

VILLAGE OF OIL SPRINGS

ZONING BYLAW 192 OF 1986

County of Lambton  
Planning Department  
April, 1986.

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**TABLE OF CONTENTS**

<b><u>SECTION</u></b>	<b><u>TITLE</u></b>	<b><u>PAGE</u></b>
1	GENERAL	1
2	ADMINISTRATION	2
3	DEFINITIONS	4
4	ZONES	26
5	ZONING MAPS	27
6	GENERAL PROVISIONS (Supplementary Use Provisions)	28
7	GENERAL PROVISIONS (Supplementary Site & Building Regulations)	34
8	PARKING AREA REGULATIONS	40
9	LOADING SPACE REGULATIONS	47
10	RESIDENTIAL (R) ZONES	49
11	MOBILE HOME PARK (MHP) ZONES	54
12	COMMERCIAL (C) ZONES	56
13	INDUSTRIAL (M) ZONES	61
14	AGRICULTURAL (A) ZONES	64
15	OPEN SPACE (OS) ZONES	66
16	HAZARD LAND (HL) ZONES	67

THE CORPORATION OF THE  
VILLAGE OF OIL SPRINGS  
ZONING BY-LAW 192 OF 1986

WHEREAS it is considered desirable to pass a Zoning By-law pursuant to Section 34 of the Planning Act, 1983.

THEREFORE the Council of the Corporation of the Village of Oil Springs enacts as follows:

SECTION 1 - GENERAL

1.1 TITLE

This by-law shall be known as the Zoning By-law of the Corporation of the Village of Oil Springs.

1.2 APPLICATION

The provisions of this by-law shall apply to all lands within the boundaries of the Corporation of the Village of Oil Springs.

1.3 SCOPE

No lands shall be used and no buildings or structures shall be erected, altered, enlarged or used within the Village of Oil Springs except in conformity with the provisions of this by-law.

1.4 REPEAL OF EXISTING BY-LAWS

From the coming into force of this by-law all previous by-law passed under Section 34 of the Planning Act, 1983 or a predecessor thereof, shall be deemed to have been repealed.

1.5 VALIDITY

Should any section, clause or provision of this by-law be held by a court of competent jurisdiction to be invalid, the validity of the remainder of the by-law shall not be affected.

1.6 EFFECTIVE DATE

This by-law shall be deemed to be valid and to have come into force on the day of passing hereof.

1.7 COMPLIANCE WITH OTHER RESTRICTIONS

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

## SECTION 2 - ADMINISTRATION

### 2.1 ADMINISTRATION

This by-law shall be administered by the person designated by the Council of the Village of Oil Springs as the "By-law Enforcement Officer".

### 2.2 ENTRY AND INSPECTION OF PREMISES

Pursuant to Section 48 of the Planning Act, 1983, a By-law Enforcement Officer or a person acting under his instructions may, at all reasonable times and upon producing proper identification, enter and inspect any property in respect of which he believes a contravention of this By-law is occurring. An officer or any person acting under his instructions shall not enter any room or place actually used as a dwelling without requesting and obtaining the consent of the occupier, first having informed the occupier that the right of entry may be refused and entry made only under the authority of a search warrant issued under Section 142 of the Provincial Offences Act.

### 2.3 VIOLATIONS AND PENALTIES

Pursuant to Section 66 of the Planning Act, 1983, any person who contravenes this by-law is guilty of an offence and on conviction is liable:

- a) on a first conviction to a fine of not more than \$20,000; and
- b) on a subsequent conviction to a fine of not more than \$10,000 for each day or part thereof upon which the contravention has continued after the day on which he was first convicted.

Where a corporation is convicted for contravening this by-law the maximum penalty that may be imposed is:

- a) on a first conviction a fine of not more than \$50,000; and
- b) on a subsequent conviction a fine of not more than \$25,000 for each day or part thereof upon which the contravention has continued after the day on which the corporation was first convicted.

### 2.4 RESTRAINING VIOLATIONS

Any violation of this by-law may be restrained by action at the instance of a ratepayer or the Corporation of the Village of Oil Springs pursuant to the provisions of Section 326 of the Municipal Act, R.S.O., 1980, Chap. 302.

## 2.5 LICENSES AND PERMITS

No municipal permit, certificate or license shall be knowingly issued where such is required for a proposed use of land or proposed erection, alteration, enlargement or use of any building or structure which is in violation of any of the provisions of this by-law. The issuance of any permit, certificate or license shall not, however, constitute an acknowledgement that the provisions of this by-law have been complied with.

## 2.6 REQUESTS FOR AMENDMENTS AND FEES

Every request for an amendment to this by-law shall be accompanied by a fee as prescribed by the Corporation's by-law which sets a tariff of fees.

## SECTION 3 - DEFINITIONS

### General

- a) For the purposes of this By-law, the definitions and interpretations given in this Section shall govern.
- b) In this by-law the word "shall" is mandatory; words in the singular include the plural; words in the plural include the single number; words used in the present tense include the future.

"ABBATOIR" shall mean a Building, Structure, or Lot or part thereof used for the slaughter of livestock or other animals for the purpose of processing or rendering.

"ACCESSORY" when used to describe a Use, Building or Structure shall mean a Use, Building or Structure which is incidental, subordinate and exclusively devoted to the main Use, Building or Structure and located on the same Lot therewith.

"AGRICULTURE" shall mean Use of land and/or Building or Structure for any purpose of husbandry including horticulture, forestry, and animal husbandry, and while not limiting the generality of the foregoing, shall include the use of land for aviary, apiary, and livestock training purposes. The words "agricultural", "farm", and "farming" shall have a corresponding meaning. This definition shall include a Farm Produce Outlet.

"AGRICULTURAL SUPPLY ESTABLISHMENT" shall mean the Use of Land, Building or Structure for the sale and/or storage of seeds, fertilizers, farm equipment or other goods or materials use in Agriculture as defined in this by-law.

"ALTER" when used in reference to a Building or part thereof, shall mean to change any one or more of the internal or external dimensions of such Building or to change the type of construction of the exterior walls or roof thereof. When used in reference to a Lot, the word "alter" means to change the area, frontage or depth thereof; to change the width, depth or area of any Required Yard, Landscaped Open Space or Parking Area; or to change the location of any boundary of such Lot with respect to a Street or Lane whether such alteration is made by conveyance or alienation of any portion of such Lot, or otherwise.

"ANIMAL OPERATION" shall mean a building or structure used to house livestock.

"ANTENNAE" shall mean the use of land, Building or Structure for the purpose of sending or receiving electromagnetic waves.

"ASSEMBLY HALL" shall mean a Building or Structure used for the assembly of persons for religious, charitable, philanthropic, cultural, private recreational or private educational purposes.

"ATTIC" shall mean that portion of a Building situated wholly or partly within the roof of such Building and which is not a One-Half Storey.

"AUCTION HALL" shall mean a Building or Structure where a public sale is conducted by an auctioneer through a series of competing bids and may include the storage of such articles to be sold at auction.

"AUDITORIUM" shall mean a Building or Structure where facilities are provided for athletic, civic, educational, political, religious or social events. This definition may include an arena, Community Centre, gymnasium, stadium, theatre or similar use.

"AUTOMOTIVE REPAIR ESTABLISHMENT" shall mean a Building and/or land used for the servicing, repair, cleaning, polishing and greasing of Motor Vehicles and may include vehicular body repair and repainting but shall not include any other automotive use defined in this By-law.

"AUTOMOTIVE SALES ESTABLISHMENT" shall mean a Building and/or land used for the display and sale of new and/or used Motor Vehicles and may include the servicing, repair, cleaning, polishing and greasing of Motor Vehicles, the sale of automotive accessories and related products and the leasing or renting of Motor Vehicles, but shall not include any other automotive use defined in this By-law.

"AUTOMOTIVE SERVICE ESTABLISHMENT" shall mean a Building and/or land used for the sale of fuels for Motor Vehicles and may include the servicing, repair, cleaning, polishing and greasing of Motor Vehicles and the sale of automotive accessories and related products, but shall not include any other automotive use defined in this By-law.

"AUTOMOTIVE WASHING ESTABLISHMENT" shall mean a Building and land used for the washing or cleaning of Motor Vehicles by automobile washing equipment with a capacity greater than five cars per hour, and may include the sale of fuels to Motor Vehicles, but shall not include any other automotive use defined in this By-law.

"AUTO WRECKING ESTABLISHMENT" shall mean a Building and/or Lot used for the wrecking or dismantling of Motor Vehicles and for the storage and sale of scrap material, salvage and parts obtained therefrom, but shall not include any other automotive use defined in this By-law.

"BANK" shall mean any Federally or Provincially chartered financial institution or business. A "Credit Union" shall mean a corporation incorporated as a credit union or caisse populaire under The Credit Unions and Caisses Populaires Act, R.S.O., 1980, as amended.

"BASEMENT" shall mean that portion of a Building which is partly underground, but which has at least one-half of its height (measured from finished floor to finished ceiling) above the adjacent Finished Grade.

"BED AND BREAKFAST ESTABLISHMENT" shall mean a Home Occupation within a One-Family Dwelling in which no more than three (3) rooms are made available by a resident of said

Dwelling for temporary accommodation of travellers. Meals or food are served only to overnight guests. This definition does not include a Hotel, Motel or Restaurant.

"BEVERAGE ROOM" shall mean a Building or premises, other than a Restaurant, which is licensed under The Liquor License Act.

"BOARDING HOUSE" - See "Dwelling".

"BUILDING" shall mean any Structure whether temporary or permanent, used or intended for sheltering any use or occupancy but shall not include a boundary wall, fence, Travel Trailer, camping trailer, truck camper, Motor Home, or tent.

"BUILDING HEIGHT" shall mean the vertical distance from the Finished Grade level to:

- a) in the case of a flat roof, the highest point of the roof surface or the parapet, whichever is the higher;
- b) in the case of a mansard roof, the roof deckline; or
- c) in the case of any other roof, the mean height between the eaves and the ridge; but exclusive of any accessory roof structures such as antenna, chimney, steeple or tower.

"BUILDING OFFICIAL, CHIEF" shall mean the officer or employee of the Corporation appointed or constituted under section 3 or 4 of the Building Code Act, R.S.O., 1980 and having jurisdiction for the enforcement of this Act.

"BUILDING, MAIN" shall mean the Building or Buildings designed and/or intended to accommodate the principal Use permitted by this By-law.

"BUILDING SETBACK" shall mean the minimum horizontal distance between a Lot Line and the nearest part of any Building or Structure on the Lot.

"BULK SALES ESTABLISHMENT" shall mean the Use of Land, Building or Structure for the purpose of buying or selling coal, fuel oil, wood, lumber, building materials, ice or allied commodities, but does not include any manufacturing, assembling or processing use.

"BY-LAW ENFORCEMENT OFFICER" shall mean the officer or employee of the Corporation charged with the duty of enforcing the provisions of this By-law.

"CAMPING GROUND" shall mean land used for the parking of Travel Trailers, tents or similar transportable accommodation, but not including a Single Wide Mobile Home or Double Wide Mobile Home.

"CANOPY" shall mean a roof free of enclosing walls.



"CARPORT" shall mean an Accessory covered Structure attached to the wall of the Main Building or attached to the wall of a Dwelling Accessory to Agriculture and used for the storage of passenger Motor Vehicles wherein servicing for profit is not conducted. The roof of said Structure shall be supported only by piers or columns so that 50% of its wall area adjacent to the Lot Line is unenclosed.

"CELLAR" shall mean that portion of a Building which is partly or wholly underground and which has more than one-half of its height (measured from finished floor to finished ceiling) below the adjacent Finished Grade.

"CEMETERY" shall mean a place for the burial of the dead.

"CHIEF BUILDING OFFICIAL" see "Building Official, Chief".

"CHURCH" shall mean a Building commonly used by any recognized religious organization for public worship, and may include a rectory or manse, church hall, Day Nursery or religious school associated with or Accessory thereto.

"CLINIC" shall mean a Building or part thereof, used exclusively by physicians, dentists, drugless practitioners, their staff and their patients for the purpose of consultation, diagnosis and office treatment. Without limiting the generality of the foregoing, a clinic may include administrative offices, waiting rooms, treatment rooms, laboratories, pharmacies and dispensaries directly associated with the clinic, but shall not include accommodation for in-patient care or operating rooms.

"CLUB, PRIVATE" - See "PRIVATE CLUB".

"COMMERCIAL GARAGE" - See "GARAGE, COMMERCIAL".

"COMMERCIAL STORAGE" shall mean the storage for hire or gain of goods, merchandise, materials or equipment in an enclosed Building other than a Temporary Building, but shall not include a Warehouse.

"COMMERCIAL USE" shall mean the Use of land, Structure or Building for the purposes of buying or selling commodities and supplying services, but does not include an Industrial Use.

"COMMUNITY CENTRE" shall mean land on which may be erected a Building to be used for community activities, including recreational and Institutional Uses.

"CONSERVATION" shall mean the Use of land and/or water for the purpose of planned management of natural resources.

"CONTRACTOR'S YARD OR SHOP" shall mean any land, building or structure used for the purpose of storing plant equipment and material or performing shop work or assembly work by any building trade or other contractor.

"CONVENIENCE STORE" shall mean a Retail Store supplying groceries and other daily household necessities to an immediate surrounding residential area.

"CONVERTED DWELLING" - See "DWELLING".

"CORNER LOT" - See "LOT".

"CORPORATION" shall mean the Corporation of the Village of Oil Springs.

"COUNCIL" shall mean the Council of the Corporation of the Village of Oil Springs.

"COUNTY" shall mean the Corporation of the County of Lambton.

"COURT" shall mean an open, unoccupied space adjoining a Building, such space being bounded on two or more sides by walls of the said Building.

"COVERAGE" - See "LOT COVERAGE".

"CREDIT UNION" - See "BANK".

"DANGEROUS GOODS" shall mean explosives, flammable or combustible liquids or gases, toxic substances, radioactive material, corrosives or any other product or substance that is considered dangerous to life when handled or transported.

"DAY NURSERY" as defined in the Day Nurseries Act, R.S.O., 1980, as amended, shall mean a premises that receives more than five (5) children who are not of common parentage, primarily for the purpose of providing temporary care and/or guidance, for a continuous period not exceeding twenty-four hours, where the children are under eighteen years of age in the case of a Day Nursery for children with a developmental handicap and under ten years of age in all other cases.

"DERELICT MOTOR VEHICLE" shall mean a Motor Vehicle that:

- (i) is inoperable, and;
- (ii) has no market as a means of transportation or, has a market value as a means of transportation that is less than the costs of repairs required to put it into operable condition.

"DINING ROOM" shall mean that part of a Restaurant, or other Building, which is used for the consumption of food by persons seated at booths, counters, tables or a combination thereof.

"DOUBLE-WIDE MOBILE HOME" - See "DWELLING".

"DRIVE-IN RESTAURANT" - See "RESTAURANT, DRIVE-IN".

"DRY CLEANING ESTABLISHMENT" shall mean a Building, or part thereof, in which the business of dry cleaning, dye drying, cleaning, or pressing of articles or goods of fabric is carried on, in which only non-combustible and nonflammable solvents are used, which emits no odours, fumes, noise, or vibration causing a nuisance or inconvenience within or outside the premises. A dry cleaning establishment may include a self-service dry cleaning establishment.

"DUPLEX DWELLING" - See "DWELLING".

"DWELLING" shall mean a Building occupied or capable of being occupied exclusively as a home, residence or sleeping place by one or more persons, but shall not include any Travel Trailer, Hotel, Motel, Private Garage, a Home for the Aged, Nursing Home, Hospital, or living quarters for a caretaker, watchman or other person or persons using living quarters which are accessory to a Non-Residential Use.

- a) "CONVERTED DWELLING" shall mean a Building originally designed, intended and used as a One-Family Dwelling which has been lawfully altered or converted so as to provide two (2) or more Dwelling Units, none of which is located in the Cellar;
- b) "DUPLEX DWELLING" shall mean a Dwelling divided horizontally into two (2) separate Dwelling Units, each of which has an independent entrance;
- c) "MULTIPLE DWELLING" shall mean a Building on a lot used or designed as a residence and containing three (3) or more Dwelling Units all of which has access from a common corridor or hallway. This definition may include a Senior Citizens' Apartment as defined herein. It shall not, however, include any other Dwelling otherwise defined herein or specifically named elsewhere in this By-law;
- d) "ONE-FAMILY DWELLING" shall mean a detached Dwelling on a Lot containing only one (1) Dwelling Unit and occupied by not more than one (1) Family. This definition shall not include a Single Wide or Double Wide Mobile Home.
- e) "SENIOR CITIZENS' APARTMENT" shall mean the whole of a Dwelling on a Lot containing three (3) or more separate Dwelling Units financed and/or approved by a government body.
- f) "SEMI-DETACHED DWELLING" shall mean one (1) of a pair of two (2) attached One-Family Dwellings divided vertically, each of which has an independent entrance;
- g) "TOWNHOUSE" shall mean the whole of a Dwelling divided vertically into three (3) or more separate Dwelling Units, each such Dwelling Unit having an independent entrance directly from outside the Building;
- h) "TRIPLEX DWELLING" shall mean the whole of a dwelling divided horizontally into three (3) separate Dwelling Units, each such dwelling unit having an independent entrance from the outside or from a common hallway or stairway inside the building.

i) "MOBILE HOME, DOUBLE WIDE" shall mean a C.S.A approved factory built Dwelling occupied or designed for occupancy by one (1) Family on a permanent basis, towed or designed to be towed in two or more separate sections with each section on its own chassis and joined together to form one Dwelling Unit and placed on a permanent foundation with or without a Basement or Cellar and connected or designed to be connected to Public Utilities, but shall not include a Single Wide Mobile Home or a Travel Trailer. "MODULAR HOME" shall have a similar meaning.

j) "MOBILE HOME, SINGLE WIDE" shall mean a factory built Dwelling occupied or designed for occupancy by one (1) Family on a permanent basis having a floor area of not less than sixty-five (65) square metres, designed to be towed on its own chassis, notwithstanding that its running gear is or may be removed, placed or designed to be placed on permanent foundations, and connected or designed to be connected to Public Utilities, but shall not include a Double Wide Mobile Home or a Travel Trailer.

k) "BOARDING HOUSE" shall mean any Building or part thereof in which the proprietor resides and supplies for hire or gain to not more than six persons exclusive of the lessee or owner thereof or members of his family, lodging and/or meals, but shall not include a Hotel, Motel, Hospital, or Nursing Home.

l) "GROUP HOME" shall mean a single housekeeping unit in a residential Dwelling in which three to ten unrelated residents live as a family under responsible supervision consistent with the requirements of its residents. "Residents" excludes staff or receiving family. The home is licensed or approved under Provincial Statute in compliance with municipal by-laws.

"DWELLING UNIT" shall mean a suite of two (2) or more Habitable Rooms, occupied by not more than one (1) Family, in which sanitary conveniences are provided and in which facilities are provided for cooking or for the installation of cooking equipment, and with an independent entrance, either directly from outside the building or from a common corridor inside the building. This definition shall not include a Motor Home, a Private Garage or a Travel Trailer.

"DWELLING UNIT AREA" shall mean the habitable area contained within the inside walls of a Dwelling Unit, excluding any Private Garage, Carport, porch, verandah, unfinished Attic, Cellar or sun room (unless such sun room is habitable in all seasons of the year), and excluding common hallways, common stairways or other common areas.

"ERECT" shall mean to build, construct, reconstruct or relocate and, without limiting the generality of the word, also includes:

- a) any preliminary operation such as excavation, infilling or draining;
- b) altering any existing Building or Structure by an addition, enlargement, extension or other structural change; and
- c) any work which requires a building permit under the Building Code Act, R.S.O., 1980.

"ESTABLISHED BUILDING LINE" shall mean the average distance from the Street Line of existing Buildings on one side of one block where more than one-half of the Lots having Street Access upon the said side or the block have been built upon.

"EXISTING" shall mean existing on the date of passing of this By-law.

"EXTERIOR SIDE YARD" - See "YARD".

"EXTRACTIVE USE" shall mean the Use of land and/or Buildings or Structures for the removal of gravel, stone, sand, earth, clay, fill, mineral or other similar substance for construction, industrial or manufacturing purposes; and includes Accessory Uses.

"FAMILY" shall mean one or more persons related by blood, marriage or legal adoption, or a group of not more than three (3) persons who need not be related by blood, marriage or legal adoption, living together as a single housekeeping unit. This definition may also include domestic servants and not more than two (2) roomers or boarders.

"FARM" - See "AGRICULTURE".

"FARM IMPLEMENT SALES ESTABLISHMENT" shall mean land, Structure or Building used for the display and sales of new and/or used farm implements and includes the servicing, repair, cleaning, polishing and greasing of farm implements, the sale of accessories and related products and the leasing or renting of farm implements.

"FARM PRODUCE OUTLET" shall mean a Use, Accessory to a Permitted Farm, which consists of the retail sale of agricultural products produced on the Farm where such outlet is located.

"FINISHED GRADE" shall mean the median elevation between the highest and lowest point of the finished surface of the ground measured around the perimeter of the base of a Building or Structure exclusive of any embankment in lieu of steps.

"FLOOR AREA, GROSS" shall mean the sum total area of the floors excluding internal Parking Areas in the Building or Buildings on a site measured from the exterior walls or from the centre line of common walls separating the Buildings provided that where the floor area is within a roof structure without exterior walls the gross floor area shall be the area covered by the roof.

or

in the case of a Building other than a Dwelling shall mean the aggregate of the area of all floors devoted to retail sales, customer service and/or office use measured from the outside face of exterior walls but shall not include storage, Accessory office space, mezzanine areas, mechanical rooms, common halls, stairwells, garbage and electrical rooms, parking structures and similar uses ancillary to the main Use.

"FLOOR AREA, GROUND" shall mean the area of a Building or Structure measured from the outside of its exterior walls at Grade and exclusive of any attached Accessory Building, terrace, unenclosed sunroom, porch or verandah.

"FRONTAGE" - See "LOT FRONTAGE".

"FRONT LOT LINE" - See "LOT LINE".

"FRONT YARD" - See "YARD".

"FUNERAL HOME" shall mean a Building or Structure designed for the purpose of furnishing funeral supplies and services to the public and includes facilities intended for the preparation of the dead human body for interment or cremation.

"GARAGE, COMMERCIAL" shall mean an establishment or premises where Commercial Motor Vehicles are stored or where Vehicles are repaired or maintained.

"GARAGE, PRIVATE" shall mean an Accessory Building or Structure, attached to or detached from a Dwelling, which is fully enclosed and used for the sheltering of Permitted Vehicles and storage of household equipment incidental to the residential occupancy. This definition shall not include a Carport or other open shelter.

"GARAGE SALE" shall mean a sale held by the occupant of a dwelling unit on his own premises, of household goods belonging to him and not merchandise which was purchased for resale or obtained on consignment, subject to the following conditions:

- 1) No person shall conduct more than two garage sales per calendar year at one location.
- 2) No garage sale shall exceed two days duration.

"GARDEN CENTRE" shall mean the Use of land, Buildings or Structures for the purpose of buying, selling and raising plants, shrubs and trees and includes the storage and sale of Accessory products generally used for landscaping and gardening purposes.

"GASOLINE PUMP ISLAND" shall mean that portion of a Lot where a pump or pumps used to transfer fuel from storage tanks to Motor Vehicles is (are) situated.

"GASOLINE RETAIL FACILITY" shall mean a premises where the retail sale of fuel or lubricants for Motor Vehicles constitutes either the sole Use, such as a gas bar, or an Accessory Use, such as a Gasoline Pump Island. This definition shall not include an Automotive Service Establishment.

"GENERAL INDUSTRIAL USE" - See "INDUSTRIAL USE".

"GOLF COURSE" shall mean a public or private area operated for the purpose of playing golf including a par 3 golf course but excluding Golf Driving Tees or Ranges, Miniature Golf Courses, or combination thereof.

"GOLF COURSE, MINIATURE" shall mean a Use which provides facilities for what is commonly known as miniature golf but does not include a Golf Driving Tee or Range or a Golf Course as defined herein.

"GOLF DRIVING TEE OR RANGE" shall mean a Use which provides facilities for the practising of golf shots but does not include Miniature Golf Courses or Golf Courses as defined herein.

"GRADE" - See "FINISHED GRADE".

"GRAIN ELEVATOR" shall mean a Building or Structure used for the storage and transshipment of grain.

"GROSS FLOOR AREA" - See "FLOOR AREA, GROSS".

"GROUP HOME" - See "DWELLING".

"GUEST ROOM" shall mean a room or suite of rooms which contain no facilities for cooking or for the installation of cooking equipment and which is used or designed for gain or profit by providing accommodation to the travelling or vacationing public.

"HABITABLE ROOM" shall mean a room designed to provide living, dining, sleeping or kitchen accommodation for persons. This definition shall not include any bathroom, Private Garage, Carport, porch, verandah, unfinished Attic, unfinished Cellar or unfinished Basement.

"HOME FOR THE AGED" shall mean a Home for the Aged established or maintained under the Homes for the Aged and Rest Homes Act, R.S.O., 1980, as amended, or a Rest Home established and maintained under the same Act.

"HOME OCCUPATION" shall mean any occupation conducted for gain or profit as an Accessory Use within a permitted Dwelling or a permitted Dwelling Unit and shall include a Bed And Breakfast Establishment.

"HOSPITAL" shall mean any institution, Building or other premises or place established for the treatment of persons afflicted with or suffering from sickness, disease or injury or for the treatment of convalescent or chronically ill persons which is approved under The Public Hospitals Act, R.S.O., 1980, as amended, as a public hospital. This definition shall also include a "Private Hospital" which shall mean, as defined in the Private Hospitals Act, R.S.O., 1980, as amended, a Dwelling in which four (4) or more patients are or may be admitted for treatment.

"HOTEL" shall mean a Building in which a minimum of six (6) Guest Rooms is provided for transient lodgers, without private cooking or housekeeping facilities but which may include Dining

and other public rooms, and provided that each Guest Room may only be entered from the interior of the building.

"INDUSTRIAL USE" shall mean the Use of land, Structures or Buildings for each or any of the following operations:

- a) the carrying on of any process of manufacture whether or not a finished article results therefrom;
- b) the dismantling and separating into parts of any article, machinery or Vehicle;
- c) the breaking up of any articles, goods, machinery or Vehicles;
- d) the repairing and servicing of Vehicles, machinery;

and may include:

- a) the storage of goods used in connection with or resulting from any of the above operations;
- b) the provision of amenities for persons engaged in such operations;
- c) the sale of goods resulting from such operations; and
- d) any work of administration or accounting in connection with the undertaking;

and without limiting and generality of the foregoing, includes any industry particularly defined in this By-law, but does not include a Home Occupation.

"INDUSTRIAL USE, GENERAL" shall mean any Industrial Use other than a Merchandise Service Shop, a Light Industrial Use, or an Offensive Industrial Use.

"INDUSTRIAL USE, LIGHT" shall mean the use of land, Structure or Building for the carrying on of any process of manufacture whether or not a finished article results therefrom, including the repairing and servicing of Vehicles and machinery in which the processes carried on, the material used or stored, the machinery employed, and the transportation of materials, goods and commodities to and from the premises will not cause injury to or prejudicially affect the amenity of the locality by reason of the following restrictions:

1. Water useage being restricted to the provision of employee washrooms, the indirect cooling and pressure testing of equipment, the cleaning of Vehicles and/or equipment and similar uses ancillary to the manufacturing process.
2. No effluent discharges or contaminants that may contribute to the biological, chemical, physical or aesthetic pollution of land, water or air.



3. No emission of sound of which creates more than a 2dba increase in the hourly sound levels measured in any area, and at any critical time, as designated by a competent public authority.

"INDUSTRIAL USE, OFFENSIVE" shall mean any business or industry which by reason of the process involved or the method of manufacture or the nature of the material or goods used, produced or stored is likely to cause or causes by reason of destructive gas or fumes, dust, objectionable odour, noise or vibration, or unsightly storage of goods, wares, merchandise, salvage, junk, waste or other material, a condition which may be or become hazardous or injurious as regards health or safety or which prejudices the character of the neighbourhood or interferes with or may interfere with the normal enjoyment of any land, Building or Structure.

"INTERIOR LOT" - See "LOT".

"INTERIOR SIDE YARD" - See "YARD".

"INSTITUTIONAL USE" shall mean the Use of any land and/or Building or part thereof by a government, educational, charitable or non-profit organization in the carrying out of its function and without limiting the generality of the foregoing, shall include Libraries, firehalls, Churches, Hospitals, Schools, Community Centres, Private Clubs and Assembly Halls.

"KENNEL" shall mean a Building and Yard where dogs and/or cats are bred and raised, and are sold or kept for sale, or boarded.

"LANDSCAPED OPEN SPACE" shall mean the open, unobstructed space, on a Lot, accessible by walking from the Street on which the Lot is located and which is suitable for the growth and maintenance of grass, flowers, bushes, trees and other landscaping. This definition may include any surfaced walk, patio or similar area but shall not include any driveway or ramp, whether surfaced or not, nor any curb, retaining wall, or any Parking Area; nor any open space beneath or within a Building or Structure.

"LANE" shall mean a public thoroughfare which affords only a secondary means of access for vehicular traffic to abutting Lots and which is not intended for general traffic circulation.

"LAUNDROMAT" shall mean an establishment containing one or more washers, and could include drying, ironing, finishing and incidental equipment, provided that only water, soaps and detergents are used and provided that no such operation shall emit any noise or vibrations which cause a nuisance or inconvenience within or without the premises. This definition may include a self-service Dry Cleaning Establishment.

"LEASABLE FLOOR AREA" shall mean that portion of the Gross Floor Area of a Building which is used by a Non-Residential Use defined herein or specifically named elsewhere in this By-law, but excluding:

- a) any part of such Building used by another Non-Residential Use which is defined herein or specifically named elsewhere in this by-law;
- b) any part of such Building used as a Dwelling Unit;
- c) any part of such Building used for the parking or storage of Motor Vehicles;
- d) any part of such Building used for equipment to heat such Building or a portion thereof;
- e) any part of such Building used as a mall, if such mall serves as a common area between stores;  
and
- f) the thickness of any exterior walls of such Building.

"LIBRARY" shall mean a library, branch library or distribution station to which the provisions of The Public Libraries Act, R.S.O., 1980, as amended from time to time, apply.

"LIGHT INDUSTRIAL USE" - See "INDUSTRIAL USE".

"LIVESTOCK" shall mean domestic animals kept for use on a farm or raised for sale and profit.

"LOADING SPACE" shall mean an off street space on the same Lot as the Building, or contiguous to a group of Buildings, for the temporary parking of a Commercial Motor Vehicle while loading or unloading merchandise or materials, and which abuts a Street, Lane, or other appropriate means of access.

"LOT" shall mean land within a registered description of condominium or a parcel of land or block within a registered plan of subdivision (but not including plans deemed not to be registered pursuant to Section 49(4) of The Planning Act, 1983) or any land that may be legally conveyed under the exemption provided in clause (b) of subsection 3 or clause (a) of subsection 5 of Section 49 of The Planning Act, 1983, or a successor thereof, the boundaries of which are recorded in the Registry Office for the Registry Division of the County of Lambton.

- a) "CORNER LOT" shall mean a Lot, situated at the intersection of and abutting upon two or more Streets, provided that the angle of intersection of such Streets is not more than one hundred and thirty-five (135) degrees.
- b) "INTERIOR LOT" shall mean any Lot which has a Street Access, other than a Corner Lot.
- c) "THROUGH LOT" shall mean any Lot having Street Access on two or more Street Lines, other than a Corner Lot.

"LOT AREA" shall mean the total horizontal area within the Lot Lines of a Lot.

"LOT COVERAGE" shall mean that percentage of the Lot Area covered by the perpendicular projections onto a horizontal plane of the area of all buildings on the Lot. "Lot Coverage" shall not include balconies, canopies and overhanging eaves provided none of the foregoing are less than 2.4 metres above Finished Grade.

"LOT DEPTH" shall mean 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. If 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" shall mean the horizontal distance between the Side Lot Lines, measured perpendicularly from a line joining the middle of the Front and Rear Lot Lines and at a point thereon, a distance equal to the minimum Front Yard Depth required by this By-law. Where there is no Rear Lot Line, Lot Frontage shall mean the horizontal distance between the side lot lines, measured perpendicularly from a line joining the middle of the Front Lot Line with the apex of the triangle formed by the Side Lot Lines. "Lot Frontage" shall not include the extent to which a lot abuts the end of a Street, other than a Street which terminates in a cul-de-sac.

"LOT LINE" shall mean any boundary of a Lot or the vertical projection thereof.

- a) "FRONT LOT LINE" shall mean in the case of an Interior Lot, the line dividing the Lot from the Street. In the case of a Corner Lot, the shorter Lot Line abutting a Street shall be deemed the Front Lot Line and the longer Lot Line abutting a Street shall be deemed an exterior Side Lot Line. In the case of a Through Lot or a Corner Lot whose exterior Lot Lines are the same length, the Lot Line where the principal access to the Lot is provided shall be deemed to be the Front Lot Line.
- b) "REAR LOT LINE" shall mean in the case of a Lot having four or more Lot Lines, the Lot Line farthest from and opposite to the Front Lot Line. If a Lot has less than four Lot Lines, there shall be deemed to be no Rear Lot Line.
- c) "SIDE LOT LINE" shall mean a Lot Line other than a Front or Rear Lot Line.

"LOT SETBACK" - See "SETBACK".

"LUMBER YARD" shall mean the use of land, Buildings or Structures for the purpose of buying, selling and storing of wood and wood products and lumber but does not include any manufacturing or processing uses.

"MAIN WALL" - See "WALL, MAIN".

"MANURE STORAGE AREA" shall mean land, building or structure used for the storage of manure generated by livestock.

"MERCHANDISE SERVICE SHOP" - See "Service Shop, Merchandise".

"MOBILE HOME" - See "DWELLING".

"MOBILE HOME LOT" shall mean a parcel of land within a Mobile Home Park occupied by or intended for occupancy by one Double-Wide Mobile Home or one Single-Wide Mobile Home together with all Yards and open space required by this by-law.

"MOBILE HOME PARK" shall mean a parcel of land containing two or more Mobile Home Lots and which is under single management and ownership.

"MOTEL" shall mean a Building, part of a Building or group of Buildings wherein accommodation without private cooking or housekeeping facilities is provided for transient lodgers, but which may include Dining and other public Rooms and provided each Guest or sleeping Room may be entered from the exterior of the building.

"MOTOR HOME" shall mean a self-propelled vehicle capable of being used for the temporary sleeping or eating accommodation of persons.

"MOTOR VEHICLE" shall mean an automobile, 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.

"MOTOR VEHICLE, COMMERCIAL" as defined in The Highway Traffic Act, R.S.O., 1980, as amended, shall mean a Motor Vehicle having permanently attached thereto a truck or delivery body and includes ambulances, hearses, fire apparatus, buses and tractors used for hauling purposes on the highway.

"MUNICIPALITY" shall mean the Corporation of the Village of Oil Springs.

"NAVIGABLE WATERWAY" shall mean waterbody deemed as navigable by The Navigable Waters Protection Act, R.S.C., 1980, or a successor thereof.

"NON-COMPLYING" shall mean a Permitted Use which does not comply with one or more provisions of this By-law for the Zone in which such Building or Structure is located on the date of passing of this By-law or amendments thereto.

"NON-CONFORMING" shall mean a lawfully existing Use, Building or Structure prohibited by this By-law in the Zone in which it is situated.

"NON-RESIDENTIAL USE" shall mean any Building, Structure, or part thereof, other than a Dwelling.

"NURSING HOME" as defined in The Nursing Homes Act, R.S.O., 1980, as amended, shall mean any premises maintained and operated for persons requiring nursing care or in which such care is provided to two (2) or more unrelated persons, but does not include any premises falling under the jurisdiction of The Homes for the Aged and Rest Homes Act, R.S.O., 1980, the Private Hospitals Act, R.S.O., 1980, and the Public Hospitals Act, R.S.O., 1980, as amended.

"OFFENSIVE INDUSTRIAL USE" - See "INDUSTRIAL USE".

"OFFICE" shall mean a Building or part thereof designed, intended or used for the practice of a profession, the carrying on of a business, the conduct of public administration, or where not conducted on the site thereof the administration of or the accounting in connection with an industry, but shall not include a Veterinary Establishment, Clinic, a Retail Store, a Bank, an Industrial Use, a Warehouse, an Assembly Hall or a place of amusement.

"ONE-FAMILY DWELLING" - See "DWELLING".

"ONE-HALF STOREY" - See "STOREY ONE-HALF".

"OPEN STORAGE" shall mean the storage or display of goods, merchandise, or equipment outside of a Building or Structure on a Lot or portion thereof.

"PARK" shall mean an area, consisting largely of open space, which may include a recreational area, playground, playfield or similar use, but shall not include a Mobile Home Park or Camping Ground.

a) "PUBLIC PARK" shall mean a Park owned or controlled by the Corporation or by any Ministry, Board, Commission or Authority established under any statute of Ontario or Canada.

b) "PRIVATE PARK" shall mean a Park other than a Public Park.

"PARKING AREA" shall mean an area or Structure provided for the parking of Motor Vehicles and includes any related aisles, Parking Spaces or driveways, but shall not include any part of a Street. This definition may include a Private Garage.

"PARKING LOT" shall mean any Parking Area other than a parking area Accessory to a Permitted Use on the same Lot.

"PARKING SPACE" shall mean a portion of a Parking Area, exclusive of any aisles or driveways, which may be used for the temporary parking or storage of a vehicle.

"PERMITTED" shall mean permitted by this By-law.

"PERSON" shall mean any human being, association, firm, partnership, corporation, agent or trustee, and the heirs, executors or other legal representative of a person to whom the context can apply according to law.

"PERSONAL SERVICE SHOP" - See "SERVICE SHOP, PERSONAL".

"PETROLEUM WELL" as defined by the Petroleum Resources Act, R.S.O. 1980, as amended shall mean a hole drilled into a geological formation of Cambrian or more recent age, except a hole where no oil or gas is encountered that is drilled for the production of fresh water.

"PETROLEUM WORK" as defined by the Petroleum Resources Act, R.S.O. 1980, as amended shall mean a pipe line or a well and every part thereof and adjunct thereto that is used in the drilling for or the production or storage of oil or gas.

"PLANTING STRIP" shall mean an area which shall be used for no purpose other than planting a row of trees and/or a continuous unpierced hedgerow of evergreens or shrubs, not less than 1.5 metres high, immediately adjacent to the Lot Line or portion thereof along which such planting strip is required herein. The remainder of such planting strip shall be used for no purpose other than planting shrubs, flowers, grass or similar vegetation.

"PLANTING STRIP WIDTH" shall mean the least horizontal dimension of a Planting Strip measured perpendicularly to the Lot Line adjoining such Planting Strip.

"PRIVATE CLUB" shall mean a Building or part of a Building used as a meeting place for members of a chartered organization and shall include a lodge, a fraternity or sorority house, and a labour union hall.

"PRIVATE GARAGE" - See "GARAGE, PRIVATE".

"PRIVATE PARK" - See "PARK".

"PRIVATE SWIMMING POOL" - See "SWIMMING POOL, PRIVATE".

"PUBLIC PARK" - See "PARK".

"PUBLIC RECREATIONAL USE" shall mean the use of land, water and/or Buildings for the purpose of Passive Recreation, as defined in this By-law, owned or controlled by the Corporation or by any Ministry, Board, Commission or Authority established under any Statute of Ontario or Canada.

"PUBLIC USE, NON-RECREATIONAL" shall mean a Building, Structure or Lot used for public services by the Corporation or the County, any local board of either the Corporation or the County, and Conservation Authority established by the Government of Ontario, any Ministry or Commission of the Government of Ontario or Canada.

"PUBLIC UTILITY" as defined in the Public Utilities Corporation Act, R.S.O., 1980, as amended, shall mean any water works, gas works, electric heat, light or power works, telegraph or telephone lines and works for the transmission of gas, oil, water or electrical power or energy or any similar works supplying the general public with necessities or conveniences.

"REAR LOT LINE" - See "LOT LINE".

"REAR YARD" - See "YARD".

"REAR YARD DEPTH" - See "YARD".

"RECREATION, ACTIVE" shall mean the use of land, water and/or Building for the purpose of organized active leisure activities and shall include an arena, a sports field, and a Golf Course.

"RECREATION, COMMERCIAL" shall mean the commercial use of land and/or Buildings for the purpose of recreation or entertainment and shall include a cinema, bowling alley and the like.

"RECREATION, PASSIVE" shall mean the use of land and/or water for the purpose of passive leisure activity and shall include a Park, a garden, a picnic area and the like as well as a playlot with activity equipment for children.

"RENOVATION" shall mean the repair and restoration of land, Building or Structure to good condition but shall not include its replacement.

"REQUIRED YARD" - See "YARD".

"RESTAURANT" shall mean a Building or part of a Building where food is prepared and offered or kept for retail sale to the public for consumption either on or off the premises and includes such uses as a cafe, cafeteria, ice cream parlour, tea or lunch room, dairy bar, coffee shop, snack bar or refreshment room or stand. This definition shall not include a Drive-In Restaurant.

"RESTAURANT, DRIVE-IN" shall mean an establishment where food is offered for sale or sold to the public for consumption, such establishment being designed for consumption of the food within a Motor Vehicle parked in a permitted Parking Space on the premises of the establishment.

"REST HOME" shall mean a Building or portion of a Building other than a Public or Private Hospital with provision for accommodation and amenities for senior citizens in return for compensation.

"RETAIL STORE" shall mean a Building or part of a Building in which goods, wares, merchandise, substances, articles or things are offered or kept for retail sale to the public.

"RETAIL SALES OR SERVICE AREA" shall mean a floor area where goods and/or services are made available for sale but shall not include storage.

"ROAD" shall mean a Street as defined in this By-law.

"SANITARY SEWER" shall mean a system of underground conduits operated by the Corporation, another municipality or by the Ministry of the Environment, which carries sewage to a sewage treatment facility.

"SATELLITE DISH" shall mean any Accessory Structure designed to receive communications signals from satellites.

"STORM SEWER" shall mean a pipe located entirely within the ground and designed, used, or intended for use for the conveyance of precipitation.

"SCHOOL" shall mean a school under the jurisdiction of the Lambton County Board of Education, the Lambton County Roman Catholic Separate School Board, or a school operated on a non-profit basis and under charter granted by the Province of Ontario.

"SEMI-DETACHED DWELLING" - See "DWELLING".

"SERVICE SHOP, MERCHANDISE" shall mean an establishment wherein articles of goods such as appliances, furniture or similar items may be repaired or serviced. This definition shall not include any manufacturing operation or establishment used for the service or repair of Motor Vehicles.

"SERVICE SHOP, PERSONAL" shall mean an establishment wherein a personal service is performed. This definition may include a barber shop, a beauty salon, a dressmaking shop, a shoe repair shop, a tailor shop, a photographic studio or similar use.

"SETBACK" shall mean the minimum horizontal distance between a Lot Line and the nearest part of any Building or Structure on the Lot or the nearest Open Storage use on the Lot.

"SHOPPING CENTRE" shall mean a group of commercial establishments related in location, size and type to the trade or residential area it serves and conceived, designed, developed and managed as an inter-dependent and inter-related unit whether by a single owner or tenant or by a group of owners or tenants, acting in collaboration.

"SIDE LOT LINE" - See "LOT LINE".

"SIDE YARD" - See "YARD".

"SIDE YARD WIDTH" - See "YARD".

"SIGHT TRIANGLE" shall mean the triangular space formed by the Street Lines of a Corner Lot and a line drawn from a point in one Street Line to a point in the other Street Line, each such point being 9 metres from the point of intersection of the Street Lines (measured along the Street Lines). Where the two Street Lines do not intersect at a point, the point of intersection of the Street Lines shall be deemed to be the intersection of the projection of the Street Lines or the intersection of the tangents to the Street Lines.

"SIGN" shall mean a name, identification, description, device, display or illustration which is affixed to or represented directly or indirectly upon a Building, Structure or Lot which directs attention to an object, product, place, activity, person, institute, organization or business.



"SINGLE-FAMILY DWELLING" - See "DWELLING".

"SINGLE-WIDE MOBILE HOME" - See "DWELLING".

"STOREY" shall mean that portion of a Building or Structure between any floor level of such Building and the floor, ceiling or roof next above such floor level. In the case of a Dwelling, this definition shall not include:

- a) an Attic, if such attic contains no habitable rooms; or
- b) a Basement, if such basement contains no habitable rooms; or
- c) a Cellar.

"STOREY, ONE-HALF" shall mean that portion of a Building situate wholly or partly within the roof and in which there is sufficient space to provide a height between finished floor and finished ceiling of at least 2.29 metres over a floor area equal to at least 50% of the area of the floor next below.

"STREET" shall mean a public thoroughfare which has been constructed in such a manner so as to permit its use by normal vehicular traffic, which is open on a year-round basis and which is under the jurisdiction of either the Corporation, the County or the Province of Ontario. This definition shall not include any Lane or private right-of-way.

"STREET ALLOWANCE" shall have a corresponding meaning.

"STREET ACCESS" shall mean, when referring to a Lot, that such Lot has a Lot Line or portion thereof which is also a Street Line.

"STREET LINE" shall mean the limit of the Street Allowance and is the dividing line between a Lot and a Street.

"STRUCTURE" shall mean anything that is erected, built or constructed of parts joined together or requiring a foundation to hold it erect, but shall not include free standing walls and fences.

"SWIMMING POOL, PRIVATE" shall mean a structure located on privately owned property, used and maintained for the purpose of swimming or wading.

"TAVERN" shall mean a tavern as defined by The Liquor Licenses Act, R.S.O., 1980, as amended from time to time.

"TEMPORARY BUILDING" shall mean a Building or Structure intended for removal or demolition within a prescribed time not exceeding two years as set out in a building permit.

"THROUGH LOT" - See "LOT".

"TRAVEL TRAILER" shall mean a Structure or Vehicle designed, intended and used exclusively for travel, recreation and vacation and which is either capable of being drawn by a passenger Vehicle or is self-propelled, and shall include tent trailers, vans, Motor Homes and similar transportable accommodation excepting a Single or Double Wide Mobile Home.

"TRAVEL TRAILER SALES ESTABLISHMENT" shall mean land and/or Building used for the display for sale of Travel Trailers and includes the servicing, repair, cleaning, polishing and greasing of such vehicles and the sale of accessories and related products and the leasing or renting of such vehicles, but does not include an Automotive Sales Establishment as defined in this By-law.

"TRUCK TRANSPORT TERMINAL" shall mean a Building, Structure, or Lot used for the parking, repairing, or dispatching of Commercial Motor Vehicles or trailers (as defined by The Highway Traffic Act, R.S.O., 1980, Chapter 198, as amended from time to time).

"USE" when used as a noun, shall mean the purpose for which a Lot, Building or Structure, or any combination thereof is designed, arranged, occupied or maintained.

"USES" shall have a corresponding meaning.

"UTILITY" - See "PUBLIC UTILITY".

"UTILITY SERVICE BUILDING" shall mean a Building used in connection with the supplying of Public Utilities including a water and sewage pumping station, a water storage reservoir, a gas regulator building, a hydro sub-station, a telephone exchange building or similar buildings.

"VEHICLE" shall mean an automobile, a boat, a Commercial Motor Vehicle, a farm implement, a motorcycle, a snowmobile or a Travel Trailer.

"VETERINARY ESTABLISHMENT" shall mean a Building and/or land where animals, birds or other livestock are treated by a veterinary surgeon and may be kept for the duration of the treatment.

"WALL, MAIN" shall mean an outside wall of a Building which supports a roof and shall include a wall under a gable end.

"WAREHOUSE" shall mean a Building and/or enclosed land or part of a Building and/or enclosed land used or intended to be used for the storage and display of goods, merchandise or materials, and may include the carrying out of commercial transactions involving the sale of such goods, merchandise and materials solely by wholesale.

"WASTE DISPOSAL SITE" as defined in Section 24 of the Environmental Protection Act shall mean any land or land covered by water upon, into, in or through which, a building or structure in which, waste is deposited or processed and any machinery or equipment or operation required for the treatment or disposal of waste.

"WAYSIDE PIT" or "WAYSIDE 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" shall mean a space, appurtenant to a Building or Structure, located on the same Lot as the Building or Structure, and which space is open, uncovered and unoccupied from the ground to the sky except for such Accessory Buildings, Structures or Uses as are specifically permitted elsewhere in this By-law.

- a) "FRONT YARD" shall mean a Yard extending across the full width of the Lot between the Front Lot Line of the Lot and the nearest part of any Main Building on the Lot.
- b) "FRONT YARD DEPTH" shall mean the least horizontal dimension between the Front Lot Line of the Lot and the nearest part of any Building or Structure on the Lot, or the nearest Open Storage Use on the lot.
- c) "REAR YARD" shall mean a Yard extending across the full width of the Lot between the Rear Lot Line of the Lot and the nearest part of any Main Building on the Lot. If there is no Rear Lot Line, there shall be deemed to be no Rear Yard.
- d) "REAR YARD DEPTH" shall mean the least horizontal dimension between the Rear Lot Line of the Lot and the nearest part of any Building or Structure on the Lot, or the nearest Open Storage Use on the Lot.
- e) "SIDE YARD" shall mean a Yard extending from the Front Yard to the Rear Yard and from the Side Lot Line of the Lot to the nearest part of any Main Building on the Lot. In the case of a Lot which has no Rear Lot Line, the Side Yard shall extend from the Front Yard to the opposite Side Yard.
- f) "SIDE YARD WIDTH" shall mean the least horizontal dimension between the Side Lot Line of the Lot and the nearest part of any Building or Structure on the Lot, or the nearest Open Storage Use on the Lot.
- g) "EXTERIOR SIDE YARD" shall mean a Side Yard immediately adjoining a Street.
- h) "INTERIOR SIDE YARD" shall mean a Side Yard other than an Exterior Side Yard.
- i) "REQUIRED YARD" shall mean a Yard with the minimum Front Yard Depth, Rear Yard Depth, or Side Yard Width required by the provisions of this By-law. A required Side Yard shall extend from the required Front Yard to the required Rear Yard, or in the case of a Lot which has no Rear Lot Line, the required Side Yard shall extend from the required Front Yard to the opposite required Side Yard.

"ZONE" shall mean a designated area of land use shown on Schedule 'A' hereto.

## SECTION 4 - ZONES

### 4.1 ESTABLISHMENT OF ZONES

For the purpose of this by-law the Village of Oil Springs is divided into the following defined areas herein referred to as zones:

<u>Section Number</u>	<u>Zone Name</u>	<u>Symbol</u>
10.1	Residential	R.1
10.2	Residential	R.2
11.1	Mobile Home Park	MHP.1
12.1	General Commercial	C.1
12.2	Highway Commercial	C.2
13.1	Industrial	M.1
13.2	Industrial	M.2
14.1	Agricultural	A.1
15.1	Open Space	OS.1
16.1	Hazard Land	HL.1

### 4.2 USE OF SYMBOLS

The symbols listed in subsection 4.1 may be used to refer to any of the uses of land, buildings and structures permitted by this by-law in the said zones and whenever in this by-law the word "zone" is used, preceded by any of the said symbols, such zone shall mean any area delineated on the Zoning Map and designated thereon by the said symbol.

### 4.3 APPLICATION OF ZONES

No person shall, within any of the zones defined in the bylaw and delineated on the Zoning Map hereto appended, erect or use any building or structure, or use any land in whole or part except in such manner and for such purposes as are set forth in this by-law.

## SECTION 5 - ZONING MAPS

### 5.1 INCORPORATION OF ZONING MAP

The location and boundaries of the zones established by this by-law are shown on the Zoning Map hereto appended, which is hereby incorporated in and declared to form part of this by-law.

### 5.2 INTERPRETATION OF ZONING MAP

Where uncertainty exists with respect to the boundaries of the various zones as shown on the Zoning Map, the following provisions shall apply:

#### a) Street, Lane, Right-of-Way, or Watercourse

Unless otherwise shown, a street, lane, railway right-of-way, electrical transmission line right-of-way, creek or watercourse shall be included within the zone of the adjoining property on either side thereof and where such street, lane, right-of-way, creek or water course serves as a boundary between two or more different zones, the centre line of such street, lane, right-of-way, creek or watercourse extending in the general direction of the long dimension thereof, shall be deemed to be the boundary between zones.

#### b) Lot Lines

Where any zone boundary is not shown to be a street, lane, right-of-way, creek or watercourse, and where the boundary approximately follows lot lines, such lot lines shall be deemed to be the zone boundary.

#### c) Closed Street, Lane or Right-Of-Way

In the event a street, lane or right-of-way and the limits of any portion thereof is closed, the property formerly within such street, lane or right-of-way shall be included within the zone adjoining the property, and where such street, lane, or right-of-way was a zone boundary, the new zone boundary shall be the former centre line of the closed street, lane or right-of-way.

#### d) Scale From Zoning Map

Where any zone boundary is left uncertain after application of the provisions of Section 5.2 a), b) and c) of this by-law, then the boundary shall be determined by scale from the Zoning Map.

## SECTION 6 - GENERAL PROVISIONS

### SUPPLEMENTARY USE PROVISIONS

#### 6.1 USES PERMITTED IN ALL ZONES

The following uses are permitted in all zones within the Corporation:

##### 6.1.1 Services and Utilities

Despite any other provisions of this By-law the County of Lambton, the Corporation of the Village of Oil Springs, and any Ministry of the Government of Canada or Province of Ontario may for the purpose of the public service, use any land or any building or structure in any zone in spite of the fact that such use of any building or structure does not conform with the provisions of this By-law for such zone. Any telephone or telegraph company and Ontario Hydro shall comply with the provisions of this By-law only insofar as such uses are for administrative or office purposes.

##### 6.1.2 Utility Service Buildings and Non-Recreational Public Uses

Utility Service Buildings and Non-Recreational Public Uses exclusive of sanitary landfill areas, incinerators and works yards, are permitted in all zones. Where such use is located in any Residential Zone:

- it shall comply with the provisions for such Zone;
- there shall be no Open Storage;
- any buildings or structures erected or used shall be designed, maintained and used in a manner compatible with Residential buildings of the type permitted in said Zone.

##### 6.1.3 Public Recreational Uses

Parks, Community Centres and golf courses operated by or for the Village of Oil Springs including uses accessory thereto.

##### 6.1.4 Construction Uses

Any sheds, scaffolds or other structures incidental to building construction on the premises for so long as the same is necessary for work in progress.

##### 6.1.5 Pipelines

Nothing in this by-law shall prevent the use of any land for any gas, oil, brine or other liquid or gaseous product transmission or distribution pipeline and appurtenances thereto.

### 6.1.6 Petroleum Well And Petroleum Work

Nothing in this By-law shall prevent the use of any land for any "Petroleum Well" or "Petroleum Work" subject to the regulations of the Petroleum Resources Act, R.S.O. 1980, as amended.

### 6.2 USES PROHIBITED IN ALL ZONES

Unless specifically permitted in this By-law, all uses, including the following uses, are specifically prohibited and shall be permitted only by amendment to this By-law:

- a) The making or establishment of an Extractive Use.
- b) Offensive industrial uses including the boiling of blood, tripe or soap, tanning of hides and skins and other similar uses which under The Public Health Act, R.S.O., 1980, Chapter 409, Section 130, as amended, or regulations thereunder may be declared by the local Board of Health or Council to be a noxious or offensive trade, business or manufacture.
- c) The operation of year round, privately owned travel trailer camps or privately owned camping grounds, but not including the operation of mobile home parks as defined in this By-law.
- d) Auto Wrecking Establishment.
- e) The outdoor keeping or storage of any derelict motor vehicle.
- f) A track for the racing or testing of automobiles, snowmobiles, motorcycles, or any motorized vehicle.

### 6.3 NON-CONFORMING USES

This By-law acknowledges that:

Section 34(9) of The Planning Act, 1983, provides that no by-law passed under this section applies:

- a) to prevent the use of any land, building or structure for any purpose prohibited by the by-law if such land, building or structure was lawfully used for such purpose on the day of the passing of the by-law, so long as it continues to be used for that purpose; or
- b) to prevent the erection or use for a purpose prohibited by the by-law of any building or structure for which a permit has been issued under Section 5 of the Building Code Act, prior to the day of the passing of the by-law, so long as the building or structure when erected is used and continues to be used for the purpose for which it was erected and provided the permit has not been revoked under Section 6 of the Building Code Act.

Furthermore, Section 34(10) provides as follows:

- c) Despite any other provision of this Section, any by-law passed under this Section or a predecessor of this Section may be amended so as to permit the extension or enlargement of any land, building or structure used for any purpose prohibited by the by-law if such land, building or structure continues to be used in the same manner and for the same purpose as it was used on the day such by-law was passed.

#### 6.4 RESTORATION OF NON-CONFORMING USES

- a) Where in any Zone a dwelling or agricultural building exists as a legal non-conforming land use and the said dwelling or agricultural building is destroyed by fire or natural disaster, this by-law does not prevent the reconstruction of said dwelling or agricultural building to its prior dimensions at its exact prior location. Should the exact prior location be impossible to build upon for legal, technical or insurance reasons, then the location may be adjusted only to the extent necessary to overcome such reasons.
- b) Where in any Zone, any building or structure exists as a legal non-conforming land use other than a dwelling, or agricultural building, which has been damaged to the extent of more than sixty percent of the structure (exclusive of walls below grade) as at the date of damage and as determined by fair building standards, shall not be reconstructed except in conformity with the permitted uses and provisions of this by-law for the zone in which it is located.
- c) Subject to the provisions of subsection b), nothing in this by-law shall prevent the strengthening or restoration to a safe condition of any Non-Conforming Use, building or structure provided that such repair or restoration will not increase the height, size or volume or change the use of such building or structure.

#### 6.5 NON-COMPLYING USES

- a) Rebuilding or Repair Permitted

Nothing in this By-law shall prevent the rebuilding or repair of a Non-Complying Use, building or structure that is destroyed by fire or natural disaster provided that such Non-Complying Use, building or structure is reconstructed to its prior dimensions at its exact prior location and provided that the use of the said building or structure is not altered. Should the exact prior location be impossible to build upon for legal, technical or insurance reasons, then the location may be adjusted only to the extent necessary to overcome such reasons.

- b) Strengthening to a Safe Condition

Nothing in this By-law shall prevent the repair or restoration to a safe condition of any Non-Complying use, building or structure provided that such repair or restoration does not further contravene any of the provisions of this By-law.



c) Additions And Accessory Uses Permitted

Nothing in this By-law shall prevent an addition to a Non-Complying Use, building or structure, provided that such addition does not further contravene any of the provisions of this By-law.

- ii) Nothing in this By-law shall prevent the erection or enlargement of buildings, structures and uses accessory to a Non-Complying Use, building or structure, provided that such erection or enlargement does not further contravene any of the provisions of this By-law.

6.6 DWELLING UNITS

6.6.1 Yard Provisions For Non-Residential Buildings

Where a dwelling unit is located in a Non-Residential building, such dwelling unit shall comply with the yard provisions of this by-law which apply to the said Non-Residential building.

6.6.2 Cellar Location

No dwelling in its entirety shall be located in a cellar.

6.6.3 Basement Location

A dwelling unit, in its entirety, may be located in a basement, provided that the finished floor level of such basement is not below the level of any sanitary sewer or storm sewer serving the building in which such basement is located.

6.7 LOT DEVELOPMENT REQUIREMENTS

6.7.1 Frontage on a Street

No lot shall be used and no building on a lot erected or used unless the lot abuts or fronts on a street.

6.7.2 More than One Use on a Lot

When a lot contains more than one use, each such use shall conform to the provisions of this by-law for such use in the zone where it is located.

### 6.7.3 More Than One Zone on a Lot

When a lot is divided into more than one zone, excluding the (HL.1) Zone each such portion of the lot shall be used in accordance with the provisions of this by-law for the applicable zones.

### 6.7.4 Number of Main Buildings on a Residential Lot

No lot shall be occupied by more than one (1) main building in any Residential Zone.

### 6.8 Home Occupations

No home occupation shall be permitted in any zone unless such use complies with the following provisions:

- i) No person other than a member of the family, as defined in this By-law, and not more than two persons not residing on the premises shall be employed except as is necessary for housekeeping purposes.
- ii) No more than 1 physician, dentist or drugless practitioner shall practice in a Clinic where such clinic constitutes a home occupation. Such physician, dentist or drugless practitioner shall reside in the dwelling unit, where such clinic is located.
- iii) A sign shall be permitted in accordance with Section 7.9 of this By-law.
- iv) Not more than 25% of the gross floor area of the dwelling shall be exclusively devoted to the home occupation.
- v) The home occupation shall be clearly secondary to the main residential use and shall not change the residential character of the dwelling or the lot.
- vi) There shall be no open storage or display of materials, containers or finished products.
- vii) The use shall not create or become a public nuisance in regard to noise, traffic, parking or interference with radio or television reception.
- viii) Except as provided for in Section 6.8(ix) of this By-Law, the Home Occupation shall not require the creation of additional on-site parking spaces unless the said Home Occupation occupies more than 56 square metres of the Dwelling Unit Area. If such is the case, one parking space shall be provided for every 28 square metres exclusively devoted to the Home Occupation.

- ix) A Bed And Breakfast Establishment shall require 1 parking space per guest room. A clinic shall require 5 parking spaces or 1 parking space for every 28 square metres exclusively devoted to the clinic whichever is the greater.

6.9 Group Homes

Group Homes as defined in this By-law shall be separated by a minimum distance of 1,976 metres.

## SECTION 7 - GENERAL PROVISIONS

### SUPPLEMENTARY SITE AND BUILDING REGULATIONS

#### 7.1 YARD ENCROACHMENTS

##### a) Architectural Features

The projection of window sills, chimneys, cornices, eaves, gutters, and similar architectural features shall be permitted to project into any required yard a maximum distance of 0.5 metres.

##### b) Outdoor Heating and Air Conditioning Units

An outdoor heating or air conditioning unit may project into any required yard a maximum distance of 1 metre.

##### c) Porches

An enclosed or unenclosed porch may project into any required front or rear yard a maximum distance of 2 metres excluding eaves.

##### d) Unenclosed Balconies & Steps

Unenclosed balconies and steps may project into any required front or rear yard a maximum of 1.2 metres.

##### e) Building in Built-Up Areas

Where a building is to be erected within a built-up area where there is an established building line, as defined in this By-law, such building may be erected closer to the street line than required by this By-law provided that such building is not erected closer to the street line than the established building line.

#### 7.2 ACCESSORY USES

##### 7.2.1 Uses Permitted

Where this by-law provides that land may be used for a building or structure or may be erected or used for a purpose, that purpose shall include any accessory building, structure or use, but shall not include any of the following uses:

- a) any occupation for gain or profit conducted within or accessory to a dwelling unit;  
nor

- b) any building used for human habitation except as specifically permitted in this by-law.

#### 7.2.2 Lot Coverage and Height

The total lot coverage of all accessory uses on a lot in any Residential Zone shall not exceed 10% of the lot area nor shall the height of any accessory building or structure exceed 4.5 metres.

#### 7.2.3 Structures Permitted in all Yards

Despite any other yard provisions of this by-law, drop awnings, flag poles, garden trellises, fences, retaining walls, legal signs, or similar accessory uses shall be permitted in any yard.

#### 7.2.4 Yards

All accessory uses shall comply with the yard provisions of the zone in which such accessory use is located, except that in any Residential Zone, an accessory use shall comply with the following provisions:

- i) Except as otherwise provided for in any Residential Zone, an accessory building or structure which is not attached to the main building shall not be erected in any yard other than the interior side yard or rear yard.
- ii) No detached accessory building or structure shall be located closer than 1.2 metres to the main building on the same lot.
- iii) An attached accessory building or structure may be erected in a front yard or exterior side yard provided it is not located in a required yard and provided that it is constructed of the same type of material as the main building and is of similar design.
- iv) When an accessory building or structure is located in an interior side yard, it shall be no closer than 1 metre to the interior side lot line except where a mutual private garage is erected on the common lot line between two lots, in which case no interior side yard is required.
- v) When an accessory building or structure is located in the rear yard, no rear yard is required except in the case where the rear lot line is the side lot line of the adjoining lot, in which case such accessory use shall be located no closer than 1 metre to that portion of the rear lot line which adjoins the interior side lot line of the adjoining lot.
- vi) Where the exterior side lot line of a corner lot is essentially a continuation of the front lot line of an adjoining lot, then no accessory building or structure shall be

located closer to such side lot line than the minimum front yard setback on such adjoining lot, nor shall such accessory building or structure be erected closer than 1.2 metres to the side lot line of the adjoining lot.

#### 7.2.5 Satellite Dishes

- i) A Satellite Dish, as defined in this By-law, that is erected in a Residential (R) Zone shall only be permitted in a Rear Yard.
- ii) A Satellite Dish may be erected in the General Commercial (C.1) Zone provided it is located:
  - a) in a rear yard, a minimum setback of 3 metres from a side or rear lot line; or
  - b) a minimum setback of 3 metres from any Main Wall when it is erected on any building or structure.

#### 7.3 HEIGHT RESTRICTIONS

The height provisions of this by-law shall not apply to the following:

an air conditioner duct;  
 a belfry;  
 a chimney;  
 a church spire;  
 a clock tower;  
 an elevator penthouse;  
 a farm building;  
 a flag pole;  
 a grain elevator;  
 a non-commercial radio antenna;  
 a non-commercial television antenna;  
 a farm silo;  
 a water tower.

#### 7.4 SPECIAL BUILDING SETBACKS

- a) No building or structures erected after the date of passing of this by-law shall be located closer than 15 metres from the top of the bank of any open drainage ditch or natural watercourse, and not closer than 7.5 metres to a storm sewer.
- b) On any corner lot in any zone other than the General Commercial (C.1) Zone, no building or structure shall be erected closer to the front and side lot line so that any portion of the said building or structure extends beyond a line connecting two points equidistant 9 metres from the point of intersection of the said lot lines.

## 7.5 OPEN STORAGE REGULATIONS

### a) Minimum Setbacks

- i) The minimum setback from any front, side or rear lot line of any permitted open storage in any zone shall be no less than the respective minimum front, side or rear yard of the zone in which the said open storage is located, unless otherwise specified hereinafter.
- ii) In any lot in an Industrial (M) Zone where any side or rear lot lines abut a lot in the same zone as the zone in which the said lot is located, no minimum setback from said side or rear lot line shall be required.

### b) Parking

Any areas used for permitted open storage shall be in addition to and separate from such areas as may be required by this by-law for the provision of off-street parking spaces.

### c) Lighting

Where lighting facilities are provided in conjunction with any permitted open storage, such lighting shall be so arranged as to deflect light onto the open storage area and away from any adjoining properties.

### d) Screening

Any portion of a lot used for open storage in an Industrial (M) Zone shall be enclosed by a fence constructed of solid materials at least 2.5 metres in height if such industrial use abuts any residential, institutional or open space land use.

## 7.6 PLANTING STRIPS

### 7.6.1 Required Location

Where a lot is for a Non-Residential purpose and:

- a) the interior side lot line or rear lot line abuts any Residential use or undeveloped land in a Residential Zone; or
- b) where such lot is in an Industrial Zone and the front, side or rear lot line abuts a street line and the opposite street line abuts any Residential use or undeveloped land in any Residential Zone.

then the land adjoining such abutting lot line or street line shall be used for no purpose other than a planting strip in accordance with the provisions of this subsection.

### 7.6.2 Width

Where, in any zone, land is required to be used for no purpose other than a planting strip, it shall have a minimum width of 3 metres, measured perpendicularly to the lot line adjoining such planting strip.

### 7.6.3 Height

The minimum height of a planting strip shall be 1.5 metres.

### 7.6.4 Interruption for Driveway or Walk

Where a driveway or walk extends through a planting strip it shall be permissible to interrupt the planting strip within 3 metres of the edge of such driveway or within 1.5 metres of such walk.

### 7.6.5 Landscaped Open Space

A planting strip may form part of any landscaped open space required by this by-law.

## 7.7 EXTERNAL BUILDING MATERIALS

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

- a) tar paper;
- b) building paper;
- c) asphalt roll-type siding;
- d) roll roofing;
- e) mill ends.

## 7.8 SIGHT TRIANGLES

Within any area defined as a sight triangle, the following uses shall be prohibited:

- a) any vegetation, building, structure, or fence the top of which exceeds 1 metre in height above the elevation of the centre line of any adjoining street.
- b) a finished grade within the area of the sight triangle, which exceeds the elevation of the street line by more than 60 centimetres.

## 7.9 SIGNS

- a) Nothing in this by-law shall apply to prevent the erection, alteration or use of any sign, provided such sign complies with the by-laws of the Corporation regulating



signs and provided such sign complies with the provisions of this by-law regarding sight triangles.

- b) Signs that are lawfully erected and maintained, directly related to, and pertinent to the function of any of the permitted uses of this by-law are permitted; provided that in any Residential Zone only the following shall be permitted:
  - i) One non-illuminated real estate sign having a maximum area of 0.5 square metres advertising the sale, rental or lease of the building, structures of lot upon which the sign is displayed.
  - ii) One non-illuminated sign having a maximum area of 0.3 square metres displaying the name and address of a doctor, dentist, drugless practitioner, or person engaged in a permitted home occupation, residing on the lot on which the sign is displayed.
  - iii) One non-illuminated sign having a maximum area of 5 square metres advertising the name and particulars of a subdivision or similar development project provided such sign shall be removed upon completion of the project.

#### 7.10 PRIVATE SWIMMING POOLS

A private swimming pool shall not be considered as part of the lot coverage. Fences surrounding private swimming pools shall comply with the by-laws of the Corporation regulating such fences.

SECTION 8 - PARKING AREA REGULATIONS8.1 REQUIREMENTS

- a) The owner or occupant of every building or structure erected or used for any of the purposes hereinafter set forth except for existing buildings, structures or uses in the C.1 Zone, shall provide and maintain for the sole use of the owner, occupant, or other persons entering upon or making use of the said premises from time to time, one or more parking spaces each such parking space having a minimum width of 2.7 metres, and minimum length of 6.1 metres, in accordance with the following:

<u>TYPE OF USE</u>	<u>MINIMUM PARKING SPACE REQUIRED</u>
Boarding House	1 parking space per dwelling unit, plus 1 parking space per guest room.
Group Home	1 parking space per staff member.
Multiple Dwelling	1.5 parking spaces per dwelling unit except that, for a senior citizens' apartment the minimum requirement shall be 1 parking space per 2 dwelling units.
Rest Home	1 parking space per dwelling, plus 1 parking space per 2 guest rooms.
Mobile Home located in a Mobile Home Park	2 parking spaces per mobile home.
Townhouse	1.5 parking spaces per dwelling unit.
Other Residential Uses permitted by this By-law	1 parking space per dwelling
<u>NON-RESIDENTIAL USES:</u>	
Assembly Hall, Auditorium	1 parking space for every 8 fixed seats plus 1 parking
Community Centre	space for each 18.5 square metres of gross floor area (excluding area occupied by fixed seatings).
Automotive Repair Establishment	3 parking spaces per staff member.

<u>TYPE OF USE</u>	<u>MINIMUM PARKING SPACE REQUIRED</u>
Automotive Sales Establishment	1 space per 30 square metres gross floor area plus 1 space per 10 motor vehicles on display.
Automotive Service Establishment	5 spaces per working bay.
Automotive Washing Establishment	
i)    Self-Service Operation	4 parking spaces per wash stall
ii)   Conveyor Operation	8 parking spaces per wash stall.
Bank	1 parking space per 37 square metres of gross floor area.
Beverage Room	1 parking space per 4 persons permitted capacity.
Church	1 parking space per 10 square metres of gross floor area.
Clinic	The greater of: <ul style="list-style-type: none"> <li>a)    5 parking spaces per practitioner; or</li> <li>b)    1 parking space per 18.5 square metres of gross floor area.</li> </ul>
Day Nursery	1 parking space per staff member.
Funeral Home	1 parking space for every 5 fixed seats and 1 space for every 5 square metres floor area where non-fixed seating can be made available for chapel purposes; or 1 space for every 5 square metres of floor area devoted to reposing rooms, whichever is the greater.
Hospital, Nursing Home	0.75 parking spaces per bed.
Hotel	1 parking space per bed plus 1 parking space per 20 square metres of communal eating or entertainment area.

<u>TYPE OF USE</u>	<u>MINIMUM PARKING SPACE REQUIRED</u>
Industrial Use	1 parking space for each 55 square metres of gross floor area up to 2,800 square metres and 1 parking space for each 280 square metres of gross floor area in excess of 2,800 square metres.
Library	1 parking space for each 37 square metres of gross floor area.
Motel	1.25 parking space per unit plus 1 parking space per 20 square metres of communal eating or entertainment area.
Office	1 parking space per 37 square metres of ground floor area, plus one space for each 70 square metres of remaining gross floor area.
Private Club	1 parking space for every 8 fixed seats and/or 1 space for each 18.5 square metre of gross floor area (excluding areas occupied by fixed seating).
Commercial Recreation	The greater of: <ul style="list-style-type: none"> <li>a) 1 parking space per 14 square metres of gross floor area.</li> <li>b) 1 parking space per 4 persons design capacity of the establishment.</li> </ul>
Restaurant	The greater of: <ul style="list-style-type: none"> <li>a) 1 parking space per 14 square metres of gross floor area; or</li> <li>b) 1 parking space per 4 persons design capacity of the dining room.</li> </ul>
Restaurant, Drive-In	10 parking spaces per lot.

<u>TYPE OF USE</u>	<u>MINIMUM PARKING SPACE REQUIRED</u>
Retail Store, Merchandise	1 parking space per 37 square metres of ground floor
Service Service Shop	plus 1 space for each 70 square metres of remaining gross floor area.
School	1.5 parking spaces per classroom, or teaching area.
Shopping Centre	1 parking space per 28 square metres of gross floor area.
Tavern	1 parking space for each 5 square metres of gross floor area accessible to the public and devoted exclusively to such uses.
Veterinarian Establishment	1 parking space for each 28 square metres of gross floor area.
Warehouse	5 parking spaces minimum for the first 1,858 square metres of gross floor area and 1 parking space for each additional 300 square metres of gross floor area.
Other Non-Residential Uses	1 parking space per 37 square permitted in this By-law metres of gross floor area.
b)	Parking spaces shall be provided at the time of construction according to the provisions of this By-law.
c)	If calculation of the required parking spaces results in a fraction, the required parking spaces shall be the next higher whole number.

## 8.2 ADDITION TO EXISTING USE

When an existing building or structure has insufficient parking spaces at the date of passing of this By-law to comply with the requirements herein, this By-law shall not be construed to require that the deficiency be made up prior to the construction of any addition. In the case of the expansion or enlargement of an existing building or structure, the requirement for provision of additional parking spaces shall be based on said expansion or enlargement, provided that no additional parking shall be required in the case of expansion or enlargement

which does not exceed ten (10) per cent of the gross floor area of the building or structure as it existed on the date of the passing of this By-law.

### 8.3 CHANGE OF USE

Where a change of permitted uses takes place in a Commercial Zone within an existing building or structure no additional parking facilities shall be required provided that:

- i) no existing parking spaces are lost due to the change;
- ii) the previous use was not residential;
- iii) the gross floor area is not increased.

In the case of an increase in gross floor area, the provisions of Section 8.2 shall apply.

### 8.4 More Than One Use on a Lot

When a building, structure or lot accommodates more than one type of use the parking space requirement for such building, structure or lot shall be the sum of the requirements for the separate uses thereof.

### 8.5 LOCATION

The required parking area shall not form a part of any street or lane. The required parking area shall be provided on the lot occupied by the building, structure or use for which said parking area is required, except in the case of a Non-Residential use, the required parking area may be provided on another lot if such parking area is not more than 150 metres from the lot requiring the parking area.

### 8.6 YARDS WHERE PERMITTED

Despite any yard provisions of this By-law to the contrary, uncovered surface parking areas shall be permitted in all yards provided that no part of any parking area, other than a driveway, is located closer than the minimum required front yard depth to any street line.

### 8.7 ACCESS TO PARKING

#### a) Location

The minimum distance between a driveway and the intersection of street lines measured along the street line intersected by such driveway shall be 9 metres.

#### b) Width

Access to the required parking spaces and parking areas shall be provided by means of unobstructed driveways or passageways at least 3 metres but not more than 9 metres in width. In the case of a driveway with combined ingress and egress, the maximum width shall be 9 metres measured along the street line.

c) Aisles

The aisles between parking spaces within a parking area shall have a minimum width of 6 metres.

d) Angle of Intersection

The minimum angle of intersection between a driveway and a street line shall be 60 degrees.

e) Number of Driveways

Every lot shall be limited to the following number of driveways:

- i) two driveways, with a combined width not exceeding 30% of the lot frontage, for the first 30 metres of lot frontage or portion thereof; and
- ii) one additional driveway for each additional 30 metres of lot frontage.

8.8 SURFACE

For any commercial, industrial or institutional use, each parking area and driveway connecting the parking area and driveway connecting the parking area with a street shall be paved with an asphaltic, concrete or tar and chip surface and be bounded by curbs. For any residential structure containing up to three (3) dwelling units, gravel, or any surface listed above is permitted for a parking area surface. For any residential structure containing more than three (3) dwelling units the parking area shall be surfaced with an asphaltic, concrete or tar and chip surface.

8.9 AUTOMOBILE MOVEMENT LANES FOR AUTOMOTIVE WASHING ESTABLISHMENT

- a) Automatic automotive washing establishments shall have on their premises sufficient space for the storage and movement of at least 5 automobiles in advance of the 3 automobiles at the terminus of each wash line.
- b) Self-service automotive washing establishments shall have on their premises sufficient space for the storage and movement of at least 3 automobiles in advance of and 1 automobile at the terminus of each wash stall.

8.10 RESTRICTIONS IN RESIDENTIAL ZONES

- a) No Commercial Motor Vehicle that carries dangerous goods as defined in this by-law shall be parked or stored in any Residential Zone.
- b) No commercial motor vehicle with a capacity for carrying a load weighing more than one (1) tonne, shall be parked or stored in any Residential Zone.
- c) The parking or storage of a boat, snowmobile, travel trailer or motor home is permitted in any residential zone provided that none of the above are parked or stored in a sight triangle, a required parking space, a front yard or exterior side yard. Where a boat, snowmobile, travel trailer or motor home is parked or stored in an interior side yard or rear yard it shall comply with the setbacks imposed on accessory buildings and structures as stated in Section 7.2.4 of this By-law.



## SECTION 9 - LOADING SPACE REGULATIONS

### 9.1 SPACES REQUIRED

The owner or occupant of any lot, building or structure erected or used for any purpose, involving the receiving, shipping, loading or unloading of persons, animals, goods, wares, merchandise or raw materials, shall provide and maintain at the premises, facilities for loading. Loading spaces shall measure at least 9 metres long, 3.5 metres wide and have a vertical clearance of at least 4.5 metres.

Loading spaces shall be required in accordance with the following:

<u>GROSS FLOOR AREA OF BUILDING OR STRUCTURE</u>	<u>MINIMUM NUMBER OF LOADING SPACES REQUIRED</u>
i) more than 280 square metres	1 to 2,800 square metres
ii) more than 2,800 square metres	2 to 5,600 square metres

Each additional 2,800 square metres of gross floor area will require the addition of one additional loading space.

### 9.2 ADDITION TO EXISTING USE

When an existing building or structure has insufficient loading space at the date of passing of this By-law to comply with the requirements herein, this By-law shall not be construed to require that the deficiency be made up prior to the construction of any addition. In the case of the expansion or enlargement of an existing building or structure, the requirement for the provision of loading spaces shall be based on said addition.

No additional loading spaces shall be required where an addition does not exceed 10% of the gross floor area of the building or structure as it existed on the date of the passing of this By-law.

### 9.3 LOADING SPACES AS PARKING SPACES

Any loading space required in accordance with the provisions of Section 9.1 of this By-law may be used as a parking space and may form part of the parking requirements of Section 8.1 of this By-law provided said loading space does not form part of any lane.

### 9.4 LOCATION

The required loading space shall be provided on the lot occupied by the building or structure for which the said loading spaces are required and shall not form a part of any street or lane.

9.5 ACCESS

Access to loading spaces shall be by means of a driveway at least 6 metres wide contained within the lot on which the spaces are located.

## SECTION 10 - RESIDENTIAL (R) ZONES

### 10.1 RESIDENTIAL (R.1) ZONE

#### 10.1.1 Permitted Uses

- a) One-Family Dwelling
- b) Duplex Dwelling  
Semi-Detached Dwelling
- c) Day Nursery  
Home Occupation  
Garage Sale  
Institutional Use
- d) Group Home
- e) Church, School, Park
- f) Buildings, structures and uses accessory to a permitted use.

#### 10.1.2 Site Regulations

- a) Lot Area: 460 square metres minimum
- b) Lot Frontage: 15 metres minimum
- c) Front Yard Depth: 6 metres
- d) Side Yard Width: 6 metres minimum for an exterior side yard; 1.2 metres minimum (one side) and 2.4 metres minimum (other side) for an interior side yard, provided however, that where there is an attached garage or carport, the minimum interior side yard width (each side) shall be 1.2 metres.
- e) Rear Yard Depth: 7.5 metres minimum
- f) Lot Coverage: 30% maximum for all buildings and structures
- g) Landscaped Open Space: 30% minimum

### 10.1.3 Site Regulations - Duplex Dwelling, Semi-Detached Dwelling

- |    |                        |  |
|----|------------------------|--|
| a) | Lot Area:              |  |
|    | Duplex Dwelling        | 550 square metres minimum  |
|    | Semi-Detached Dwelling | 275 square metres minimum  |
| b) | Lot Frontage:          |  |
|    | Duplex Dwelling        | 18 metres minimum  |
|    | Semi-Detached Dwelling | 9 metres minimum   |
| c) | Front Yard Depth:      | 6 metres minimum   |
| d) | Side Yard Width:       | 6 metres minimum for an exterior side yard; 1.2 metres minimum (one side) and 2.4 metres minimum (other side) for an interior side yard or 0 metres for one side of a semi-detached dwelling where there is a common wall provided however, that where there is an attached garage or carport, the minimum interior side yard (abutting such garage or carport) shall be 1.2 metres. |
| e) | Rear Yard Depth:       | 7.5 metres minimum.  |
| f) | Lot Coverage:          | 30% maximum.   |
| g) | Landscaped Open Space: | 30% minimum.   |

### 10.1.4 Building Regulations

- |    |                   |   |
|----|-------------------|---|
| a) | Height:           | 10 metres maximum; 4.5 metres maximum for an accessory building or structure.   |
| b) | Gross Floor Area: | 80 square metres for a one-storey dwelling; 70 square metres minimum on the ground floor for other than a one storey dwelling; 70 square metres minimum for each dwelling unit in a duplex dwelling; 55 square metres on the ground floor for other than a one-storey semi-detached dwelling. |

## 10.2 RESIDENTIAL (R.2) ZONE

### 10.2.1 Permitted Uses

- a) Multiple dwelling  
Senior Citizen's Apartment  
Townhouse
- b) One-Family Dwelling  
Semi-Detached Dwelling  
Duplex Dwelling  
Converted Dwelling  
Triplex Dwelling
- c) Bed and Breakfast Establishment  
Boarding House  
Group Home
- d) Day Nursery  
Home Occupation  
Garage Sale
- e) Church, School, Park  
Institutional Use
- f) Building, structures and uses accessory to a permitted use.

### 10.2.2 Site Regulations - Multiple Dwelling, Senior Citizen's Apartment and Townhouse

- a) Lot Area: 900 square metres minimum for the first three dwelling units and a further 100 square metres minimum for each additional dwelling unit.
- b) Lot Frontage: 30 metres minimum
- c) Front Yard Depth: 7.5 metres minimum
- d) Side Yard Width: 7.5 metres minimum for an exterior side yard, 10 metres minimum for an interior side yard or 2.4 metres minimum for an interior side yard provided such interior side yard abuts an end wall containing no habitable room windows and provided that the interior side yard does not abut an R.1 Zone.

- e) Rear Yard Depth: 10 metres minimum or 2.4 metres minimum if the rear lot line abuts an end wall containing no habitable room windows and provided that the rear lot line does not abut an R.1 Zone.
- f) Lot Coverage: 40% maximum
- g) Landscaped Open Space: 30% minimum.

### 10.2.3 Site Regulations - Triplex Dwelling, Duplex Dwelling and Semi-Detached Dwelling

- a) Lot Area: Triplex dwelling: 650 square metres minimum  
 Duplex dwelling: 550 square metres minimum  
 Semi-Detached dwelling: 275 square metres minimum
- b) Lot Frontage:  
 Triplex dwelling: 20 metres minimum  
 Duplex dwelling: 18 metres minimum  
 Semi-Detached Dwelling: 9 metres minimum
- c) Front Yard Depth: 6 metres minimum
- d) Side Yard Width:  
 Triplex dwelling: 6 metres minimum for an exterior side yard; 2.4 metres minimum (one side) and 5 metres minimum (other side) for an interior side yard  
 Duplex dwelling, Semi-Detached dwelling: 6 metres minimum for an exterior side yard; 1.2 metres minimum (one side) and 2.4 metres minimum (other side) for an interior side yard or 0 metres for one side of a semi-detached dwelling where there is a common wall, provided however, that where there is an attached garage or carport, the minimum interior side yard width (each side) shall be 1.2 metres.
- e) Rear Yard Depth: 7.5 metres minimum
- f) Lot Coverage: 40% maximum

- g) Landscaped Open Space: 30% minimum.

#### 10.2.4 Site Regulations - Other Permitted Uses

- a) Lot Area: 460 square metres minimum
- b) Lot Frontage: 15 metres minimum
- c) Front Yard Depth: 6 metres minimum
- d) Side Yard Width: 6 metres minimum for an exterior side yard; 1.2 metres minimum (one side) and 2.4 metres minimum (other side) provided however, that where there is an attached garage or carport, the minimum interior side yard width (each side) shall be 1.2 metres.
- e) Rear Yard Depth: 7.5 metres minimum
- f) Lot Coverage: 40% maximum
- g) Landscaped Open Space: 30% minimum.

#### 10.2.5 Building Regulations

- a) Height:  
 Multiple dwelling  
 Senior Citizen's Apartment  
 Triplex dwelling  
 13 metres maximum
- Other permitted uses: 10 metres maximum
- b) Dwelling Unit Area:  
 Multiple Dwelling,  
 Senior Citizen's Apartment  
 42 square metres minimum
- c) Gross Floor Area:  
 Other permitted uses:  
 80 square metres minimum for a one-storey dwelling; 70 square metres minimum on the ground floor for other than a one storey dwelling; 70 square metres minimum for each unit in a duplex dwelling; 55 square metres on the ground floor for other than a one storey semi-detached dwelling or townhouse unit; 55 square metres minimum per dwelling unit in a converted dwelling or triplex dwelling.

## SECTION 11 - MOBILE HOME PARK (MHP) ZONES

### 11.1 MOBILE HOME PARK (MHP.1) ZONE

#### 11.1.1 Permitted Uses

- a) Single Wide Mobile Home  
Double Wide Mobile Home  
Mobile Home Park
- b) Home Occupation  
Garage Sale  
Park
- c) Mobile Home Sales Area accessory to a Mobile Home Park
- d) Buildings, structures and uses accessory to a permitted use.

#### 11.1.2 Site Regulations - Mobile Home Park•

- a) Lot Area: 2 hectares minimum
- b) Lot Frontage: 20 metres minimum
- c) Front Yard Depth: 15 metres minimum
- d) Side Yard Width: 3 metres minimum
- e) Rear Yard Depth: 3 metres minimum
- f) Landscaped Open Space: 5% minimum

#### 11.1.3 Site Regulations - Mobile Home Lot

- a) Front Yard Depth: 4.5 metres minimum
- b) Side Yard Width: 3 metres minimum (each side) or 1 metre minimum where there is an attached carport or garage
- c) Rear Yard Depth: 3 metres minimum
- d) Lot Coverage: 35% maximum
- e) Landscaped Open Space: 20% minimum.



#### 11.1.4 Supplementary Site Regulations

- a) Internal Roads: Each mobile home lot shall abut an internal access road which shall have a dust-free surface and shall have a minimum width of 5.5 metres
- b) Foundation: Each mobile home shall be located on a concrete pad or other permanent foundation
- c) Density: A maximum of 109 mobile homes shall be permitted within the mobile home park and only (1) mobile home shall be permitted per mobile home lot.

## SECTION 12 - COMMERCIAL () ZONES

### 12.1 GENERAL COMMERCIAL (C.1) ZONE

#### 12.1.1 Permitted Uses

Within the C.1 Zone no land shall be used and no building erected or used except for one or more of the following permitted uses:

- a)
  - Assembly Hall
  - Auditorium
  - Bank
  - Beverage Room
  - Church
  - Clinic
  - Commercial Use
  - Community Centre
  - Convenience Store
  - Dining Room
  - Dry Cleaning Establishment
  - Dwelling Unit located above or behind a permitted commercial use
  - Funeral Home
  - Home Occupation
  - Institutional Use
  - Laundromat
  - Merchandise Service shop
  - Office
  - Parking Area
  - Parking Lot
  - Personal Service Shop
  - Private Club
  - Public Recreational Use
  - Public Use, Non-Recreational
  - Recreation, Commercial
  - Recreation, Passive
  - Restaurant
  - Retail Store
  - Shopping Centre
  - Tavern;
- b) Buildings, structures and uses accessory to a permitted use.

### 12.1.1 Site Regulations

- a) Lot Area: no minimum
- b) Lot Frontage: 5 metres minimum
- c) Front Yard Depth: 0 metres minimum except where a lot to be built upon is bounded on two sides by lots already built upon, then the required minimum front yard depth shall be equal to the average of the existing front yard depth on the adjoining lots.
- d) Side Yard Width: 3 metres minimum where a side lot line abuts any Residential Zone.
- e) Rear Yard Depth: 0 metres where the rear yard abuts a lane or street or 3 metres minimum in all other cases.

### 12.1.3 Building Regulations

- a) Height: 11 metres maximum
- b) Dwelling Unit Area: 42 square metres minimum

### 12.1.4 Site and Building Regulations - Residential Buildings in Existence on the date of Adoption of this By-law

- a) The minimum lot area and frontage, the minimum front and rear yard depths, the minimum side yard widths, the maximum lot coverage and the maximum building height shall be as they lawfully existed on the date of adoption of this By-law.
- b) The foregoing shall not apply to prevent the erection or enlargement of accessory buildings or the enlargement, construction, repair or renovation of a main building provided such erection, enlargement, repair or renovation is in conformity with the regulations set forth in the residential (R.2) Zone.

12.1.5 In addition to the permitted uses of Subsection 12.1.1 above, a “Commercial Storage” use shall be permitted, in accordance with the provisions pertaining to the C.1 Zone, for those lands zoned General Commercial (C.1-1). Lands within the C.1-1 Zone shall not permit the storage of the following substances: coal, oil, rock oil, fuel oil, benzine, gasoline, dynamite, dualine, nitroglycerine or gunpowder, petroleum or any other combustible, inflammable, volatile or otherwise dangerous liquids, gases or materials. (B/L 295/2000)

**12.1.6 In addition to the permitted uses of Subsection 12.1.1 above, an “Automotive Repair Establishment” use shall be permitted, in accordance with the provisions pertaining to the C.1 Zone, for those lands zoned General Commercial (C.1-2). Lands within the C.1-2 Zone shall permit a building and/or land used for servicing, repair, cleaning, polishing and greasing of Motor Vehicles and may include vehicle repair and repainting but shall not include any other automotive use defined in this By-law. (B/L 364/04)**

## 12.2 HIGHWAY COMMERCIAL (C.2) ZONE

### 12.2.1 Permitted Uses

Within the C.2 Zone no land shall be used and no building erected or used except for one or more of the following permitted uses:

- |    |   |                                     |
|----|---|-------------------------------------|
| a) | Agricultural Supply Establishment   | Laundromat                          |
|    | Auction Hall  | Lumber Yard                         |
|    | Automotive Repair Establishment   | Merchandise Service shop            |
|    | Automotive Sales Establishment  | Motel                               |
|    | Automotive Service Establishment  | Office accessory to a permitted use |
|    | Automotive Washing Establishment  | Open Storage                        |
|    | Bulk Sales Establishment  | Parking Area                        |
|    | Commercial Garage   | Restaurant                          |
|    | Commercial Storage  | Travel Trailer Sales Establishment  |
|    | Commercial Use  | Truck Transport Terminal            |
|    | Convenience Store   | Veterinary Establishment            |
|    | Drive-In Restaurant   | Warehouse                           |
|    | Dry Cleaning Establishment  |                                     |
|    | Dwelling Unit accessory to: a convenience store, drive-in restaurant, dry cleaning establishment, garden centre, kennel, laundromat, motel, restaurant and veterinary establishment |                                     |
|    | Farm Implement Sales Establishment  |                                     |
|    | Garden Centre   |                                     |
|    | Gasoline Retail Facility  |                                     |
|    | Golf Driving Tee or Range   |                                     |
|    | Kennel  |                                     |
- b) Buildings, structures and uses accessory to a permitted use.

### 12.2.2 Site Regulations

- |    |                   |   |
|----|-------------------|---|
| a) | Lot Area:         | 900 square metres minimum                                 |
| b) | Lot Frontage:     | 25 metres minimum   |
| c) | Front Yard Depth: | 15 metres minimum, 7.5 metres for a gasoline pump island. |

- d) Side Yard Width: 15 metres minimum for an exterior side yard; 3 metres minimum for an interior side yard provided however, that where an interior side yard abuts any Residential Zone, the minimum interior side yard width shall be 7.5 metres.
- e) Rear Yard Depth: 7.5 metres minimum
- f) Lot Coverage: 50% maximum
- g) Landscaped Open Space: 10% minimum
- h) Planting Strip: see Section 7.6 for requirements.

### 12.2.3 Building Regulations

- a) Height: 11 metres maximum.
- b) Dwelling Unit Area: 42 square metres minimum.

## SECTION 13 - INDUSTRIAL (M) ZONES

### 13.1 INDUSTRIAL (M.1) ZONE

#### 13.1.1 Permitted Uses

Within the M.1 Zone no land shall be used and no building erected or used except for one or more of the following permitted uses:

- a) Automotive Repair Establishment
- b) Light Industrial Use
- c) One-Family Dwelling of an owner, caretaker, or employee accessory to a permitted use.
- d) Buildings, structures and uses accessory to a permitted use.

#### 13.1.2 Site Regulations

- a) Lot Area: 1,800 square metres minimum
- b) Lot Frontage: 30 metres minimum
- c) Front Yard Depth: 15 metres minimum
- d) Side Yard Width: 0 metres where a side lot line abuts a lot in any Industrial Zone. 15 metres minimum for an exterior side yard or where a side lot line abuts any Residential, or Open Space Zone. 3 metres minimum in all other cases.
- e) Rear Yard Depth: 0 metres where a rear lot line abuts a lot in any Industrial Zone. 15 metres minimum where a rear lot line abuts any Residential or Open Space Zone. 3 metres minimum in all other cases.
- f) Lot Coverage: 50% maximum
- g) Open Storage: see Section 7.5 for requirements
- h) Planting Strips: see Section 7.6 for requirements
- i) Landscaped Open Space: 10% minimum

### 13.1.3 Building Regulations

- a) Height: one storey maximum

## 13.2 Industrial (M.2) Zone

### 13.2.1 Permitted Uses

Within the M.2 Zone no land shall be used and no building erected or used except for one or more of the following permitted uses:

- a) Petroleum Well and Petroleum Work subject to the regulations of the Petroleum Resources Act, R.S.O., 1980 as amended.
- b) Agriculture including a maximum of two accessory one-family dwellings.
- c) Buildings structures and uses accessory to a permitted use.

### 13.2.2 Site Regulations - Agricultural Uses and Accessory Dwellings, Buildings and Structures

- a) Lot Area: 40 hectares minimum
- b) Lot Frontage: 150 metres minimum
- c) Front Yard Depth: 30 metres minimum
- d) Side Yard Width: 3 metres minimum; or 15 metres minimum for an exterior side yard
- e) Rear Yard Depth: 7.5 metres minimum
- f) Lot Coverage: 20% maximum for all buildings and structures.

### 13.2.3 Site Regulations - Other Permitted Uses

See Section 13.1.2 for requirements.



#### 13.2.4 Building Regulations – One-Family Dwellings

- a) Height: 10 metres maximum; 4.5 metres maximum for an accessory building
- b) Gross Floor Area: 80 square metres minimum for a one-storey dwelling, 70 square metres minimum on the ground floor for other than a one-storey dwelling.

#### 13.2.5 Minimum Distance Separation

- a) No new animal operation or manure storage area is permitted within 300 metres of a one-family dwelling not accessory to an agricultural use and any lands zoned R.1, R.2, MHP.1, C.1, C.2, and OS.1.
- b) No new one-family dwelling not accessory to an agricultural use is permitted closer than 200 metres to an existing animal operation or manure storage area.
- c) Expansion of an existing animal operation is permitted provided that said animal operation or manure storage area is no closer than 150 metres from a one-family dwelling not accessory to an agricultural use.
- d) No animal operation or manure storage area is permitted within 60 metres of a front, side or rear lot line. Expansion of an existing animal operation that contravenes this clause is permitted provided that the setback from a front, side or rear lot line is not further reduced, and provided that all other requirements of this By-law are met.

## SECTION 14 - AGRICULTURAL (A) ZONES

### 14.1 AGRICULTURAL (A.1) ZONE

#### 14.1.1 Permitted Uses

- a) Agriculture, including a maximum of two accessory one-family dwellings.
- a) Antennae  
Conservation  
Home Occupation  
One-Family Dwelling  
Veterinary Establishment
- c) Buildings, structures and uses accessory to a permitted use.

#### 14.1.2 Site Regulations - Agricultural Uses and Accessory Dwellings, Buildings and Structures

- a) Lot Area: 40 hectares minimum
- b) Lot Frontage: 150 metres minimum
- c) Front Yard Depth: 30 metres minimum
- d) Side Yard Width: 3 metres minimum; or 15 metres minimum for an exterior side yard
- e) Rear Yard Depth: 7.5 metres minimum
- f) Lot Coverage: 20% maximum for all buildings and structures.

#### 14.1.3 Site Regulations - Other Permitted Uses Including Dwellings Not Accessory to Agriculture

- a) Lot Area: 2,300 square metres minimum
- b) Lot Frontage: 45 metres minimum
- c) Front Yard Depth: 20 metres minimum
- d) Side Yard Width: 3 metres minimum; or 15 metres minimum for an exterior side yard
- e) Rear Yard Depth: 7.5 metres minimum

- f) Lot Coverage: 30% maximum

#### 14.1.4 Building Regulations – One-Family Dwellings

- a) Height: 10 metres maximum; 4.5 metres maximum for an accessory building
- b) Gross Floor Area: 80 square metres minimum for a one-storey dwelling, 70 square metres minimum on the ground floor for other than a one-storey dwelling.

#### 14.1.5 Minimum Distance Separation

- a) No new animal operation or manure storage area is permitted within 300 metres of a one-family dwelling not accessory to an agricultural use and any lands zoned R.1, R.2, MHP.1, C.1, C.2, and OS.1.
- b) No new one-family dwelling not accessory to an agricultural use is permitted closer than 200 metres to an existing animal operation or manure storage area.
- c) Expansion of an existing animal operation is permitted provided that said animal operation or manure storage area is no closer than 150 metres from a one-family dwelling not accessory to an agricultural use.
- d) No animal operation or manure storage area is permitted within 60 metres of a front, side or rear lot line. Expansion of an existing animal operation that contravenes this clause is permitted provided that the setback from a front, side or rear lot line is not further reduced, and provided that all other requirements of this By-law are met.

## SECTION 15 -OPEN SPACE (OS) ZONES

### 15.1 OPEN SPACE (OS.1) ZONE

#### 15.1.1 Permitted Uses

- a) Active Recreation  
Passive Recreation  
Community Centre  
Park  
Public Recreational Use
- b) Buildings, structures and uses accessory to a permitted use.

#### 15.1.2 Site Regulations

- a) Front Yard Depth: 7.5 metres minimum
- b) Side Yard Width: 7.5 metres minimum
- c) Rear Yard Depth: 7.5 metres minimum
- d) Lot Coverage: 30% maximum

SECTION 16 - HAZARD LAND (HL) ZONES

16.1 HAZARD LAND (HL.1) ZONE

16.1.1 Permitted Uses

- a) Active Recreation  
Agriculture, exclusive of buildings or structures  
Conservation  
Passive Recreation.

16.1.2 Prohibited Uses

The erection of buildings or structures except:

- 1) those required for flood and erosion control purposes;
- 2) those required for the safety of persons living in or adjacent to the Hazard Land Zone.

This By-law shall come into force and effect on the day of its-passing pursuant to Section 34(19) or Section 34(31) of the Planning Act, 1983.

Read a first and second time this      day of                      , 1986.

READ A THIRD TIME AND FINALLY PASSED THIS ”      day of                      , 1986.

Reeve

Clerk

**STATUS OF BY-LAWS**

<b><u>NO.</u></b>	<b><u>DATE PASSED</u></b>	<b><u>PURPOSE</u></b>	<b><u>STATUS</u></b>
B/L 295/00	June 24/86	Jerry & Grant Kersey Plan 2, Range 1, Pt Lts 15 & 16 & Plan 2, Range 2, Pt Lts 14, 15 & 16 From C.1 to C.1-1 (site specific zoning)	
B/L 364/04	April 13/04	Scott & Kelly Druiett Pt 2 of RP 25R-6551, Part Lot 16, Con 3 4580 Oil Springs Line From C.1 to C1-2 (site specific zoning)	
B/L 510/09	July 7, 2009	Paul Smith Pt Lts 15 & 16, Plan 2, Range 1 From R.2 to C.1	
B/L 527/10	January 19, 2010	Meadowview Estates c/o Wilco Kanters Lot 24 & Pt Lt 35, Plan 21 2761 Oil Heritage Road From A.1 to R.1 & MHP.1 to R.1	