



Zoning By-law

Township of Dubreuilville

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Explanatory Note

The purpose of this By-law is to implement the Official Plan of the Township of Dubreuilville and to regulate the use of land and the character, location and use of buildings and structures in the Township of Dubreuilville. This By-law applies to all land within the Township of Dubreuilville.

The By-law is passed by the authority of Section 34 of the *Planning Act*. The By-law conforms conform to the Official Plan for the Township of Dubreuilville.

After the date of adoption of this By-law, any new development, redevelopment or alteration to an existing use or building must comply with the regulations of this By-law before a building permit can be issued. Applicants are encouraged to pre-consult with the Township on how the zoning regulations apply.

Changes to the regulations contained in this By-law may be made with prior approval from the Township as provided for under the *Planning Act*. Significant changes may require an amendment to the Zoning By-law. Minor variances to the By-law may be granted by the Township.

Minor Variances

Criteria for evaluating Minor Variances (section 45(1)) of the *Planning Act*):

- (1) The general intent and purpose of the Official Plan are maintained;
- (2) The general intent and purpose of the Zoning By-law are maintained;
- (3) The variance is minor; and
- (4) The proposed use of land, building or structure is desirable for appropriate development.

An application for a minor variance must meet all four tests to be approved. Where a proposed variance is not minor or cannot satisfy the criteria for a minor variance, an amendment to this Zoning By-law may be required. Applications are available from the Township office or on the website www.dubreuilville.ca

How long does a minor variance application take to be approved?

Upon the receipt of a complete application a minor variance application usually takes 1-2 months to complete. The level of complexity and issues related to the proposal will affect the time line.

Zoning By-law Amendments

The Zoning By-law may be amended where the proposed amendment complies with the Township's Official Plan. In accordance with the requirements of Section 34 of the *Planning Act*, the usual procedure for amendments involves the following steps:

- (1) The person or public body wishing to amend the Zoning By-law must consult with the municipality before making an application. The application may then be made to the Clerk of the Corporation of the Township of Dubreuilville to amend the By-law under (subsection 34(10.0.1) of the *Planning Act*). Applications are available from the Township office or on the website www.dubreuilville.ca
- (2) Council determines whether the application is a 'complete' application. Additional information, reports or studies may be required to support the proposed amendment. Council has 30 days from the date of application to determine whether the application is complete (s. 34(10.1-10.3)).
- (3) Once the application is considered complete, Council circulates to prescribed agencies and bodies a Notice of Complete Application (s. 34(10.4)). If Council deems an application incomplete or does not make a decision within 30 days from the date of application, the person or public body may appeal to the Ontario Municipal Board (OMB) to determine whether the application is complete (s. 34(10.5)).
- (4) If an application is considered complete, Council advertises that a Public Meeting will be held in order to consider the amendment to Zoning By-law. Advertisement is given 20 days in advance of the public meeting (s. 34(12-13, 14.1)). The advertisement may be placed in the local newspaper, or may be mailed to all property owners within 120 m of the property affected by the application. Where the notice is mailed, the applicant must also post a notice in a location that is visible from the adjacent street.
- (5) Council holds a Public Meeting and evaluates the appropriateness of the proposed amendment. Council considers the proposal's conformity with the Official Plan, adequacy of services, conformity with the provisions of the requested zone, suitability of the proposed use in the proposed location, public opinion, etc. The application must also be consistent with the Provincial Policy Statement. If the application is considered satisfactory, the amending By-law is passed by Council.
- (6) Within 15 days of approval or refusal of the application, the Clerk will give written notice of the approval of the application by advertisement and to those who made a written request to receive notice of a decision and the applicant (s. 34(10.9, 18)).
- (7) If Council approves the application, any person who stated their opinion on record prior to the By-law being adopted may appeal the decision of Council to the Ontario Municipal

Board within 20 days of notice being given of approval to the amendment to the Zoning By-law (s. 34(19)).

- (8) If Council refuses to approve the application or Council does not make a decision within 120 days from the date the application is deemed complete, the person or public body may appeal to the OMB within 20 days of the notice of decision of refusal of the application or within 20 days of the lapsing of the 120-day period (s. 34(11, 11.0.2)).
- (9) An amendment to the Zoning By-law comes into force if no appeal is filed within 20 days of the notice of decision notifying of the approval of the amendment (s. 34(21)).
- (10) If a decision or lack of a decision is appealed to the OMB, the Board can make any decision the Council of the Township had in regard to the specific application (s. 34(26)).

How long does a zoning By-law amendment take to be approved?

Upon the receipt of a complete application (including any required supporting studies), a zoning By-law amendment usually takes 2-3 months to complete. The level of complexity and issues related to the proposal will affect the time line.

How to Use this By-law

Step 1 – Locate Your Property and Determine the Zone

Use the zoning schedules (maps) at the end of this document to locate the property you are interested in. Identify the zone symbol that applies to that property. Zone examples include R1, RU, M1, C1.

Step 2 – Determine What Uses are Permitted in the Zone

Use the Permitted Uses section of your Zone to determine what use(s) is/are permitted in the Zone you have identified. Run your finger down the list to find the use you are interested in. If you find the use you are interested in, it is permitted in the Zone. Otherwise, it is not permitted in that Zone.

Step 3 – Determine What Zone Regulations Apply

Once the use is determined to be permitted, move down to the Zone Regulations section. In this section the regulations will indicate what the minimum regulations will be, i.e. minimum lot area, lot frontage, building setbacks etc. These standards will help you determine where you can locate a building or structure on your lot.

Step 4 – Determine if any General Provisions Apply

Development of the property may be affected by Section 4 (General Provisions). General Provisions can apply to any zone anywhere in the municipality. This section contains provisions that apply to such matters as Accessory Uses, Height Exceptions, Home Based Businesses, etc. Use this section to determine how a particular land use might be affected.

Step 5 – Clarify the Meaning of a Use

Throughout the By-law some words are shown in ***black italicized script***. These words are defined in Section 3 (Definitions). If you are unsure as to what a particular word means or what the scope of a permitted use includes, then refer to the alphabetical list of definitions to assist you. This section also contains illustrations which are intended to help with understanding the definition.

Section 1 ADMINISTRATION

Explanatory Note

Section 1 identifies the administrative controls and requirements of the By-law. It names the By-law, states its relationship with other By-laws, defines the area to which it applies, how it is to be enforced, etc. In essence, it identifies the legal parameters within which the By-law functions.

1.1 Title

This By-law shall be known as the Zoning By-law or By-law No. _____ of the Corporation of the Township of Dubreuilville and shall consist of the text and one or more schedules attached hereto.

1.2 Application and Building Permits

In addition to the requirements of the Township of Dubreuilville Building By-law, every planning application or application for a building permit shall be accompanied information required to determine compliance with this By-law. The regulations of this By-law must be met before a building permit is issued by the **Municipality** for the erection of any **building** or **structure**.

For example, a site plan drawn to scale should be prepared which illustrates

- *The true dimensions of the lot to be built upon;*
- *The proposed location, height and dimensions of any proposed building or structure;*
- *The setbacks of all existing and proposed buildings or structures from the nearest lot lines, the location and dimensions of parking spaces (conventional and barrier-free), parking aisles, parking areas and loading spaces;*
- *The location of sewage disposal systems and/or wells on the property an on abutting properties;*
- *Where the proposed building is to be used for residential purposes, the location of all livestock facilities within 0.5 km [0.31 mi] of the proposed dwelling.*

1.3 Defined Area

The provisions of this By-law shall apply to all lands within the municipal boundaries of the Corporation of the Township of Dubreuilville.

1.4 Enforcement

This By-law shall be administered by the **Clerk** or such other **persons** as may from time to time be designated by Council, and no permit for the use of land or for the erection or use of any **building** or **structure** or approval of application for any municipal license within the jurisdiction of the **Council** shall be issued or given where the proposed building, structure or **use** would be a violation of any provision of this By-law.

1.5 Validity

A decision of a Court stating that one or more of the provisions of this By-law are invalid in whole or in part does not affect the validity, effectiveness, or enforceability of the other provisions or parts of the provisions of this By-law.

1.6 Other By-laws, Licenses, Permits and Regulations

Nothing in this By-law shall exempt any **person** from complying with the requirements of any other By-law in force within the area affected by this By-law, or from applying for and obtaining any permit, license, permission, authority or approval required by this or any other By-law or regulation of the **Corporation** or by any other law in force from time to time.

1.7 Conflict

In the event of a conflict between this By-law and amendments thereto, and any general or special By-law, the most restrictive By-law shall prevail.

1.8 Effective Date

This By-law shall take effect from the date of its passage by Council, subject to the provisions of the *Planning Act*.

1.9 Metric and Imperial Terms

The imperial measurements contained in this By-law are included for convenience and do not form part of the By-law. The metric measurements contained in this By-law are the only measurements to be used in determining compliance with the By-law.

1.10 Repeal of Existing By-laws

Upon this By-law coming into effect, any zoning By-laws or amendments thereto passed under Section 34 of the *Planning Act* or a predecessor thereto are hereby repealed. The adoption of this By-law shall not prevent any current, pending or future prosecution or action to abate any existing violation of previous By-laws.

1.11 Reference to Legislation

Where this Zoning By-law makes reference to legislation, then the references shall be deemed to mean the statute currently in force and any amendments thereto and all applicable regulations thereunder.

Section 2 CONFORMITY REQUIREMENTS

Explanatory Note

This short section establishes the authority of the By-law. It requires that all land uses, buildings and structures must comply with this Zoning By-law.

2.1 Compliance

No land, **building** or **structure** shall be used and no **building** or **structure** shall be **erected** or enlarged, **altered** or placed for any purpose within the area defined by this By-law, except as specifically, or by necessary implication, authorized by this By-law and in conformity with all the applicable provisions of this By-law.

2.2 Compliance of Severances

Subject to the granting of such minor variances as may be approved, no lands shall be severed from any **existing lot** if the effect of an approval for severance is to cause the original, adjoining, remaining or new **building, structure, lot** or **use** of land to be in contravention of any provision of this By-law.

2.3 Application to Building

Where a **use** does not take place within a **building**, but a regulation in this By-law imposes a requirement premised on the use being in a building, the requirement applies, with necessary modifications, as though the actual area occupied by the **use** was in a **building**.

Section 3 **DEFINITIONS**

Explanatory Note

For the purpose of this By-law, the definitions and interpretations given in this Section shall govern. In this By-law, the word "shall" is mandatory and not directory; words in the singular include the plural, words in the plural include the singular; the word "used" includes "arranged", "designed" or "intended to be used". The word "occupied" shall include "designed to be occupied" and "arranged to be occupied".

3.1 General

Definitions of words and phrases used in this By-law that are not included in the list of definitions in Section 3 shall have the meanings that are commonly assigned to as defined in a dictionary.

3.2 Definitions

Accessory

When used to describe a **use, building** or **structure**, shall mean a use, building or structure naturally or normally incidental, subordinate and exclusively devoted to a main use, building or structure and located on the same lot therewith [see **Figure 3.1**].

Accessory Dwelling – see **dwelling, Accessory**

Accessory Apartment - see **Dwelling – Accessory Apartment**

Accessory Dwelling Unit – see **Dwelling, Accessory Dwelling Unit**

Examples of accessory buildings or structures are a detached garage, a storage shed, a swimming pool or a satellite dish. Examples of accessory uses are a home based business, an apartment above a store, or a retail outlet within a manufacturing plant.



Figure 3.1: Accessory Building

Adventure Game

Means an outdoor sport or **recreation commercial establishment** operated commercially in which participants engage in games mimicking combat-type roles and which may include the use of paint ball or similar equipment.

Adverse Effects

As defined in the *Environmental Protection Act*, means one or more of:

1. Impairment of the quality of the natural environment for any use that can be made of it;
2. Injury or damage to property or plant or animal life;
3. Harm or material discomfort to any person;
4. An adverse effect on the health of any person;

5. Impairment of the safety of any person;
6. Rendering any property or plant or animal life unfit for human use;
7. Loss of enjoyment of normal use of property; and
8. Interference with normal conduct of business.

Aggregate

Means gravel, sand, clay, earth, shale, limestone, dolostone, sandstone, marble, granite, rock or other material prescribed under the *Aggregate Resources Act* suitable for construction, industrial, manufacturing and maintenance purposes but does not include metallic ores, asbestos, graphite, kyanite, mica, nepheline syenite, salt, talc, wollastonite, mine tailings or other material prescribed under the *Mining Act* or the *Aggregate Resources Act*.

Agricultural Use

Means the **use** of land, **building(s)** or **structure(s)** for:

1. The growing of crops, including but not limited to nursery and horticultural crops and all related activities such as soil preparation, manure or fertilizer spreading, planting, spraying, grain drying, irrigating, harvesting and also including the storage and sale of the crops produced on the lands.
2. Animal husbandry including the raising, boarding, and keeping of all forms of livestock, including poultry and fish, aquaculture, apiaries and all related activities such as breeding, training, feeding and grazing.
3. Agro-forestry, maple syrup production.
4. The production of animal products including but not limited to milk, eggs, wool, fur, or honey, and all related activities such as the collection, storage and sale of the products produced on the lands.
5. The use and storage of all forms of on-farm buildings and structures, equipment or machinery needed to accomplish the foregoing activities.
6. Agricultural use shall not be construed to include commercial activities related to agriculture such as **abattoirs**, tanneries and retail sales outlets, (except a farm produce outlet) or manufacturing and processing activities involving farm crops or animal products such as cheese factories, grain mills or retail seed sales.

Agricultural Related Use

Means the **use** of land, **buildings** or **structures** which are farm-related commercial and farm-related industrial uses that are directly related to farm operations in the area, support agriculture, benefit from being in close proximity to farm operations, and provide direct products and/or services to farm operations as a primary activity.

Aisle

Means the traveled way by which **motor vehicles** enter and depart **parking spaces** or **loading/delivery spaces** or a **parking area**.

Alter

When used in reference to a **building, structure** or part thereof, means:

1. To change any one or more of the internal or external dimensions of such **building** or **structure**; or
2. To change the type of construction of the exterior walls or roof of such **building** or **structures**; or
3. To change the **use** of such **building** or **structure** or the number or types of uses or **dwelling units** contained therein.

When used in reference to a **lot** means:

1. To change the boundary of such **lot** with respect to a street or lane, whether such alteration is made by conveyance or alienation of any portion of the **lot**, or otherwise; or
2. To change any dimension or area, relating to such **lot** (e.g. *width, depth or area of a lot or required yard, landscaped open space or parking area*); or
3. To change the **use** of such **lot** or the number of uses located thereon.

When used in reference to a shoreline means to change, straighten, divert or interfere in any way with the channel of any **water body** or the lands surrounding the **high water mark** of a **water body**.

Altered and alteration shall have corresponding meanings.

Ambulance Facility

Means a **building** or part thereof where professional paramedics and personnel are stationed and their **motor vehicles** and equipment are kept or stored.

Animal Shelter

Means a **building, structure** where animals, birds or other livestock are examined or treated and which may be kept on a short term basis, and may include the **premises** of a veterinarian or veterinary surgeon, but does not include a **commercial kennel**.

Antique Store

Means a **building** or part of a **building** or **structure** where antiques, arts and crafts are offered or kept for sale at retail, and may include a craft shop.

Apartment Building - see Dwelling - Apartment

Artisan Shop or Studio - see Studio

Asphalt Plant

Means an industrial facility used for the production of asphalt for immediate use in the paving of **roads** and **driveways** and the damp-proofing of **buildings** or **structures**.

Assembly Hall - see Place of Assembly

Attached

Means a **building** or **structure** otherwise complete in itself which is connected to, and which depends for structural support upon a division wall or walls shared in common with an adjacent building or buildings.

Attic

Means that portion of a **building** immediately below the roof and wholly or partly within the roof framing.

Auction Hall

Means a **building, a structure** or parts thereof, or any lands or **premises** used for the storage of goods or materials which are to be sold on the **premises** by public auction and for the sale of the said goods and materials by public auction. An auction barn shall be included within this definition.

Auditorium - see Place of Assembly

Auto Body Shop

Means a **building** or **structure** where painting, refinishing, restoration, alterations, or repairs are made to **motor vehicles** and where the services are performed for gain or profit, but does not include a **wrecking or salvage yard** or **auto repair garage**.

Auto Repair Garage

Means a **building** or **structure** for the storage, repair and servicing of **motor vehicles** or **recreational vehicles** performed for gain or profit.

Automotive Sales Establishment

Means land or **buildings used** for the display, storage and sales or leasing, or renting of new and/or used **motor vehicles** and **recreational vehicles** and related products, and may include **accessory uses** such as an **Auto Repair Garage** and/or **Auto Body Shop**, as defined, administrative offices and a customer lounge.

Automotive Service Station

Means a **building** and/or **lot** used for the sale of fuels or energy products, for **motor vehicles** or **recreational vehicles** and may include an **auto repair garage**, the renting, servicing, repairing, lubrication, cleaning and polishing of vehicles and the sale of automotive accessories and related products, but shall not include any other automotive use defined in this By-law [see also Gas Bar].

Automobile Wrecking Yard - see Wrecking or Salvage Yard

Basement

Means that portion of a **building** below the first floor which is partly underground. [See **Figure 3.4**]

Batch Plant, Asphalt or Concrete

Means an industrial facility used for the production of asphalt or concrete products, used in building or construction and includes but is not limited to facilities for the administration or management of the business, the stockpiling of bulk materials used in the production process of finished products manufactured on the **premises** and the storage and maintenance of equipment.

Bed and Breakfast Establishment

Means a private **single detached dwelling** in which **guest rooms** are provided for gain as temporary accommodation on a daily basis for the travelling or vacationing public as an **accessory use** and where the proprietor lives on the **premises**.

Bingo Hall

Means a **building** or part thereof used for bingo or a bingo event.

Boarding House

Means a **dwelling** other than a **single-detached dwelling** which contains three (3) or more rooming units wherein, for remuneration, lodgings, with or without meals, are provided to the public.

Boat House

Means a one-storey **accessory building** used for the storage of boats and boating equipment.

Boat Launch

Means a **use** of land adjacent to a **water body** that is used to launch and remove boats, marine vessels and watercraft.

Boat Slip

Means a single mooring space for a boat, marine vessel or watercraft forming part of a dock, **boat house** or other mooring facility.

Building

Means any **structure** consisting of walls, roof and floors used or intended for sheltering any use or occupancy. The word "building" shall include the whole of such structure or part thereof.

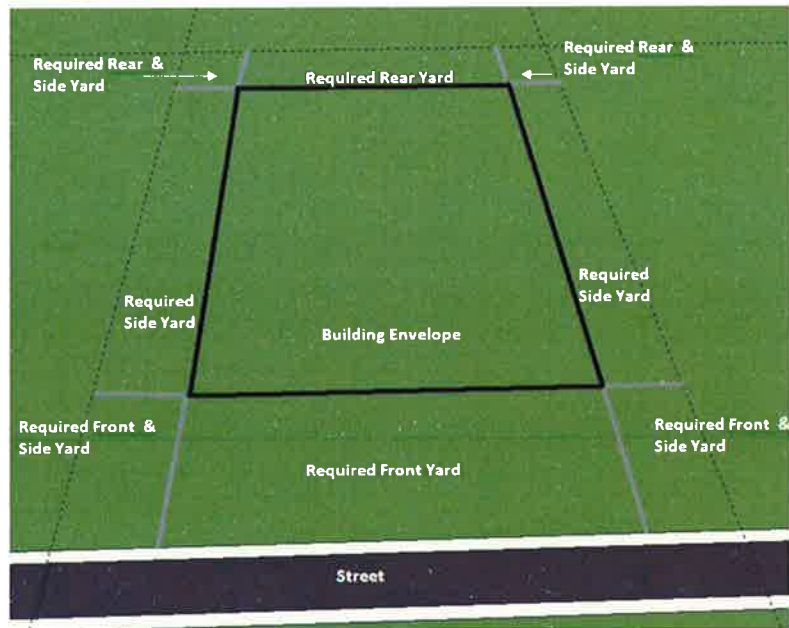


Figure 3.2: Building Envelope

Building, Accessory - see Accessory

Building Envelope

Means the buildable area on a *lot*, defined by all of the required *yards* and setbacks and the maximum height provisions, within which a *building* can be erected [see **Figure 3.2**].

Building Height - see Height

Building Inspector or Building Official - see Chief Building Official

Building, Main

Means a *building* in which is conducted the principle *uses* of the *lot* on which it is situated [see **Figure 3.1**].

Building Line

Means a line within a lot drawn parallel or concentric to a lot line establishing the minimum distance between that lot line and any portion of a *building* or *structure* which may be erected.

Building, Mixed Use

Means a **building** containing more than one land **use** (e.g. retail commercial and residential, **office** and residential, industrial and retail) that are designed and constructed as a single **building**.

Building Separation

Means the least horizontal distance **permitted** between the nearest portions of the walls of any **buildings** on a **lot**.

Building Supply Store or Depot

Means a **building** where building supplies such as lumber, millwork, siding, roofing, plumbing, electrical, heating, hardware, air conditioning, home improvement and similar goods are stored, displayed, or kept for retail or wholesale sale and may include a **bulk storage yard**. This definition shall not include a **wrecking yard**.

Building, Temporary

Means a **building** or **structure** intended for removal or demolition within a prescribed time period not exceeding two years or as set out in a building permit.

Bulk Fuel Depot

Means lands, **buildings** and **structures** for the storage, distribution of fuels and oils but not including retail sales or key lock operations.

Bulk Storage Yard

Means land or a **lot** used for the storage in the open or partially sheltered, of goods and materials and without limiting the foregoing shall include lumber, building supplies, construction equipment, but shall not include a **wrecking yard**.

Camp (Hunt Camp, Fishing Camp)

Means a **building** or **structure** intended to provide basic shelter and accommodation on a temporary basis for persons engaged in such activities as hunting, fishing, snowmobiling, hiking or other similar forms of recreation but does not include a **seasonal dwelling**.

Campground

Means an area of land, managed as a unit, providing short term accommodation or overnight camping for tents, tent trailers, **recreational vehicles** or truck campers. A campground may include **accessory uses, buildings and structures** such as an **accessory dwelling, laundromat, convenience store**, pavilion, recreation hall, beach, the sale of propane fuels or firewood or other goods or supplies and equipment rentals that are **accessory** to the operation of the campground.

Camp Site

Means a parcel of land within a **campground** that is maintained as a site for the location of a tent, tent trailer, **recreational vehicle** or truck camper, but not a **mobile home**.

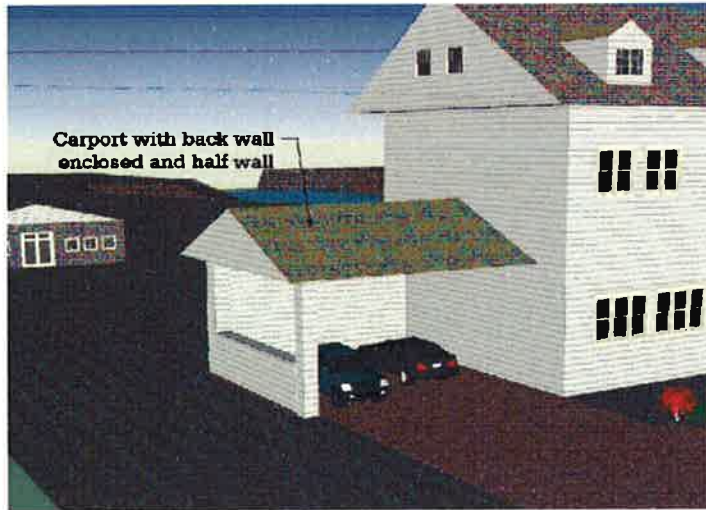


Figure 3.3: Car Port

Car Port

Means a **structure** open on at least two sides and intended to be used for the sheltering of one or more **motor vehicles**. A car port **attached** to the **main building** is not an **accessory structure**. [See Figure 3.3]

Car Wash

Means a commercial **building** or portion thereof used for the washing or cleaning of **motor vehicles**. A **car wash** may be an **accessory use**.

Catering Establishment

Means a commercial establishment or a **home based business** in which food and beverages are prepared for consumption off the **premises** and are not served to customers on the **premises**.

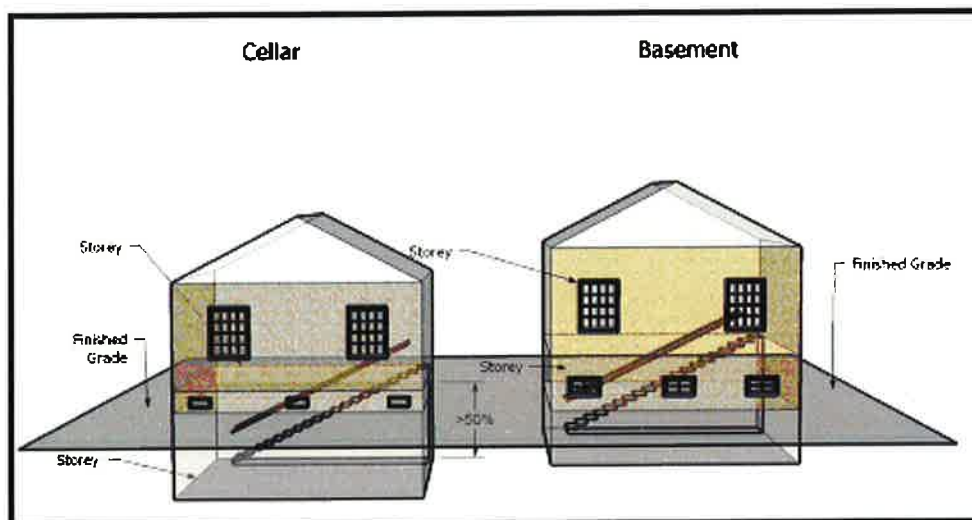


Figure 3.4: Cellar and Basement

Cellar

Means the portion of the **building** below the first floor, which is partly or wholly underground and which has more than one-half of its **height** from floor to ceiling or to the underside of the floor joists below the finished grade [see also Basement and **Figure 3.4**]

Cemetery

Means a cemetery within the meaning and as regulated by the *Cemeteries Act* and includes a mausoleum, columbarium or other **building** or **structure** intended for the interment of human remains.

Cemetery, Pet

Means a **use** of land for the interment of animal remains.

Chief Building Official

Means an officer or employee of the **Corporation** charged with the duty of enforcing the provisions of the *Building Code Act*.

Church - see Place of Worship

Clinic

Means a **building** or part thereof used solely for the purpose of consultations, diagnosis and treatment of patients, by two (2) or more qualified health practitioners and without limiting the generality of the foregoing, the **building** may include administrative **offices**, waiting rooms, laboratories, professionals (e.g. *physicians, dentists, optometrists, chiropodists, chiropractors or drugless practitioners*), and without limiting the generality of

the foregoing, the **building** may include administrative **offices**, waiting rooms, laboratories, pharmacies or dispensaries directly associated with the clinic.

Club, Private

Means a **building** or part of a building used as a meeting place by an association of **persons** who are bona fide members, which owns hires or leases the building or part thereof, the **use** of such **premises** being restricted to members and their guests for social, cultural, recreational, business or athletic purposes.

Commercial Greenhouse, Nursery or Garden Centre

Means a **building** and/or outdoor area primarily used for the growing of flowers, sod, vegetables, shrubs or bushes, trees, landscaping or orchard stock and similar vegetation for wholesale or retail sale on or off the **premises** and may include the incidental sale of gardening supplies, planting materials fertilizers and equipment.

Commercial Parking Lot

Means a **lot** forming the principal use of the land which is used for the temporary parking of two or more **motor vehicles** for profit or gain.

Commercial Vehicle

Means a **motor vehicle** having permanently attached thereto a truck or delivery body and includes ambulances, hearses, fire apparatus, police patrols, motor buses and tractors used for hauling purposes on the highway.

Communications Facility

Means an installation which transmits receives and/or relays communications such as a microwave relay tower, significant antenna, telephone or telegraph line, cellular telephone tower, radio or television broadcast tower or similar facility approved by *Industry Canada*.

Community Centre - see Place of Assembly

Community Garden

Means a site operated by community members and/or a community organization where municipally owned lands are **used** for the growing of produce, flowers and native plants for non-profit use through individual or shared plots located on municipally owned lands.

Conservation Use

Means the **use** of lands which are intended to remain open in character with the priority use given to preservation, protection or conservation of their ecological uniqueness, wildlife production and their natural features and may include non-commercial recreational uses.

Construction Yard or Contractor's Yard

Means the yard of a building contractor or company used as a depot for the storage and maintenance of equipment used by the contractor or company, and may include facilities for the administration or management of the business and the stockpiling or storage of supplies used in the business, but does not include the crushing of virgin or recyclable aggregates or materials and the wholesale or retail sale of building supplies or home improvement supplies.

Continuum-of-Care Facility

Means a **building** or a group of buildings which may include a senior citizens apartments building, a nursing home, a long-term care facility, home for the aged, a retirement home and facilities associated with, and designed specifically to serve the senior or disabled population such as clinics, recreation centers, cafeterias and personal service establishments, and may also include independent senior's accommodation in separate structures/living units that share in services such as meals. This definition does not include a **group home**, **boarding house** or chronic care facility.

Convenience Store or Confectionary Store

Means a **retail store** used primarily for the sale of grocery and other daily household necessities required to fulfil the day-to-day needs of the surrounding community and may include a video rental outlet.

Convention Facility - see Place of Assembly

Corporation

Means the Corporation of the Township of Dubreuilville except where reference is made in this By-law to a private corporation, in which case the definition shall mean a body corporate with share capital to which the *Business Corporations Act* applies.

Cottage Industry - see Home Based Business

Council

Means the Council of the Corporation of the Township of Dubreuilville.

Coverage - see Lot Coverage

Crisis Care Facility

Means a residential facility that is licensed and funded by the Province of Ontario, Government of Canada or an appointed agency, for the short term, temporary care of persons requiring immediate emergency shelter and aid who are living under supervision in a single housekeeping unit and who by reason of their emotional, mental, social or physical condition or legal status, require a group living arrangement for their wellbeing.

Custom Workshop

Means a ***building*** or **structure** or part of a **building** or **structure** used by a trade or craft for the individual custom production of articles. The sale of such products shall be ***permitted*** as an **accessory use**.

Day Lighting Triangle - see Sight Triangle

Day Care, Private Home

Means the **use** of a **dwelling unit** for the temporary care of five or fewer children who are under ten years of age, in exchange for reward or compensation and where such care is provided in a private residence, other than the home of a parent or guardian of any such child, for a continuous period not exceeding twenty-four hours.

Day Nursery

Means an establishment for pre-school-aged children governed by the *Day Nurseries Act*.

Deck

Means a **structure** above the ground cantilevered from a **dwelling** or **building** or supported by the ground with no roof or walls except for visual partitions and which is **used** as an outdoor living area.

Detached

When used in reference to a building or structure, means a **building** or **structure** which is not structurally dependent on, nor adjoins on any side, any other **building**.

Development

Means the creation of a new **lot**, a change of land **use**, or the construction of **buildings** and **structures** requiring approval under the *Planning Act* and shall be taken to include **redevelopment**, but does not include activities that create or maintain infrastructure authorized under an environmental assessment process, works subject to the *Drainage Act*, or underground or surface mining of minerals or advanced exploration on mining lands.

Dish Antenna - see Satellite Dish/Receiver

Dock

Means an **accessory structure** used for the mooring of boats, marine vessels or watercraft which is designed to float freely on the surface of the water and which may be secured or anchored to the **shoreline**.

Dormitory

Means a **building** designed or **used** to provide temporary lodging accommodation of miners, mining staff, contracted staff, mill employees or students and may include such facilities as an administrative office, cafeteria, recreational hall and living units, and where each living unit may contain washroom and kitchen facilities.

Drive-Through Facility

Means a **premise** used to provide or dispense products or services through an attendant or a window or an automated machine, to persons remaining in **motor vehicles** that are in a designated queuing space, and may be in combination with other land uses. Kiosks within a parking structure necessary for the operation of the parking facility or kiosks associated with a surface parking area are not considered drive through facilities.

Driveway

Means an unobstructed passageway used to provide access to a **lot** from a street or lane.

Driving Range

Means a public or private area operated for the purpose of developing golfing techniques, including miniature golf courses, but excluding a golf course.

Dry Cleaning or Laundry Outlet means a **premises** used for the purpose of receiving articles or goods of fabric to be subjected to the process of laundering or dry cleaning at another location and may include facilities for the pressing or ironing of such articles.

Dry Cleaning or Laundry Plant means premises in which the business of laundry or dry cleaning is housed and where the cleaning, drying, ironing and finishing of such goods are conducted.

Dwelling

Means a **building** or part of a **building** occupied or capable of being occupied as the home or residence, or sleeping place, by one or more persons, where food preparation and sanitary facilities are provided, but shall not include a hotel or motel.

Dwelling - Accessory

Means a fully-detached **dwelling** which is **accessory** to a **permitted** non-residential use.

Dwelling - Apartment

Means a **building** containing three (3) or more **dwelling units** but shall not include a **row** or **townhouse dwelling** [see **Figure 3.5**].

Dwelling – Accessory Apartment

Means a separate and self-contained **dwelling unit** (e.g. includes cooking, sanitation and sleeping facilities) in or added to a **single detached dwelling unit**.

Dwelling - Accessory Dwelling Unit

Means a self-contained **dwelling unit** which is **accessory** to a **permitted** non-residential building other than an **auto service station** or a **repair garage**.

Dwelling - Duplex

Means a **building** that is divided horizontally into two (2) **dwelling units**, each of which has an independent entrance [see **Figure 3.5**].

Dwelling - Mobile Home

Means any **dwelling** that is designed to be made mobile, and constructed or manufactured in accordance with standards set out in the **Building Code** and designed to provide a permanent residence for one or more **persons**, but does not include a **recreational vehicle**.

Dwelling, Modular

Means any dwelling that is designed and built in more than one unit and is designed to be made mobile on a temporary basis, and constructed or manufactured off-site to provide a permanent residence for one or more persons, and includes a **mobile home**, but does not include a **recreational vehicle**.

Dwelling - Row or Townhouse

Means a **building** that is divided vertically into three (3) or more **dwelling units**, each of which has an independent entrance at grade. [See **Figure 3.5**]

Dwelling – Seasonal

Means a **dwelling** constructed as a secondary place of residence and is not the principal place of residence of the **owner** or occupier thereof (e.g. cottage).

Dwelling - Semi-detached

Means a **building** on a single foundation divided vertically into two (2) separate **dwelling units** by a common wall [see **Figure 3.5**].

Dwelling - Single-detached

Means a detached **building** containing one (1) **dwelling unit** [see **Figure 3.5**].

Dwelling - Triplex

Means a **building** on a single foundation divided into three (3) separate **dwelling units**, each of which has an independent entrance either directly from the outside or through a common vestibule [see **Figure 3.5**].

Dwelling - Seasonal

Means a ***dwelling*** constructed as a secondary place of residence and not the principal place of residence of the owner or occupier thereof.

Dwelling Unit

Means one or more habitable room or suites of two or more rooms, designed or intended for use by and occupied by one or more individuals as a household in which separate culinary and sanitary facilities are provided for the exclusive use of such household, and with a private entrance from outside the ***building*** or from a common hallway or stairway inside the building.

Dwelling Unit Area

Means the floor area of a ***dwelling unit*** measured within the interior faces of the exterior walls of the ***dwelling unit***. The unfinished floor area in the ***basement*** shall not be included in the calculations of the dwelling unit area.

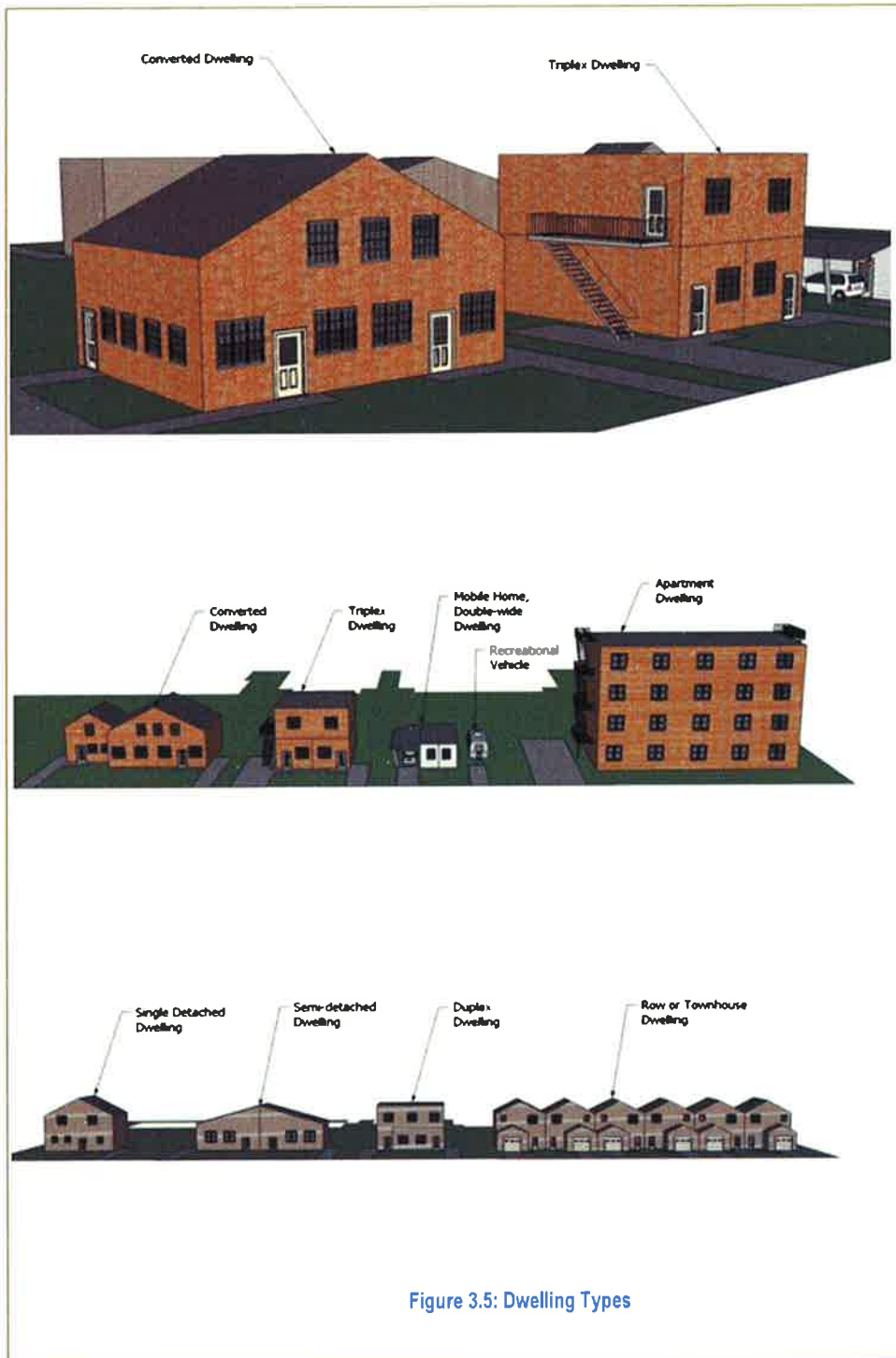


Figure 3.5: Dwelling Types

Easement

Means the legal right acquired by contract to pass over, along, upon or under the lands of another.

Eave

Means a roof overhang, free of enclosing walls, without supporting columns.

Entrance

Means in reference to a **lot**, the area of intersection between a **driveway** and a **street line**.

Equestrian Establishment

Means the **use** of land, **buildings** and **structures** for operation of a horse riding academy or horse riding stables.

Equipment Rental Establishment

Means a **building** or part of a building wherein the primary use is the rental of machinery, equipment, furniture and fixtures and other goods.

Equipment Sales, Service and Repair Establishment

Means a **building** or part of a **building** and land where machinery or equipment for use in construction undertakings, commercial vehicles, and other similar goods are kept for sale at retail or wholesale and which may be serviced washed or repaired and may include an auto body shop. (*Examples include farm equipment, back hoes, floats or trailers.*)

Equipment and Vehicle Storage Yard

Means an uncovered area of land which is used for the storage of machinery and equipment for construction undertakings, commercial vehicles, and other similar goods requiring large areas for **outside storage**. Limited repair of such machinery, equipment, vehicles and goods may be **permitted** in a **building** provided such repair is clearly incidental and secondary to the storage use.

Erect

Means to build, construct, reconstruct, **renovate**, **alter** or relocate and without limiting the generality of the foregoing shall be taken to include any preliminary physical operation such as excavating, grading, piling, cribbing, filling or draining, structurally altering any **existing building** or **structure** by an addition, deletion, enlargement or extension.

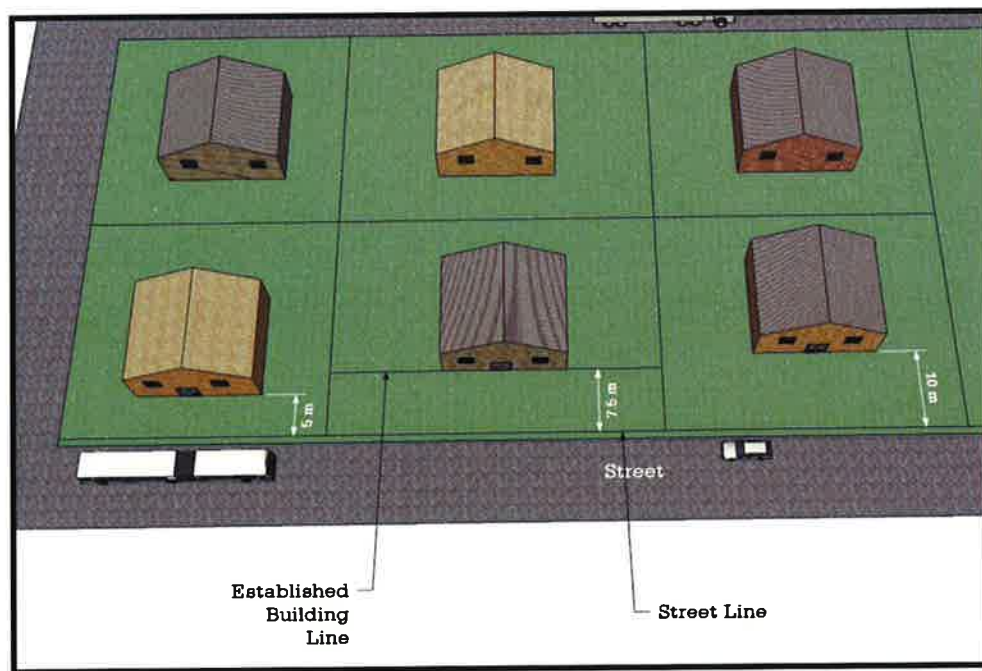


Figure 3.6: Established Building Line

Established Building Line

Means the average setback from the street line of **existing buildings** measured not more than 100 m [328 ft.] on one side of one block where more than one-half of the frontage of the same side of a block has been built upon [see **Figure 3.6**].

Established Grade

Means:

1. When used with reference to a **building**, the average elevation of the finished level of the ground adjoining a wall of the building, measured along the length of the wall, exclusive of any artificial embankments or berms or steps;
2. When used with reference to a structure, the average elevation of the finished surface of the ground immediately surrounding such structure;
3. When used with reference to a street, road or highway, the elevation of the street, road or highway established by a **public authority**.

Existing

Means existing as of the date of the passing of this By-law.

Exterior Side Lot Line - see Lot Line, Exterior Side

Exterior Side Yard - see Yard, Exterior Side

Fairground

Means land, **buildings** and **structures used** for entertainment, agricultural and related exhibits, competitive events, food concessions, a carnival or midway which are conducted on a seasonal or temporary basis and may include grandstands, barns and other **accessory buildings** and **structures** normally associated with such a **use**.

Farm

Means land **used** for the tillage of soil and the growing of vegetables, fruits, grains, and other staple crops. This definition shall also apply to land used for animal husbandry, dairying or wood lots [see also **Agricultural Use**].

Farm, Hobby

Means land on which a **farm** may be operated primarily for recreational purposes or for home consumption by the occupants of the **dwelling** on the same **lot**, and which is clearly secondary and **accessory** to the **permitted use**. A hobby farm may also include a **farm produce outlet**.

Farm Produce Outlet

Means an **accessory use** to a **farm** which consists of the retail sale of agricultural products produced on the farm where such outlet is located.

Farmer's Market

Means land, **buildings** and **structures used** for the sale of farm products, crafts and other merchandise of a local farming or rural community and designed for individual retailers.

Fence

Means any barrier or **structure** constructed of chain link metal, wood, stone, metal, brick or other similar materials or combinations of such materials which is erected for the purpose of screening, safeguarding, retaining or enclosing property or delineating property lines.

First Storey

Means the storey with its floor closest to but above grade.

Fitness Centre

Means a **building** or part of a **building** in which facilities are provided for recreational or health related activities including but not limited to weight training and exercise classes and may include associated facilities and services such as a lounge, washrooms, showers, and saunas, an administrative office and an accessory retail sales outlet for fitness-related attire, equipment and dietary supplements.

Flea Market

Means:

1. A **building** or part of a building where second hand goods, articles and antiques are offered or kept for sale at retail to the general public but shall not include any other retail establishment otherwise defined in this By-law;
2. An occasional or periodic market or sales event held in an open area, which may include a street, or within a **building** or **structure** where independent sellers offer goods, new and used, for sale to the public, but not including private garage sales;
3. A **building** or open area in which stalls or sales areas are set aside and rented or otherwise provided, and which are intended for use by various unrelated individuals to sell articles that are either home grown, homemade, handcrafted, old, obsolete, or antique and may include the selling of goods at retail by businesses or individuals who are generally engaged in retail trade;
4. A **building** or open area where food preserves or fresh produce or prepared foods are sold, but does not include a **restaurant**.

Flood Elevation or Floodline

Means a line established by a one in one hundred year storm as established by flood plain mapping or by an appropriate public authority.

Flooding Hazards

Means the inundation of areas adjacent to a **shoreline** or river or stream system and not ordinarily covered by water along river and stream systems, the flooding hazard is the greater of the flood resulting from the rainfall experienced during a major storm such as the Timmins Storm (1961), transposed over a specific watershed and combined with the local conditions, where evidence suggests that the storm event could have potentially occurred over watersheds in the general area; or the one hundred year flood; or a flood which is the greater of the above which was actually experienced in a particular watershed or portion thereof as a result of ice jams and which has been approved as a standard for that specific area by the Ministry of Natural Resources.

Flood Plain

For river stream and small inland lake systems, means the area, usually low lands adjoining a watercourse, which has been or may be subject to **flooding hazards**.

Floor Area, Gross

Means the total area of all floors contained within a **building** measured between the exterior faces of the exterior walls of the building and where there are no walls the total area of a floor within the outer perimeter of the floor.

Floor Area, Ground

Means the floor area of the lowest storey of a building approximately at or above the **established grade** excluding any **basement** or **cellar**, which area is measured between the exterior faces of the exterior walls at the floor level of such storey, but excludes car parking areas within the building; and for the purposes of this paragraph the walls of an inner court are and shall be deemed to be exterior walls.

Floor Area, Net

Means usable or habitable space above or below grade, measured from the exterior face of the exterior walls of the building or structure but shall not include:

1. Any **private garage, porch, veranda**, unfinished **basement, cellar** or **attic**; or
2. Any part of a **building** or **structure** below grade which is used for building services, storage or laundry facilities; or
3. Any part of the **building** or **structure used** for the storage or parking of **motor vehicles**; or
4. Any part of a commercial shopping area **used** as a hall way, corridor passageway, utility room, public washroom, balcony or mezzanine not otherwise used for the display or sale are for merchandise.

Forestry Use

Means the general raising, management and harvesting of wood and shall include the raising and cutting of fuel wood, pulpwood, saw logs, Christmas trees, other forestry products and silva culture practices.

Front Lot Line - see Lot Line, Front

Front Yard - see Yard, Front

Frontage - see Lot Frontage

Funeral Home

Means a **building** or part thereof used for the purpose of furnishing funeral services to the public, but shall not include a crematorium.

Garage - Private

Means a single storey **accessory building** or portion of a **main building** including a **carport** which is designed or **used** for parking or storage of **motor vehicles** of the occupants of the **premises** and in which there are no facilities for repairing or servicing of such vehicles for remuneration or commercial use.

Garden Centre - see Commercial Greenhouse, Garden Centre or Nursery

Garden Suite

Means a one-unit detached residential **building** containing sanitary and kitchen facilities that is **accessory** to an **existing** permanent residential **building** and that is designed to be portable, but shall not include a **mobile home**, or a **recreational vehicle**.

Gas Bar

Means one or more pump islands, each consisting of one or more gasoline pumps, and a **building, structure** or booth which may be used by a sales attendant for the sale of gasoline products and convenience items including but not limited to beverages, prepared foods, newspapers, lottery tickets sundries and may include other **accessory** features such as a comfort station and ATM. [see also **Automotive Service Station**]

Gazebo

Means a freestanding, roofed **accessory structure** which is not enclosed, except for transparent screening (e.g. glass, netting) and which is utilized for the purposes of relaxation in conjunction with a main use but shall not include any other use or activity otherwise defined or classified herein [see **Figure 3.7**].

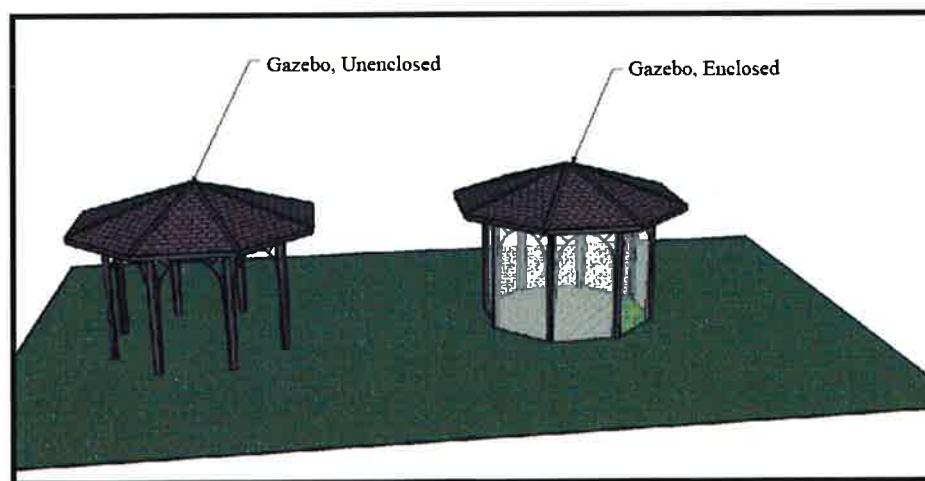


Figure 3.7: Gazebo

Golf Course

Means a public or private area operated for the primary purpose of playing the sport of golf but may also include such **accessory buildings** and **structures** as are necessary for the operation and maintenance of the golf course including club house facilities, a **restaurant**, banquet, conference and other uses of a social, recreational and entertainment nature normally associated with golf course development.

Green Roof

Means a roof of a **building** where part of or the entire surface of the roof is intentionally covered with vegetative material.

Greenhouse

Means a **building** used for the growing of flowers, plants, shrubs, trees and similar vegetation which are not necessarily transplanted outdoors on the same **lot** containing such greenhouse.

Granny Flat - see Garden Suite

Green Energy Industries

Means a **building** or **structure** in which products are manufactured for the generation of electricity from non-polluting or renewable source (i.e. wind, sun, geothermal, biomass). Products manufactured by a renewable energy industry may include but are not limited to solar panels, wind turbines, geothermal equipment, and parts or components thereof.

Group Home

Means a single housekeeping unit in a residential **dwelling**, which is registered with the **Corporation**, in which three (3) to ten (10) persons (excluding supervisory or operating staff) live together under responsible supervision consistent with the requirements of its residents for a group living arrangement and which is licensed and/or approved under Provincial Statutes and in compliance with municipal By-laws [see also **Crisis Care Facility**].

Guest Cabin

Means an accessory **building**, located on the same **lot** as the **main building**, which is used for sleeping accommodation but does not contain any cooking facilities and may contain sanitary facilities.

Guest Room

Means a bedroom or suite of rooms, which contains no facilities for cooking and which is **used** or maintained for gain or hire by providing accommodation.

Guest House

Means a private ***single detached dwelling*** in which the ***dwelling*** or part thereof to a maximum of two dwelling units is rented for gain as living quarters.

Habitable Room

Means a room in a **dwelling** used or intended to be **used** primarily for living, dining, sleeping or kitchen accommodation and may include a bathroom, den, library or enclosed sunroom but shall not include any private garage, carport, porch, unfinished **attic**, unfinished **basement** or **cellar**.

Hazardous Lands

Means property or lands that could be unsafe for development due to naturally occurring process including lands in a **flood** plain or subject to a **flooding hazard** or erosion hazard.

Hazardous Substances

Means substances which individually, or in combination with other substances are normally considered to pose a danger to public health, safety and the environment. These substances generally include a wide variety of materials that are toxic, ignitable, corrosive, reactive, radioactive or pathological.

Height

Means the vertical distance between the established grade and:

1. In the case of a flat roof, the highest point of the roof surface or parapet wall, whichever is the highest [see **Figure 3.8**], or
2. In the case of all other types of roofs, the mean height level between the base of the roof and highest point of the roof [see **Figure 3.9**].

Where the height is designated in terms of storeys, it shall mean the designated number of storeys above and including the **first storey**.

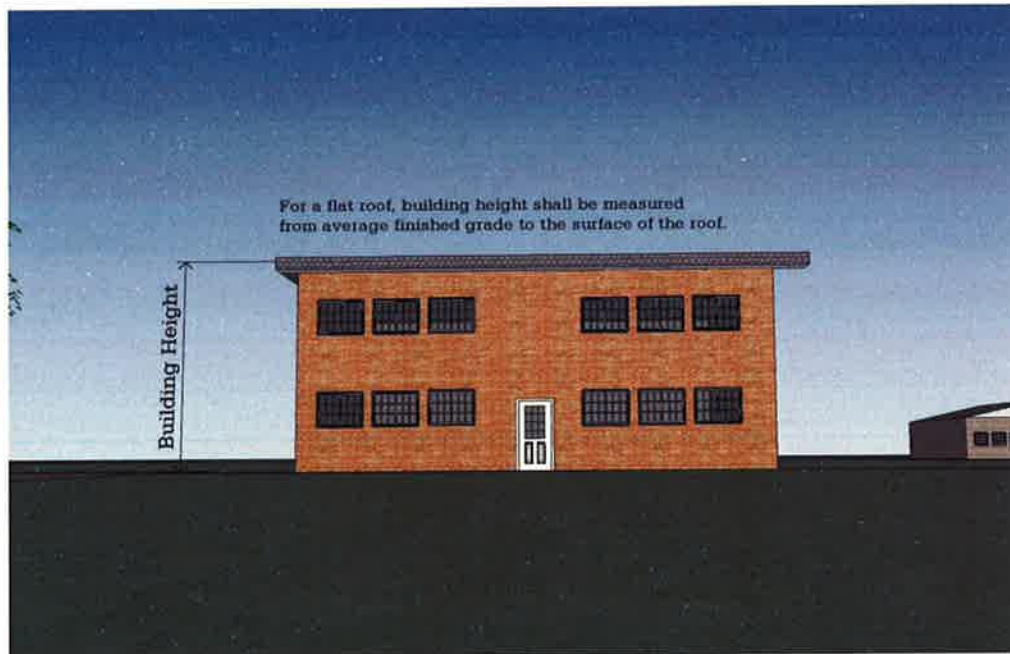


Figure 3.8: Building Height with Flat Roof

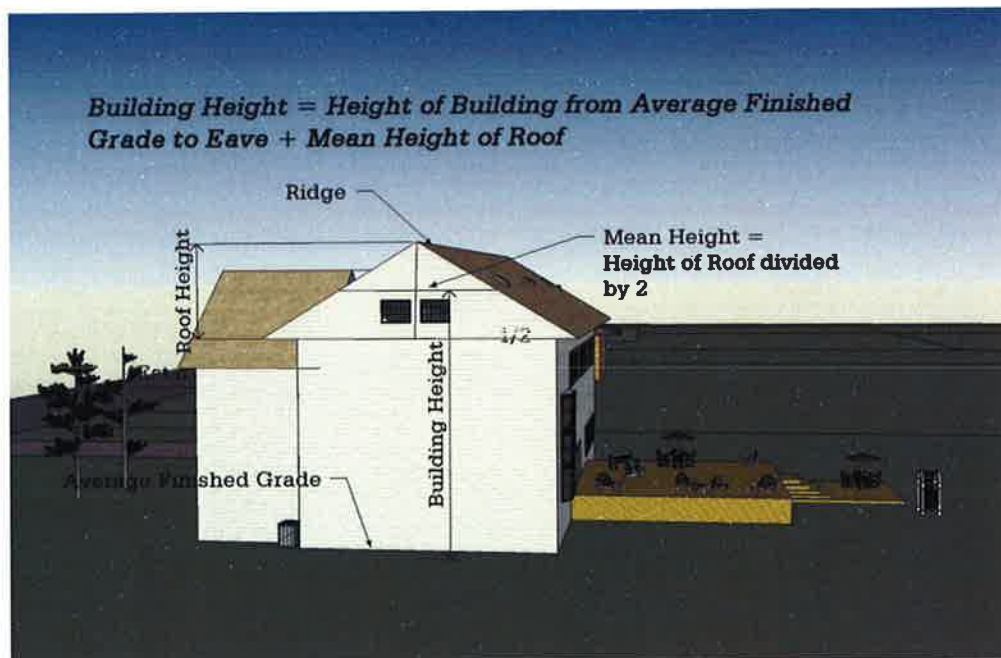


Figure 3.9: Building Height – All Other Roofs

Heliport

Means a landing area or pad used for the landing and take-off of helicopters and may include incidental emergency service facilities, fuelling facilities and passenger and cargo areas.

Herein

Means in this By-law, and shall not be limited to any particular section of this By-law.

High Water Mark

Means the mark made by the action of water under natural conditions on the shore or bank of a body of water, which action has been so common and usual and so long continued that it has created a difference between the character of the vegetation or soil on one side of the mark and the character of the vegetation or soil on the other side of the mark.

Highway

Means a **street** under the jurisdiction of the Provincial government.

Hobby Farm – see Farm, Hobby

Home for the Aged – see Continuum-of-Care Facility

Home Based Business

Means a privately operated legal occupation, enterprise or business which is carried out as an **accessory use** to a **dwelling unit** for pursuits conducted by the occupant thereof and any employees and is compatible with a domestic household.

Home Industry

Means any privately operated legal occupation, enterprise or business which is carried out as an **accessory use** to the main agricultural or rural **residential use** of a property and only by the occupant thereof and any employees and is compatible with a domestic household.

Hospital

Means any provincially regulated institution under the *Public Hospitals Act*, **building** or other **premises** established to deliver health care services.

Hotel

Means a **building** designed or **used** for the accommodation of the travelling or vacationing public, containing therein five (5) or more **guest rooms** served by a common **building** entrance. **Accessory uses** may include accommodation for

permanent staff and one or more beverage rooms, dining rooms, meeting rooms, **restaurant** or similar uses.

Industrial Use

Means the use of land, **building** or **structures** for the purpose of manufacturing, assembling, making, preparing, inspecting, ornamenting, finishing, treating, altering, repairing, warehousing, or storage or adapting for sale of any goods, substances, article or thing, or any part thereof and the storage of building and construction equipment and materials as distinguished from the buying and selling of commodities and the supplying of personal services. This definition does not include a mine, **pit** or **quarry** or obnoxious industry. **Accessory uses** may include transportation, wholesaling, storage, shipping and receiving incidental to the **industrial use**.

1. Class I Industry - Light Industrial

Means a place of business for a small scale, self-contained plant or **building** which produces, manufactures, assembles or stores a product which is contained in a package and has a low probability of fugitive emissions e.g. noise, odour, dust and vibration. Such industries operate in the daytime only with infrequent movement of products and /or heavy trucks and no outside storage. 'Light Industrial Uses' or 'Class I Industry' is a classification and other uses defined in this By-law may be classified as such.

2. Class II Industry - Medium Industrial

Means a place of business for medium scale process and manufacturing with outdoor storage of wastes or materials (e.g. it has an open process) and where there are periodic or occasional outputs of fugitive emissions e.g. noise, odour, dust and/or vibration. Shift operations occur and there is frequent movement of products and /or heavy trucks during daytime hours. 'Medium Industrial Uses' or 'Class II Industry' is a classification and other uses defined in this By-law may be classified as such.

3. Class III - Heavy Industrial Uses

Means a place of business for uses characterized as having emissions such as noise, smoke, odour, fumes or vibrations or extensive outside storage as part of their normal operations. Such uses include sawmills, pulp and paper mills, refineries, smelting operations and similar uses which are intended to be secluded from residential or other **sensitive land uses** in order to limit any potential **adverse effects** on the environment or the surrounding areas and public health. 'Heavy Industrial Uses' or 'Class III Industry' is a classification and other uses defined in this By-law may be classified as such.

Institutional Use

Means any land, **building**, **structure** or part thereof **used** to provide non-profit or non-commercial purposes for governmental, educational, charitable, fraternal or other public services.

Junk Yard - see Wrecking Yard

Kennel

Means a commercially operated ***building*** or ***structure*** where four (4) or more dogs over the age of six months are kept, bred or boarded. [See also **Animal Shelter**]

Landfill Site – see Waste Management Facility

Lane

Means a public thoroughfare other than a **street** or pedestrian way, improved or not, which has a right-of-way width of 10 m or less and which provides a secondary means of for vehicular traffic to abutting **lots** and which is not intended for general traffic circulation.

Laundromat

Means a **building** where coin-operated laundry machines are made available to the public for the purpose of laundry cleaning.

Livestock

Means animals associated with an **agricultural use** such as but not limited to cattle, horses, goats, poultry, sheep, swine or the young thereof, raised for personal use or for commercial purposes.

Livestock Facility

Means one or more barns or permanent **structures** with livestock-occupied portions, intended for the keeping or housing of livestock and includes all manure or material storages. (Minimum Distance Separation Formulae Implementation Guidelines)

Livestock Sales Outlet

Means a **building** or **structure** where **livestock** are bought and sold.

Loading/Delivery Space

Means an unobstructed area of land which is used for the temporary parking of one or more commercial motor vehicles while merchandise or materials are being loaded or unloaded from such vehicle.

Logging Operation

Means an area of land and/or **building** of a logging contractor where equipment and materials are stored and may include repairs to logging equipment.

Loft-Above-a-Garage

Means the portion of a **private garage** located above the vehicle storage area which is used for sleeping accommodation and may include sanitary facilities but not cooking facilities.

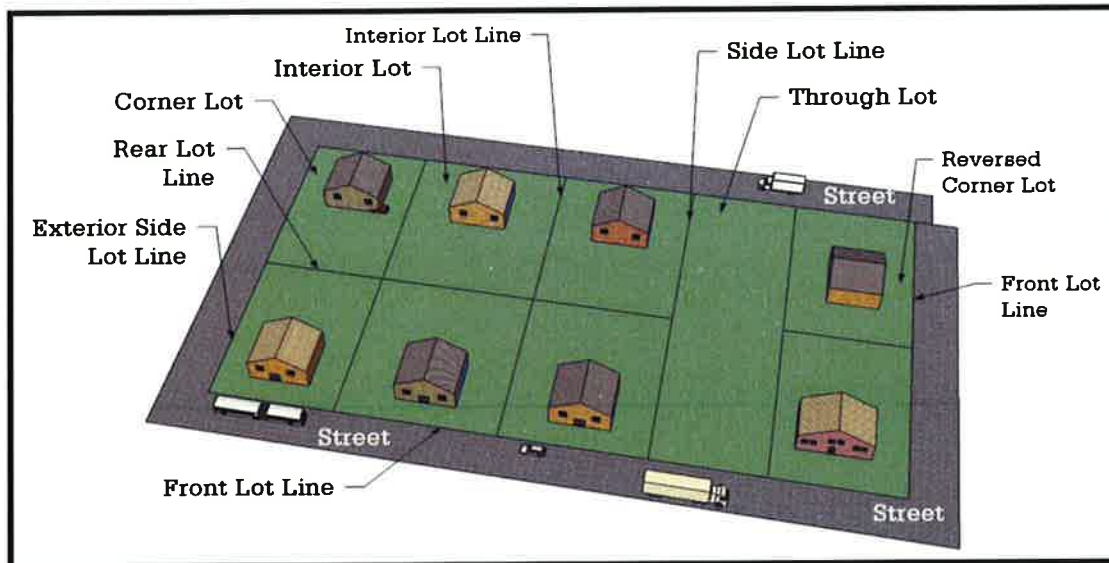


Figure 3.10: Lot Definitions

Lot

Means a parcel of land which is capable of being legally conveyed in accordance with the *Planning Act*.

Lot Area

Means the total horizontal area measured within the limits of the **lot lines** of the **lot** excluding the horizontal area of any flood plain or wetland area located on such **lot**. [See **Figure 3.1**]

Lot, Corner

Means a **lot** situated at an intersection of two or more streets, or at the intersection of two parts of the same street which have an interior angle or intersection of not more than one hundred and thirty-five (135) degrees.

Where such street lines are curved, the angle of intersection of the street lines shall be deemed to be the angle formed by the intersection of the tangents to the street lines, drawn through the extremities of the side lot lines. In the latter case, the corner of the lot shall be deemed to be that point on the street line nearest to the point of intersection of the said tangents, and any portion of a corner lot distant not more than 30 m (98.4 ft.) from the corner measured along the street line shall be deemed to be an **interior lot** [see **Figure 3.10**].

Lot Coverage

Means that percentage of land or lot area covered by **buildings** and **structures** above ground level and which excludes that portion of such land or lot area which is occupied

by a building or portion thereof which is completely below ground level, and shall exclude a fence, a sewage disposal system and an in-ground swimming pool.

Lot Depth

Means the horizontal distance between the front and rear lot lines. If the front and rear lot lines are not parallel, "lot depth" shall mean the length of a straight line joining the middle of the front lot line with the middle of the rear lot line. If there is no rear lot line, "lot depth" shall mean the length of a straight line joining the middle of the front lot line with the apex of the triangle formed by the side lot lines [see **Figure 3.11**].

Lot Frontage

Means the horizontal distance between the side lot lines. Where such side lot lines are not parallel, it shall be the width of a lot measured between the intersections of the side lot lines with a line equal to the front yard setback back from and parallel or concentric to the front lot line. Arc distances shall apply on curved lines [see **Figure 3.11**].

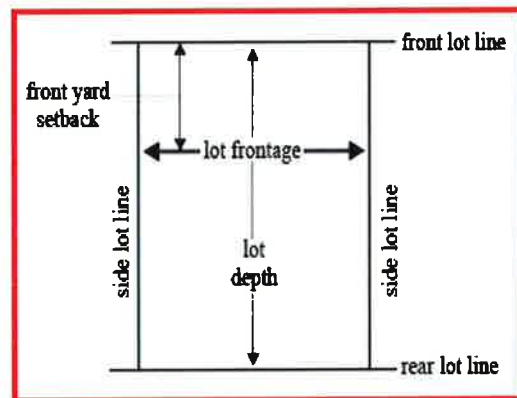


Figure 3.11: Lot Depth and Lot Frontage

Lot, Interior

Means a **lot** other than a corner or a **through lot** which has frontage on a **street**.

Lot Line

Means a boundary line of a **lot** or the vertical projection thereof:

Lot Line - Exterior Side

Means a **lot line** located between the front and rear lot lines and dividing the **lot** from a street [see **Figure 3.10**].

Lot Line, Front

Means:

1. In the case of an **interior lot**, the line dividing the **lot** from the **street**, street allowance or **private road**;
2. In the case of a **corner lot**, the shorter **lot line** abutting a **street** shall be deemed to be the front lot line;
3. In the case of a **corner lot** with two street lines of equal length, the **lot line** that abuts the wider **street**, or abuts a **highway** shall be deemed to be in the front line,

and in the case of both streets being under the same jurisdiction and of the same width, the **lot line** where the principal access to the **lot** is provided shall be deemed to be the front lot line;

4. In the case of a lot with water access only, the front lot line shall be on the street side. In the case of a through **waterfront lot** with water access only, the longest **shoreline** shall be deemed to be the front lot line;
5. in the case of a **private road**, the **lot line** adjacent to the **entrance** shall be deemed to be the front lot line;
6. In all other cases not described above, the front lot line shall be deemed to be where the principal access or **entrance** to the **lot** is approved.

Lot Line, Rear

Means the **lot line** furthest from, and opposite to, the **front lot line** [see **Figure 3.10**].

Lot Line, Side Interior

Means a **lot line** other than a **front lot line**, **rear lot line** or **exterior side lot line**. On a **lot** with more than four sides, any **lot line** not otherwise defined as a front, rear or side lot line shall be considered as an interior side lot line [see **Figure 3.8**].

Lot, Through

Means a lot having a frontage on two parallel or approximately parallel **streets** and where such **lot** qualifies as being both a **corner lot** and a through lot, such lot shall be considered as a corner lot [see **Figure 3.10**].

Lot, Width

Means the average horizontal dimension between the two longest opposite sides measured on a line 6 m [19.6 ft.] back from the **front lot line** and parallel to it.

Lot Width, Corner Lot

Means the horizontal distance between the longest **front lot line** and the opposite **side lot line**, measured along a line 6 m [19.6 ft.] back from and parallel to the shorter **front lot line**, except in the case:

1. Where the **front lot lines** are curved, in which case, the **lot width** shall be calculated on the basis that the street lot lines are deemed to be the tangents produced to their points of intersection, from the points of intersection of the side lot lines and curved street lot line; or

2. Where a **corner lot** indicates that a **sight triangle** has been removed or has a rounded corner, in which case, the **lot width** shall be calculated on the basis that the **front lot lines** shall be deemed to comprise the street lines produced to their point of intersection.

Marina

Means a **use, building** and/or **structure** with or without docking facilities where boats are moored, berthed, constructed, stored, serviced, repaired or kept for sale or rent, and where **accessory uses** shall include the sale of boat accessories, marine fuels and supplies and pump-out facilities.

Marine Facility

Means a non-commercial **building** or **structure** which is used to moor, berth, or store a boat. This definition may include a boat launching ramp, a boat lift, marine railway, a float hangar, dock or boathouse, but does not include any **building** used for human habitation or a marina. A **marine facility** shall also include a water intake facility and any flood or erosion control structure. No part of a **marine facility** may be **used** as a **dwelling unit**.

Medical Clinic - see Clinic

Medical Marihuana Facility

Means a **premises** approved and regulated under the *Food and Drugs Act* and associated *Food and Drug Regulations*.

Microbrewery

Means a commercial operation where beer is produced at a small scale. A microbrewery may be **permitted** to sell the product that is produced on-site provided that there is no consumption of the purchased product on-site other than sampling. A bar, pub or brewpub shall not be considered a microbrewery. A microbrewery may also sell retail items directly related to the operation on-site

Mine

Means a mine as defined in the *Mining Act*. Mining shall have a similar meaning.

Mine Hazard

Means any feature on a mine as defined under the *Mining Act* or any related disturbance of the ground that has not been rehabilitated.

Mineral Aggregate Operation

Means:

1. Lands under license or permit, other than for **wayside pits** and **quarries**, issued in accordance with the *Aggregate Resources Act*, or successors thereto, or a pits and quarries control By-law enacted under the *Municipal Act*; and

2. Associated facilities used in extraction, transport, beneficiation, processing or recycling of mineral aggregate resources and derived products such as asphalt and concrete, or the production of secondary related products.

Mineral Mining Operation

Means a mining operation and associated facilities, or, a past producing mine with remaining mineral development potential that has not been permanently rehabilitated to another *use*.

Minimum Distance Separation Formulae I and II

Means formulae developed by the Province to separate uses so as to reduce incompatibility concerns about odour from *livestock facilities*.

Mobile Home – see Dwelling – Mobile Home

Mobile Home Park

Means land which has been provided and designed for the location thereon of two (2) or more occupied *mobile homes*.

Mobile Home Lot or Site

Means an area, similar to a *lot*, located in a *mobile home park*, intended to be or occupied by a *mobile home* or a *permitted accessory use*.

Mobile Home Yard

Means a line similar to a *front yard*, *rear yard*, *interior side yard* or *exterior side yard* as applied to a *mobile home lot or site*.

Motel

Means a *building* or buildings designed or used for the accommodation of the travelling or vacationing public, containing therein three (3) or more guest rooms, each guest room having a separate entrance directly from outside and may include an accessory eating establishment but does not include a *bed and breakfast establishment*.

Motor Home - see Recreational Vehicle

Motor Vehicle or Vehicle

Means an automobile, commercial vehicle, truck, *recreational vehicle*, transport tractor, farm tractor, road building machine, bicycle and any vehicle drawn, propelled or driven by any kind of power, including muscular power, but does not include a snowmobile or a street car.

Municipality

Means the Township of Dubreuilville.

Museum

Means a ***building*** or buildings used, or to be used, for the preservation of a collection of paintings and/or other works of art, and/or objects of natural history, and/or of mechanical scientific and/or philosophical inventions, instruments, models and/or designs, and dedicated or to be dedicated to the recreation of the public, together with any libraries, reading rooms, laboratories and/or other offices and/or ***premises*** used or to be used in connection therewith.

Non-Complying

Means any **existing building, structure** or **lot** which does not comply with one or more of the zone regulations and standards of this By-law.

Non-Conforming

Means any **existing use, building, structure** or **lot** which is does not conform to the **permitted** use provisions of any Zone in this By-law.

Non-Residential

Means a **use, building** or **structure**, designed intended or used for purposes other than those of a **dwelling** or a **residential use**.

Nursing or Convalescent Home - see Continuum-of-Care Facility

Nursery - see Commercial Greenhouse, Nursery or Garden Centre

Office

Means a **building, structure** or part thereof **used** for conducting the affairs of businesses, professions, services, industries, governments, or like activities.

Open Space

Means the open, unobstructed space on a **lot** including landscaped areas, pedestrian walkways, patios, **swimming pools** or similar areas but not including any driveway, ramp, **parking spaces** or **aisles, loading spaces** or manoeuvring areas and similar areas.

Open Storage

Means the storage of goods, merchandise or equipment outside of a **building** or **structure** on a **lot** or portion thereof. This definition shall not include a storage use located in a building, a **salvage yard**, a **parking area**, a **loading space** or a **parking space**.

Order Station

Means an ordering box, service window, display board or any other device, including communication equipment, used by the public and operator to facilitate sales and/or services in a **drive-through service facility**.

Outdoor Display

Means an area set aside outside of a **building** or **structure**, other than a **parking area, loading space** or **parking space** which is **used** in conjunction with a business located within the building or structure on the same property, for the display of goods, merchandise, equipment and seasonal produce and products and may include garden supplies and Christmas trees, new merchandise or the supply of services.

Owner

Means a mortgagee, lessee, tenant, occupant, or a person entitled to a limited estate or interest in land, a trustee in whom the land is vested, a committee of the estate of a mentally incompetent person, an executor, an administrator or a guardian.

Park

Means an area of land, whether enclosed or not, which is **used** for recreational or leisure uses including but not limited to a beach, playground, play field, athletic field, field house, community centre, bleachers, swimming pool, wading pool, splash pad, greenhouse, botanical gardens, zoological gardens, bandstand, skating rink, tennis courts, bowling green, boat livery, bathing station, curling rink, refreshment concession, **campground, fair ground, and conservation area.**

Parking Area

Means an open area of land, **accessory** to a **permitted use**, not located on a public **street, private road or lane** which is used for the parking of **motor vehicles**, but shall not include any area where **motor vehicles** for sale or repair are kept or stored.

Parking Lot, Commercial - see Commercial Parking Lot

Parking Space

Means an area used for the temporary parking of one **motor vehicle** or one horse and buggy.

Parking Space, Barrier Free

Means a **parking space** for the temporary parking of a **motor vehicle** used by a handicapped or disabled person.

Patio

Means a surfaced, open space of land at grade adjacent to a residential dwelling which is used as an extension to the interior of the home for private entertainment or leisure activities and is uncovered. In a commercial setting, means an outdoor eating area **accessory** to a **restaurant** where, on a seasonal basis, food and/or refreshments prepared on the **premises** are consumed. .

Permitted

Means **permitted** by this By-law.

Permitted Use

Means a **use** which is **permitted** in the **zone** where such **use** is located.

Person

Means an individual, an association, a chartered organization, a firm, a partnership, a corporation, an agent or trustee and the heirs, executors or other legal representatives of a person to whom the context can apply according to law.

Personal Service Establishment

Means a **building** wherein a personal service is performed including but not limited to a barber shop, beauty salon, aesthetician, shoe repair, photographic store, **laundromat** or a **dry cleaning distribution station** but excludes a manufacturing or fabrication of goods for sale.

Pit

Means land or land under water from which **aggregate** as defined **herein** is being or has been excavated in order to supply material for construction, manufacturing or industrial purposes, but shall not include rehabilitated land or an excavation incidental to the erection of a **building** or a **structure** for which a building permit has been granted by the **Corporation**, or an excavation incidental to the construction of any public works.

Place of Amusement

Means commercial premises wherein amusement facilities are provided such as a video arcade, arcade, billiard or pool room but does not include an adult entertainment parlour or **bingo hall**.

Place of Assembly

Means a **building** specifically set aside for and primarily engaged in the operation of arts and craft shows, trade fairs, fashion shows, public meetings, banquets, conference meetings, civic, political, social or religious activities a private club or a fraternal organization and similar activities.

Place of Worship

Means a **building** or an open area dedicated to religious worship or activities and may include an **accessory dwelling**, an **accessory dwelling unit** or other secondary meeting facilities and may include **accessory uses** such as a church hall, auditorium, Sunday school , parish hall, rectory, manse, **cemetery**.

Playground

Means a **park** or part thereof which is equipped with active recreational facilities oriented to children [see also **Park**].

Porch or Veranda

Means a covered entrance to a **building** usually with a separate roof and unenclosed and used as an outdoor living space.

Portable Asphalt Plant

Means a facility with equipment designed to heat and dry **aggregate** and to mix **aggregate** with bituminous asphalt to produce asphalt paving material, and includes

stockpiling and storage of bulk materials used in the process and which is not of permanent construction, but which is to be dismantled at the completion of the construction process.

Portable Concrete Plant

Means a **building** or a **structure** with equipment designed to mix cementing materials, aggregate, water and admixtures to produce concrete, and includes stockpiling and storage of bulk materials used in the process and which is not of permanent construction, but which is to be dismantled at the completion of the construction process.

Premises

Means the area of a **building** and **lot** occupied by a business or enterprise. In a multiple tenancy **building** occupied by more than one business, each business area shall be considered separate premises.

Printing and Processing Service Shop

Means a **building** or part of a **building** used by one or more persons who are employed in the management, direction or conducting of an activity, specifically undertaken to aid an industrial or office use including photocopying, mail processing, receiving, distribution, document finishing, laminating, faxing, and packaging. **Accessory uses** to any industrial or business office activity such as computer graphic services and data processing may also be permitted as part of this operation. This definition shall not include any establishment otherwise defined herein.

Private Club - see Club, Private

Private Garage – see Garage, Private

Private Road

Means a private right-of-way over private property which affords access to two or more abutting **lots** or a road created through the registration of a plan of condominium, but does not include a road established or maintained by a **public authority**.

Professional Office – see Office

Public Authority

Means the Township of Dubreuilville and any Boards or Commissions thereof, and any Ministry or Department of the Governments of Ontario or Canada, or other similarly recognized public utility or agencies established or exercising any power or authority under any special or general statute and includes any committee or local authority established by By-law of **Council**.

Public Service Use

Means any *use* of land, ***buildings*** or ***structures*** by or on behalf of a ***public authority***, but does not include a ***public utility***.

Public Street – see Street

Public Utility

Means a ***building***, ***structure*** or ***lot used*** for public utility services by the Township of Dubreuilville, any Boards or Commissions thereof, any Ministry or Commission of the Governments on Ontario or Canada, any communications facility, any telephone, telecommunications, any company supplying natural gas, any electrical utility, or any public utility company.

Quarry

Means any open excavation made for the removal of any consolidated rock or mineral including limestone, sandstone or shale, in order to supply material for construction, industrial or manufacturing purposes, but shall not include an excavation incidental to the erection of a building or structure for which a building permit has been granted by the **Corporation**, or an excavation incidental to the construction of any public works.

Railroad Use

Means a **building, structure** or **use** normally associated with a railroad operation.

Reconstruction

Means to re-build, erect or assemble a previously existing **building** or **structure**.

Recreational Commercial Establishment

Means an establishment, **building** or **structures** where any recreational, social or cultural uses are operated commercially for profit on lands in private ownership, such as health clubs, open or enclosed skating or curling rinks, open or enclosed pools, open or enclosed badminton or tennis courts, squash courts, bowling alleys, gymnasias, band shell or open theatre, and other similar uses except as otherwise specifically defined in this By-law. [See also **Bingo Hall**]

Recreational Vehicle

Means any **vehicle** so constructed that is suitable for being **attached** to a **motor vehicle** for the purpose of being drawn or is propelled by the **motor vehicle** and is capable of being used for living, sleeping, eating or accommodation of **persons** on a temporary, transient or short term basis, even if the vehicle is jacked up or its running gear is removed. Examples include a motor home, tent trailer, a camper trailer, a recreational trailer, a fifth wheel or a bus converted into a motor home. For the purposes of this definition, a recreational vehicle shall be considered a **structure** for the purposes of establishing setbacks only. A recreational vehicle shall not be deemed to include a **mobile home**. The definition of a recreational vehicle shall not be interpreted to include recreational equipment such as boats, boat or vehicle trailers, personal water craft, snowmobiles, all-terrain vehicles (ATVs) or other equipment used for recreational purposes and which are normally stored or parked on a lot.

Recreational Vehicle Campground – see Campground

Recreational Vehicle Sales and Storage

Means a **building** and/or **lot** which are **used** for the display, storage and/or sale of boats, and **recreational vehicles** or recreational equipment.

Recreational Vehicle Repair Garage

Means a **building** used for the repair, servicing, painting, refinishing, restoration or alteration of **recreational vehicles** and boats for gain or profit, but does not include a salvage yard.

Recycling Depot or Transfer Station

Means a special **waste management facility** which only serves as a temporary storage site for clean materials such as glass, paper, cardboard, plastic, metal and other similar products which will be transferred to another location for reuse. This definition does not include any other type of waste management system [See also **Waste Management Facility**].

Redevelopment - see Development

Renovate

Means to strengthen, improve, repair, retrofit or restore to a better state any aspect of an **existing building**. Renovation shall not include the removal of more than 50% of the walls (wall studs) in a **building**. Renovation shall include the replacement of a foundation only where the foundation is structurally unsound as determined by the **Chief Building Official**.

Residential Care Facility – see Continuum-of-Care Facility

Residential Use

Means the use of land, **buildings** or **structures** for human habitation or as a **dwelling**.

Residential Zone

Means an R1, R2, R3, R4, R5, or R6 **zone**.

Restaurant

Means premises, including a **drive-through service facility**, in which the principal business is the preparation and serving of food and refreshments to the public for consumption at tables within or outside the **building** and which may include the preparation of food in a ready-to-consume state for consumption off the **premises**.

Retail Store

Means a **building** wherein goods, wares, merchandise, groceries, substances or articles are offered for sale to the general public, and may include the limited storage of goods, wares, merchandise, substances or articles, and shall not include any other **use** defined **herein**.

Retirement Home – see Continuum-of-Care Facility

Right-of-way - see Easement

Road - see Street

Room, Non-Habitable

Means any room located within a ***dwelling*** that is not a habitable room, including but so as not to limit the foregoing, a laundry room, a pantry, a lobby, a stairway, a closet, a ***porch***, a recreation room, a porch, a balcony, a ***private garage***, an unfinished attic, a ***cellar***, a boiler room and any space used for the service and maintenance of such dwelling or for vertical travel between ***storeys***.

Rooming Unit

Means a room or rooms rented as sleeping and living quarters, without cooking facilities and may include an individual bathroom.

Row House - see Dwelling, Row or Townhouse

Salvage Yard

Means a **lot** and/or **building** or portion thereof where used goods, wares, merchandise, articles, **motor vehicles**, machinery or parts thereof are processed or sold for further use, dismantled or abandoned. This definition may include a junk yard, a wrecking yard, a scrap metal yard, and an automobile wrecking yard on the **premises**.

Satellite Dish/Receiver

Means a structure designed, used or intended to be used to send or receive signals to or from a satellite.

Sawmill or Planing Mill

Means a **building, structure** or area where timber is cut or sawed, either to finished lumber or as an intermediary step.

Sawmill, Portable

Means equipment which is portable (e.g. may be drawn by a **motor vehicle**) and is **used** on a temporary basis for the cutting of saw logs

School

Means a Provincially-approved institution for academic instruction and shall include a public, private or separate **school**, a vocational **school**, or a post-secondary **school** such as a college or university.

Seating Capacity

Means the number of persons which can be accommodated in a **building** or **structure** or part thereof in a seated position on chairs, benches, forms or pews.

Self-Storage Facility

Means a commercial **building** or part of a **building** wherein items are stored in separate, secured storage areas or lockers and may include the exterior storage of boats and water-related equipment, recreational equipment and **recreational vehicles**.

Semi-Detached Dwelling - see Dwelling, Semi-Detached

Sensitive Land Use

Means **buildings**, amenity areas, or outdoor spaces where routine or normal activities occurring at reasonably expected times would experience one or more **adverse effects** from contaminant discharges generated by a nearby major facility. **Sensitive land**

Examples of sensitive land uses may include, but are not limited to: residences, day care centers, and educational and health facilities.

uses may be a part of the natural or built environment.

Separation Distance

Means the horizontal distance between **buildings** or **structures** or physical features measured from the closest point of the exterior wall or identifiable boundary of such **building** or **structure**, or of such physical structure.

Septage

Means untreated sanitary waste from a septic tank, privy or holding tank.

Service Outlet or Shop

Means a shop for selling, servicing, repairing, installing or renting items and equipment, including but without limiting the generality of the foregoing: radio or television shop, locksmith shop, small appliance shop, household and carpenter tool shop, shoe repair, a copy shop but shall not include a small engine shop or automotive repairs and automotive services.

Setback

Means:

1. With reference to a **street**, the least horizontal distance between the **front lot line** and the nearest **building line**.
2. With reference to a **water body**, the least horizontal distance between the **high water mark** and the nearest **building line**.
3. With reference to a **building, structure** or land **use** and not applicable under paragraph (1) or (2), shall mean the least horizontal distance from the **building, structure** or land **use** in question; and
4. With reference to a **private road**, shall mean the least horizontal distance between the edge of the travelled portion of the road or surveyed boundary of any **building** or **structure**, or the limit of the road as shown and measured on a survey.

Sewage and Water Services

Means:

1. Private Communal Sewage Services

Means a sewage works within the meaning of Section 1 of the *Ontario Water Resources Act* that serves six or more lots or private residences and is not owned by the municipality.

2. Private Communal Water Services

Means a non-municipal drinking-water system within the meaning of Section 2 of the *Safe Drinking Water Act, 2002* that serves six or more lots or private residences.

3. Individual On-Site Sewage Services

Means individual sewage systems as defined in Ont. Reg. 332/12, under the *Building Code Act, 1992* that are owned, operated and managed by the owner of the property upon which the system is located.

4. Individual On-Site Water Services

Means individual, autonomous water supply systems that are owned, operated and managed by the owner of the property upon which the system is located.

5. Municipal Sewage Services

Means a sewage works within the meaning of Section 1 of the *Ontario Water Resources Act* that is owned or operated by a municipality.

6. Municipal Water Services

Means a municipal drinking-water system within the meaning of Section 2 of the *Safe Drinking Water Act, 2002*.

7. Partial Services

Means ***municipal sewage services*** or ***private communal sewage services*** and ***individual on-site water services***; or ***municipal water services*** or ***private communal water services*** and ***individual on-site sewage services***.

8. Sewage Works

Means any works for the treatment and disposal of sewage in a waste water stabilization pond and includes hauled sewage.

Shooting Range or Rifle Club

Means the ***use*** of land, ***buildings, structures*** or ***premises*** for commercial or private recreational target practice, skeet shooting, pistol shooting, rim fire and centre fire, a sporting clay range rifle shooting, archery, gun or hunter safety instruction and may include ***accessory*** facilities.

Shopping Centre

Means an integrated commercial development, the function of which shall be to permit a wide range of retail, service and office commercial uses.

Shoreline

Means a **lot line** or portion thereof which abuts or parallels the **high water mark** of a **water body**. [See also High Water Mark.]

Sight Triangle

Means a triangular space, free of **buildings, structures** and obstructions, formed by the street lines abutting a **corner lot** and a third line drawn from a point on a street line to another

point on a street line, each such point being the required sight distance from the point of intersection of the street lines [See **Figure 3.12**].

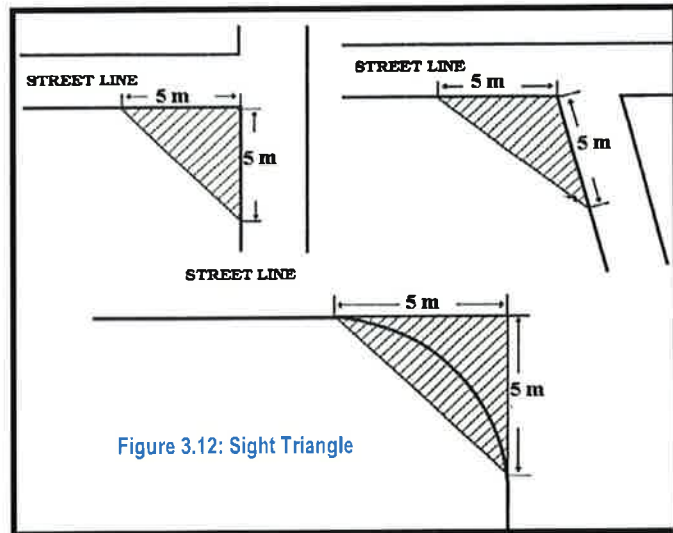


Figure 3.12: Sight Triangle

Sign

Means any writing, letter work or numeral, any pictorial representation, illustration, drawing, image or decoration, any emblem, logo, symbol or trademark or any device with similar characteristics which:

1. Is a **structure**, or part of a **structure**, or which is **attached** thereto or mounted thereon; and
2. Which is used to advertise, inform, announce, claim, give publicity or attract attention.

Sleep Cabin - see Guest Cabin

Solar Collector

Means a Class 1 or 2 ground mounted or rooftop mounted or wall mounted device under the *Green Energy and Green Economy Act, 2009* with a name plate capacity of less than or equal to 10 kW consisting of photovoltaic panels that collect solar power from the sun.

Solar Collector, Commercial

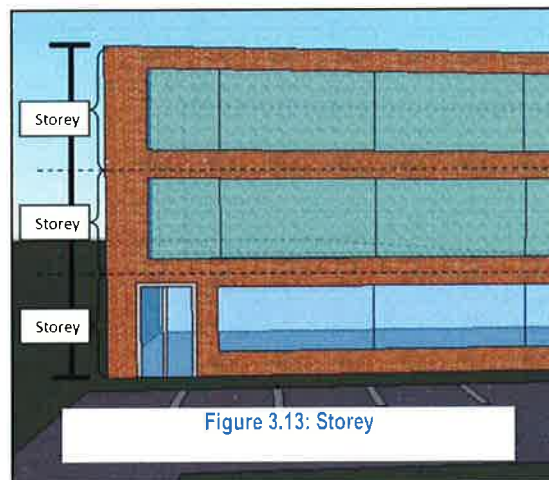
Means a Class 3 ground mounted device under the *Green Energy and Green Economy Act, 2009* with a name plate capacity of greater than or equal to 10 kW consisting of photovoltaic panels that collect solar power from the sun.

Solarium

Means a glassed-in **structure** or room projecting from an exterior or main wall of a **building** which may be used for sunning, therapeutic exposure to sunlight, or for a use where the intent is to optimize exposure to sunlight.

Stacking Lane

Means an on-site lane for motorized vehicles which accommodates vehicles using a **drive-through facility** that is separated from other vehicular traffic and pedestrian circulation. **Stacking lanes** may be separated by any combination of barriers, markings or signage.



Storage Container

Means the trailer portion of a tractor trailer or transport truck without the running gear or shall mean a rail or sea container or manufactured portable or mobile storage unit.

Storey

Means that portion of a **building** other than a **cellar** or **basement** included between the surface of any floor and the surface of the floor, roof deck, ceiling or roof immediately above it. [See **Figure 3.13**]

Street

Means a public thoroughfare, **lane**, road or **highway** affording principal means of access or **entrance** to abutting properties, and which has been assumed and is maintained by a **public authority**.

Street Line

Means the limit of the road or street allowance and is the dividing line between a **lot** and a **street** or a **private road**.

Structure

1. Means anything constructed or erected, the **use** of which requires location on the ground or attached to something having location on the ground and, without limiting the generality of the foregoing, includes a **recreational vehicle**, a **sign**, a **fence**, a **swimming pool**, a **deck**, an **individual on-site sewage services** (i.e. septic tank).

Studio

Means a **building** or part thereof used:

1. As the workplace of a cabinetmaker, ornamental welder, photographer, artist, or artisan or any similar artist or craftsman, where unique articles are made or fabricated and offered for sale;
2. For the instruction of art, music, languages or similar disciplines.

Swimming Pool

Means an open or covered pool designed to be used for swimming, wading, diving or recreational bathing which is at least 50 cm [19.6 inches] in depth and may include a hot tub, inflatable pool or whirlpool.

Tavern

Means a "tavern" as defined by the *Liquor License Act*.

Temporary Car Shelter

Means a temporary **structure erected** to provide shelter primarily to a **motor vehicle** during winter months and is designed to be dismantled or removed.

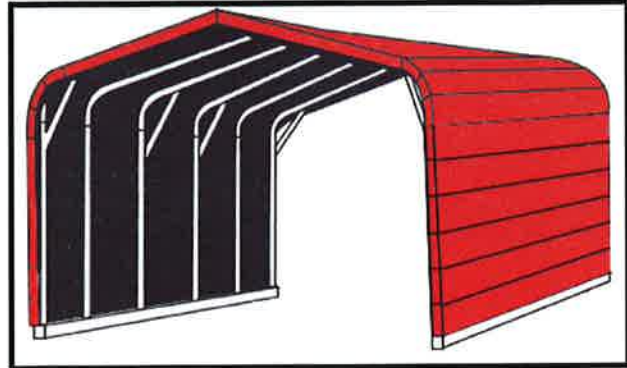


Figure 3.14: Temporary Car Shelter

Top of Bank

Means the first significant lakeward break in a ravine slope where the break occurs such that the grade beyond the break is flatter than 3:1 measured perpendicularly from the break.

Tourist Establishment

Means land **buildings** or **structures** used for the purpose of sleeping accommodation on a temporary basis by tourists or vacationers, including a **motel**, lodge or **bed and breakfast establishment**, and rental cottage or cabin where more than 3 such rental units occupy the same property, including **accessory uses** such as dining, meeting and beverage rooms and similar uses.

Tourist Outfitters Establishment

Means land, **buildings** or **structures** operated throughout all or part of a year which may or may not furnish overnight accommodation and facilities for serving meals and furnishes equipment, supplies or services to persons in connection with angling, hunting, camping or other similar recreational purposes.

Townhouse - see Dwelling - Row of Townhouse

Trailer, Travel Trailer or Recreational vehicle - see Recreational Vehicle

Trailer Park - see Campground

Transfer Station (See Recycling Depot)

Triplex – see Dwelling, Triplex

Transportation Depot or Truck Terminal

Means land **buildings** or **structures** where commercial vehicles are kept for hire, rental and/or leased, or stored and/or parked for remuneration and/or from which such vehicles are dispatched for hire as common carriers and where such land, structure or building may be used for the storage and/or distribution of goods, wares, and merchandise.

Use or Used

Means the purpose for which a **lot** or a **building** or a **structure** is designed, arranged, occupied or maintained.

Use, Accessory – see **Accessory Use**

Vehicle – see Motor Vehicle

Veterinary Establishment - see Animal Shelter

Video Rental Outlet

Means a ***building*** or part of a building wherein the primary *use* is the rental of video tapes and may include the rental of video cassette recorders video cameras, video games, DVDs and similar electronic devices.

Warehouse

Means a **building** or **structure** or portion thereof used or intended to be **used** for the bulk storage and distribution of goods, merchandise, or materials but shall not include facilities for a **transportation depot**.

Waste Management Facility

Means land or a site which is licensed or approved by the Ministry of the Environment and/or its agents where ashes, garbage, refuse, domestic waste, industrial waste, or municipal refuse compost, excluding radioactive or toxic chemical wastes is disposed of or dumped. This definition shall include waste transfer stations and recycling depots [see also **Recycling Depot**].

Water Access Lot

Means a **lot** that is accessed by a navigable **water body**.

Water Body

Means any bay, lake, river, natural watercourse or canal but excluding a drainage or irrigation channel.

Wayside Pit

Means land from which unconsolidated aggregate is removed by means of open excavation on a temporary basis for use by a road authority solely for the purpose of a particular project or contract of road construction and not located on the road right-of-way.

Wayside Quarry

Means land from which consolidated aggregate is removed by means of open excavation on a temporary basis for use by a public authority solely for the purpose of a particular project or contract of road construction and not located on the road right-of-way.

Welding Shop

Means a **building** or **structure** or part thereof where metal products are joined, repaired or shaped by welding but no mass productions shall be involved.

Wellhead Protection Areas

Means those areas around municipal wells, as identified by the **Municipality**, in which policies and provisions may be implemented in order to protect the integrity of the groundwater resource. The extent of wellhead protection areas is defined by the travel time for flows of groundwater to the municipal well.

Wellness Centre

Means a **premises** devoted to the actively sought goal of good health and includes the teaching and practice, in both individual and group sessions, of a range of holistic, alternative and integrative natural health practices and may include meditation, acupuncture, shiatsu, massage therapies, yoga, and healthy eating programs, and may include **accessory uses** such as administrative **offices**, physical fitness rooms, and waiting rooms, directly associated with the **premises**, but excludes a **recreational commercial establishment**.

Wetlands

Means lands that are seasonally or permanently covered by shallow water, as well as lands where the water table is close to or at the surface. In either case the presence of abundant water has caused the formation of hydric soils and has favoured the dominance of either hydrophytic plants or water tolerant plants. The four major types of wetlands are swamps, marshes, bogs and fens.

Periodically soaked or wet lands being used for agricultural purposes which no longer exhibit wetland characteristics are not considered to be wetlands for the purposes of this definition.

Wholesale Establishment

Means a **building** or part of a building where goods, wares, merchandise or articles are stored in bulk for sale in wholesale quantities but does not include **premises** where any goods, wares, merchandise, substances or articles are offered or kept for sale at retail.

Wind Farm

Means a collection of **wind turbines** all in the same geographical location which are used in combination for the generation of mechanical or electrical generation.

Wind Turbine

Means a Class 1 wind facility under the *Green Energy and Green Economy Act, 2009* with a name plate capacity less than or equal to 3 kW machine designed and used for converting the kinetic energy in wind into mechanical energy or electrical energy.

Wind Turbine, Commercial

Means a Class 2, 3 or 4 wind facility under the *Green Energy and Green Economy Act, 2009* with a name plate capacity greater than or equal to 3 kW machine designed and used for converting the kinetic energy in wind into mechanical energy or electrical energy.

Workshop - see Custom Workshop

Wrecking Yard – see Salvage Yard

Yard

Means an area of open land between a main wall of a **building** and a **lot line** that, except for landscaping or **accessory buildings** and projections specifically **permitted** elsewhere in this By-law, is unobstructed above grade [see **Figures 3.15 & 3.16**].

Yard, Front

Means a **yard** extending across the full width of the **lot** between the **front lot line** and a line drawn parallel or concentric thereto and through the point of the main wall of a **main building** closest to the **front lot line** [see **Figures 3.15 & 3.16**].

Yard, Rear

Means a **yard** extending across the full width of the **lot** between the **rear lot line** and a line drawn parallel or concentric thereto and through the point of the main wall of the **main building** closest to the **rear lot line**. Where there is no **rear lot line**, the **rear yard** shall be measured from the intersection of the **side lot lines** to the closest point of the main wall of the main building [see **Figures 3.15 & 3.16**].

Yard Sale

Means the occasional or infrequent sale (e.g. one or two days annually) of household goods, clothing, furniture, tools, recreational equipment or other second hand articles or sundry items, usually by the households on an individual property, and may include a joint sale by neighbours on the same **street** or a joint sale at a **school**, a **place of worship** or other location.

Yard, Side

Means a **yard** extending from the **front yard** to the **rear yard** between the **side lot line** and a line drawn parallel or concentric thereto and through the point of the main wall of a building closest to the **side lot line** [see **Figures 3.15 & 3.16**].

Yard, Side Exterior

Means a **side yard** adjacent to a **street** [see **Figures 3.15 & 3.16**].

Yard, Side - Interior

Means a **side yard** other than an **exterior side yard** [see **Figures 3.15 & 3.16**].

EXAMPLE OF YARD DEFINITIONS

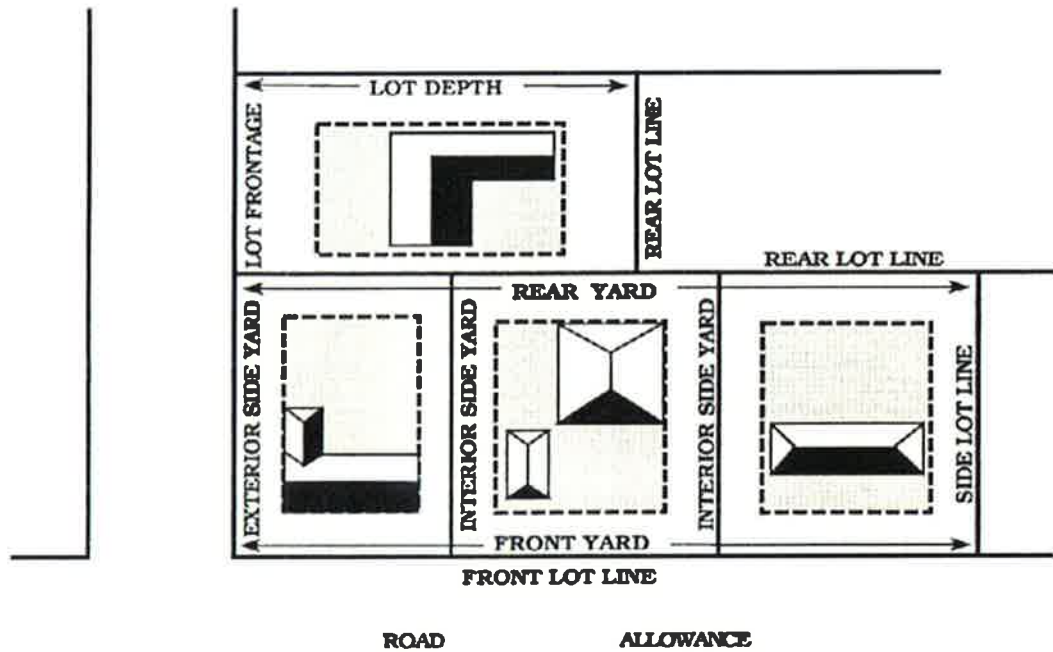


Figure 3.15: Yard Definitions

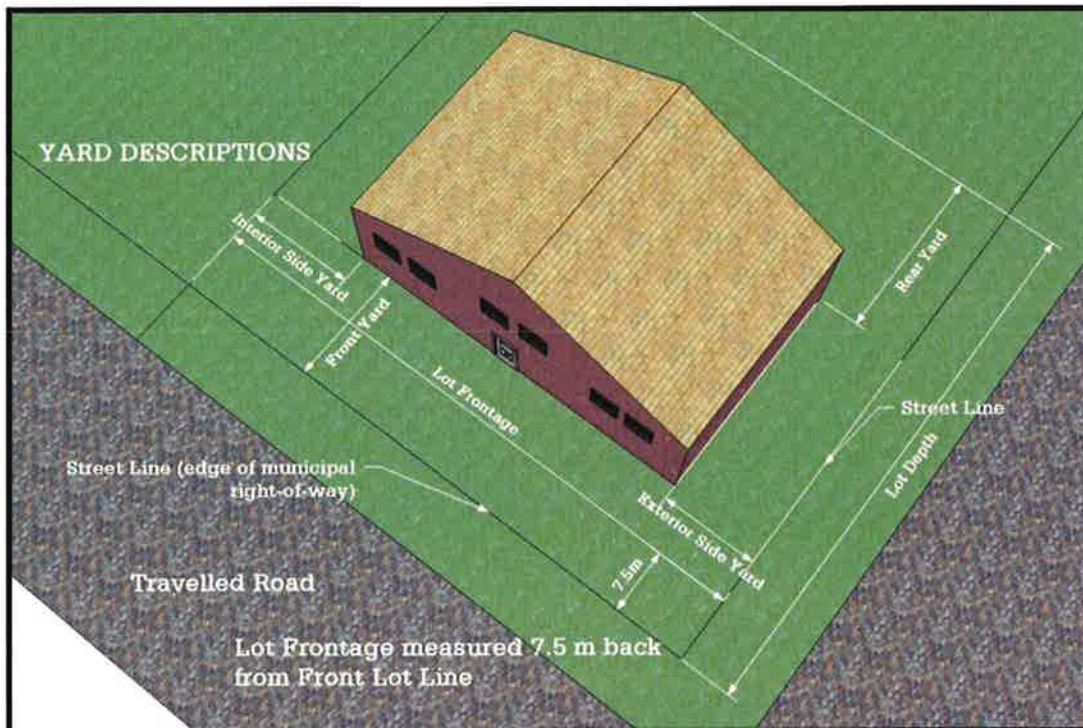


Figure 3.16: Yard Definitions

Zone

Means a designated area of land use demarcated on the Schedules attached hereto.

Zone Regulation

Means any provision of this By-law which is listed under the heading "Zone Regulations" or referred to as a ***zoning regulation*** and governs the ***erection*** of any ***building*** or ***structure*** or the ***use*** of land.

Zoning Administrator

Means the officer, employee or such other person as may from time-to-time be designated by Council charged with the duty of enforcing the provisions of this By-law.

Section 4 GENERAL PROVISIONS

Explanatory Note

The General Provisions section of the Zoning By-law sets out regulations which apply regardless of the specific zoning (Section 5). While the zones provide site specific controls corresponding to such items as permitted uses and other restrictions, the General Provisions provide regulations more general in nature. Development must comply with all applicable provisions in the General Provisions in addition to the requirements of the specific zone standards set out in Section 5

4.1 Accessory Buildings, Structures and Uses

4.1.1 General

1. **Accessory uses, buildings and structures** shall be **permitted** in all **zones** as set out in the list of permitted **accessory uses** for each specific **zone**.
2. **Accessory uses, buildings and structures** shall comply with the **zoning regulations** for the **zone** in which they are **permitted**. Where there is no minimum setback or other **zone regulation** specified for a **permitted accessory building**, or **structure** the minimum yard requirement or other **zone regulation** of the applicable **zone** shall apply.
3. All **accessory uses, buildings and structures** to a permitted principle **use** or **main building** shall be located on the same **lot** and in the same **zone** as the principle **use** or **main building**.
4. **Accessory uses, buildings and structures** shall not be **erected** or established prior to the **erection** or establishment of the **main building** or **use** except for a **permitted** temporary building [see Section 4.28].
5. No **accessory use** shall be erected closer to the **front lot line** or the **exterior side lot** line than the minimum **front yard** and **external side yard** setbacks required for the **main building** except for:
 - a. A shelter for use by children waiting for a school bus, if such use is located in a Rural (RU) Zone.
 - b. Any **farm produce outlet** if such **structure** is located in a Rural (RU) Zone.

- c. A freestanding **satellite dish/receiver** or **solar collector** (but not including a **communications facility**);
- d. A **sign erected** in compliance with the **zone regulations** of this By-law or a By-law enacted under the *Municipal Act*;
- e. A **temporary car shelter**;
- f. A **wind turbine** or **solar collector**

provided that all such **structures** are set back a minimum of 3m [9.84 ft.] from the **front lot line** or **exterior side yard lot line**.

- 6. Common **private garages** which are detached from the **main building** may be mutually centred on the **side lot line**.
- 7. A **green roof** is a **permitted accessory use** in any **zone**.
- 8. A **storage container** is not a permitted use in any **residential zone**.

4.1.2 Accessory Residential Uses

- 1. One (1) **guest cabin** or one (1) **loft-above-a-garage** shall be **permitted** per **lot** as an **accessory use** to a **permitted dwelling** in an R6 Zone. A **guest cabin** or a **loft-above-a-garage** shall not exceed 50 m² [538.2 ft.²] in **gross floor area**.
- 2. No **guest cabin** or **loft-above-a garage** shall be located less than 3 m [9.84 ft.] to any **interior lot line** or **rear lot line** or **main building**.
- 3. No **guest cabin** or **loft-above-a garage** shall be **permitted** on a **lot** occupied by a **garden suite**.
- 4. **Apartments-in-a-house** shall be **permitted as accessory uses** to a **single detached dwelling** or a **semi-detached dwelling** or a **row** or a **townhouse dwelling**.

See also **Section 4.1.9 Garden Suites**.

4.1.3 Bed and Breakfast Establishments

- 1. A **bed and breakfast establishment** shall be **permitted** as an **accessory use** to any **permitted single detached dwelling**.
- 2. A maximum of three (3) **guest rooms** shall be **permitted** for any one **bed and breakfast establishment**.
- 3. The **use** of the **dwelling** as a **bed and breakfast** establishment shall not change the residential character of the **dwelling**.

4. **Bed and breakfast establishments** shall not be subject to the **home based business** regulations of **Section 4.11** of this By-law.
5. The **bed and breakfast establishment** shall comply with any applicable requirements of the local Health Unit, the *Building Code*, and the *Fire Code*.
6. One (1) **sign** only not exceeding 1 m² [10.76 ft²] in surface area shall be **permitted** to advertise a **bed and breakfast establishment**. The **permitted sign** may be a freestanding **sign** in a **front** or **side yard** or may be **attached** to a wall of a **permitted building** or **structure**.
7. A breakfast service shall be available to guests.
8. A **bed and breakfast establishment** shall comply with the applicable parking regulations of **Section 4.22** of this By-law.

4.1.4 Boat Houses

1. One (1) single **storey** one-bay **boat house** shall be **permitted** as an **accessory use** to a **permitted seasonal dwelling** or **single detached dwelling** in an R6 Zone.
2. A **boat house** shall not **erected** closer than 5 m [16.4 ft.] from the nearest adjacent **lot line** [see **Figure 4.1**].
3. A **boat house** shall not be **used** for sleeping accommodation or human habitation.
4. A flat roofed **boat house** may be **used** as a roof-top deck or patio.
5. The maximum **height** of a **boat house** shall be 6 m [19.6 ft.].
6. The provisions for **boat houses** in this section do not apply to a **marina**.

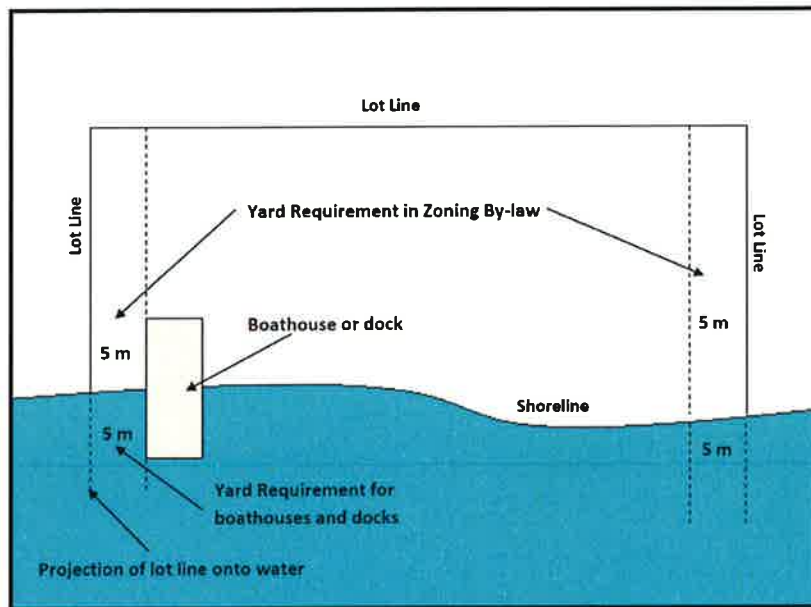


Figure 4.1: Boat House

4.1.5 Docks

1. **Docks** shall be limited to floating, cantilevered or post dock construction.
2. Any component of a **dock** located above the **high water mark** and designed to anchor the **dock** to the land shall be excluded from the calculation of the maximum **dock** area except where the entire **dock** is constructed parallel to the **shoreline** in which case the entire deck area of the **dock** shall be included in the calculation.
3. **Docks** for residential purposes will be built to the following **zone regulations**:
 - a. Maximum dock area 33 m² [355 ft.²]
 - b. Minimum dock width 1.8 m [6 ft.]
 - c. Minimum dock width for slips connecting to main dock 1.2 m [4 ft.]
 - d. Maximum dock length 20 m [65.6 ft.]
 - e. Minimum side yard 5 m [16.4 ft.]
 - f. Maximum number of docks per lot 1
4. No **dock** shall be permitted which constitutes a navigation or safety hazard.
5. In **water bodies** with a width of 150 m [492.1 ft.] or less, no **dock** shall be constructed which will exceed 20% of the width of the adjacent **water body**.

6. No **dock** with a crib area of greater than 15 m² [161.4 ft.²] shall be constructed without a valid permit issued by the Ministry of Natural Resources.

4.1.6 Fences in a Residential Zone

Any **fence erected** hereafter within the **municipality** shall conform to the provisions of any Fence By-law as may from time-to-time be enacted under the **Municipal Act** or any provisions for **fences** as hereinafter set out in this By-law as follows:

1. The maximum **height** of a **fence** in any **interior side** or **rear yard** shall be 2 m [6.56 ft.] measured from the **established grade**.
2. The maximum **height** of a **fence** in any **front yard** or **exterior side yard** shall be 1 m [3.28 ft.] measured from the **established grade**.
3. No **fence** shall be erected so as to obstruct a **sight triangle**.
4. An unpierced hedgerow or other unpierced planting in a **front yard** or **exterior side yard** shall be deemed to be a **fence**.
5. The use of barbed-wire, spire tips, sharp objects or any device for projecting an electric current in any **fence** construction is prohibited.

4.1.7 Fences in a Non-Residential Zone

Any **fence erected** hereafter within the **municipality** shall conform to the provisions of any Fence By-law as may from time-to-time be enacted under the **Municipal Act** or any provisions for **fences** as hereinafter set out in this By-law as follows:

1. The maximum **height** of a **fence** in any **yard** of a non-residential zone shall be limited to 2.5 m [8.20 ft.] measured from the **established grade** where the **fence** is a chain-link or other similar transparent construction materials or 2 m [6.56 ft.] for any other materials.
2. No **fence** shall be erected so as to obstruct a **sight triangle**.
3. The use of barbed-wire, spire tips, sharp objects or any device for projecting an electric current in any fence construction is prohibited.
4. **Section 4.1.6** shall not apply to **fences** required for a **public authority** or **communication facilities**.

4.1.8 Fences in a Rural Zone

The provisions for **fences** shall not apply in a rural zone.

4.1.9 Garden Suites

Subject to the passing of a site specific temporary use By-law under Section 39 of the *Planning Act*, a **garden suite** shall be permitted as an **accessory use** to a **permitted single detached dwelling** provided:

1. The minimum **lot area** conforms to the **zone** in which the **garden suites** are to be located.
2. The maximum **gross floor area** of the **garden suite** shall be 74 m² [800 ft.²].
3. The maximum **height** of the **garden suite** shall be one **storey**.
4. The **garden suite** shall be located in a **rear** or **interior side yard** and shall meet the **zone regulations** for building **separation** and **lot coverage** in the **zone**.
5. The minimum setback from a **rear lot line** or **interior side yard lot line** shall be 3 m [9.84 ft.].
6. A mobile home which meets the **zone regulations** of this By-law shall be **permitted** as a **garden suite**.
7. A **garden suite** shall not be **permitted** on a **lot** occupied by an **existing guest cabin** or **loft-above-a-garage**.

4.1.10 Swimming Pools

Private **swimming pools**, both above-ground and in-ground and both open and covered, shall be **permitted** subject to the By-laws of the **Municipality** regarding swimming pools and the following regulations:

1. Outdoor Open Pools

- a. Open Pool areas shall be totally enclosed by a **fence** constructed with vertically boarded wood, chain link, masonry, plastic, metal construction or a material having an equivalent degree of strength and having no rails or other horizontal or diagonal bracing or attachments on the outside that may facilitate climbing and shall have no opening with a horizontal dimension greater than 75 mm [2.4 inches] and having a minimum height of 1.5 metres [4.9 ft.] above the **established grade** and which shall be installed to include a self-closing and self-latching gate which shall be placed at the top of the gate on the pool side;
- b. Where a pool is an above-ground pool, any combination of the pool wall, surrounding **fence** or **structure** totaling a minimum of 1.5 m [4.92 ft.] in **height** above the **established grade** shall be deemed to

meet the fencing regulations provided that a self-latching gate or equivalent arrangement is installed to prevent unauthorized entry;

- c. A wall or walls of a **building** or buildings may form part of a swimming pool fence provided that all openings affording access from a **building** directly to an enclosed swimming pool area is/are equipped with a locking device located not less than 1.5 metres [4.9 ft.] from the bottom of the floor;
- d. Any **building** or **structure**, other than a **dwelling**, required for changing clothing or pumping, filtering or storage or any similar purposes shall comply with the provisions respecting **accessory uses** and **structures**.
- e. No part of an outdoor **swimming pool** including an associated apron or platform which is in a front or side yard shall be constructed closer to a street line than the regulations for a **main building** in the zone within which it is located nor closer to the **lot line** in a **rear yard** than the minimum distance required for an **accessory use** or **structure**, and;
- f. Notwithstanding the foregoing, outdoor **swimming pools** which are accessory to **hotels** and **motels** may be located in the **front yard** provided the **swimming pool** meets all other regulations of this By-law.
- g. A **hot tub** shall be exempted from the fence provisions provided that the **hot tub** is adequately secured by a cover equipped with a self-locking device, which cover shall be kept locked in place over the tub when the tub is not in use.

2. Indoor Swimming Pools

Indoor pools shall comply to the **accessory building** regulations contained in **Section 4.1.1** or to the zone regulations where the pool is part of the **main building**.

4.1.11 Temporary Car Shelter

- 1. **Temporary car shelters** shall only be located on a **parking space** or **driveway**.
- 2. The minimum **setback** of a **temporary car shelter** shall be 3 m [9.84 ft.] from a **front yard lot line** or **exterior front yard lot line** and 1.5 m [4.92 ft.] from an **interior side yard lot line**.

4.2 Automotive Service Station, Gas Bar, Car Wash

Despite any other provisions contained in this By-law, for all **zones** within which an **automotive service station, gas bar** and/or **car wash** are **permitted**, the following **zone regulations** shall apply:

1. Minimum **lot frontage** 50 m [164 ft.]
2. Minimum **front yard** 15 m [49.2 ft.]
3. Minimum **exterior side yard** 15 m [49.2 ft.]
4. Minimum **interior side yard** 6 m [19.7 ft.]
5. Minimum **rear yard** 10 m [32.8 ft.]
6. Minimum **setback** from a canopy and any **lot line**..... 10 m [32.8 ft.]
7. Minimum **setback** of any pump island from any **lot line** 10 m [32.8 ft.]
8. Minimum entrance width for one way entrance 6 m [19.7 ft.]
9. Minimum width for a two way entrance 9 m [29.5 ft.]
10. Maximum entrance width 12 m [39.4 ft.]
11. Minimum distance between any two entrances and/or exits..... 22.5 m [73.8 ft.]
12. Minimum distance between an entrance or exit and the intersecting street lines on a **corner lot**..... 12 m [39.4 ft.]
13. Minimum number of entrances.....2
14. All fuel storage tanks above or below ground for any fossil fuels or propane shall comply with the *Technical Standards and Safety Act, 2000* and no building permit shall be issued without the prior approval of any equipment or fuel storage facilities by the Technical Standards & Safety Authority.

4.3 Buildings to be Moved

No **building** or **structure** shall be moved within the limits of the **Municipality** or shall be moved from outside the **Municipality** into the **Municipality** unless the **building** or **structure** is a **permitted** use and satisfies all the regulations of the **zone** in which it is to be located.

4.4 Change of Use

A **use** of a **lot, building or structure** which, under the provisions hereof is not **permitted** within the **zone** in which such **lot, building or structure** is located, shall not be changed except to a **use** which is **permitted** within such **zone** or as otherwise authorized by the Committee of Adjustment under Section 45(2) of the *Planning Act*.

4.5 Cumulative Standards

Notwithstanding anything contained in this By-law, where any land, **building** or **structure** is **used** for more than one purpose, all provisions of this By-law relating to each **use** shall be complied with.

Example of cumulative standards: where a lot is to be developed for a commercial use and an accessory dwelling, the number of parking spaces required would include the combined total of those for the commercial use plus those for the dwelling.

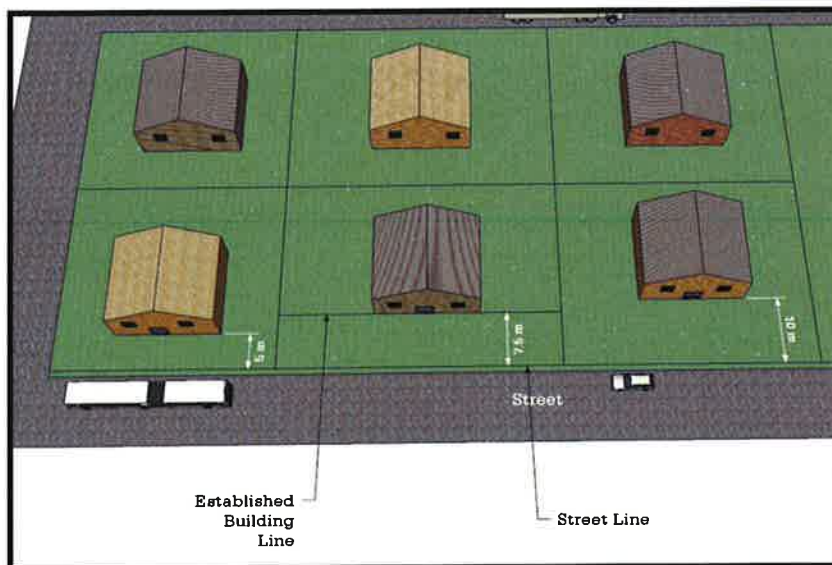


Figure 4.2: Established Building Line in a Residential Zone

4.6 Established Building Line in Built-up Area

Despite any other **zone regulation** of this By-law, in any **residential zone** (see **Section 5.2** for list of **zones**), the **front yard** setback for a **dwelling** to be constructed between **existing buildings** or adjacent to **existing buildings** which are separated by no more than 60 m [196.8 ft.], may be reduced to a setback equal to the average setback of the said **existing buildings** or 6 m [19.6 ft.], whichever is the greatest [see **Figure 4.2**].

4.7 Exception Zone

Where a zone symbol is followed by the suffix "-X" this shall mean that a specific exception is being made to one or more of the **zone regulations** of that **zone** for a specific area governed by the By-law. All other provisions of the By-law shall continue to apply. A number after the "-X" (e.g. R-X1) indicates the chronological order of the various exception zones.

4.8 Flood Plain

No **dwelling** shall be constructed or extended or expanded below the regulatory flood elevation of any **water body** and no person shall use any land or erect, **alter** or **use** any **building** or **structure** in the **flood plain** of any **water body** except in accordance with the following provisions:

4.8.1 Permitted Uses Within the Flood Plain

1. **Buildings** or **structures** intended for flood or erosion control or slope stabilization;
2. **Conservation Use** excluding any **buildings** or **structures**;
3. **Forestry Use** excluding any **buildings** or **structures**;
4. **Parks** excluding any **buildings** or **structures**;
5. Hydro-electric generating facilities;
6. **Marine Facility**;
7. **Marina**; and
8. Infrastructure incidental to a water supply or waste water treatment facility such as a water intake or sewer outfall but not including the *main building* of a water filtration plant or waste water treatment facility.

4.8.2 Prohibited Uses

Buildings and **structures** shall not be *permitted* to locate in **hazardous lands** where the *use* is:

1. An institutional use associated with hospitals, a **day nursery**, a **continuum-of-care facility**, and a **school**, where there is a threat to the safe evacuation of the sick, the elderly, **persons** with disabilities or the young during an emergency as a result of flooding, failure of flood proofing measures or protection works or erosion.
2. An essential emergency service such as that provided by fire, police and ambulance stations and electrical substations, which would be impaired during an emergency as a result of flooding, the failure of flood proofing measures and/or protection works, and/or erosion; and
3. Associated with the disposal, manufacture, treatment or storage of **hazardous substances**.

4.8.3 Flood Plain Zoning Standards

1. No **building** or **structure** shall be **erected** closer than 15 m [49.2 ft.] from the flood **elevation** or **flood line** of a **water body**.
2. Where no **flood elevation** or **flood line** has been established, the **setback** from the **top of bank** shall be 30 m [98.4 ft.].

3. Lands subject to flooding shall not be included in the calculation of the minimum **lot area**.

4.9 Frontage on a Street

No **person** shall erect any **building** or **structure** or **use** any land in any **zone** unless the **lot** upon which such **building** or **structure** is to be **erected** or the land to be **used** has access to and meets the minimum **lot frontage** on a **street**.

4.9.1 Exceptions

Despite the above, access to a **lot** shall be permitted:

1. For a **permitted use** located on an **existing private road**.
2. For a resource related **use** on Crown Land.
3. For a **communications facility**.
4. For a **public utility**.
5. For a **wayside pit or quarry**.
6. For a water access lot or island.
7. For any passive outdoor recreational **use** or activity such as skiing, snowmobiling, hiking, mountain biking or similar activities, and
8. Where all other applicable **zone regulations** are met.

4.9.2 Exception for Existing Agreements

1. Despite **Section 4.9.1** where a development or subdivision agreement exists between the **Municipality** and a land owner and is registered on title, access to an unassumed, unopened or unmaintained public right-of-way shall be deemed to comply to the provisions of this section, provided that the development is in conformity with the **zone regulations** set out in the corresponding **zone** or any exception thereto.
2. Despite **Section 4.9.1**, where a legal right-of-way registered on title and provides for a right-of-way to an **existing lot** which is developed for a **single detached dwelling** or **seasonal dwelling** as of the date of approval of this By-law, such uses shall be deemed to comply with the provisions for access of this By-law.

4.10 Group Homes

A **group home** shall be **permitted** in all **zones** that allow **residential uses**.

4.11 Home Based Businesses

4.11.1 Scope of Permitted Home Based Businesses

The following **home based businesses** shall be **permitted** in any **zone** where a **home based business** is **permitted**:

1. Professional and consulting services including but not limited to an architect, engineer, financial advisor, accountant, consultant, legal services, physician, teleworker.
2. Instructional services include but not limited to music lessons, dance, art, academic tutoring.
3. Home craft businesses including but not limited to quilter, potter, jeweler, painter/visual artist, small scale assembler.
4. A **Day nursery or private home day care**.
5. Distribution sales office or mail order sales including but not limited to cosmetics, clothing or small household appliance.
6. An office for a contractor and trades plumber, electrician.
7. Repair services including but not limited to small appliances, computers and not including auto repair and similar services.
8. High technology uses including but not limited to internet services, office call center services, desktop publishing, computer hardware and software development.
9. Personal care services including but not limited to a hairdresser, barber, massage therapist, aesthetician.
10. Sale of bait for recreational fishing purposes.
11. Pet grooming, but not including overnight keeping of animals.
12. A **Catering establishment**.
13. A **Studio**.
14. Seed sales
15. Gun repairs

4.11.2 Zone Regulations for Home Based Businesses

1. The **home based business** shall be clearly **accessory** to the main **permitted** residential **use**.
2. A maximum of two (2) **home based businesses** shall be **permitted** in a **dwelling**.
3. The residential external character of the **dwelling** shall not be changed.
4. The business(es) shall be conducted entirely within the **dwelling** in an R1, R2, R3, R4 and R6 Zone, but shall be **permitted** to be operated in an **accessory building** or **structure** in a Rural (RU) Zone provided that the **home based business** does not occupy more than 140 m² [1,506 ft.²] of the **accessory building** or **structure**.
5. The **home based business** shall be operated by the owner or occupant of the **dwelling** on the **lot** on which the **home based business** is operated.
6. The **home based business** shall not create a public nuisance in regard to noise, traffic, parking or health safety.
7. The business(es) shall be legal and must have obtained the necessary permits or licenses from the **Corporation** and any other applicable government body having jurisdiction.
8. The **home based business(es)** shall cumulatively not occupy more than 25% of the **net floor area** of the **dwelling**.
9. No **outdoor storage** shall be **permitted**.
10. Only one (1) **sign** shall be **permitted** to advertise the **home based business(es)**. The **sign** shall not exceed 1 m² in surface area. The **permitted sign** may be a free standing sign in a **front** or **exterior side yard** or may be attached to the wall of a **permitted building** or **structure**. The **sign** may be illuminated where the illumination is directed onto the **sign** and complies with **Section 4.13** of this By-law. **Signs** may also be subject to any sign By-law enacted by the **Municipality** under the **Municipal Act**.
11. Parking for **home based business(es)** shall comply with **Section 4.22** of this By-law.

4.12 Home Industries

4.12.1 Scope of Permitted Home Industries

The following **home industries** shall be **permitted** in any Rural (RU) or any **non-residential zone** which permits a **residential use**:

1. Any of the **home based businesses** listed in **Section 4.11.1**.
2. Any **agri-tourism use** to a **permitted agricultural use** including a home based business (as set out above), **uses** that produce value-added agricultural products from the farm operation on the property, a farm produce outlet, a welding or repair shop, commercial school bus or commuter transportation service, a retail outlet for farm supplies and machinery or other home industry.
3. The sale of firewood.
4. An appliance repair.

4.12.2 Zone Regulations for Home Industries

1. The **home industry** shall be clearly **accessory** to the main **permitted residential use**.
2. A maximum of two (2) **home based businesses** or **home industries** or a combination thereof shall be **permitted**.
3. The residential external character of the **dwelling** shall not be changed.
4. The business(es) may be conducted within the **dwelling** or may be located in an **accessory building** or a combination of both if located in a Rural zone.
5. The **home based business** shall be operated by the owner or occupant of the **dwelling** on the **lot** on which the **home based business** is operated.
6. The **home based business** shall not create a public nuisance in regard to noise, traffic, parking or health safety.
7. The business(es) shall be legal and must have obtained the necessary permits or licenses from the **Corporation** and any other applicable government body having jurisdiction.
8. No **outdoor storage** shall be **permitted** except for the storage of firewood.
9. The **home industry(ies)** shall cumulatively not occupy more than 25% of the **net floor area** of the **dwelling**. Where the business is located in an

accessory building the **net floor area** occupied by the business shall not exceed 140 m² [1,506 ft.²].

10. Only one (1) **sign** shall be **permitted** to advertise the **home based business(es)**. The **sign** shall not exceed 1 m² in surface area. The **permitted sign** may be a free standing sign in a **front** or **exterior side yard** or may be attached to the wall of a **permitted building** or **structure**. The **sign** may be illuminated where the illumination is directed onto the **sign** and complies with **Section 4.13** of this By-law. **Signs** may also be subject to any sign By-law enacted by the **Municipality** under the **Municipal Act**.
11. Parking for **home based business(es)** shall comply with **Section 4.22** of this By-law.

4.13 Illumination

Illumination of **buildings, structures** and grounds shall be **permitted** provided:

1. Illumination does not cause direct or indirect glare on a **street or private road** that may interfere with traffic or pedestrian safety.
2. Illumination does not consist of a colour or be so designed or located that it may be confused with traffic signals.
3. Illumination does not cause direct or indirect glare on land or **buildings** or **structures** on any adjacent property that creates a public health or safety issue.

4.14 Kennel

A **kennel** shall only be **permitted** in the Rural (RU) Zone.

4.15 Land Suitability For Use

Despite any other provision of this By-law, no habitable **building** or **structure** shall be **erected, altered** or **used** on land which is unsafe for development by reason of unstable bedrock, unstable soils, steep slopes, low lying or marshy conditions, or unstable character.

4.16 Licenses, Permits and Other By-laws

Nothing in this By-law shall exempt any person from complying with requirements of the Building By-law or any other By-law in force within the **Municipality** or from obtaining any permit, license, permission, authority or approval required by this or any other By-law of the Township of Dubreuilville or by any other provincial or federal law in force from time to time.

4.17 Loading/Delivery Space Regulations

For every **building** or **structure erected** for a commercial, institutional or industrial land **use** involving the receiving, shipping or unloading of merchandise or other goods, loading/delivery spaces shall be required in accordance with the following **zoning regulations**:

1. Minimum **loading/delivery space height** clearance..... 4.25 m [13.9 ft.]
2. Minimum **loading/delivery space width** 3.75 m [12.3 ft.]
3. Minimum **loading/delivery space length** 10 m [32.8 ft.]
4. Minimum **aisle** or **driveway** width leading to a loading/delivery space 6m [19.6 ft.]
5. Minimum no. of **loading/delivery** spaces0 for net floor area less than 200 m²
6. Minimum no. of **loading/delivery** spaces... 1 for net floor area of 200 m²-1,000 m²
7. Minimum no. of **loading/delivery** spaces..... 1 for each additional 1,000 m²
8. All loading spaces shall be located within the property boundaries (**lot lines**) of the **lot** on which they are located.
9. Minimum **setback** of any required **loading/delivery space** from any **lot line** shall be 3 m [9.84 ft.].
10. The **loading/delivery space** regulations shall not apply to **existing buildings** or **structures**, but shall apply to any increase in the **net floor area** of an **existing building** or **structure** after the date of the passing of this By-law.

4.18 Minimum Distance Separation and Special Setbacks

Despite the **zoning regulations** in this By-law, no **person** shall use any land, **building** or **structure** unless the **use, building** or **structure** complies with the following

4.18.1 Waste Management Facility

1. No development or land use shall be **permitted** within 30 m [98.4 ft.] of the licensed fill area of an active **waste management facility**.
2. No **waste management facility** shall be **permitted** within 30 m [98.4 ft.] from the **high water mark** of any **water body** or **wetland**.
3. No **waste management facility** shall be **permitted** on land covered by water or in any area subject to flooding.

4.18.2 Pits and Quarries

1. No **sensitive land use** shall be **permitted** within 70 m [230 ft.] of the zone boundary of a **pit** measured as the shortest horizontal distance between the **lot line** of the **sensitive land use** and the zone boundary of the **pit** or the nearest face of the excavation, whichever is the closest.
2. No **sensitive land use** shall be **permitted** within 300 m [984 ft.] of a **quarry** measured as the shortest horizontal distance between the **lot line** of the **sensitive land use** and the zone boundary of the **quarry** or the nearest face of the excavation, whichever is the closest.

4.18.3 Industrial Uses

1. **Class I Industrial – Light Industrial:** The minimum **separation distance** from a **sensitive land use** and a Class I Industrial use shall be 20 m [65.6 ft.] and shall be measured as the shortest horizontal distance between the **lot line** of the **sensitive land use** to the **lot line** of the Class I Industrial Use.
2. **Class II Industrial – Medium Industrial:** The minimum **separation distance** from a **sensitive land use** and a Class II Industrial use shall be 70 m [230 ft.] and shall be measured as the shortest horizontal distance between the **lot line** of the **sensitive land use** to the **lot line** of the Class II Industrial Use.
3. **Class III Industrial – Heavy Industrial:** The minimum **separation distance** from a **sensitive land use** and a Class III Industrial use shall be 300 m [984.2 ft.] and shall be measured as the shortest horizontal distance between the **lot line** of the **sensitive land use** to the **lot line** of the Class III Industrial Use.
4. Where an **industrial use** or **sensitive land use** is an **existing use** and an expansion or extension is proposed, the minimum **separation distance** for a **Class I, II or III Industry** shall be measured from the nearest main wall of the **building** or **structure** occupied by the **sensitive land use** and the nearest main wall of the **building, structure**, processing area, assembly or manufacturing area occupied by the **industrial use**.

4.18.4 Minimum Distance Separation Formulae I and II

1. The Minimum Distance Separation Formulae I and II of the Ministry of Agriculture, Food and Rural Affairs shall apply to new or expanding **livestock facilities** and the establishment of **residential uses** or *vice versa* on properties adjacent or in proximity to livestock operations, but shall not apply between a **dwelling** and a **livestock facility** on the same **lot**.
2. Any new **sensitive land use** located on a lot greater than 1 ha [2.47 ac] created after the date of passing of this By-law shall comply with the **Minimum Distance Separation Formulae I** as amended by the Province from time to time, where applicable. The Minimum Distance Separation Formulae I shall not apply to **existing lots** of record 1 ha [2.47 ac] or less.
3. Despite anything in this By-law to the contrary, where an **existing sensitive land use** that does not comply with the **Minimum Distance Separation Formulae I** is destroyed or rendered uninhabitable by fire or other natural cause, the **building** or **structure** may be reconstructed where the new **building** or **structure** is located no closer to a **livestock facility** than the original building or structure and the **gross floor area** and **height** are not increased.
4. The **Minimum Distance Separation Formulae I** shall not apply to the **erection** of a new **dwelling** that does not comply with the **Minimum Distance Separation Formulae I** where there are four or more existing non-farm uses closer to the subject **livestock facility** provided that the new

dwelling is not constructed closer to the **livestock facility** than the four or more existing non-farm uses.

5. The **Minimum Distance Separation Formulae I** shall not apply to the construction of **accessory buildings** and **structures** to a **permitted existing dwelling** on the property (e.g. **deck, garage, gazebo**, greenhouse, picnic area, **patio**, shed).
6. The **Minimum Distance Separation Formulae I** shall not apply to proposed non-agricultural **uses** within an approved settlement area.
7. The **Minimum Distance Separation Formulae I** shall not apply to any cemetery that is closed to further **use** or receives low levels of visitation.

4.18.5 Water Bodies

Subject to **Section 4.8**, the minimum setback from the **high water mark** for **dwelling**, a non-residential or **accessory building** or **structure** or an **individual on-site sewage service** shall be 30 m [98.4 ft.] except for a **marine facility**. The setback shall be measured as the shortest horizontal distance from the nearest main wall of the building or the edge of the filter bed/tile bed to the **high water mark**.

4.18.6 Wetland

No **dwelling**, non-residential or **accessory building** or **structure** or an **individual on-site sewage service** shall be **permitted** within 30 m [98.4 ft.] of the boundary of a significant **wetland** or fish habitat.

4.19 Non-Conforming Uses

4.19.1 Continuance of Existing Uses

Nothing in this By-law shall apply to prevent the **use** of any land, **building** or **structure** for any purpose prohibited by the By-law if such land, **building** or **structure** was lawfully **used** for such purpose on the day of the passing of the By-law so long as it continues to be **used** for that purpose. The non-conforming use of any land, **building** or **structure** shall not be changed or enlarged except to a **use** which is in conformity with the provisions of the **zone** in which the land, **building** or **structure** is located, or without permission from the Committee of Adjustment pursuant to the *Planning Act*.

4.19.2 Prior Building Permits

Nothing in this By-law shall prevent the **erection** or **use** of any **building** or **structure** for which a building permit has been issued under the *Building Code Act* prior to the passing of this By-law, so long as the **building** or **structure** when **erected** is **used** and continues to be **used** for the purpose for which it was **erected** and provided the permit has not been revoked under the *Building Code Act*.

4.19.3 Road Widening

Nothing in this By-law shall prevent the **use** of any land, **building** or **structure** or the **erection** of any building or structure on a **lot** which does not comply to the minimum

lot frontage and/or **lot area** and/or **front yard setback** and in the case of a **corner lot**, the **exterior side yard setback**, as a result of a road widening taken by the Township of Dubreuilville or the Ministry of Transportation of Ontario, provided all other requirements of this By-law are complied with.

4.19.4 Reconstruction of Existing Use

Nothing in this By-law shall prevent the reconstruction or strengthening to a safer condition of any **non-complying building** or **structure** which is destroyed or rendered uninhabitable by fire or other natural cause, provided the **height** and **gross floor area** are not increased, and the new building or structure is erected on the same building footprint. An existing **non-complying building** or **structure** may be renovated only, provided the renovation does not further reduce any zoning regulations or increase the **gross floor area**.

4.19.5 Addition to Existing Building or Structure

Nothing in this By-law shall prevent the extension or addition to a **building** or **structure** which is used for a purpose specifically **permitted** within the **zone** in which such **building** or **structure** is located and which **building** or **structure** existed at the date of passing of this By-law but which building or structure does not comply with one or more of the **zone regulations** of this By-law, provided such extension or addition does not further reduce the regulations of this By-law.

4.19.6 Existing Undersized Lots

Despite anything else contained in this By-law, where a vacant **lot** having a lesser **lot frontage** and/or **lot area** than is required by this By-law is held under distinct and separate ownership from adjoining lots, according to the register for land in the Land Titles, or Registry Office, on the date of the passing of this By-law, it may be **used** for a purpose **permitted** in the zone in which the said lot is located, provided that no such lot has a **lot area** of less than 2,000 m² [21,529 ft.²] in a Rural (RU) Zone or cannot be adequately serviced with **water and sewage services** and provided all other applicable **zone regulations** in this By-law are complied with.

4.20 Occupancy Restrictions

Human habitation shall not be **permitted** in any of the following **buildings, structures**, or parts thereof:

1. Any **private garage** or other **building** or **structure** which is **accessory** to a **residential use**.
2. Any truck, bus, coach or streetcar body whether or not the same is mounted on wheels.

4.21 Open Storage and Outdoor Display

No **person** shall use any **lot** or part thereof for **open storage**, or **outdoor display** except as **permitted** by this By-law and as an area which has been specifically designed

and set aside for such purpose, is fully integrated with the main use of the lot and is in accordance with the following:

1. **Open storage** shall not be **permitted** within any required **front yard** and no closer than 5 m [16.4 ft.] to any **interior side lot line** or **rear lot line**.
2. Where **open storage** areas abut a **residential zone** (see **Section 5.2** for list of zones), the required **setback** of the **open storage** area shall be increased 10 m [32.8 ft.] and shall also be visually screened from any **residential use**.
3. An **outdoor display** area shall be **permitted** as an **accessory** use to any **permitted** commercial use, **industrial use** or public service use provided that the **outdoor display** area does not reduce any required **parking area** or **loading space** required by this By-law. All **outdoor display** areas shall be setback a minimum of 3 m [9.84 ft.] from any **front lot line** or **interior side lot line**. Despite the above, seasonal sales of Christmas trees or a temporary (i.e. weekend) or a **yard sale** shall be **permitted** to occupy a designated **parking area**.

4.22 Parking, Motor Vehicles, Bicycles and Drive-Through Facilities

4.22.1 General

1. Except as provided herein, no **motor vehicles** shall be parked or stored in any **zone** (see **Section 5.2** for list of zones) unless the **motor vehicle** is located within a **garage, carport, driveway, parking area**, or **98.**,
2. **Logon** a street as **permitted** by Municipal By-law.
3. No **parking space** in a **residential zone** (see **Section 5.2** for list of zones) shall be used for the outdoor parking or storage of a **motor vehicle** unless such **motor vehicle** is used in operations incidental to the **residential use** of the **lot** on which it is parked or stored and bears a motor vehicle license plate or sticker which is currently valid.
4. Any **recreational vehicle** which is self-propelled or does not require to be transported on a trailer shall be **permitted** in a **residential zone** (see **Section 5.2** for list of zones) provided it is parked in a **permitted parking space** or is located in an **interior side yard** or **rear yard**.
5. Each standard **parking space** or vehicle space in a **stacking lane** shall have a minimum width of 2.6 m [8.5 ft.] and a minimum length of 5.5 m [18 ft.] and each **barrier-free parking space** shall have a minimum width of 3 m [9.8 ft.] and a minimum length of 6 m [19.6 ft.].
6. Unless **permitted** elsewhere in this By-law, where two or more uses are **permitted** in any one **building** or **structure** on any **lot**, then the off-street

parking regulations for each use shall be calculated as if each use is a separate use, and the total number of off-street parking spaces so calculated shall be provided.

7. The regulations for **parking spaces** shall not apply to any **building** or **structure** in existence at the date of passing of this By-law so long as the **gross floor area**, as it existed at such date, is not increased and no change in **use** occurs. If an addition is made to the **building** or **structure** which increases the **gross floor area** or a change in **use** occurs then parking spaces for the addition or area changed in use shall be provided.
8. Supplementary regulations for **parking spaces** for **dwellings** in **residential zones** (see **Section 5.2** for list of zones) shall be as follows;
 - a. The **driveway** and **parking space** shall be constructed of crushed stone, asphalt paving, concrete, paver stones or similar materials.
 - b. No more than fifty percent (50%) of the area of any required **front yard** shall be used or constructed as a **driveway** or **parking space**.
 - c. No more than fifty percent (50%) of the **lot frontage** as defined by this By-law shall be used or constructed as a **driveway** or **parking space**.
9. Supplementary regulations for a **parking area** for more than four **motor vehicles** shall be as follows:
 - a. The **parking area** shall be constructed of crushed stone, asphalt paving, concrete, paver stones, or similar materials.
 - b. Ingress and egress directly to and from every **parking space** shall be by means of a **driveway**, **lane** or **aisle** having a width of at least 6 m [19.7 ft.] for two-way traffic and 4 m [13.1 ft.] for one-way traffic where parking is angled.
 - c. A **driveway** or **lane** which does not provide ingress and egress directly to a parking space, shall have a minimum width of 3.5 m [11.4 ft.] where designed for one-way vehicular circulation or 6 m [19.7 ft.] where designed for two-way vehicular circulation.
10. Where the calculation of the minimum number of **parking spaces** required results in a fraction, the minimum requirement shall be the next higher whole number.

4.22.2 Barrier Free Parking

One **barrier free parking space** shall be required for any **use** requiring 10 standard **parking spaces** or more and **barrier free parking spaces** shall be provided at a ratio of one **barrier free parking space** for each 25 **standard parking spaces** and shall be included as part of the total number of standard **parking spaces** required.

4.22.3 Drive-through Facilities

Despite any other **zone regulation** in this By-law, where a **use** of land, **building** or **structure** incorporates a **drive-through facility**, the following **zone regulations** shall apply:

1. A **drive-through facility** shall be a **permitted** use in the C1 and C2 Zones.
2. A **drive-through facility** is a principle **use** in combination with another **permitted use** and shall comply with the **zone regulations** in the **zone** in which the **drive-through facility** is located.
3. The minimum dimensions of a vehicle space in a **stacking lane** shall be 2.7 m x 6 m [8.85 ft. x 19.6 ft.].
4. No part of any **order station** shall be located closer than 10 m [32.8 ft.] from the property boundary of any property occupied by or zoned for a residential use.
5. All **drive-through facilities** shall comply with the **zone regulations** for parking areas set out in Section 4.22 of this By-law.
6. Stacking lanes for any **drive-through facility** shall be designed to accommodate eight (8) vehicles.

4.22.4 Bicycle Storage

Any **building**, (except an **existing building**), with a **net floor area** of 250 m² [2,691 ft.²] **used** for a **commercial use** shall install a bicycle storage rack designed to securely store a minimum of ten (10) bicycles, and such bicycle storage rack shall be located within 15 m [49.2 ft.] of the main entrance of the **building**.

4.22.5 Schedule for Parking Regulations

In any **zone**, the owner or occupant of any **building** or **structure erected**, enlarged or changed in use after the date of passing of this By-law shall provide off-street **parking spaces** in accordance with the minimum number of parking spaces set out in **Table 4.22** as follows:

Table 4.22 – Schedule for Parking Regulations	
USE	MINIMUM NUMBER OF REQUIRED PARKING SPACES

Table 4.22 – Schedule for Parking Regulations	
USE	MINIMUM NUMBER OF REQUIRED PARKING SPACES
Residential: • Accessory dwelling • Guest House • Mobile home • Seasonal dwelling • Semi-detached dwelling • Single-detached dwelling	2 spaces per dwelling
Residential: • Apartment dwellings • Multiple dwelling • Row or townhouse • Triplex dwelling	1.5 spaces per dwelling unit, 15% of which shall be reserved as visitor parking
Residential: • Bachelor dwelling unit • Boarding house • Dormitory • Garden suite • Senior citizen dwelling	• 1 space per dwelling unit, or 1 space per 38 m² [409 ft.²] whichever is greater • Dormitory or boarding house: 1 space per occupant
Animal Shelter	1 space per 30 m ² [322.9 ft. ²] of gross floor area
Auto body shop, auto repair shop, automotive service station, gas bar	3 spaces per service bay plus 1 space per employee; minimum 6 spaces
Assembly hall, auction hall, auditorium, banquet facility, dance hall, entertainment establishment, stadium, theatre and similar places of assembly, place of worship	The greater of 1 space for every 4 seats or 1 space for every 12 m ² [129.1 ft. ²] of assembly space

Table 4.22 – Schedule for Parking Regulations	
USE	MINIMUM NUMBER OF REQUIRED PARKING SPACES
Bed and Breakfast Establishment	1 space for each guest room available to the travelling public in addition to the required parking for the dwelling
Building supply store, lumber yard, garden centre, nursery, equipment and vehicle storage yard	1 space for each 22 m ² [236.8 ft. ²] of gross floor area and 1 space for each 35 m ² [376.2 ft. ²] of open storage
Clinic	3 spaces per medical practitioner
Convenience store	1 space per 18 m ² [193.7 ft. ²] of gross floor area
Continuum-of-Care Facility	1 space for every 6 patient beds plus 1 space for every 4 employees
Crisis Care Facility	2 spaces minimum in addition to the required parking for a dwelling or if not located in a dwelling, 1 space per 38 m ² [409 ft. ²] of gross floor area
Day nursery	1 space per employee and 1 space per 5 children or 1 space for every 15 children registered or fraction thereof
Drive-through facility	1 parking space per 10 m ² [107.64 ft. ²] of gross floor area
Equipment Rental Establishment, Equipment Sales Establishment, Equipment Service and Repair Establishment	1 space per 35 m ² [376.7 ft. ²] of open storage or gross sales area plus 1 space per employee

Table 4.22 – Schedule for Parking Regulations	
USE	MINIMUM NUMBER OF REQUIRED PARKING SPACES
Garden centre and nursery	1 space per 30 m ² [322.9 ft. ²] of gross floor area
General business, antique store, retail store, grocery store, commercial and personal service establishment, office, meeting rooms, office, service outlet,	1 space per 28 m ² [301.3 ft. ²] of gross floor area
Group Home	2 spaces plus the required parking for the dwelling
Home Based Business, Home Industry	A minimum of one (1) parking space and a maximum of three (3) parking spaces shall be permitted in addition to the required parking for the dwelling
Hotel, Motel, tourist establishment	1 space per guest unit, plus 1 space per 12 m ² [129.1 ft. ²] of gross floor area dedicated to administrative, banquet and meeting facilities
Industrial use, abattoir, agriculturally related use, bakery	1 space per 30 m ² [322.9 ft. ²] of gross floor area
Place of amusement, recreational commercial establishment	1 space for every 4 persons that can be accommodated
Place of worship	1 space for every 5 seats, fixed or otherwise
Restaurant, Tavern	1 parking space per 10 m ² [107.64 ft. ²]

Table 4.22 – Schedule for Parking Regulations	
USE	MINIMUM NUMBER OF REQUIRED PARKING SPACES
School - elementary	1.5 spaces per classroom plus 6 spaces for visitors
School - secondary or private	4 spaces per classroom plus 8 spaces for visitors

4.23 Parts of Buildings or Structures Permitted Above Height Level

1. The height regulations in this By-law shall not apply to any of the following:
 - a. Air conditioning system
 - b. Chimney
 - c. Church spire or belfry or turret
 - d. **Communications facility**
 - e. Drying tower
 - f. Elevator or stairway enclosure
 - g. Enclosed mechanical and electrical equipment
 - h. Farm buildings and structures including but not limited to a barn, silo or windmill
 - i. Flag pole
 - j. Hydro electric transmission tower or pole
 - k. Ornamental dome or clock tower
 - l. Receiving and transmitting antenna
 - m. Receiving stations
 - n. **Satellite dish/receiver**
 - o. Skylight
 - p. **Solar collector/commercial solar collector**
 - q. Ventilating fan or skylight
 - r. Water tower
 - s. **Wind Turbine/commercial wind turbine**
2. The minimum **setbacks** in all directions for a **communications facility** shall be the equivalent of the height of the tower except where such facility is authorized and/or approved by Industry Canada.

4.24 Permitted Projections

Every part of any **yard** required by this By-law shall be left open and unobstructed by any **structure** from the ground to the sky except that those structures listed in Table 4.24 shall be **permitted** to project into the minimum yards required by this By-law for the following specified distances:

Table 4.24 – Permitted Projections	
STRUCTURE	MAXIMUM PROJECTION INTO REQUIRED YARD
Chimney breasts, cornices, sills, bay windows, pilasters, eaves or gutters, solar collectors where attached to a building, shutters cornices, parapets or other ornamental structures	0.75 m [2.46 ft.] into any required front yard , rear yard or interior side yard
Canopies which are at least 2.13 m (7 ft.) in vertical clearance above the established grade , with or without supporting posts	2 m [6.5 ft.] into any required yard
Canopies for entrances to apartment buildings and commercial buildings	Despite any other provisions in this By-law, a canopy or portico over a major entrance to an apartment building or commercial building may project into the required yard a distance equal to one-half (½) the setback of the building from the street line
Window awnings	1.2 m [3.9 ft.] into any required yard
Steps, ramps for use by handicapped, and walkways	No maximum into any required yard
Porch , uncovered platform landing, patio or deck , balconies or steps	No maximum into any side yard and 3 m [9.8 ft.] into any required front or rear yard
Air conditioner	0.5 m [1.6 ft.] into any yard

Table 4.24 – Permitted Projections

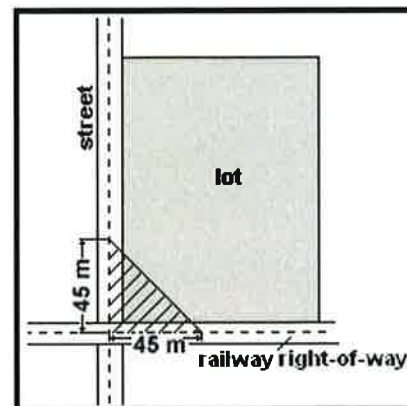
STRUCTURE	MAXIMUM PROJECTION INTO REQUIRED YARD
Fire escapes, exterior stair cases from a building having two storeys or more above grade	1.5 m [4.92 ft.] into an <i>interior side</i> or <i>rear yard</i> only
Heat pump	1.5 m [5 ft.] into an <i>interior side yard</i> or <i>rear yard</i>
Accessory building	As <i>permitted</i> by and as specified in this By-law
Fences , hedges, shrubs, trees, freestanding walls, flagpoles, light standards, garden trellises, clothes lines, bicycle racks and similar structures or features	No restrictions apply except with respect to a sight triangle

4.25 Sight Triangle

1. Within any area defined as a **sight triangle**, the following **uses** shall be prohibited:
 - a. A **building, structure**, or **use** which would obstruct the vision of drivers of **motor vehicles**.
 - b. A **fence**, tree, hedge, bush or other vegetation, other than agricultural crops.
 - c. Any portion of a delivery space, **loading space, driveway** or **parking space**.
 - d. A berm or other ground surface which exceeds the elevation of the street by more than 0.6 m [1.96 ft.].

Figure 4.3: Sight Triangle

2. For the purposes of this By-law, the following **sight triangle** distances shall apply (see definition of sight triangle for measurement of distances):
 - a. 15 m [49.2 ft.] in all commercial and industrial zones.
 - b. 5 m [16.4 ft.] in all other zones.
 - c. Despite the above in any **zone** where any street crosses a railway at the same grade the railway shall be deemed to be a street and a



sight distance of forty-five metres (45 m [147.6 ft.]) shall be required measured from the point of intersection of the centre line of the railway right-of-way and the street line abutting the lot [see **Figure 4.3**].

4.26 Signs

Unless otherwise stated in this By-law, **signs** shall be **permitted** only in accordance with the Signs By-law(s) of the Corporation.

4.27 Streets, Parks, Playgrounds and Community Gardens

In any **zone** established by this By-law, **streets**, walkways, bike paths, parks, playgrounds and **community gardens** are **permitted**.

4.28 Temporary Buildings or Structures During Construction

Nothing in this By-law shall prevent the use of land or the use or **erection** of a temporary **building** or **structure** or a scaffold or other equipment essential to the construction in progress for which a building permit has been granted, but only until such time as the work has been finished or abandoned or such equipment is no longer required.

In addition, temporary accommodation for a business which is intended to occupy a **building** or **structure** which is under construction with the work in progress on such **building** or **structure** may be temporarily **permitted** on the same lot in the form of a mobile, relocatable, portable or transportable **building** or **structure** provided:

1. Approval is obtained from the **Corporation**.
2. Such temporary accommodation is removed from the **lot** immediately upon completion of construction or abandonment of construction.

4.29 Use by Public Authority or Public Utility

The provisions of this By-law shall not apply to limit the **use** of any land or to the **erection** or **use** of any **building** or **structure** for a utility installation or municipal infrastructure for the purpose of a public service by the Township of Dubreuilville and/or any public authority, any department of the Government of Ontario or Canada, including any Hydro One facilities and a federally or provincially regulated utility of communication service pursuant to the *Planning Act*, provided that where such land, **building** or **structure** is located in a **residential zone** (see **Section 5.2** for list of zones) or on a lot adjacent to a **residential zone**:

1. No goods, materials or equipment shall be stored in the open.
2. The **lot coverage** and **setback** regulations of the zone in which such land, **building** or above ground **structure** is located shall be complied with.
3. Any **building erected** under the authority of this section shall not be used for the purpose of an **office** except for a government **building**.

4. The regulations for **parking spaces** and loading regulations as contained in this By-law shall be complied with.
5. **Communications facilities** shall comply with Industry Canada Standards for construction and safety. A **communications facility** shall only be **permitted** in a Rural (RU) or Industrial (M1, M2) Zone.
6. Secondary uses, such as active and passive recreation, agriculture, community gardens, other utilities, and uses such as parking lots and outdoor storage that are accessory to adjacent land uses, are encouraged on hydro corridor lands, where compatible with surrounding land uses. However, a proponent should be aware of the primacy of electricity transmission and distribution facilities and that secondary uses require technical approval from Hydro One Networks Inc.

4.30 Water and Sewage Disposal Systems

No **person** shall **erect** or **use** in whole or in part, any **building** or **structure** unless the **use, building** or **structure** is properly connected to approved **water and sewage systems** under the *Ontario Water Resources Act* or the *Building Code Act* unless the use is exempted under the *Building Code Act* or prohibited or regulated by this By-law.

4.31 Wellhead Protection Area

No use of land or the erection of buildings or structures shall be permitted within a Wellhead Protection Area, as shown on Schedule A to this By-law, except in compliance with the following provisions:

1. Within the Wellhead Capture Zones 1 and 2, as shown on Schedule "A", all uses within Table 1- Categories "A, B, and C" are prohibited. Any permitted uses shall be developed only where they can be connected to full municipal water and sewage and where capacity is available. No underground storage or outside storage that does not have built-in secondary containment system shall be permitted, and such storage shall be restricted to the storage of fuel required for domestic use or for the short term storage as an energy supply for a non-residential use.
2. Within wellhead capture Zone 3, as shown on Schedule "A", Category "C" uses shall be permitted where lands are permitted subject to a rezoning in compliance with the performance standards or best management practices respectively, of the Official Plan for such uses.
3. **Existing Uses, Enlargements, Extensions or Change of Uses**
Land uses in Table 1 existing within Zones 1 and 2 of the Wellhead Protection Area at the time of the coming into force of zoning by-law amendments adopted in accordance with the policies for Wellhead Protection Areas, will be recognized as legal non-conforming uses within the zoning by-law. Once these uses cease to exist, such legal conforming status will be lost and such uses will no longer be permitted.

Existing Category “C” land uses in Table 1 located in Zone 3 may be expanded by amendment to this by-law where they comply with the performance standards set out in the Official Plan.

Table 1 - Risk Categories by Land Use

Category A Uses (High Risk)

- An On-site (private) sewage disposal system
- A groundwater heat pump
- A gas or oil pipeline
- A new sewage collection main
- Above ground storage tanks (ASTs) with secondary containment except for a permitted non-residential use
- Auto wrecking and salvage yards
- Bulk road salt storage
- Bulk storage of chemicals or hazardous substances, including on-farm storage for agricultural production purposes
- Bulk storage of tires
- Lagoons for sewage treatment
- Land application of nutrients including bio-solids or septage
- Manure storage facilities
- Municipal landfills
- Petroleum products refining and asphalt batching
- Private facilities for the disposal, storage, handling, transfer, processing and/or recycling of any solid or liquid wastes, including private landfills, and excluding residential sewage systems.
- Snow storage and disposal facilities
- Underground storage tanks (USTs) and any in-ground process-related piping of chemicals and lubricants, sumps such as dry wells and machine pits, and automotive repair pits
- Warehousing, bulk storage of oil, gasoline or petroleum products
- Warehousing of cleaning products, pesticides, herbicides, fungicides and chemicals, excluding on-farm storage for agricultural production purposes

Table 1 - Risk Categories by Land Use

Category B Uses (Medium Risk)

- Assembly of aircraft and aircraft parts, motor vehicles, truck, but bodies, trailers, rail cars, mobile homes, ships and boats
- Automobile service stations and gas stations
- Commercial or industrial dry cleaning of textiles and textile products
- Foundries non-ferrous metal smelting and refining
- Leather tanning and finishing
- Manufacturing and dyeing of textiles
- Manufacturing of agricultural, commercial and industrial machinery
- Manufacturing of cable and wire
- Manufacturing of chemicals, resins, paints, varnish, printing inks, adhesives, plastics and reinforced fibreglass plastic
- Manufacturing of electronic components such as semiconductors, printed circuit boards and cathode ray tubes
- Manufacturing of engines, engine parts, steering and suspension parts, wheels and brakes
- Manufacturing of jewellery and precious metals
- Manufacturing of motor vehicle wiring
- Manufacturing of pharmaceuticals and medicines
- Manufacturing of unfinished fabricated metal products and parts
- Manufacturing of wet electrical equipment and wet batteries
- Metal casting operations
- Metal finishing operation (electroplating, electro-coating, galvanizing, painting, application of baked enamel)
- Underground storage tanks (USTs) and any in-ground process-related piping of chemicals and lubricants, sumps such as dry wells and machine pits, and automotive repair pits
- Vehicle stamping operations
- Wood and wood product preservation and treatment

Table 1 - Risk Categories by Land Use

Category C Uses (Low Risk)

- Abattoirs
- Airports
- Asphalt paving and roofing contractor yards
- Automated manufacturing of soft drinks, distilleries, breweries and wine making
- Automated production of baked goods, dairy, canned goods, frozen foods, processed food and meat
- Cemeteries
- Funeral homes
- Furniture, casket, cabinet and other wood products manufacturing and assembly
- Glass and glass products manufacturing
- Golf courses
- Intensive livestock operations and associated manure storage facilities and land application of manure
- Lawn care contractors
- Machinery equipment rental outlets
- Market gardening farms
- Manufacturing of dry batteries
- Manufacturing electrical appliances, equipment, motors, lighting fixtures, lamps
- Manufacturing of electric light bulbs and tubes
- Manufacturing of paper, newsprint, boxes
- Manufacturing of plastic and foam parts and products
- Manufacturing of rubber products
- Manufacturing of soaps and toiletry preparations
- Medical health and other laboratories
- Photographic developing facilities
- Printing of newspaper, packaging and books
- Rendering facilities
- Repair of motor vehicles, aircraft, water craft, rail vehicles, trucks, buses and machinery
- Repair of photographic equipment, electrical motors, electrical equipment, vending machines, small motors, appliances, computer equipment and jewellers
- Retail sale of agricultural fertilizers and pesticides
- Storage, repair yards and facilities for contractors
- Transit terminals

4.32 Zones Applying to More than One Properties

Where a **lot** is divided into more than one **zone**, each such portion of the lot shall be used in accordance with the provisions of this By-law for the zone where such portion of the lot is located. Each such portion of the lot shall be considered as a separate lot for the purposes of determining zone provisions.

Section 5 ZONES

5.1 Zone Classification

For the purposes of this By-law, the Township of Dubreuilville is divided into the following **zones** as named and described in the following sections, the boundaries of which are shown on the attached Schedules which are attached to and form part of this By-law.

5.2 Zones

Zones	
Name of Zone	Zone Symbol
Residential Zones	
Residential First Density	R1
Residential Second Density	R2
Residential Mixed Mobile Home	R3
Residential Multiple	R4
Residential Boarding House	R5
Waterfront Residential	R6
Commercial Zones	
General Commercial	C1
Highway Commercial	C2
Recreational Commercial	C3
Institutional Zones	
Institutional	I

Industrial Zones	
General Industrial	M1
Heavy Industrial	M2
Mineral Aggregate Resource	M3
Mining	M4
Waste Management	M5
Salvage Yard	M6
Other Zones	
Open Space	OS
Rural	RU

5.3 Use of Zone Symbols

The symbols listed in Section 5.2 may be used to refer to any of the **uses** of land, **buildings** or **structures permitted** by this By-law (including the zoning schedules) in the said **zones**, and the intent of the By-law is that the associated **zone regulations** apply.

5.4 Holding Zone “h” Designation

Any **zone** classification may be placed in a Holding Zone by adding to the zone symbol the letter “h”. No development is **permitted** on lands where the “h” symbol appears until the applicable conditions have been met and the “h” is lifted by an amendment to this By-law under Section 36 of the *Planning Act*.

5.5 Interpretation of Zone Boundaries

When determining the boundary of any **zone** as shown on any Schedule forming part of this By-law, the following provisions shall apply:

1. A boundary indicated as following a **highway, street, private road or lane** shall follow the centre line of such highway, street, private road or lane.
2. A boundary indicated as following a **water body** or the right-of-way of a railway or an electrical, gas or oil transmission line shall follow the centre line of such **water body** or right-of-way.
3. A boundary indicated as following the **high water mark** shall follow such high water mark, and in the event of a change in the high water mark, the boundary shall be construed as moving with the actual high water mark.

4. A boundary indicated as approximately following **lot lines** shown on a Registered Plan of Subdivision, or Reference Plan, or Township lot lines shall follow such lot lines.
5. Where a boundary is indicated as approximately parallel to a **street line** or other feature, indicated in clause (1), (2), and (3) above, and the distance from such street line or other feature is not indicated, and clause (4) above is not applicable, such boundary shall be construed as being parallel to such street line or other feature, and the distance there from shall be determined according to the scale shown on the appropriate Schedule.
6. A boundary indicated as following the limits of the **Municipality** shall follow such limits.
7. In the event a dedicated **street, lane** or right-of-way shown on any Schedule forming part of this By-law is closed, the property formerly in such **street, lane** or right-of-way shall be included within the zone of the adjoining property on either side of such closed **street, lane** or right-of-way. If a closed **street, lane** or right-of-way is the boundary between two or more different zones the new zone boundaries shall be the former centre line of the closed street, lane or right-of-way.
8. Where any **zone** boundary or a dimension is left uncertain after the application of the above provisions, then the boundary or dimension shall be determined from the zoning schedule using the scale bar thereon.

Section 6 RESIDENTIAL FIRST DENSITY (R1) ZONE

No person shall use any land or erect, alter or use any building or structure in the Residential First Density (R1) Zone except in accordance with the following **zone regulations**:

6.1 Permitted Uses

6.1 – R1 Permitted Uses	
Main Use	Accessory Use
Single Detached Dwelling	• Accessory use, building or structure (see 4.1.1) • Accessory Residential Use (see 4.1.2) • Bed & Breakfast Establishment (see 4.1.3) • Fences (see 4.1.6) • Garden Suite (see 4.1.9) • Home Based Business (see 4.11) • Swimming Pools (see 4.1.10) • Temporary Car Shelter (see 4.1.11)
Guest House	• Accessory use, building or structure (see 4.1.1) • Fences (see 4.1.6) • Swimming Pools (see 4.1.10) • Temporary Car Shelter (see 4.1.11)
Group Home (see 4.10)	• Accessory use, building or structure (see 4.1.1) • Fences (see 4.1.6) • Swimming Pools (see 4.1.10)
Park, Playground, Community Garden (see 4.27)	• Accessory use, building or structure (see 4.1.1)
Public Authority Use (see 4.29)	• Accessory use, building or structure (see 4.1.1)
Public Utility (see 4.29)	• Accessory use, building or structure (see 4.1.1)
Permitted Uses	

6.2 Zone Regulations

6.2 - R1 Zone Regulations			
	Single Detached Dwelling, Group Home, Guest House	Non-Residential Use	Accessory Use, Building or Structure
Minimum Lot Area	555 m ² [5,974 ft. ²]	1,650 m ² [17,761 ft. ²]	n/a
Minimum Lot Frontage:	18.3 m [60 ft.]	36.5 m [119.7 ft.]	n/a

6.2 - R1 Zone Regulations			
Minimum Front Yard	5 m [16.4 ft.]	12 m [39.3 ft.]	same as main use
Minimum Rear Yard	5 m [16.4 ft.]	12 m [39.3 ft.]	0.5 m [1.6 ft.]
Minimum Interior Side Yard	1.2 m [4 ft.]	3 m [9.84 ft.]	0.5 m [1.6 ft.]
Minimum Exterior Side Yard	5 m [16.4 ft.]	7.5 m [24.6 ft.]	6 m [19.6 ft.]
Maximum Height	10.5 m [34.4 ft.]	10.5 m [34.4 ft.]	6 m [19.6 ft.]
Maximum Lot Coverage	35%	30%	10% included in total
Maximum No. Dwellings per lot (excluding a Garden Suite)	1	n/a	n/a
Separation Distance between the main building and any accessory building	2 m [6.56 ft.]	2 m [6.56 ft.]	2 m [6.56 ft.]

6.3 Additional Regulations

1. A **garden suite** shall be subject to a Temporary Use By-law under Section 39 of the *Planning Act* and shall only be **permitted** as an **accessory use** to a **single detached dwelling**.
2. All applicable provisions of **Section 4 – General Provisions** shall apply.
3. All **development** shall be serviced with **municipal sewage services** and **municipal water services**.

6.4 Zone Exceptions

1. **Residential First Density Exception One (R1-X1) Zone [By-law 96-14]**
Despite the **zone regulations** of the R1 Zone, on lands zoned R1-X1, as shown on Schedule “A” to this By-law, the following **zone regulations** shall apply:

Minimum Interior Side Yard 0.5 m [1.6 ft.]
2. **Residential First Density Exception Two (R1-X2) Zone [By-law 2009-19]**
Despite the **zone regulations** of the R1 Zone, on lands zoned R1-X2, as shown on Schedule “A” to this By-law, the following **zone regulations** shall apply:

Permitted uses shall include a machine shop and a welding shop in addition to a single detached dwelling.

3. Residential First Density Holding (R1-h (i)) Zone (Lots 1-5)

Despite the **zone regulations** of the R1 Zone, on lands zoned R1-h (i), as shown on Schedule "A" to this By-law, the following **zone regulations** shall apply:

No development shall be permitted until the following conditions have been met and the 'h' symbol is lifted by an amendment:

- a. Completion of a hydrogeological study to the satisfaction of the **Township** and the Algoma Health Unit confirming the long-term capacity of each lot to support individual on-site water and wastewater treatment systems.
- b. For Lots 1 and 2, that an Access Permit to Highway 519 is granted by the Ministry of Transportation providing for a separate access to each lot.
- c. Completion of a lake capacity assessment satisfactory to the **Township** and the Ministry of the Environment and Climate Change demonstrating that Green Lake has the biological capacity to support the development of the proposed residential dwellings on the lots.
- d. Completion of a slope stability study satisfactory to the **Township** that the lots are safe for development.
- e. Establishment of an easement across lots 1 to 5 to the satisfaction of the appropriate authority that is suitable for a transmission line between the Dubreuilville Economic Development office and the Richmond Mines **dormitory**.

4. Residential First Density Holding (R1-h (ii)) Zone (Lot 6)

Despite the **zone regulations** of the R1 Zone, on lands zoned R1-h (ii), as shown on Schedule "A" to this By-law, the following **zone regulations** shall apply:

No development shall be permitted until the following conditions have been met and the 'h' symbol is lifted by an amendment:

- a. Completion of a hydrogeological study to the satisfaction of the **Township** and the Algoma Health Unit confirming the long-term capacity of the lot to support individual on-site water and wastewater treatment systems.
- b. Completion of a lake capacity assessment satisfactory to the **Township** and the Ministry of the Environment and Climate Change demonstrating that Green Lake has the biological capacity to support the development of the proposed residential dwellings on the lot.

- c. Completion of a slope stability study satisfactory to the ***Township*** that the lot is safe for development.
- d. Establishment of an easement across Lot 6 to the satisfaction of the appropriate authority that is suitable for a transmission line between the Dubreuilville Economic Development office and the Richmond Mines ***dormitory***.

Section 7 RESIDENTIAL SECOND DENSITY (R2) ZONE

No person shall use any land or erect, alter or use any building or structure in the Residential Second Density (R2) Zone except in accordance with the following **zone regulations**:

7.1 Permitted Uses

7.1 – R2 Permitted Uses	
Main Use	Accessory Use
Single Detached Dwelling	• Accessory use, building or structure (see 4.1.1) • Accessory Residential Use (see 4.1.2) • Bed & Breakfast Establishment (see 4.1.3) • Fences (see 4.1.6) • Garden Suite (see 4.1.9) • Home Based Business (see 4.11) • Swimming Pools (see 4.1.10) • Temporary Car Shelter (see 4.1.11)
Semi-detached Dwelling Duplex Dwelling Triplex Dwelling	• Accessory use, building or structure (see 4.1.1) • Accessory Residential Use (see 4.1.2) • Fences (see 4.1.6) • Swimming Pools (see 4.1.10) • Home Base Business (see 4.11) • Temporary Car Shelter (see 4.1.11)
Guest House	• Accessory use, building or structure (see 4.1.1) • Fences (see 4.1.6) • Swimming Pools (see 4.1.10) • Temporary Car Shelter (see 4.1.11)
Group Home (see 4.10)	• Accessory use, building or structure (see 4.1.1) • Fences (see 4.1.6) • Swimming Pools (see 4.1.10)
Park, Playground, Community Garden (see 4.27)	• Accessory use, building or structure (see 4.1.1)
Public Authority Use (see 4.29)	• Accessory use, building or structure (see 4.1.1)
Public Utility (see 4.29)	• Accessory use, building or structure (see 4.1.1)

7.2 Zone Regulations

7.2 – R2 Zone Regulations				
	-Single Detached Dwelling, Group Home, Guest House	Semi-detached Dwelling (per dwelling unit)	-Duplex Dwelling -Triplex Dwelling	Accessory Use, Building or Structure
Minimum Lot Area	See regulations from R1 Zone	460 m ² [4,951 ft. ²]	duplex - 550 m ² [5,920.3 ft. ²]; triplex - 650 m ² [6,996.7 ft. ²]	n/a
Minimum Lot Frontage		15 m [49.2 ft.]	18 m [59.0 ft.]	n/a
Minimum Front Yard		5 m [16.4 ft.]	6 m [19.6 ft.]	same as main use
Minimum Rear Yard		8 m [26.2 ft.]	8 m [26.2 ft.]	0.5 m [1.6 ft.]
Minimum Interior Side Yard		1.2 m [3.9 ft.]	2.5 m [8.20 ft.]	0.5 m [1.6 ft.]
Minimum Exterior Side Yard		5 m [16.4 ft.]	5 m [16.4 ft.]	same as main use
Maximum Height		10.5 m [34.4 ft.]	10.5 m [34.4 ft.]	6 m [19.6 ft.]
Maximum Lot Coverage		35%	50%	10% included in total

7.2 – R2 Zone Regulations				
	-Single Detached Dwelling, Group Home, Guest House	Semi-detached Dwelling (per dwelling unit)	-Duplex Dwelling -Triplex Dwelling	Accessory Use, Building or Structure
Maximum No. Dwellings Units per lot (excluding a Garden Suite)	See regulations for R1 Zone	1	• Duplex - 2 • Triplex - 3	n/a
Separation Distance between the main building and any accessory building	2 m [6.56 ft.]	2 m [6.56 ft.]	2 m [6.56 ft.]	2 m [6.56 ft.]

7.3 Additional Regulations

1. A **garden suite** shall be subject to a Temporary Use By-law under Section 39 of the *Planning Act* and shall only be **permitted** as an **accessory use** to a **single detached dwelling**.
2. All applicable **zone regulations** of **Section 4 – General Provisions** shall apply.
3. The minimum **interior side yard** shall not apply to the common wall of a **semi-detached dwelling**.
4. The R1 **zone regulations** set out in **Section 6.2** shall apply to any non-residential use in the **R2 zone**.
5. All **development** shall be serviced with **municipal sewage services** and **municipal water services**.

Section 8 RESIDENTIAL MIXED MOBILE HOME (R3) ZONE

No person shall use any land or erect, alter or use any building or structure in the Residential Mixed Mobile Home (R3) Zone except in accordance with the following **zone regulations**:

8.1 Permitted Uses

8.1 – R3 Permitted Uses	
Main Use	Accessory Use
Single Detached Dwelling Mobile Home	• Accessory use, building or structure (see 4.1.1) • Accessory Residential Use (see 4.1.2) • Bed & Breakfast Establishment (see 4.1.3) • Fences (see 4.1.6) • Garden Suite (see 4.1.9) • Home Based Business (see 4.11) • Swimming Pools (see 4.1.10) • Temporary Car Shelter (see 4.1.11)
Guest House	• Accessory use, building or structure (see 4.1.1) • Fences (see 4.1.6) • Swimming Pools (see 4.1.10) • Temporary Car Shelter (see 4.1.11)
Group Home (see 4.10)	• Accessory use, building or structure (see 4.1.1) • Fences (see 4.1.6) • Swimming Pools (see 4.1.10)
Park, Playground, Community Garden (see 4.27)	• Accessory use, building or structure (see 4.1.1)
Public Authority Use (see 4.29)	• Accessory use, building or structure (see 4.1.1)
Public Utility (see 4.29)	• Accessory use, building or structure (see 4.1.1)

8.2 Zone Regulations

8.2 - R3 Zone Regulations			
	Single Detached Dwelling, Group Home, Guest House	Non-Residential Use	Accessory Use, Building or Structure
Minimum Lot Area	555 m ² [5,974 ft. ²]	1,650 m ² [17,761 ft. ²]	n/a
Minimum Lot Frontage	18.3 m [60 ft.]	36.5 m [119.7 ft.]	n/a
Minimum Front Yard	5 m [16.4 ft.]	12 m [39.3 ft.]	same as main use
Minimum Rear Yard	5 m [16.4 ft.]	12 m [39.3 ft.]	0.5 m [1.6 ft.]

8.2 - R3 Zone Regulations			
Minimum Interior Side Yard	1.2 m [4 ft.]	3 m [9.84 ft.]	0.5 m [1.6 ft.]
Minimum Exterior Side Yard	5 m [16.4 ft.]	7.5 m [24.6 ft.]	6 m [19.6 ft.]
Maximum Height	10.5 m [34.4 ft.]	10.5 m [34.4 ft.]	6 m [19.6 ft.]
Maximum Lot Coverage	35%	30%	10% included in total
Maximum No. Dwellings per lot (excluding a Garden Suite)	1	n/a	n/a
Separation Distance between the main building and any accessory building	2 m [6.56 ft.]	2 m [6.56 ft.]	2 m [6.56 ft.]

8.3 Additional Regulations

1. A ***garden suite*** shall be subject to a Temporary Use By-law under Section 39 of the *Planning Act* and shall only be ***permitted*** as an ***accessory use*** to a ***single detached dwelling***.
2. All applicable provisions of **Section 4 – General Provisions** shall apply.
3. All ***development*** shall be serviced with ***municipal sewage services*** and ***municipal water services***.

8.4 Zone Exceptions

1. **Residential Mixed Mobile Home Exception One (R3-X1) Zone [By-law 97-04]**
Despite the ***zone regulations*** of the R3 Zone, on lands zoned R3-X4, as shown on Schedule “A” to this By-law, the following ***zone regulations*** shall apply:

Minimum Exterior Yard 1 m [3.28 ft.]

Section 9 RESIDENTIAL MULTIPLE (R4) ZONE

No person shall use any land or erect, alter or use any building or structure in the Residential Multiple (R4) Zone except in accordance with the following **zone regulations**:

9.1 Permitted Uses

9.1 – R4 Permitted Uses	
Main Use	Accessory Use
Apartment Dwelling	• Accessory use, building or structure (see 4.1.1) • Fences (see 4.1.6) • Swimming Pools (see 4.1.10) • Home Based Business (see 4.11)
Row or Townhouse Dwelling	• Accessory use, building or structure (see 4.1.1) • Accessory Residential Use (see 4.1.2) • Fences (see 4.1.6) • Swimming Pools (see 4.1.10) • Home Based Business (see 4.11) • Temporary Car Shelter (see 4.1.11)
Group Home (see 4.10)	• Accessory use, building or structure (see 4.1.1) • Fences (see 4.1.6) • Swimming Pools (see 4.1.10)
Continuum-of-Care Facility	• Accessory use, building or structure (see 4.1.1) • Fences (see 4.1.6) • Swimming Pools (see 4.1.10)
Park, Playground, Community Garden (see 4.27)	• Accessory use, building or structure (see 4.1.1)
Public Authority Use (see 4.29)	• Accessory use, building or structure (see 4.1.1)
Public Utility (see 4.29)	• Accessory use, building or structure (see 4.1.1)

9.2 Zone Regulations

9.2 – R4 Zone Regulations			
	Row or Townhouse Dwelling	Apartment Dwelling, Continuum-of-Care Facility	Accessory Use, Building or Structure
Minimum Lot Area	• 250 m² [2,691 ft.²] - Interior Unit • 300 m² [3,229.2 ft.²] - End Unit • 450 m² [4,844 ft.²] – End Unit on a corner lot [Note: unit minimums apply]	• 900 m² [9,687.8 ft.²] for first 4 units + 90 m² [968.8 ft.²] for each additional unit • Continuum-of-Care Facility: 900 m² [9,687.8 ft.²] + 80 m² [861.1 ft.²] for each bedroom over 12 units	n/a
Minimum Lot Frontage	• 8 m [26.2 ft.] - Interior Unit • 10 m [32.8 ft.] - End Unit • 15 m [49.2 ft.] – End Unit on a corner lot [Note: unit minimums apply]	30 m [98.4 ft.]	n/a
Minimum Front Yard	8 m [26.2 ft.]	8 m [26.2 ft.]	8 m [26.2 ft.]
Minimum Rear Yard	8 m [26.2 ft.]	8 m [26.2 ft.]	0.5 m [1.6 ft.]

9.2 – R4 Zone Regulations			
	Row or Townhouse Dwelling	Apartment Dwelling, Continuum-of-Care Facility	Accessory Use, Building or Structure
Minimum Interior Side Yard	1 m [3.28 ft.] for an internal Townhouse development [see Section 9.3(1)]	5 m [16.4 ft.]	0.5 m [1.6 ft.]
Minimum Exterior Side Yard	8 m [26.2 ft.]	10 m [32.8 ft.]	same as main use
Maximum Height	10.5 m [34.4 ft.]	10 m [32.8 ft.]	6 m [19.6 ft.]
Maximum Lot Coverage	30%	40%	10% included in total
Minimum Number of Dwelling Units Per Lot	3	n/a	n/a
Separation Distance between the main building and any accessory building	2 m [6.56 ft.]	2 m [6.56 ft.]	2 m [6.56 ft.]

9.3 Additional Regulations

1. The minimum **interior side yard** shall not apply to the common wall of a **row or townhouse dwelling**.
2. See also **Section 4 - General Provisions**.
3. For regulations governing all uses in this **zone** not identified on the R4 **zone regulations** schedule, the R2 **zone regulations** schedule shall be used. For all uses allowed in this **zone** not identified on either the R2 or R4 **zone regulations** schedule, the R1 **zone regulations** schedule shall be used.
4. All **development** shall be serviced with **municipal sewage services** and **municipal water services**.

9.4 Zone Exceptions

1. Residential Multiple Density Exception One (R4-X1) Zone [By-law 93-09]

Despite the provisions of the R4 Zone, on lands zoned R4-X1, as shown on Schedule "A" to this By-law, the following **zone regulations** shall apply:

- a) Minimum Lot Area 500 m² [5,382 ft.²]
- b) Minimum Front Yard 4.5 m [14.76 ft.]
- c) Minimum Rear Yard 2 m [6.6 ft.]
- d) Access shall be gained via Rue des Rosiers only

2. Residential Multiple Density Exception Two (R4-X2) Zone [By-law 97-09]

Despite the provisions of the R4 Zone, on lands zoned R4-X2, as shown on Schedule "A" to this By-law, the following **zone regulations** for an **apartment dwelling** shall apply:

- a) Minimum Lot Area 836 m² [9,000 ft.²]
- b) Minimum Lot Frontage 18.3 m [60 ft.]
- c) Minimum Interior Side Yard 1.5 m [5 ft.]

Section 10 RESIDENTIAL BOARDING HOUSE (R5) ZONE

No person shall use any land or erect, alter or use any building or structure in the Residential Boarding House (R5) Zone except in accordance with the following **zone regulations**:

10.1 Permitted Uses

10.1 – R5 Permitted Uses	
Main Use	Accessory Use
- Boarding House - Dormitory	- Accessory use, building or structure (see 4.1.1) - Fences (see 4.1.6) - Swimming Pools (see 4.1.10)
Group Home (see 4.10)	- Accessory use, building or structure (see 4.1.1) - Fences (see 4.1.6) - Swimming Pools (see 4.1.10)
Park, Playground, Community Garden (see 4.27)	Accessory use, building or structure (see 4.1.1)
Public Authority Use (see 4.29)	Accessory use, building or structure (see 4.1.1)
Public Utility (see 4.29)	Accessory use, building or structure (see 4.1.1)

10.2 Zone Regulations

10.2 – R5 Zone Regulations			
	Boarding House, Dormitory	Non-Residential Use	Accessory Use, Building or Structure
Minimum Lot Area	• 900 m ² [9,687.8 ft. ²] for first 4 units + 90 m ² [968.8 ft. ²] for each additional unit	1,650 m ² [17,761 ft. ²]	n/a
Minimum Lot Frontage:	18.3 m [60 ft.]	36.5 m [119.7 ft.]	n/a
Minimum Front Yard	5 m [16.4 ft.]	12 m [39.3 ft.]	same as main use
Minimum Rear Yard	5 m [16.4 ft.]	12 m [39.3 ft.]	0.5 m [1.6 ft.]
Minimum Interior Side Yard	1.2 m [4 ft.]	3 m [9.84 ft.]	0.5 m [1.6 ft.]

10.2 – R5 Zone Regulations			
Minimum Exterior Side Yard	5 m [16.4 ft.]	7.5 m [24.6 ft.]	6 m [19.6 ft.]
Maximum Height	10.5 m [34.4 ft.]	10.5 m [34.4 ft.]	6 m [19.6 ft.]
Maximum Lot Coverage	35%	30%	10% included in total
Maximum No. Dwellings per lot	1	n/a	n/a
Separation Distance between the main building and any accessory building	2 m [6.56 ft.]	2 m [6.56 ft.]	2 m [6.56 ft.]

10.3 Additional Regulations

1. All room sizes shall conform to the *Building Code*
2. See also **Section 4 - General Provisions**.
3. **Group Homes** shall comply with the **zone regulations** of the R1 **zone** for **group homes**.
4. All **development** shall be serviced with **municipal sewage services** and **municipal water services**.

10.4 Zone Exceptions

1. **Residential Boarding House Exception One (R5-X1) Zone**
Despite the provisions of the R5 Zone, on lands zoned R5-X1, as shown on Schedule "A" to this By-law, the following **zone regulations** for an **dormitory** shall apply:

Minimum Lot Area	9,000 m ² [96,878.3 ft. ²]
Minimum Lot Width	90 m [295.2 ft.]
Minimum Front Yard	10 m [32.8 ft.]
Minimum Interior Side Yard	3 m [9.28 ft.]
Minimum Exterior Side Yard	4 m [13.1 ft.]
Minimum Rear Yard	10 m [32.8 ft.]
Maximum Building Height	12 m [39.3 ft.]
Maximum Lot Coverage	40%

The **dormitory** may be serviced with **individual on-site water services** and **individual on-site sewage services**.

Section 11 RESIDENTIAL WATERFRONT (R6) ZONE

No person shall use any land or erect, alter or use any building or structure in the Residential Waterfront (R6) Zone except in accordance with the following **zone regulations**:

11.1 Permitted Uses

11.1 – R6 Permitted Uses	
Main Use	Accessory Use
Single Detached Dwelling Seasonal Dwelling	• Accessory use, building or structure (see 4.1.1) • Accessory Residential Use (see 4.1.2) • Bed & Breakfast Establishment (see 4.1.3) • Fences (see 4.1.6) • Garden Suite (see 4.1.9) • Swimming Pools (see 4.1.10) • Home Based Business (see 4.11) • Temporary Car Shelter (see 4.1.11)
Guest House	• Accessory use, building or structure (see 4.1.1) • Fences (see 4.1.6) • Swimming Pools (see 4.1.10) • Temporary Car Shelter (see 4.1.11)
Group Home (see 4.10)	• Accessory use, building or structure (see 4.1.1) • Fences (see 4.1.6) • Swimming Pools (see 4.1.10)
Park, Playground, Community Garden (see 4.27)	• Accessory use, building or structure (see 4.1.1)
Public Authority Use (see 4.29)	• Accessory use, building or structure (see 4.1.1)
Public Utility (see 4.29)	• Accessory use, building or structure (see 4.1.1)

11.2 Zone Regulations

11.2 – R6 Zone Regulations			
	Single Detached Dwelling, Seasonal Dwelling, Group Home, Guest House	Non-Residential Use	Accessory Use, Building or Structure
Minimum Lot Area	0.8 ha [2 acres]	0.8 ha [2 acres]	n/a
Minimum Lot Frontage:	60 m [196.8 ft.]	36.5 m [119.7 ft.]	n/a

11.2 – R6 Zone Regulations			
Minimum Front Yard with water frontage	30 m [98.4 ft.]	30 m [98.4 ft.]	same as main use
Minimum Front Yard with no water frontage	10 m [32.8 ft.]	10 m [32.8 ft.]	
Minimum Rear Yard	10 m [32.8 ft.]	10 m [32.8 ft.]	0.5 m [1.6 ft.]
Minimum Interior Side Yard	3 m [9.84 ft.]	3 m [9.84 ft.]	0.5 m [1.6 ft.]
Minimum Exterior Side Yard	10 m [32.8 ft.]	10 m [32.8 ft.]	6 m [19.6 ft.]
Maximum Height	10.5 m [34.4 ft.]	10.5 m [34.4 ft.]	6 m [19.6 ft.]
Maximum Lot Coverage	5%	3%	2% not included in total
Maximum No. Dwellings per lot (excluding a Garden Suite)	1	n/a	n/a
Separation Distance between the main building and any accessory building	2 m [6.56 ft.]	2 m [6.56 ft.]	2 m [6.56 ft.]

11.3 Additional Regulations

1. See also **Section 4 - General Provisions**. (See 4.18.5 for **water body** setbacks.)
2. **Group Homes** shall comply with the **zone regulations** of the R1 **zone** for **group homes**.
3. A **seasonal dwelling** shall be permitted on an island or water access only lot provided adequate parking is provided on the mainland under the auspices of a legal or binding long-term agreement.

Section 12 GENERAL COMMERCIAL (C1) ZONE

No person shall use any land or erect, alter or use any building or structure in the General Commercial (C1) Zone except in accordance with the following **zone regulations**:

12.1 Permitted Uses

12.1 – C1 Permitted Uses	
Commercial Uses	
• Ambulance Facility • Animal Shelter • Antique Store • Bake Shop • Bank and Financial Institution • Building Supply Store • Clinic • Commercial Parking Lot • Convenience Store • Custom Workshop • Dry Cleaning or Laundry Outlet • Equipment Rental Establishment • Farmer's Market • Fitness Centre • Funeral Home • Hotel • Laundromat • Microbrewery • Mixed Use Building • Motel	• Office • Personal Service Establishment • Place of Amusement • Printing and Process Service Shop • Private Club • Public Authority Use (see 4.29) • Public Utility (see 4.29) • Recreational Commercial Establishment • Restaurant • Retail Store • Service Outlet or Shop • Shopping Centre • Studio • Tavern • Tourist Establishment • Tourist Outfitters Establishment • Video Rental Outlet • Wellness Centre
Accessory Uses	
Permitted Commercial Use	• Accessory use, building or structure (see 4.1) • Drive-through Facility • Fences (see 4.1.7) • Parking Area
Permitted Residential Use	• Accessory use, building or structure (see 4.1.1) • Fences (see 4.1.6) • Home Based Business (see 4.11) • Temporary Car Shelter (see 4.1.11)

12.2 Zone Regulations

12.2 - C1 Zone Regulations		
	Commercial Use	Accessory Use, Building or Structure
Minimum Lot Area	920 m ² [9,903 ft. ²]	n/a
Minimum Lot Frontage:	20 m [65.6 ft.]	n/a
Minimum Front Yard	5 m [16.4 ft.]	same as main use
Minimum Rear Yard	5 m [16.4 ft.]	1 m [3.28 ft.] or 5 m [16.4 ft.] if the lot abuts a residential zone.
Minimum Interior Side Yard	3 m [9.84 ft.] or 10 m [32.8 ft.] if the lot abuts a residential zone	1 m [3.28 ft.] or 3 m [9.84 ft.] if the lot abuts a residential zone.
Minimum Exterior Side Yard	5 m [16.4 ft.]	5 m [16.4 ft.]
Maximum Height	10.5 m [34.4 ft.]	10.5 m [34.4 ft.]
Maximum Lot Coverage	60%	10% included in total
Separation Distance between the main building and any accessory building	3 m [9.84 ft.]	3 m [9.84 ft.]

12.3 Additional Regulations

1. See also **Section 4 - General Provisions**.
2. Residential uses shall be restricted to the second storey in a ***mixed use building***.
3. All ***development*** shall be serviced with ***municipal sewage services*** and ***municipal water services***.

12.4 Zone Exceptions

1. Commercial Exception One (C1-X1) Zone

Despite the ***zone regulations*** of the C Zone, on lands zoned C1-X1, as shown on Schedule "A" to this By-law and generally located on the west side of Rue des Pins,

south of Avenue des Saules, only the following non-residential and the following **uses** shall be **permitted**:

- **Convenience Store**

2. Commercial Exception Two (C1-X2) Zone

Despite the **zone regulations** of this By-law, within the C1-X2 Zone, as shown on Schedule "A" to only the following non-residential uses shall be **permitted**:

- a) C1 Zone Use
- b) **Apartment Dwelling**.

3. Commercial Exception Three (C1-X3) Zone [By-law 97-08]

Despite the **zone regulations** of the C1 Zone, on lands zoned C1-X3, as shown on Schedule "A" to this By-law, the following **zone regulations** shall apply:

Minimum Interior Side Yard for non-residential uses 0 m [0 ft.]

4. Commercial Exception Four (C1-X4)

Despite the **zone regulations** of the C Zone, on lands zoned C1-X1, as shown on Schedule "A" to this By-law X3) Zone, the uses in the R5 Zone shall also be permitted subject to complying with the **zone regulations** in the R5 **zone**.

Section 13 HIGHWAY COMMERCIAL (C2) ZONE

No person shall use any land or erect, alter or use any building or structure in the Highway Commercial (C2) Zone except in accordance with the following **zone regulations**:

13.1 Permitted Uses

13.1 – C2 Permitted Uses	
Commercial Uses	
• Ambulance Facility • Animal Shelter • Auction Hall • Auto Body Shop • Automotive Sales Establishment • Auto Repair Garage • Automotive Service Station • Building Supply Store • Car Wash • Commercial Greenhouse, Nursery or Garden Centre • Commercial Parking Lot • Gas Bar	• Office • Personal Service Establishment • Public Authority Use (see 4.29) • Public Utility (see 4.29) • Recreational Vehicle Repair Garage • Self-Storage Facility • Tourist Outfitters Establishment • Transportation Depot or Terminal • Warehouse • Wholesale Establishment • Vehicle Compound
Accessory Uses	
Permitted Commercial Use	• Accessory use, building or structure (see 4.1) • Drive-through Facility • Fences (see 4.1.7) • Parking Area

13.2 Zone Regulations

13.2 – C2 Zone Regulations		
	Commercial Use	Accessory Use, Building or Structure
Minimum Lot Area	0.4 ha [0.98 acres]	n/a
Minimum Lot Frontage:	30 m [98.4 ft.]	n/a
Minimum Front Yard	7.5 m [24.6 ft.]	same as main use

13.2 – C2 Zone Regulations		
Minimum Rear Yard	5 m [16.4 ft.]	1 m [3.28 ft.] or 5 m [16.4 ft.] if the lot abuts a residential zone.
Minimum Interior Side Yard	3 m [9.84 ft.] or 10 m [32.8 ft.] if the lot abuts a residential zone	1 m [3.28 ft.] or 3 m [9.84 ft.] if the lot abuts a residential zone.
Minimum Exterior Side Yard	7.5 m [24.6 ft.]	7.5 m [24.6 ft.]
Maximum Height	10.5 m [34.4 ft.]	10.5 m [34.4 ft.]
Maximum Lot Coverage	60%	10% included in total
Separation Distance between the main building and any accessory building	3 m [9.84 ft.]	3 m [9.84 ft.]

13.3 Additional Regulations

1. All applicable provisions of **Section 4 – General Provisions** shall apply.
2. All **development** shall be serviced with **municipal sewage services** and **municipal water services**.

Section 14 RECREATIONAL COMMERCIAL (C3) ZONE

No person shall use any land or erect, alter or use any building or structure in the Recreational Commercial (C3) Zone except in accordance with the following **zone regulations**:

14.1 Permitted Uses

14.1 – C3 Permitted Uses	
• Adventure Game • Driving Range • Golf Course • Park • Shooting Range	• Accessory use, building or structure (see 4.1)
• Campground	• Accessory Dwelling • Accessory use, building or structure (see 4.1)
• Public Authority Use (see 4.29) • Public Utility (see 4.29)	• Accessory use, building or structure (see 4.1) • Fences (see 4.1.7)

14.2 Zone Regulations

14.2 – C3 Zone Regulations		
	Commercial Use	Accessory Use, Building or Structure
Minimum Lot Area	1 ha [2.47 acres]	n/a
Minimum Lot Frontage:	30 m [98.4 ft.]	n/a
Minimum Front Yard	10 m [32.8 ft.]	10 m [32.8 ft.]
Minimum Rear Yard	10 m [32.8 ft.]	10 m [32.8 ft.]
Minimum Interior Side Yard	5 m [16.4 ft.]	5 m [16.4 ft.]
Minimum Exterior Side Yard	10 m [32.8 ft.]	10 m [32.8 ft.]
Maximum Height	10.5 m [34.4 ft.]	10.5 m [34.4 ft.]
Maximum Lot Coverage	10%	2% included in total
Separation Distance between the main building and any accessory building	3 m [9.84 ft.]	3 m [9.84 ft.]

14.3 Additional Regulations

1. All applicable provisions of **Section 4 – General Provisions** shall apply.

Section 15 INSTITUTIONAL (I) ZONE

No person shall use any land or erect, alter or use any building or structure in the Institutional (I) Zone except in accordance with the following **zone regulations**:

15.1 Permitted Uses

15.1 – I Permitted Uses	
Institutional Uses	
• Ambulance Facility • Arena • Auction Hall • Bingo Hall • Cemetery • Community Centre • Community Garden • Crisis Care Facility • Day Nursery • Fire Hall • Fitness Centre • Library • Municipal Administration Complex • Museum • Nursing Station	• OPP Detachment Office • Park • Place of Assembly • Place of Worship • Playground • Public Authority Use (see 4.29) • Public Utility (see 4.29) • School • Skateboard Park • Splashpad • Swimming pool • Warehouse • Wholesale Establishment • Vehicle Compound
Accessory Uses	
Permitted Institutional Use	• Accessory use, building or structure (see 4.1) • Fences (see 4.1.7) • Heliport • Parking Area

15.2 Zone Regulations

15.2 - I Zone Regulations		
	Institutional Use	Accessory Use, Building or Structure
Minimum Lot Area	0.3 ha [0.74 acres]	n/a
Minimum Lot Frontage:	30 m [98.4 ft.]	n/a
Minimum Front Yard	10 m [32.8 ft.]	10 m [32.8 ft.]
Minimum Rear Yard	10 m [32.8 ft.]	10 m [32.8 ft.]

15.2 - I Zone Regulations		
Minimum Interior Side Yard	5 m [16.4 ft.]	3 m [9.84 ft.]
Minimum Exterior Side Yard	10 m [32.8 ft.]	10 m [32.8 ft.]
Maximum Height	10.5 m [34.4 ft.]	10.5 m [34.4 ft.]
Maximum Lot Coverage	40%	10% included in total
Separation Distance between the main building and any accessory building	3 m [9.84 ft.]	3 m [9.84 ft.]

15.3 Additional Regulations

1. All applicable provisions of **Section 4 – General Provisions** shall apply.
2. All **development** shall be serviced with **municipal sewage services** and **municipal water services**.

15.4 Zone Exceptions

1. Institutional Exception One (I1-X1) Zone

Despite the **zone regulations** of the I Zone, on lands zoned I1-X1, as shown on Schedule "A" to this By-law, the following **zone regulations** shall apply:

- Minimum Exterior Side Yard 7 m [22.9 ft.]

Section 16 GENERAL INDUSTRIAL (M1) ZONE

No person shall use any land or erect, alter or use any building or structure in the General Industrial (MI) Zone except in accordance with the following **zone regulations**:

16.1 Permitted Uses

16.1 – M1 Permitted Uses	
Main Use	Accessory Use
Industrial Uses: • Class I Industrial Use • Bakery • Custom workshop • Equipment and Vehicle Storage Yard, Industrial • Recycling Station or Transfer Depot • Research Laboratory • Warehouse • Welding Shop • Workshop	• Accessory use, building or structure (see 4.1) • Fences (see 4.1.7) • Office
Commercial and Other Uses: • Auto Body Shop • Auto Repair Garage • Dry Cleaning or Laundry Plant • Equipment Rental Establishment • Office • Public Authority Use (see Section 4.29) • Public Utility (see Section 4.29) • Retail outlet • Service Outlet	

16.2 Zone Regulations

16.2 - M1 Zone Regulations		
	Industrial Use	Accessory Use, Building or Structure
Minimum Lot Area	0.4 ha [1 ac]	n/a
Minimum Lot Frontage	40 m [131.2 ft.]	n/a
Minimum Front Yard	10 m [32.8 ft.]	10 m [32.8 ft.]
Minimum Rear Yard	15 m [49.2 ft.] or 20 m [65.6 ft.] where the yard abuts a residential zone	3 m [9.84 ft.] or 15 m [49.2 ft.] where the yard abuts a residential zone
Minimum Interior Side Yard	6 m [19.7 ft.] or 15 m [49.2 ft.] where the yard abuts a residential zone	3 m [9.84 ft.] or 15 m [49.2 ft.] where the yard abuts a residential zone

16.2 - M1 Zone Regulations		
	Industrial Use	Accessory Use, Building or Structure
Minimum Exterior Side Yard	10 m [32.8 ft.]	10 m [32.8 ft.]
Maximum Height	15 m [49.2 ft.]	15 m [49.2 ft.]
Maximum Lot Coverage	50%	10% included in total
Separation Distance between the main building and any accessory building	3 m [9.84 ft.]	3 m [9.84 ft.]

16.3 Additional Regulations

1. All applicable provisions of **Section 4 – General Provisions** shall apply. (See 4.18.3 for minimum separation distances for industrial uses.)
2. The building setback shall be exempted for that portion of any lot that abuts a railroad right-of-way.

Section 17 HEAVY INDUSTRIAL (M2) ZONE

No person shall use any land or erect, alter or use any building or structure in the Heavy Industrial (M2) Zone except in accordance with the following **zone regulations**:

17.1 Permitted Main Uses

17.1 – M2 Permitted Uses	
Main Use	Accessory Use
Industrial Uses: • Class I, II and III Industrial Use • Batch Plant • Bulk Fuel Depot • Bulk Storage Yard • Construction Yard or Contractor's Yard • Electrical Generation or Cogeneration Facility • Equipment and Vehicle Storage Yard, Industrial • Logging Hauler • Lumber Yard • Retail and Supply Services for Mining and Forest Products • Sawmill and Planing Mill • Service Shop • Transportation Depot or Truck Terminal • Warehouse • Welding Shop	• Accessory use, building or structure (see 4.1) • Office
Commercial and Other Uses: • Auto Body Shop • Auto Repair Garage • Public Authority Use (see Section 4.29) • Public Utility (see Section 4.29) • Self-service Storage	• Accessory use, building or structure (see 4.1) • Office

17.2 Zone Regulations

17.2 – M2 Zone Regulations		
	Industrial Use	Accessory Use, Building or Structure
Minimum Lot Area	0.4 ha [1 ac]	n/a
Minimum Lot Frontage	40 m [131.2 ft.]	n/a
Minimum Front Yard	10 m [32.8 ft.]	10 m [32.8 ft.]
Minimum Rear Yard	15 m [49.2 ft.] or 20 m [65.6 ft.] where the yard abuts a residential zone	3 m [9.84 ft.] or 15 m [49.2 ft.] where the yard abuts a residential zone

17.2 – M2 Zone Regulations		
	Industrial Use	Accessory Use, Building or Structure
Minimum Interior Side Yard	6 m [19.7 ft.] or 15 m [49.2 ft.] where the yard abuts a residential zone	3 m [9.84 ft.] or 15 m [49.2 ft.] where the yard abuts a residential zone
Minimum Exterior Side Yard	10 m [32.8 ft.]	10 m [32.8 ft.]
Maximum Height	15 m [49.2 ft.]	15 m [49.2 ft.]
Maximum Lot Coverage	50%	10% included in total
Separation Distance between the main building and any accessory building	3 m [9.84 ft.]	3 m [9.84 ft.]

17.3 Additional Regulations

1. All applicable provisions of **Section 4 – General Provisions** shall apply. (See 4.18.3 for minimum separation distances for industrial uses.)
2. The building setback shall be exempted for that portion of any lot that abuts a railroad right-of-way.

Section 18 MINERAL AGGREGATE RESOURCE (M3) ZONE

No person shall use any land or erect, alter or use any building or structure in the Mineral Aggregate Resource (M3) Zone except in accordance with the following **zone regulations**:

18.1 Permitted Uses

18.1 – M3 Permitted Uses	
Main Use	Accessory Use
- Mineral Aggregate Operation - Pit - Portable Asphalt Plant - Public Utility (see Section 4.29) - Quarry - Wayside Pit - Wayside Quarry	- Accessory use, building or structure (see 4.1) - Office

18.2 Zone Regulations

18.2 - M3 Zone Regulations		
	Mineral Aggregate Operation, Pit, Quarry	Accessory Use, Building or Structure
Minimum Lot Area	n/a	n/a
Minimum Lot Frontage	n/a	n/a
Minimum Front Yard and Minimum Exterior Side Yard abutting a street to face of excavation	30 m [98.4 ft.]	
Minimum Rear Yard	15 m [49.2 ft.]	
Minimum Interior Side Yard		

18.3 Additional Regulations

1. All applicable provisions of **Section 4 – General Provisions** shall apply. (See 4.18.2 for minimum separation distances for pits and quarries.)
2. Any **mineral aggregate operation, pit or quarry** shall comply with any By-law passed under the *Municipal Act* governing a **mineral aggregate operation, pit or quarry**.
3. No **portable asphalt plant, wayside pit or wayside quarry** shall operate without a valid *Environmental Compliance Approval*.

Section 19 MINING (M4) ZONE

No person shall use any land or erect, alter or use any building or structure in the Mining (M4) Zone except in accordance with the following **zone regulations**:

19.1 Permitted Uses

19.1 – M4 Permitted Uses	
Main Use	Accessory Use
• Mining Exploration and prospecting • Mineral Aggregate Operation • Mineral Mining Operation • Supporting infrastructure; for example, water supply and waste disposal facilities, hydroelectric power facilities, natural gas facilities, roads • On-site Smelting and processing • Pit or Quarry • Storage buildings • Forestry Use	• Accessory use, building or structure (see 4.1) • Accessory uses essential to mineral extraction operations (e.g. administration offices, weigh scales, assay office, power plant, lunch room, security facilities) and including only an accessory dwelling unit required for security or administration of mining operations.

19.2 Zone Regulations

19.2 - M4 Zone Regulations		
	Industrial Use	Accessory Use, Building or Structure
Minimum Lot Area	n/a	n/a
Minimum Lot Frontage	n/a	n/a
Minimum Front Yard	• 50 m [164 ft.] • Pit or Quarry – in accordance with Section 18.2	
Minimum Rear Yard		
Minimum Interior Side Yard		
Minimum Exterior Side Yard		

19.3 Additional Regulations

1. All applicable provisions of **Section 4 – General Provisions** shall apply. (See 4.18.3 for minimum separation distances for industrial uses.)
2. All mines and mining operations shall be developed, operated or closed in compliance with the *Mining Act* and the *Environmental Protection Act*.
3. Pits and quarries shall be operated in accordance with **Section 18**.

Section 20 WASTE MANAGEMENT (M5) ZONE

No person shall use any land or erect, alter or use any building or structure in the Waste Management (M5) Zone except in accordance with the following **zone regulations**:

20.1 Permitted Uses

20.1 – M5 Permitted Uses	
Main Use	Accessory Use
- Sewage Works including a waste water stabilization pond - Waste Management Facility - Recycling Depot or Transfer Station	Accessory use, building or structure (see 4.1)

20.2 Zone Regulations

20.2 - M5 Zone Regulations		
	Industrial Use	Accessory Use, Building or Structure
Minimum Lot Area	n/a	n/a
Minimum Lot Frontage	n/a	n/a
Minimum Lot Depth	n/a	n/a
Minimum Front Yard	30 m [98.4 ft.]	30 m [98.4 ft.]
Minimum Rear Yard	30 m [98.4 ft.]	30 m [98.4 ft.]
Minimum Interior Side Yard	30 m [98.4 ft.]	30 m [98.4 ft.]
Minimum Exterior Side Yard	30 m [98.4 ft.]	30 m [98.4 ft.]

20.3 Additional Regulations

1. No **Waste Management Facility** shall be operated without and except in conformity with a currently valid *Environmental Compliance Approval* issued by the Ministry of the Environment.
2. All applicable provisions of **Section 4 – General Provisions** shall apply. (See 4.18.1 for minimum separation distances for waste management facilities.)

Section 21 SALVAGE YARD (M6) ZONE

No person shall use any land or erect, alter or use any building or structure in the Salvage Yard (M6) Zone except in accordance with the following **zone regulations**:

21.1 Permitted Uses

21.1 – M6 Permitted Uses	
Main Use	Accessory Use
Industrial Uses: Salvage Yard: On lands zoned for a salvage yard, the uses shall include the storage, crushing, dismantling, recycling, sorting or transfer of vehicles, building materials, non-hazardous wastes, junk and other materials and shall include the incidental retail, shipping and receiving of such materials.	- Accessory use, building or structure (see 4.1) - Accessory uses may include storage buildings, crushing or processing equipment, waste storage facilities and administration facilities.

21.2 Zone Regulations

21.2 - M6 Zone Regulations		
	Industrial Use	Accessory Use, Building or Structure
Minimum Lot Area	4 ha [10 ac]	n/a
Minimum Lot Frontage	120 m [393.7 ft.]	n/a
Minimum Front Yard	15 m [49.2 ft.]	
Minimum Rear Yard		
Minimum Interior Side Yard		
Minimum Exterior Side Yard		
Maximum Height	15 m [49.2 ft.]	14 [49.2 ft.]

21.3 Additional Regulations

- All salvage yards shall be developed, operated or closed in compliance with the *Environmental Protection Act*.
- Where a salvage yard in an M6 zone abuts a **residential zone** or a residential use or a **sensitive land use** on an adjacent **lot**, the wrecking yard shall be adequately screened on all sides either naturally or by artificial means (e.g. berm, fence, vegetation or a combination thereof) such that no portion of the operation including any storage area can be seen from a public road or from any other property.

3. All applicable provisions of **Section 4 – General Provisions** shall apply.

Section 22 OPEN SPACE (OS) ZONE

No person shall use any land or erect, alter or use any building or structure in the Open Space (OS) Zone except in accordance with the following **zone regulations**:

22.1 Permitted Uses

22.1 – OS Permitted Uses	
Main Use	Accessory Use
Open Space Uses: • Archeological • Boat Launch • Built Heritage Resource • Cemetery • Conservation Use • Community Garden • Cultural Heritage Landscape • Park • Playground • Skateboard Park • Sports Field	• Accessory use, building or structure including an information kiosk, interpretation center, food concession or refreshment pavilion (see 4.1)

22.2 Zone Regulations

22.2 - OS Zone Regulations		
	Open Space Use	Accessory Use, Building or Structure
Minimum Lot Area	n/a	n/a
Minimum Lot Frontage	n/a	n/a
Minimum Lot Depth	n/a	n/a
Minimum Front Yard	8 m [26.2 ft.]	8 m [26.2 ft.]
Minimum Rear Yard	8 m [26.2 ft.]	8 m [26.2 ft.]
Minimum Interior Side Yard	8 m [26.2 ft.]	8 m [26.2 ft.]
Minimum Exterior Side Yard	8 m [26.2 ft.]	8 m [26.2 ft.]
Maximum Height	10 m [32.8 ft.]	10 m [32.8 ft.]

22.3 Additional Regulations

1. All applicable provisions of **Section 4 – General Provisions** shall apply.

Section 23 RURAL (RU) ZONE

No person shall use any land or erect, alter or use any building or structure in the Rural (RU) Zone except in accordance with the following **zone regulations**:

23.1 Permitted Uses

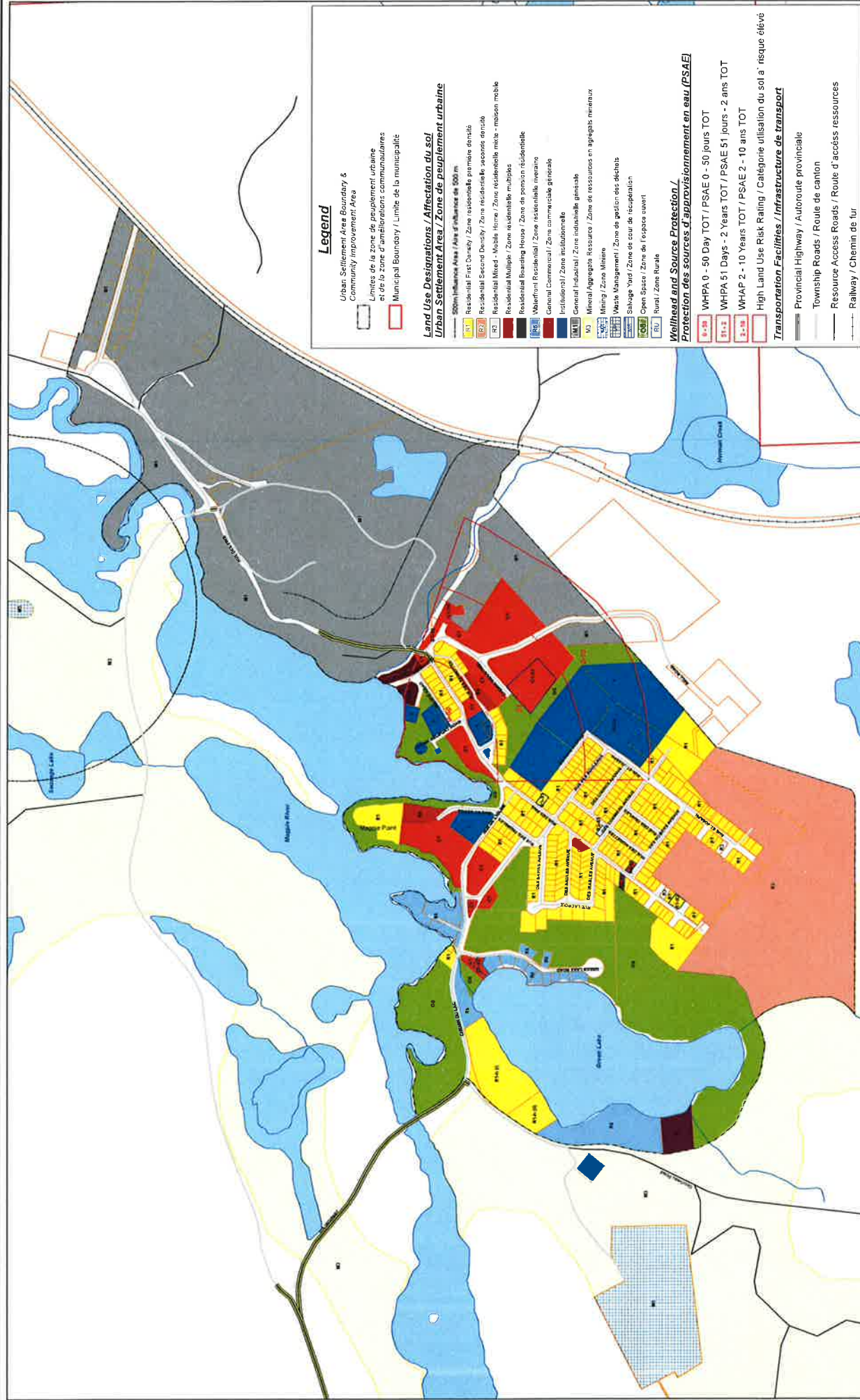
23.1 – RU Permitted Uses	
Main Use	Accessory Use
Residential Uses: • Single Detached Dwelling • Seasonal Dwelling	• Accessory use, building or structure (see 4.1.1) • Accessory Residential Use (see 4.1.2) • Bed & Breakfast Establishment (see 4.1.3) • Fences (see 4.1.6) • Garden Suite (see 4.1.9) • Swimming Pools (see 4.1.10) • Home Industry (see 4.12)
Rural Uses: • Agriculture Use • Agriculture Related Use • Ambulance Facility • Camp • Commercial Greenhouse, Nursery or Garden Centre • Commercial Solar Collector • Commercial Wind Turbine • Communications Facility (see 4.9.1 & 4.23.2) • Conservation Use • Equestrian Establishment • Greenhouse • Fairground • Forestry Use • Hobby Farm • Kennel • Logging Operation • Marine Facility • Pet Cemetery • Portable Asphalt Plant • Portable Concrete Plant • Public Authority Use (see Section 4.29) • Public Utility (see Section 4.29) • Railroad Use • Shooting Range or Rifle Club • Wayside Pit or Quarry	• Accessory use, building or structure (see 4.1.1) • Fences (see 4.1.8) • Accessory Dwelling to an Agricultural Use or Hobby Farm • Farm Produce Outlet accessory to an Agricultural Use • Home Industry (see 4.12)

23.2 Zone Regulations

23.2 - Ru Zone Regulations		
	All Uses	Accessory Use, Building or Structure
Minimum Lot Area	1 ha [2.47 ac.]	n/a
Minimum Lot Frontage	60 m [196.8 ft.]	n/a
Minimum Front Yard	10 m [32.8 ft.]	10 m [32.8 ft.]
Minimum Rear Yard	10 m [32.8 ft.]	3m [9.84 ft.]
Minimum Interior Side Yard	10 m [32.8 ft.]	3m [9.84 ft.]
Minimum Exterior Side Yard	10 m [32.8 ft.]	10 m [32.8 ft.]
Maximum Height	10.5 m [34.4 ft.]	6 m [19.6 ft.]
Maximum Lot Coverage	Total of all structures 5%	2% included in total
Maximum Number of Dwellings (excluding a Garden Suite)	1	n/a

23.3 Additional Regulations

1. All applicable provisions of **Section 4 – General Provisions** shall apply.
2. Any **commercial wind farm** and **commercial solar collector** shall meet the regulations of the *Green Energy and Green Economy, Act, 2002*.
3. The minimum **separation distance** between a the main wall of a **kennel** and/or a dog run associated with a **kennel** and the main wall of an **existing dwelling** on an adjacent **lot** shall be 150 m [492 ft.].
4. **Development** may be serviced with **individual on-site water services** and **individual on-site sewage services**.



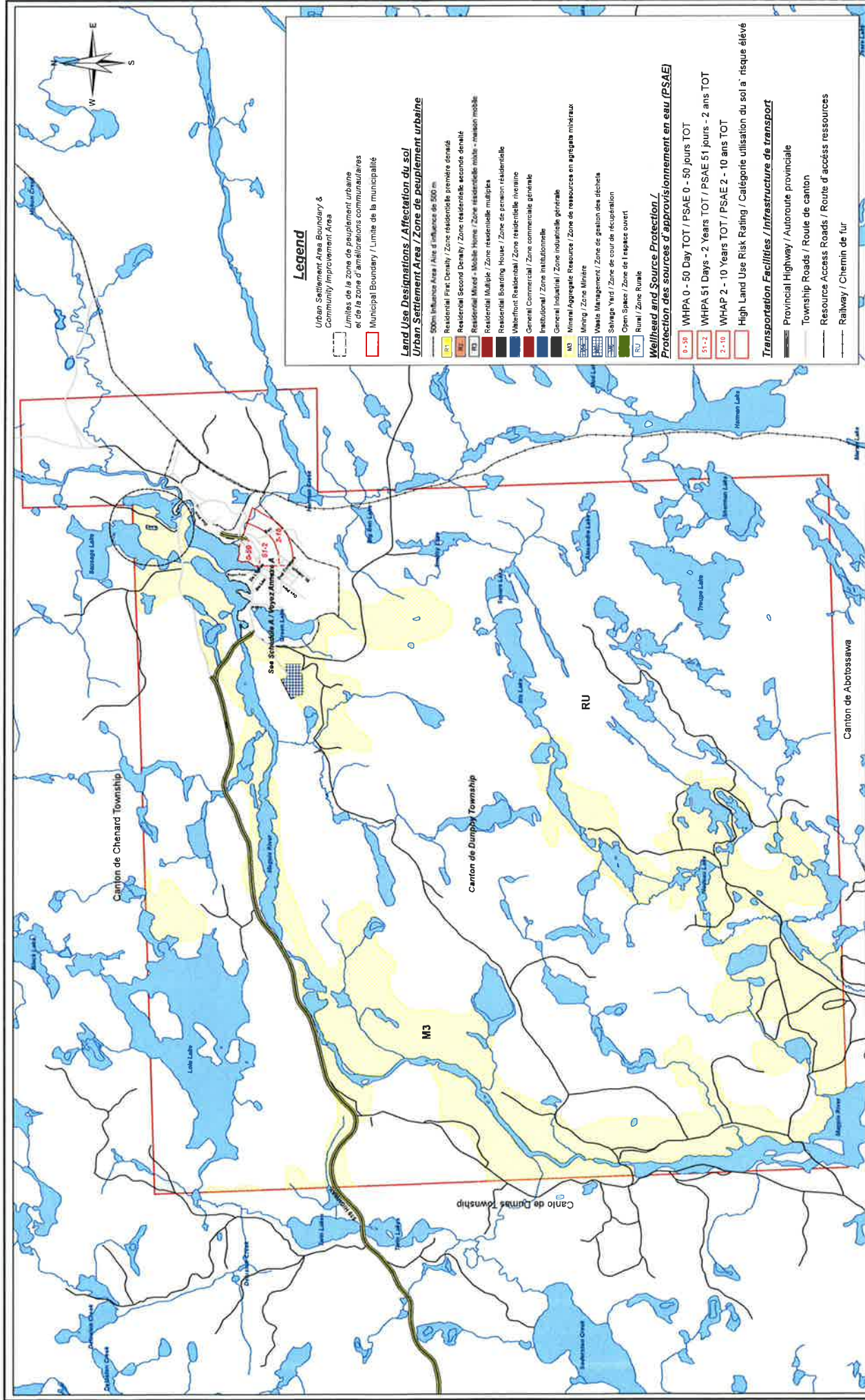
0 112.5 225 450 675 Meters
 Scale / Echelle 1:5,360 December/Décembre 2014

ZONING BY-LAW/RÉGLEMENT DE ZONAGE

Schedule A/Annexe A **Urban Settlement Area/Zone de Peuplement Urbaine**



Projection
 Transverse Mercator
 WGS 1984 UTM Zone 16N
 Created: March 16, 2015
 Created By: Municipality of Wawa



ZONING BY-LAW/RÉGLEMENT DE ZONAGE

Schedule B / Annexe B Rural Area / Zone Rurale