

TOWNSHIP OF MANVERS

BY-LAW 87-06

OFFICE CONSOLIDATION

This is an Office Consolidation of the Township of Manvers Zoning By-law Number 87-06. This Office Consolidation includes the effects of those amending By-laws, shown on the History Table attached, which are in effect pursuant to Section 34 of the Planning Act, R.S.O. 1990.

This document has been prepared for the purposes of convenience only. Accordingly, for accurate reference, recourse should always be had to the original By-law and the individual amendments. Please consult the By-law History for a list of amendments and their effects.

EXPLANATORY NOTE

METRIFICATION OF THE BY-LAW

1. To convert feet to metres multiply by .3048 and to convert metres to feet multiply by 3.281.
2. To convert square feet to square metres multiply by .0929 and to convert square metres to square feet multiply by 10.765.
3. To convert acres to hectares multiply by .447 and to convert hectares to acres multiply by 2.471.

The following table illustrates the imperial equivalent for some of the metric numbers that are frequently used in the By-Law. The table is presented to assist in the interpretation of the By-Law provisions and the numbers are rounded off.

| <u>TYPE OF MEASUREMENT</u> | <u>METRIC</u> | <u>IMPERIAL</u> |
|----------------------------|-------------------------|--------------------------|
| Length | 3 metres (m) | 10 feet (ft) |
| | 6 m | 20 ft |
| | 11 m | 36 ft |
| | 15 m | 50 ft |
| | 30 m | 98 ft |
| | 35 m | 115 ft |
| | 45 m | 148 ft |
| | 60 m | 197 ft |
| | 183 m | 600 ft |
| Area | 85 square metres (sq.m) | 915 square feet (sq.ft.) |
| | 100 sq.m | 1,076 sq.ft. |
| | 500 sq.m | 5,382 sq.ft. |
| | 900 sq.m | 9,688 sq.ft. |
| | 1,400 sq.m | 15,070 sq.ft. |
| | 2,000 sq.m | 21,529 sq.ft. |
| | 2,800 sq.m | 30,140 sq.ft. |
| | 4,000 sq.m | 43,057 sq.ft. (1 ac) |
| | 5,000 sq.m | 53,821 sq.ft. |
| | 1 hectare (ha) | 2.47 acres (ac) |
| | 25 ha | 62 ac |
| 38 ha | 94 ac | |

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**THE CORPORATION OF THE
TOWNSHIP OF MANVERS**

**BY-LAW NUMBER:
87-06**

A ZONING BY-LAW

A By-Law to regulate the use of land, the erection of buildings or structures, the type of construction, the height, bulk, location, size, floor area, spacing, external design, character and use of buildings or structures in the TOWNSHIP OF MANVERS.

WHEREAS, it is considered desirable to control the use of land, the erection and use of buildings or structures in defined areas of the TOWNSHIP OF MANVERS in accordance with Section 34 of the Planning Act, R.S.O. 1990.

NOW THEREFORE, the Council of the Corporation of the TOWNSHIP OF MANVERS enacts the following:

SECTION 1

TITLE AND AREA RESTRICTED

1.1 This By-law shall be known as the "Zoning By-law" of the TOWNSHIP OF MANVERS.

1.2 Schedules "A", "B", "C", "D", and "E", attached hereto, with the notations, zone boundaries, symbols and references shown thereon, illustrate the areas to which this By-law applies and are hereby declared to be part of this By-law. The lands affected by this By-law may hereinafter be referred to as the "area zoned".

SECTION 2

ZONES AND ZONING MAPS

2.1 ZONES

For the purpose of this By-law, the following zones are used and the same are established within the defined areas on Schedules attached hereto.

| | |
|-----|--------------------------------|
| RR1 | Rural Residential Type One |
| RR2 | Rural Residential Type Two |
| RR3 | Rural Residential Type Three |
| MR4 | Multiple Residential Type Four |
| LSR | Limited Service Residential |
| RMH | Residential Mobile Home Park |
| 01 | Open Space |
| A1 | Rural General |
| A2 | Rural Specialized |
| C1 | General Commercial |
| C2 | Highway Commercial |
| C3 | Commercial Recreation |
| C4 | Commercial Trailer Park |
| M1 | General Industrial |
| M2 | Industrial Extractive |
| M3 | Industrial Disposal |
| CF | Community Facility |

2.2 ZONING MAPS

The extent and boundaries of the said zones are shown on the Schedules attached hereto and are declared hereby to form part of this By-law. Such zones may be referred to by the appropriate symbols.

2.3 SPECIAL ZONES

Where the zone symbol on certain lands as shown on the Schedule or Schedules is followed by a dash and a letter and/or number, for example "A1-S", then special provisions or limitations apply to such lands. The special provisions will be found by referring to that section of the By-law which deals with the specific zone. Lands shown in this manner shall be subject to all of the restrictions of the zone in addition to, or except as otherwise provided for by the special provisions.

SECTION 3

RURAL RESIDENTIAL TYPE ONE (RR1) ZONE

3.1 RR1 USES PERMITTED

No persons shall hereafter change the use of any building, structure or land or erect or use any building or structure in a Rural Residential Type One (RR1) Zone, except for the following uses:

- a. Single detached dwelling
- b. Home occupation
- c. Park (B/L 92-18)

3.2 RR1 ZONE REQUIREMENTS

In a Rural Residential Type One (RR1) Zone, no persons shall hereafter erect or use a building except in conformity with the following requirements:

- a. Minimum lot area 2045 sq.m
- b. Minimum lot frontage 38 m
- c. Minimum front yard 15 m
- d. Minimum rear yard 6 m
- e. Minimum flankage yard 15 m
- f. Minimum side yard 6 m
- g. Minimum water setback 15 m
- h. Maximum lot coverage 25 %
- i. Minimum dwelling unit floor area 100 sq.m
- j. Maximum height 11 m
- k. Maximum number of Dwelling Units 1
- l. Accessory uses, parking, etc.: in accordance with the provisions of Section 20 hereof. (B/L 87-17)

3.3 RR1 SPECIAL ZONES

- a. Notwithstanding subsection 3.2, articles a., b., d., and f., on land zoned RR1-S1 the following provisions shall apply:

- i. Minimum lot area 7500 sq.m
- ii. Minimum lot frontage 85 m
- iii. Minimum rear yard 34 m
- iv. Minimum eastern side yard 48 m
- v. Minimum western side yard 16 m

All other provisions of Section 3 and Section 20 shall continue to apply to land zoned RR1-S1. (B/L 88-09)

- b. Notwithstanding any provision of subsection 3.2, articles a. through f. and subsection 20.1, article b., clause i. to the contrary, on lands zoned RR1-S2 the following provisions shall apply:

| | |
|----------------------------------------------------------------------|--------|
| i. Minimum lot area | 0.9 ha |
| ii. Minimum lot frontage | 90 m |
| iii. Minimum front yard | 20 m |
| iv. Minimum side yard | 20 m |
| v. Minimum rear yard | 30 m |
| vi. Minimum accessory structure setback from a rear or side lot line | 6 m |

All other requirements of the RR1 Zone and the By-law shall apply to lands zoned RR1-S2. (B/L 88-13) (B/L 92-18)

- c. Notwithstanding subsection 3.2, articles e. and f. on land zoned RR1-S3 there shall be a 6 metre setback from the western and northern zone boundaries and a 3 metre setback from the boundary line between the RR1-S3 and 01-S1 Zones.

All other requirements of the RR1 Zone and the By-law shall apply to lands zoned RR1-S3. (B/L 88-18) (B/L 92-18)

- d. Notwithstanding subsection 3.2, articles a. and b., on lands zoned RR1-S4 the following provisions shall apply:

| | |
|--------------------------|--------|
| i. Minimum lot area | 1.3 ha |
| ii. Minimum lot frontage | 90 m |

All other provisions of the RR1 Zone and the By-law shall apply to lands zoned RR1-S4. (B/L 88-21)

- e. Notwithstanding subsection 3.2, articles a., b. and h., on lands zoned RR1-S5 the following provisions shall apply:

| | |
|---------------------------|--------|
| i. Minimum lot area | 3.0 ha |
| ii. Minimum lot frontage | 240 m |
| iii. Maximum lot coverage | 6 % |

All other provisions of the RR1 Zone and the By-law shall apply to lands zoned RR1-S5. (B/L 88-23)

- f. Notwithstanding subsection 3.2, articles a. and b., on lands zoned RR1-S6, the following provisions shall apply:

- i. Minimum lot area 0.25 ha
- ii. Minimum lot frontage 25 m

All other provisions of the RR1 Zone and the By-law shall apply to lands zoned RR1-S6. (B/L 88-27)

- g. Notwithstanding subsection 3.2, articles a. and b., on lands zoned RR1-S7, the following provisions shall apply:

- i. Minimum lot area 1.8 ha
- ii. Minimum lot frontage 88 m

All other provisions of the RR1 Zone and the By-law shall apply to lands zoned RR1-S7. (B/L 89-04)

- h. Notwithstanding subsection 3.2, articles a. and b., on land zoned RR1-S8, the following provisions shall apply:

- i. Minimum lot area 0.6 ha
- ii. Minimum lot frontage 120 m
- iii. minimum setback from the 01 Zone 6 m

All other provisions of the RR1 Zone and the By-law shall apply to land zoned RR1-S8. (B/L 89-23)

- i. Notwithstanding subsection 3.2, articles a. and b., on land zoned RR1-S9 the following provisions shall apply:

- i. Minimum lot area 2.8 ha
- ii. Minimum lot frontage 200 m
- iii. Minimum setback from the 01 Zone 6 m

All other provisions of the RR1 Zone and the By-law shall apply to lands zoned RR1-S9. (B/L 89-23)

- j. Notwithstanding subsection 3.2, articles a. and b. and subsection 20.3 to the contrary, on land zoned the Rural Residential Type One Special (RR1-S10) Zone the following requirements shall apply:

- i. Minimum lot area 3800 sq.m
- ii. Minimum lot frontage 80 m
- iii. A daylighting triangle measuring 30 metres along County Road No. 32 by 10 metres along the Township Road from the intersection thereof shall be provided.

All other provisions of the RR1 Zone shall apply to land zoned RR1-S10. (B/L 90-05)

- k. In addition to the permitted uses set out in subsection 3.1 on land zoned the RR1-S11 Zone, a metal-work shop for the fabrication of metal and manufacture of steel railings and stairways carried on within a totally enclosed accessory building with no outside storage of parts or products shall be permitted.

Notwithstanding the minimum lot area, the minimum lot frontage and minimum side yard zone requirements required in subsection 3.2, articles a., b. and f. on land zoned the Rural Residential Type One Special (RR1-S11) Zone the following requirements shall apply:

- | | |
|----------------------------------------|-----------|
| i. Minimum lot area | 8000 sq.m |
| ii. Minimum lot frontage | 135 m |
| iii. Minimum side yard | 4 m |
| iv. maximum metal-work shop floor area | 98 sq.m |

All other provisions of this By-law shall continue to apply. (B/L 90-08)

- l. Notwithstanding subsection 3.2, articles d. and f. land zoned RR1-S12 shall be subject to the following zone provisions:

- | | |
|-----------------------|------|
| i. Minimum rear yard | 15 m |
| ii. Minimum side yard | 15 m |
- (B/L 91-12)

- m. Notwithstanding any provision of subsection 3.2 to the contrary, on land zoned "RR1-S13" no building or structure, or any part thereof, shall be located more than 55 metres from the front lot line and the minimum setback from the 01 Zone shall be 15 metres.
(B/L 95-02)

- n. Notwithstanding subsection 3.1 or any provision of section 3.2 to the contrary, on land zoned 'RR1-S14' a converted dwelling with a maximum of two dwelling units may be erected and the following zone requirements shall apply:

- | |
|-------------------------------------------------------------------------------------------------|
| i. the minimum setback from an existing barn housing livestock on a separate lot shall be 140 m |
| ii. a contiguous area not less than 2,060 sq.m in size shall be maintained in the rear yard for |

sewage disposal purposes and shall remain free of buildings or structures.

(B/L 96-03)

- o. Notwithstanding articles 3.2 a. and 3.2 c., land zoned RR1-S15 shall be subject to the following zone provisions:

i. Minimum lot area 4500 sq.m

ii. Minimum front yard 30 m

(B/L 96-04)

- p. Notwithstanding subsection 3.2 articles a. and b., on land zoned RR1-S16 the following zone requirements shall apply:

i. Minimum lot area 25 ha (see 20.16 d.)

ii. Minimum lot frontage 60 m

iii. Minimum setback from any 01 zone category 7.5 m

iv. Minimum setback from the eastern or southern boundary of the RR1-16 Zone 14 m

The subject lands are in a fill regulated area and a permit may be required from the Kawartha Conservation Authority, or any subsequent authority, prior to the application of fill or building construction in order to comply with a regulation under the Conservation Authority's Act.

All other provisions of the RR1 Zone and this By-law shall apply to lands zoned "RR1-S16".
(By-law 2000-28)

- q. Notwithstanding articles 3.2 a., b. and c., land zoned "RR1-S17" shall be subject to the following zone provisions:

i. Minimum lot area 1 ha

ii. Minimum lot frontage 10 m

iii. Minimum front yard 30 m

(B/L 99-12)

- r. Notwithstanding article 3.2 c., on land zoned RR1-S18 the minimum front yard shall be 26 metres.

(B/L 2000-05)

- s. Notwithstanding Subsection 3.2 article 1., Subsection 20.1 article a. and Section 21, on land zoned RR1-S19 the following zone requirements shall apply:

i. An accessory building may be used for keeping the livestock equivalent of three (3) horses,

calculated in accordance with the Minimum
Distance Separation (MDS) formulae.

All other requirements of the RR1 Zone and the By-
law shall apply to lands zoned RR1-S19.
(B/L 2001-55)

SECTION 4

RURAL RESIDENTIAL TYPE TWO (RR2) ZONE

4.1 RR2 USES PERMITTED

No persons shall hereafter change the use of any building, structure or land or erect or use any building or structure in a Rural Residential Type Two (RR2) Zone, except for the following uses:

- a. Single detached dwelling
- b. Converted dwelling
- c. Home occupation
- d. Park (B/L 92-18)

4.2 RR2 ZONE REQUIREMENTS

In a Rural Residential Type Two (RR2) Zone, no person shall hereafter erect or use a building except in conformity with the following requirements:

| | <u>Communal or Municipal Water Supply Provided</u> | <u>Individual Water Supply & Sewage Disposal</u> |
|----------------------------------------|------------------------------------------------------------|------------------------------------------------------------------|
| a. Minimum lot area | 1400 sq.m | 2000 sq.m |
| b. Minimum lot frontage | 30 m | 38 m |
| c. Minimum front yard | 15 m | 15 m |
| d. Minimum rear yard | 6 m | 6 m |
| e. Minimum flankage yard | 15 m | 15 m |
| f. Minimum side yard | 3 m | 3 m |
| g. Minimum water setback | 15 m | 15 m |
| h. Maximum lot coverage | 30 % | 25 % |
| i. Maximum height | 11 m | 11 m |
| j. Minimum dwelling unit floor area | 100 sq.m | 100 sq.m |
| k. Maximum number of dwelling units | 1 | 1 |
| l. Accessory uses, parking, etc.: | In accordance with the provisions of Section 20 hereof. | |

4.3 RR2 Special Requirements

- a. Notwithstanding subsection, articles a., b., j. and k., a single detached dwelling may be changed to a converted dwelling with a maximum of 2 dwelling units provided the dwelling existed prior to the passing of this By-Law and it meets the following requirements: (B/L 92-18)

4 - 2

| | Communal or Municipal Water Supply Provided | Individual Water Supply And Sewage Disposal |
|--------------------------------------------------------------------|---------------------------------------------------------------------------------|---------------------------------------------------------------------------------|
| i. Minimum lot area | 2000 sq.m plus 500 sq.m for each additional dwelling unit over 2 | 2800 sq.m plus 900 sq.m for each additional dwelling unit over 2 |
| ii. Minimum lot frontage | 35 m | 45 m |
| iii. Minimum dwelling unit floor area for each dwelling unit | 85 sq.m | 85 sq.m |

4.4 RR2 SPECIAL ZONES

- a. Notwithstanding subsection 4.2, articles a. and b., on land zoned RR2-S1 the minimum lot area shall be 5,900 square metres and the minimum lot frontage shall be 80 metres. All other requirements of Sections 4 and 20, save and except the minimum lot area and minimum lot frontage requirements, shall apply to lands zoned RR2-S1.
- b. Those lots which existed prior to the date of the Passing of this By-Law and which are zoned RR2-S2 shall be exempt from subsection 20.24 and they may gain access onto a private right of way. The requirements of Section 4 and Section 20, save and except subsection 20.24, shall apply to land zoned RR2-S2.
- c. Notwithstanding subsections 4.2 a., c., d. and f., land zoned "RR2-S3" shall be subject to the following zone provisions:
- | | |
|------------------------|-----------|
| i. Minimum lot area | 3000 sq.m |
| ii. Minimum front yard | 18 m |
| iii. Minimum side yard | 7.6 m |
| iv. Minimum rear yard | 30 m |
- (B/L 92-06)
- d. Notwithstanding subsections 4.2 a., c., d., and f., lands zoned "RR2-S4" shall be subject to the following zone provisions:
- | | |
|------------------------|-----------|
| i. Minimum lot area | 5900 sq.m |
| ii. Minimum front yard | 18 m |
| iii. Minimum side yard | 7.6 m |
| iv. Minimum rear yard | 50 m |
- (B/L 92-06)

- e. Notwithstanding subsection 4.2, articles a., c., and f., land zoned "RR2-S5" shall be subject to the following zone provisions:
- i. Minimum lot area 7700 sq.m
 - ii. Minimum front yard 18 m
 - iii. Minimum side yard 7.6 m
 - iv. Minimum side yard adjacent to Ontario Hydro easement 3 m
- (B/L 92-06)
- f. Notwithstanding subsection 4.2, articles a., b., c. and f., land zoned "RR2-S6" shall be subject to the following zone provisions:
- i. Minimum lot area 2600 sq.m
 - ii. Minimum lot frontage 40 m
 - iii. Minimum front yard 18 m
 - iv. Minimum side yard 7.6 m
- (B/L 92-06)
- g. Notwithstanding subsection 4.2, articles b. and c. land zoned "RR2-S7" shall be subject to the following zone provisions:
- i. Minimum lot frontage 19.8 m
 - ii. Minimum front yard 42.7 m
- (B/L 92-06)
- h. Notwithstanding subsection 4.2 f., or any provision of subsection 20.1 to the contrary on land zoned RR2-S8, the following provisions shall apply:
- i. Minimum western side yard 27 m
 - ii. Minimum setback for any accessory building or structure from the boundary of a municipal easement 3 m
- All other provisions of the RR2 Zone and the By-law shall apply to land zoned RR2-S8. (B/L 89-04)
- i. Notwithstanding any provision of subsection 20.1 to the contrary and in addition to the provisions set out under subsection 4.2 of the By-law, on land zoned RR2-S9 the minimum setback for any building or structure from an Ontario Hydro easement shall be 3 metres. (B/L 89-14)
- j. Notwithstanding subsection 4.2, articles a., b., d., e. and f., on land zoned the RR2-S10 Zone the following requirements shall apply:

- i. minimum lot area 4000 sq.m
 - ii. minimum lot frontage 30 m
 - iii. minimum rear yard 10 m
 - iv. minimum flankage yard 10 m
- (B/L 96-12)

All other provisions of the RR2 Zone and the By-law shall apply to land zoned RR2-S10. (B/L 89-12A)

- l. In addition to the permitted uses under subsection 10.1, land zoned Rural Residential Type Two Special Exception Eleven (RR2-S11) may also be used for chinchilla farming.

Notwithstanding subsection 4.2, articles d. and e., on land zoned Rural Residential Type Two Special Exception Eleven (RR2-11), the following requirements shall apply to buildings used for chinchilla farming:

- i. minimum rear yard 3 m
 - ii. minimum side yard 3 m
 - iii. maximum floor area 75 sq.m
- (B/L 93-02)

- m. Notwithstanding subsection 4.2 articles a., b., c. and d. and subsection 20.1 article b., land zoned "RR2-S12" shall be subject to the following zone provisions:

- i. Minimum lot area 4000 sq.m
 - ii. Minimum lot frontage 30 m
 - iii. Minimum front yard 10 m
 - iv. Minimum rear yard 10 m
 - v. A detached garage may be permitted in the front yard and shall be subject to a minimum front yard of 10 m and a minimum side yard of 3 m.
- (B/L 99-04)

- n. Notwithstanding subsection 4.2 articles a., b., c. and d., and subsection 20.1 article b., land zoned RR2-S13 shall be subject to the following zone provisions:

- i. Minimum lot area 4000 sq.m
- ii. Minimum lot frontage 30 m
- iii. Minimum front yard 7.5 m
- iv. Minimum rear yard 10 m
- v. A detached garage may be permitted in the front yard and shall be subject to a minimum front yard of 10 m and a minimum side yard of 3 m. (B/L 99-04)

- o. Notwithstanding subsection 4.2 articles a., b., d. and e., and subsection 20.1 article b., land zoned RR2-S14 shall be subject to the following zone provisions:
- i. Minimum lot area 4000 sq.m
 - ii. Minimum lot frontage 30 m
 - iii. Minimum rear yard 10 m
 - iv. Minimum flankage yard 10 m
 - v. Notwithstanding any provision of subsection 4.2 or article 20.1 b. to the contrary, on land zoned RR2-S14 a detached garage may be permitted in the front yard and when located in a front yard shall be subject to the following minimum setbacks:
 - i. 10 metres front a front lot line
 - ii. 10 metres from a flankage lot line; and
 - iii. 3 metres from a side lot line.
- (B/L 99-04) (B/L 2000-17)
- p. Notwithstanding any provision of subsection 4.2 or article 20.1 b. to the contrary, on land zoned RR2-S15 a detached garage may be permitted in the front yard and when located in a front yard shall be subject to the following minimum setbacks:
- i. 10 metres from a front lot line;
 - ii. 10 metres from a flankage lot line; and
 - iii. 3 metres from a side lot line.
- (B/L 2000-17)
- q. Notwithstanding articles 4.2 a., j., and k., or any provision of article 20.1 c. to the contrary, land zoned RR2-S16 shall be subject to the following zone requirements:
- i. Minimum lot area 1600 sq.m
 - ii. Minimum floor area per dwelling unit
 - single detached dwelling 100 sq.m
 - one bedroom dwelling unit 70 sq.m
 - two bedroom dwelling unit 85 sq.m
 - dwelling unit, more than two bedrooms 100 sq.m
 - iii. Maximum number of accessory buildings 1
 - iv. Maximum lot coverage for Accessory buildings 15 sq.m
 - v. There shall be a maximum of 2 residential buildings which may consist of 2 single detached dwellings or one single detached dwelling and one multiple residential building containing a maximum of three dwelling units.
 - vi. There shall be a maximum of 9 bedrooms in the two residential buildings combined.
- (B/L 2000-31)

SECTION 5

RURAL RESIDENTIAL TYPE THREE (RR3) ZONE

5.1 RR3 USES PERMITTED

No persons shall hereafter change the use of any building, structure or land or erect or use any building, or structure in a Rural Residential Type Three (RR3) Zone, except for the following uses:

- a. Vacation dwelling
- b. Single detached dwelling
- c. Park
- d. Home occupation
(B/L 92-18)

5.2 RR3 ZONE REQUIREMENTS

In a Rural Residential Type Three (RR3) Zone, no person shall hereafter erect or use a building except in conformity with the following requirements:

| | <u>Communal or Municipal Water Supply Provided</u> | <u>Individual Water Supply & Sewage Disposal</u> |
|----------------------------------------|------------------------------------------------------------|------------------------------------------------------------------|
| a. Minimum lot area | 1400 sq.m | 2000 sq.m |
| b. Minimum lot frontage | 30 m | 38 m |
| c. Minimum front yard | 15 m | 15 m |
| d. Minimum rear yard | 6 m | 6 m |
| e. Minimum flankage yard | 15 m | 15 m |
| f. Minimum side yard | 3 m | 3 m |
| g. Minimum water setback | 15 m | 15 m |
| h. Maximum lot coverage | 30 % | 25 % |
| i. Maximum height | 11 m | 11 m |
| j. Minimum dwelling unit floor area | 100 sq.m | 100 sq.m |
| k. Maximum number of dwelling units | 1 | 1 |
| l. Accessory uses, parking, etc: | In accordance with the provisions of Section 20 hereof. | |

5.3 RR3 SPECIAL ZONES

SECTION 6

MULTIPLE RESIDENTIAL TYPE FOUR (MR4) ZONE

6.1 MR4 USES PERMITTED

No persons shall hereafter change the use of any building, structure or land or erect or use any building or structure in the Multiple Residential Type Four (MR4) Zone, except for the following uses:

- a. Semi-detached dwelling
- b. Converted dwelling
- c. Duplex dwelling
- d. Triplex dwelling
- e. Maisonette dwelling
- f. Town house dwelling
- g. Apartment dwelling
- h. Fourplex dwelling

6.2 MR4 ZONE REQUIREMENTS

In a Multiple Residential Type Four (MR4) Zone, no person shall hereafter erect or use a building except in conformity with the following requirements:

| | <u>Communal or Municipal Water Supply Provided</u> | <u>Individual Water Supply and Sewage Disposal</u> |
|------------------------------------------------------------------|--------------------------------------------------------------------------------|--------------------------------------------------------------------------------|
| a. Minimum lot area | 2000 sq.m. plus 500 sq.m. for each additional dwelling unit over 2 | 2800 sq.m. plus 900 sq.m. for each additional dwelling unit over 2 |
| b. Minimum lot frontage | 35 m | 45 m |
| c. Minimum front yard | 15 m | 15 m |
| d. Minimum rear yard | 6 m | 6 m |
| e. Minimum flankage yard | 15 m | 15 m |
| f. Minimum side yard | 6 m | 6 m |
| g. Minimum water setback | 15 m | 15 m |
| h. Maximum Lot coverage | 33 % | 33 % |
| i. Maximum height | 11 m | 11 m |
| j. Minimum dwelling unit floor area for each dwelling unit | 85 sq.m. | 85 sq.m. |
| k. Minimum landscaped Open Space | 30 % | 30 % |
| l. Accessory use, parking, etc.: | In accordance with the provisions of Section 20 hereof. | |

6.3 MR4 SPECIAL ZONES

a. Notwithstanding the provisions of subsections 6.1 and 6.2 to the contrary, lands zoned Multiple Residential Type Four Special (MR4-S1) Zone shall only be used for a triplex, duplex, converted dwelling containing no more than three units or a single detached dwelling, having a minimum lot area of 0.16 hectares and front and rear yard setbacks of 5.5 metres. (B/L 91-17) (B/L 92-06) (B/L 92-18)

b. Reserved

SECTION 7

LIMITED SERVICE RESIDENTIAL (LSR) ZONE

7.1 LSR USES PERMITTED

No persons shall hereafter change the use of any building, structure or land or erect or use any building, or structure in a Limited Service Residential (LSR) Zone except for the following uses:

- a. Vacation Dwelling
- b. Single detached dwelling
- c. Park
- d. Home occupation (B/L 92-18)

7.2 LSR ZONE REQUIREMENTS

In a Limited Service Residential (LSR) Zone no person shall hereafter erect or use a building except in conformity with the following requirements:

| | <u>Communal or Municipal Water Supply Provided</u> | <u>Individual Water Supply & Sewage Disposal</u> |
|----------------------------------------|------------------------------------------------------------|------------------------------------------------------------------|
| a. Minimum lot area | 1400 sq.m | 2000 sq.m |
| b. Minimum lot frontage | 30 m | 38 m |
| c. Minimum front yard | 15 m | 15 m |
| d. Minimum rear yard | 6 m | 6 m |
| e. Minimum flankage yard | 15 m | 15 m |
| f. Minimum side yard | 3 m | 3 m |
| g. Minimum water setback | 15 m | 15 m |
| h. Maximum lot coverage | 30 % | 25 % |
| i. Maximum height | 11 m | 11 m |
| j. Minimum dwelling unit floor area | 100 sq.m | 100 sq.m |
| k. Maximum number of dwelling units | 1 | 1 |
| l. Accessory uses, parking, etc: | In accordance with the provisions of Section 20 hereof. | |

7.3 LSR SPECIAL ZONES

SECTION 8

RESIDENTIAL MOBILE HOME PARK (RMH) ZONE

8.1 RMH USES PERMITTED

No person shall hereafter change the use of any building, structure or land or erect or use any building or structure in a Residential Mobile Home Park (RMH) Zone, except for the following uses:

- a. Mobile home park

8.2 RMH ZONE REQUIREMENTS

In a Residential Mobile Home Park (RMH) Zone, no person shall hereafter erect or use a building except in conformity with the following requirements:

- a. Minimum lot area 4 ha
- b. Minimum lot frontage 100 m
- c. Minimum front yard 15 m
- d. Minimum side yard 8 m
- e. Minimum rear yard 8 m

8.3 RMH SPECIAL REQUIREMENTS

- a. Mobile home site
 - i. Minimum lot area for a site to be occupied by a mobile home 460 sq.m
- b. Each mobile home site shall be clearly and permanently defined by stakes, fencing or hedges and will be provided with a concrete apron or basement upon which the mobile home will be located.
- c. Skirtings shall be provided to screen the undercarriages of all mobile homes.
- d. All accessory structures such as patios, porches, additions, skirting and storage facilities shall be factory prefabricated units, or of a quality equivalent thereof, so that design and construction will compliment the mobile home.
- e. Each mobile home site and mobile home park shall be landscaped in accordance with Section 20.
- f. A roadway which provides access to every mobile home site shall be asphalted before being used. The said roadway shall have a minimum width of 7.5 metres for two way traffic.

- g. The mobile home park shall be serviced by a municipal or communal water and sewage disposal system.
- h. The mobile home park shall have only one communal T.V. antenna and no individual antennas.
- i. For recreational purposes, 5 per cent of the Mobile Home Park Lot Area or 1 hectare per 300 Mobile Homes, which ever is greater, shall be landscaped and maintained as park.

8.4 RMH SPECIAL ZONES

- a. On land zoned RMH-S1 the maximum number of mobile home sites shall be fourteen. In addition to the mobile home sites, one single detached dwelling shall also be permitted to be used by someone who maintains and manages the mobile home park. An office may be permitted as an accessory use to the dwelling. The zone requirements of Sections 8 and 20 shall apply to land zoned RMH-S1. (B/L 92-18)

SECTION 9

OPEN SPACE (01) ZONE

9.1 01 USES PERMITTED

No person shall hereafter change the use or use land in an Open Space (01) Zone, except for the following uses:

- a. Golf courses
- b. Parks
- c. Agricultural uses

9.2 01 PROHIBITION OF BUILDING CONSTRUCTION

- a. In an Open Space (01) Zone, no person shall hereafter erect any building or structure, except for erosion or flood control.

9.3 01 SPECIAL ZONES

- a. Notwithstanding any provision of subsections 9.1 and 9.2 to the contrary, on lands zoned 01-S1 only a private open space use is permitted, no buildings may be erected and no structural development other than an entrance, driveway, fencing, gates and similar accessory structures may be constructed or placed.

All other provisions of the Open Space (01) Zone and the By-law apply to lands zoned 01-S1. (B/L 88-18)

- b. Notwithstanding subsections 9.1 and 9.2, on land zoned 01-S2 a telecommunication facility shall be the only permitted use in accordance with the following requirements:

- i. Minimum lot area 900 sq.m
- ii. Minimum lot frontage 25 m
- iii. Minimum front yard 16 m
- iv. Minimum side yard 6 m
- v. Minimum rear yard 6 m

All other requirements of the By-law shall apply to land zoned 01-S2. (B/L 89-21)

- c. Notwithstanding subsection 9.1, land zoned "01-S3" shall only be used for conservation uses and flood and erosion control works. For the purpose of the 01-S3 Zone a Conservation Use means a use which preserves, protects or improves any feature of the natural environment through a program of maintenance and management administered by a

Conservation Authority, public authority, private group or individual. (B/L 95-03)

- d. Notwithstanding subsection 9.1, land zoned 01-S4 shall only be used for conservation uses as defined in article 9.3 c. (Cautionary Note: -pursuant to an agreement with the Township of Manvers, there shall be no excavation, dredging, placement of fill or removal of vegetation without the written approval of the Township. A permit from Kawartha Conservation may also be required pursuant to its applicable Fill, Construction and Alteration to Waterways Regulation.) (B/L 98-11)

SECTION 10

RURAL GENERAL (A1) ZONE

10.1 A1 USES PERMITTED

No persons shall hereafter change the use of any building structure or land or erect and use any building or structure in a Rural General A1 Zone, except for the following uses:

- a. Agricultural use
- b. Riding school and/or boarding stable
- c. Cemetery
- d. Home occupation
- e. Hydro or communication facility
- f. Municipal or County works yard
- g. Single detached dwelling
- h. Converted dwelling (B/L 92-18)
- i. Second Single Detached Dwelling is subject to Section 20.28 of the General Provisions. B/L 2007-289
- j. Seasonal Farm Residential Use is subject to Section 20.29 of the General Provisions. B/L 2007-289

10.2 A1 ZONE REQUIREMENTS

In a Rural General A1 Zone, no person shall hereafter erect or use a building except in conformity with the following requirements:

- a. Minimum lot area 38 ha
- b. Minimum lot frontage 183 m
- c. Minimum front yard 30 m
- d. Minimum side yard 9 m
- e. Minimum rear yard 25 m
- f. Minimum dwelling unit floor area 100 sq.m
- g. Minimum flankage yard 15 m
- h. Maximum number of dwelling units 1
- i. Maximum height 11 m
- j. Accessory uses, parking, etc: In accordance with the provisions of Section 20 hereof.

10.3 A1 SPECIAL REQUIREMENTS

- a. Where a lot in the A1 Zone was held in separate ownership on the date of passing of this By-law or is created by consent to sever under the Planning Act (as either the retained or severed parcel), the minimum lot frontage shall be 38 metres and the minimum lot area shall be 2,045 square metres, provided that the lot is less than 10,000 square metres. All other requirements of the RR1 Zone

shall apply (B/L 88-12). A lot in excess of one hectare, that existed when this By-Law was passed, which is reduced in size as a result of a consent (either as the severed or retained lot), shall be deemed to conform to the By-law with respect to lot area and frontage.

- b. Notwithstanding the requirements of subsection 10.2, a cemetery, hydro or communications facility, and Municipal or County works yard shall be subject to the following:
 - i. Minimum front, side and rear yards 10 m
 - ii. Maximum height of structures or buildings 12 m
- c. Notwithstanding subsection 10.1, the only uses permitted on lands zoned A1 which do not have frontage and direct access onto an improved public street, assumed and maintained year round by the Township, County or Province shall be agricultural uses with no dwelling unit associated therewith.
- d. Notwithstanding subsection 10.2, articles f. and h., a single detached dwelling may be changed to a converted dwelling with a maximum of 2 dwelling units provided the dwelling existed prior to the passing of this By-Law and it meets the following requirements:

| | Communal or Municipal Water Supply Provided | Individual Water Supply And Sewage Disposal |
|-----------------------------------------------------------------------------------|---------------------------------------------------------------------------------|---------------------------------------------------------------------------------|
| i. Minimum lot area | 2000 sq.m plus 500 sq.m for each additional dwelling unit over 2 | 2800 sq.m plus 900 sq.m for each additional dwelling unit over 2 |
| ii. Minimum lot frontage | 35 m | 45 m |
| iii. Minimum dwelling unit floor area for each dwelling unit (B/L 92-18) | 85 sq.m | 85 sq.m |

10.4 A1 SPECIAL ZONES

- a. Notwithstanding article 10.2 a. and in addition to the other zone requirements of subsection 10.2, land zoned "A1-S1" shall be subject to the following zone requirements:
 - i. Minimum lot area 18 ha

- ii. Maximum number of dwelling units 1
- iii. Minimum setback from a building housing livestock located on a separate lot 140 m
- iv existing non-residential buildings, located within 140 metres of a residence on a separate lot, shall not be used to house livestock.

(B/L 96-03)

- b. Notwithstanding subsection 10.1, on land zoned A1-S2 the only permitted uses shall be as follows:

- i. A communications tower together with an accessory building for the storage of equipment and a vehicle; and
- ii. Agricultural uses, excluding any buildings or structures intended for human habitation.

Notwithstanding subsection 10.2, the following requirements shall apply to land zoned A1-S2:

- iii. Minimum lot area 7 ha
- iv. Minimum lot frontage 44 m
- v. Maximum number of dwelling units 0
- vi. A setback from all property boundaries of 10 metres for the accessory building intended for the storage of equipment and a vehicle.

Land zoned A1-S2 shall be subject to the requirements of subsection 10.3 b. (B/L 87-16)

- c. Notwithstanding subsection 10.2, articles a., b. and c. on lands zoned A1-S3 the following provisions shall apply:

- i. Minimum lot frontage 220 m
- ii. Minimum lot area 18 ha
- iii. Minimum front yard 75 m
- iv. Minimum setback for any building or structure from the 01-S1 Zone 5 m

All other provisions of the A1 Zone and the By-law shall apply to lands zoned A1-S3. (B/L 88-20)

- d. Notwithstanding subsection 20.23, article a. and the definition of Home Occupation on land zoned the Rural General Special (A1-S4) Zone, the only uses permitted as a home occupation shall be the production, repair and retail sales of antiques, art, craft or hobby items and the teaching of art or craft related skills. The home occupation shall not exceed a gross floor area of 250 square

metres and will be permitted within a building that does not contain the dwelling unit. (B/L 92-18)

All other provisions of the A1 Zone and the By-law shall apply to land zoned A1-S4. (B/L 89-13) (89-11)

- e. Notwithstanding subsection 10.2, articles a. and b. on land zoned the Rural General Special (A1-S5) Zone, the following provisions shall apply:

- i. Minimum lot area 15 ha
- ii. Minimum lot frontage 100 m

All other provisions of the A1 Zone and the By-law shall apply to land zoned A1-S5. (B/L 89-17)

- f. Notwithstanding subsection 10.2, articles a. and b., the following requirements shall apply on land zoned A1-S6:

- i. Minimum lot area 6.0 ha
- ii. Minimum lot frontage 150 m

All other provisions of the A1 Zone and the By-law shall apply to land zoned A1-S6. (B/L 89-19)

- g. Notwithstanding any provisions of subsection 10.1 and the definition of Agricultural Use to the contrary, on land zoned the A1-S7 Zone no building or structure shall be used to house livestock. For the purposes of animal husbandry, the use of land zoned A1-S7 shall be limited to the pasturing of livestock. (B/L 90-02) (B/L 92-18)

- h. In addition to the requirements established under subsection 10.2, article b. and subsection 20.16, article c., on lands zoned the A1-S8 Zone the minimum setback from the 01-S1 Zone for any building or structure shall be 5 metres. All other requirements of the A1 Zone and the By-law shall apply to land zoned A1-S8. (B/L 90-01)

- i. In addition to the permitted uses under Section 10.1, land zoned Rural General Special Exception Nine (A1-S9), may be used for any defined special event conditional upon issuance of a licence by the Corporation of the Township of Manvers pursuant to By-law 92-08, as amended, or any successor thereto.

A special event authorized above shall be subject to the zone provisions of the zone within which

the lot is located.

- i. On part of Lot 7, Concession 13, pursuant to the R.S.O. 1990 requirements of Section 39 of the Planning Act, the provisions of this subsection shall have effect for a period of three (3) years ending on the 9th day of March, 1996. (B/L 93-06)
 - ii. (By-Law 97-05 (A1-S9) was a temporary use by-law that expired on March 25, 2000 and is no longer in effect. See Section 10.4 m. for replacement By-Law 2000-08.)
 - iii. (By-Law 97-06 (A1-S9) was a temporary use by-law that expired on March 25, 2000 and is no longer in effect.)
- j. Notwithstanding subsections 10.2 a. and 10.2 b., land zoned "A1-S10" shall be subject to the following zone requirements:
- i. Minimum lot area 24 ha
 - ii. Minimum lot frontage 80 m
- (B/L 94-03)
- k. In addition to the uses permitted pursuant to subsection 10.1, land zoned "A1-S11" may be used for a septage disposal site.
(B/L 95-13)
- m. In addition to the uses permitted in subsection 10.1, land zoned "A1-S13" may be used for a bicycle trail system for the purpose of riding and racing bicycles and but shall not include any motorized vehicles, and associated special events. A maximum of ten (10) special events are permitted in each calendar year. Each special event is subject to the provisions of the A1 zone and is only permitted when the appropriate license has been issued by the Municipality.
(B/L 2000-08)
- n. Notwithstanding subsection 10.1 and articles 10.3 d. on land zoned A1-S14 the only permitted uses shall be as follows:
- i. Agricultural use;
 - ii. Riding school and/or boarding stable;
 - iii. Home occupation;
 - iv. Single detached dwelling.

Notwithstanding articles 10.2 a. and 10.2 e., on land zoned A1-S14 the following zone requirements

shall apply:

- v. Minimum lot area 4.0 ha
- vi. Minimum rear yard for a dwelling unit 6.0 m
(B/L 96-08)

o. Notwithstanding article 20.24 a., land zoned A1-S15 may gain access by a private right-of-way or a privately maintained road.
(B/L 96-08)

q. Notwithstanding articles 10.1 g. and 10.1 h., on land zoned "A1-S17" a dwelling unit is not permitted.

In addition to the provisions of subsection 10.2, on land zoned "A1-S17" no livestock building shall be located within 100 m of a lot used for residential purposes or in a residential zone or within 120 m of a dwelling on a separate lot, whichever is greater. The same setbacks, plus 10 m, shall apply to manure storage facilities.
(B/L 98-09)

r. Notwithstanding subsection 10.2 articles a. and b.; on land zoned "A1-S18" the following requirements shall apply:

- i. Minimum lot area 20 ha
- ii. Minimum lot frontage 150 m
(B/L 97-13)

s. (By-law 99-03 (A1-S19) was a temporary use by-law that expired March 31, 2002 and is no longer in effect.)

t. In addition to the provisions of subsection 10.2, on land zoned "A1-S20" no livestock building shall be located within 280 metres of a lot less than one hectare in size or a lot in a residential zone, or within 300 metres of a dwelling on a separate lot, whichever is greater. The same setbacks, plus 10 metres, shall apply to manure storage facilities. The existing livestock building may be enlarged by up to 100 % of its existing floor area provided any extensions or additions attach to the south wall of said building and do not lessen the setback between the said building and the nearest residential lot to the west. Any manure management facilities associated with the existing barn shall not expand in a manner that would lessen the setback to the nearest residential lot to the west.

(B/L 99-17)

- u. Notwithstanding any other provision of the By-law to the contrary, on land zoned A1-S21, the minimum setback between a building used to house or accommodate livestock and a lot in a residential zone or a dwelling on a separate lot shall be 300 metres.

(B/L 2000-05)

- v. Notwithstanding any provision of the By-law to the contrary, on land zoned A1-S22, the minimum lot frontage shall be 150 metres and the minimum setback between a new building used for, or designed to, accommodate livestock, or a manure storage facility and a dwelling on a separate lot shall be 300 metres

(B/L 2000-18)

- w. Notwithstanding articles 10.1 g. and h. and 10.2 h., on land zoned A1-S23 a dwelling unit is not permitted and the minimum setback between a new livestock facility and a lot zoned for residential use shall be 100 metres.

(B/L 2001-49)

- y. Notwithstanding subsection 10.2, articles a. and b., on land zoned A1-S25, the following requirements shall apply:

| | | |
|----|----------------------|----------|
| i | Minimum lot area | 1.87 ha. |
| ii | Minimum lot frontage | 494 m. |

(B/L 2002-39)

- z. Notwithstanding subsection 10.1, a dwelling unit and accessory uses thereto are not permitted uses on land zoned A1-S26.

(B/L 2004-143) (2004-206)

- aa. In addition to the uses permitted in Section 10.1, on lands zoned A1-S27 a Garden Suite is also permitted subject to the following provisions:

- i. Minimum lot area 14.7 ha

- ii. A "Garden Suite" means a temporary, detached dwelling unit that is designed and constructed to be portable and is ancillary to an existing detached dwelling.

- iii. A "Garden Suite" shall be located in a side

yard or rear yard and shall be connected to the water supply system serving the existing dwelling and shall not exceed a gross floor area of 99 square metres and shall be permitted for a period of ten (10) years commencing on the date the A1-S27 is in effect.

(B/L 2004-221)

bb. Notwithstanding subsection 10.2, article a., on land zoned A1-S28, the minimum lot area shall be 25.8 ha.

(B/L 2005-50)

cc. In addition to the uses permitted in Section 10.1, on lands zoned A1-S29 a Garden Suite is also permitted and is subject to the following provisions:

i. A "Garden Suite" means a temporary, detached dwelling unit that is designed and constructed to be portable and is ancillary to an existing detached dwelling.

ii. A "Garden Suite" shall be located in a side yard or rear yard and shall be connected to the existing water supply system serving the principal dwelling and shall not exceed a gross floor area of 70 square metres and shall be permitted for a period of ten (10) years commencing on the date the A1-S29 is in effect.

(B/L 2006-153)

(B/L 2011-136 Expires June 21, 2014)

dd. A1-S30 (Reserved D06-31-156)

SECTION 11

RURAL SPECIALIZED (A2) ZONE

11.1 A2 USES PERMITTED

No persons shall hereafter change the use of any building, structure or land or erect or use any building or structure in a Rural Specialized (A2) Zone, except for one or a maximum of three (3) of the following uses:

- a. Nursery or commercial greenhouse
- b. Farm and heavy equipment sales and service
- c. Animal clinic
- d. Landscaping or excavating business
- e. Fur bearing animal farm
- f. Auction or sale barn
- g. Grain drying and storage facility
- h. Feed mill
- i. Grain cleaning plant
- j. Abattoir
- k. Taxidermy

11.2 A2 ZONE REQUIREMENTS

In a Rural Specialized (A2) Zone, no person shall hereafter erect or use a building except in conformity with the following requirements:

- a. Minimum lot area 5000 sq.m
- b. Minimum lot frontage 60 m
- c. Minimum front yard 15 m
- d. Minimum side yard 8 m
- e. Minimum rear yard 8 m
- f. Maximum height 11 m
- g. Minimum flankage yard 15 m
- h. Accessory uses, parking, etc.: In accordance with the provisions of Section 20 hereof.

11.3 A2 SPECIAL ZONES

- a. Notwithstanding the requirements of Section 11.1, on lands zoned A2-S1, not more than one of the following uses may be permitted:
 - i. Animal clinic
 - ii. Auction or sale barn
 - iii. Farm and heavy equipment sales and service
 - iv. Heavy truck service and repair, excluding body repair or paint shop
 - v. Landscaping or excavating business
 - vi. Nursery or commercial greenhouse
 - vii. Taxidermy

Notwithstanding the requirements of Section 11.2, on lands zoned A2-S1, the following requirements shall apply:

| | |
|-------------------------------------|-----------|
| viii. Minimum lot area | 2500 sq.m |
| ix. Minimum frontage (B/L 92-15) | 30 m |

- b. In addition to the uses permitted under subsection 11.1, on land zoned "A2-S2" one single detached dwelling is also permitted.

Notwithstanding any provision of subsection 11.1 to the contrary, the keeping of livestock or any other form of animal husbandry is not permitted on land zoned "A2-S2".

Notwithstanding the provisions of subsection 11.2, in the A2-S2 Zone single detached dwelling shall have a minimum front yard of 30 m and shall be subject to the requirements of articles 3.2 a. through 3.2 l. save and except for article 3.2 c.

Notwithstanding article 11.2 d., the minimum setback from any RR1 Zone for any use, outdoor storage area or outdoor display area other than a greenhouse or vegetation displays shall be 20 metres.

Notwithstanding subsection 20.14, the existing use may be reconstructed or enlarged without the installation of a landscaped buffer provided a minimum setback of 25 metres is maintained from the boundary of any RR1 zone for all buildings, structures, loading areas and parking sites for commercial vehicles and any accessory parking spaces are setback a minimum of 5 metres. The provision of subsection 20.14 shall continue to apply to any new use or any outdoor storage area.
(B/L 99-12)

SECTION 12

GENERAL COMMERCIAL (C1) ZONE

12.1 C1 USES PERMITTED

No persons shall hereafter change the use of any building, structure or land or erect or use any building or structure in a General Commercial (C1) Zone, except for the following uses:

- a. Automobile service station, subject to the requirements of subsection 10.3
- b. Art or antique shop
- c. Bakery
- d. Bank, financial institution or money lending agency
- e. Business or professional office
- f. Club whether fraternal or operated for profit
- g. Dry cleaning and laundry depot
- h. Medical clinic
- i. Museum or library
- j. Photography studio
- k. Public and private parking lot
- l. Recreational establishment including premises for billiards, bowling, curling, dancing, roller ice skating, theatre or cinema and arcades
- m. Restaurant
- n. Retail store, service shop, personal service and repair shop
- o. Upholstering and furniture repair establishment
- p. Funeral services establishment
- q. Dwelling unit

12.2 C1 ZONE REQUIREMENTS

In a General Commercial (C1) Zone, no persons shall hereafter erect or use a building except in conformity with the following requirements:

| | <u>Communal or Municipal Water Supply Provided</u> | <u>Individual Water Supply & Sewage Disposal</u> |
|--------------------------|------------------------------------------------------------|--------------------------------------------------------------|
| a. Minimum lot area | 1400 sq.m | 2000 sq.m |
| b. Minimum lot frontage | 30 m | 38 m |
| c. Minimum front yard | 15 m | 15 m |
| d. Minimum side yard | 3 m | 3 m |
| e. Minimum rear yard | 6 m | 6 m |
| f. Minimum flankage yard | 15 m | 15 m |
| g. Maximum lot coverage | 30 % | 25 % |
| h. Maximum height | 11 m | 11 m |

- i. Maximum number of dwelling units 1 1
- j. Accessory uses, parking, etc.: In accordance with the provisions of Section 20 hereof.

12.3 C1 Special Requirements

- a. Where two commercial uses are situated on abutting lots zoned C1, the interior side yard requirement shall not be required.

12.4 C1 SPECIAL ZONES

- a. Notwithstanding subsection 12.1, the only permitted uses on land zoned C1-S1 shall be as follows:

- i. Business or professional office
- ii. Medical clinic
- iii. Photography studio
- iv. Service shop
- v. 3 dwelling units

Notwithstanding subsection 12.2, the uses permitted on land zoned C1-S1 shall be subject to the following requirements:

- vi. Minimum lot area 0.6 ha
- vii. Minimum lot frontage 9 m
- viii. Minimum front yard 165 m
- ix. Minimum rear yard 13 m
- x. Minimum western side yard 15 m
- xi. Minimum eastern side yard 45 m
- xii. Maximum gross floor area devoted to commercial uses 200 sq.m
- xiii. Minimum gross floor area per dwelling unit 70 sq.m
- xiv. Maximum number of dwelling units 3

The provisions of Section 20 shall apply to land zoned C1-S1.

- b. Notwithstanding subsection 12.1, on land zoned the C1-S2 Zone the permitted uses shall be limited to a convenience store, a retail store, a personal service shop and those uses identified in subsection 12.1, articles b., e., h., j. and k.. Notwithstanding subsection 12.2, articles a., e. and g. and the definition of front lot line, on land zoned the C1-S2 Zone, the following requirements shall apply:

- i. Minimum lot area 1.4 ha

- ii. Minimum rear yard 10 m
- iii. Maximum lot coverage 15 %
- vi. The western lot line shall be the front lot line.

All other provisions of the By-law shall apply to land zoned C1-S2. (B/L 89-12A) (B/L 92-18)

- c. Notwithstanding the uses permitted in the General Commercial (C1) Zone, as listed in subsection 12.1, on land zoned the General Commercial Special (C1-S3) Zone the permitted uses shall be limited to the following:

- i. Art or antique shop;
- ii. Bank, financial institution or lending agency;
- iii. Business or professional office;
- iv. Photography studio;
- v. Retail store;
- vi. Personal service shop;
- vii. Maximum number of dwelling units 3

All other provisions of the By-law shall continue to apply.
(B/L 90-10)

- d. Notwithstanding the requirements of Section 12.2, on lands zoned C1-S4, the following requirements shall apply:

- i. Minimum lot frontage 28 m
- ii. Minimum side yard 2.5 m

(B/L 92-13)

- e. Notwithstanding Section 12.1, on land zoned "A1-S5", an Automobile Sales Establishment shall also be permitted.

In addition to the provisions of Section 12.2, on land zoned "C1-S5", the following zone requirements shall apply:

- i. Maximum number of vehicles stored or displayed for the purpose of retail sale 25
- ii. Minimum front yard for a vehicle stored or displayed for the purpose of retail sale 4.6 m

For the purposes of the C1-S5 Zone, an Automobile Sales Establishment means a building or part thereof, and/or a lot used for the display and sale of new and/or used motor vehicles, automotive

accessories and related products and for the leasing or renting of motor vehicles, but shall not include any other automotive or motor vehicle use defined or permitted herein.

f. Notwithstanding the uses permitted in Section 12.1, on land zoned General Commercial Special Exception Six (C1-S6), the permitted uses shall be limited to the following:

- i art or antique shop
- ii art studio
- iii business or professional office
- iv medical clinic
- v museum or library
- vi retail store, service shop, personal service and repair shop
- vii sign shop
- viii dwelling unit
- ix accessory uses, parking, etc: in accordance with the provisions of Section 20 hereof.

All other provisions of the By-law shall continue to apply.
(B/L 2007-241)

SECTION 13

HIGHWAY COMMERCIAL (C2) ZONE

13.1 C2 USES PERMITTED

No persons shall hereafter change the use of any building, structure or land or erect or use any building or structure in a Highway Commercial (C2) Zone, except for one or a maximum of three (3) of the following uses:

- a. Automobile sales establishment
- b. Automobile service station and motor vehicle gasoline bar
- c. Tourist information centre
- d. Hotel, motel, motor hotel or ski resort
- e. Restaurant, including drive-in
- f. Retail sales of the following where outdoor storage and display is permitted:
 - i. Automobiles, trailers, motorized snow vehicles, boats and accessories
 - ii. Equipment and machinery for farming
 - iii. Retail lumber and home improvement supplies
- g. Dwelling unit contained within the same building as the main use

13.2 C2 ZONE REQUIREMENTS

In a Highway Commercial (C2) Zone, no person shall hereafter erect or use a building except in conformity with the following requirements:

- a. Minimum lot frontage 45 m
- b. Minimum lot area 4000 sq.m
- c. Minimum front yard 15 m
- d. Minimum side yard 12 m
- e. Minimum rear yard 12 m
- f. Maximum height 11 m
- g. Maximum lot coverage 30 %
- h. Accessory uses, parking, etc.: In accordance with the provisions of Section 20 hereof.

13.3 C2 SPECIAL REQUIREMENTS

- a. No portion of any pump island on an automobile service station lot shall be located closer than 6 metres from any street line or from any daylighting triangle.
- b. The minimum distance between access driveways shall not be less than 9 metres.
- c. The interior angle of a ramp to a street shall not be less than 45 degrees or more than 90 degrees.
- d. The minimum distance between the property line of

a lot at the street line and the nearest ramp shall be 9 metres.

- e. The maximum lot coverage for a hotel, motel, or a motor hotel shall be 33%.
- f. All repairing and servicing carried out by an automobile service centre or service garage shall be conducted within a wholly enclosed building.
- g. The minimum distance between a flammable liquid pump and a dwelling unit shall be 15 metres.

13.4 C2 SPECIAL ZONES

- a. Notwithstanding subsection 13.1, the only permitted uses on land zoned C2-S1 shall be:
 - i. restaurant with banquet facility;
 - ii. a motel;
 - iii. motor vehicle gasoline bar;
 - iv. one dwelling unit contained within a main building; and
 - v. a maximum of five of the following uses in conjunction with any or all of the above: handicraft or antique shop; nursery or commercial greenhouse; antique, auction or sales barn but excluding livestock sales; flea market; farmers market.

Notwithstanding subsection 13.2, the following requirements shall apply to land zoned C2-S1:

- i. Minimum lot area 7.5 ha
- ii. Minimum lot frontage 259 m
- iii. Minimum northern yard setback 83.8 m
- iv. Minimum northern yard setback for motor vehicles gas bar 36 m
- v. Minimum eastern yard setback 30.4 m
- vi. Minimum eastern yard setback for motor vehicle gas bar 180 m
- vii. Minimum southern yard setback 22.9 m
- viii. Minimum western yard setback 22.9 m
- ix. Maximum gross floor area of all combined uses save and except motor vehicle gas bar and nursery commercial greenhouse 2608 sq.m
- x. Maximum gross floor area of motor vehicle gas bar 139 sq.m

(B/L 92-17)

- b. Notwithstanding subsection 13.1, the only permitted uses on land zoned C2-S2 shall be a motor vehicle and farm machinery repair garage, the sale of used cars and trucks and a motor vehicle wrecking yard. The permitted uses shall be subject to the following provisions:

- i. Minimum front yard 51 m
- ii. Minimum side yard 15 m
- iii. Minimum rear yard 15 m
- iv. Maximum floor area 300 sq.m
- v. Maximum height 9 m
- vi. The wrecking yard must be set back 100 metres from Highway 7A.
- vii. A berm or an unbroken planting strip shall be constructed or planted so that all motor vehicles that are not for sale or being actively repaired cannot be seen from inside a car from any public road.
- viii. The sale of used automobiles and trucks is permitted in the front yard provided that the vehicles are set back a minimum of 20 metres from the road allowance.

Section 20 shall apply to land zoned C2-S2.

- c. In addition to those uses set out in subsection 13.1 of the By-law, on lands zoned C2-S3 a convenience store is permitted. (B/L 88-10)

All other requirements of the C2 Zone and the By-law shall apply to lands zoned C2-S3.
(B/L 88-10)

SECTION 14

COMMERCIAL RECREATION (C3) ZONE

14.1 C3 USES PERMITTED

No persons shall hereafter change the use of any building, structure or land or erect or use any building or structure in a Commercial Recreation (C3) zone, except for one or a maximum of three (3) of the following uses:

- a. Marina
- b. Boat and marine motor sales and service
- c. Restaurant
- d. Motorized snow vehicle sales and service
- e. Boat rentals
- f. Hotel
- g. Motel
- h. Cottage establishment
- i. Lodge
- j. Golf course and club
- k. Downhill or cross-country ski facility
- l. Dwelling unit

14.2 C3 ZONE REQUIREMENTS

In a Commercial Recreation (C3) Zone, no persons shall hereafter erect or use a building except in conformity with the following requirements:

- | | |
|-------------------------------------|---------------------------------------|
| a. Minimum lot area | 4000 sq.m |
| b. Minimum lot frontage | 60 m |
| c. Minimum front yard | 25 m |
| d. Minimum rear yard | 7.5 m |
| e. Minimum side yard | 6 m |
| f. Minimum water setback | 15 m |
| g. Maximum lot coverage | 20 % |
| h. Maximum height | 11 m |
| i. Maximum number of dwelling units | 1 |
| j. Accessory uses, parking etc.: | In accordance with Section 20 hereof. |

14.3 C3 SPECIAL REQUIREMENTS

- a. Room Window:

Where the exterior wall of a tourist establishment building contains a room window, such wall shall be located no less than 7.5 metres from any interior side lot line or rear lot line.

b. Distance Between Buildings:

Where more than one tourist establishment building is erected on the same lot, the minimum distance between buildings shall not be less than 15 metres provided that where two external walls facing and parallel to each other contain no openings or windows to habitable rooms, the distance between such two walls may be reduced to 3 metres. For the purpose of the foregoing, such external walls having an angle of divergence not more than 85 degrees shall be deemed to face and be parallel to each other. In the above paragraph, "angle of divergence" means the interior acute angle formed by the lying between such two external walls or their projection.

c. Courts:

Where a tourist establishment building erected on a lot is in a court form, the distance between the portions of the building forming the court shall not be less than 20 metres.

14.4 C3 SPECIAL ZONES

- a. Notwithstanding subsection 14.1, articles a. through i. of the By-law, on lands zoned C3-S1 the permitted uses shall be limited to those set out in subsection 14.1, articles j., k. and l. as well as related accessory uses such as a pro shop, snack bar, restaurant and maintenance buildings. (B/L 91-14)

Notwithstanding subsection 14.2, articles a., c. and g. of the By-law, on lands zoned C3-S1 the following provisions shall apply:

- i. Minimum lot area 56 ha
 - ii. Minimum setback for any structure from a publicly owned and maintained road allowance 60 metres. (B/L 91-14)
 - iii. Maximum lot coverage 1,750 square metres. (B/L 91-14)
 - iv. Notwithstanding subsection 14.4, article a. clause ii, the minimum setback for an accessory structure from a publicly owned and maintained road allowance is 30 metres. (B/L 91-14)
- b. Notwithstanding any requirements of subsection 20.14 to the contrary, on lands zoned C3-S1, the following requirements shall apply: (B/L 88-08)

- i. A landscaped buffer, a minimum of 15 metres in width, shall be provided along all lot lines abutting properties used for residential purposes. The first 6 metres immediately abutting a lot line in any such buffer shall be primarily planted with evergreens. (B/L 88-08)
- ii. A landscaped buffer, a minimum of 5 metres in width, shall be provided along any lot line abutting a Rural General (A1) Zone or an improved public street, and shall be set back 3 metres from any road allowances. (B/L 88-08)

Notwithstanding the definition of landscaping, on lands zoned C3-S1 landscaping shall mean a combination of trees, shrub, grass or stone work, but in any case, an area which is defined and bounded by a line of trees on each side and has any boundary immediately abutting a lot line planted as two hedgerows, the majority of which are comprised of evergreens, not less than 1.0 metres high at planting. (B/L 88-08) (B/L 92-18)

Notwithstanding any requirements of subsection 20.12 to the contrary, on lands zoned C3-S1 the minimum number of customer parking spaces shall be 120 with an overflow parking area of sufficient size to accommodate a minimum of an additional 100 vehicles. There shall also be a separate parking area for employees with a minimum of 15 parking spaces. (B/L 88-08)

- d. Notwithstanding the requirements of article 14.1, land zoned "C3-S2" may only be used for a golf course and clubhouse.

Notwithstanding the requirements of article 14.2 j. and subsection 20.12, on land zoned "C3-S2" a minimum of 144 parking spaces shall be provided of which 96 spaces may be located in an overflow parking area. For the purposes of the C3-S2 Zone, Clubhouse means premises accessory to a recreational use, used to house related equipment, a pro shop, an administration office, washrooms and may include a restaurant.
(B/L 95-03)

- e. Commercial Recreation Special Three (C3-S3) Zone
 - i. Despite subsection 14.1, on land zoned C3-S3 a 9 hole golf course is the only permitted use.
(B/L 2007-185)

SECTION 15

COMMERCIAL TRAILER PARK (C4) ZONE

15.1 C4 USES PERMITTED

No persons shall hereafter change the use of any building, structure or land or erect or use any building or structure in a Commercial Trailer Park (C4) Zone, except for one or more of the following uses:

- a. Trailer camp or park
- b. Private park
- d. Dwelling unit

15.2 C4 ZONE REQUIREMENTS

In a Commercial Trailer Park (C4) Zone, no person shall hereafter erect or use a building or structure except in conformity with the following requirements:

- a. Minimum lot area 5 ha
- b. Minimum lot frontage 60 m
- c. Minimum front yard 25 m
- d. Minimum rear yard 15 m
- e. Minimum side yard 15 m
- f. Minimum water setback 15 m
- g. Maximum lot coverage 10 %
- h. Maximum height 11 m
- i. Minimum camping lot area 200 sq.m
- j. Minimum camping lot frontage 10 m
- k. No habitable room shall be added on to any tourist trailer, mobile camper trailer or truck camper unless it is portable and is made of the same material and at the same quality as the unit to which it is being added. The trailer shall only be used and occupied on a seasonal basis for six months from May 1st through October 31st inclusive of the same calendar year.
- m. Maximum number of dwelling units 1
- n. Accessory uses, parking, etc.: In accordance with the provisions of Section 20 hereof.

15.3 C4 SPECIAL ZONES

- a. (By-law 99-03 (A1-S19) was a temporary use by-law that expired March 31, 2002 and is no longer in effect.)

SECTION 16

GENERAL INDUSTRIAL (M1) ZONE

16.1 M1 USES PERMITTED

No persons shall hereafter change the use of any building, structure or land or erect or use any building or structure in a General Industrial (M1) Zone except for one or a maximum of three (3) of the following uses:

- a. Any manufacturing or industrial undertaking that is conducted and wholly contained within an enclosed building and is not considered obnoxious or hazardous by reason of sound, odour, inflammability, dust, fumes or smoke and which shall not be detrimental in appearance or effect to surrounding uses.
- b. A motor vehicle engine and body repair and paint shop
- c. A printing establishment
- d. Boat and marine supply, storage, repair, and related sales establishment
- e. Building supply and equipment depot
- f. Bulk fuel storage establishment
- g. Farm implement dealer
- h. Grain drying and storage facility
- i. Feed mill
- j. Fertilizer mixing plant
- k. Food processing plant
- l. Machine or welding shop
- m. Sawmill
- n. Grain cleaning plant
- o. Truck or bus storage area or terminal
- p. Concrete mixing plant
- q. Warehouse
- r. Construction business and sub-trades
- s. Heavy equipment business

16.2 M1 ZONE REQUIREMENTS

In a General Industrial (M1) Zone, no person shall hereafter erect or use a building except in conformity with the following requirements:

- | | |
|--------------------------|-----------|
| a. Minimum lot area | 4000 sq.m |
| b. Minimum lot frontage | 30 m |
| c. Minimum front yard | 15 m |
| d. Minimum rear yard | 11 m |
| e. Minimum side yard | 6 m |
| f. Maximum lot coverage | 50 % |
| g. Maximum height | 11 m |
| h. Minimum flankage yard | 15 m |

- i. Accessory uses, parking, etc.: In accordance with the provisions of Section 20 hereof.

16.3 M1 SPECIAL ZONES

- a. Notwithstanding subsection 16.1, the permitted uses on land zoned the M1-S1 Zone shall be as follows:
 - i. Any manufacturing or industrial undertaking that is conducted and wholly contained within an enclosed building;
 - ii. Machine or welding shop;
 - iii. Truck storage area for licensed vehicles;
 - iv. Concrete mixing plant;
 - v. Warehouse
 - vi. Construction business and subtrades; and
 - vii. Heavy equipment business.

Notwithstanding subsection 16.2, the following zone requirements shall apply to land zoned M1-S1:

- | | | |
|-------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------|
| viii. | Minimum lot area | 1.5 ha |
| ix. | Minimum lot frontage | 140 m |
| x. | Minimum front yard | 30.5 m |
| xi. | Minimum rear yard | 11 m |
| xii. | Minimum side yard | 11 m |
| xiii. | Minimum landscaped buffer along the front lot line | 15 m |
| xiv. | Maximum lot coverage | 5 % |
| xv. | Maximum height | 11 m |
| xvi. | Maximum coverage for outside storage | 25 % |
| xvii. | The outside storage of materials or products shall be allowed for any permitted use except a warehouse. The outside storage shall be permitted in the rear or side yards only but shall not be located within 11 metres of a lot line or zone boundary. | |

All other provisions of the By-law shall apply to land zoned M1-S1. (B/L 90-09)

- b. Notwithstanding subsection 16.1, on land zoned M1-S2 the following uses shall be permitted:
 - i. Any manufacturing or industrial undertaking that is conducted and wholly contained within an enclosed building and is not considered obnoxious or hazardous by reason of sound, odour, inflammability, dust, fumes or smoke and which shall not be detrimental in

appearance or effect to surrounding uses.

ii. Single detached dwelling. (B/L 92-18)

Subsection 16.2 and Section 20 shall apply to land zoned M1-S2.

- d. Notwithstanding subsection 16.1, land zoned M1-S4 shall only be used for the following dry uses which shall not require water for cooling or washing as it relates to an industrial process and/or consumption of water as part of the process and which do not discharge processing waste to a sub-surface waste disposal system:
- i) Any use permitted in the M1-S6 Zone provided the provisions of the M1-S6 Zone are complied with;
 - ii) Any use permitted in the M1-S7 Zone provided the provisions of the M1-S7 Zone are complied with and no more than 50% of the lands zoned M1-S4 are occupied by uses permitted by subsection 16.3 g. articles xii, xiii and xiv;
 - iii) A cartage or transport terminal and yard including an ancillary vehicle repair depot. In addition to the requirements of subsection 16.2 and notwithstanding subsection 16.2 i. a minimum setback of 90 metres shall be provided between residential dwelling units and the parking of cartage or transport vehicles and accessory outside storage, buildings or structures. Furthermore, all ancillary vehicle repair and maintenance shall be conducted within a wholly enclosed building.
- e. Notwithstanding subsection 16.1, land zoned M1-S5 shall only be used for the following:
- i. Any manufacturing or industrial undertaking that is conducted and wholly contained within an enclosed building, but specifically excluding book binding, book manufacturing, printing or bindery services;
 - ii. Boat and marine supply, storage, repair and related sales establishment;
 - iii. Farm implement dealer; and
 - iv. Warehouse.

In addition to the requirements of subsection 16.2, land zoned M1-S5 shall be subject to the following requirements:

- v. a minimum rear yard setback of 20 metres;
- vi. a minimum setback of 60 metres shall be provided between residential dwelling units and any permitted buildings or structures;
(B/L 94-01)

f. Notwithstanding subsection 16.1, land zoned M1-S6 shall only be used for the following:

- i. A motor vehicle engine and body repair and paint shop;
- ii. Bulk fuel storage establishment;
- iii. Food processing plant;
- iv. Machine or welding shop;
- v. Custom workshop;
- vi. Construction business and sub-trades;
- vii. Heavy equipment business;
- viii. Any manufacturing or industrial undertaking that is conducted and wholly contained within an enclosed building, but specifically excluding book binding, book manufacturing, printing or bindery services;
- ix. Boat and marine supply, storage, repair and related sales establishment;
- x. Farm implement dealer; and
- xi. Warehouse.

In addition to the requirements of subsection 16.2, land zoned M1-S6 shall be subject to the following requirements:

- xii. A minimum setback of 90 metres shall be provided between residential dwelling units and any buildings, accessory uses or outdoor storage uses associated with uses specified above by clauses i. to vii., all inclusive. A minimum setback of 60 metres shall be provided between residential dwelling units and any buildings or accessory uses associated with uses specified above by clauses viii. to xi., all inclusive.

(B/L 94-01)

g. Notwithstanding subsection 16.1, land zoned M1-S7 shall only be used for the following dry uses which shall not require water for cooling or washing as it relates to an industrial process and/or consumption of water as part of the process and which do not discharge processing waste to a subsurface waste disposal system:
(B/L 94-01)

- i. A motor vehicle engine and body repair and paint shop;
- ii. Bulk fuel storage establishment;
- iii. Food processing plant;
- iv. Machine or welding shop;
- v. Custom workshop;
- vi. Construction business and sub-trades;
- vii. Heavy equipment business;
- viii. Any manufacturing or industrial undertaking that is conducted and wholly contained within an enclosed building but specifically excluding book binding, book manufacturing, printing or bindery services;
- ix. Boat and marine supply, storage, repair and related sales establishment;
- x. Farm implement dealer;
- xi. Warehouse;
- xii. An auction barn;
- xiii. Motor vehicle, construction equipment or marine equipment sales, service and rentals; and
- xiv. Wholesale or retail sales uses devoted to a single, non-perishable product line requiring large storage or display areas.

In addition to the requirements of subsection 16.2, land zoned M1-S7 shall be subject to the following requirements:

- xv. A minimum setback of 90 metres shall be provided between residential dwelling units and any buildings, accessory uses or outdoor storage uses associated with uses specified above by clauses i. to vii., all inclusive. A minimum setback of 60 metres shall be provided between residential dwelling units and any buildings or accessory uses associated with uses specified above by clauses viii. to xi., all inclusive.

- h. Notwithstanding subsection 16.1, land zoned "M1-S8" may only be used for the following uses:

- i. Truck and heavy equipment storage
- ii. Single detached dwelling

Notwithstanding subsection 16.2 a. and f. and in addition to the other requirements of Section 16.2, land zoned "M1-S8" shall be subject to the following zone requirements:

- iii. Minimum lot area 1 ha

- iv. Maximum floor area for an Industrial use 200 sq.m
- v. Maximum area for industrial outdoor storage 1000 sq.m
- vi. Maximum lot coverage including outdoor storage 15 %
- vii. Minimum setback for an industrial use from a dwelling unit on a separate lot 90 m
- viii. Maximum number of dwelling units 1
- ix. All outdoor storage, or parking of commercial vehicles, shall be in the rear yard as established by the principal building or structure used for industrial purposes.
- x. The landscaping provisions of subsection 20.14 b. shall apply notwithstanding the adjacent land is not zoned "RR1".

All other provisions of the By-law shall continue to apply.

(B/L 93-03)

(For consolidation purposes the following section has been numbered as article 'i' but was article "h" in by-law 93-04 and should have been article "i")

- i. Notwithstanding subsection 16.1, land zoned M1-S9 shall only be used for industrial uses permitted by the M1-S6 zone but excluding a bulk fuel storage establishment. The requirements of the M1-S6 zone shall apply in all other respects.
(B/L 93-04)

- j. Notwithstanding subsection 16.1, land zoned "M1-S10" shall only be used for one of the following uses:

- i. A boat and marine supply, storage, repair and sales establishment;
- ii. A building supply and equipment depot;
- iii. Construction business and sub-trades;
- iv. Equipment rental establishment; and
- v. Machine or welding shop.

Notwithstanding articles 16.2 a., e. and f. and 20.24 a., land zoned M1-S10 shall be subject to the following zone requirements:

- vi. Minimum lot area 2500 sq.m
- vii. Minimum side yard
 - (a) north side 10 m
 - (b) south side 5 m

- viii Maximum lot coverage 20 %
- iv Outdoor storage shall be located in the rear yard only
- x. The industrial parking provisions of article 20.12a. shall apply to all uses
- xi. A building permit may be issued where access to the lot is by private right of way.

For the purposes of the M1-S10 Zone, an Equipment Rental Establishment means a building used for storage of tools, buildings construction equipment and landscaping equipment for the purpose of renting or leasing such tools and equipment and accessory administrative offices.

(B/L 96-05)

- k. Notwithstanding subsection 16.1, land zoned "M1-S11" shall only be used for those uses permitted under the M1-S6 zone exclusive of a bulk fuel storage establishment.

Notwithstanding article 16.2 a. or any provision of article 16.3 f. clause xii to the contrary, land zoned "M1-S11" shall be subject to the following zone requirements:

- i. Minimum lot area 3400 square metres
- ii. The minimum setback from a rear lot line for a motor vehicle parking area accessory to a permitted use shall be 5 metres.
- iii Notwithstanding that there may be more than 15 metres to a residential use, the landscaping provisions of article 20.14 b. shall apply along the rear lot line.

All other requirements of Section 16.2 and the M1-S6 Zone shall apply.

(B/L 99-11)

- l. M1-S12 - Reserved (D06-31-144)

SECTION 17

INDUSTRIAL EXTRACTIVE (M2) ZONE

17.1 M2 USES PERMITTED

No person shall hereafter change the use of any building, structure or land or erect or use any building or structure in an Industrial Extractive (M2) Zone, except for one or more of the following uses:

- a. Pit
- b. Quarry

17.2 M2 ZONE REQUIREMENTS

In an Industrial Extractive (M2) Zone, no persons shall hereafter erect or use a structure or building or establish a use except in conformity with the following requirements.

- a. Minimum lot area 10 ha
- b. Minimum lot frontage 180 m
- c. Minimum front yard 30 m
- d. Minimum side yard 30 m
- e. Minimum rear yard 30 m
- f. Minimum flankage yard 30 m
- g. Accessory uses, parking, etc.: In accordance with the provisions of Section 20 hereof.

17.3 M2 SPECIAL REQUIREMENTS

- a. No building, plant or product stockpile of a pit or quarry shall be located on the pit or quarry property within:
 - i. 30 metres of the boundary of the pit or quarry property; or
 - ii. 90 metres of the boundary of any abutting property zoned for residential use herein.
- b. No pit or quarry excavation or wayside pit or quarry excavation shall be closer than 30 metres from the road allowance of any common and public highway or 15 metres from any other property boundary.

17.4 M2 SPECIAL ZONES

SECTION 18

INDUSTRIAL DISPOSAL (M3) ZONE

18.1 M3 USES PERMITTED

No persons shall hereafter change the use of any building, structure or land or erect or use any building or structure in an Industrial Disposal (M3) Zone, except for one of the following uses:

- a. Scrap yard
- b. Automobile wrecking yard
- c. Sanitary landfill site
- d. Waste disposal area

18.2 M3 ZONE REQUIREMENTS

In an Industrial Disposal (M3) Zone, no person shall hereafter erect or use a building or establish a use except in conformity with the following requirements:

- a. Minimum lot area 1 ha
- b. Minimum lot frontage 60 m
- c. Minimum front yard 30 m
- d. Minimum side yard 30 m
- e. Minimum rear yard 30 m
- f. Minimum flankage yard 30 m
- g. Accessory uses, parking, etc.: In accordance with the provisions of Section 20 hereof.

18.3 M3 SPECIAL ZONES

SECTION 19

COMMUNITY FACILITY (CF) ZONE

19.1 CF USES PERMITTED

No person shall hereafter change the use of any building structure of land, or erect or use any building or structure in a Community Facility (CF) Zone, except for following uses:

- a. Park
- b. Arena
- c. Assembly hall
- d. Cemetery
- e. Municipal office
- f. Place of worship
- g. Post office
- h. Library
- i. Non-commercial school
- j. Private club or fraternal organization
- k. Community centre
- l. Municipal, hydro, or communication facility

19.2 CF ZONE REQUIREMENTS

In a Community Facility (CF) Zone, no person shall hereafter erect or use a building except in conformity with the following requirements:

- a. Minimum lot area 2000 sq.m
- b. Minimum lot frontage 38 m
- c. Minimum front yard 7.5 m
- d. Minimum side yard 4.5 m
- e. Minimum rear yard 7.5 m
- f. Maximum height of structures 12 m
- g. Accessory uses, parking, etc.: In accordance with the provisions of Section 20 hereof.

19.3 CF SPECIAL REQUIREMENTS

- a. Subsection 19.2, articles a. and b. shall not apply to those uses permitted in subsection 19.1, articles a., d. and l..

19.4 CF SPECIAL ZONES

SECTION 20

GENERAL PROVISIONS

20.1 ACCESSORY BUILDINGS, STRUCTURES AND USES

a. Permitted Uses

Where this By-law provides that a lot may be used or a building may be erected or used for a purpose, that purpose shall include any accessory building or accessory use, but shall not include the following:

- i. Any occupation for gain or profit conducted within or accessory to a dwelling unit or on the lot, except as specifically permitted within this By-Law.
- ii. Any building or part thereof used for human habitation, except as specifically permitted within this By-Law.

b. Location

Except as otherwise provided for herein, an accessory building shall only be erected in a side or rear yard and shall comply with the following requirements:

- i. An accessory building may be erected not closer than 1.3 metres from a rear lot line and 1.3 metres from the side lot line nor closer to a flanking street than the required front yard setback for the zone in which it is located and shall not be closer than 1.3 metres to a residential building.
- ii. A garage may be erected in the front yard on a lot which has a shore lot line provided that it has setbacks not less than the minimum front yard and side yard setbacks required for a main building in the applicable zone.
- iii. In the RR1 or A1 Zones, a building accessory to a residential use which exceeds a floor area of 60 sq. m shall be subject to a minimum setback of 6 metres from a side or rear lot line and 15 metres from a flankage lot line.
- iv. A garage accessory to a residential use in

the RR1 and A1 zones may be erected in a front yard subject to a minimum setback of 15 metres from the front lot line, 15 metres from a flankage lot line and 6 metres from a side lot line.

- v. In addition to clause "iv." above, where a garage is erected within 10 metres of a side lot line in a front yard in an RR1 or an A1 zone and is within 45 m of a dwelling on an immediately abutting lot which is less than 10 metres from the common lot line then the garage shall not locate closer to the common lot line than a line projected toward the front lot line with an interior angle of 30 degrees from an origin at the intersection of the minimum side yard on the abutting lot with a line projected from the limit of the front yard on the subject land or the limit of the front yard on the abutting property, whichever front yard has the least depth, as demonstrated on Plate 'B' attached hereto and forming part of this By-law.
- vi. Notwithstanding the setbacks from side and rear lot lines in clause "i.", above, an accessory building in an RR1 or A1 Zone which exceeds 4.3 metres in height shall have a minimum setback from a side or rear lot line of 6 metres.
- vii. An accessory building for an agricultural use shall have a minimum setback of 9 metres from a side or rear lot line and 15 metres from a flankage lot line.

(B/L 99-05)

c. Lot Coverage and Height

The total lot coverage of all accessory buildings shall not exceed 8 percent of the lot area. (B/L 99-05)

The height of an accessory building or structure, in a residential zone or to a residential use, shall not exceed 5 metres (16.4 ft.). Further, the height of such accessory building or structure shall be measured as the mean level between eaves and ridge of a gabled, hip, gambrel or mansard roof, or other type of pitched roof. (B/L 2002-139)

d. Accessory Structures

Notwithstanding the yard and setback provisions of this By-law, drop awnings, flag poles, garden trellises, retaining walls, fences, signs or similar uses are permitted in any required yard or in the area between the street line and the setback provided they comply with all other provisions of this By-law.

e. Boat House, Pump House, Dock

Notwithstanding any other provisions of this By-law, a boat house, dock or pump house can be erected and used in the water setback provided that the approval of any other governmental authority having jurisdiction within this area has been obtained.

A boat house shall not exceed one storey.

f. Swimming pools

A swimming pool shall be permitted in a side or rear yard of a lot provided that it meets the setback provisions of the appropriate Zone.

g. Satellite Dishes

A satellite dish shall only be permitted in the rear yard.

20.2 CONSTRUCTION USES

a. On a lot where a building permit has been issued for a dwelling, a mobile camper trailer or tourist trailer may be used for habitation until such time that the construction is completed or the building permit has lapsed, provided it is no longer than 9 months from the first issuance of the building permit.

b. On a lot where a building permit has been issued for a dwelling, a building or structure may be used for the storage of materials and equipment until such time that the construction is completed or the building permit has lapsed provided it is no longer than 9 months from the first issuance of the building permit.

20.3 DAYLIGHTING TRIANGLE

Notwithstanding any other provisions of this By-law, in a residential, commercial or industrial zone on a

corner lot, a fence, hedge, shrub, bush or tree or any other structure, vegetation or grade shall not be permitted to exceed a height greater than 75 centimetres above finished grade of the streets that abut the lot within the daylighting triangle for a distance of 6 metres from their point of intersection.

No sign shall be permitted within or to overhang the required daylighting triangle.

20.4 EXEMPTION FOR LOT FRONTAGE AND AREA REQUIREMENTS

Where a lot has less lot area and/or lot frontage than required herein at the date of passing of this By-law or where such lot is created as a result of expropriation or where a lot is reduced in size due to land being acquired by the County, Township or Province such smaller lot may be used and a building or structure may be erected, altered or used on such smaller lot provided that said lot has a minimum lot area of 750 square metres, a minimum lot frontage of 15 metres, and that all other requirements of this By-law are complied with.

20.5 ESTABLISHED BUILDING LINE IN BUILT-UP AREA

Notwithstanding the yard, setback and landscaping provisions of this By-law, where there is an established building line extending on both sides of the lot, such permitted building or structure may be erected closer to the street line or high water mark than required by this By-law provided such permitted building or structure is not erected closer to the street line or high water mark than the established building line on the date of passing of this By-law.

20.6 EXTERNAL DESIGN

The following building materials shall not be used for the exterior vertical facing on any wall of any building or structure within the Corporation:

- i. Tar paper or building paper; or
- ii. Asphalt fibre board

20.7 PITS AND QUARRIES

No pit or quarry shall be established or made in any area of the Corporation except in a zone where a pit or quarry is included under the heading "Uses Permitted" in this By-law.

Notwithstanding any other provision of this By-law, a wayside pit or quarry shall be considered to be a permitted use except in a Residential Zone, Commercial

Zone or Community Facility Zone.

20.8 GREATER RESTRICTIONS

This By-law shall not reduce or mitigate any more stringent restrictions lawfully imposed by a governmental authority having jurisdiction to make such restrictions.

20.9 HEIGHT EXCEPTION

Notwithstanding the height provisions herein contained, nothing in this By-law shall apply to prevent the erection, alteration, or use of the following buildings or structures provided the use is permitted:

barn, church spire, belfry, flag pole, clock tower, chimney, water tank, windmill, non-commercial radio or television tower or antenna serving one lot, air conditioner duct, grain elevator, or, silo or corn crib.

20.10 NON-CONFORMING USE AND NON-COMPLYING PROVISIONS

a. Non-conforming Uses

No person shall use any land or erect or use any building or structure except for those uses permitted in the zone in which such land, building or structure is or is to be located. Uses existing prior to the date of passing of this by-law may continue as an existing, legal, non-conforming use.

A non-conforming use shall not be enlarged, extended, reconstructed or otherwise structurally altered unless such building or structure is thereafter to be used for a purpose permitted within such zone, and complies with all requirements for such zone.

b. Non-complying Uses

A non-complying use, building or structure may be enlarged or extended provided that the extension or enlargement complies with the requirements of this By-law.

c. Restoration to a Safe Condition

Nothing in this By-law shall prevent the strengthening or restoration to a safe condition of any building or structure or part thereof, lawfully used on the date of passing of this

By-law, provided that the strengthening or restoration does not increase the building height, size or volume or change the use of such building or structure, except such minor changes as may be expressly required for the restoration of the building or structure to a safe condition.

d. Building Permit Issued

The provisions of this By-law shall not apply to prevent the erection or use, for a purpose prohibited by this By-law of any building or structure, the plans for which have prior to the date of passing of the By-law been approved by the By-law Enforcement Officer, as long as the building or structure when erected is used and continues to be used for the purpose for which it was approved and provided the erection of such building or structure is commenced within six months or as provided for in the Planning Act after the date of the passing of this By-law and such building or structure is completed within one year after the erection thereof is commenced.

e. Damaged Buildings

Nothing in this By-law shall prevent the rebuilding or repair of any building or structure that is damaged or destroyed by causes beyond the control of the owner subsequent to the date of passing of this By-law provided that the dimensions of the original building or structure are not increased and the use of the building or structure is not altered, provided such rebuilding or repair is conducted within two years.

20.11 DWELLING UNIT RESTRICTION

Except as specifically provided for in other sections of this By-law, a maximum of one dwelling unit per lot shall be permitted.

20.12 PARKING REQUIREMENTS

a. Off-street parking

For every building or structure to be erected, off-street parking having unobstructed access to a public street shall be provided and maintained in conformity with the following:

| <u>USE</u> | <u>PARKING SPACES REQUIRED</u> |
|-----------------------|--------------------------------|
| Auction or sales barn | 4 per 9 square metres of gross |

| | |
|-----------------------------------------------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| | floor area (B/L 92-17) |
| Commercial, Uses | 1 per 30 sq.m of floor area |
| Hotel, Motel, Tourist Establishment | 1 per guest room plus additional spaces as required for restaurants, liquor licenced premises, similar uses, but excluding lobbies, hallways and similar areas. |
| Industrial and Warehouse | For the first 2,800 sq.m of the premises, 1 per 40 sq.m of floor area or portion thereof and for any additional floor area, 1 per 100 sq.m of floor area or portion thereof. |
| Laundry and Dry Cleaners, Cleaners, Coin Operated Laundry | 1 per 2 cleaning units. |
| Liquor Licensed Premises | 1 per 4 persons accommodated plus 1 per 2 employees. |
| Museums and Libraries | 1 per 65 sq.m of floor area, minimum 5. |
| Office-Business, Professional or Government | 1 per 30 sq.m of floor area or portion thereof. |
| Place of Assembly | 1 per 6 fixed seats or 1 per 7.5 sq.m of floor area, whichever is greater. |
| Residential | 2 per dwelling unit. |
| Restaurant | 1 per 5 sq.m of floor area devoted to patron use. |
| Schools - Nursery, Public or Separate | 1.5 per teaching classroom or equivalent. |
| Service Shop | 1 per 15 sq.m of floor area. |
| Trailer Camp | 1.5 per camping lot. |
| Any Other Use | 1 per 100 sq.m of floor area. |

b. Standards for Parking Lots

The following development standards shall apply to all parking lots required under this By-law:

- i. The parking lot shall have visible boundaries and shall be suitably drained;
- ii. Except as provided elsewhere in this By-law, the parking lot shall be located on the same lot as the use for which it is intended to serve;
- iii. When a building or structure has insufficient parking on the date of passing of this By-law to conform to the requirements herein, this By-law shall not be interpreted to require that the deficiency be made up prior to the construction of any addition, however, any addition shall provide the necessary parking required under this By-law;
- iv. No driveway shall be located closer than 15 metres from the limits of the right-of-way at the street intersection;
- v. Where a building or structure accommodates more than one type of use, the parking requirements shall be the sum of the requirement of the separate uses;
- vi. Access to the required parking areas shall be provided by means of unobstructed driveways or passageways at least 4 metres in width. For access to parking spaces the aisle width shall be 4 metres for parallel to 45 degrees parking. For 46 degrees to 90 degrees parking, the aisle width shall be 7.5 metres; and
- vii. The parking spaces within the parking lot shall be identified by such means as painted lines or cement parking curbs.

c. Other Parking Regulations

- i. Parking spaces and areas required by subsection 20.12 a. shall only be used for the parking of motor vehicles bearing current, valid licence plates and for vehicles necessary or incidental to permitted uses in respect of which such parking spaces or areas are required.

- ii. Within any RR2, RR3, RM4 or LSR zone, a maximum of one school bus or one commercial motor vehicle having a registered gross vehicle weight of less than 9 tonnes and which is owned or operated by the occupant of a lot may be parked or stored on such lot. This limitation shall not apply to prevent the parking of commercial motor vehicles parked for the purposes of making deliveries or providing any service of a temporary nature to a lot or to lots where such use existed prior to March 12, 1987.

- iii. No lot or part of a lot within any residential zone except a private garage or other permitted building shall be used for the storage of unlicensed motor vehicles or parts of motor vehicles. (B/L 92-18)

20.13 OFF STREET LOADING SPACE REQUIREMENTS

- a. For every building or structure hereafter erected, or for every addition to an existing building, in a Rural Specialized, Commercial or Industrial Zone involving the frequent shipping, loading or unloading of persons, animals, goods, wares or merchandise there shall be provided and maintained by the owner of the building at the premises, loading facilities on land that is not part of a highway, parking lot, or required driveway, comprised of 1 or more loading space 17 metres long, 4 metres wide and having a vertical clearance of at least 4.5 metres with access to a street and according to the floor area of the building or structure as follows:

| <u>FLOOR AREA OF BUILDINGS</u> | <u>NUMBER OF LOADING SPACES</u> |
|----------------------------------------|---------------------------------|
| less than 280 sq.m | no loading spaces |
| 280 sq.m up to and including 2300 sq.m | 1 loading space |
| over 2300 sq.m | 2 loading spaces |

- b. In addition, no loading space or platform or loading door shall be located in any yard or wall of any building or structure which adjoins or faces a street. With the exception of automobile parking lots, parking lot(s) for the use of commercial and industrial traffic shall be provided but shall not be located in any yard flanking a street.

- c. Where an addition to an existing building has the effect of increasing total floor area to 281 square metres or greater, the provisions herein shall apply.

20.14 LANDSCAPING

- a. In any zone, all landscaping shall be in accordance with the definition of Landscaping and shall be maintained in a healthy condition and shall be neat and orderly in appearance.
- b. Where the property boundary of a Rural Specialized, Commercial or Industrial Zone abuts a Residential or Community Facility Zone or is within 15 metres of a residential use on a separate lot, a landscaped buffer not less than 5 metres in width within the Rural Specialized, Commercial or Industrial Zone boundary shall be provided. The landscaped buffer shall provide high and low level visual screening and consist of a mixture of deciduous and evergreen planting. As a minimum, the landscaped buffer shall consist of a continuous unpierced hedgerow of evergreens or shrubs, not less than 1.5 metres high at planting, immediately adjacent to the lot line or portion thereof along which such landscaped buffer is required. The landscaped buffer may be reduced in width to 2 metres where an opaque fence, 1.5 metres in height, is constructed in conjunction with the landscaped buffer.

20.15 MULTIPLE USES

Where any land or building is used for more than one purpose, all provisions of this By-law relating to each use shall be complied with. Where a multiple use is located within or adjacent to a Residential Zone, landscaping provisions shall be provided in accordance with subsection 20.14.

20.16 MULTIPLE ZONES ON A LOT

Where a lot which existed at the date of passing of this By-law is located within two or more zones, the provisions of the applicable zone, save and except lot area and lot frontage, shall apply to each portion of such lot provided the lot, as a whole, has a minimum lot frontage of 15 metres. In such instances, the zone boundary shall be considered a lot line for the purposes of interpreting and applying the "zone" and "general" provisions of this By-law. However, no lot shall be created within any zone unless the lot created

and the remnant lot comply with the minimum lot area and lot frontage requirements of the applicable zone. (B/L 92-18)

Where a lot is divided into two or more zones, the zone boundary shall be interpreted to be a lot line as defined herein except: (B/L 88-18)

- a. Where the RR1-S3 and 01-S1 zones appear together on any schedule to the By-law and share a common boundary then the two zones combined shall be considered to be one lot. (B/L 88-18)
- b. Where the A1-S3 and the 01-S1 Zones appear together on any schedule to the By-law and share a common boundary then the two zones combined shall be considered to be one lot and the lot frontage requirement of the A1-S3 zone shall apply. (B/L 88-20)
- c. Notwithstanding any other provision of the By-law to the contrary, where the A1-S8 and the 01-S1 Zones appear together on any Schedule to the By-law and share a common boundary then the two zones combined shall be considered as one lot and the minimum lot area and minimum lot frontage requirements of the A1 Zone shall apply to the combined area and frontage of the A1-S8 and 01-S1 Zones. All other provisions of the 01 Zone and the By-law shall apply to land zoned 01-S1. (B/L 90-01)
- d. Where the A1-S11 Zone and any other A1 Zone category appear together on any schedule to the By-law and share a common boundary then the two zones combined shall be considered one lot and the provisions of the A1 Zone shall apply. (By-law 95-13)
- e. Where the RR1-S16 and 01-S4 zones appear together on any schedule to the By-law and share a common boundary, then the combined area of the two zones shall be used to determine the minimum lot area and the lot frontage of the RR1-S16 zone shall be used to determine the minimum lot frontage. (B/L 2000-28)

20.17 OBNOXIOUS AND PROHIBITED USES

No use shall be permitted which, from its nature or the materials used therein, is declared to be an offensive trade, business or manufacturing concern under the Public Health Act or regulations thereunder.

20.18 PUBLIC USES PERMITTED

- a. The provisions of this By-law shall not apply to the use of any land or to the erection of any

building or structure for the purpose of public service by the Municipality or the County, any telephone or telegraph company or gas company, and Department of the Government of Ontario or Canada, including Ontario Hydro, provided that where such building or structure is located in a Residential Zone:

- i. No goods, material, or equipment shall be stored in the open.
- ii. The lot coverage and yard requirements prescribed for the RR1 Zone shall be complied with; and
- iii. Any building erected under the authority of this paragraph shall be designed and maintained in general harmony with residential buildings of the type permitted in such zone.

b. Streets & Installations on Streets

Nothing in this By-law shall prevent land to be used as a street or prevent the installation of a watermain, sanitary sewer main, storm sewer main, gas main, pipe line or overhead or underground hydro, telephone or other supply and/or communication line, provided that the location of such installation has been approved by the Corporation.

20.19 RELOCATED BUILDINGS

In all zones, no buildings, residential or otherwise, shall be moved within the area covered by this By-law or shall be moved into the limits of the area covered by this By-law without a permit from the By-law Enforcement Officer.

20.20 WATER SETBACK REQUIREMENT

Except as provided in subsection 20.1, article e., the minimum water setback shall supercede all other setback requirements.

20.21 THROUGH LOTS

Where a lot other than a corner lot has frontage on more than one (1) street, the front yard setback and other requirements contained herein shall apply on each street in accordance with the provisions of the zone or zones in which such lot is located.

In the case of a through lot having boundaries dividing the lot from the streets of equal length, accessory buildings may be located in one or the other yard adjoining a street, but no closer to the street line than the minimum front yard requirement.

20.22 GROUP HOMES

- a. Group homes, with the exception of group homes which are licensed under the Ministry of Correctional Services Act and the Charitable Institutions Act, shall be permitted in the Rural General (A1) Zone and the Residential (RR1, RR2, RR3 and LSR) Zones.
- b. The Township is divided into quadrants with the boundaries being Highway 35 as the division between the eastern and western sides of the Township and Highway 7A as the division between the northern and southern sections of the Township. Only one group home shall be permitted in each quadrant.
- c. No group home shall be permitted within 1.5 kilometres of another group home within the Township.
- d. The group home shall only be permitted in a single detached dwelling.
- e. Group homes shall be located on an improved public street, assumed and maintained year round. (B/L 92-18)

20.23 HOME OCCUPATIONS

The following regulations apply to dwelling units wherein a home occupation is permitted:

- a. The use is secondary to the use of the dwelling unit as a private residence;
- b. It does not change the external character of the premises as a private residence;
- c. There shall be no display, other than a sign erected in conformity with the By-laws of the municipality, to indicate to persons outside that any part of the dwelling unit or lot is being used for a purpose other than residential.
- d. It does not create or become a public nuisance with respect to noise, traffic or parking;
- e. Parking shall be provided in accordance with subsection 20.12;
- f. All goods and materials are stored within a wholly enclosed building; and

- g. It does not occupy more than twenty-five per cent of the floor area of the dwelling unit.

20.24 FRONTAGE ON PUBLIC STREETS

- a. No person shall erect any building or structure in any Zone after the date of the passing of this By-law, unless the lot upon which such building or structure is to be erected fronts upon and gains direct access onto an improved public street, maintained year round.
- b. Notwithstanding the provisions of subsection 20.24 a., the provisions of this By-law shall not prevent the erection of a permitted building or structure on a lot in a Registered Plan of Subdivision where a subdivision agreement has been entered into with the Municipality and registered on title, whereby the street is to be assumed and maintained year round by the Municipality.

20.25 Holding Zone

Unless otherwise specified within the respective zone regulations, where the zone symbol shown on a Schedule to this By-law is followed by a letter (H), the use of the lands shall be limited to the existing uses.

20.26 Public Acquisition

Any land acquired by the Municipality, County, Public Authority or Province which results in a legally conveyable lot becoming non-complying or further reducing an existing non-complying legally conveyable lot then the lot shall be deemed to be an existing legal non-complying lot. The requirements of subsection 20.4 shall apply to such lots.

20.27 Special Event

Shall mean an event, the duration of which is temporary in nature and which is limited to one or more of the following uses: an exhibition, a fair, festival, or a recreational and/or motor vehicle type competition.

For the purpose of this definition, "temporary" shall mean that the combined total duration of all Special Events held on one property shall not exceed three (3) days in a calendar year.

For the purpose of this By-law, a Special Event occurring on a lot owned by the Corporation of the Township of Manvers, any School Board or any public authority including the County of Victoria, or any

Department, or any Ministry of the Government of Ontario, or any Conservation Authority established by the Government of Ontario, or a community centre shall be deemed to be a public use.
(B/L 93-06)

20.28 SECOND SINGLE DETACHED DWELLINGS

In the Rural General (A1) Zone, a second single detached dwelling shall be permitted subject to the following:

- a) The property on which the second single detached dwelling use is located has to be classed as a farm by MPAC, and shall be on a lot of at least 20 hectares.
- b) A maximum of one second single detached dwelling per lot.
- c) A covenant be registered on title that residence will be used for full-time farm help only.
B/L 2007-289

20.29 SEASONAL FARM RESIDENTIAL USE

In the Rural General (A1) Zone, a seasonal farm residential use shall be permitted subject to the following:

- a) The property on which the seasonal farm residential use is located has to be classed as a farm by MPAC and be on a lot of at least 20 hectares.
- b) The seasonal farm residential uses cannot exceed 250 square metres in area and may be contained in more than one building.
- c) A covenant be registered on title that the residence will be used only for seasonal farm residential use.
- d) That the seasonal farm residential use shall not exceed eight months per seasonal worker in each calendar year.
B/L 2007-289

SECTION 21

DEFINITIONS

In this By-Law, unless the context otherwise requires, the following terms when used shall have the meanings assigned to them as follows:

ACCESSORY USE means a use subordinate and naturally, customarily and normally incidental to and exclusively devoted to a main use of land or building and located on the same lot.

ACCESSORY BUILDING means a separate and subordinate building or structure on the same lot as the main building devoted exclusively to an accessory use.

AGRICULTURAL USE means a use of land, buildings or structures for the purpose of forestry, field crops, fruit farming, market gardening, dairying, animal husbandry, poultry or beekeeping, and such uses as are customarily and normally related to agriculture and includes a farm dwelling and accessory buildings.

ALTER means alteration or repair to the structural component of a building which would result in a change of use, or any increase in the volume of a building or structure.

ATTACHED means a building otherwise complete in itself, which depends for structural support, or complete enclosure, upon a division wall or walls shared in common with an adjacent building or buildings.

AUTOMOBILE SERVICE STATION means a building or place where gasoline, oil, grease, anti-freeze, tires, tubes, tire accessories, electric light bulbs, spark plugs and batteries for motor vehicles are stored or kept for sale, or where motor vehicles may be oiled, greased, or have the ignition adjusted, tires inflated or batteries charged, or where only minor or running repairs essential to the actual operations of motor vehicles are executed.

AUTOMOBILE WRECKER'S YARD means any land or structures for storing used motor vehicles for the purpose of wrecking or dismantling them or salvaging parts thereof for sale or other disposal.

BASEMENT means that portion of a building between two floor levels which is partly underground but which has more than one-half of its height from finished floor to underside of floor joists storey next above, above the average finished grade level adjacent to the exterior walls of the building.

BED AND BREAKFAST ESTABLISHMENT means a dwelling unit containing not more than two guest rooms used or maintained for the overnight accommodation of the travelling public, in which the

proprietor supplies lodging, with or without meals in return for monetary compensation.

BLOCK means the smallest unit of land the boundaries of which consists entirely of public streets, shorelines, railroads, public parks, or any combination thereof.

BOARDING or ROOMING HOUSE means a dwelling in which the proprietor supplies either room or room and board for monetary gain, to more than two but not more than six persons exclusive of the lessee, owner thereof or member of the lessee's or owners's household and which is not open to the general public.
(B/L 92-18)

BOAT HOUSE, means a detached enclosed structure which is designed or used for the storage of one or more boats or other form of water transportation, but shall not include habitable rooms.

BUILDING means any structure whether temporary or permanent, used or built for the shelter, accommodation or enclosure of persons, animals, materials or equipment. Any tent, awning, bin, bunk or platform, vessel or vehicle used for any of the said purposes shall be deemed a "building".

BUILDING, MAIN means the building in which is carried on the principal purpose for which the lot is used.

BY-LAW ENFORCEMENT OFFICER means the chief building official or employee of the Municipality from time to time charged by the Corporation with the duty of enforcing the provisions contained herein.

CABIN, PRIVATE means a building for sleeping, containing no cooking or sanitary facilities and which is an accessory use to a dwelling unit.

CAMPING LOT means a parcel of land within a trailer camp or park and is for the exclusive use of the lessee or tenant of such area.

CELLAR means that portion of a building between two floor levels which is partly or entirely underground but has more than one-half of its height, from finished floor to underside of floor joists of the storey next above, below adjacent finished grade.

CONDOMINIUM means the ownership of individual units in a multiple unit structure with common elements in which:

- i. The unit comprises not only the space enclosed by the unit boundaries but all material parts of the land within the space;
- ii. The common element means all the property except the units; and
- iii. The common element is owned by all of the owners as tenants in common.

CONVENIENCE STORE means a retail establishment where foodstuffs, tobacco, non-prescription drugs, magazines, newspapers and other household convenience items are provided for the local community and the travelling public. (B/L 88-10)

COTTAGE ESTABLISHMENT means a tourist establishment containing two or more vacation dwelling units designed for human habitation.

COUNCIL means the Municipal "Council" of the Corporation of the Township of Manvers.

COUNTY means the Corporation of the County of Victoria.

CUSTOM WORKSHOP means a building or part thereof used for the manufacture in small quantities of made to measure clothes or articles, and shall include upholstering, repair, refinishing of antiques and other art objects, but shall not include metal spinning, furniture manufacturing and the like.

DAYLIGHTING TRIANGLE means that part of a corner lot adjacent to the intersection of the exterior lot lines measured from such intersection the distance required by this By-law along each such street line and joining such points with a straight line. The triangular shaped land between the intersecting lines and the straight line joining the points the required distance along the street lines shall be known as the "daylighting triangle".

DOCK means a structure which is designed or used for the mooring of a boat or other form of water transportation which stretches along the side of, or projects into a body of water such as a river or lake.

DRY CLEANING ESTABLISHMENT means a building, or portion thereof where dry cleaning, dyeing, cleaning or pressing of articles or goods of fabric is carried on where only nonflammable solvents are or can be used.

DWELLING means a dwelling unit.

DWELLING UNIT means one or more habitable rooms designed or intended for use by one household exclusively as an independent, separate housekeeping unit in which separate kitchen and sanitary facilities are provided for the exclusive use of the household with a private entrance from outside the building or from a common hallway or stairway inside the building. (B/L 92-18)

DWELLING, APARTMENT means a building containing three or more dwelling units which have a common entrance from the street level and the occupants of which have the right to use in common the halls, stairs, elevators and yards.

DWELLING, BACHELOR APARTMENT means a dwelling unit in an

apartment building or converted dwelling designed for occupancy by one or two persons and consisting of a bed-living room, a kitchen or kitchenette and a bathroom.

DWELLING CONVERTED means a single detached dwelling, which because of size or design has been or can be converted into more than one dwelling unit. (B/L 92-18)

DWELLING, DUPLEX means a building that is divided horizontally into two dwelling units each of which has an independent entrance either directly or through a common vestibule.

DWELLING, FOURPLEX means a building that consists of two duplex dwellings attached to each other vertically.

DWELLING, MAISONETTE means a building that is divided into three or more dwelling units, each of which has independent entrances, one to a common corridor and the other directly to the outside yard area adjacent to the said dwelling unit.

DWELLING, TOWN HOUSE means a building that is divided vertically into three or more dwelling units, each of which has independent entrances, to a front and rear yard immediately abutting the front and rear walls of each dwelling unit.

DWELLING, SEMI-DETACHED means a building that is divided vertically into two dwelling units, each of which has independent entrance, either directly or through a common vestibule.

DWELLING, SINGLE DETACHED means a completely detached dwelling unit, but shall not include a mobile home. (B/L 92-18)

DWELLING, TRIPLEX means a building that is divided horizontally into three separate dwelling units each of which has an independent entrance either directly from the outside or through a common vestibule.

DWELLING, VACATION means a single detached dwelling used for recreation purposes that is not used for continuous habitation or as a permanent residence. (B/L 92-18)

ERECT means to build, construct, reconstruct, 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, and structurally altering any existing building or structure by an addition, deletion, enlargement or extension.

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

EXISTING means "existing" as of the date of the passing of this by-law.

FARM PRODUCE OUTLET means an accessory use to an agricultural use which consists of the retail sale of agricultural products produced on the said farm.

FARMERS MARKET shall mean an enclosed and/or open air market place, wherein individual stalls, spaces or areas are provided for the sale of farm produce by more than one vendor but does not include the sale of canned goods or household non-food items.
(B/L 92-17)

FINISHED GRADE means with reference to a building or structure the average elevation of the finished grade of the ground immediately surrounding such structures, exclusive in both cases of any artificial embankment or entrenchment and when used with reference to a street, road or highway means the elevation of the street, road or highway established by the Corporation or other designated authority.

FLOOR AREA means the maximum area contained within the outside walls excluding in the case of a dwelling, any private garage, porch, verandah, unfinished attic, basement or cellar.

FORESTRY means the management, development, and cultivation of timber resources to ensure the continuous production of wood or wood products, provision of proper environmental conditions for wildlife, protection against floods and erosion, protection of water supplies, and preservation of the recreation resource, and shall include areas owned or managed by the Ministry of Natural Resources or local conservation authority.

FUNERAL SERVICES ESTABLISHMENT means a premises established or maintained for the purpose of providing funeral services or funeral supplies to the public.

GARAGE means an enclosed structure for the storage of one or more motor vehicles in which no business, occupation, or service is conducted for profit.

GROUP HOME means a single housekeeping unit in a residential dwelling in which three to ten residents excluding staff or the receiving household, live under responsible supervision and who, by reason of their emotional, mental, social, or physical condition or legal status, require a group living arrangement for their well being. The home shall be licensed or approved for funding by the Provincial Government. (B/L 92-18)

GUEST ROOM means a room or suite of rooms which contain no facilities for cooking, and which are used or maintained for the accommodation of an individual or individuals to whom hospitality is extended for compensation.

HABITABLE ROOM means a room used or intended to be used primarily for human occupancy and shall include a room designed for living, sleeping, eating or preparing food, including a den, library, recreation room, sewing room or enclosed sunroom.

HEIGHT means the vertical distance on a building or structure between the finished grade and the mean level between the eaves and ridge of a roof.

HEREAFTER shall mean after the date of the passing of any applicable provision of this by-law.

HEREIN shall mean 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, usual and so long continued that it has caused 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.

HOME OCCUPATION means the use of part of a dwelling or part of any accessory building for pursuits compatible with a domestic household and shall be limited to:

- a. Professional or administrative offices;
- b. Production, repair and retail sale of antiques, art, craft, or hobby items;
- c. The teaching of art or craft related skills;
- d. The repair of small household appliances;
- e. Baby-sitting or day nursery;
- f. A bed and breakfast establishment as defined herein;
and
- g. A barber shop or hairdressing establishment, and
- h. A maximum of two boarders.

HOTEL means a tourist establishment containing therein guest rooms served by a common entrance, generally from the street level. Accessory uses may include accommodation for permanent staff, a beverage room, dining room, meeting room or similar use.

HOUSEHOLD means an individual person or a group of two or more persons who occupy jointly a single dwelling unit having a single common kitchen and living areas but does not include those persons occupying a dwelling unit as residents of a group home nor a boarding or rooming house. (B/L 92-18)

KENNEL means a place, whether enclosed or not, where dogs are kept for breeding, boarding or commercial purposes.

LANDSCAPING means any combination of trees, shrubs, flowers, grass or other horticultural elements, decorative stonework, paving, screening or other architectural elements, all of which

are designed to enhance the visual amenity of a property and/or to provide a screen to mitigate any objectionable aspects that may detrimentally affect adjacent land.

LANDSCAPED BUFFER means the open, unobstructed space at grade on a lot accessible by walking from the street on which the lot is located and used exclusively for landscaping.

LANE means a public throughfare which affords only a secondary means of access to abutting lots and which is not intended for general traffic circulation.

LAUNDRY means a building or part thereof in which the business of a laundry is conducted by means of washers and dryers and in which only water and detergents or soaps are or can be used.

LOADING SPACE means an unencumbered area of land which is provided and maintained upon the same lot or lots upon which the principal use is located and which area is provided for the temporary parking of one commercial motor vehicle while merchandise or materials are being loaded or unloaded from such vehicle.

LODGE means a tourist establishment catering to the vacationing public by providing meals and sleeping accommodation containing guest rooms or cottages, but shall not include any establishment otherwise defined or classified herein.

LOT means a parcel of land, the title of which is legally conveyable or shown as a lot or block on a Registered Plan of Subdivision or part thereof, save and except a Registered Plan of Subdivision which has been deemed not to be a Registered Plan of Subdivision under a by-law passed pursuant to Section 49 of the Planning Act, S.O. 1983. (B/L 92-18)

LOT AREA shall mean the total horizontal area within the lot lines of a lot.

LOT, CORNER means a lot situated at the intersection of and abutting on two or more streets provided that the angle of intersection of such streets is not more than 135 degrees.

LOT COVERAGE, MAXIMUM means that percentage of the lot area covered by all buildings above ground level and shall not include that portion of such lot area which is occupied by a building or portion thereof which is completely below ground level, and for the purpose of this definition, the "maximum lot coverage" in each zone shall be deemed to apply only to that portion of such lot which is located within said zone.

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" means the length of a straight line joining the middle of the front lot line with the middle of the rear lot

line. When there is no rear lot line, "lot depth" means 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.

LOT FRONTAGE means the horizontal distance measured back from and parallel to the chord of the "lot frontage" a distance equivalent to the minimum front yard requirement for the zone. For the purposes of this paragraph, the chord of the "lot frontage" is a straight line joining the two points where the side lot lines intersect the front lot line. Where the front lot line and side lot line are joined by one or more curves, then the point of intersection of the straight line projection of the side and front lot lines shall be used as the point where the side lot line joins the front lot line. In the case of a corner lot, the shorter of the frontages shall be deemed the "lot frontage". "Minimum lot frontage" means the minimum length of lot frontage required onto an assumed and maintained year round, public street.

LOT LINE means any boundary of a lot.

LOT LINE, FLANKAGE means a side lot line which abuts the street on a corner lot.

LOT LINE, FRONT means, except in the case of a corner lot, or through lot, the line dividing the lot from the street. In the case of a corner lot, the shorter boundary line abutting the street shall be deemed the front lot line. In case each of such lot lines shall be of equal length, the "front lot line" shall be deemed to be the "front lot line" as established in the block by prior construction. In the case of a through lot, the "front lot line" shall be deemed to be "front lot line" as established in the block by prior construction.

LOT LINE, REAR means the lot line farthest from or opposite to the front lot line. In the case of a through lot the "rear lot line" shall mean the "rear lot line" as established in the block by prior construction.

LOT LINE, SHORE means any lot line or portion thereof which abuts a lake or river.

LOT LINE, SIDE means a lot line other than a front or rear lot line.

LOT, THROUGH means a lot bounded on two opposite sides by streets provided however that if any lot qualifies as being both a corner lot and a "through lot" as defined, such lot shall be deemed to be a corner lot.

MARINA means a building, structure or place containing docking facilities where boats are berthed, stored, rented, serviced, repaired or kept for sale and where facilities for the sale of marine fuels and lubricants may be provided.

MEDICAL CLINIC means a building or structure where members of the medical profession, dentists, chiropractors, osteopaths, and physicians or occupational therapists, either singularly or in a union provide diagnosis and treatment to the general public without overnight accommodation and shall include such uses as reception areas, offices, coffee shop, consultation, x-ray and minor operating rooms, and a dispensary, providing that all such uses have access only from the interior of the building, and shall not include any other establishment otherwise defined or classified in this By-law.

MOBILE HOME means any dwelling that is designed to be made mobile, and constructed or manufactured to provide a permanent residence for one or more persons, but does not include a travel trailer or tent trailer or trailer otherwise designed.

MOBILE HOME PARK means the rental units, and the land, structures, services and facilities of which the landlord retains possession and that are intended for the common use and enjoyment of the tenants of the landlord, where two or more occupied mobile homes are located for a period of sixty days or more.

MOBILE HOME SITE means a parcel of land within a mobile home park used to accommodate one mobile home for the exclusive use of the lessee or tenant of such area.

MODULAR HOME means a single detached dwelling which has been fabricated in two or more sections which cannot function independently from one another and are designed for transportation on streets on a flatbed or other trailer. Upon arrival at the site, the sections are placed on a foundation and are assembled to form one complete dwelling unit and generally not intended to be dismantled and relocated but shall not include a mobile home. (B/L 92-18)

MOTEL means a tourist establishment containing guest rooms, each of which has a separate entrance from outside the building. Accessory uses may include accommodation for permanent staff, a beverage room, dining room, meeting room or similar use.

MOTORIZED MOBILE HOME means any motor vehicle so constructed as to be a self-contained, self-propelled unit, capable of being utilized for the living, sleeping or eating accommodation of persons.

MOTOR VEHICLE means an automobile, truck, motorcycle, and any other vehicle propelled or driven otherwise than by muscular power, but does not include the cars of electric or steam railways, or other motor vehicles running only upon rails, or a motorized snow vehicle, traction engine, farm tractor, self propelled implement of husbandry or road building machine within the meaning of the Highway Traffic Act, R.S.O. 1970, Chapter 202, as amended.

MOTOR VEHICLE, COMMERCIAL means any "commercial motor vehicle" within the meaning of the Highway Traffic Act.

MOTOR VEHICLE GASOLINE BAR means a retail outlet for the sale of motor vehicle fuel, lubrication and cleansing products and the sale or distribution of such accessory products as road maps, windshield washer fluid, lock deicer fluid and windshield wipers, but in any case does not include any motor vehicle maintenance service. (B/L 89-15)

MOTOR VEHICLE, UNLICENSED means a motor vehicle which is unregistered for the current year under the Highway Traffic Act.

MUNICIPALITY or CORPORATION means the Corporation of the TOWNSHIP OF MANVERS.

NON-COMPLYING means that the building, structure or use does not meet the lot area, lot frontage, setback, lot coverage, height, floor area, parking, loading space and landscaping requirements contained herein.

NON-CONFORMING USE means the use of land, buildings, or structures for a purpose which is not included with the permitted uses for the zone in which such land, building, or structure is located.

OBNOXIOUS means a use which from its nature or operation creates a nuisance or is liable to become a nuisance or offensive by the creation of noise or vibration; the emission of gas, fumes, dust or objectionable odour; or the unsightly storage of goods, wares, salvage, refuse matter, waste or other material.

PARK PRIVATE means any open space or recreational area, other than a public park, privately owned or controlled and may include therein one or more swimming, wading and boat facilities, picnic area, gardens, ski area or refreshment rooms and other recreational facilities but shall not include a mobile home park or trailer park.

PARK PUBLIC means any open space or recreational area, owned or controlled by the Corporation or by a Board, Commission or other Authority established under any statute of the Province of Ontario and may include therein parks or areas and may include one or more athletic fields, field houses, bleachers, swimming pools, botanical gardens, bandstands, skating rinks, tennis courts, bowling greens, boat liveries, bathing stations, curling rinks, refreshment rooms, fair grounds, golf courses, or similar uses.

PARKING LOT means an open area, other than a street, used for the temporary parking of two or more motor vehicles and available for public use whether free, for compensation or as an accommodation for clients, visitors, customers or residents.

PARKING SPACE means an area exclusive of driveways or aisles, for the temporary parking or storage of motor vehicles which has adequate access to permit ingress or egress of a motor vehicle to and from a street. Each parking space shall be not less than: 2.8 metres in width; 17 square metres in area; and, 6 metres in length.

PERMITTED means "permitted" by this by-law.

PRO SHOP means a small building or portion of a recreational facility such as a golf, raquet or fitness club in which membership dues or user fees are collected and the retail sale of goods related to the activities associated with the facility is carried out. B/L 88-08

PERSON means an individual, association, firm, partnership, corporation, trust, incorporated company, organization, trustee or agent, and the heirs, executors or other legal representatives of a "person" to whom the context can apply according to law.

PIT means a place where unconsolidated gravel, stone, sand, earth, clay, fill, mineral or other material is being or has been removed by means of an open excavation to supply material for construction, manufacturing, or industrial purposes. Crushing, screening and washing operations, stockpiling, storage sheds, weigh scales, an office and parking are permitted uses within a pit. It 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.

PLACE OF ASSEMBLY means a building, or part thereof, in which facilities are provided for such purposes as meeting for civic, educational, political, religious, social, recreational or athletic purposes and shall include a banquet hall, private club or fraternal organization.

PLACE OF WORSHIP means a building dedicated to religious worship and may include a Synagogue, Church Hall, Church Auditorium, Sunday School, Convent, Monastery or Parish Hall.

PREMISES means the area of a building or part thereof and/or land or part thereof used for residential or business purposes. In a multiple tenancy building, occupied by more than one business or dwelling unit, each area shall be considered a separate "premises".

PUBLIC AUTHORITY means any Federal, Provincial, County or Municipal agencies, and includes any commission, board, authority or department exercising any power of authority under any general or special Statute of Ontario with respect to any of the affairs or purposes of the municipality or a portion thereof and shall include any telephone company or power utility or Ontario Hydro.

SNACK BAR means an area or portion of a recreational facility such as a golf, racket or fitness club involved in the retail sale of prepackaged food stuffs and the preparation and sale of take out foods such as soup, sandwiches, hotdogs, french fries, etc., but in any case does not constitute a licensed restaurant or banquet facility. (B/L 88-08)

PUBLIC UTILITY means a waterworks, gasworks, including works for the transmission, distribution, and supply of natural gas, electrical power or energy works, or system for the generation, transmission or distribution of electric light, heat or power, a telephone system, a street or other railway system, a bus or other public transportation system or any other works or system for supplying the inhabitants generally with necessities or conveniences that are vested in or owned, controlled or operated by a municipality or municipalities or by a local board.

QUARRY means a place where consolidated rock has been or is being removed by means of any open excavation to supply material for construction, manufacturing or industrial purposes. Crushing, screening and washing operations, stockpiling, storage sheds, weigh scales, an office and parking are permitted uses within a quarry. It 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.

RESTAURANT means a building or structure or part thereof where food is prepared and offered for sale to the public for consumption within the building or structure but does not include a drive-in restaurant. (B/L 91-14)

SCRAP YARD means a premise for the storage, handling or processing of scrap material, which, without limiting the generality of the foregoing, shall include waste paper, rags, bones, bottles, used bicycles, unlicensed motor vehicles, tires, metal and other scrap material and salvage.

SEASONAL FARM RESIDENTIAL USE means a structure or structures for the housing of seasonal farm employees for no more than eight months per seasonal worker, but in no event shall be used for year round occupancy. B/L 2007-289

SEPTAGE DISPOSAL SITE means a premises licenced for the spreading and/or storage of septic waste collected from septic tanks, holding tanks or other forms of on-site sewage disposal system. (By-law 95-13)

SERVICE SHOP means a building or part thereof used for the repair of household articles and catering to the personal needs of people such as hairdressing and barber shops, but excludes any manufacturing or fabrication of goods for sale.

SETBACK means the distance between a lot line and the nearest main wall of any building, or structure, excavation or open storage use on the lot.

SHOPPING CENTRE means a group of commercial uses, which have been designed, developed and managed as a unit by a single owner or tenant, or a group of owners or tenants and distinguished from a business area comprising unrelated individual uses.

STORE, RETAIL means a building or part thereof in which goods, wares, merchandise, substances, articles or things are offered or kept for sale or rent directly to the public.

STOREY means that portion of a building other than a cellar, attic or half storey, included between the surface of any floor and the surface of the floor or roof above and shall include a basement.

STOREY, FIRST means the lowest storey of a building closest to finished grade having its ceiling two metres or more above average finished grade.

STREET, ROAD, or HIGHWAY means a "highway" within the meaning of The Highway Traffic Act, and shall also include private rights-of-way and roads in registered Plans of Subdivision that are to be assumed under a subdivision agreement.

STREET ACCESS means that any lot having a lot line or portion thereof which is also a street line shall be deemed to have "street access" provided that an access point can be obtained.

STREET, IMPROVED PUBLIC means a street, assumed by the Corporation, County or Province which has been constructed in such a manner so as to permit its use by normal vehicular traffic.

STREET LINE means a boundary line of a street.

STRUCTURE means anything that is erected, built or constructed of parts joined together with a fixed location on the ground, or attached to something having a fixed location in or on the ground but does not include fences which do not exceed two metres.

STRUCTURAL ALTERATIONS means any change in the supporting members of a building such as bearing walls, columns, beams, girders and partitions.

SWIMMING POOL means a structure which creates an artificial body of water of more than ten square metres in area used for bathing, swimming or diving but shall not include ponds.

TOURIST ESTABLISHMENT means a building or buildings designed for the accommodation of the travelling or vacationing public for gain or profit.

TOURIST HOME means a private dwelling that is not part of or used in conjunction with any other tourist establishment and in which there are a maximum of three rooms for rent to the travelling or vacationing public, whether rented regularly, seasonally or occasionally.

TOURIST TRAILER means a trailer that is used or intended to be used for recreational purposes and is not used for continuous habitation or as a permanent residence, notwithstanding that such trailer may be jacked up or its running gear may be removed.

TRAILER means any vehicle that is at any time drawn upon a highway by a motor vehicle, and shall be considered a separate vehicle and not part of the motor vehicle by which it is drawn, except as implement of husbandry, another motor vehicle or any device or apparatus not designed to transport persons or property, temporarily drawn, propelled or moved upon such highway.

TRAILER CAMP or PARK means an establishment consisting of camping lots and comprising land used or maintained as grounds for the camping or parking of tourist trailers, motorized mobile homes, truck campers or tents for recreational or vacation use.

TRAILER, MOBILE CAMPER means any vehicle in which the assembly can be erected, while stationary, using the trailer body and related components for support and utilized for living, shelter and sleeping accommodation, with or without cooking facilities, which is collapsible and compact while being drawn by a motor vehicle.

USE means, when used as a noun, the purpose for which a lot or building or structure, or any combination thereof is designed, arranged, intended, occupied or maintained and "uses" shall have corresponding meanings. "USE" when used as a verb, "to use" or "used" shall have corresponding meanings.

WALL, MAIN means the exterior front, side or rear wall of a building and shall include all structural members essential to the support of a fully or partially enclosed space or roof, where such members are nearer to a lot line than the said exterior wall.

WATER SETBACK means a yard extending between the high water mark and the nearest main wall of any building, structure, excavation, or open storage use on the lot, and "minimum water setback" means the minimum distance between the high water mark and the nearest main wall of any building, structure, excavation or open storage use on the lot.

WATER SYSTEM, COMMUNAL means a system of water supply municipally or privately owned which serves a minimum of three dwelling units.

WAYSIDE PIT or QUARRY means a temporary pit or quarry opened and used by a public road authority solely for the purpose of a particular project or contract of road construction and not located on the road right-of-way.

YARD means an open, uncovered space on a lot appurtenant to a building (except a court) and unoccupied by buildings or structures except as specifically permitted elsewhere in this by-law. In determining "yard" measurements, the minimum horizontal distance from the respective lot lines shall be used.

Where a daylighting triangle is provided for on a corner lot, the minimum "yard" requirement from the hypotenuse of the daylighting triangle shall be the lesser of the "yards" required along the exterior lot lines.

YARD, FLANKAGE means the side yard of a corner lot which side yard extends from the front yard to the rear yard between the flankage lot line and the nearest main wall of the main building or structure.

YARD, FRONT means a yard extending across the full width of a lot between the front lot line and the nearest main wall of any building or structure on the lot and "minimum front yard" means the minimum depth of a "front yard" on a lot between the front lot line and the nearest main wall of the main building or structure on the lot.

YARD, REAR means a yard extending across the full width of a lot between the rear lot line and the nearest main wall of any building or structure on the lot and the "minimum rear yard" means the minimum depth of a "rear yard" on a lot between the rear lot line and the nearest main wall of the main building or structure on the lot.

YARD, SIDE means a yard extending from the front yard to the rear yard of a lot between a side lot line and the nearest main wall of any building or structure on the lot and "minimum side yard" means the minimum width of a "side yard" on a lot between a side lot line and the nearest main wall of the main building or structure on the lot.

ZONE means the designated area of land use shown on the schedules of this By-Law.

SECTION 22

INTERPRETATION

22.1 SCOPE

In their interpretation and application, the provisions of this by-law shall be held to be the minimum requirement adopted for the promotion of public health, safety, convenience and general welfare.

22.2 SCOPE

The symbols used on the schedule attached hereto refer to the appropriate zones established by this by-law.

22.3 DEFINED

The extent and boundaries of all zones are shown on the schedule attached hereto, and all such zones are hereby defined as areas to which the provisions of this by-law shall respectively apply.

22.4 INTERPRETATION OF ZONE BOUNDARIES

Where the boundaries of any zone, as shown on the attached schedule are uncertain, the following provisions shall apply:

- a. Where a zone boundary is indicated as following a street or lane, the boundary shall be the centre line of such street or lane.
- b. Where a zone boundary is indicated as approximately following lot lines shown on a registered plan of subdivision or lots registered in the appropriate Registry Office or Land Titles Office, the boundary shall follow such lot lines.
- c. Where a street, lane, railroad or railway right-of-way, or watercourse is included on the zoning map, they shall, unless otherwise indicated, be included in the zone of the adjoining property on either side thereof.
- d. Where a street, lane, railroad or railway right-of-way, electrical transmission line right-of-way, or watercourse is included on the zoning maps and serves as a boundary between two or more different zones, a line midway on such street, lane, right-of-way or watercourse and extending in the general direction of the long division thereof shall be considered the boundary between zones unless specifically indicated

otherwise.

- e. Where a zone boundary is indicated as following the limits of the Municipality, the limits shall be the boundary.
- f. Where none of the above provisions apply, the said zone boundary shall be scaled from the attached Schedules at the scale indicated.

22.5 CERTAIN WORDS

In this by-law words used in the present tense include future; words in the singular number include the plural; words in the plural include the singular number; and the word "used" includes "arranged, designed, or intended to be used"; the word "shall" is mandatory and not directory.

SECTION 23

ADMINISTRATION AND VALIDITY

23.1 ENFORCEMENT

No permit for the use of land or for the erection or use of any building or structure and no certificate of occupancy 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 is in violation of any provisions of this by-law.

23.2 INSPECTION OF PREMISES

A By-Law Enforcement Officer as is assigned the responsibility of administering and enforcing this by-law by the Municipality may, at all reasonable times and upon producing proper identification, enter and inspect, either by himself or accompanied by one assistant, any property or premises in or about which there is reason to believe that the provisions of this by-law are not complied or conformed with, for the purpose of carrying out his duties under this by-law.

23.3 REPEAL OF COMPREHENSIVE BY-LAW 1515-72 AS AMENDED

By-law 1515-72 as amended is hereby repealed, effective when this By-Law is in full force and effect.

23.4 VIOLATION PENALTY

- a. Pursuant to Section 67 of the Planning Act R.S.O. 1990, every person or persons who contravenes any of the provisions of this By-law is guilty of an offence, and on conviction is liable; on a first conviction to a fine or not more than \$20,000.00; and on a subsequent conviction to a fine of not more than \$10,000.00 for each day or part thereof upon which the contravention has continued after the day on which such person was first convicted.
- b. Where a corporation is convicted of the contravention of any of the provisions of this By-law, the maximum penalty that may be imposed is; on a first conviction of a fine of not more than \$50,000.00; and on a subsequent conviction of a fine of not more than \$25,000.00 for each day or part thereof upon which the contravention has continued after the day on which the corporation was first convicted.
- c. Each day that the persons, persons or corporation

contravenes any provisions of this By-law, shall constitute a separate offence.

- d. Where a conviction is entered in respect of any contravention of this By-law, in addition to any other remedy or any penalty provided by this By-law, the court in which the conviction has been entered, and any court of competent jurisdiction thereafter, may make an order prohibiting the continuation or repetition of the offence by the person or corporation. (B/L 92-18)

23.5 VALIDITY

Should any section, clause or provision of this by-law be declared by a court of competent jurisdiction to be invalid, the same shall not effect the validity of this by-law as a whole or any part thereof, other than the part so declared to be invalid.

This By-law shall take effect on the date of passage thereof, subject to the provisions of Section 34 of the Planning Act, R.S.O. 1990.

READ a first time this 12th day of MARCH 1987

READ a second time this 12th day of MARCH 1987

READ a third time and passed this 12th day of MARCH 1987

THE CORPORATION OF THE TOWNSHIP OF MANVERS

Signed: "Robert G. Brown"
REEVE

Signed: "Donna M. Whitteker"
CLERK

PLATE 'A'

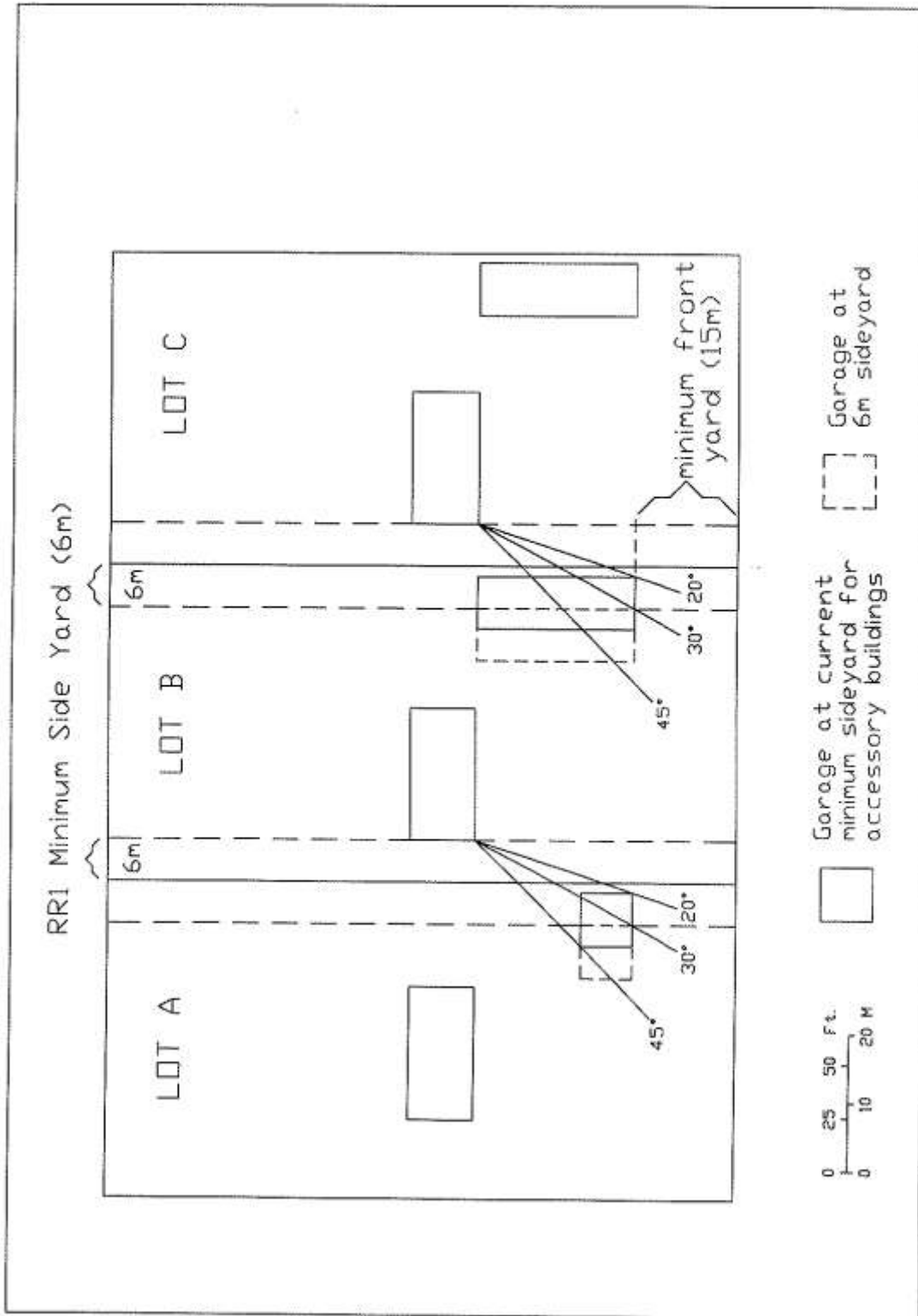


PLATE 'B'

