

BEING A BY-LAW TO AMEND BY-LAW NO. 907
OF THE FORMER TOWNSHIP OF WEST FERRIS

WHEREAS The Minister of Housing of the Province of Ontario has directed Municipalities to convert all planning documents to metric measures before December 31, 1979, pursuant to Section 45(a) (1) of The Planning Act, R.S.O. 1970, Ch. 349 and Amendments thereto;

and

WHEREAS the Planning Board of the City of North Bay has recommended to Council the enactment of this amending By-law which has been prepared by the said Board for the purpose of reflecting these changes to metric measures;

and

WHEREAS the Council has deemed it advisable to accept the recommendation of the said Planning Board:

NOW THEREFORE THE COUNCIL OF THE CORPORATION OF THE CITY OF NORTH BAY HEREBY ENACTS AS FOLLOWS:

SECTION 1 - TITLE

- 1.1 This By-law may be cited as "THE ZONING BY-LAW OF THE FORMER TOWNSHIP OF WEST FERRIS".

SECTION 2 - DEFINITIONS

For the purpose of this By-law the following words and phrases shall have these meanings:

- 2.1 "ACCESSORY BUILDING" means a subordinate detached building or structure not used for human habitation designed or intended for the better or more convenient enjoyment of the main building to which it is accessory, and located upon the lot upon which the main building is or is intended to be erected, and shall include a private garage.
- 2.2 "ACCESSORY USE" means a customarily incidental and subordinate to the principal use of building, and located on the same lot with such principal use or buildings.
- 2.3 "APARTMENT BUILDING" means a building consisting of three or more independent dwelling units other than a triplex, double duplex, maisonette, or multiple attached dwelling.
- 2.4 "ATTACHED" means a building otherwise complete in itself, which depends for structural support, or complete enclosure, upon a division wall or walls shared in common with adjacent building or buildings.
- 2.5 "AUTOMOBILE SERVICE STATION OR SERVICE STATION" means a building or part of a building used for the retail sale of lubricating oils and may include the sale of automobile accessories and the servicing and minor repairing essential to the actual operation of motor vehicles. It may also include the washing of motor vehicles.
- 2.6 "BASEMENT" shall mean that portion of a building between two floor levels which is partly underground but which has at least one-half of its height from finished floor to finished ceiling above adjacent finished grade, as approved.
- 2.7 "BOARDING HOUSE" means a dwelling in which the proprietor supplies room and board, for monetary gain, to more than three persons exclusive of lessee or owner thereof or members of his family, and not open to the general public.

- 2.8 "BUILDING INSPECTOR" means the officer or employees of the former Township of West Ferris for the time being charged with the duty of enforcing the provisions of the Building By-law.
- 2.9 "BUILDING LINE" means a line within a lot drawn parallel to a lot line, and establishes the minimum distance between that lot line and any building or structure, which may be erected.
- 2.10 "CELLAR" means that portion of a building between two floor levels which is partly or wholly underground but which has more than one-half of its height from finished floor to finished ceiling below adjacent finished grade, as approved.
- 2.11 "COMMERCIAL MOTOR VEHICLE" means any motor vehicle having permanently attached thereto a truck or delivery body, or designed to pull a trailer or semi-trailer or a motor bus, ambulance or hearse.
- 2.12 "COTTAGE" means any building designed and built for human habitation during only the warm weather months (April 15th to October 15th of the same calendar year) by reason of either its light frame construction, lack of basement or concrete slab foundation, lack of furnace, or other facility suitable for winter heating, or lack of plastering or other finish on interior walls or ceiling, and shall include a cabin.
- 2.13 "COVERAGE" means the percentage of lot area covered by all buildings.
- 2.14 "DWELLING UNIT" means one or more habitable rooms designed for use by and occupied by not more than one family and in which separate kitchen and sanitary facilities are provided for the exclusive use of such a family, with a private entrance from outside the building or from a common hallway or stairway inside the building.
- 2.15 "DWELLING, SINGLE FAMILY DETACHED" means a building which contains not more than one dwelling unit.
- 2.16 "DWELLING, SEMI-DETACHED" means a building that is divided vertically into two dwelling units each of which has an independent entrance either directly or through a common vestibule.
- 2.17 "DWELLING, DUPLEX" means a building that is divided horizontally into two dwelling units each of which has an independent entrance either directly or through a common vestibule.
- 2.18 "DWELLING, DOUBLE DUPLEX" means a building that consists of two duplexes attached to each other.
- 2.19 "DWELLING, MAISONETTE" means a building designed to contain more than three dwelling units, each having an entrance from a common hallway or stairway inside the building and a separate outside entrance.
- 2.20 "DWELLING, ROW HOUSE" means a building that is divided vertically into three or more dwelling units, each of which has independent entrances.
- 2.21 "DWELLING, TRIPLEX" means a building that is divided horizontally into three separate dwelling units, each of which has an independent entrance either directly or through a common vestibule.

- 2.21 "EFFICIENCY UNIT" means a part of a hotel which contains
(i) sleeping facilities, private sanitary facilities and cooking facilities which are located in not more than two rooms, excluding the washroom.
- 2.22 "EXIST" means build, construct, reconstruct or relocate and shall include any preliminary physical operations such as cutting, grading, excavating, filling or draining, or any altering of an existing building by an addition, extension or other structural change.
- 2.23 "FAMILY" means one person or two or more persons who are inter-related by bonds of consanguinity, marriage or legal adoption, or a group of not more than four unrelated persons, with or without one or more fulltime domestic servants, occupying a dwelling unit, and not more than two persons who receive their lodging and/or board for compensation.
- 2.24 "FLOOR AREA" means, for a dwelling, the total area of the storeys exclusive of basements, cellars, attics, garages, sun-rooms, unenclosed verandahs, or porches, and for a building other than a dwelling, the total area of all the floors contained within the exterior surface of the outside walls of the building.
- 2.25 "FRONTAGE" means the width of a lot measured along a line 4.5 metres back from and parallel to the street line.
- 2.26 "GARAGE OR CARPORT (PRIVATE)" means an enclosed or partially enclosed structure in which no business, occupation or service is conducted for profit, and which structure is used only for the storage of one or more vehicles.
- 2.27 "GRADE" means when used with reference to a building, the average elevation of the finished surface of the ground where it meets the exterior of the front of such building and when used with reference to a structure shall mean the average elevation of the finished surface of the ground immediately surrounding such structure, exclusive in both cases of any artificial embankment, and when used with reference to a street, road or highway means the elevation of the street, road or highway established by the Township, or other designated authority.
- 2.28 "HEIGHT" means the vertical distance of a building between grade and
(i) the highest point of the parapet or roof surface of a flat roof,
(ii) the deckline of a mansard roof,
(iii) the mean level between eaves and ridge of a gabled, hip, gambrel roof or cottage roof.
- 2.29 "HOTEL" means a separate building or two or more connected buildings used primarily for the purpose of catering to the needs of the travelling public by the supply of food and refreshment from a general kitchen, dining room and other public rooms, and also by the furnishing of sleeping accommodation of not fewer than six (6) bedrooms.
- 2.29 It is further provided that not more than twenty-five percent
(i) (25%) of the rentable units in a hotel may be efficiency units.
- 2.30 "INSTITUTION" means a building designed or used for a non-commercial purpose operated by an organized body or society for providing a particular object, including clubs and hospitals.
- 2.31 "LANE" means a subsidiary publicly-owned thoroughfare providing access to the rears or sides of one or more lots.
- 2.32 "LOT" means any parcel of land, whether or not such a parcel is described in a registered deed, or shown in a registered plan of subdivision, including any of its parts which are subject to right-of-easement.

- 2.33 "LOT, CORNER" means a lot situated at the intersection of two or more streets having an angle of intersection of not more than one hundred and thirty-five degrees. The shorter lot line shall be the front of the said lot.
- 2.34 "LOT, INTERIOR" means a lot situated between adjacent lots and having access to one street.
- 2.35 "LOT, THROUGH" means a lot having access to two streets across lot lines which do not intersect one another.
- 2.36 "LOT LINE" means any boundary of a lot as defined in this By-law.
- 2.37 "MAIN BUILDING" means the building designed or used for the purpose for which the lot was purchased, leased, or rented.
- 2.38 "MAIN WALL" means the exterior front, side or rear wall of a building and all structural members essential to the support of a fully enclosed space or roof.
- 2.39 "MOTEL" means a separate building or two or more connected buildings used primarily for the purpose of the public travelling by motor vehicle by furnishing sleeping accommodation with or without supplying food in a building which does not exceed two storeys in height.
- 2.40 "NON-CONFORMING" means that which does not conform, comply or agree with the regulations of this By-law as of the date of final passing thereof.
- 2.41 "OBNOXIOUS USE" means uses which are obnoxious or offensive by reason of their appearance, emission of odour, smoke, dust, noise, gas, fumes, vibration, refuse matter of traffic, and uses which under the Public Health Act or its regulations are declared to be noxious.
- 2.42 "PUBLIC PARK" means any area of land, whether enclosed or not, maintained by the municipality for the enjoyment, health and well-being of the people and normally open to the public without charge.
- 2.43 "PARKING LOT" means any area other than streets or lanes used for the storage of more than five motor vehicles in the open air.
- 2.44 "PARKING SPACE" means an area of lot less than 18.6 square metres, measuring 3 metres by 6 metres exclusive of driveways or aisles, for the temporary parking or storage of motor vehicles.
- 2.45 "PUBLIC GARAGE" means a building where the principal activity is the repair or rental of motor vehicles, and where the sale of gasoline, oil, parts and accessories is secondary.
- 2.46 "ROOMING HOUSE" means a dwelling in which the proprietor supplies room but not board, for monetary gain to more than three persons exclusive of the lessee or owner thereof or members of his family and which is not open to the general public.
- 2.47 "SETBACK" when used with reference to an interior lot or a through lot, means the space between the front building line and the street line. When used with reference to a corner lot, setback means the space between the front building line and the street line, and the space between the side lot line abutting the flanking street, and the nearest side building line.
- 2.48 "STREET LINE" means for -
(a) A Corner Lot, the shorter lot line abutting the public street shall be deemed to be the street line and the longer lot line abutting a public street shall be deemed a side lot line.
(b) An Interior Lot, the line dividing the lot from the public street.

- 2.48 continued...
(c) A Through Lot, only one of the lot lines abutting the public street shall be deemed to be the front lot line and the opposite lot line shall be deemed to be the rear lot line excepting that for the purpose of setback only, both lines abutting the streets shall be considered street lines.
- 2.49 "STOREY" means the portion of a building other than a basement or cellar, between the surface of any floor and the surface of the floor next above it, or, if there is no floor above it, that portion between the surface of such floor and the ceiling above it.
- 2.50 "STOREY, FIRST" means the lowest storey of a building, excluding the basement or cellar.
- 2.51 "STOREY, HALF" means the portion of a building situated wholly or in part within the roof and in which there is sufficient space to provide a height between finished floor and finished ceiling of at least 2.3 metres over a floor area equal to at least 50% of the area of the floor next below.
- 2.52 "STREET OR ROAD" means a public or common highway affording the principal means of access to abutting properties.
- 2.53 "STRUCTURE" means anything that is built or constructed of parts joined together.
- 2.54 "TRAILER" means any vehicle so constructed that it is suitable for being attached to a motor vehicle for the purpose of being drawn or propelled by the motor vehicle and capable of being used for living, sleeping or eating accommodation of persons notwithstanding that such vehicle is jacked up or that its running gear is removed.
- 2.55 "USE" means the purpose for which a lot or building or a structure or any combination thereof is designed, arranged, occupied or maintained.
- 2.56 "YARD" means an open uncovered space appurtenant to a building.
- 2.57 "YARD, FRONT" means a yard extending across the full width of a building lot on which a building is situated and from the front lot line to the nearest main wall of the building or buildings for which such front yard is required.
- 2.58 "YARD, SIDE" means a yard extending from the front yard to the rear yard and from the side lot line to the nearest main wall of the building or buildings for which such side yard is required. In the absence of front or rear yards, the side yards shall extend for the full depth of the building lot.
- 2.59 "YARD, REAR" means a yard extending across the full width of a building lot on which a building is situated, and from the rear lot line to the nearest main wall of the building or buildings for which such rear yard is required.
- 2.60 "ZONE" means a designated area of land use shown on Schedules "A" or "B".

SECTION 3 - GENERAL PROVISIONS

- 3.1 The provisions of this By-law shall apply to all of the lands within the Township of West Ferris.

Establishment of Zones

- 3.2 For the purposes of this By-law, the Township is divided into the following zones, as shown on Schedules "A" and "B".

3.2 continued.....

ZONE	ZONE SYMBOL
RESIDENTIAL FIRST DENSITY	R1
RESIDENTIAL SECOND DENSITY	R2
RESIDENTIAL THIRD DENSITY	R3
GENERAL COMMERCIAL	GC
NEIGHBOURHOOD COMMERCIAL	NC
HIGHWAY & TOURIST COMMERCIAL 1	H & TC1
HIGHWAY & TOURIST COMMERCIAL 2	H & TC2
HIGHWAY & TOURIST COMMERCIAL 3	H & TC3
INDUSTRIAL	I
OPEN SPACE	O
RURAL AND BUSH	A

and no person shall use land, or erect or use a building or structure except in accordance with the general and special provisions of this By-law applying to the zone in which the land, building or structure is, or is to be, located.

Application of Section 3

3.3 The provisions of this Section shall apply to all of the lands within the Township, and no person shall use land, or erect or use a building or structure in the Township except in conformity with these General Provisions.

Zone Boundaries

3.4 Where the boundary line of a zone does not coincide with a property line, the location of the said boundary line shall be scaled from the Zoning Maps (Schedules "A" and "B"), except where a dimension is shown on the maps the said dimension shall be used.

Building Lots to Front on Street

3.5 Except as otherwise set out in this section, all building lots shall front on a public street or highway which has been assumed by the Township by the expenditure of public monies there or with the approval of the Township Council or which has been assumed by a By-law of the Township, but

3.5.1 On a lot having a frontage of at least 15 metres on a public street and extending from the said street to the shore of Lake Nipissing, a single family detached dwelling may be erected on that portion of the lot nearest to the said street and a second house may be erected on that portion of the lot nearest to Lake Nipissing, provided that,

3.5.1.1 An easement having a width of at least 4.5 metres shall be provided for the house on that portion of the lot nearest to Lake Nipissing and the said easement shall constitute, for the purposes of this By-law, sufficient frontage.

3.5.1.2 Where the house nearest to the street has been lawfully erected prior to the passing of this By-law, is set back less than 4.5 metres but not less than 3 metres from a side lot line, the easement required by Section 3.5.1.1 shall be not less than 3 metres in width.

3.5.1.3 All other relevant regulations in this By-law are complied with.

Existing Buildings Having Less Than Minimum Lot or Yard Requirements

3.6 Where a building has been erected prior to the day of the passing of this By-law on a lot having less than the minimum frontage and/or depth and/or area, or having less than the minimum setback and/or side yard and/or rear yard required by this By-law, the said building may be enlarged, reconstructed, repaired or renovated provided that,

- 3.6.1 the enlargement, reconstruction, repair or renovation does not further reduce a front yard and/or side yard and/or rear yard having less than the minimum required by this By-law, and
- 3.6.2 all other applicable provisions of this By-law are complied with.

Exceptions to Height Limitations

3.7 The height limitations of this By-law shall not apply to church spires, public buildings, water tanks, elevator enclosures, flag poles, television or radio antennae, ventilators or skylights.

Permitted Encroachments in Yards

3.8.1 Every part of any yard required by this By-law shall be open and unobstructed, by any structure, from the ground to the sky provided however, that those structures listed in the following table shall be permitted to project into the minimum yards indicated for the distances specified.

Structure	Yards in which projection is permitted	Maximum projection from main wall permitted
Sills, belt courses, cornices, eaves, gutters, chimneys, or pilasters	Any Yard	0.4 metres
Fire Escapes and exterior staircases	Rear Yard only	1.5 metres
Window Bays	Front and rear yards only	1 metre over a maximum width of 3 metres
Balconies	Front and rear yards only for single family, semi-detached, and duplex dwellings; any yard for apartment buildings	1.8 metres
Open, roofed porches not exceeding one storey in height; uncovered terraces	Rear Yards only	2.5 metres including eaves, and cornices over a maximum width of 3 metres

3.8.2 Enclosures to any porch or terrance permitted in 3.8.1 above shall be limited to 1 metre in height exclusive of roof supports.

Accessory Buildings

3.9 Private garages or other accessory buildings shall not:

3.9.1 Be used for human habitation

3.9.2 Be built closer to the front lot line than the minimum distance required by this By-law for the main building on the lot. Where an accessory building is built on a corner lot, it shall be located in the side yard which is not adjacent to the flanking street, or in the rear yard, and not closer to a street than the main building is to that street.

3.9.3 Exceed 4.3 metres in height, nor contain more than one storey, where the garage or accessory building is detached from the main building.

- 3.9.4 Exceed ten per cent (10%) coverage of the total lot area.
- 3.9.5 Be built closer than 1.2 metres to a lot line except that common semi-detached from the main building.
- 3.9.6 Be built within 1.8 metres of the main building, unless the garage or accessory building is constructed of incombustible materials.
- 3.9.7 Be considered an accessory building for the purpose of calculating the lot coverage.

Public Uses Permitted

- 3.10 The provisions of this By-law shall not apply to the use of any land or to the erection or use of any building or structure for the purpose of public service by the Corporation of the Township of West Ferris or by any local Board thereof as defined by the Department of Municipal Affairs Act, Chapter 93, R.S.O. 1960, and telephone, telegraph or gas company, any department of the Government of Ontario or Canada, including the Hydro Electric Power Commission of Ontario, provided that:
 - 3.10.1 The lot coverage, setback and yard requirements prescribed for the zone in which such land, building or structure is located shall be complied with.
 - 3.10.2 No goods, material, or equipment shall be stored in the open in a Residential Zone.
 - 3.10.3 Any building erected in a Residential Zone under the authority of this paragraph shall be designed and maintained in general harmony with residential buildings of the type permitted in the Zone.

Temporary Construction Uses Permitted

- 3.11 Nothing in this By-law shall prevent uses incidental to construction, such as a construction camp or other such temporary work camp, tool shed, scaffold or other building or structure incidental to the construction, a sign not more than 4.6 square metres incidental to the construction, provided that these uses are permitted only for so long as the same are necessary for work in progress which has neither been finished nor abandoned.

Lands Subject to Flooding

- 3.12 In all zones, the erection of buildings or structures for residential, commercial or industrial purposes shall be prohibited on land that is subject to flooding or on land where by reason of its rocky, low-lying, marshy or unstable character, the cost of construction of satisfactory waterworks, sewage or drainage facilities is prohibitive.

Trailers

- 3.13 No trailer, as defined by the Municipal Act, R.S.O. 1960, Section 379, Subsection 85, shall be used for living, sleeping, or eating accommodation within the Township for a period of more than sixty (60) days in any period of ten consecutive months.

Truck, Bus and Coach Bodies

- 3.14 No truck, bus, coach or streetcar body shall be used for human habitation within the Township whether or not the same is mounted on wheels.

Buildings to Be Moved

- 3.15 In all zones, no building shall be moved within the limits of the Township, or shall be moved from outside the Township into the Township without a permit from the Building Inspector.

Occupancy of
Partially Completed Dwellings
Prohibited

3.16 No new building shall be occupied before the main side walls and roof have been erected and the external siding and roofing have been completed, and sanitary conveniences installed and where applicable, kitchen and heating facilities have been installed.

Cemeteries

3.17 Cemeteries may locate anywhere within the Township in accordance with the following regulations:

3.17.1 The maximum width or depth of the lot shall be not more than half the distance between existing Township streets when uninterrupted by through streets.

3.17.2 The minimum distance from a building or structure other than a memorial stone or monument to the nearest lot line shall be 30 metres.

Parking Requirements

3.18 The owner of every building hereafter erected or enlarged in any zone after the passing of this By-law, shall provide parking space in accordance with the following schedule:

Type of Building	Parking Required
A dwelling unit	One (1) parking space per dwelling unit.
Churches, auditoria, restaurants, theatres, arenas, halls, stadia, private clubs, and other places of assembly	Where there are fixed seats, one parking space for every five seats, or 3 metres of bench space. Where there are no fixed seats, one parking space for each 9 square metres of floor area devoted to public use.
Hospitals, nursing homes and welfare institutions	One parking space for each two beds or each 37 square metres of floor area whichever is greater.
Hotels and Motels	One (1) parking space for each guest room or suite, plus one (1) parking space for every nine (9) square metres of floor area of the building devoted to public uses.
Offices	One parking space per 18.6 square metres.
All other Commercial Uses	One parking space for each 28 square metres of retail floor area.
Industrial uses	One parking space for every three employees on the largest shift.

Standards for Parking Areas

3.19 Parking areas required by Clause 3.18 above shall conform to the following requirements:

3.19.1 The parking area shall be within 152 metres of the location which it is intended to serve, and shall be situated in the same zone, and on the same side of the highway if fronting on Highways No. 11 or 11B.

3.19.2 The parking area and approaches shall be surfaced with concrete, asphalt, crushed stone, gravel or a combination thereof with a stable surface treated to prevent the raising of dust or loose particles.

3.19.3 Provision for drainage facilities shall be made in conformance with the requirements of the Municipality.

3.19.4 When the parking area is adjacent to a Residential Zone, the lighting facilities shall be so arranged as to reflect and/or deflect the light away from such zone.

3.19.5 Where a parking area designed to accommodate more than four automobiles is situated on the boundary between a Commercial Zone and a Residential or Open Space Zone, a strip of land not less than 1.5 metres wide and lying in the Commercial Zone being along the said boundary shall not be used for any purpose other than landscaping.

3.19.6 Notwithstanding Clause 2 of this Subsection the approaches to any parking area, other than that required for a single family detached, semi-detached or duplex dwellings, shall be defined by a curb of concrete or rolled asphalt and the limits of the parking area defined by a fence, curb or other suitable obstruction designed to provide a neat appearance.

3.20 No persons shall, in any Zone, erect or use any building or structure for manufacturing, storage, warehouse, department store, retail store, wholesale store, market freight or passenger terminal, hotel, hospital, mortuary, or other uses similarly involving the frequent shipping, loading or unloading of persons, animals, or goods, unless there is maintained in the same premises with every such building, structure or use, one off-street space for standing, loading and unloading, and such space shall be at least 3 metres by 7.6 metres area (with a minimum 3.6 metres clearance), for every 1860 square metres or fraction thereof of building floor area used for any purpose in excess of 279 square metres of such area. The surface of such loading space shall be treated in accordance with Clause 3.19.2 of this By-law.

Keeping of Animals

3.21 No animals, other than household pets, shall be kept in any zone other than a Rural and Bush Zone.

Obnoxious Uses Prohibited

3.22 Except as provided for in this By-law in a Rural Zone no obnoxious use shall be permitted anywhere within the Township.

Dangerous Uses

3.23 No land, building or structure shall be used in the Township of West Ferris for a purpose which is likely to create danger to health, or danger from fire or explosion without the approval in writing of the Committee of Adjustment.

3.24 Where one or more municipal services are not available no use shall be established that cannot satisfactorily operate without such services.

SECTION 4 - RESIDENTIAL (R) ZONES

4.1 General Provisions

4.11 In a residential Zone no building or structure may be erected or used for the purpose of permanent human habitation that is not connected to the municipal sanitary sewer and water supply service where available.

Setbacks

4.12 The setback from a street limit shall be not less than 4.5 metres in the case of an interior or through lot. In the case of a corner lot the setback shall be not less than 4.5 metres at the front and 4.5 metres at the side adjacent to the flanking street.

Professional Uses Permitted

4.1.3 Nothing in this By-law shall prevent, in a Residential Zone, a physician, surgeon, or other medical practitioner, or dentist from using as professional offices, part of the dwelling in which he or she is domiciled, provided:

- (a) That not more than thirty-five percent (35%) of the total floor area is devoted to such uses.
- (b) That there shall be no advertising other than a plate or sign which is not flashing and is not larger than 0.3 square metres indicating only the name, profession and practicing hours of the occupant.
- (c) The plate or sign shall be attached and parallel to a main wall of the building.
- (d) That there shall be one off-street parking space for every 18.6 square metres of floor space occupied as professional offices in addition to any residential requirements, and
- (e) the residential character of the dwelling is not changed.

Domestic and Household Arts

4.14 Nothing in this By-law shall prevent the carrying on in a Residential Zone of any domestic or household art not affecting the amenity of the neighbourhood provided that:

- (a) There is no display of goods or advertising.
- (b) The occupation is carried on by a member of the family residing on the premises and all articles sold shall have been produced by members of the family, plus a maximum of one part-time helper.
- (c) No mechanical equipment is used except that reasonably consistent with the use of a dwelling. Domestic or household arts include:

Instruction in music, dancing, art crafts, and academics to not more than four pupils or students at any one lesson.

Dressmaking

Weaving, painting, sculpting, moulding or otherwise making or repairing of garden or household ornaments, articles of clothing, personal effects or toys.

For the purpose of this section, the use of power tools which interfere with radio and television reception, shall be deemed to affect the amenity of the neighbourhood.

- (d) Not more than one commercial vehicle having a maximum capacity of 454 Kilograms may be used in connection with the operation.

Setback on Highways

4.15 Notwithstanding Section 4.1.2, the setback on the roads listed in the table below shall be a minimum of 12 metres from the limit of the said road allowances on the date of the passing of this By-law.

Highway No. 11
Highway No. 11B
Gertrude Street
Marshall Avenue
Birches Road

The road allowance between Lots 34 and 35, Con. 14

4.2 Residential Zone Uses

R1 Zone Uses Permitted

4.2.1 No person shall use land or erect or use a building or structure in a First Density Residential (R1) Zone except for:

- Single family detached dwellings
- Churches
- and buildings accessory thereto

4.2.2 No person shall use land or erect or use a building or structure in a Second Density Residential (R2) Zone except for:

- A use permitted in a First Density Residential (R1) Zone, and
- Duplex, double duplex, triplex, maisonette, and multiple attached dwellings,
- Rooming houses,
- Boarding houses,
- Private schools,
- Hospitals and nursing homes, subject to the requirements of this By-law.

4.2.3 No person shall use land or erect or use a building or structure in a Third Density Residential (R3) Zone except for:

- A use permitted in a Second Density Residential (R2) Zone,
- An apartment building.

4.2.4 Notwithstanding anything else in this By-law in any Residential Zone buildings erected and used in conformity with a comprehensive scheme of development which implements the density requirements set out in the Official Plan of the West Ferris Planning Area for the neighbourhood in which the development is situate shall be subject to the requirements set out in a special by-law for that specific scheme.

4.3 Residential Zone Regulations

4.3.1 Buildings erected and used in any Residential Zone (R1, R2 or R3) shall conform to the requirements set forth in this section 4.3, except where such buildings are erected and used in accordance with a scheme conforming to the requirements of Section 4.2.4 of this By-law.

4.3.2 R1, R2 and R3 Zone Requirements

DWELLING TYPE	MIN. LOT AREA/ DWELLING UNIT IN SQ. M.	MIN. LOT FRONTAGE/ DWELLING UNIT IN M	MIN. FLOOR AREA/DWELLING UNIT IN SQ. M	MAXIMUM LOT COVERAGE (%)
Single family detached	465	15	83.6	25
Semi-detached	279	9 (12 for corner lot)	74	35
Duplex	279	9	74	35
Triplex	198	19.5/bldg.)		35
Dbl. Duplex	149	19.5/bldg.)	Bachelor 32.5	35
Row House	232.5	19.5/bldg.)	1 Bedroom 46	35
Maisonette	139	19.5/bldg.)	2 Bedroom 56	35
Apartment	232.5 for 1st 4 units.93 for ea. add. unit thereafter	23/bldg.))))	3 Bedroom 65	35

Side Yard Requirements

4.3.3 No building or structure other than an accessory building shall be erected in a Residential Zone with a side yard width less than as set forth in the following table:

MINIMUM SIDE YARD REQUIRED

TYPE OF BUILDING	WHERE GARAGE IS ATTACHED	WHERE NO GARAGE IS ATTACHED
Single family detached dwelling	Minimum 1.2 metres plus 0.6 metres for each partial or additional storey over on storey on each side of the main building	Minimum 1.2 metres plus 0.6 metres for each partial or additional storey over one storey on one side of the main building; minimum 3 metres on the other side of the main building.
Semi-detached Duplex dwelling Double duplex Triplex	Minimum 1.2 metres plus 0.6 metres for each partial or additional storey over one storey on each side of the main building	Minimum 3 metres on each side of the main building
Row houses Maisonettes Apartment buildings	One half the height of the building on each side of the main building, minimum 4.5 metres	
Churches, Schools, Hospitals Nursing Homes	One half the height of the building on each side of the main building, minimum 9 metres	

Rear Yard Depth

4.3.4 No building or structure other than an accessory building shall be erected in a Residential Zone with a rear yard depth less than 10.5 metres or a distance equal to the height of the building, whichever is the greater.

Residential Areas Where Services Are Lacking

4.3.5 Notwithstanding Sections 4.3.2 and 4.1.1 of this By-law in a Residential Zone where a single family detached dwelling is not connected to the municipal sanitary sewer service and water supply service, the minimum area of the lot shall be 1,395 square metres but where the said dwelling is not connected to the municipal sanitary sewer system and is connected to the municipal water supply service the minimum area of the lot shall be 697.5 square metres.

4.3.6 Notwithstanding anything else in this By-law, where land is used or a building or structure erected or used for the purpose of a Hospital or Nursing Home, the following regulations respecting minimum lot frontage and yard sizes shall apply.

- 1) Lot Frontage - 30 metres
- 2) Front yard - 10.5 metres
- 3) Side yard - 4.5 metres or $\frac{1}{2}$ the height of the building whichever is the greater
- 4) Rear yard - 15 metres

Play Space for Apartments

4.3.7 Notwithstanding anything else in this By-law, no person shall use land or erect or use an apartment building unless he provides on the lot:

4.3.7.1 at least 4.6 square metres of play space for children for each dwelling unit. Such play space shall be:

- (a) Enclosed with a fence,
- (b) Located at least 4.5 metres from the nearest wall of the building,
- (c) Accessible to the building without the necessity of crossing a parking lot,
- (d) In one location,
- (e) At the rear or side of the building.

Space Reserved for Landscaping

4.3.7.2 A strip of land not less than 1.5 metres wide shall be reserved for landscaping adjacent to the rear and side lot lines.

4.3.7.3 A strip of land not less than 1.5 metres wide shall be reserved for landscaping adjacent to the side walls and rear wall of an apartment building where units on the ground floor have windows to habitable rooms which face onto either a driveway or a parking lot in the side or rear yards.

SECTION 5 - COMMERCIAL ZONE

5.1 GENERAL PROVISIONS

Space for Landscaping

5.1.1 Notwithstanding anything else in this By-law, where a Commercial Zone fronts opposite to or abuts a Residential or Open Space Zone, a strip of land not less than 1.5 metres in width adjacent to and inside the Commercial Zone boundary shall not be used for any purpose other than landscaping but this shall not prevent the provision of entrances and exits to the said Commercial Zone Use.

Dwelling Units

5.1.2 Where a dwelling unit is permitted in a Commercial Zone:

5.1.2.1 The minimum floor space of the dwelling unit shall be not less than that required for the unit type set out in Section 4.3 of this By-law.

5.1.2.2 And where the dwelling unit is not connected to the municipal sanitary sewer and water supply source, the minimum area of the lot shall be that set out in Section 4.3.5 of this By-law.

Signs

5.1.3 Name plates and signs in a Commercial Zone shall be permitted only as follows:

5.1.3.1 Business signs advertising the name of a business or service conducted in the premises. The total area of signs shall not exceed 0.3 square metres for every 30 lineal centimetres of building frontage provided that:

For a building on a corner lot or a building at the corner of a street and pedestrian way, the building frontage on each street lot line or on each pedestrian way lot line shall be deemed to be separate building frontages for the purpose of calculating the permitted area of signs, but the permitted area for each separate building frontage shall be combined to erect one or more signs on any one separate building frontage. The signs shall be affixed flat against the walls of the said building or project therefrom not more than 0.4 metres. The signs shall not project higher than the parapet wall or eaves around the roof of the building. Where letters, figures or symbols are affixed to a wall separately to denote the name of the business or service, then the sign area shall be deemed to be the area contained within the line surrounding all of the letters, figures or symbols.

5.1.3.2 In a General Commercial (GC) Zone on a permitted service station, one extra sign may be erected on a pole or structure anywhere within the lot provided that such sign shall not exceed 3.7 square metres in area and shall not exceed 6 metres in height above the adjoining ground.

Requirements for Automobile Service Stations and Public Garages

5.1.4 Notwithstanding anything else in this By-law, where a lot in a Commercial Zone is used for an automobile service station or a public garage, the following additional regulations shall apply;

5.1.4.1	Interior Lot	Corner Lot
Min. Lot Frontage	33 metres	45.5 metres
Min. Lot Depth	31.5 metres	45.5 metres

5.1.4.2 No portion of any pump island on a service station shall be located closer than 6 metres from the streetline of any street.

5.1.4.3 The minimum distance from the intersection of two streetlines to the nearest ingress or egress ramp shall be not less than 15 metres.

5.1.4.4 The maximum width of curb ramp at the streetline shall be not more than 9 metres and the minimum width not less than 7.6 metres. The width of the ramp shall be 7.6 metres.

5.1.4.5 The minimum distance between ramps shall be not less than 9 metres.

5.1.4.6 The minimum interior angle of a ramp to a streetline shall be forty-five degrees and the maximum interior angle of a ramp to the streetline shall be ninety degrees.

5.1.4.7 The distance between the property line of the lot at the streetline and the nearest ramp shall be 3 metres.

5.1.4.8 The area included between ramps or between ramps and a streetline or property line as required by Sections 5.1.5.3, 5.1.5.5 and 5.1.5.7 of this By-law shall not be used for any purpose other than landscaping.

5.1.5 Notwithstanding anything else in this By-law where a lot in a Commercial Zone is used for any automobile washing establishment, off street parking space for a minimum of fifteen (15) vehicles shall be provided on the said lot in such a manner that vehicles may wait to enter the building and may leave the building without causing an obstruction on the street(s) upon which the establishment abuts.

5.2 GENERAL COMMERCIAL (GC) ZONE

Uses Permitted

5.2.1 No person shall use land, or erect or use a building or structure in a General Commercial (GC) Zone, except for one or more of the following:

5.2.1.1 Commercial Uses

Automobile service stations,

Automobile and accessory sales and showrooms,

Building supply sales within wholly enclosed buildings

Bus station

Fraternal organizations, union halls, private and public clubs

Custom workshops for goods sold at retail on the premises

Dairies and bakeries

Funeral homes or undertaking establishments

Furniture, floor covering, office supply or appliance warehouses, sales, repair or cleaning establishment

Hotels, motels and taverns and tourist homes

L.C.B.O. or Brewers' Retail outlets

Lockers and cold storage plants

Laundry or dry cleaning agencies or plants

Monument works

Open air markets

Paint and wallpaper sales and service establishments

Places of entertainment or recreation

Plumbing, heating, air conditioning, electrical appliance, radio and television repair and service establishments

Printing establishments or publishing houses

Public and private parking areas

Restaurants

Retail stores

Service outlets that are not obnoxious

Studios, agencies and salons

Taxi business establishments

Veterinary establishments or animal hospitals
and buildings accessory thereto, and

5.2.1.1 Residential Uses

Dwellings connected to and forming an integral part
of the commercial building, each dwelling unit to be
provided with separate access

and buildings accessory thereto.

5.2.2

In a General Commercial Zone no person shall erect
or use a building or structure except in conformance
with the regulation contained in this Subsection.

5.2.2.1 Front yard minimum 9 metres.

Yards

5.2.2.2 Side Yard

Where the yard abuts a Commercial Zone and access is
available to the rear yard by a public or private lane,
minimum nil.

Where the yard abuts a Commercial Zone and no access is
available to the rear yard except by means of the said
yard, one yard shall have a minimum width of 3.6 metres
the second yard shall have a minimum width of nil.

Where the yard abuts a street, minimum 3 metres.

Where the yard abuts a Residential or Open Space Zone,
minimum 4.5 metres.

5.2.2.3 Rear Yard

Where the yard abuts a Commercial or Industrial Zone
and access is available to the rear of the building on
the said lot by means of a public or private lane,
minimum nil.

Where a yard abuts a Commercial or Industrial Zone and
no access is available to the rear of the said building
except by means of a yard, minimum 4.5 metres.

Where the building contains a residential accommodation,
minimum 10.5 metres.

Where the yard abuts a Residential or Open Space Zone,
minimum 10.5 metres.

5.3 NEIGHBOURHOOD COMMERCIAL (NC) ZONE

Uses Permitted

5.3.1 No person shall use land, or erect or use a building
or structure in a Neighbourhood Commercial (NC) Zone
except for one or more of the following uses:

5.3.1.1 Commercial Uses

Banks
Business and professional offices
Restuarants
Retail stores
Service outlets that are not obnoxious
Studios, agencies and salons

5.3.1.2 Residential Uses

Dwellings connected to and forming an integral part of the commercial building, each dwelling unit to be provided with a separate access.

5.3.2 Harmony with Residential Buildings

In a Neighbourhood Commercial (NC) Zone no person shall use land or erect or use a building or structure that is not designed, constructed and maintained in general harmony with the residential buildings in the area in which the Neighbourhood Commercial Zone is situated.

Vehicle Storage

5.3.3 In a Neighbourhood Commercial (NC) Zone, any person who conducts a commercial undertaking in which commercial vehicles are stored on the premises shall provide in such zone an enclosed building, that is designed, constructed and maintained in general harmony with the commercial buildings and the residential buildings in the area in which the Neighbourhood Commercial Zone is situated, for the storage of such vehicles.

Yards

5.3.4 In a Neighbourhood Commercial (NC) Zone, no person shall erect or use a building or structure except in conformance with the regulations contained in this subsection 5.3.4

5.3.4.1 Front yard minimum 9 metres.

5.3.4.2 Side Yard

Where the yard abuts a Commercial Zone and access is available to the rear yard by a public or private lane, minimum nil.

Where the yard abuts a Commercial Zone and no access is available to the rear yard except by means of the said yard, one yard shall have a minimum width of 3.6 metres the second yard shall have a minimum width of nil.

Where the yard abuts a street, minimum 3 metres

Where the yard abuts a Residential or Open Space Zone, minimum 4.5 metres

5.3.4.3 Rear Yard

Where the yard abuts a Commercial or Industrial Zone, minimum 6 metres

Where the building contains residential accommodation minimum 10.5 metres

Where the yard abuts a Residential or Open Sapace Zone, minimum 10.5 metres

Parking

5.3.5 Notwithstanding Section 3.18 of this By-law where a single store, having a maximum floor area of 186 square metres is located in a Residential Area and does not form part of a group or string of stores, the said store shall provide on the same lot a minimum of two off-street parking spaces which shall conform to the requirements of Section 3.19 of this By-law.

5.4 HIGHWAY AND TOURIST COMMERCIAL

(H & TC) ZONES

No person shall use land or erect or use a building or structure in a Highway and Tourist Commercial 1 Zone except for one or more of the following uses:

5.4.1.1 Commercial Uses

Boat Livery
Cottages and Cabins
Golf Course and Driving Range
Hotels
Motels
Public or private park or beach
Restaurant, soda fountain, snack bar or lunch counter and gift shop only if connected with and forming an integral part of and accessory to a hotel or motel

5.4.1.2 Residential Uses

All uses permitted in an R2 Zone.

5.4.2 No person shall use land or erect or use a building or structure in a Highway and Tourist Commercial 2 Zone except for one or more of the following uses:

H & TC 2 Zone Uses Permitted

5.4.2.1 Commercial Uses

Boat Livery
Cottages and Cabins
Golf course and driving range
Hotels
Motels
Public or private park or beach
Restaurants, soda fountain, snack bar or lunch counter, gift and souvenir shops
Retail outlet connected with and forming an integral part of and accessory to any of the uses listed in this subsection 5.4.2.1.

5.4.2.2 Residential Uses

All those uses permitted in an R2 Zone.

5.4.3 No person shall use land or erect or use a building or structure in a Highway and Tourist Commercial 3 Zone except for one or more of the following uses:

H & TC 3 Zone Uses Permitted

5.4.3.1 Commercial Uses

Automobile service station and garage
Boat Livery
Cottages and Cabins
Gift and Souvenir shop
Golf course and driving range
Hotels
Motels
Public or private part or beach
Restaurant, soda fountain, snack bar or lunch counter
Retail outlet connected with and forming an integral part of and accessory to any of the uses listed in this subsection 5.4.3.1.

5.4.3.2 Residential Uses

All those uses permitted in an R2 Zone. In a Highway and Tourist Commercial 3 Zone in the area shown on Schedule A to this By-law a dwelling connected to and forming an

integral part of the commercial building, each dwelling unit to be provided with a separate access.

- 5.4.4 In any Highway and Tourist Commercial (H&TC) Zone no person shall use land or erect or use a commercial building or structure except in conformity with the regulations contained in this subsection 5.4.4.
- 5.4.4.1 Front yard, minimum 18 metres
- 5.4.4.2 Side yard, minimum 4.5 metres which shall only be used for landscaping.
- 5.4.4.3 Rear yard, minimum 10.5 metres
- 5.4.4.4 The area of the lot shall be at least three times the total area of the parts thereof that are covered by buildings or structures.
- 5.4.5 Notwithstanding Section 5.4.4 where land in a Highway and Tourist Commercial (H & TC) Zone is used for an automobile service station, the regulations contained in Section 5.1.5 of this By-law shall apply.
- 5.4.6 Where land in a Highway and Tourist Commercial (H & TC) Zone is used for a Residential purpose the regulations for the unit type concerned, and as set out in Section 4 of this By-law, shall apply.

Signs

- 5.4.7 Name plates and signs in a Highway and Tourist Commercial Zone shall be limited to one in number for each lot and such sign shall not exceed 3.7 square metres in area and 6 metres in height above the adjoining ground. The said sign shall, where adjacent to a Residence, not have intermittent or flashing illumination and shall be so constructed as to reflect or deflect light away from the said residence.

Sanitary Conveniences

- 5.4.8 Sanitary conveniences shall be provided for any group of units on one lot in a Highway and Tourist Commercial Zone and shall be provided for the general public in a private park or golf course and such conveniences shall be connected to a septic tank or tanks and tile field or the Municipal Sanitary Sewer System where available.
- 5.4.9 Where land in a Highway and Tourist Commercial (H & TC) Zone is used for a cottage or cabin and
- 5.4.9.1 is not connected to the Municipal Sanitary Sewer and Water Supply system, the area of the lot shall be a minimum of 279 square metres for each cottage or cabin but no lot shall have an area of less than 1,395 square metres.
- 5.4.9.2 is connected to the Municipal Water Supply system but not the Municipal Sanitary Sewer system, the area of the lot shall be a minimum of 279 square metres for each cottage or cabin and a maximum of 697.5 square metres.

Conversion

- 5.4.10 No cottage or cabin in a Highway and Tourist Commercial Zone shall be converted into a permanent dwelling where municipal water supply and sanitary sewers are not available and utilized.

Occupancy

- 5.4.11 No cottage or cabin unit in a Highway and Tourist Commercial Zone may be occupied during the period October 15 to April 15 of the following calendar year.

6.1 SECTION 6 - INDUSTRIAL (I) ZONE

No person shall use land or erect or use a building or structure in an Industrial (I) Zone except for one or more of the following uses:

I Zone Uses Permitted

Manufacturing, industrial, warehousing and wholesaling operations plus a commercial use incidental and subordinate to the main industrial use.

One dwelling unit in conformity with the regulations for an R2 Zone for one caretaker or a person employed in the manufacturing and industrial operation on the same property.

6.2 No person shall use land or erect or use a building or structure in an Industrial (I) Zone except in conformity with the regulations contained in this Section 6.2.

6.2.1 Setback 15 metres except where the use fronts opposite to or abuts a Residential or Open Space Zone in which case the setback shall be 30 metres.

Yards

6.2.2 Side yard 4.5 metres except where the use abuts a Residential or Open Space Zone in which case the yard shall be 7.6 metres.

6.2.3 Rear Yard 10.5 metres except where the use abuts a Residential or Open Space Zone in which case the yard shall be 15 metres.

6.2.4 The area of the lot shall be at least equal to three times the total area of the parts thereof that are covered by buildings or structures.

6.2.5 No storage shall be permitted outside the building or buildings on the lot except in the side or rear yard of the said lot where the said side or rear yard does not abut a Residential, Rural or Open Space Zone.

6.2.6 Where a yard required by this section abuts a Residential, Rural or Open Space Zone, a strip of land not less than 7.6 metres in width adjacent to and inside the Industrial Zone boundary shall not be used for any purpose other than landscaping.

6.3 No person shall use the front yard of any lot in an Industrial Zone for any purpose other than the temporary parking of visitors' private passenger vehicles and/or landscaping.

Signs

6.4 Signs in an Industrial Zone shall be limited in number to one for each lot and such signs shall not exceed 3.7 square metres in area and 6 metres in height above the adjoining ground. The said sign shall, where adjacent to a Residential Zone, not have flashing or intermittent illumination and shall be so constructed as to reflect or deflect light away from the Residential Zone.

Junk Yards

- 6.5 Notwithstanding the generality of section 6.1 of this By-law where a junk and/or scrap yard or automobile wrecking yard or shop or similar use establishes in an Industrial Zone the additional regulations set out in Section 6.6 of this By-law shall apply to such uses, and must be incidental and subordinate to the main use.
- 6.6 The additional special regulations referred to in Section 6.5 of this By-law are:
- 6.6.1 The minimum distance between the boundary of the lot and the boundary of a Residential Zone shall be 152 metres.
- 6.6.2 The lot shall be surrounded on all sides by a fence or wall having a minimum height of 1.8 metres such fence or wall shall be constructed of permanent materials and provide a complete visual barrier and shall be maintained in a neat and visually attractive manner.
- 6.6.3 Notwithstanding Section 6.6.2 the fence or wall required shall be set back a minimum of 9 metres from the street on which the said lot fronts and where the said lot is a corner lot the setback of the fence on the flanking street shall be a minimum of 4.5 metres. The space between the said street(s) and fence(s) shall not be used for any purpose other than landscaping except that a parking area for visitors may be established in the front yard in accordance with the regulations for parking areas set out in Section 3.19 of this By-law.
- 6.6.4 No material used or stored in the open on the said lot shall be piled higher than the elevation of the fence on the front, side or rear nearest to the said pile.

SECTION 7 - OPEN SPACE (O) ZONE

- 7.1 No person shall use land, or erect or use a building or structure in an Open Space (O) Zone except for one or more of the following uses:

O Zone Uses Permitted

- Public or private parks, including tourist camping facilities
- Public buildings, including a museum or display arenas, community halls
- Meeting house, club house or fraternal hall with or without a licence under The Liquor Licence Act
- Golf courses or golf driving ranges
- Schools
- Dwelling unit in conformity with the regulations for an R2 Zone for a caretaker or an essential workman whose presence on the premises is necessary at all times
- Building accessory to the above uses.

Regulations for Building

- 7.2 Any buildings erected in an Open Space Zone shall be set back a minimum distance of 7.6 metres from any lot line, and shall not cover more than ten (10) percent of the lot area.
- 7.3 The area utilized for tourist camping facilities, which shall include the land set aside for camp sites, shall not cover more than twenty-five (25) percent of the lot area.

SECTION 8 - RURAL (A) ZONE

8.1 No person shall use land, and no person shall erect or use a building or structure in a Rural (A) Zone, except for one or more of the following permitted uses:

A Zone Uses Permitted

- An agricultural use, including general farming, and the raising and harvesting of field, bush, berry, tree or vine crops, truck gardening, nurseries, dairying, animal husbandry, raising of poultry and other similar enterprises; together with accessory buildings and dwelling, or dwellings, for the owner or resident staff.
- Forestry and the processing of forestry products
- Production of electric power
- A church and/or cemetery
- Domestic or household arts permitted in Residential Zones
- A public or private park, camp or recreation establishment, including a golf course, racetrack and flying club
- The operations of the Dupont Company of Canada within the land of which said company is the owner on the date of the passage of this By-law,

subject to the following requirements:

Lot Area

8.1.1 Minimum lot area shall be 4 Hectares.

Setback and Side Yard Setback

8.1.2 Front and side yard setback from the streetline shall be not less than 12 metres for a dwelling and 30 metres for all other buildings.

Side Yard Width

8.1.3 Side yard width shall be not less than 6 metres for a dwelling or garage, and 30 metres for all other buildings. Accessory buildings other than garages, shall be located not less than 7.6 metres from any dwelling.

Height

8.1.4 Height shall be not greater than 15 metres.

Floor Area of Dwellings

8.1.5 Floor area of dwellings shall conform to the requirements of the Second Density (R2) Residential Zone.

8.2 Nothing in this By-law shall prevent:

Use of Existing Under-Sized Lots

8.2.1 The erection and use of a single family detached dwelling on a lot held in separate ownership on the date of passage of this By-law as shown by the Registry Office for the Registry Division of the District of Nipissing, subject to the following provisions:

	<u>No Municipal Water or Sewer Services Available</u>	<u>Municipal Water Available</u>
Min. Lot Area	1,395 sq. metres	697.5 sq. metres
Min. Lot Frontage	30 metres	15 metres

Dwellings shall conform to the provisions of R1 Zone for single family detached dwellings.

Continuance of Commercial
or Residential Uses

- 8.3 The expansion, reconstruction, repair or renovation of a Residential, Commercial or Industrial Use existing on the date of passage of this By-law, in a Rural (A) Zone, shall be subject to the relevant provisions (Sections 4, 5 or 6) of this By-law.
- 8.4 The erection of signs in Rural (A) Zones as permitted in Section 4 of this By-law as they pertain to Residential Uses, and as permitted in Section 5 of this By-law as they pertain to Commercial Uses, provided that such signs shall name or advertise only the premises on the same lot on which the sign is located.
- 8.5 Agricultural uses that are or may become obnoxious shall not be located closer to a Residential, Open Space or Commercial Zone than 152 metres.

SECTION 9 - ADMINISTRATION

Penalty

- 9.1 Every person convicted of a breach of the provisions of this By-law shall forfeit and pay, at the discretion of the convicting magistrate, a sum not exceeding \$300.00 for each such offence, exclusive of costs.

Date of By-law

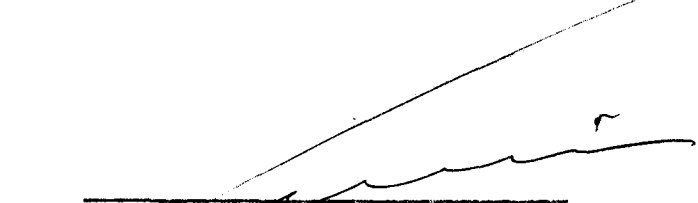
- 9.2 This By-law shall take effect from the date of passage by Council.

By-laws Repealed

- 9.3 By-law Number 907 of the former Township of West Ferris is hereby repealed.

READ A FIRST TIME IN OPEN COUNCIL THIS 10th DAY OF December 1979

READ A SECOND AND THIRD TIME IN OPEN COUNCIL AND FINALLY ENACTED AND PASSED THIS 10th DAY OF December 19 79



 MAYOR



 CLERK