h) BUILDING SETBACK, SIDE (minimum):  | 4.5 metres  |

## SECTION 9(2)(i)

## I

- |                                     |   |
|-------------------------------------|---|
| (i) BUILDING SEPARATION (minimum):  | 3.0 metres  |
| (j) BUILDING HEIGHT (maximum):      | 10.5 metres   |
| (k) DWELLING UNIT AREA (minimum):   | 55.0 square metres  |
| (l) LANDSCAPING AREA (minimum):     | 20%   |
| (m) PLANTING STRIP LOCATION:        |   |
|                                     | A planting strip shall be required along any portion of a rear lot line or any portion of a side lot line which abuts a Residential Zone. |
| (n) PLANTING STRIP WIDTH (minimum): | 2.5 metres  |
| (o) ENTRANCES PER LOT (maximum):    | 2   |
| (p) ENTRANCE SETBACK (minimum):     | 15.0 metres   |
| (q) ENTRANCE SEPARATION (minimum):  | 22.0 metres   |
| (r) ENTRANCE WIDTH (minimum):       | 3.5 metres  |
| (s) ENTRANCE WIDTH (maximum):       | 9.0 metres  |
| (t) DRIVEWAY SETBACK (minimum):     | 1.5 metres,   |
|                                     | provided that where a lot line abuts a Residential Zone, the minimum driveway setback from such lot line shall be 4.0 metres              |
| (u) PARKING SPACES (minima):        |   |
| (i) Residential uses                | 1 for each dwelling unit  |
| (ii) auditorium or church           | the greater of:<br>1 for each 5 fixed seats or fraction thereof;<br>or 1 for each 9.0 square metres of net floor area or portion thereof. |
| (iii) bowling alley or curling rink | 2 for each lane or sheet  |
| (iv) clinic                         | the greater of:<br>3 for each practitioner; or<br>1 for each 9.0 square metres of net floor area or portion thereof.                      |
| (v) club                            | the greater of:<br>1 for each 13.5 square metres of net floor area or portion thereof;<br>or 1 for each 4 persons of design capacity      |

SECTION 9(2)(u)(vi)

I

- |   |   |
|---|---|
| (vi) day care centre, funeral home<br>or office | 1 for each 28.0<br>square metres of<br>net floor area or<br>portion thereof |
| (vii) hospital                                  | 1 for each 1.3 beds<br>or fraction thereof                                  |
| (viii) museum, post office or public<br>library | 1 for each 45.0<br>square metres of<br>net floor area or<br>portion thereof |
| (ix) nursing home                               | 1 for each 5 beds<br>or fraction thereof                                    |
| (x) school, elementary<br>(up to grade 8)       | 1.5 for each<br>classroom   |
| (xi) school, secondary<br>(grades 9 through 13) | 1 for each<br>classroom   |
- (v) PARKING SPACE LOCATION:  
No part of any parking space shall be located closer than:
- (i) 1.5 metres to any street line; or
  - (ii) 4.0 metres to any lot line which abuts a Residential Zone.
- (w) DELIVERY SPACES (minima):
- |                                 |           |
|---------------------------------|-----------|
| (i) Residential uses            | nil       |
| (ii) hospital or school         | 4 per lot |
| (iii) office                    | nil       |
| (iv) other Non-Residential uses | 1 per lot |
- (x) GENERAL PROVISIONS:  
In accordance with the provisions of Section 3 hereof.

(3) USES PERMITTED IN I-1 ZONES

On the lands designated I-1 on Schedule "A" or "B" hereto, no person shall use any lot or erect, alter or use any building or structure for any purpose except one or more of the following special uses:

(a) RESIDENTIAL USES:

Prohibited.

(b) NON-RESIDENTIAL USES:

A public park;  
A school.

(4) SPECIAL PROVISIONS FOR I-1 ZONES

On the lands designated I-1 on Schedule "a" or "B" hereto, no person shall use any lot or erect, alter or use any building or structure except in accordance with the provisions of Section 3 and Section 9(2) hereof.

SECTION 10

GENERAL COMMERCIAL ZONE (C)

(1) USES PERMITTED

No person shall within any C Zone use any lot or erect, alter or use any building or structure for any purpose except one or more of the following C uses, namely:

(a) RESIDENTIAL USES:

a dwelling unit in a Non-Residential building.

(b) NON-RESIDENTIAL USES:

an accessory manufacturing use;  
an auditorium;  
a bakery;  
a billiard or pool hall;  
a bowling alley;  
a business office;  
a clinic;  
a commercial school;  
a dry cleaning or laundry outlet;  
an electric power commission office;  
a financial office;  
a laundromat;  
a merchandise service shop;  
a municipal office;  
a parking lot;  
a personal service shop;  
a police station;  
a post office;  
a printing shop;  
a professional office;  
a restaurant;  
a retail store;  
a taxi stand;  
a wholesale use accessory to a permitted C use.

(2) ZONE PROVISIONS

No person shall within any C Zone use any lot or erect, alter or use any building or structure except in accordance with the following provisions.

- |                                       |                             |
|---------------------------------------|-----------------------------|
| (a) LOT AREA (minimum):               | nil                         |
| (b) LOT FRONTAGE (minimum):           | nil                         |
| (c) DWELLING UNITS PER LOT (maximum): | 1 for each<br>establishment |
| (d) BUILDING AREA (maximum):          | 75%                         |

## SECTION 10(2)(e)

C

- (e) BUILDING SETBACK, FRONT (minimum): 3.0 metres
- (f) BUILDING SETBACK, FLANK (minimum): 3.0 metres
- (g) BUILDING SETBACK, REAR (minimum): 3.0 metres,  
provided that where a rear lot line abuts a Residential  
Zone, the minimum rear building setback shall  
be 7.0 metres
- (h) BUILDING SETBACK, SIDE (minimum): nil,  
provided that where a side lot line abuts a Residential  
Zone, the minimum side building setback shall  
be 7.0 metres
- (i) BUILDING SEPARATION: No more than one  
building per lot.
- (j) BUILDING HEIGHT (maximum): 10.5 metres
- (k) DWELLING UNIT AREA (minimum): 55.0 square metres
- (l) NET FLOOR AREA (minimum): 150.0 square  
metres per lot
- (m) LANDSCAPING AREA (minimum): nil
- (n) PLANTING STRIP LOCATION:  
A planting strip shall be required along any portion of a  
rear lot line or any portion of a side lot line which abuts  
a Residential Zone.
- (o) PLANTING STRIP WIDTH (minimum): 2.5 metres
- (p) ENTRANCES PER LOT (maximum): 2
- (q) ENTRANCE SETBACK (minimum): 6.0 metres
- (r) ENTRANCE SEPARATION (minimum): 22.0 metres
- (s) ENTRANCE WIDTH (minimum): 3.5 metres
- (t) ENTRANCE WIDTH (maximum): 9.0 metres
- (u) DRIVEWAY SETBACK (minimum): nil,  
provided that where a lot line abuts a Residential Zone, the  
minimum driveway setback from such a lot line shall  
be 3.0 metres
- (v) PARKING SPACES (minimum): 1 for each 3.0  
metres of lot line  
abutting Simcoe  
Plaza
- (w) PARKING SPACE LOCATION:  
All parking spaces shall be located on the street allowance  
for Simcoe Plaza, immediately in front of the building for  
which such parking spaces are required.
- (x) DELIVERY SPACES (minima):  
(i) Residential uses nil  
(ii) other Non-Residential uses 1 for each 3.5  
metres of lot line  
abutting Radisson  
Avenue or Selkirk  
Avenue

SECTION 10(2)(y)

C

(y) DELIVERY SPACE LOCATION:

All delivery spaces shall be located to the rear of the building for which such delivery spaces are required and may be located wholly or partly on a street allowance.

(z) GENERAL PROVISIONS:

In accordance with the provisions of Section 3 hereof.

## (1) USES PERMITTED

No person shall within any CH Zone use any lot or erect, alter or use any building or structure for any purpose except one or more of the following CH uses, namely:

## (a) RESIDENTIAL USES:

one or more accessory dwelling units

## (b) NON-RESIDENTIAL USES:

an animal hospital;  
 an automobile service station;  
 an automotive store;  
 a car wash;  
 a commercial garage;  
 a drive-in restaurant;  
 a fuel pump island  
 a hotel;  
 a motel;  
 an open storage area accessory to a vehicle agency;  
 a restaurant;  
 a vehicle agency  
 a laundromat  
 a convenience store  
 a gift shop  
 a tourist information booth  
 a retail store an an accessory use

## (2) ZONE PROVISIONS

No person shall within any CH Zone use any lot or erect, alter or use any building or structure except in accordance with the following provisions:

## (a) LOT AREAS (minima):

(i) hotel or motel	2750.0 square metres
(ii) restaurant or drive-in restaurant	1400.0 square metres
(iii) other uses	1800.0 square metres

## (b) LOT FRONTAGE (minimum):

4.5 metres

## (c) DWELLING UNITS PER LOT (maximum):

1

## (d) BUILDING AREA (maximum):

30%

## (e) BUILDING SETBACK, FRONT (minimum):

9.0 metres

## (f) BUILDING SETBACK, FLANK (minimum):

9.0 metres

## (g) BUILDING SETBACK, REAR (minimum):

7.5 metres,

provided that where a rear lot line abuts a Residential Zone or abuts a lot having a Residential use situated thereon, the minimum rear building setback shall be 10.0 metres



## SECTION 11(2)(h)

CH

- (h) BUILDING SETBACK, SIDE (minimum): 4.5 metres,  
provided that where a side lot line abuts a Residential Zone  
or abuts a lot having a Residential use situated thereon, the  
minimum side building setback shall be 10.0 metres
- (i) BUILDING SEPARATIONS (minima):  
(i) between tourist establishment  
buildings 10.5 metres  
(ii) between other buildings 3.0 metres
- (j) BUILDING HEIGHTS (maxima):  
(i) main building 10.5 metres  
(ii) accessory building 4.5 metres
- (k) LANDSCAPING AREA (minimum): 20%
- (l) PLANTING STRIP LOCATION:  
A planting strip shall be required along any portion of a  
rear lot line or any portion of a side lot line which abuts  
a Residential Zone or abuts a lot having a Residential use  
situated thereon.
- (m) PLANTING STRIP WIDTH (minimum): 2.5 metres
- (n) ENTRANCES PER LOT (maximum): 2
- (o) ENTRANCE SETBACK (minimum): 15.0 metres
- (p) ENTRANCE SEPARATION (minimum): 22.0 metres
- (q) ENTRANCE WIDTH (minimum): 3.5 metres
- (r) ENTRANCE WIDTH (maximum): 9.0 metres
- (s) DRIVEWAY SETBACK (minimum): 1.5 metres,  
provided that where a lot line abuts a Residential Zone or  
abuts a lot having a Residential use situated thereon, the  
minimum driveway setback from such lot line shall be  
4.0 metres
- (t) PARKING SPACES (minima):  
(i) Residential uses 1 for each  
dwelling unit  
(ii) animal hospital 1 for each 4.5  
square metres of  
gross floor area  
or portion thereof  
(iii) automobile service station or  
commercial garage 10 per lot  
(iv) automotive store 1 for each 18.0  
square metres of  
net floor area or  
portion thereof.  
(v) drive-in restaurant the greater of:  
10 per  
establishment; or  
1 for each 2.5  
square metres of  
gross floor area  
or portion thereof
- (vi) hotel or motel 1 per guest room, plus 1 for each 4.5  
square metres of net floor area in  
all beverage rooms plus 1 for each  
28.0 square metres of net floor area  
in all dining rooms and meeting rooms

## SECTION 11(2)(t)(vii)

CH

- |  |   |
|--|---|
| (vii) restaurant   | the greater of:<br>1 for each 13.5<br>square metres of<br>net floor area;<br>or 1 for each 4<br>persons design<br>capacity of all<br>dining rooms |
| (viii) vehicle agency  | 1 for each 4.5<br>square metres of<br>gross floor area<br>or portion thereof  |
| (xi) other Non-Residential uses  | nil   |
| (u) PARKING SPACE LOCATION:  |   |
| No part of any parking space shall be located closer than:   |   |
| (i) 1.5 metres to any street line; or  |   |
| (ii) 4.0 metres to any lot line which abuts a Residential<br>Zone or abuts a lot having a Residential use situated<br>thereon. |   |
| (v) DELIVERY SPACES (minima):  |   |
| (i) Residential uses   | nil   |
| (ii) animal hospital or vehicle<br>agency  | 2 per lot   |
| (iii) drive-in restaurant or restaurant  | 1 per lot   |
| (iv) hotel or motel  | 1 for each 20<br>guest rooms or<br>portion thereof  |
| (v) other Non-Residential uses   | nil   |
| (w) LOADING SPACES (minima):   |   |
| (i) Residential uses   | nil   |
| (ii) automobile service station or<br>automotive store   | 1 for each 2800.0<br>square metres of<br>gross floor area<br>or portion thereof<br>in excess of 280.0<br>square metres                            |
| (iii) car wash, drive-in restaurant<br>or restaurant   | nil   |
| (iv) fuel pump island  | 1 per lot   |
| (v) hotel or motel   | 1 for each 2800.0<br>square metres of<br>gross floor area<br>or portion<br>thereof in excess<br>of 280.0 square<br>metres                         |

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- |                                  |   |
|----------------------------------|---|
| (vi) vehicle agency              | 1 for each 2800.0 square metres of gross floor area or portion thereof in excess of 280.0 square metres |
| (vii) other Non-Residential uses | nil   |
- (x) FUEL PUMP ISLAND LOCATION:  
No part of any fuel pump island shall be located closer than:
- (i) 4.5 metres to any lot line; or
  - (ii) 3.0 metres to any sight triangle.
- (y) OPEN STORAGE AREA REGULATIONS:  
No open storage area shall be permitted except in accordance with the following provisions:
- (i) no open storage area shall be permitted in a rear yard adjacent to a rear lot line of such lot which abuts a Residential Zone or abuts a lot having a Residential use situated thereon; and
  - (ii) no open storage area shall be permitted in a side yard adjacent to a side lot line of such lot which abuts a Residential Zone or abuts a lot have a Residential use situated thereon.
- (z) GENERAL PROVISIONS:  
In accordance with the provisions of Section 3 hereof.

(3) USES PERMITTED IN CH-1 ZONES

On the lands designated CH-1 on Schedule "A" or "B" hereto, no person shall use any lot or erect, alter or use any building or structure for any purpose except one or more of the following special uses:

(a) RESIDENTIAL USES:

an accessory dwelling house.

(b) NON-RESIDENTIAL USES:

a tourist camp;  
a tourist camp management office;  
a tourist camp recreation building.

(c) ACCESSORY USES:

a campers' supply store;  
a gift shop;  
a laundromat;  
a propane depot;  
a tourist information establishment;  
a utility building

## (4) SPECIAL PROVISIONS FOR CH-1 ZONES

On the lands designated CH-1 on Schedule "A" or "B" hereto, no person shall use any lot or erect, alter or use any building or structure except in accordance with the provisions of Section 3 hereof and the following special provisions:

- |  |  |
|--|--|
| (a) LOT AREA (minimum):                                    | 1 hectare  |
| (b) LOT FRONTAGE (minimum):                                | 45.0 metres  |
| (c) DWELLING UNITS PER LOT (maximum):                      | 1  |
| (d) TOURIST VEHICLES PER LOT (maximum):                    | 50 for each hectare of lot area  |
| (e) BUILDING AREA (maximum):                               | 25%  |
| (f) BUILDING SETBACKS (minimum):                           | 9.0 metres   |
| (g) BUILDING SEPARATIONS (minima):                         | 9.0 metres   |
| (i) between tourist vehicles                               | 6.0 metres   |
| (ii) between tourist vehicle and management office         | 9.0 metres   |
| (iii) between tourist vehicle and recreation building      | 12.0 metres  |
| (iv) between main building and detached accessory building | 2.0 metres   |
| (v) between detached accessory building                    | 1.0 metres   |
| (vi) between tourist vehicle and any street line           | 15.0 metres  |
| (vii) between tourist vehicle and any waterbody            | 15.0 metres  |
| (h) BUILDING HEIGHTS (maxima):                             |  |
| (i) main building or accessory dwelling house              | 9.5 metres   |
| (ii) other accessory buildings                             | 3.5 metres   |
| (i) DWELLING UNIT AREA (minimum):                          | 65.0 square metres   |
| (j) GROSS FLOOR AREA (maximum):                            |  |
| (i) tourist vehicle  | 30.0 square metres   |
| (k) LANDSCAPING AREA (minimum):                            | 30%  |
| (l) PLAY FACILITY AREA (minimum):                          | 4%   |
| (m) PLAY FACILITY LOCATION:                                | No part of any play facility shall be located closer than 6.0 metres to any lot line.  |
| (n) PLANTING STRIP LOCATION:                               | A planting strip shall be required along every lot line except that no planting strip shall be required for a length of 15.0 metres between a tourist camp management office and a street. |
| (o) PLANTING STRIP WIDTH (minimum):                        | 6.0 metres   |
| (p) ENTRANCES PER LOT (maximum):                           | 2  |
| (q) ENTRANCE SETBACK (minimum):                            | 15.0 metres  |
| (r) ENTRANCE SEPARATION (minimum):                         | 22.0 metres  |
| (s) ENTRANCE WIDTH (minimum):                              | 4.5 metres   |
| (t) ENTRANCE WIDTH (maximum):                              | 12.0 metres  |

- (u) DRIVEWAY SETBACK (minimum): 6.0 metres
- (v) PARKING SPACES (minimum): 1 for each dwelling unit
- (i) accessory dwelling house
- (ii) management office
- (iii) recreation building
- (iv) tourist vehicle
- (w) PARKING SPACE LOCATION:
  - 5 for each dwelling unit
  - 2 for each
  - 1 for each
- (x) DELIVERY SPACES (minimum):
  - 1 for each management office
  - 1 for each recreation building
  - 1 for each other uses

No part of any parking space shall be located closer than 6.0 metres to any lot line.

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## SECTION 12

## GENERAL INDUSTRIAL ZONE (M)

## (1) USES PERMITTED

No person shall within any M Zone use any lot or erect, alter or use any building or structure for any purpose except one or more of the following M uses, namely:

## (a) RESIDENTIAL USES:

prohibited.

## (b) NON-RESIDENTIAL USES:

- an assembly plant;
- a body shop;
- a building supply outlet;
- a bulk storage tank;
- a business office;
- a commercial garage;
- a communications tower;
- a contractor's yard;
- a dry cleaning or laundry plant;
- an electric power substation;
- an equipment storage building;
- a factory outlet;
- a gas metering station;
- a gas pumping station;
- a gas regulating station;
- a lumber yard;
- ↙ a maintenance garage;
- a manufacturing plant;
- a merchandise service shop;
- ↙ an open storage area;
- a parking lot;
- a private fuel pump island;
- a professional office;
- a railroad use;
- a warehouse;
- a water storage tank;
- a water supply plant.
- a vehicle agency

## (2) ZONE PROVISIONS

No person shall within any M Zone use any lot or erect, alter or use any building or structure except in accordance with the following provisions:

- |  |                      |
|--|----------------------|
| (a) LOT AREA (minimum):                | 1390.0 square metres |
| (b) LOT FRONTAGE (minimum):            | 18.0 metres          |
| (c) BUILDING AREA (maximum):           | 50%                  |
| (d) BUILDING SETBACK, FRONT (minimum): | 9.0 metres           |
| (e) BUILDING SETBACK, FLANK (minimum): | 9.0 metres           |
| (f) BUILDING SETBACK, REAR (minimum):  | 7.5 metres           |

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M

- (g) BUILDING SETBACK, SIDE (minimum): 4.5 metres,  
provided that where a side lot line abuts a zone other than  
an Industrial Zone, the minimum side building setback in  
addition to the width of any driveways shall  
be 7.5 metres
- (h) BUILDING SETBACK EXEMPTION:  
Notwithstanding any building setback provisions hereof to the  
contrary, no building setback shall be required from any  
portion of a lot line which abuts a railroad right-of-way.
- (i) BUILDING SEPARATION (minimum): 3.0 metres
- (j) BUILDING HEIGHT (maximum): 12.0 metres
- (k) LANDSCAPING AREA (minimum): 10%
- (l) PLANTING STRIP LOCATION:  
A planting strip shall be required along any portion of a side  
lot line or any portion of a rear lot line which abuts a  
Residential Zone or abuts a lot having a Residential use  
situated thereon.
- (m) PLANTING STRIP WIDTH (minimum): 3.0 metres
- (n) ENTRANCES PER LOT (maximum): 2
- (o) ENTRANCE SETBACK (minimum): 15.0 metres
- (p) ENTRANCE SEPARATION (minimum): 22.0 metres
- (q) ENTRANCE WIDTH (minimum): 3.5 metres
- (r) ENTRANCE WIDTH (maximum): 9.0 metres
- (s) DRIVEWAY SETBACK (minimum): 1.5 metres,  
provided that where a lot line abuts a Residential Zone or  
abuts a lot having a Residential use situated thereon, the  
minimum driveway setback from such lot line shall  
be 4.5 metres
- (t) PARKING SPACES (minima):
- (i) assembly plant, factory outlet or  
manufacturing plant 1 for each 36.0  
square metres of  
net floor area or  
portion thereof
  - (ii) body shop or commercial garage 1 for each 4.5  
square metres of  
gross floor area  
or portion  
thereof
  - (iii) business office, professional  
office or merchandise service  
shop 1 for each 18.0  
square metres of  
net floor area  
  
or portion  
thereof
  - (iv) gas metering station, gas  
pressure reducing station, gas  
pumping station or gas regulating  
station 1 per lot

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M

- (v) warehouse 1 for each 90.0 square metres of net floor area or portion thereof
- (iv) other Non-Residential Uses the greater of: 5 per lot; or 1 for each 90.0 square metres of gross floor area or portion thereof
- (u) PARKING SPACE LOCATION:  
No part of any parking space shall be located closer than:  
(i) 1.0 metres to any street line; or  
(ii) 4.5 metres to any lot line which abuts a Residential Zone or abuts a lot having a Residential use situated thereon.
- (v) DELIVERY SPACES (minima):  
(i) commercial garage 1 per lot  
(ii) other Non-Residential uses nil
- (w) LOADING SPACES (minima):  
(i) business office, commercial garage, parking lot or professional office nil  
(ii) other Non-Residential uses the greater of: 1 per lot; or 1 for each 2800.0 square metres of gross floor area or portion thereof in excess of 280.0 square metres
- (x) FUEL PUMP ISLAND LOCATION:  
No part of any fuel pump island shall be located closer than:  
(i) 6.0 metres to any street line; or  
(ii) 4.5 metres to any other lot line.
- (y) OPEN STORAGE AREA REGULATIONS:  
No open storage area shall be permitted except in accordance with the following provisions:  
(i) except for a building supply outlet, no open storage area shall be permitted in a front yard or a flank yard;  
(ii) no open storage area shall be permitted in a rear yard adjacent to a rear lot line of such lot which abuts a Residential Zone or abuts a lot having a Residential use situated thereon;  
(iii) no open storage area shall be permitted in a side yard adjacent to a side lot line of such lot which abuts a Residential Zone or abuts a lot having a Residential use situated thereon;



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M

- (iv) every open storage area or lot having an open storage area situated thereon shall be enclosed by a wall or fence not less than 2.0 metres in height and constructed of uniform material; and
- (v) no portion of any open storage area for combustible materials shall be located closer than 6.0 metres to any lot line.

(z) GENERAL PROVISIONS:

In accordance with the provisions of Section 3 hereof.

## (1) USES PERMITTED

No person shall within any MP Zone use any lot or erect, alter or use any building or structure for any purpose except one or more of the following MP uses, namely:

## (a) RESIDENTIAL USES:

- an accessory dwelling house;
- an accessory dwelling unit;
- a bunkhouse;
- a unitized dormitory.

## (b) NON-RESIDENTIAL USES:

- an administration building;
- a building materials manufacturing plant;
- a bulk storage tank;
- a chemical plant;
- an equipment storage building;
- a kitchen unit;
- a maintenance garage;
- an open storage area;
- an office building;
- a private fuel pump island;
- a pulp and paper plant;
- a sawmill;
- a stud mill;
- a warehouse;
- a waste disposal facility;
- a waste treatment facility.

## (2) ZONE PROVISIONS

No person shall within any MP Zone use any lot or erect, alter or use any building or structure except in accordance with the following provisions:

- |                                  |             |
|----------------------------------|-------------|
| (a) LOT AREA (minimum):          | 2 hectares  |
| (b) LOT FRONTAGE (minimum):      | 60.0 metres |
| (c) BUILDING AREA (maximum):     | 60%         |
| (d) BUILDING SETBACKS (minimum): | 15.0 metres |
| (e) BUILDING SETBACK EXEMPTION:  |             |

Notwithstanding any building setback provisions hereof to the contrary, no building setback shall be required from any portion of a lot line which abuts a railroad right-of-way or an EP Zone.

- |                                    |            |
|------------------------------------|------------|
| (f) BUILDING SEPARATION (minimum): | 3.0 metres |
| (g) BUILDING HEIGHT(maximum):      | no maximum |

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MP

- (h) LANDSCAPING AREA (minimum): 10%
- (i) ENTRANCES PER LOT (maximum): no maximum
- (j) ENTRANCE SETBACK (minimum): 15.0 metres
- (k) ENTRANCE SEPARATION (minimum): 22.0 metres
- (l) PARKING SPACES (minima):
- (i) accessory dwelling house or accessory dwelling unit 1 for each dwelling unit
  - (ii) other uses 1 for each 90.0 square metres of gross floor area or portion thereof
- (m) PARKING SPACE LOCATION:  
No part of any parking space shall be located closer than:
- (i) 1.0 metres to any street line; or
  - (ii) 5.0 metres to any lot line with abuts a Residential Zone.
- (n) LOADING SPACES (minimum): 1 for each 4000.0 square metres of gross floor area or portion thereof in excess of 400.0 square metres
- (o) FUEL PUMP ISLAND LOCATION:  
No part of any fuel pump island shall be located closer than:
- (i) 6.0 metres to any street line; or
  - (ii) 4.5 metres to any other lot line.
- (p) OPEN STORAGE AREA REGULATIONS:  
An open storage area in an MP Zone may be located within any yard provided:
- (i) no open storage area shall be permitted within 9.0 metres of any lot line of such lot which abuts a Residential Zone;
  - (ii) the minimum distance between any portion of an open storage area for combustible materials and any lot line shall be 9.0 metres.
- (q) GENERAL PROVISIONS:  
In accordance with the provisions of Section 3 hereof.

## SECTION 14

## EXTRACTIVE INDUSTRIAL ZONE (MX)

## (1) USES PERMITTED

No person shall within any MX Zone use any lot or erect, alter or use any building or structure for any purpose except one or more of the following MX uses, namely:

## (a) RESIDENTIAL USES:

prohibited

## (b) NON-RESIDENTIAL USES:

a gravel pit;  
 a private fuel pump island;  
 an open storage area;  
 a stone quarry;  
 associated operations such as crushing, screening, aggregate storage, concrete batching and asphalt making.

## (2) ZONE PROVISIONS

No person shall within any MX Zone use any lot or erect, alter or use any building or structure except in accordance with the following provisions:

- |  |   |
|--|---|
| (a) LOT AREA (minimum):                | 1 hectare   |
| (b) LOT FRONTAGE (minimum):            | 10.0 metres   |
| (c) BUILDING AREA (maximum):           | 900.0 square metres   |
| (d) BUILDING SETBACK, FRONT (minimum): | 18.0 metres   |
| (e) BUILDING SETBACK, FLANK (minimum): | 18.0 metres   |
| (f) BUILDING SETBACK, REAR (minimum):  | 3.0 metres,<br>provided that where a rear lot line abuts a zone other than an MX or MD Zone the minimum rear building setback shall be 15.0 metres                                |
| (g) BUILDING SETBACK, SIDE (minimum):  | 3.0 metres,<br>provided that where a side lot line abuts a zone other than an MX or MD Zone, the minimum side building setback shall be 15.0 metres                               |
| (h) BUILDING SETBACK EXEMPTION:        | Notwithstanding any building setback provisions hereof to the contrary, no building setback shall be required from any portion of a lot line which abuts a railroad right-of-way. |
| (i) BUILDING SEPARATION (minimum):     | 3.0 metres  |
| (j) BUILDING HEIGHT (maximum):         | 12.0 metres   |
| (k) LANDSCAPING AREA (minimum):        | 10%   |
| (l) PLANTING STRIP LOCATION:           | A planting strip shall be required along any portion of a side lot line or any portion of a rear lot line which abuts a zone other than an MX or MD Zone.                         |
| (m) PLANTING STRIP WIDTH (minimum):    | 7.5 metres  |
| (n) ENTRANCES PER LOT (maximum):       | 2   |

- (o) ENTRANCE SETBACK (minimum): 15.0 metres
- (p) ENTRANCE SEPARATION (minimum): 22.0 metres
- (q) ENTRANCE WIDTH (minimum): 3.5 metres
- (r) ENTRANCE WIDTH (maximum): 9.0 metres
- (s) DRIVEWAY SETBACK (minimum): 3.0 metres,  
provided that where a lot line abuts a zone other than an MX  
or MD Zone, the minimum driveway setback from such lot line  
shall be 9.0 metres
- (t) PARKING SPACES (minimum): the greater of:  
5 per lot; or 1  
for each 90.0  
square metres of  
gross floor area  
or portion  
thereof
- (u) PARKING SPACE LOCATION:  
No part of any parking space shall be located closer than:  
(i) 3.0 metres to any street line; or  
(ii) 9.0 metres to any lot line which abuts a zone or abuts  
a lot having a Residential use situated thereon.
- (v) LOADING SPACES (minimum): the greater of:  
3 per lot; or 1  
for each 4  
hectares of lot  
area or portion  
thereof
- (w) FUEL PUMP ISLAND LOCATION:  
No part of any fuel pump island shall be located closer  
than:  
(i) 6.0 metres to any street line; or  
(ii) 4.5 metres to any other lot line.
- (x) OPEN STORAGE AREA REGULATIONS:  
No part of any open storage area shall be located closer than:  
(i) 6.0 metres to any lot line; or  
(ii) 30.0 metres to any lot line which abuts a zone other  
than an MX or MD Zone.
- (y) EXCAVATION LOCATION:  
No part of any excavation for a gravel pit or stone quarry  
shall be located closer than:  
(i) 15.0 metres to any lot line; or  
(ii) 45.0 metres to any lot line which abuts a zone other  
than an MX or MD Zone.
- (z) GENERAL PROVISIONS:  
In accordance with the provisions of Section 3 hereof.

## SECTION 15

## DISPOSAL INDUSTRIAL ZONE (MD)

## (1) USES PERMITTED

No person shall within any MD Zone use any lot or erect, alter or use any building or structure for any purpose except one or more of the following MD uses, namely:

## (a) RESIDENTIAL USES:

prohibited.

## (b) NON-RESIDENTIAL USES:

a salvage yard;  
a sanitary landfill site;  
a sewage treatment facility.

## (2) ZONE PROVISIONS

No person shall within any MD Zone use any lot or erect, alter or use any building or structure except in accordance with the following provisions:

- (a) LOT AREA (minima):
- |                                 |            |
|---------------------------------|------------|
| (i) salvage yard                | 2 hectares |
| (ii) sanitary landfill site     | 4 hectares |
| (iii) sewage treatment facility | 1 hectare  |
- (b) LOT FRONTAGE (minimum): 10.0 metres
- (c) BUILDING AREA (maxima):
- |                                 |                     |
|---------------------------------|---------------------|
| (i) salvage yard                | 10%                 |
| (ii) sanitary landfill site     | 180.0 square metres |
| (iii) sewage treatment facility | 20%                 |
- (d) BUILDING SETBACK, FRONT (minimum): 18.0 metres
- (e) BUILDING SETBACK, FLANK (minimum): 18.0 metres
- (f) BUILDING SETBACK, REAR (minimum): 3.0 metres,  
provided that where a rear lot line abuts a zone other than MD or MX Zone, the minimum rear building setback shall be 15.0 metres
- (g) BUILDING SETBACK, SIDE (minimum): 3.0 metres,  
provided that where a side lot line abuts a zone other than an MD or MX Zone, the minimum side building setback shall be 15.0 metres
- (h) BUILDING SETBACK EXEMPTION:  
Notwithstanding any building setback provisions hereof to the contrary, on a lot used for a sewage treatment facility, no building setback shall be required from any portion of a lot line which abuts an EP Zone.
- |                                    |             |
|------------------------------------|-------------|
| (i) BUILDING SEPARATION (minimum): | 3.0 metres  |
| (j) BUILDING HEIGHT (maximum):     | 12.0 metres |
| (k) LANDSCAPING AREA (minimum):    | 25%         |

- (l) PLANTING STRIP LOCATION:  
A planting strip shall be required along any portion of a side lot line or any portion of a rear lot line which abuts a zone other than an MD or MX Zone.
- (m) PLANTING STRIP WIDTH (minimum): 7.5 metres
- (n) ENTRANCES PER LOT (maximum): 2
- (o) ENTRANCE SETBACK (minimum): 15.0 metres
- (p) ENTRANCE SEPARATION (minimum): 22.0 metres
- (q) ENTRANCE WIDTH (minimum): 3.5 metres
- (r) ENTRANCE WIDTH (maximum): 9.0 metres
- (s) DRIVEWAY SETBACK (minimum): 3.0 metres,  
provided that where a lot line abuts a zone other than an MD or MX Zone, the minimum driveway setback from such lot line shall be 9.0 metres
- (t) PARKING SPACES (minima):
- (i) salvage yard 1 for each 0.4 hectare of lot area or portion thereof
  - (ii) sanitary landfill site 2 per lot
  - (iii) sewage treatment facility 5 per lot
- (u) PARKING SPACE LOCATION:  
No part of any parking space shall be located closer than:
- (i) 3.0 metres to any street line; or
  - (ii) 9.0 metres to any lot line which abuts a zone other than an MD or MX Zone.
- (v) LOADING SPACES (minima):
- (i) salvage yard 2 per lot
  - (ii) sanitary landfill site 3 per lot
  - (iii) sewage treatment facility 1 per lot
- (w) LANDFILL AREA LOCATION:  
No dumping or disposal of any waste material on a sanitary landfill site shall be permitted within:
- (i) 30.0 metres of any street line; or
  - (ii) 90.0 metres of any lot line which abuts a zone other than an MD or MX Zone.
- (x) SALVAGE STORAGE LOCATION:  
No land on any lot used as a salvage yard shall be used for the outside storage of any salvage, scrap or similar goods or materials within:
- (i) 30.0 metres of any street line; or
  - (ii) 60.0 metres of any lot line which abuts a zone other than an MD or MX Zone.
- (y) GENERAL PROVISIONS:  
In accordance with the provisions of Section 3 hereof.

## SECTION 16

## OPEN SPACE ZONE (OS)

## (1) USES PERMITTED

No person shall within any OS Zone use any lot or erect, alter or use any building or structure for any purpose except one or more of the following OS uses, namely:

## (a) RESIDENTIAL USES:

an accessory dwelling unit.

## (b) NON-RESIDENTIAL USES:

- a bowling green;
- a cemetery;
- a conservation use;
- a fairground;
- a golf course;
- a private park;
- a public park;
- a restaurant accessory to a golf course.

## (2) ZONE PROVISIONS

No person shall within any OS Zone use any lot or erect, alter or use any building or structure except in accordance with the following provisions:

- |                                       |   |
|---------------------------------------|---|
| (a) LOT AREA (minimum):               | nil   |
| (b) LOT FRONTAGE (minimum):           | 6.0 metres  |
| (c) DWELLING UNITS PER LOT (maximum): | 1   |
| (d) BUILDING AREA (maximum):          | the greater of:<br>10% or 9.0 square<br>metres  |
| (e) BUILDING SETBACKS (minimum):      | 7.5 metres  |
| (f) BUILDING SEPARATION (minimum):    | 3.0 metres  |
| (g) BUILDING HEIGHT (maximum):        | 9.5 metres  |
| (h) DWELLING UNIT AREA (minimum):     | 55.0 square<br>metres   |
| (i) LANDSCAPING AREA (minimum):       | 50%   |
| (j) ENTRANCES PER LOT (maximum):      | no maximum  |
| (k) ENTRANCE SETBACK (minimum):       | 15.0 metres   |
| (l) ENTRANCE SEPARATION (minimum):    | 22.0 metres   |
| (m) ENTRANCE WIDTH (minimum):         | 3.5 metres  |
| (n) ENTRANCE WIDTH (maximum):         | 9.0 metres  |
| (o) DRIVEWAY SETBACK (minimum):       | 1.5 metres  |
| (p) PARKING SPACES (minima):          |   |
| (i) Residential uses                  | 1 for each<br>dwelling unit   |
| (ii) Non-Residential uses             | 10 for each 0.8<br>hectares of lot<br>area or portion<br>thereof in excess<br>of 0.4 hectares |



(q) PARKING SPACE LOCATION:

No part of any parking space shall be located closer than:

- (i) 1.5 metres to any street line; or
- (ii) 4.5 metres to any lot line which abuts a Residential Zone or abuts a lot having a Residential use situated thereon.

(r) GENERAL PROVISIONS:

In accordance with the provisions of Section 3 hereof.

SECTION 17

ENVIRONMENTAL PROTECTION ZONE (EP)

(1) USES PERMITTED

No person shall within any EP Zone use any lot or erect, alter or use any building or structure for any purpose except one or more of the following EP uses, namely:

(a) RESIDENTIAL USES:

prohibited.

(b) NON-RESIDENTIAL USES:

- a conservation use;
- a forestry use;
- an industrial docking facility;
- a lighthouse;
- a marina;
- a marine facility;
- a parking area;
- a public park.

(2) ZONE PROVISIONS

No person shall within any EP Zone use any lot or erect, alter or use any building or structure except in accordance with the following provisions:

- (a) BUILDING SEPARATION (minimum): 1.0 metres
- (b) BUILDING HEIGHT (maximum): 4.5 metres
- (c) GENERAL PROVISIONS:  
In accordance with the provisions of Section 3 hereof.

## (1) USES PERMITTED

No person shall within any A Zone use any lot or erect, alter or use any building or structure for any purpose except one or more of the following A uses, namely:

## (a) RESIDENTIAL USES:

an accessory dwelling house.

## (b) NON-RESIDENTIAL USES:

- an aircraft servicing facility;
- an airport;
- a communications tower;
- a conservation use;
- an equipment storage building;
- a forestry use;
- a gas metering station;
- a gas pressure reducing station;
- a gas pumping station;
- a gas regulating station;
- a home occupation;
- a home profession;
- an industrial docking facility;
- a mine exploration and drilling use;
- an open storage area;
- a private fuel pump island;
- a railroad use;
- a sawmill;
- a wayside pit;
- a wayside quarry;
- a woodlot.
- a Ski operation (Bylaw 96-06)

## (2) ZONE PROVISIONS

No person shall within any A Zone use any lot or erect, alter or use any building or structure except in accordance with the following provisions:

- |   |               |
|---|---------------|
| (a) LOT AREA (minimum):                                   | 40.0 hectares |
| (b) LOT FRONTAGE (minimum):                               | 200.0 metres  |
| (c) DWELLING HOUSES PER LOT (maximum):                    | 1             |
| (d) BUILDING AREA (maximum):                              | 1%            |
| (e) BUILDING SETBACK, FRONT (minimum):                    | 9.0 metres    |
| (f) BUILDING SETBACK, FLANK (minimum):                    | 9.0 metres    |
| (g) BUILDING SETBACK, REAR (minimum):                     | 9.0 metres    |
| (h) BUILDING SETBACK, SIDE (minimum):                     | 15.0 metres   |
| (i) BUILDING SEPARATIONS (minima):                        |               |
| (i) between main building and detached accessory building | 2.0 metres    |
| (ii) between detached accessory buildings                 | 1.0 metres    |

SECTION 18(2)(j)

A

- |  |   |
|--|---|
| (j) BUILDING HEIGHT (maximum):   | 12.0 metres   |
| (k) DWELLING UNIT AREA (minimum):  | 65.0 square metres  |
| (l) LANDSCAPING AREA (minimum):  | 10%   |
| (m) ENTRANCES PER LOT (maximum):   | no maximum  |
| (n) ENTRANCE SETBACK (minimum):  | 15.0 metres   |
| (o) ENTRANCE SEPARATION (minimum):   | 13.5 metres   |
| (p) ENTRANCE WIDTH (minimum):  | 3.0 metres  |
| (q) DRIVEWAY SETBACK (minimum):  | 3.0 metres  |
| (r) PARKING SPACES (minima):   |   |
| (i) Residential uses   | 1 for each dwelling unit  |
| (ii) home occupation or home profession  | the greater of:<br>2 per lot; or 1 for each 18.0 square metres of net floor area or portion thereof |
| (iii) other Non-Residential uses   | nil   |
| (s) PARKING SPACE LOCATION:  |   |
| No part of any parking space shall be located closer than 3.0 metres to any street line. |   |
| (t) GENERAL PROVISIONS:  |   |
| In accordance with the provisions of Section 3 hereof.                                   |   |

SECTION 20

SPECIAL ZONES (S)

(1) S-1 ZONE

(a) USES PERMITTED

No person shall within any S-1 Zone use any lot or erect, alter, or use any building or structure for any purpose except as provided under By-law Number 363 of the Corporation of the Township of Terrace Bay, which is specifically incorporated, changed as necessary to effect its intent, into this By-law.

SECTION 20

ADMINISTRATION

(1) ZONING ADMINISTRATOR

This By-law shall be administered by the Municipal Clerk of the Township of Terrace Bay.

(2) ISSUANCE OF BUILDING PERMITS AND LICENSES

Notwithstanding any provisions of the Building By-Law or any other by-law of the Corporation to the contrary, no building permit or license shall be issued where the proposed building, structure or use would be in violation of any provision of this By-law.

(3) APPLICATION FOR BUILDING PERMITS

In addition to all the requirements of the Corporation's Building By-law or any other by-law of the Corporation, every application for a building permit shall be accompanied by a plan in duplicate (one copy of which shall be retained by the Building Inspector) drawn to scale and showing the following:

- (a) The true dimensions of the lot to be built upon or otherwise used.
- (b) The proposed location, height and dimensions of any building structure or use proposed for such lot.
- (c) The proposed locations and dimensions of yards, landscaped open space, parking areas and loading spaces required by this By-law.
- (d) The location of all existing buildings or structures on the lot shown on the plan.
- (e) A statement signed by the owner, disclosing the exact use proposed for each of the aforesaid buildings, structures uses and giving all information necessary to determine if such proposed or existing building, structures or uses conforms to the requirements of this by-law.

(4) ISSUANCE OF ZONING CERTIFICATES

- (a) The Municipal Clerk may issue certificates of conformity with this by-law and the Council may impose a charge for this service in an amount which Council may from time to time establish.
- (b) Prior to issuing a Zoning Certificate under this section, the Clerk may require the applicant to provide a detailed plan and or written information concerning the property.

## (5) INSPECTION

## (a) CONDITIONS FOR ENTRY:

Subject to Clause (b) of this Subsection, The Municipal Clerk, Building Inspector or any other officer or employee of the Corporation, acting under the direction of Council, is hereby authorized to enter, at all reasonable hours, upon any property or premises for the purpose of carrying out his duties under this by-law.

## (b) RESTRICTIONS FOR ENTRY OF DWELLING UNITS:

Notwithstanding any provision of clause (a) of this subsection to the contrary, no officer or employee of the Corporation shall enter any room or place being used as a dwelling unit or part thereof without the consent of the occupant except under the authority of a search warrant issued pursuant to the Provincial Offences Act.

## (6) VIOLATIONS AND PENALTIES

Every person who uses any land, or erects, or uses any building or structure in a manner contrary to any requirement of this By-law, or who causes or permits a violation, is guilty of an offence and upon conviction therefor, shall be liable to a fine as prescribed by the Planning Act.

## (7) REMEDIES

In case any building or structure is to be erected or altered or any part thereof is to be used, or any lot is to be used, in contravention of any requirement of this By-law, such contravention may be restrained by action at the instance of any ratepayer or of the Corporation pursuant to the provisions of The Planning Act or The Municipal Act in that behalf.

## (8) VALIDITY

If any section, clause or provision of this By-law, including anything contained in Schedule "A" or "B" attached hereto, is for any reason declared by a court of competent jurisdiction to be invalid, the same shall not affect the validity of the By-law as a whole or any part thereof, other than the section, clause or provision so declared to be invalid and it is hereby declared to be the intention that all the remaining sections, clauses or provisions of this By-law shall remain in full force and effect until repealed, notwithstanding that one or more provisions thereof shall have been declared to be invalid.

## (9) EXISTING BY-LAWS

(a) By-laws Numbers 318, 327, 328, 344, 348, 368, 7-84, 8-84, 11-84, and 17-84 of the Corporation are hereby repealed.

SECTION 21

APPROVAL

This By-law takes effect from the date of passage by Council of the Corporation of the Township of Terrace Bay, and comes into force upon approval by the Ontario Municipal Board where such approval is required; otherwise the By-law comes into force after the period for objections has passed.

THIS BY-LAW given its first reading this 28th day of October, 1985.

THIS BY-LAW given its second reading this 28th day of October, 1985.

THIS BY-LAW read a third time and passed this 28th day of October, 1985.



REEVE



CLERK-CO-ORDINATOR