

**By-Law No. 2016-04**  
**Comprehensive Zoning By-law for the**  
**Town of Smooth Rock Falls**

**Adopted by Council on January 18, 2016**

Prepared for:

Corporation of the Town of Smooth Rock Falls  
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JLR No. 26860

## **EXPLANATORY NOTE**

The purpose and effect of Zoning By-law No. 2016-04 is to repeal the Comprehensive Zoning By-law No. 78-13 for the Corporation of the Town of Smooth Rock Falls and replace it with a new document to regulate land uses for the municipality. The zone boundaries, permitted uses, and regulations are consistent throughout the Town and ensure conformity with the 2014 Official Plan. The By-law includes the regulation of the use of land, the size and location of buildings and structures, and parking requirements in the Town of Smooth Rock Falls. The new By-law also addresses and regulates uses such as: accessory apartments, boarding houses and lodging camps; portable garages, and shipping containers, and updates regulations such as setbacks and vegetation adjacent to the waterfront to be in conformity with the Official Plan.

THE CORPORATION OF THE TOWN OF SMOOTH ROCK FALLS

By-law No. 2016-04

BEING A BY-LAW TO REPEAL AND REPLACE BY-LAW NO. 78-13  
AND AMENDMENTS THERETO.

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A By-law of the Corporation of the Town of Smooth Rock Falls; regulating the use of all land, and the density, size, location, and use of all buildings within its territory.

WHEREAS Section 34 of the *Planning Act* provides authority to Municipal Councils to enact by-laws regarding the use of lands and the erection and use of buildings or structures within the municipality;

AND WHEREAS Section 24 of the *Planning Act* provides that no Zoning By-law may be passed that does not conform to the Official Plan of the Town of Smooth Rock Falls;

AND WHEREAS an Official Plan for the Town of Smooth Rock Falls was approved and came into force on November 9, 2015;

AND WHEREAS Section 26 of the *Planning Act* requires that the Zoning By-law of the Town of Smooth Rock Falls be amended to conform to the Official Plan of Town of Smooth Rock Falls;

AND WHEREAS it is now deemed necessary and expedient to enact a new Zoning By-law for the Town of Smooth Rock Falls which will be in conformity with the Official Plan;

AND WHEREAS an Open House in accordance with the *Planning Act* was held on October 21, 2015 for the purpose of giving the public an opportunity to review and ask questions about the proposed Zoning By-law;


AND WHEREAS a Public Meeting in accordance with the *Planning Act* was held on January 18, 2016;

NOW THEREFORE the Council of the Corporation of the Town of Smooth Rock Falls, pursuant to Section 34 of the *Planning Act*, enacts as follows:

1. By-law No. 78-13, Town of Smooth Rock Falls Zoning By-law, and amendments thereto, are hereby repealed at such time as the new Zoning By-law for the Town comes in full force and effect; and
2. By-law No. 2016-04 Town of Smooth Rock Falls Zoning By-law shall come into force in accordance with the provisions of the *Planning Act*.

**READ A FIRST AND SECOND TIME** this 18<sup>th</sup> day of January, 2016.

  
\_\_\_\_\_  
Mayor - Michel Arsenault

  
\_\_\_\_\_  
Clerk - Veronique Dion

**READ A THIRD TIME AND FINALLY PASSED** this 18<sup>th</sup> day of January, 2016.

  
\_\_\_\_\_  
Mayor - Michel Arsenault

  
\_\_\_\_\_  
Clerk - Veronique Dion

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## SECTION 1 AUTHORIZATION AND ADMINISTRATION

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### 1.1 Title

This By-law shall be known as the “Zoning By-law” or By-law No. 2016-04 of the Corporation of the Town of Smooth Rock Falls.

### 1.2 Effective Date

This By-law comes into force and takes effect on the day it was passed if no appeals are received. If an appeal(s) is received, this By-law, or portions thereof, shall come into force upon the approval of the Ontario Municipal Board and in accordance with the provisions of the *Planning Act*, as amended.

### 1.3 Defined Area

The provisions of this By-law shall apply to all lands within the incorporated limits of the Town of Smooth Rock Falls.

### 1.4 Scope

No land shall be used and no building or structures shall be erected, altered, enlarged, or used within the Town of Smooth Rock Falls except in conformity with the provisions of this By-law.

No lands shall be severed from any existing lot if the effect of such action is to cause the original, adjoining, remaining, or new building, structure, or lot to be in contravention of this By-law.

### 1.5 Existing Uses Continued

Nothing in this By-law shall prevent the use of any lot, building or structure for any purpose prohibited by this By-law if such lot, building or structure was lawfully used for such purpose on the date of passing of this By-law, so long as it continues to be used for that purpose.

### 1.6 Prior Building Permit Issued

Nothing in this By-law shall prevent the erection or use of any building or structure for a purpose prohibited by this By-law if the plans for such building or structure were approved by the Building Inspector prior to the date of passing of this By-law, provided:

- a) When the building or structure is erected, it shall be used and continue to be used for the purpose for which the building permit was issued; and
- b) The erection of such building or structure is commenced within 2 years of the date of passing of this By-law and provided the erection of such building or structure is completed within a reasonable time after the erection thereof is commenced.

### 1.7 Compliance with Other Restrictions

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

### 1.8 Interpretation

The provisions of this By-law shall be held to be the minimum requirements except where the word maximum is used in which case the maximum requirement shall apply.

In this By-law the word 'shall' is mandatory; words in the singular include the plural; words in the plural include the singular; words in the present tense include the future; the masculine includes the feminine.

### 1.9 Measurements

Measurements contained in this By-law are in metric units only. Where imperial units appear, such units do not form part of this By-law; they are to be considered as ancillary information only and are provided only for the convenience of the reader.

### 1.10 Administrator

This Zoning By-law is administered by the Town Clerk, Treasurer, Chief Administrative Officer, or an appointee. A certified true copy is on file in the office of the Town of Smooth Rock Falls.

### 1.11 Occupancy or Building Permit, Certificate, or Licence

- a) No change shall be made in the type of use of any land, building, or structure within any zone, without first obtaining a Certificate of Occupancy from the Municipality to the effect that the proposed use conforms to this By-law.
- b) No municipal permit, certificate, or licence shall be issued for a proposed use of land or a proposed erection, alteration, enlargement, or use of any building or structure that is in contravention of any provision of this By-law.

### 1.12 Applications and Plans

In addition to the requirements of any Building By-law, every application for a building permit shall be accompanied by sufficient information, in an appropriate form, to determine whether the building or structure conforms to the requirements of this By-law. This shall include:

- a) A plan drawn to scale showing the true dimensions of the lot to be built on and used; the location, height, and dimensions of any existing or proposed building, structure, and use; the location of any required setback and the proposed location and dimension of any yard, landscaped open space, and off-street parking and loading required by the By-law; and

- b) A statement signed by the Owner giving the exact use proposed for each building, structure, or the proposed use of the lot to determine whether such building, structure, or use conforms to this By-law.

Notwithstanding the above, applications that do not affect the external dimensions of the building, number of dwelling units, or useable floor area may not require the information contained in subsections a) and b).

1.13 Request for an Amendment

Where an amendment to this Zoning By-law is requested by an owner of land in the Municipality, the said owner shall complete and submit to the Municipality, prior to his request being considered, an application form for Amendment to the Zoning By-law.

1.14 Inspection of Premises

The Town Clerk, Treasurer, Chief Administrative Officer, or any employee of the Town of Smooth Rock Falls acting under direction, may, at any reasonable hour (as set out by Council), enter and inspect a property or premises under the Power of Entry By-law 2014-26, or its successors, where there is reason to believe that any land has been used or any building or structure has been erected, altered, enlarged, or used in violation of any of the provisions of this By-law.

1.15 Violations and Penalties

Any person convicted of a breach of any of the provisions of this By-law shall be liable to a fine recoverable under the *Provincial Offences Act*. Each day of violation shall constitute an offence.

In the case of any lot being used, any building or structure being erected, altered, reconstructed, or extended or part therefore being used in contravention of any provision of this By-law, such contravention may be restrained by action at the instance of any ratepayer or of the Corporation pursuant to the provisions of the *Municipal Act* or the *Planning Act* in that behalf.

1.16 Validity

If any portion of this By-law is for any reason declared invalid by a court of competent jurisdiction, such decision shall not affect the validity of the remaining portions of this By-law.

1.17 Repeal of Existing By-laws

The following By-laws passed pursuant to Section 34 of the *Planning Act* are hereby repealed and such repeal shall come into effect upon the date this By-law comes into force:

- By-law No. 78-13 and amendments thereto.



**1.18 Technical Revisions**

Revisions may be made to this By-law without the need for a Zoning By-law Amendment in the following cases:

- a) Correction of grammar, punctuation or typographical errors, or revisions to format in a manner that does not change the intent of the By-law;
- b) Adding or revising technical information on maps or schedules that does not affect the zoning of lands including, but not limited to, matters such as updating and correcting infrastructure information, keys, legends, or title blocks; and
- c) Changes to appendices, footnotes, headings, indices, marginal notes, tables of contents, illustrations, historical or reference information, page numbering, footers, and headers, which do not form a part of this By-law, and are editorially inserted for convenience or reference only.

## SECTION 2 DEFINITIONS

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For the purpose of this By-law, the definitions and interpretations given in this Section shall govern.

Accessory, when used to describe a use, building or structure, shall mean a use, building, or structure that is customarily incidental and subordinate to the main use and located on the same lot with such main use.

Adult Entertainment Business shall mean any premises or part thereof including a retail store, entertainment parlour, or other business in which the principle trade provided, in pursuance of a trade, calling, business, occupation, goods, or services appeals to or is designed to appeal to erotic or sexual appetites or inclinations.

Agricultural Use shall mean the use of land, buildings, or structures for:

- a) The growing of crops, including all related activities such as soil preparation, manure or fertilizer spreading, planting, spraying, irrigating, harvesting, and also including the storage and sale of crops;
- b) The raising, boarding, keeping and sale of all forms of livestock, except dogs, including all related activities such as breeding, training, feeding, and grazing, and including the raising of fish;
- c) The production of animal products such as milk, eggs, wool, fur, or honey, including related activities such as the collection, storage, and sale of the products;
- d) A greenhouse or nursery garden, including storage and sale of the products; and
- e) The use and storage of all forms of equipment or machinery needed to accomplish the foregoing activities.

Agricultural use shall not be construed to include commercial or industrial activities related to agriculture such as abattoirs, tanneries, grain drying, and sale outlets, manufacturing, or processing activities involving farm crops or animal products.

Alter, in reference to

- a) A building or part thereof, shall mean to change any one or more of the external dimensions of such building or to change the type of construction of the exterior walls or roof thereof;
- b) A lot, shall mean 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 in respect to a street or lane, whether such alteration is made by conveyance, alienation of any parts of such lot, or otherwise; and

Altered and alteration shall have corresponding meanings.

Assisted Living Facility shall mean a facility where meals, lodging, and continuing nursing care are provided for compensation.

Attached shall mean a building or structure 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 structures.

Attic shall mean that portion of a building immediately below the roof and wholly or partly within the roof framing.

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.

Automobile Service Station shall mean an establishment primarily engaged in the retail sale of fuels or lubricants for motor vehicles or snowmobiles. Accessory uses may include the sale of motor vehicle or snowmobile accessories and minor maintenance or repair operations for such vehicles, other than bodywork or painting. This definition shall not include a car wash as defined herein.

Automotive Store shall mean an establishment primarily engaged in the retail sale of vehicle parts, accessories, and tools. Accessory uses may include service bays for performing maintenance and repair operations on motor vehicles. This definition shall not include any establishment otherwise defined herein or specifically named elsewhere in this By-law.

Bar shall mean a licensed drinking establishment, the principal business of which is to serve any sort of beverage alcohol to the public for consumption on the premises, and includes a pub.

Basement shall mean that level of a building having more than half of its floor to ceiling height below average finished grade. .

Bed and Breakfast shall mean a dwelling with the operator living onsite used incidentally to provide accommodation and meals to transient travellers for less than 30 consecutive days, but does not include a boarding house, a rooming house, hotel, or motel.

Body Shop means a building or premises used primarily for the painting or repairing of vehicle bodies. This definition shall not include a salvage yard as defined herein.

Building shall mean a structure having a roof supported by columns or walls or directly on the foundation and used for the shelter and accommodation of persons, animals, or goods:

- , Accessory shall mean a building customarily incidental and subordinate to the main use or building and located on the same lot with such main use or building.

- , Attached see "Attached".

- , Main shall mean the building serving the principal or primary uses for which the lot was purchased, leased or rented.

Temporary shall mean a building or structure intended for removal or demolition within a prescribed time, as set out in a building permit.

Building By-law shall mean any By-law of the Corporation passed pursuant to the Planning Act or Building Code Act, and amendments thereto.

Building Contractor's Shop shall mean a place of business for persons employed in building trades such as painting, plumbing, electrical work, masonry, metal working, and carpentry or truck, bulldozer, loader, and backhoe operating and such place of business may be used for the storage of equipment, materials, and vehicles which are used on construction sites and may include such related uses as office space, or maintenance facilities, but shall not include a retail business, sales counter, nor a wholesale business.

Building Inspector shall mean the appointed officer or employee of the Corporation charged with the duty of enforcing the provisions of the *Building Code Act*, together with any regulations made thereunder and the provisions of the Building By-law.

Building Line shall mean a line within a lot drawn parallel to a lot line establishing the minimum distance between that lot line and any portion of a building or structure which may be erected.

Building Permit means a permit required by the Building By-law.

Building Supply Outlet shall mean an establishment engaged in the selling or installing of building supplies including lumber, millwork, siding, roofing, plumbing, electrical, heating, air conditioning, home improvements, and similar items. This definition shall not include any establishment otherwise defined herein or specifically named elsewhere in this By-law.

Car Wash means a building or structure containing facilities for washing motor vehicles by production line methods which may include a conveyor system or similar mechanical devices. This definition may also include a self-service car wash.

Carport shall mean a covered parking area which is attached to a structure and open on at least two sides.

Chief Building Official shall mean the appointed officer or employee of the Corporation charged with the duty of enforcing the *Building Code Act* together with any Regulations made thereunder, and the provisions of the Building By-law.

Child Care Centre shall mean a premises operated by a person licensed under the Child Care and Early Years Act to provide temporary care for or supervision of children.

Church shall mean a building dedicated to religious worship. Accessory uses may include a church hall, church auditorium, Sunday school, a parish hall, and an ecclesiastic residence on the same lot.

Clinic shall mean one or more buildings or part of a building used solely for the purposes of consultation, diagnosis and treatment of patients by Ontario Licensed physicians, dentists, optometrists, denturists, chiropodists, chiropractitioners, or drugless practitioners, together

with their assistants, and without limiting the generality of the foregoing, the building(s) or part thereof 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, operating rooms for major surgery, or a professional office located in a residence.

Club, Commercial shall mean a building or premises used as an athletic, recreational, or social club operated for gain or profit.

Club, Private shall mean a building or premises used as an athletic, recreational, or social club not operated for gain or profit. This definition may include a social service club, a fraternity or sorority, a hostel, a labour union hall, or similar use.

Communications Facility shall mean an installation which transmits, receives and/or relays communications such as a microwave relay tower, telephone or telegraph line, cellular telephone tower, radio or television broadcast tower, or similar facility.

Conservation Use shall mean the preservation and protection of the components of the natural environment through management and maintenance for both the individual and society's uses, both in the present and in the future.

Corporation shall mean the Corporation of the Town of Smooth Rock Falls.

Council shall mean the Council of the Corporation of the Town of Smooth Rock Falls.

Custom Workshop shall mean land and/or a building or part of a building used by a contractor, builder, or tradesman to perform manufacturing, repair, or assembly work or for the storage of equipment and materials used for off-site work and includes those operated by a carpenter, well driller, tile drainage installer, a locksmith, blacksmith, tinsmith, gunsmith, welder, machinist, or persons involved in similar occupations.

Department Store shall mean a Retail Store, primarily engaged in general merchandising at retail of wide range of commodities. At least the three main lines, namely apparel, hardware, and home furnishings should be carried, and other commodities formally carried by such establishments, including dry goods, food products, home appliances, etc. may also be carried.

Development shall mean the creation of a new lot, a change in land use, or the construction of buildings and structures, requiring approval under the *Planning Act*.

Dry Cleaning or Laundry Outlet shall mean a building used for the purpose of receiving articles or goods of fabric to be subjected elsewhere to the process of cleaning or dyeing. Such establishment may also be used for pressing and/or distributing any articles or goods which have been received therein.

Dry Cleaning or Laundry Plant shall mean a building where dry cleaning, dry dyeing, cleaning, or pressing of articles or goods of fabric is conducted and (1) in which solvents, which emit no odours or fumes are, or can be, used, and (2) in which no noise or vibration causes a nuisance or

inconvenience without the premises. This definition may include a dry cleaning or laundry outlet.

Dwelling shall mean a building used or intended to be used for human habitation and in which all usual domestic functions may be carried on. This definition shall not include any vehicle as defined herein.

-, Accessory shall mean a single dwelling which is accessory to a permitted non-residential use, located on the same lot therewith.

-, Accessory Apartment shall mean a self-contained dwelling unit created through the conversion of part of or the addition on to an existing dwelling (single, semi-detached, or duplex dwellings only).

-, Apartment shall mean a building consisting of three or more independent dwelling units other than a rowhouse dwelling.

-, Boarding House shall mean a dwelling or portion thereof containing not more than 4 guest rooms, used for the accommodation of the public in which the owner or head lessee supplies for compensation, lodging with or without meals but does not include any other establishment otherwise defined herein.

-, Converted shall mean a former single dwelling erected prior to the date of the passing of this By-law, the interior of which has been converted into 2 dwelling units.

-, Duplex shall mean a building that is divided horizontally into two dwelling units.

Garden Suite / Granny Flat Dwelling Unit shall mean a temporary, one-unit, self-contained, and portable detached residential structure that is ancillary to and on the same lot as a single or semi-detached dwelling, and excludes a trailer as defined herein.

-, Rowhouse shall mean a building that is divided vertically into three or more dwelling units.

-, Seasonal shall mean a building containing only one dwelling unit used for recreation and not occupied as a permanent dwelling.

-, Semi-Detached shall mean a building that is divided vertically into two dwelling units.

-, Seniors' shall mean building comprised of multiple dwelling units geared towards senior citizens and may include an assisted living facility, residential care facility, or retirement home.

-, Single shall mean a detached building containing only one dwelling unit. This definition shall include a modular home as defined herein.

-, Triplex shall mean a building that is divided horizontally into three dwelling units.

– Unit shall mean one or more rooms designed as a housekeeping unit, used or intended to be used as a domicile by one or more persons and in which separate cooking, eating, living, sleeping, and sanitary facilities are provided for the exclusive use of the occupants, with a private entrance from outside the building or from a common hallway or stairway inside the building.

– Unit, Accessory shall mean a dwelling unit which is part of and accessory to a permitted non-residential building other than an automobile service station or commercial garage.

- Unit, Bachelor shall mean a dwelling unit consisting of one bathroom and not more than 2 habitable rooms designed to provide living, dining, sleeping and kitchen accommodation in appropriate individual or combination room or rooms.

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

- (i) Any preliminary operation such as excavation, filling or draining;
- (ii) Altering any existing building or structure by an addition, enlargement, extension or other structural change; and
- (iii) Any work which requires a building permit.

Erected and Erection shall have corresponding meanings.

Established Building Line shall mean the average setback from the centreline of a street of at least 2 existing buildings having frontage on one side of a continuous 76.2 m (250 ft) portion of said street.

Existing shall mean existing as of the date of final passing of this By-law by Council.

Extractive Industrial Use shall mean the use of land for the extraction of mineral aggregate including sand, gravel, shale, clay, and bedrock suitable for the production of crushed stone, building stone, cement products, and other similar materials.

Fairgrounds shall mean land that is devoted to entertainment on a seasonal or temporary basis, including, but not limited to, grandstands, racetracks, and any other accessory buildings or use normally associated with such an event.

Farm shall mean land used for the tillage of soil, the growing of vegetables, fruits, grains, or other staple crops. This definition may also apply to land used for livestock raising, dairying, or woodlots.

–, Specialized shall mean lands on which the predominant economic activity consists of raising chickens, turkeys, or other fowl; the raising of fur bearing animals, swine or goats, cattle on feed lots; the raising or boarding of cats or dogs; or the growing of mushrooms.

Financial Office shall mean the premises of a bank, credit union, trust company, finance company, mortgage company, or investment company.

Finished Grade, Average shall mean the average level of proposed or finished ground adjoining a building at all exterior walls, but exclusive of any embankment in lieu of steps.

Flood Plain shall mean the area below the high water mark of a waterbody.

Flood Proofed shall mean the measures taken to ensure that a building or structure is safe from the effects of flooding.

Floor Area shall mean:

- a) for a dwelling or dwelling unit, the total area of the storeys contained within the outside walls of the dwelling or dwelling unit exclusive of garage, carport, sunroom, veranda, porch, unfinished attic, or unfinished basement;
- b) for a building other than a dwelling, the total area of all the floors contained within the outside walls of the building.

-, Leasable shall mean that portion of the gross floor area of a building which is used by a non-residential use, but excluding any part of such building used as a dwelling unit, for parking or storage of motor vehicles, and for equipment to heat such building; and the thickness of exterior walls.

In all cases, only that floor area having a clear height to the ceiling of at least 2.2 m (7.2 ft) shall be calculated for floor area purposes.

Forestry Use shall mean the management, development, and cultivation of timber resources.

Fuel Storage Tank means a tank for the bulk storage of petroleum or petroleum products, inflammable liquids, gasses, or similar substances. This definition shall not include a tank for storage which is accessory to some other use on the premises where such tank is located

Garage shall mean a structure for the storage of vehicles and other items.

-, Commercial shall mean an establishment or premises where motor vehicles are stored, repaired, serviced or kept for sale or rent and where facilities for the sale of fuels and lubricants may be provided. This definition may include a car wash but shall not include any other use defined herein or specifically named elsewhere in this By-law.

-, Maintenance shall mean an establishment or premises where vehicles owned or leased by the occupant of such premises are repaired or maintained.

-, Portable shall mean a prefabricated structure usually constructed with a metal, wood, or plastic frame and covered with a tarpaulin or other similar type of fabric or plastic cover, used primarily for the storage of a vehicle and other items.



Private shall mean an accessory building or part of a residential building which is fully enclosed and used for the storage of motor vehicles and household equipment incidental to the residential occupancy.

Gasoline Retail Facility shall mean a premise 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 automobile service station

Golf Course shall mean a public or private area operated for the purpose of playing golf and includes a par 3 golf course, driving range, miniature golf course, or similar use.

Group Home, Type A (residential) shall mean a single housekeeping unit in a residential dwelling in which three to ten persons (excluding supervisory staff or the receiving family) live as a family under responsible supervision consistent with the particular requirements of its residents. The home is licensed and/or approved under provincial statutes and in compliance with municipal By-laws, but excludes a Correctional Group Home.

Group Home, Type B (correctional) shall mean a closed custody facility operated in accordance with Provincial or Federal statutes.

Guest Room means a room or suite of rooms which are used or maintained for gain or hire by providing temporary accommodation.

Habitable Room shall mean a room commonly used for cooking, living, dining, or sleeping purposes, and shall include a bathroom, den, library or an enclosed sunroom but shall not include any garage, carport, verandah, unfinished attic, or unfinished basement.

Height, when used with reference to a building, means the vertical distance between the finished grade and the highest point of the building proper, exclusive of any accessory roof structures.

Home Based Business shall mean an occupation, trade, business, profession, or craft carried on as an accessory use to the use of a dwelling and shall include the following:

- a) Instruction in or businesses involving music, academic subjects, religion, dancing, arts and crafts such as pottery, weaving, painting or sculpting, sewing, hairdressing, aesthetics, or similar uses;
- b) Businesses involving work conducted primarily in other locations, such as those operated by electricians, plumbers, carpenters, or operators of commercial vehicles, including school buses, provided that the storage of commercial vehicles, equipment, or materials does not take place at the residence;
- c) Businesses involving the repair of small appliances, radios, televisions, and similar items, skate or knife sharpening or similar uses;
- d) An office used by a physician, dentist, or other medical practitioner, an insurance agent, accountant, engineer, sales person, or a person engaged in a similar occupation; and

- e) A home or in-home child care centre;
- f) A bed and breakfast as defined herein.

Hotel shall mean a building, or part of a building, or two or more disconnected or detached buildings, designed to be used for the purpose of catering to the needs of the transient public by furnishing sleeping accommodation with or without kitchens, with or without supplying food, and may include meeting rooms, banquet halls, public dining rooms, and any premises licensed under the *Liquor Licence Act* (R.S.O. 1970, c.250 and amendments thereto) but shall not include boarding or rooming houses, or lodging camps, taverns, and apartment dwellings, but shall include motels and motor inns.

Kennel shall mean a building or structure where animals are kept.

- Boarding shall mean a place where animals are kept, for a fee, and operated as a commercial business or by the Humane Society as a service to the community, but does not include a Veterinary Clinic. The boarding kennel facility shall be constructed so that animals may be retained indoors between the hours of 8:00 p.m. through 8:00 a.m.

- Breeding shall mean any building, structure, dog run, or other facility, or part thereof where animals are kept for the purposes of reproduction, and the use of or sale of the offspring.

Landscaped Open Space shall mean open space comprised of lawn, natural or ornamental shrubs, flowers and trees and may include space occupied by paths, walks, courts, patios, and pools, but shall not include parking areas, loading spaces, traffic aisles, driveways, or ramps for vehicles, or any open space beneath or within a building or structure.

Land shall mean any ground, soil, or earth whatsoever regarded as the subject of ownership and everything annexed to it whether by nature (such as trees, water) or by man (such as buildings, fences).

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, each having a capacity not exceeding 22.7 kg (50 lbs), and drying, ironing, finishing and incidental equipment, provided that only water, soaps or 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.

Lay Down Area: see "Open Storage".

Loading Space shall mean a space or bay located on a lot which is used or intended to be used for the temporary parking of any commercial vehicle while loading or unloading goods, merchandise, or materials used in connection with the use of the lot or any building thereon.

Lodging Camp shall mean a temporary building, part of a building, or two or more detached buildings, designed to be used for the purpose of catering to the needs of the contractors working on a temporary basis on local/regional projects by furnishing temporary sleeping accommodation with or without kitchens, with or without supplying food, and may include meeting rooms, and dining rooms.

Lot shall mean a parcel or tract of land which is capable of being legally conveyed in accordance with the provisions of the *Planning Act*.

- Corner shall mean a lot situated at the intersection of two streets having an angle of intersection of not more than one hundred and thirty-five degrees (135°).

- Interior shall mean a lot situated between adjacent lots and having access to one street.

- Serviced shall mean a lot which is serviced by a public water and sewer system.

- Through shall mean a lot (bounded on two opposite sides by streets) having street frontage on two parallel or approximately parallel streets.

- Unserviced shall mean a lot which is not serviced by neither a public water nor a public sewer system.

- Water shall mean a lot which abuts a shoreline but has no street line. Notwithstanding any other provisions of this By-law, a water lot does not require frontage on an improved street.

Lot Area shall mean the total horizontal area within the lot lines of a lot, excluding the horizontal area of any flood plain or marsh located on such lot.

Lot Coverage shall mean the percentage of lot area covered by the ground floor area of all buildings located thereon, and shall not include balconies, canopies and overhanging eaves, provided none of the foregoing are less than 2.4 m (8 ft) above finished grade.

Lot Depth shall mean the horizontal distance between the front and rear lot line. If the front and rear lot lines are not parallel, depth shall be measured as 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, depth shall be measured as 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 width of a lot measured between the intersection of the side lot lines with a line back from and parallel to the front lot line, at a distance equal to the minimum required front yard depth.

Lot Line shall mean any boundary of a lot or the vertical projection thereof.

- Front shall mean, in the case of an interior lot, the lot line that divides a lot from the street. In the case of a lot fronting onto two or more streets, the shorter lot line that abuts a street shall be deemed to be the front lot line, in the case of a corner lot or

through lot having lot lines of equal length abutting both streets, either line may be deemed to be the front lot line, and in the case of a waterfront lot, the shoreline shall be deemed to be the front lot line.

-, Rear shall mean, in the case of a lot having four (4) or more lot lines, the lot line furthest from and opposite the front lot line. If the lot has less than four (4) lot lines, there shall be deemed to be no rear lot line.

-, Side shall mean any lot lines other than the front lot line and the rear lot line. In the case of a corner lot, an exterior side lot line shall be the lot line that abuts the street which is not the front lot line, and an interior side lot line shall be the lot line that abuts another lot.

Marina shall mean a building or structure which is used to take a boat into or out of a waterbody or used to moor, to berth or to store a boat. This definition may include a boat launching ramp, boat lift, dock or boathouse, but shall not include any building used for human habitation or any boat service, repair or sales facility.

Manufacturing Industry shall mean an establishment primarily engaged in the fabricating, processing, finishing, refinishing, assembly, or similar production of various articles and commodities, and includes custom workshops, factories, mills, industrial shops, and similar production facilities.

Medical/Dental Office shall mean a building or part of a building wherein health services are provided to the public in the form of a medical, paramedical, dental, surgical, physiotherapeutic, or other human health services include associated technician and laboratory facilities, and may also include an incidental pharmaceutical outlet for the sale of prescription and therapeutic drugs and medication and other drug store products normally sold in a pharmaceutical outlet, and optical equipment.

Medical Practitioner shall mean a health professional, identified under the *Health Professions Act*, but shall not include a veterinarian.

Mobile Food Unit: see "Restaurant Cart".

Mobile Home shall mean a dwelling that is designed to be made mobile, and constructed or manufactured as per the Ontario Building Code to provide a permanent residence for one or more persons, but does not include a recreational vehicle, a travel trailer, tent trailer, or trailer otherwise designed.

Mobile Home Park shall mean a lot under single management which has been planned, divided into mobile home sites for the placement of 2 or more mobile homes as a permanent residential use.

Mobile Home Site shall mean the space for the placement of one mobile home and for the exclusive use of its occupants.

Motel: see "Hotel".

Motor Home: see “Recreational Vehicle”.

Motor Inn: see “Hotel”.

Multi-Use Facility shall mean a facility that offers a variety of programs of a recreational, cultural, day care, social, community service, informational, instructional, or municipal nature, and may include, as a portion of it, a medical facility.

Municipality shall mean the Corporation of the Town of Smooth Rock Falls.

Non-Complying shall mean a lot, building, or structure which, on the date of the final passing of this By-law, did not comply with one or more of the zone provisions of the zone in which such lot, building or structure is located.

Non-Conforming shall mean a use, building, or structure which, on the date of the final passing of this By-law, was not a permitted use in the zone where such use, building, or structure is located.

Noxious Use shall mean any use which is offensive or dangerous by reason of the emission of odour, smoke, dust, noise, gas, fumes, vibration, or refuse matter.

Nursery shall mean a building, structure, or lot used for the growing of sod, flowers, bushes, trees, or other gardening, landscaping, or orchard stock for wholesale or retail sale.

Occupancy Permit shall mean a permit issued by the Town Clerk, Treasurer, Chief Administrative Officer, or his appointee which indicates that the proposed use of land or any building or structure on any such land is in conformity with this By-law.

Office shall mean a building or part of a building used or intended to be used in the performance and transaction of business including administrative and clerical activities as well as professional offices but not including the use of manual labour.

Open Space shall mean any portion of a lot which is unoccupied by buildings or structures above ground level and is open to the sky, and shall include Landscaped Open Space.

Open Storage shall mean the storage of goods, merchandise, or equipment outside of a building or structure on a lot or portion thereof, including such uses as automobile and trailer sales lots, building materials supply yards but does not include the outdoor display of a limited number of samples of the goods, merchandise or equipment for the purpose of sales and advertisement, or the storage of vehicles or equipment for sale or repair. This definition shall not include the open storage of goods or equipment incidental to the residential occupancy of a lot.

Outdoor Furnace shall mean an appliance located outside of any building or structure, which it is intended to heat by combustion.

Park shall mean an area of land consisting largely of open space which may include a recreational area, playground, playfield, tennis courts, lawn bowling greens, outdoor skating rinks, athletic fields, picnic areas, swimming pools, snow skiing, or similar use.

-, Public shall mean a park owned and maintained by the Municipality or other public authority.

-, Private shall mean a park other than a public park.

Parking Area shall mean an area or structure other than a street used or intended to be used for the temporary storage of motor vehicles and includes a private garage or carport, aisles, driveways, and parking spaces.

Parking Lot shall mean any parking area or structure other than a parking area accessory to a permitted use on the same lot, used for the temporary storage of parking of motor vehicles for hire and gain but does not include the sale of new or used vehicles or the storing of impounded or wrecked vehicles.

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

Personal Service Establishment shall mean a business which is associated with the grooming or health of persons or the maintenance or repair of personal wardrobe articles and accessories, and may include a barber shop, beauty parlour, dressmaking shop, tailor shop, shoe repair shop, photographic studio, self-service laundry or dry cleaning distribution station, or similar use.

Pit shall mean any open excavation made for the removal of any soil, earth, clay, marl, sand, gravel or unconsolidated rock or mineral in order to supply material for construction, manufacturing or industrial purposes, but shall not include an excavation incidental to the erection of a building or structure for which a building permit has been granted by the Corporation, or an excavation incidental to the construction of any public works. This definition shall not include a wayside pit as defined herein.

Place of Entertainment shall mean a motion picture or other theatre, arena, auditorium, public hall, billiard or pool room, bowling alley, ice or roller skating rink, dance hall, music hall, bingo halls, amusement arcades, but does not include any place of entertainment or amusement otherwise defined or classified herein.

Plant Materials shall include all indigenous species of grass, flowers, trees, shrubs, and other natural vegetation.

Planting Strip shall mean an area which shall be used for no purpose other than planting and maintaining a row of trees or a continuous unpierced hedgerow of evergreens or shrubs, not less than 1.524 m (5 ft) 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 and maintaining shrubs, flowers, grass, or similar vegetation.

Private Swimming Pool shall mean any body of water, permanently located outdoors on privately owned property, contained by artificial means, and used and maintained for the purpose of swimming, wading, diving, or bathing.

Professional Office shall mean any office where professionally qualified persons, technical assistants, and clerical staff are engaged and where clients or patients go for advice, consultation, or treatment, but shall not include a Clinic.

Public Use shall mean a building, structure, or lot used for public services by the Corporation or any Boards or Commissions thereof and any Ministry or Commission of the Governments of Ontario and Canada, any telephone, public utility, or railway company or similarly recognized agencies.

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

Recreational and Athletic Facility means a public place designed and equipped with facilities such as a swimming pool, tennis courts, sports arena, gymnasias, and exercise rooms and used for recreational, fitness, or athletic pastimes and / or used to provide instruction in such pastimes, and may include sports fields and baseball diamonds.

Recycling Depot shall mean a special waste management facility which serves as a temporary storage site for clean materials such as glass, paper, cardboard, plastic, metal, and other similar products which will be transferred to another location for reuse. This definition does not include any other type of waste management system.

Renewable Energy Generation Facility means a facility that generates electricity from a renewable energy source, inclusive of a dam, powerhouse, solar power installations, transmission lines, and all associated lands, improvements and infrastructure required for its operation, for the generation and transmission of electricity therefrom.

Residential Care Facility means an establishment providing supervised or supportive in-house care for those who need assistance with daily living, that may also provide on-going medical or nursing care or counselling and social support services and which may include services such as medical, counselling, and personal services.

Restaurant shall mean a building or structure or part thereof where food is prepared and offered for sale to the public for consumption within the premises. However, limited facilities may be permitted to provide for a take-out food function provided such facility is clearly secondary to the primary restaurant use. A restaurant may also include the licensed sale and consumption of alcoholic beverages.

- = Cart shall mean a mobile structure or a converted vehicle where food products and beverages are prepared and sold to the public for consumption onsite or offsite.

Restaurant, Drive-In shall mean a building or part of a building wherein food is prepared and offered for sale to the public for consumption within or outside the building but may also include off-premises consumption. Such use, normally known as a fast food restaurant, is characterized by customer pick up of food at a counter or drive through car pick up and does not

provide the service of delivering to or waiting on tables or licensed sale and consumption of alcoholic beverages.

Restaurant, Take-Out shall mean a building or part of a building wherein food is prepared and offered for sale to the public primarily for off-premises consumption. However, limited facilities may be permitted for consumption within the building provided such facility is clearly secondary and incidental to the take-out function and delivery function and provided the service of delivery of food to or waiting on tables or licensed sale and consumption of alcoholic beverages is not carried out.

Retail Convenience Store shall mean a building or part of a building used primarily for the sale of grocery and confectionary items and incidentally for the sale of other merchandise as is required to fulfil the day to day needs of a surrounding residential area.

Retail Store shall mean a building or part of a building wherein merchandise is offered or kept for retail sale upon the premises but does not include any establishment otherwise defined or classified within this By-law with the exception of Department Store. Storage of limited quantities of such merchandise, sufficient only to service such store and the servicing of such merchandise may be permitted in a retail store as ancillary uses, provided such uses are clearly necessary and secondary to the main retailing function of the store.

Retirement Home means a residential use building containing rooming units or a combination of rooming and dwelling units, providing residence mostly to senior citizens who do not require assistance with daily living, and which may provide ancillary health, personal service, and recreational services to serve the residents of the home.

Salvage Yard shall mean an establishment or premises where goods, wares, merchandise, articles or things are stored wholly or partly in the open for sale or processing for further use. This definition shall include a junk yard, a scrap metal yard or an automobile wrecking yard but shall not include an automobile service station, a commercial garage or a vehicle agency.

School shall mean a school under the jurisdiction of a Board as defined in the Education Act.

Self-storage Facility shall mean lands and buildings used, rented, or leased to persons for the storage of household and personal items, including recreation vehicles and automobiles, within separate units forming part of a wholly enclosed building.

Service Outlet shall mean a building or part of a building whether in conjunction with a retail store or not, used for the repair or servicing of goods, commodities, articles, or materials, but not the manufacturing thereof.

Setback means the least horizontal dimension between the centreline of a street allowance, measured at right angles to such centreline, and the nearest part any building, structure or excavation on the lot, or the nearest open storage use on the lot.

Sewage Treatment Facility shall mean a site which is licensed or approved by the Ministry of the Environment and/or its agents for the use as a disposal site for sewage and includes a sewage treatment plant, sewage lagoon, or sludge disposal area.



Sewer System, Sanitary shall mean a system of underground conduits, owned and operated either by the Corporation or by the MOECC, which carries sewage to a sewage treatment facility.

Shipping Container shall mean any container that is used for the transport of goods by means of rail, truck, or cargo ship. Generally these containers are rectangular in shape and made of metal.

Shoreline shall mean any lot line or portion thereof which abuts a waterbody, or which abuts a street allowance abutting a waterbody.

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 9.144 m (30 ft) 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 and which does not contravene any By-law of the Corporation or any Regulation of the Government of Ontario or Canada.

#### Solar Power Installations

-, Accessory shall mean systems designed to capture the sun's energy and convert it to electricity. Such systems may be tied to the electrical grid, however they are clearly secondary and subordinate in nature to the main use on the property.

-, Commercial shall mean systems designed to capture the sun's energy for the sole purpose of selling power back to the electrical grid. This definition does not include those installations which have received a Renewable Energy Approval.

Storey shall mean a level of a building included between the surface of a floor and the ceiling or roof immediately above it, and includes a mezzanine but does not include a basement.

-, First shall mean the lowest storey of a building, wherein the floor is generally at grade elevation and having its ceiling at least 1.8 m (6 ft) above average finished grade.

Storm Sewers shall mean a system of underground conduits which carries storm surface waters and drainage, but excludes sewage and polluted industrial wastes.

Street shall mean a public thoroughfare under the jurisdiction of either the Corporation or the Province of Ontario. This definition shall not include a lane or private right-of-way.

-, Improved shall mean a Municipal Road which has been assumed by the Corporation and is maintained on a regular year-round basis, or a Provincial Highway.

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 erected, built, or constructed of parts joined together, .

Temporary shall mean anything that is not intended to be permanent, and is intended for removal or demolition within a prescribed time.

Trailer shall mean any vehicle designed to be towed by a motor vehicle.

Use shall mean the purpose for which any land, building, or structure, or any combination thereof is designed, arranged, occupied, or maintained.

Utility shall mean "a Public Utility" as defined by the Public Utilities Corporation Act and amendments thereto.

Variance, Minor shall mean a variance from any provision of this By-law in respect to the land, building, or structure, or the use thereof, which is desirable for the appropriate development of the land, building, or structure and which maintains the general intent and purpose of the By-law and of the public policies implemented by the By-law.

Vehicle shall mean an automobile, boat, commercial motor vehicle, farm implement, motorcycle, recreational vehicle, snowmobile, or trailer.

- Recreational shall mean any vehicle that is suitable for being attached to a motor vehicle for the purpose of being drawn or is self-propelled, and is capable of being used on a short term recreational basis for living, sleeping, or eating and includes the following: motor homes, travel trailers, tent trailers, or campers.

Vehicle Sales or Rental Establishment shall mean an establishment having as its main use the storage of vehicles for sale, rent, or lease. Accessory uses may include facilities for the repair or maintenance of such vehicles.

Veterinary Establishment shall mean a building or part of a building used by a veterinary surgeon for treating domestic animals, birds, or other livestock but shall not include a commercial kennel or research facility.

Warehouse shall mean a building or portion of a building used or intended to be used for the bulk storage of goods, commodities, wares, merchandise, or materials.

#### Waste Disposal

- Site shall mean a place, approved by the MOECC, where ashes, garbage, refuse, domestic waste, industrial waste, or municipal refuse is disposed of or dumped. This definition shall not include a sewage treatment plant, lagoon, or sludge disposal area.

- Buffer shall mean an area of land around a waste disposal site on which no waste of any kind shall be deposited which will be used to facilitate noise, dust and odour control, minimize the spread of litter, mitigate visual impacts and allow for the attenuation of landfill leachate.

Water Setback means the straight line horizontal distance from the high water mark of a watercourse, bay or lake to the nearest part of any excavation, building, structure, or open storage use on the lot.

Water Supply Plant shall mean a building or structure, approved by the Ministry of the Environment, where water is treated for human consumption.

Water System, Public shall mean a distribution system of underground piping and related storage, including pumping and purification appurtenances, operated by the Corporation and/or the Ministry of the Environment and/or any public utilities commission for public use.

Wayside Pit or Quarry shall mean a temporary source of consolidated or unconsolidated aggregate opened by or for a public road authority for the purpose of public road construction.

Wetlands shall mean lands that are seasonally or permanently covered by shallow water as well as lands where the water table is close to or at the surface. In either case, the presence of abundant water has caused the formation of hydric soils (soils in which there is an abundance of moisture) and has favoured the dominance of either hydrophytic or water tolerant plants. The four major categories of wetlands are swamps, marshes, bogs, and fens.

- Area shall mean a continuous Wetland which may be composed of one or more Wetland category.

- Adjacent Lands to shall mean those lands within 120 m (393.7 ft) of an individual Wetland Area.

Wholesale Establishment shall mean a building or part of a building used or intended to be used for the bulk storage and sale of quantities of goods, commodities, wares, merchandise, and materials for resale or business use.

#### Wind Turbine/Generating System

- Accessory shall mean a structure or structures which harness wind energy for the primary purpose of on-site consumption. Such structures can be tied into the electrical grid; however their primary purpose is to provide power to the buildings and uses located on-site.

- Commercial shall mean a structure or structures which harness wind energy for the sole purpose of selling it back to the electrical grid for off-site consumption. This definition does not include those installations which have received a Renewable Energy Approval.

Yard shall mean an open uncovered space appurtenant to a building or structure.

- Front shall mean the space extending across the full width of a lot between the front lot line and nearest part of any main building or structure on the lot.

- Minimum shall mean the space measured from the lot line, the minimum depth of which is regulated by the provisions of this By-law.

-, Privacy means a yard adjoining an exterior wall of a dwelling unit if such wall contains a habitable room window, clear and unobstructed by any public or joint pedestrian access or surface parking area other than a private driveway for a dwelling unit.

-, Rear shall mean the space extending across the full width of a lot between the rear lot line and the nearest part of any main building or structure on the lot.

-, Required 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 interior 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 interior side yard shall extend from the required front yard to the opposite required side yard. A required exterior side yard shall extend from the required front yard to the rear lot line or, in the case of a lot which has no rear lot line, the required exterior side yard shall extend from the required front yard to the opposite required side yard.

-, Side shall mean the space extending from the front yard to the rear yard between the side lot line and the nearest part of any main building or structure on the lot.

Exterior Side Yard shall mean a side yard immediately adjacent to a street.

Interior Side Yard shall mean a side yard other than an exterior side yard.

Zone shall mean:

- a) a land use category as defined and regulated in this By-law; or
- b) a designated area of land use shown on the Schedule of this By-law.

Zoning Administrator shall mean the officer or employee of the Corporation charged with the duty of enforcing the provisions of this By-law.

Zoning Compliance Form shall mean a form issued by the Corporation, typically during a building permit review, to confirm the applicable zoning and the relevant zone provisions.

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## SECTION 3 GENERAL PROVISIONS

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### 3.1 Accessory Uses

Accessory uses, buildings, or structures shall be permitted in any zone in accordance with the following provisions and any additional provisions included elsewhere in this By-law:

- a) Where this By-law permits an accessory use, such use shall only be permitted provided the main use is already in existence on the lot;
- b) In a Residential Zone or in any lot used for residential purposes, the following provisions shall pertain to accessory buildings:

Lot coverage, all accessory structures (maximum)	20%	
Building Height (maximum)	5.5 m	18 ft
Interior side yard setback (minimum)	1.5 m	5 ft
Rear Yard setback (minimum)	0.6 m	2 ft
Building Separation (minimum)	1.2 m	4 ft

Except as otherwise provided herein, in a Residential Zone, any 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.

Notwithstanding, 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 in a similar style and is in keeping with character of the main building and neighbourhood.

#### 3.1.1 *Accessory Apartments*

Where accessory apartments, secondary units, basement apartments, or in-law suites are permitted, they are subject to the following provisions:

- (i) No more than an amount equal to 40 % of the gross floor area of the principal dwelling may be developed for a secondary dwelling unit, except where a basement unit is created, in which case, there is no maximum size;
- (ii) The accessory apartment will comply with the Ontario Building and Fire Codes;
- (iii) A maximum of one accessory apartment is permitted in a detached dwelling, one in each half of a semi-detached building, and only one for the whole of a duplex dwelling;
- (iv) The accessory apartment is designed and located in such a manner to not have an impact on the streetscape or character of the surrounding neighbourhood;
- (v) Parking shall be provided in accordance with Section 3.21. Tandem parking in the existing driveway is permitted;

- (vi) An accessory apartment is permitted in a detached dwelling which is serviced by private, individual systems, provided it can be demonstrated that the existing well and private sewage disposal system can accommodate the change in use; and
- (vii) As a condition of approval, Council may require that the accessory apartment be registered in accordance with the provisions of the *Municipal Act*.

### 3.1.2 Outdoor Furnaces

An outdoor furnace shall only be permitted in the RU Zone, subject to the following provisions:

- (i) The furnace is located at least 15.2 m (50 ft) from any lot line and from the principle dwelling;
- (ii) The furnace is only to be installed on lots having an area of 0.8 ha (2ac) or greater; and
- (iii) The stack height of the chimney shall be a minimum of 3.0 m (10 ft) above the adjacent ground.

### 3.1.3 Portable Garages

Portable garages are permitted in all residential zones, subject to the following provisions:

- (iv) Such structure may be permitted on a year-round basis, provided it is located a minimum of 3.0 m (10 ft) behind the front building setback;
- (v) Such structure may be permitted in the front yard on a temporary basis from October 1 to May 15; and
- (vi) Such structure is maintained in good condition and torn material shall be replaced.

### 3.1.4 Shipping Containers

Shipping containers are permitted in the rear yards of the HC, RC, M1, M2, and M3 zones, subject to the following conditions:

- (i) The shipping container is only used for storage purposes and not used to accommodate work areas, shops, office uses, or retail sales;
- (ii) There is a 9.1 m (30 ft) setback from any lot line abutting a residential zone;
- (iii) The shipping container is maintained to the Town's satisfaction (i.e. painted and

not rusted) and is not visible from the road and/or neighbouring residential uses or lots; and

- (iv) The shipping container is in accordance with the Ontario Building Code.

### 3.1.5 *Swimming Pools*

Swimming pools shall be regulated in accordance with the Town's Swimming Pool By-law.

## 3.2 Access Regulations

- a) Access to an Improved Street

No person shall erect any building or structure or use any lot in any zone unless street access for vehicular traffic, in the form of an unobstructed driveway or passageway at least 3.0 m (10 ft) in width, is provided from such lot to an improved street which abuts the said lot. This provision shall not apply to a lot on a registered plan of subdivision registered subsequent to the date of passing of this By-law.

- b) Exemption for Waterfront Lots

If a lot is a standard waterfront lot as defined herein, then the said lot shall be exempt from the provisions of paragraph (a) of this subsection.

- c) Exemption for lots on Private Roads

If a lot has frontage on a private road, approved by the Corporation, then the said lot shall be exempt from the provisions of paragraph (a) of this subsection.

## 3.3 Automobile Service Stations and Commercial Garages

Where automobile service stations and commercial garages are permitted in this By-law, and notwithstanding any other provisions of this By-law to the contrary, the following provisions shall apply:

- a) Gasoline pump islands including canopies thereover may be located in a minimum required front or side yard abutting a street provided that, in no case, shall the gasoline pump island or canopy supports be closer the minimum distance of 4.6 m (15 ft) to any lot line;
- b) Where the lot is a corner lot, no portion of any gasoline pump island shall be located closer than 3.0 m (10 ft) to a sight triangle
- c) Where any lot is used or intended to be used for the purpose of an automobile service station and adjoins a street or residential zone, then a strip of landscaped open space of a minimum width of 3.0 m (10 ft) shall be provided and maintained along any lot line abutting such street and said landscaped open space shall be continuous except for

aisles or driveways required for access to the lot. Plant materials shall be trees of not less than 3.0 m (10 ft) in height when planted and grass;

- d) The following provisions shall apply to driveways for automobile service stations, gas bars, and commercial garages:
- (i) The maximum width of a driveway measured at the streetline shall be 9.1 m (30 ft).
  - (ii) The minimum distance between driveways measured the street line intersected by such driveways shall be 7.6 m (25 ft).
  - (iii) The minimum distance between a driveway and an intersection of streetlines measured along the street line intersected by such driveway shall be 9.1 m (30 ft).
  - (iv) The minimum distance between an interior side lot line and any driveway shall be 3.0 m (10 ft).
  - (v) The interior angle formed between the street line and the centre line of any driveway, shall not be less than 45 degrees.

#### 3.4 Boarding / Rooming Houses

- a) Site plan control may be required as per the Site Plan By-law.

#### 3.5 Conflicting Standards

- a) The available building area left on a lot after the required minimum yards have been established may not necessarily be greater than or equal to the maximum lot coverage permitted. Where there is a discrepancy, the more restrictive standards shall apply.
- b) Where there are any conflicting requirements in this By-law, the more restrictive standards shall apply unless specifically stated otherwise.
- c) Where any provision of this By-law conflicts with the provisions of any regulation, By-law or statute of any other government authority, the higher or more stringent standard shall prevail.

#### 3.6 Construction Uses

- a) A building or structure, incidental to construction on the lot where such building or structure is situated, is permitted in all zones for as long as it is necessary for the work in progress and until the work is completed or abandoned, and only while a valid building permit for such construction remains in force.
- b) "Abandoned" in this subsection means the failure to not proceed expeditiously with the construction work or the failure to not undertake any construction work during a continuous 6 month period.



### 3.7 Dwelling Units

#### a) Location

A dwelling unit may be located in a basement provided that the finished floor level of such basement is not below the level of any sanitary or storm sewer serving the building in which such basement is located, or provided that the dwelling unit is serviced by an appropriate sewage pumping facility, and provided further that the finished floor level of such basement is not more than 1.2 m (4 ft) below the adjacent finished grade.

#### b) Yard Provisions

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.

### 3.8 Group Homes

Notwithstanding any other provisions of this By-law to the contrary, Group homes as defined in this By-law shall be permitted in accordance with the following:

#### a) Definitions

- (i) Group home - Type A includes group homes other than those for young offenders or adult offenders.
- (ii) Group home - Type B includes group homes for young offenders or adult offenders.

#### b) Zones where Permitted

- (i) Group homes - Type A shall be permitted in any Residential Zone, the Institutional Zone, and the Rural Zone.
- (ii) Group homes - Type B shall be permitted in the Institutional Zone.

#### c) Provisions

- (i) The number of Group homes in the municipality shall not exceed one per 1,000 population.
- (ii) Not more than one Group home – Type B shall be permitted in the municipality.
- (iii) No Group home shall be permitted within 1.0 km (3,281 ft) of another Group home; and
- (iv) All group homes in the Town of Smooth Rock Falls are subject to Site Plan Control.

### 3.9 Height Exceptions

Where height limitations are set forth in this By-law, such limitations shall not apply to the following uses in a non-residential zone: air conditioning ducts, antennas, barns, belfries, bridges, bulk storage tanks, chimneys, church steeples, clock towers, communications towers, corn cribs, electrical supply facilities, farm implement sheds, flag poles, grain elevators, hose towers, lightning rods, lighting standards, mechanical equipment penthouses, silos, skylights, ventilators, water tanks, and water towers.

In a residential zone such height limitations shall not apply to the following uses: air conditioning ducts; antennas; chimneys; flag poles; lightning rods; mechanical equipment penthouses; and skylights.

Notwithstanding the foregoing, limitations prescribed by the Federal Ministry of Transport or practices recommended by the said Ministry with respect to height limitations and appropriate lighting in the vicinity of airfields shall prevail.

### 3.10 Home Based Businesses, Domestic Arts, and Professional Uses

- a) The following uses shall be considered permitted accessory uses to any residential use:
- (i) Home Based Businesses and Domestic Arts:
    - Instruction in or business involving music, religion, dancing, arts and crafts, sewing, hairdressing, aesthetics; academics, typing, drafting, or similar activities, or any other activity defined as a home based business in this By-law.
  - (ii) Professional Uses:
    - An office or consulting room for a physician, surgeon, dentist or other medical practitioner, insurance agent, lawyer, engineer, architect, accountant, sales person, or persons engaged in a similar occupation, or a building contractor's private office.
- b) The permitted accessory home based businesses, domestic arts, and professional offices are subject to the following provisions:
- (i) No more than one person, other than a resident on the premises, shall be engaged in the business;
  - (ii) No more than 25% of the total floor area of the dwelling shall be used for such purposes;
  - (iii) There shall be no external display or advertising other than a legal sign, indicating to persons outside, that a part of the dwelling house or dwelling unit is being used for a purpose other than residential. Such legal sign shall be not more than 0.2 m<sup>2</sup> (2 ft<sup>2</sup>) in area and not flashing;

- (iv) There shall be no goods, wares, or merchandise, other than arts and crafts produced or products used on the premises, offered or exposed for sale or rent on the premises or outside the premises;
  - (v) The home based business, domestic art, and/or professional use, shall be clearly secondary to the main residential use and shall not change the residential character of the dwelling house or dwelling unit. No accessory building shall be constructed or used for the purposes of a home based business;
  - (vi) The activity shall not create or become a nuisance, in particular, in regard to noise, odour, vibration, traffic, television or radio reception, or parking.
- c) In addition to the foregoing uses, in the Rural Zones, Rural Home Based Businesses, as defined in this By-law, shall be permitted in accordance with the following provisions:
- (i) No more than 3 persons, other than residents shall be employed on the premises in the rural home based business;
  - (ii) There shall be no advertising, other than a legal sign, to indicate that any part of the lot is being used for a rural home based business. Such legal sign shall not be more than 0.6 m<sup>2</sup> (6 ft<sup>2</sup>) in area and not flashing;
  - (iii) Such rural home based business shall be clearly secondary to the main rural use;
  - (iv) There shall be no open storage of materials, supplies, tools, equipment, or goods which are used for, or result from the rural home based business, unless such open storage is a minimum of 12.2 m (40 ft) from any lot line and a minimum of 45.7 m (150 ft) from a residential use on another lot; and
  - (v) The rural home based business shall not create or become a public nuisance in regard to noise, traffic, or parking.
- d) Additional Provisions
- (i) Parking requirements shall be calculated as per Section 3.21 of the Zoning By-law.
  - (ii) Home based businesses may be subject to Site Plan Control.

### 3.11 Lanes as Yards

Where the rear lot line of a lot adjoins any portion of a lane, one-half of the width of that portion of such lane may be considered part of the lot for the purpose of computing the lot area and the rear yard depth of the lot.

### 3.12 Lots Divided into More Than One Zone

Where a lot is divided into more than one zone, each such portion of the lot shall be used in accordance with the provisions of this By-law for the zone where such portion of the lot is

located and the lot shall be considered as separate lot for the purpose of determining zone provisions. Notwithstanding the foregoing, for lots which are partially in a holding zone of the "h" type or on an Environmental Protection Zone, the entire lot shall be used to determine zone requirements such as area, frontage, coverage, and setbacks.

### 3.13 Mobile Homes

The locating of a mobile home or mobile home park is prohibited within the Town of Smooth Rock Falls, except as provided in a specific zone for this purpose.

### 3.14 Municipal Services

No person shall hereafter erect and use in whole or in part any building or structure without municipal piped services for any purpose in the R1, R2, R3, RMH, C, and I Zones, except where specifically permitted as an exception to this By-law.

### 3.15 Non-Complying Buildings, Structures, and Lots

#### a) Alterations to Non-Complying Buildings and Structures

Nothing in this By-law shall prevent the enlargement, reconstruction, renovation, or repair of an existing non-complying building or structure provided such enlargement, reconstruction, renovation, or repair does not further contravene any of the provisions of this By-law.

#### b) Use of Undersized Lots

Where a lot having less than the minimum lot area or frontage required by this By-law, exists on the date of passing of this By-law or is increased in area or frontage but still does not meet the minimum area or frontage requirements of this By-law, such lot may be used for a purpose permitted in the zone in which it is located provided that all other applicable provisions in this By-law are met.

#### c) Expropriation and/or Road Widening

(i) If any legally existing building or structure would become non-complying as a result of a road widening or an expropriation, by having its front yard, exterior side yard, or setback reduced, the said existing building or structure shall be deemed to be complying for the purposes of this By-law.

(ii) If any legally existing lot would become non-complying as a result of a road widening or an expropriation, by having its lot area and/or lot frontage reduced, the said existing lot shall be deemed to be complying for the purposes of this By-law.

### 3.16 Non-Conforming Buildings and Structures

#### a) Rebuilding or Repair Permitted

Nothing in this By-law shall prevent the rebuilding or repair of a non-conforming building or structure that is damaged subsequent to the date of passing of this By-law, provided that the external dimensions of the original building or structure are not increased, and the use of the building or structure is not altered, unless altered to a permitted use.

#### b) Strengthening Permitted

Nothing in this By-law shall prevent the strengthening to a safe condition of a non-conforming building or structure, including the installation of eaves troughs, siding, brick, or insulation whose sole purpose is to improve the exterior of the building, provided that the floor area of the original building or structure is not increased and the use of the building or structure is not altered, unless altered to a permitted use.

#### c) Dwelling House in a Commercial Zone

Nothing in this By-law shall prevent the alteration of an existing dwelling house in any Commercial Zone, provided that the number of dwelling units is not increased and provided further that such alteration does not contravene any of the provisions of this By-law for such use in a Residential Zone.

#### d) Change of Use

The use of any lot, building, or structure which is not permitted in the zone in which it is located shall not be changed except to a use which is listed as a permitted use in such zone or to a use which is authorized by Council pursuant to its powers under the *Planning Act*.

### 3.17 Noxious Uses

No use shall be permitted which from its nature or the materials used therein, is declared to be a noxious trade, business, or manufacture.

### 3.18 Occupancy Restrictions

No human habitation nor an occupation or activity conducted for gain or profit unless specifically permitted elsewhere in this By-law shall be permitted in the following buildings, structures, or parts thereof:

- a) any private garage or other building which is accessory to a residential use;
- b) any truck, bus, coach, or streetcar body whether or not the same is mounted on wheels;  
and

- c) any trailer or recreational vehicle.

### 3.19 Open Storage

Open Storage shall be restricted to the Highway Commercial, Rural Commercial-Industrial, and Industrial Zones in accordance with the following:

- a) Any open storage use shall be accessory to the use of the main building on the lot.
- b) Any open storage use shall comply with the yard provisions of this By-law.
- c) No open storage use shall cover more than 35% of the lot area.
- d) In the HC Zone, open storage shall not be permitted within any front, side, or rear yard where the HC Zone abuts any Residential or Institutional Zone;
- e) In the M1, M2, and M3 Zones, open storage shall not be permitted within any front yard nor within the minimum side or rear yard where these zones abut any Residential or Institutional Zone;
- f) A strip of landscaped open space, a minimum of 3.0 m (10 ft) wide shall be provided around all sides of an open storage area which abut adjacent properties;
- g) Where open storage areas abut Residential or Institutional Zones, the required landscaped open space must also include visual screening. Any combination of plant materials, landscaped berms, or fencing may be used, but such materials must provide an effective visual screen between the open storage areas and the abutting properties;

### 3.20 Outdoor Illumination

Outdoor illumination of buildings, structures, or yards, including parking areas, shall be permitted provided the fixtures are so designed and installed that the light is directed downward and is directed away from adjacent lots or streets.

### 3.21 Parking Area Requirements

Parking spaces and areas are required under this By-law in accordance with the following provisions.

- a) Number of Spaces
  - (i) The owner of every building or structure erected or used for any purposes hereinafter set forth shall provide and maintain for the sole use of the owner, occupant, or other persons entering upon or making use of said premises from time to time, parking spaces and areas as follows:

<b>Non-Residential Parking Requirements</b>	
<b>Type of Use</b>	<b>Minimum Parking Space Requirement</b>
Adult Entertainment Business	1/9.3 m <sup>2</sup> (100 ft <sup>2</sup> ) GFA
Athletic or Recreational Facilities, unless otherwise specified	1 / 4 persons design capacity of the establishment
Auction Barn	1/60.4 m <sup>2</sup> (650 ft <sup>2</sup> ) GFA
Auditorium, Religious Institutions, Assembly Hall, Community Centre, Theatre	The greater of: 1 / 6 fixed seats or fraction thereof; or 1 / 9.3 m <sup>2</sup> (100 ft <sup>2</sup> ) of gross floor area (GFA)
Automobile Service Stations and Drive-in Food Outlets	A minimum of 10 parking spaces
Building Supply Outlet	1/60.4 m <sup>2</sup> (650 ft <sup>2</sup> ) GFA
Bus Terminal	5 / bus passenger bay, plus 4 for any parcel pickup and delivery service. Other associated parking will be calculated according to the relevant provisions of this Section
Car Wash, Automatic and Self Serve	Self service operation: 3 waiting and 2 drying spaces per wash rack; Conveyor operation: 10 waiting spaces per wash rack
Child Care Centre	1 / 2 employees, plus 1 / 4 children capacity
Dry Cleaning Outlet	1/23.2 m <sup>2</sup> (250 ft <sup>2</sup> ) GFA
Farm Machinery Sales	1/60.4 m <sup>2</sup> (650 ft <sup>2</sup> ) GFA
Funeral Parlour	1 / 23.2 m <sup>2</sup> (250 ft <sup>2</sup> ) GFA; minimum of 5.
Garden Centre	1/23.2 m <sup>2</sup> (250 ft <sup>2</sup> ) GFA
Home Based Business	The greater of 2 or 1/ 18.6 m <sup>2</sup> (200 ft <sup>2</sup> ) of business floor area and 1 / non-resident employee. Where there is art, dancing, or similar instruction, an additional 1/4 persons capacity.
Hospital,	1 / 2 beds
Hotel and Motel	1 / guest room plus 1 / 4 persons capacity in a beverage room or liquor lounge, dining room or meeting room
Industrial Uses, unless otherwise specified	1 / 111.5 m <sup>2</sup> (1,200 ft <sup>2</sup> ) of GFA plus and 1 / 37.2 m <sup>2</sup> (400 m <sup>2</sup> ) of accessory office GFA
Institutional Uses, unless otherwise specified	1/23.2 m <sup>2</sup> (250 ft <sup>2</sup> ) GFA
Laundromat	1/23.2 m <sup>2</sup> (250 ft <sup>2</sup> ) GFA
Lodging Camp	1/guest room
Marina	1/boat mooring and 2/boat launching ramp
Medical, Dental, or Veterinary Clinic	The greater of 3 / practitioner or; or 1 / 23.2 m <sup>2</sup> (250 ft <sup>2</sup> ) of GFA
Mobile Home Sales	1/23.2 m <sup>2</sup> (250 ft <sup>2</sup> )
Offices	1 / 37.2 m <sup>2</sup> (400 ft <sup>2</sup> ) GFA
Other Non-Residential Uses permitted by this By-law	1 / 37.2 m <sup>2</sup> (400 ft <sup>2</sup> ) GFA
Private Club	1/23.2 m <sup>2</sup> (250 ft <sup>2</sup> ) GFA
Recreational Vehicle Sales	1/23.2 m <sup>2</sup> (250 ft <sup>2</sup> ) of accessory office space
Restaurants, Bars	The greater of: 1 / 13.9 m <sup>2</sup> (150 ft <sup>2</sup> ) GFA or 1 / 4 persons design capacity of eating area.

<b>Non-Residential Parking Requirements</b>	
<b>Type of Use</b>	<b>Minimum Parking Space Requirement</b>
Retail Stores, Service Outlets, Commercial School, Convenience Store	1 / 23.2 m <sup>2</sup> (250 ft <sup>2</sup> ) GFA
School, Elementary	The greater of: 1.5 / per classroom; or 1 / 9.3 m <sup>2</sup> (100 ft <sup>2</sup> ) of floor area in the gymnasium; or 1 / 9.3 m <sup>2</sup> (100 ft <sup>2</sup> ) of floor area in the auditorium.
School, Secondary	The greater of: 3 / classroom; or 1 / 9.3 m <sup>2</sup> (100 ft <sup>2</sup> ) floor area in the gymnasium; or 1 / 9.3 m <sup>2</sup> (100 ft <sup>2</sup> ) of floor area in the auditorium.
Self-storage Facility	If there is office associated with the facility, 1 / 37.2 m <sup>2</sup> (400 ft <sup>2</sup> ) GFA If no office, no requirement
Transport Terminal	1/111.5 m <sup>2</sup> (1,200 ft <sup>2</sup> ) GFA
<b>Residential Parking Requirements</b>	
<b>Type of Use</b>	<b>Minimum Parking Space Requirement</b>
Assisted Living Facility, Residential Care Facility	1/2 beds
Bed and Breakfast Establishment	1 / guest room plus the required space(s) for dwelling unit
Boarding House, Rooming House	1 / guest room or unit
Dwelling Unit, Accessory	1 / unit
Dwelling, Apartment or Row House	1.5 / unit, 15% of which shall be reserved for visitors' parking
Dwelling Unit, Mobile Home, Semi-detached, Duplex, Triplex	1 / unit
Dwelling Units, Single detached	2 / unit
Group Home	1 / 2 group home residents according to the licensed or approved capacity of the Group Home
Retirement Home	4 spaces, plus 0.5 parking spaces for each of the first 20 guest rooms, plus 0.25 parking spaces for each additional guest rooms

- (ii) where more than one use is permitted on any lot, the requirements of this By-law with regard to parking shall be cumulative; and
- (iii) The parking space requirements shall not apply to any building or structure in existence at the date of passing of this By-law so long as the floor area, as it existed at such date, is not increased. If an addition is made to the building or structure which increases the floor area, then parking spaces for the addition shall be provided as required by this By-law.



## b) Accessible Parking

In the case of Multiple Residential (i.e., apartment dwellings and cluster housing), Commercial, Industrial, and Institutional Uses, parking spaces for the exclusive use of persons with disabilities shall be provided in accordance with the following table:

Total Parking Spaces Required	Minimum Accessible Spaces Required
Up to 10	0
10-50	1
51-100	2
For each additional 50 spaces thereof	1 additional space

## c) Exception for Downtown Commercial Properties

Notwithstanding Sections 3.21 a) and b), for properties in the General Commercial (C) Zone located on Main Street, no onsite parking requirement shall apply.

## d) Size of Parking Spaces

- (i) Every standard parking space shall have the minimum area of 18.6 m<sup>2</sup> (200 ft<sup>2</sup>).
- (ii) Accessible parking spaces shall be a minimum of 4.6 m (15 ft) x 6.1 m (20 ft).

## e) Location

- (i) Required parking in any Residential Zone shall be provided on the same lot as the dwelling unit;
- (ii) In all other zones, the parking area and its access shall be located in the same zone and within 152.4 m (500 ft) of the lot it is intended to serve;
- (iii) Where the required parking is provided away from the lot on which the use or building served is located, the parking spaces shall be in the same ownership or on a renewable long term lease, and the parking facilities shall be maintained for the duration of the use; and
- (iv) Parking areas shall be permitted as follows:

In Residential Zones 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. In the case of a corner lot, 0.9 m (3 ft) shall be the minimum required setback from a street line.

In institutional, commercial, open space, or rural zones, in all yards provided that no part of any parking area, other than a driveway, is located closer than 0.9 m (3 ft) to any street line.

In an industrial zone, in interior or rear yards only, except for visitor parking covering not more than 15% of the yard area in which it is located, and provided that no part of any parking area, other than a driveway, is located closer than 0.9 m (3 ft) to any street line.

f) Access

- (i) Except in Residential Zones, every parking space shall be provided with unobstructed access to a street by a driveway, aisle, or lane of no less than 6.1 m (20 ft) and not more than 9.1 m (30 ft) in width;
- (ii) In the case of a building used for residential purposes only and containing no more than two residential purposes only and containing no more than two dwelling units, the width of the access route shall be no less than 3.0 m (10 ft) and no more than 9.1 m (30 ft) and vehicles may be parked in tandem;
- (iii) No more than two driveways, aisles, or lanes will be permitted for each lot and for every 30.5 m (100 ft) of frontage exceeding 30.5 m (100 ft), an additional driveway, aisle, or lane shall be permitted;
- (iv) The maximum width of any abutting driveways along a common lot line, measured along the street line, shall be 9.1 m (30 ft) except for Industrial Zones;
- (v) The minimum distance between two separate driveways on one lot, measured along the street line, shall be 7.6 m (25 ft);
- (vi) The minimum distance between a driveway and an intersection of street lines, measured along the street line intersected by the driveway shall be 9.1 m (30 ft) for all residential uses in the residential zones and shall be 15.2 m (50 ft) in all other zones;
- (vii) The minimum angle of intersection between a driveway and a street line shall be 60 degrees;
- (viii) No driveway shall be established closer than 1.2 m (4 ft) to a side lot line, provided this shall not prevent the establishment of abutting driveways along a common lot line if their combined width does not exceed 9.1 m (30 ft);
- (ix) Access to parking areas for Commercial or Industrial uses shall not pass through a Residential Zone; and
- (x) In all cases, parking spaces shall be freely accessible in all seasons.

g) Parking Area Surface

Each parking area and driveway connecting the parking area with a street shall be maintained with a stable surface which is treated so as to prevent the raising of dust or loose particles. Before being used, such parking areas and driveways shall be

constructed of crushed stone, gravel, asphalt paving, concrete, paver stones, or similar materials and be provided with adequate drainage.

In the case of a dwelling house containing 3 or more dwelling units, such parking area and driveway shall be paved with an asphalt or concrete surface.

h) Loading Spaces

- (i) The owner or occupant of any lot, building, or structure erected or used for any purpose involving the frequent receiving, shipping, loading, or unloading of animals, goods, wares, merchandise, or raw materials shall provide and maintain loading spaces on the lot so occupied and not forming part of a street.
- (ii) The number of such loading spaces provided shall be in accordance with the floor area of the building or structure as follows:

Leasable Floor Area	No. of Spaces
less than 278.7 m <sup>2</sup> (3,000 ft <sup>2</sup> )	1
278.8 to 2,322.5 m <sup>2</sup> (3,000 to 25,000 ft <sup>2</sup> )	2
>2,322.5 to 7,432 m <sup>2</sup> (25,000 to 80,000 ft <sup>2</sup> )	3
>7,432 m <sup>2</sup> (>80,000 ft <sup>2</sup> )	3 plus 1 addt'l space for each 9,290 m <sup>2</sup> (100,000 ft <sup>2</sup> ) of floor area or fraction thereof

Where there are two or more uses located on the same lot, the loading space requirements shall be the sum of the requirements for each use.

The loading space requirements shall not apply to any building or structure in existence at the date of passing this By-law so long as the floor area, as it existed at such date, is not increased. If an addition is made to the building or structure which increases the floor area, then additional loading space shall be provided as required in this Section for such addition.

(iii) Size of Loading Spaces

Each loading space shall be at least 13.7 m (45 ft) long, 3.7 m (12 ft) wide, and have a vertical clearance of at least 4.6 m (15 ft).

(iv) Location

The required loading spaces shall be provided on the lot occupied by the building or structure for which the spaces are required and such space shall not form part of any street or required parking area, and shall only be located in an interior side yard or rear yard, provided such loading spaces are located no closer than 18.3 m (60 ft) from any street line.

Where a loading space is located in a yard which abuts a Residential Zone, such loading space shall be screened from such Residential Zone in a manner and to the extent approved under this By-law.

(v) Access

Access to loading spaces shall be by means of a driveway at least 3.7 m (12 ft) wide for one way traffic and 6.1 m (20 ft) wide for two way traffic and located within the lot on which the loading spaces are located.

(vi) Surface

Each loading space and driveway connecting a loading space with a street shall be maintained with a stable surface which is treated so as to prevent the raising of dust or loose particles. Before being used, such loading spaces and driveways shall be constructed of crushed stone, gravel, asphalt paving, concrete, paver stones, or similar materials and be provided with adequate drainage.

### 3.22 Planting Strips

- a) Where a lot is used for a non-Residential purpose and:
- (i) The interior side lot line or rear lot line abuts a Residential use or undeveloped land in a Residential Zone; or
  - (ii) 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 a Residential use or undeveloped land in a Residential Zone,
- then the land adjoining such abutting lot line shall be used for no purpose other than a planting strip in accordance with the provisions of this subsection.
- b) The planting strip shall have a minimum width of 3.0 m (10 ft), measured to the lot line adjoining such planting strip.
  - c) The planting strip shall be composed of trees, hedges, bushes, or other vegetation, a berm, or an opaque wall or fence.
  - d) Notwithstanding subsection b), where a planting strip contains an opaque wall or fence having a minimum height of 1.5 m (5 ft), the width of the required planting strip may be reduced to 1.8 m (6 ft).
  - e) Where a driveway or walk extends through a be permissible to interrupt the planting strip within 3.0 m (10 ft) of the edge of such driveway or within 1.5 m (5 ft) of the edge of such walk.
  - f) A planting strip referred to herein may form part of any landscaped open space requirement.

### 3.23 Public Uses Permitted

In any zone, including holding zones, any land may be used and any building or structure may be erected and used for the purposes of a Public Authority provided that:

- a) The lot coverage, setback, and yard requirements prescribed for the zone in which such land, building, or structure is located shall be complied with, except for transmission facilities for gas, telephone, cable, and electric power (i.e.: poles, towers, lines, and similar elements), and rail transportation infrastructure;
- b) No goods, material, or equipment shall be stored in the open except in accordance with the zone provisions; and
- c) Any building or structure erected in a Residential Zone under the authority of this paragraph shall be designed and maintained in general harmony with the residential buildings of the type permitted in the zone.

Notwithstanding the provisions of this Section, to the contrary, waste disposal sites shall only be permitted in the Disposal Industrial Zone.

### 3.24 Sight Triangles

Notwithstanding any provisions of this By-law to the contrary, within any area defined as a sight triangle, the following uses shall be prohibited:

- a) A building, structure, or use which would obstruct the vision of drivers of motor vehicles;
- b) A fence, tree, hedge, bush, or other vegetation, other than agricultural crops, the top of which exceeds 1.0 m (3.5 ft) in height above the elevation of the centrelines of abutting streets;
- c) A parking area; and
- d) A finished grade which exceeds the elevation of the centrelines of abutting streets by more than 0.6 m (2 ft).

The provisions of this section shall not apply within the C Zone.

### 3.25 Signs

The provisions of this By-law shall not apply to prevent the erection, alteration, or use of any legal sign provided that such sign complies with any By-law of the Corporation regulating signs and the provisions of this By-law regarding sight triangles.

### 3.26 Storage of Special Vehicles

No person shall use any lot in any Residential Zone for the purpose of parking or storing a boat, recreational vehicle, ATV, golf cart, snowmobile, or tourist trailer except under the following provisions:

- a) A maximum of 5 vehicles may be permitted to be parked or stored outside at any one time;
- b) Such vehicle shall not be located in any required parking space or sight triangle and not closer than 1.5 m (5 ft) to any lot line;
- c) Such vehicle may be located year-round in any interior side or rear yard;
- d) Such vehicle may be located on a seasonal basis in the front yard; and
- e) Notwithstanding the preceding, the limitations imposed herein shall not restrict the number of special vehicles that are stored fully enclosed within a private garage, carport, portable garage, or other building.

### 3.27 Temporary / Short-term Accommodations (Lodging Camps)

Where a Lodging Camp is permitted by this By-law, they are subject to the following provisions:

- (i) Lodging camps shall be considered temporary uses.
- (ii) The front and interior side setbacks from all structures shall be 30.5 m (100 ft).
- (iii) Notwithstanding the provisions of Section 3.21, parking shall be located in an interior side or rear yard only, and shall be setback from a lot line abutting a residential use or zone by 9.1 m (30 ft).
- (iv) For the purposes of Section 3.21, a lodging camp shall be considered a non-residential use and landscaping / buffering shall be provided in accordance with the provisions of Section 3.22.
- (v) Lodging camps may be subject to Site Plan Control in the Site Plan By-law.

### 3.28 Temporary Uses

- a) Any temporary construction facility such as a shed, scaffold, sales office, storage container, construction garage, temporary accommodation facility such as a recreational vehicle, and equipment incidental to building on the premises for a maximum period of two years shall be permitted in any zone. Temporary accommodation will only be permitted in the case when an existing dwelling is damaged to the extent that it becomes inhabitable and for the time period while reconstruction of the dwelling is in progress.

- b) Other temporary uses may be authorized from time to time by Zoning By-law amendment pursuant to Section 39 of the *Planning Act*.

### 3.29 Through Lots

Where a lot is a through lot, the requirements for front yards contained in this By-law shall apply to each yard abutting the street.

### 3.30 Vehicle Storage

Except within an approved wrecking yard, no person shall allow a vehicle without current licence plates to be parked outside on a lot for more than 6 months, subject to the following provisions:

- a) Said vehicle is only allowed in the rear yard;
- b) In a Residential Zone, only 1 such vehicle shall be allowed; and
- c) In all other zones no more than 3 such vehicles shall be allowed.

### 3.31 Water Setbacks

No building or structure other than a marine facility shall be located less than 7.6 m (25 ft) from the high water mark of a waterbody.

### 3.32 Wayside Pits and Quarries

Wayside pits and quarries and portable asphalt plants are generally permitted throughout the Town without the need to amend the Zoning By-law, provided no severe environmental disruption will occur and the site is not within a residential zone, wetland, or watercourse. The Town may require a rehabilitation plan as a condition of approval.

### 3.33 Yard Encroachments

Every part of any minimum required yard shall be open and unobstructed from the ground to the sky by any structure other than an accessory building or structure permitted elsewhere in this By-law, provided however, that those structures listed below shall be permitted to project into the minimum required yards indicated for the distances specified.

- a) Ornamental Structures

Belt courses, sills, cornices, eaves, gutters, chimneys, bay windows, pilasters, or other ornamental structures may project into any minimum required yard not more than 0.6 m (2 ft).

## b) Porches, Balconies, and Steps

Open and roofed porches, sundecks, balconies, exterior stairs, and landings may project into any minimum required front, exterior side yard, or rear yard not more than 1.5 m (5 ft), provided that in the case of porches and steps, such uses are not more than 1.2 m (4 ft) above grade.

## c) Patios

Uncovered patios and similar accessories may project into any minimum rear yard, provided they are not more than 0.6 m (2 ft) above finished grade.

## d) Landscaping Features

Awnings, fences, garden trellises, and similar landscaping features, all plant materials, clothes poles, flag poles, retaining walls, and similar accessories may project into any minimum yard.

## e) Established Building Line in Built-Up Area

Notwithstanding the yard and setback provisions of this By-law to the contrary, where a permitted building is to be erected on a lot in a built-up area where there is an established building line, such permitted building may be erected closer to the street line than required by this By-law provided such permitted building is not erected closer to the street line than the established building line on the date of passing of this By-law.



## SECTION 4 ZONES

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### 4.1 Zones

For the purpose of this By-law all land within the boundaries of the Town of Smooth Rock Falls is hereby divided and established into Zones which are shown on the attached Schedules by the accompanying symbols:

- a)     Zone R1 – Residential First Density  
        Zone R2 – Residential Second Density  
        Zone R3 – Residential Third Density  
        Zone RMH – Mobile Home Park
- Zone I – Institutional
- Zone C – General Commercial  
        Zone HC – Highway Commercial  
        Zone AC – Adult Commercial  
        Zone RC – Rural Commercial-Industrial
- Zone M1 – Light Industrial-Commercial  
        Zone M2 – General Industrial  
        Zone M3 – Heavy Industrial  
        Zone MX – Extractive Industrial  
        Zone MD – Disposal Industrial
- Zone RU – Rural
- Zone W – Waterfront
- Zone OS – Open Space
- Zone EP – Environmental Protection (Flood Plain)
- b)     In addition, the following suffixes may be used in conjunction with any of the foregoing zones, in which case, the relevant provisions of Section 4.5 or 4.6 will apply respectively:
- -(numeral) : special exception zone
  - -h : holding zone

### 4.2 Schedules

The aforementioned zones together with the zone boundaries are shown on the attached Schedule “A” and Schedule “B” which forms part of this By-law.

#### 4.3 Boundaries of Zones

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

- a) where the boundary is indicated as following a street, lane, railway right-of-way, or other right-of-way, then the boundary shall be the centre line of such street, lane, railway, right-of-way, or other right-of-way;
- b) where the boundary is shown as approximately following a lot line or an extension of a lot line on a registered plan of subdivision or registered survey plan, the lot line or extension thereof shall be the boundary;
- c) where the boundary is shown as approximately following a watercourse, then the highwater mark shall be the boundary where no flood plain mapping exists. In the case where 1:100 year floodline is available, the boundary shall be the 1:100 year floodline; and
- d) where uncertainty exists as to the boundary of any one, then the location of such boundary shall be determined from the original Schedules which are available at the municipal office.

#### 4.4 Streets and Rights-of-Way

- a) A street, lane, railway right-of-way, or other right-of-way shown on the attached Schedules shall be included, unless otherwise indicated, with the zone of adjoining property on either side thereof.

#### 4.5 Special Exception Zones

- a) Where a zone symbol is followed by a dash and a number (for example "M1-1"), the lands so designated shall be subject to all of the provisions of the zone represented by such symbol, except as otherwise provided by the special exception provisions of the zone. These special provisions are listed separately under the appropriate zone (e.g. M1) in the text of this By-law.

#### 4.6 Holding Zones

- a) Any parcel or area of land may be further classified as a holding zone with the addition of the suffix "-h". The intent is to signify Council's approval in principle to future development of the land for the purposes indicated by the symbol. The holding classification added to a given zone shall restrict development of the land until the requirements of the Official Plan related to holding zones have been met.
- b) Where a holding zone applies, no lands shall be used and no buildings or structures shall be erected or used for any purpose other than those uses existing for such land, building, or structure on the date of passing of this By-law. Any change from the holding status shall require an amendment to this By-law, and the Municipality may require that

the applicant enter into an agreement for the development of his/her lands prior to the amendment being approved.

4.7 Building, Structure, and Use Classification

The buildings, structures, and uses specifically named as permitted uses in a particular zone are the only uses permitted in the particular zone in which they are named and classified.

4.8 Temporary Use By-laws

Temporary use By-laws may have been passed by the municipality to allow temporary uses pursuant to Section 39 of the *Planning Act*. Temporary uses are shown on the schedules as special exceptions and details concerning the temporary use are included in the special exception text within the specific zone category.

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## SECTION 5 R1 ZONE – RESIDENTIAL FIRST DENSITY

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### 5.1 General

No person shall hereafter use any lands, or erect, alter, enlarge, or use any building or structure in the R1 Zone (as shown on the attached Schedules) except in accordance with the provisions of this Section and of other relevant Sections of this By-law.

### 5.2 Permitted Uses

- Single detached dwellings;
- Existing converted dwellings;
- Home based businesses;
- Public park;
- Accessory apartments; and
- Uses accessory to the foregoing.

### 5.3 Zone Requirements

Lot Area (minimum)	511 m <sup>2</sup> (5,500 ft <sup>2</sup> )
Lot Frontage (minimum)	16.7 m (55 ft)
Yard Requirements (minimum)	
Front	6.1 m (20 ft)
Rear	12.2 m (40 ft)
Exterior Side	6.1 m (20 ft)
Interior Side	0.9 m (3 ft) , provided that where there is no attached garage or carport the minimum shall be 3.0 m (10 ft) on one side and 0.9 m (3 ft) on the other
Building Height (maximum)	9.1 m (30 ft)
Lot Coverage (maximum including all structures)	40%
Dwelling Units per Lot (maximum)	1
Dwelling Unit area (minimum)	55.7 m <sup>2</sup> (600 ft <sup>2</sup> )
Landscaped open space	30%

### 5.4 Additional Zone Requirements

#### a) General Provisions

In accordance with the provisions of Section 3.

#### b) Required Services

All dwellings must be serviced with a public water and sewer system.

5.5 Special Exception Zones

- a) R1-1 (13 Third St; Lot 24, Conc. IX)

Notwithstanding the provisions of Sections 3.10 and 5.2 to the contrary, on the lands zoned R1-1 a clothing and arts and crafts retail store shall be considered as a home based business and permitted use in addition to those uses listed in Section 5.2.

- b) R1-2 (200 Ross Road; Lot 22; Conc. IX)

Notwithstanding the provisions of Section 3.1.3 to the contrary, on the lands zoned R1-2 a portable garage may be permitted year-round in the front yard.

- c) R1-3 (80 First Street; Lot 24, Conc. IX; Lot 111, Plan M-161-C; By-law 1991-25)

Notwithstanding the provisions of Section 5.3 to the contrary, on the lands zoned R1-3 the requirements of the R1 zone contained in Section 5.3 shall apply except for the following:

Interior Side Yard (minimum)	
One side	0.0 m (0 ft)
Other side	1.5 m (5 ft)
Building Separation (minimum)	3.0 m (10 ft)
Accessory Building Height (maximum)	6.5 m (21.5 ft)

- d) R1-4 (186 Ross Road; Lot 22, Conc. IX; Lot 75, Plan M-181-C; By-law 91-30)

Notwithstanding the provisions of Section 5.3 to the contrary, on the lands zoned R1-4 the requirements of the R1 zone contained in Section 5.3 shall apply except for the following:

Interior Side Yard (minimum)	
One side	0.75 m (2.5 ft)
Other side	1.5 m (5 ft)
Rear Yard (minimum)	0.0 m (0 ft)
Building Separation (minimum)	1.0 m (3 ft)
Lot Coverage (maximum)	42%

- e) R1-5 (53 Ross Road; Lot 22, Conc. IX; Lot 13, Plan M-181-C; By-law 98-13)

Notwithstanding the provisions of Section 5.2 to the contrary, on the lands zoned R1-5 only the following uses are permitted:

- A single detached dwelling;
- A business office; and
- A sun tanning parlour.

Notwithstanding the provisions of Section 5.3 to the contrary, on the lands zoned R1-5 the requirements of the R1 zone contained in Section 5.3 shall apply except for the following:

Lot Area (minimum)	450 m <sup>2</sup> (4,850 ft <sup>2</sup> )
Lot Frontage (minimum)	15.2 m (50 ft)
Parking Spaces (minimum)	2
Non-Residential Building Area (maximum)	35%

- f) R1-6 (204 Bordeleau Avenue; Lot 22, Conc. VIII; Part 9, Plan CR-734; By-law 98-19)

Notwithstanding the provisions of Section 5.3 to the contrary, on the lands zoned R1-6 the requirements of the R1 zone contained in Section 5.3 shall apply except for the following:

Lot Area (minimum)	450 m <sup>2</sup> (4,850 ft <sup>2</sup> )
Rear Yard (minimum)	4.6 m (15 ft)
Setback from Other Street (minimum)	11.0 m (36 ft)

- g) R1-7 (2 Seventh Crescent; Lot 24, Conc. VIII; Lot 33, Plan M-161-C; By-law 2008-16)

Notwithstanding the provisions of Section 5.3 to the contrary, on the lands zoned R1-7 the requirements of the R1 zone contained in Section 5.3 shall apply except for the following:

Rear Yard (minimum)	
Main building	12.2 m (40 ft)
Accessory buildings	0.6 m (2 ft)
Interior side yard (minimum)	0.6 m (2 ft)
Building Height (maximum)	
Main building and 2-storey accessory garage	9.1 m (30 ft)
Other accessory buildings	4.6 m (15 ft)

- h) R1-8 (6 Dupont Street; Lot 22, Conc. VIII; Lot 14, Pt Lot 13, Plan CR-572; Part 1, Plan M187C; By-law 2014-10)

Notwithstanding the provisions of Section 5.2 to the contrary, on the land zoned R1-8, permitted uses shall include:

- All those uses listed in Section 5.2; and
- Duplex dwelling.

Notwithstanding the provisions of Sections 3.21 and 5.3 to the contrary, on the lands zoned R1-8 the requirements of the R1 zone contained in Section 5.3 shall apply except for the following:

Lot Frontage (minimum)	13.7 m (45 ft)
Lot Coverage (maximum)	35%
Interior side yard (minimum)	0.5 m (1.6 ft)
Dwelling units per lot (maximum)	2
Driveway Width (maximum)	10.0 m (32.8 ft)

- i) R1-9 (218 Main Avenue; Lot 22, Conc. IX; Pt Lot 11, Plan M171C; By-law 2014-11)

Notwithstanding the provisions of Section 5.3 to the contrary, on the lands zoned R1-9 the requirements of the R1 zone contained in Section 5.3 shall apply except for the following:

Yard Requirements (minimum)	
Front	5.0 m (16.4 ft)
Rear	8.0 m (26.2 ft)

- j) R1-10 (505 Main Avenue; Lot 20, Conc. VIII; Lot 20, Plan 6R-2542, Pt 3, Plan 7919NEC; By-law 2015-21)

Notwithstanding the provisions of Sections 3.1.b) and 5.3 to the contrary, on the lands zoned R1-9 the requirements of the R1 zone contained in Section 5.3 shall apply except for the following:

Accessory Building Height (maximum)	7.62 m (25 ft)
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## 5.6 Holding Zones

- a) R1-h (Lots 22 and 21, Conc. IX).

No building or structure shall be permitted until such time as the holding suffix “-h” is removed by By-law amendment. The removal of the “-h” shall only occur when the following conditions are fulfilled to the satisfaction of the Town of Smooth Rock Falls:

- (i) That full municipal services are available or are approved and under construction to service the lands.

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**SECTION 6 R2 ZONE – RESIDENTIAL SECOND DENSITY**

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6.1 General

No person shall hereafter use any lands, nor erect, alter, enlarge, or use any building or structure in the R2 Zone (as shown on the attached Schedules) except in accordance with the provisions of this Section and of other relevant Sections of this By-law.

6.2 Permitted Uses

- R1 uses in accordance with the provisions thereof;
- Semi-detached dwellings;
- Duplex dwellings;
- Uses accessory to the foregoing.

6.3 Zone Requirements

Lot Area (minimum)	
Duplex Dwelling	650.3 m <sup>2</sup> (7,000 ft <sup>2</sup> )
Semi-detached Dwelling	743.2 m <sup>2</sup> (8,000 ft <sup>2</sup> )
Lot Frontage (minimum)	
Duplex Dwelling	21.3 m (70 ft)
Semi-detached Dwelling	27.4 m (90 ft)
Yard Requirements (minimum)	
Front	6.1 m (20 ft)
Rear	7.6 m (25 ft)
Exterior Side	6.1 m (20 ft)
Interior Side	3.0 m (10 ft) or 0 m (0 ft) for semi-detached dwellings between adjoining units
Building Height (maximum)	9.1 m (30 ft)
Lot Coverage (maximum including all structures)	35%
Dwelling Units per Lot (maximum)	2
Dwelling Unit Area (minimum)	55.7 m <sup>2</sup> (600 ft <sup>2</sup> )
Landscaped Open Space (minimum)	30%

6.4 Additional Zone Requirements

a) General Provisions

In accordance with the provisions of Section 3.

6.5 Special Exception Zones

Reserved.



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## SECTION 7 R3 ZONE – RESIDENTIAL THIRD DENSITY

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### 7.1 General

No person shall hereafter use any lands, nor erect, alter, enlarge, or use any building or structure in the R3 Zone (as shown on the attached Schedules) except in accordance with the provisions of this Section and of other relevant Sections of this By-law.

### 7.2 Permitted Uses

- R1 uses in accordance with the provisions thereof;
- R2 uses in accordance with the provisions thereof;
- Rowhouse dwellings;
- Triplexes;
- Apartment dwellings;
- Boarding and rooming houses; and
- Uses accessory to the foregoing.

### 7.3 Zone Requirements:

#### a) Rowhouse Dwellings, Triplexes

Lot Area (minimum)	
Rowhouse Dwelling	232.3 m <sup>2</sup> (2,500 ft <sup>2</sup> )/ unit
Triplex	111.5 m <sup>2</sup> (1,200 ft <sup>2</sup> )/ unit
Lot Frontage (minimum)	24.4 m (80 ft), or 6.1 m (20 ft) / unit, whichever is greater
Yard Requirements (minimum)	
Front	6.1 m (20 ft)
Rear	6.1 m (20 ft)
Side	3.0 m (10 ft)
Building Height (maximum)	
Rowhouse Dwelling	9.1 m (30 ft)
Triplex	4 storeys or 15.2 m (50 ft), whichever is less
Lot Coverage (maximum including all structures)	35%
Gross Floor Area per Dwelling Unit (minimum)	
Bachelor unit	37.2 m <sup>2</sup> (400 ft <sup>2</sup> )
One bedroom unit	46.5 m <sup>2</sup> (500 ft <sup>2</sup> )
Two bedroom unit	55.7 m <sup>2</sup> (600 ft <sup>2</sup> )
Three bedroom unit	69.7 m <sup>2</sup> (750 ft <sup>2</sup> )
Four or more bedroom unit	83.6 m <sup>2</sup> (900 ft <sup>2</sup> )

## b) Apartment Dwellings

Lot Area (minimum)	204.4 m <sup>2</sup> (2,200 ft <sup>2</sup> )/ unit
Lot Frontage (minimum)	33.5 m (110 ft)
Yard Requirements (minimum)	
Front	7.6 m (25 ft)
Rear	10.7 m (35 ft)
Exterior Side	7.6 m (25 ft)
Interior Side	10.7 m (35 ft)
Building Height (maximum)	12.2 m (40 ft)
Lot Coverage (maximum including all structures)	35%
Gross Floor Area per Dwelling Unit (minimum)	
Bachelor unit	37.2 m <sup>2</sup> (400 ft <sup>2</sup> )
One bedroom unit	46.5 m <sup>2</sup> (500 ft <sup>2</sup> )
Two bedroom unit	55.7 m <sup>2</sup> (600 ft <sup>2</sup> )
Three bedroom unit	69.7 m <sup>2</sup> (750 ft <sup>2</sup> )
Four or more bedroom unit	83.6 m <sup>2</sup> (900 ft <sup>2</sup> )
Landscaped Open Space (minimum)	35%
Residential buildings permitted (maximum)	1

## c) Boarding and Rooming houses

Lot Area (minimum)	650.3 m <sup>2</sup> (7,000 ft <sup>2</sup> )
Lot Frontage (minimum)	19.8 m (65 ft)
Yard Requirements (minimum)	
Front	6.1 m (20 ft)
Rear	10.7 m (35 ft)
Side	3.0 m (10 ft)
Building Height (maximum)	3 storeys or 10 m (33 ft) whichever is less
Lot Coverage (maximum including all structures)	35%

7.4 Additional Zone Requirements for All Permitted R3 Uses

## a) General Provisions

In accordance with the provisions of Section 3.

## b) Additional Provisions for Lots Containing 10 or more Units

- (i) A privacy yard shall be required, composed of a minimum width of 7.6 m (25 ft) provided that that where the exterior wall of a dwelling unit contains a habitable room window, any portion of which is less than 2.4 m (8 ft) above the adjacent finished grade, the minimum privacy yard width shall be 10.7 m (35 ft).

- (ii) A recreational amenity area shall be provided and shall occupy a minimum of 4% of the lot area.
  - (iii) No portion of any recreational amenity area shall be located in a privacy yard or a required front yard.
- c) Distance between Residential Building on the Same Lot

Where more than one (1) residential building is erected on the same lot or parcel of land, the distance between buildings shall be not less than the average height of the buildings.

#### 7.5 Special Exception Zones

- a) R3-1 (92 Ross Road; Lot 23, Conc. IX)

Notwithstanding the provisions of Section 3.21 AND 7.3 b) to the contrary, on the lands zoned R3-1 the requirements of the R3 zone contained in Section 7.3 b) shall apply except for the following:

Lot Area (minimum)	0.6 ha (1.5 ac)
Lot Frontage (minimum)	45.7m (150 ft)
Dwelling Units per Lot (maximum)	24
Required Parking Spaces (minimum)	0.5 / unit

- b) R3-2 (471-473 Main Street; Lot 20, Conc. VIII; Parcel 2195; By-law 83-16)

Notwithstanding the provisions of Section 7.3 c) to the contrary, on the lands zoned R3-1 the requirements of the R3 zone contained in Section 7.3 c) shall apply except for the following:

Lot Frontage (minimum)	30 m (100 ft)
Interior Side Yard (minimum)	
One side	3.0 m (10 ft)
Other side	9.1 m (100 ft)
Building Height (maximum)	8.0 m (26.24 ft)

#### 7.6 Holding Zones

Reserved.

## SECTION 8 RMH ZONE – MOBILE HOME PARK

### 8.1 General

No person shall hereafter use any lands, nor erect, alter, enlarge, or use any building or structure in the RMH Zone (as shown on the attached Schedules) except in accordance with the provisions of this Section and of other relevant Sections of this By-law.

### 8.2 Permitted Uses

- Mobile homes;
- Public Park; and
- Uses accessory to the foregoing including common service buildings and community facilities.

### 8.3 Zone Requirements:

#### a) Mobile Home Sites

Site Area (minimum)	371.6 m <sup>2</sup> (4,000 ft <sup>2</sup> )
Site Frontage (minimum)	15.2 m (50 ft)
Yard Requirements (minimum)	
Front	6.1 m (20 ft)
Rear	9.1 m (30 ft)
Exterior Side	4.6 m (15 ft)
Interior Side	3.0 m (10 ft)
Except when main entrance is in interior side yard	7.6 m (25 ft)
Building Height (maximum)	9.1 m (30 ft)
Lot Coverage (maximum)	40%
Gross Floor Area per Dwelling Unit (minimum)	55.7 m <sup>2</sup> (600 ft <sup>2</sup> )
Dwelling Units per Site	1
Landscaped Open Space (minimum)	33%

### 8.4 Additional Zone Requirements

#### a) General Provisions

In accordance with the provisions of Section 3.

#### b) Site Boundaries

Each mobile home site shall be clearly and permanently defined by stakes, fencing, or hedges and will be provided with a foundation or a concrete or gravel pad upon which the mobile home will be located.

c) Planting Strip

The required yards around a mobile home park shall be landscaped open space except that visitor parking and recreational facilities may be permitted with these minimum yards up to 3.0 m (10 ft) from the lot line. The landscaped open space shall comply with the provisions of Section 3.22.

8.5 Special Exception Zones

a) RMH-1 (Trailer Park Road; Lot 22, Conc. IX; Bylaw 1985-18)

Notwithstanding the provisions of Section 3 and 8.3 to the contrary, in the RMH-1 zone no person shall use any buildings or structures except in accordance with the following provisions:

Rear Yard (minimum)	The greater of 9.1 m (30 ft) or 3.0 m (10 ft) from the top of the bank as determined to be 242.5 metres C.G.D.
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**SECTION 9 I ZONE – INSTITUTIONAL**

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9.1 General

No person shall hereafter use any lands, nor erect, alter, enlarge, or use any building or structure in the I Zone (as shown on the attached Schedules) except in accordance with the provisions of this Section and of other relevant Sections of this By-law.

9.2 Permitted Uses

- Auditorium;
- Cemeteries;
- Facilities for charitable organizations;
- Government services;
- Group homes;
- Nursing homes, clinics, and health care facilities;
- Municipal service facilities;
- Private clubs;
- Public library;
- Public parks;
- Recreational facilities;
- Religious institutions;
- Senior dwellings;
- Schools and other educational facilities;
- Dwelling units accessory to and on the same lot as a permitted institutional use; and
- Uses accessory to the foregoing.

9.3 Zone Requirements

Lot Area (minimum)	
Accessory dwelling	650.3 m <sup>2</sup> (7,000 ft <sup>2</sup> )
Other uses	No minimum
Lot Frontage (minimum)	
Accessory dwelling	18.3 m (60 ft)
Other uses	No minimum
Yard Requirements (minimum)	
Front and Exterior Side	6.1 m (20 ft)
Rear	7.6 m (25 ft), except when abutting a lot other than commercial or institutional zone: 10.7 m (35 ft)
Interior Side	Nil, except when abutting a lot other than commercial or institutional zone: 7.6 m (25 ft)
Building Height (maximum)	12. 2 m (40 ft)
Dwelling Units per Lot (maximum)	1
Dwelling Unit area (minimum)	
Accessory dwelling house	55.7 m <sup>2</sup> (600 ft <sup>2</sup> )
bachelor unit	37.2 m <sup>2</sup> (400 ft <sup>2</sup> )

Other units	37.2 m <sup>2</sup> (400 ft <sup>2</sup> ) plus 13.9 m <sup>2</sup> (150 ft <sup>2</sup> ) for each bedroom
Landscaped open space (Minimum)	30%

#### 9.4 Additional Zone Requirements

##### a) General Provisions

In accordance with the provisions of Section 3.

##### b) Cemeteries

Cemeteries shall not be governed by the foregoing standards but shall conform with the *Cemeteries Act*.

##### c) Residential Uses

The relevant provisions of Section 5, 6, or 7 shall apply as per the type of dwelling unit.

#### 9.5 Special Exception Zones

Reserved.

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**SECTION 10 C ZONE – GENERAL COMMERCIAL**

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10.1 General

No person shall hereafter use any lands, nor erect, alter, enlarge, or use any building or structure in the C Zone (as shown on the attached Schedules) except in accordance with the provisions of this Section and of other relevant Sections of this By-law.

10.2 Permitted Uses

- Antique and craft shops;
- Bars;
- Business office;
- Drugstores;
- Dry cleaning and laundry outlets;
- Financial offices;
- Food stores, including grocery stores, baked food shops, delicatessen stores, and food specialty shops;
- Hotels, motor inns, and motels;
- Laundromats;
- Merchandise service shop;
- Personal service shop;
- Professional offices;
- Restaurants;
- Restaurants, Take-Out;
- Retail stores;
- Tobacconist and/or newsstands;
- Two dwelling units accessory to, and situated within the same building as a permitted commercial use; and
- Uses accessory to the foregoing.

10.3 Zone Requirements

<b>Yard Requirements (minimum)</b>	
Front	0.9 m (3 ft)
Rear	
Abutting Commercial or Institutional Zone	10.668 m (35 ft)
Abutting any other zone	1.524 m (5 ft)
Exterior Side	0.9 m (3 ft)
Interior Side	
Abutting Commercial or Institutional Zone	0 m (0 ft)
Abutting any other zone	7.62 m (25 ft)
Building Height (maximum)	12.192 m (40 ft)
Dwelling Units per Lot (maximum)	2
Dwelling Unit area (minimum)	
Bachelor unit	37.16 m <sup>2</sup> (400 ft <sup>2</sup> )



	Other units	46.45 m <sup>2</sup> (500 ft <sup>2</sup> )
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10.4 Additional Zone Requirements

## a) General Provisions

In accordance with the provisions of Section 3.

## b) Habitable Room Window

Where the exterior wall of a hotel establishment building contains a first storey habitable room window, such wall shall be located no less than 9.1 m (30 ft) from any interior side lot line or rear lot line.

## c) Distance between Buildings

Where more than one hotel establishment building is erected on the same lot, the minimum distance between buildings shall not be less than 15.2 m (50 ft); provided that where 2 external walls facing and parallel to each other contain no openings or windows to habitable rooms, the distance between such 2 *walls* may be reduced to 3.0 metres (10 ft).

For the purpose of the foregoing, such external walls having an angle of divergence not more than 85 degrees shall be deemed to face and be parallel to each other.

In the above paragraph, "angle of divergence" means the interior acute angle formed by and lying between such 2 external walls or their projection.

10.5 Special Exception Zones

## a) C-1

Reserved.

## b) C-2

Reserved.

## c) C-3 (18 Dupont Street; Lot 22, Conc. VIII; Part 10, Plan CR-734; By-law 1998-19)

Notwithstanding the provisions of Sections 3 and 10.3 to the contrary, on the lands zoned C-3 the requirements of the C zone contained in Section 10.3 shall apply except for the following:

Yard Requirements (minimum)	
Rear	1.2 m (4 ft)
Interior Side	1.2 m (4 ft)
Dwelling units per lot (maximum)	1
Parking Requirements	4

Notwithstanding Section 3.21 herein, no loading space shall be required in any yard.

Notwithstanding Section 3.21 herein, the following standards shall apply:

- Required parking spaces shall be provided on site;
- The minimum distance between a driveway and an intersection of street lines, measured along the street line intersected by such driveway, shall be 9.1 m (30 ft);
- No driveway shall be established closer than 0.5 m (1.5 ft) to a side lot line.

Notwithstanding Section 3.22 herein, no planting strip shall be required in any yard.

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## SECTION 11 HC ZONE – HIGHWAY COMMERCIAL

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### 11.1 General

No person shall hereafter use any lands, nor erect, alter, enlarge, or use any building or structure in the HC Zone (as shown on the attached Schedules) except in accordance with the provisions of this Section and of other relevant Sections of this By-law.

### 11.2 Permitted Uses

- Antique and craft shops;
- Automobile sales establishments;
- Automobile service stations;
- Building supply outlet;
- Car wash;
- Commercial garages;
- Department stores and furniture stores;
- Drive-in establishments;
- Farm machinery sales and service;
- Financial offices;
- Food stores, including grocery stores, delicatessen stores, and food specialty shops;
- Motels, motor inns, and hotels;
- Offices;
- Parking Lot;
- Recreational vehicle and marine equipment sales and service;
- Restaurants;
- Restaurants, Drive-in;
- Restaurants, Take-out;
- Retail Store;
- Trailer and mobile home sales;
- Existing residential uses;
- One (1) dwelling, either attached or detached, accessory to and on the same lot as a permitted commercial use; and
- Uses accessory to the foregoing.

### 11.3 Zone Requirements

	With Municipal Water and Sewer	Without Municipal Services
Lot Area (minimum)		
Accessory dwelling	650.3 m <sup>2</sup> (7,000 ft <sup>2</sup> )	2,043.8 m <sup>2</sup> (22,000 ft <sup>2</sup> )
Automobile service station	1,161.25 m <sup>2</sup> (12,500 ft <sup>2</sup> )	2,787 m <sup>2</sup> (30,000 ft <sup>2</sup> )
Motel	696.8 m <sup>2</sup> (7,500 ft <sup>2</sup> ), plus an additional 46.5 m <sup>2</sup> (500 ft <sup>2</sup> ) per guest room in excess of 4	2,787 m <sup>2</sup> (30,000 ft <sup>2</sup> ) plus an additional 185.8 m <sup>2</sup> (2,000 ft <sup>2</sup> ) per guest room in excess of 4
Other uses	No minimum	929.0 m <sup>2</sup> (10,000 ft <sup>2</sup> )

Lot Frontage (minimum)		
Accessory dwelling	18.3 m (60 ft)	36.6 m (120 ft)
Automobile service station	38.1 m (125 ft)	45.7 m (150 ft)
Motel	22.9 m (75 ft)	45.7 m (150 ft)
Other uses	No minimum	30.5 m (100 ft)

Yard Requirements (minimum)		Any servicing arrangement
Front and Exterior Side		
Automobile service station	15.2 m (50 ft)	
Other uses	6.1 m (20 ft)	
Rear	18.3 m (60 ft)	
Interior Side	7.6 m (25 ft), except when abutting a lot other than commercial or institutional zone: 10.7 m (35 ft)	
Building Height (maximum)	10.7 m (35 ft)	
Dwelling Units per Lot (maximum)	1	
Dwelling Unit area (minimum)		
Accessory dwelling house	55.7 m <sup>2</sup> (600 ft <sup>2</sup> )	
bachelor unit	37.2 m <sup>2</sup> (400 ft <sup>2</sup> )	
Other units	37.2 m <sup>2</sup> (400 ft <sup>2</sup> ) plus 13.9 m <sup>2</sup> (150 ft <sup>2</sup> ) for each bedroom	
Landscaped open space (Minimum)	10%	

#### 11.4 Additional Zone Requirements

##### a) General Provisions

In accordance with the provisions of Section 3.

##### b) Special Provisions for Hotels, Motor Inns, and Motels

Where the exterior wall of a motel contains a first storey habitable room window, such wall shall be located no less than 9.1 m (30 ft) from any interior side lot line or rear lot line.

Where the exterior wall of a guest room contains a habitable room window, such wall shall be located not closer than 6.1 m (20 ft) from any side or rear lot line.

Where more than one motel building is erected on the same lot, the minimum distance between buildings shall not be less than 15.2 m (50 ft); provided that where 2 external walls facing and parallel to each other contain no openings or windows to habitable rooms, the distance between such 2 walls may be reduced to 3.0 m (10 ft).

For the purpose of the foregoing, such external walls having an angle of divergence not more than 85 degrees shall be deemed to face and be parallel to each other.

In the above paragraph, "angle of divergence" means the interior acute angle formed by and lying between such 2 external walls or their projection.

c) Open Storage

The provisions of Section 3.19 shall apply to any commercial use where open storage of goods or materials is involved.

d) Automobile Service Stations and Commercial Garages

The provisions of Section 3.3 shall apply to any automobile service station or commercial garage.

e) Residential Uses

The relevant provisions of Sections 5, 6, or 7 shall apply as per the type of dwelling unit.

11.5 Special Exception Zones

a) HC-1 (248 Highway 11; Lot 22, Conc. VIII; Part 1, Plan 6R-2078; By-law 1982-24)

Notwithstanding the provisions of Section 11.2 to the contrary, on the land zoned HC-1, the only permitted uses shall be:

- Accessory dwelling unit or house;
- Automobile service station;
- Building supply outlet;
- Car wash;
- Child care centre;
- Commercial garage;
- Motel;
- Parking lot;
- Public use;
- Restaurant;
- Retail store; and
- Vehicle agency.

The following special provisions apply to child care centres:

Yard requirements (minimum)	
Front	4.9 m (16 ft)
Interior Side	4.9 m (16 ft)

- b) HC-2 (256-260 Highway 11; Lot 22, Conc. VIII; Lot 1 and 2, Plan M-377-C; By-law 1986-18)

Notwithstanding the provisions of Section 11.2 to the contrary, on the land zoned HC-2, the only permitted uses shall be:

- Accessory dwelling house;
- Maintenance garage; and
- Transport terminal.

Notwithstanding the provisions of Section 11.3 to the contrary, on the lands zoned HC-2 the requirements of the HC zone contained in Section 11.3 shall apply except for the following:

Yard requirements (minimum)		
Rear	6.096 m	20 ft
Interior Side – East	6.096 m	20 ft
Interior Side – West	2.4384 m	8 ft

- c) HC-3 (220 Highway 11; Lot 22, Conc. VIII; By-law 1995-22)

Notwithstanding the provisions of Sections 3.22 and 11.3 to the contrary, the following provisions shall apply to the lands zoned HC-3: a berm combined with a planting strip shall be located on the north, west and east lot lines of the subject lands, except where driveways are provided, The berm shall be at least 1.0 m (3.3 ft) in height above the immediate surrounding finished grade with the planting to take place on the berm. The grade of the slope shall not exceed a 1:2 ratio.

- d) HC-4 (140, 148, 154, 164, 176, 184, 192, 200, and 202 Highway 11; Lots 22 and 23, Conc. VIII)

Notwithstanding the provisions of Sections 3.15 and 11.2 to the contrary, on the lands zoned HC-4, all HC uses are permitted expect the following:

- Automobile service stations;
- Building supply outlet;
- Car wash;
- Commercial garages;
- Farm machinery sales and service; and
- Recreational vehicle and marine equipment sales and service;

Additions and accessory uses to existing residential development are also permitted.

#### 11.6 Holding Zones

Reserved.

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## SECTION 12 AC ZONE – ADULT COMMERCIAL

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### 12.1 General

No person shall hereafter use any lands, nor erect, alter, enlarge, or use any building or structure in the AC Zone (as shown on the attached Schedules) except in accordance with the provisions of this Section and any other relevant Sections of this By-law.

### 12.2 Permitted Uses

- Adult entertainment business

### 12.3 Zone Requirements

Lot Area (minimum)	696.8 m <sup>2</sup> (7,500 ft <sup>2</sup> )
Lot Frontage (minimum)	24.4 m (80 ft)
Yard Requirements (minimum)	
Front	6.1 m (20 ft)
Rear	6.1 m (20 ft)
Side	3.0 m (10 ft)
Building Height (maximum)	10.7 m (30 ft)

### 12.4 Additional Zone Requirements

- a) General Provisions

In accordance with the provisions of Section 3.

### 12.5 Special Exception Zones

Reserved.

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**SECTION 13 RC ZONE – RURAL COMMERCIAL-INDUSTRIAL**

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13.1 General

No person shall hereafter use any lands, nor erect, alter, enlarge, or use any building or structure in the RC Zone (as shown on the attached Schedules) except in accordance with the provisions of this Section and of other relevant Sections of this By-law.

13.2 Permitted Uses

- Rural Commercial Uses:
  - Auction barn;
  - Bake shop;
  - Building supplies outlets;
  - Commercial garage;
  - Custom workshop;
  - Fairgrounds;
  - Farm equipment dealers;
  - Farm produce outlet;
  - Farm supply centre;
  - Garden Centre;
  - Kennels;
  - Lodging Camp;
  - Make your own wine business;
  - Microbrewery;
  - Nursery;
  - Veterinary establishment;
  - Water bottling business;
  - Woodworking establishments;
- Rural Industrial Uses:
  - Bulk storage;
  - Commercial greenhouse;
  - Communications facility;
  - Contractor’s establishments;
  - Dry industries;
  - Fuel storage tank / supply yards;
  - Greenhouses;
  - Lumber yards;
  - Manufacturing industries;
  - Sawmills;
  - Transportation terminal;
  - Well-drilling establishments;
- Retail accessory to any of the above uses; and
- One (1) dwelling unit;
- One (1) accessory dwelling unit; and
- Uses accessory to the foregoing.



13.3 Zone Requirements

## a) Rural commercial uses

Lot Area (minimum)	4,046.9 m <sup>2</sup> (1 ac)
Lot Frontage (minimum)	30.5 m (100 ft)
Yard Requirements (minimum)	
Front	12.1 m (40 ft)
Rear	12.1 m (40 ft)
Side	9.1 m (30 ft)
Building Height (maximum)	9.1 m (30 ft)
Lot Coverage (maximum)	30%

## b) Rural industrial uses

Lot Area (minimum)	1.0 ha (2.5 ac)
Lot Frontage (minimum)	61 m (200 ft)
Yard Requirements (minimum)	
Front	15.2 m (50 ft)
Rear	15.2 m (50 ft)
Side	9.1 m (30 ft)
Building Height (maximum)	12.1 m (40 ft)
Lot Coverage (maximum)	20%

13.4 Additional Zone Requirements

## a) General Provisions

In accordance with the provisions of Section 3.

13.5 Special Exception Zones

Reserved.

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**SECTION 14 M1 ZONE – LIGHT INDUSTRIAL-COMMERCIAL**

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14.1 General

No person shall hereafter use any lands, nor erect, alter, enlarge, or use any building or structure in the M1 Zone (as shown on the attached Schedules) except in accordance with the provisions of this Section and of other relevant Section of this By-law.

14.2 Permitted Uses

- Alcoholic beverage retail outlets;
- Antique or craft shops;
- Automatic car wash;
- Automobile service stations;
- Building supply centres;
- Bus garages;
- Cash and carry heavy goods stores;
- Commercial garages;
- Contractor’s yard;
- Fairgrounds;
- Farmers' markets;
- Garden supply centre;
- Hotels, motels, and motor inns;
- Lodging camp;
- Maintenance garage;
- Offices;
- Parking lot;
- Places of entertainment, recreation, and assembly;
- Private clubs;
- Research Facility;
- Restaurants;
- Restaurants, Drive-in;
- Restaurants, Take-out;
- Retail stores;
- Self-service laundromats;
- Service industrial uses;
- Transportation terminals;
- Veterinary establishments;
- One (1) dwelling unit, either attached or detached, accessory to, and on the same lot as a permitted use; and
- Uses accessory to the foregoing.

14.3 Zone Requirements

Lot Area (minimum)	696.8 m <sup>2</sup> (7,500 ft <sup>2</sup> )
Lot Frontage (minimum)	19.8 m (65 ft)
Lot Depth (minimum)	30.5 m (100 ft)

Yard Requirements (minimum)	
Front	12.1 m (40 ft)
Rear	9.1 m 9.1m (30 ft)
Side	3.0 m (10 ft)
Building Height (maximum)	10.7 m (35 ft)
Lot Coverage (maximum)	40%

#### 14.4 Additional Zone Requirements

##### a) General Provisions

In accordance with the provisions of Section 3.

##### b) Increased Yard Requirements

Where a Light Industrial-Commercial (M1) Zone abuts a Residential Zone, the minimum side yard shall be increased to 4.6 m (15 ft) of which 3.0 m (10 ft) shall be landscaped open space and the minimum rear yard shall be increased to 12.1 m (40 ft) of which 3.0 m (10 ft) shall be landscaped open space. The landscaped open space shall comply with the provisions of Section 3.22.

##### c) Other Zone Requirements

The provisions of the Highway Commercial Zone contained in Sections 11.4 b), c), d), and e) shall also apply.

#### 14.5 Special Exception Zones

##### a) M1-1

Reserved.

##### b) M1-2 (Multiple Locations; By-law 1991-11)

70 First Street; Lot 24, Conc. IX; Pt Block A, Plan M-290-C;  
 \_\_\_ Main Street; Lot 23, Conc. VIII.; and  
 \_\_\_ Fifth Street; Lot 23, Conc. IX

Notwithstanding the provisions of Section 14.2 to the contrary, on the land zoned M1-2, the only permitted uses shall be:

- Wastewater treatment plant;
- Water treatment plant; and
- Water tower.

Notwithstanding the provisions of Section 14.3 to the contrary, on the lands zoned M1-2 the requirements of the M1 zone contained in Section 14.3 shall apply except for the following:

Lot area (minimum)	1,486.4 m <sup>2</sup> (16,000 ft <sup>2</sup> )
Lot frontage (minimum)	30.5 m (100 ft)
Yard requirements (minimum)	
Front	9.1 m (30 ft)
Rear	9.1 m (30 ft)
Side	4.6 m (15 ft)
Building separation (minimum)	3.0 m (10 ft)
Landscaped Open Space (minimum)	10%
Parking Spaces (minimum)	2
Parking Space Location	No closer than 7.6 m (25 ft) to any street line.

c) M1-3 (233 Cloutierville Rd; Lot 22, Conc. IX; Lot 14, Plan M-364-C; By-law 1994-11)

Notwithstanding the provisions of Section 14.2 to the contrary, on the land zoned M1-3, the only permitted uses shall be:

- Storage garage; and
- Warehouse.

Notwithstanding the provisions of Sections 3.19, 14.3 to the contrary, on the lands zoned M1-3 the requirements of the M1 zone contained in Section 14.3 shall apply except for the following:

Yard requirements (minimum)	
Rear	4.6 m (15 ft)
Interior Side	
One side	1.5 m (5 ft)
Other side	4.6 m (15 ft)
Open Storage	Not permitted
Loading Spaces (minimum)	0
Planting Strip	Required along all side lot lines, rear lot lines and front lot lines. A berm may be used to supplement the planting strip

d) M1-4 (32 Second Avenue; Lot 24, Conc. IX)

Notwithstanding the provisions of Sections 3.1, 3.20, and 14.3 to the contrary, on the land zoned M1-4, the requirements of the M1 zone contained in Section 14.3 shall apply except for the following:

Yard requirements (minimum)	
Front	As per existing building on the day of passing of this By-law
Rear	As per existing building on the day of passing of this By-law
Interior Side	0 m (0 ft)
Onsite Parking Requirements (minimum)	0
Shipping Containers	
Number permitted (maximum)	8
Setback to lot line abutting residential use (minimum)	4.6 m (15 ft)
Setbacks to front and rear lot lines (minimum)	As per existing building on the day of passing of this By-law

All lots zoned M1-4 shall be treated as one lot for Zoning purposes.

## SECTION 15 M2 ZONE – GENERAL INDUSTRIAL

### 15.1 General

No person shall hereafter use any lands, nor erect, alter, enlarge, or use any building or structure in the M2 Zone (as shown on the attached Schedules) except in accordance with the provisions of this Section and of other relevant Sections of this By-law.

### 15.2 Permitted Uses

- M1 uses, in accordance with the M1 provisions;
- Agri-food processing;
- Asphalt plant;
- Custom workshops;
- Farm machinery sales and service;
- Fuel storage tank;
- Heavy equipment sales and service;
- Manufacturing, processing, assembling, warehousing, or wholesaling use in wholly enclosed buildings which do not emit obnoxious sounds, odour, dust, vibrations, fumes, or smoke;
- Mobile and modular homes construction and sales;
- Public utility service yard, or electric generating, receiving, or transforming station;
- Recreational vehicles sales and service;
- One (1) dwelling unit, either attached or detached, accessory to and on the same lot as a permitted industrial use; and
- Uses accessory to the foregoing.

### 15.3 Zone Requirements

	With Municipal Water and Sewer	Without Municipal Services
<b>Lot Area (minimum)</b>		
Accessory dwelling	650.3 m <sup>2</sup> (7,000 ft <sup>2</sup> )	2,043.8 m <sup>2</sup> (22,000 ft <sup>2</sup> )
Other uses	No minimum	2,043.8 m <sup>2</sup> (22,000 ft <sup>2</sup> )
<b>Lot Frontage (minimum)</b>		
Accessory dwelling	18.3 m (60 ft)	36.6 m (120 ft)
Other uses	No minimum	15.24 m (50 ft)

Yard Requirements (minimum)	abutting Industrial Zone	abutting any other Zone
Front	15.2 m (50 ft)	24.4 m (80 ft)
Rear	7.6 m (25 ft)	15.2 m (50 ft)
Exterior Side	15.2 m (50 ft)	24.4 m (80 ft)
Interior Side	7.6 m (25 ft)	15.2 m (50 ft)

	Any Lot
Building Height (maximum)	12.1 m (40 ft)
Dwelling units per lot (maximum)	1

Dwelling unit area (minimum)	55.7 m <sup>2</sup> (600 ft <sup>2</sup> )
Landscaped open space (minimum)	10%

#### 15.4 Additional Zone Requirements

##### a) General Provisions

In accordance with the provisions of Section 3.

##### b) Service Stations and Commercial Garages

The provisions of Section 3.3 shall apply.

##### c) Residential Uses

The relevant provisions of Section 5, 6, or 7 shall apply as per the type of dwelling unit.

##### d) Open Storage

The provisions of Section 3.19 shall apply to any industrial use where open storage is involved.

#### 15.5 Special Exception Zones

##### a) M2-1

Reserved.

#### 15.6 Holding Zones

Reserved.

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**SECTION 16 M3 ZONE – HEAVY INDUSTRIAL**

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16.1 General

No person shall hereafter use any lands, nor erect, alter, enlarge, or use any building or structure in the M3 Zone (as shown in the attached Schedules) except in accordance with the provisions of this Section and of other relevant Sections of this By-law.

16.2 Permitted Uses

- Any use listed below provided that such uses are located at least 152.4 m (500 ft) from any residential zone;
- The manufacturing, extracting, and processing of raw materials, repair work shops, and bulk storage of goods allowed shall include such uses as the following:
  - Automobile wrecking yards;
  - Bleaching compound manufacturing;
  - Bottled gas storage, distribution, and bulk storage;
  - Coal and coke yards;
  - Creosote treatment or manufacturing;
  - Food manufacture and processing;
  - Foundries;
  - Furniture, bulk manufacturing;
  - Lumber mills, sawmills;
  - Manufacturing industries, including textile and leather product manufacturing;
  - Meat packers;
  - Ornamental metal work;
  - Pulp and paper manufacture and related uses;
  - Septic tank servicing and cleaning equipment yards;
  - Storage, sorting, collecting, or baking of rags, paper, iron, or junk;
- One (1) detached dwelling unit accessory to and on the same lot as a permitted industrial use;
- Uses accessory to the foregoing.

16.3 Zone Requirements

Lot Area (minimum)	8,093.7 m <sup>2</sup> (2 ac)
Lot Frontage (minimum)	61 m (200 ft)
Yard Requirements (minimum)	
All yards	15.2 m (50 ft)
Lot Coverage (maximum)	50%

16.4 Additional Zone Requirements

a) General Provisions

In accordance with the provisions of Section 3.



b) Residential Uses

A permitted dwelling unit shall be located at least 15.2 m (50 ft) from the main building or buildings related to a permitted M3 use. The provisions of Section 5.3 shall apply with regard to zone requirements.

c) Open Storage

The provisions of Section 3.19 shall apply to any permitted industrial use where open storage is involved.

16.5 Special Exception Zones

Reserved

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## SECTION 17 MX ZONE – EXTRACTIVE INDUSTRIAL

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### 17.1 General

No person shall hereafter use any lands, nor erect, alter, enlarge, or use any building or structure in the MX Zone (as shown on the attached Schedules) except in accordance with the provisions of this Section and of other relevant Sections of this By-law.

### 17.2 Permitted Uses

- Aggregate transfer stations;
- Asphalt plants;
- Crushing facilities;
- Offices;
- Pit and quarry operations;
- Ready-mix concrete plants;
- Stockpiles;
- Storage and screening operations; and
- Uses accessory to the foregoing.

### 17.3 Zone Requirements

Lot Area (minimum)	1.0 ha (2.5 ac)
Lot Frontage (minimum)	91.4 m (300 ft)
Yard Requirements (minimum)	
Front	30.5 m (100 ft)
Rear	15.2 m (50 ft)
Side	15.2 m (50 ft)
Building Height (maximum)	12.2 m (40 ft)
Lot Coverage (maximum)	50%

### 17.4 Additional Zone Requirements

#### a) General Provisions

In accordance with the provisions of Section 3.

### 17.5 Special Exception Zones

Reserved.

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## SECTION 18 MD ZONE – DISPOSAL INDUSTRIAL

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### 18.1 General

No person shall hereafter use any lands nor erect, alter, enlarge, or use any building or structure in the MD Zone (as shown on attached Schedules) except in accordance with the provisions of this Section and of other relevant Sections of this By-law.

### 18.2 Permitted Uses

- Equipment storage buildings, related to another MD use;
- Landfill sites;
- Public use;
- Salvage yard;
- Sewage treatment facility;
- Waste disposal site;
- Water supply plant; and
- Uses accessory to the foregoing.

Residential uses are prohibited.

### 18.3 Zone Requirements

Yard Requirements (minimum)	abutting Industrial Zone	abutting any other Zone
Front	21.3 m (70 ft)	30.5 m (100 ft)
Rear	15.2 m (50 ft)	30.5 m (100 ft)
Exterior Side	21.3 m (70 ft)	30.5 m (100 ft)
Interior Side	15.2 m (50 ft)	30.5 m (100 ft)

### 18.4 Additional Zone Requirements

#### a) General Provisions

In accordance with the provisions of Section 3.

#### b) Location of Landfill Site

Notwithstanding any other provisions of this By-law to the contrary, no landfill site shall be established within:

- 304.8 m (1,000 ft) of any waterbody; or
- 1,609.3 m (1 mile) of any Residential or Institutional building on another lot.

### 18.5 Special Exception Zones

Reserved.

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## SECTION 19 RU ZONE – RURAL

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### 19.1 General

No person shall hereafter use any lands, nor erect, alter, enlarge, or use any building or structure in the RU Zone (as shown on the attached Schedules) except in accordance with the provisions of this Section and of other relevant Sections of this By-law.

### 19.2 Permitted Uses

- Agricultural uses, including a specialised farm use;
- Cemeteries;
- Conservation uses;
- Existing uses;
- Fairgrounds;
- Forestry uses, but not including a sawmill;
- Golf courses;
- Home industry;
- Home occupation;
- Mobile homes;
- Private club;
- Private parks;
- Public parks;
- Public communications and transportation facilities;
- Recreational facilities;
- Utility;
- Veterinary establishments, kennels;
- Single detached dwellings;
- Dwelling units accessory to and on the same lot as another permitted rural use; and
- Uses accessory to the foregoing.

### 19.3 Zone Requirements

<b>Lot Area (minimum)</b>	
Residential use	1.0.8 ha (2.0 ac)
Other uses	20.2 ha (50 ac)
<b>Lot Frontage (minimum)</b>	
Residential use	66.7 m (200 ft)
Other uses	182.9 m (600 ft)
<b>Yard Requirements (minimum)</b>	
Front	13.7 m (45 ft)
Rear	9.1 m (30 ft)
Exterior Side	13.7 m (45 ft)
Interior Side	9.1 m (30 ft)
Lot Coverage (maximum)	10%
Dwelling unit area (minimum)	55.74 m <sup>2</sup> (600 ft <sup>2</sup> )

#### 19.4 Additional Zone Requirements

a) General Provisions

In accordance with the provisions of Section 3.

b) Dwelling House location

No Residential building shall be erected within 213.4 m (700 ft) of any feed lot area, any manure storage area or any building or structure on a specialized farm which is used to house animals or fowl unless such Residential building is located on the same lot therewith.

c) Specialized Farm Use Location

No building or structure on a specialized farm which is used to house animals or fowl, no feed lot area and no Manure storage area shall be located within:

(i) 213.4 m (700 ft) of any Residential on another lot; or

(ii) 106.7 m (350 ft) of any lot line.

d) Forestry Use Location

No forestry use shall be established within:

(i) 6.1 m (200 ft) from a street line or a waterbody;

(ii) 15.2 m (50 ft) from any lot line.

Except that cutting may be allowed within the area above provided that a uniform 60% of the basal area shall remain after cutting and that all slash piles shall not exceed 0.9 m (3 ft) in height.

For the purposes of this section, basal area means the area of cross-section at breast height of a single tree, while slash means the debris left after logging, pruning, thinning, or brush cutting, and includes logs, chunks, bark, branches, stumps, and brush.

#### 19.5 Special Exception Zones

a) RU-1

Reserved.

b) RU-2

Reserved.

19.6 Holding Zones

Reserved.

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## SECTION 20 W ZONE – WATERFRONT

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### 20.1 General

No person shall hereafter use any lands, nor erect, alter, enlarge, or use any building or structure in the W Zone (as shown on the attached Schedules) except in accordance with the provisions of this Section and of other relevant Sections of this By-law.

### 20.2 Permitted Uses

- Conservation uses;
- Existing uses;
- Hotels, including housekeeping cabins or cottages;
- Multi-residential dwellings, in accordance with the R3 or W Zone provisions, whichever is greater;
- Private parks;
- Private hunting, fishing, or summer camps;
- Public parks;
- Seasonal dwellings;
- Single family dwellings;
- Tourist lodges; and
- Uses accessory to the foregoing.

### 20.3 Zone Requirements

Lot Area (minimum)	0.8 ha (2 ac)
Lot Frontage (minimum)	45.7 m (150 ft)
Yard Requirements (minimum)	
Front	30.5 m (100 ft)
Rear	
Residential use	7.6m (25 ft)
Tourist Commercial Use	9.1 m (30 ft)
Side	
Single Residential use	3.0 m (10 ft)
Multi Residential Use	6.1 m (20 ft)
Tourist Commercial Use	9.1 m (30 ft)
Building Height (maximum)	9.1 m (30 ft)
Lot Coverage (maximum)	20%

### 20.4 Additional Zone Requirements

#### a) General Provisions

In accordance with the provisions of Section 3.

## b) Setbacks

The main building and tile fields will be set back at least 30.5 m (100 ft) from the high water marks of lakes and rivers.

When replacing an existing main building and tile fields, a 30.5 m (100 ft) setback should be maintained.

All accessory buildings; gazebos, saunas, sleep camps, and decks will be set back at least 9.1 m (30 ft) from the high water mark. No plumbing or cooking facilities shall be permitted.

## c) Maintenance of Vegetation

Natural vegetation within the 30.5m (100 ft) setback shall be disturbed as little as possible, consistent with passage, safety, and provision of views and ventilation.

A cutting area of 9.1m (30 ft) wide may be made to afford a view from the dwelling to the water and to afford a waterside activity area.

## d) The shoreline will not be altered nor any fill added or removed within 30.5 m (100 ft) of the high water mark.

## e) Site Plan Control may be required.

20.5 Special Exception Zones

Reserved.



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## SECTION 21 OS ZONE – OPEN SPACE

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### 21.1 General

No person shall hereafter use any lands, nor erect, alter, enlarge, or use any building or structure in the OS Zone (as shown on attached Schedules) except in accordance with the provisions of this Section and of other relevant Sections of this By-law.

### 21.2 Permitted Uses

- Cemeteries;
- Conservation uses;
- Fairgrounds;
- Golf courses;
- Private parks;
- Public parks;
- Uses accessory to the foregoing.

### 21.3 Zone Requirements

#### a) Buildings and active recreational facilities

Yard Requirements (minimum)	
Front	6.1 m (20 ft)
Rear	7.6 m (25 ft)
Exterior Side	6.1 m (20 ft)
Interior side	7.6 m (25 ft)
Building height (maximum)	10.7 m (35 ft)
Lot Coverage (maximum)	20%
Landscaped open space (minimum)	50%

### 21.4 Additional Zone Requirements

#### a) General Provisions

In accordance with the provisions of Section 3.

### 21.5 Special Exception Zones

Reserved.

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**SECTION 22 EP ZONE – ENVIRONMENTAL PROTECTION (FLOOD PLAIN)**

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22.1 General

No person shall hereafter use any lands or any waterbodies nor erect, alter, enlarge, or use any building or structure in the EP Zone (as shown on attached Schedules) except in accordance with the provisions of this Section and of other relevant Sections of this By-law.

22.2 Permitted Uses

- Agricultural uses excluding buildings;
- Conservation uses excluding buildings;
- Forestry uses excluding buildings;
- Golf courses excluding buildings;
- Marina;
- Open space uses;
- Public parks;
- Uses accessory to a main Residential use located in an adjoining zone such as a detached private garage, tool shed, patio, swimming pool, barbecue, or other similar accessory use;
- Uses accessory to a main Industrial or Commercial use located in an adjoining zone such as parking areas, loading spaces, open storage, or other similar accessory use; and
- Uses accessory to the foregoing.

Residential uses are prohibited.

22.3 Zone Requirements

Yard Requirements (minimum)	
Front	13.7 m (45 ft)
Rear	7.6 m (25 ft)
Exterior Side	13.7 m (45 ft)
Interior side	7.6 m (25 ft)
Building height (maximum)	4.6 m (15 ft)

22.4 Additional Zone Requirements.

a) General Provisions

In accordance with the provisions of Section 3.

b) Any permitted building or structure shall receive the written approval of the Ministry of Natural Resources and Forestry and the Corporation; and

c) The placing of fill within the Environmental Protection (Flood Plain) Zone is prohibited unless written approval is received from the Ministry of Natural Resources and Forestry.

22.5 Special Exception Zones

- a) EP-1 (Mattagami River; Lots 23 and 24; Concs. IX and X; By-law 2010-26)

Notwithstanding the provisions of Section 22.2 to the contrary, on the land zoned EP-1, the only permitted uses shall be:

- a renewable energy generation facility.

Notwithstanding the provisions of Sections 3.22 AND 22.3 to the contrary, on the lands zoned EP-1 the requirements of the EP zone contained in Section 22.3 shall apply except for the following:

Lot Area (minimum)	8.0 ha (19.8 ac)
Lot Frontage (minimum)	19.8 m (65 ft)
Yard Requirements (minimum)	
Front	9.1 m (30 ft)
Rear	Nil
Interior Side	Nil
Building height (maximum)	n/a
Landscaped open space (minimum)	10%
Required parking spaces (minimum)	3

Notwithstanding any other provision herein to the contrary, for land zoned EP-1, a planting strip shall be provided in accordance with the following:

- (i) the planting strip shall only be required along the rear lot line of those lots fronting on the north side of Second A venue;
- (ii) the existing planting strip width and height, as existed on the date of the passing of this By-law, shall be sufficient to meet the minimum requirement for the planting strip width and height;
- (iii) a planting strip referred to in this subsection may form part of any landscaped open space required by this By-law

All permitted buildings shall be served by a public water system and a private sewerage system.

**SECTION 23 NOTICE**

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This document does not include any amendments or schedules. For further information please contact the municipal office at the following:

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