



# Zoning By-law Township Of Prince

THE CORPORATION OF THE TOWNSHIP OF PRINCE

ZONING BY-LAW

A By-Law to classify, regulate, restrict the use of land and buildings, height of buildings, areas of yards, other open spaces and the location of buildings and improvements therein and to divide the Township of Prince into zones or districts of such number, shape, location and area as may be deemed to carry out these regulations, their enforcement and administration.

TABLE OF CONTENTS

<u>SECTION</u>		<u>PAGE</u>
1	Title	1.
2	Schedule	1
3	Zoning Map	2
4	Definitions	3
5	General Provisions for All Zones	5
6	Off Street Parking and Loading	8
7	ZONES: R - Rural Residential SC - Summer Cottage C - Commercial	10 13 14
8	Non-Conforming Uses	17
9	Administration	17
10	Conflict and Validity	19.

-----

BY-LAW NUMBER. 383.....

OF THE CORPORATION OF THE TOWNSHIP OF PRINCE

Being a by-law to provide for the zoning of the said Township of Prince pursuant to Section 30 of The Planning Act, R.S.O. 1960, Chapter 296 and amendments thereto.

Whereas the Corporation of the Township of Prince deems it desirable to enact a Zoning By-Law under the authority of The Planning Act, R.S.O. 1960;

Now therefore the Corporation of the Township of Prince enacts as follows:

SECTION 1

TITLE

This By-Law shall be known and may be cited as the "Zoning By-Law of the Township of Prince". It shall hereafter be referred to as "this By-Law".

SECTION 2

SCHEDULE

Schedule "A" a Zoning Map at a scale of 1,500' to an inch, together with notations and references thereon is hereby declared to be part of this By-Law.

Notice of Application to The Ontario Municipal Board by the Corporation of the Township of Prince for approval of a by-law to regulate land use passed pursuant to Section 30 of The Planning Act

-----

Take notice that the Council of the Corporation of the Township of Prince intends to apply to The Ontario Municipal Board pursuant to the provisions of Section 30 of The Planning Act for approval of By-law 383 passed on the 30th day of November, 1967. A summary of By-law 383 together with a Zoning map is furnished herewith.

Any person interested may, within fourteen (14) days after the date of this notice, send by registered mail or deliver to the Clerk of the Township of Prince notice of his objection to approval of the said by-law together with a statement of the grounds of such objection.

The Ontario Municipal Board may approve of the said by-law but before doing so it may appoint a time and place when any objections to the by-law will be considered. Notice of any hearing that may be held will be given only to persons who have filed an objection and who have left with or delivered to the Clerk undersigned, the address to which Notice of hearing is to be sent.

The last date for filing objections will be Friday, December 6, 1968.

Dated at the Township of Prince this 20th day of November, 1968.

F. Konkin,  
Acting Clerk,  
P. O. Box 726,  
Sault Ste. Marie, Ont.

**BY-LAW NO. 383**

**OF THE CORPORATION OF THE TOWNSHIP OF PRINCE**

To provide for the zoning of the said Township under Section 30 of the Planning Act.

**SUMMARY OF ZONING REGULATIONS OF THE TOWNSHIP**

The Township is divided into three zones, as set out on the attached zoning map.

**R - RURAL RESIDENTIAL ZONE**

1. The permitted uses are:
  - (a) residential - 1 family detached dwelling and accessory living quarters;
  - (b) agricultural - including crops, crop gardening, berry and animal farming, breeding and boarding of dogs and other similar uses;
  - (c) recreational - parks, playgrounds, community centres, golf and accessory services, game preserves and similar uses;
  - (d) institutional - churches, schools, universities, religious institutions, research laboratories and residential uses in connection therewith, hospitals and cemeteries;
  - (e) commercial - stables, riding academies, animal hospitals, storing of farm vehicles and machinery, used on the premises, provided the number of vehicles is less than six, and parking lot incidental to an adjacent commercial zone;
  - (f) accessory buildings - private garage, recreation building, greenhouse, bathroom, swimming pool but not for commercial purposes.

2. Area requirements and lot coverage:  
Frontage 300 feet minimum area 3 acres, front and rear yard 50 feet side yard 25 feet, height 30 feet and lot coverage maximum 10 feet.

2. Area requirements and lot coverage: (Continued)  
Residential - 1 story minimum 750 sq. feet, 1½ story and split 900 sq. feet, 2 stories 1200 sq. feet.  
See by-law for area requirement of other uses in this zone.

SC - SUMMER COTTAGE ZONE

1. The permitted uses are:  
(a) summer cottages including outhouses, steam baths, boat houses, laundry huts, etc.  
(b) parks and playgrounds, miniature golf courses, putting greens, golf course and accessory services and other recreational activity.  
(c) other uses - institutional uses, churches, schools, libraries, religious retreats, etc.
2. Area requirements and lot coverage:  
Lot frontage 80 feet, minimum area 15,000 sq. feet, lot coverage 35% set back from public road 25 feet, set back from interior lot line 15 feet, min. floor area 750 sq. feet, 1½ stories 900 sq. feet, 2 stories 1200 sq. feet.

C - COMMERCIAL ZONE

1. The permitted uses are:  
(a) coin wash and drycleaning, bake shop, confectionery store, service shops, beauty and barber, food store, general store, coffee shop and restaurants including drive-in, tourist resort, motel and motor hotel, marina, entertainment uses - theatres, bowling alleys, skating rinks, automobile repair shop (not body), automobile retail service stations. Residences are permitted attached to the prominent commercial use.  
(b) no advertising signs shall be permitted in the said Township, other than those used in the applications in commercial zones which shall be confined within the lot used for such purpose.
2. Area requirements and lot coverage:  
Frontage 50 feet minimum, lot area minimum 7500 sq. feet, front and rear yard 35 feet, side yard 10 feet, lot coverage 35%.  
See special coverages re automobile service stations.

OTHER PROVISIONS: This by-law also incorporates provisions as to:  
Zone boundaries.

Definitions of the various uses,  
Non-conforming use, including provisions regarding the restoration of buildings, partial destruction, discontinuance of use.  
Street frontage - no building shall be erected or used which does not abutt on a public street, obstruction of yards, see by-law for details.  
Reduction of lot area,  
Height requirements,  
Special uses, i.e., construction, scaffolds and temporary structures,  
Rights of way for utilities, oil, gas, etc.  
Off street parking requirements, minimum required parking facilities for defined buildings are set out in the by-law,  
Off street loading requirements for commercial areas, number of spaces required.  
Changes in use,  
Certificates of occupancy,  
Application for building permits,  
Inspection of land, buildings and structures.

This by-law provides for a penalty for contravention with a max. fine of \$300. and min. fine of \$100 for each offence.

This by-law was passed on the 30th November, 1967, but shall not come into force until approved by the Ontario Municipal Board.

This is a summary only of the provisions of the by-law and for more accurate detail, reference should be made to the by-law, which may be seen at the Prince Township Offices.

SECTION 3.

ZONING MAP.

For the purposes of this By-Law the Township of Prince is divided into the following Zones, and their extent, location, and boundaries are shown on the Zoning Map which forms Schedule "A" to this By-Law.

I. ZONE SYMBOLS.

- R - Rural Residential Zone
- SC - Summer Cottage Zone
- C - Commercial Zone

The above symbols used herein refer to the kinds of buildings and structures and the uses of land permitted by this By-Law in the said zones. Whenever in this By-Law the word "Zone" is used preceded by any district number and symbol, such combination shall refer to each and every area within the said district and zone shown by the said symbols on Schedule "A".

II BOUNDARIES OF THE ZONES

Where any uncertainty exists as to the boundaries of any zone as shown on Schedule "A" the following provisions shall apply.

1. Where a zone boundary is indicated as following a street or lane the boundary shall be the centre line of the street or lane.
2. Where any zone boundary is indicated as following a shore line of any lake, stream or river, the boundary shall be interpreted as following the high water mark of such lake, river or stream, at a uniform distance except with reference to the shore of Lake Superior.
3. Where a zone boundary is indicated as approximately parallel to any street line or shore line of any lake, stream or river and the distance from the street line, lake, stream or river is not indicated, such district boundary shall be construed as being parallel to such street line, lake, stream or river and the distance therefrom shall be according to the scale shown on the Zoning Map.

SECTION 4.

DEFINITIONS.

1. "Accessory Building" - shall mean a detached subordinate building, located on the same lot as the main building and shall include a private garage.
2. "Accessory Use" - shall mean a use customarily incidental and subordinate to the principal use or building and located on the same lot with such principal use or building.
3. "Agricultural Use" - shall mean a use of land, structure or building for the purpose of forestry, field crops, fruit farming, market gardening, dairying, pasturage, animal husbandry, poultry or bee-keeping or any other farming, including the growing, raising, packing, treating and storing of vegetable produce produced on the premises, and other similar undertakings customarily carried on in the field of general agriculture.
4. "Building" - shall mean any structure having a roof supported by columns or by walls and intended for the shelter, housing or enclosure of persons, animals or chattels.
5. "Council" - shall mean the Council of the Corporation of the Township of Prince.
6. "Coverage" - shall mean that percentage of the lot area covered by the building area.
7. "Commercial Use" - shall mean the use of land, structure or building for the purposes of buying and selling of commodities and supplying of services.
8. "District" - shall have the same meaning as zone.
9. "Dwelling" - shall mean any building or part thereof, used in whole or in part as the home, residence or sleeping place of one or more persons either continuously, permanently or temporarily.
10. "Detached One-Family Dwelling" - shall mean a separate building accommodating a single family only and having a front, rear, and two side yards, and having one kitchen only.
10. "Existing" - shall mean existing as of the date of the passing of this by-law.
11. "Family" - shall mean one or more persons living as a single housekeeping unit in a single dwelling unit and may include roomers or boarders not exceeding two in number.
12. "Floor Area" - shall mean the maximum habitable area contained within the inside walls, excluding in the case of a dwelling, a garage, porch, veranda, sunroom, unfinished attic and unfinished basement.



SECTION 4.

DEFINITIONS.

13. "Farm" - shall mean an area of land which is used principally for agricultural uses by the owner or occupant.
14. "Lot" - shall mean a whole lot or a parcel of land fronting on a public highway assumed by the Municipality or shown on a registered plan of Subdivision and either existing as a separate parcel without any adjoining lands under the same ownership on or prior to the passing of this by-law or, having 3 acres or more or, separated in accordance with the provisions of Section 32 A (1) of The Planning Act, R.S.O. 1960.
- "Lot Area" - shall mean the total horizontal area within the lot lines of a lot.
15. "Non-Conforming Use" - shall mean the use of land or a building or portion thereof which was lawful when established but which does not conform to the provisions of this By-Law.
16. "One Summer Cottage Per Lot" - shall mean that there shall not be erected, constructed, or established more than one summer cottage dwelling on each lot or parcel.
17. "Parking space or Stall" - shall mean an area of at least 300 square feet for the parking of motor vehicles and for ingress and egress.
18. "Recreation Use" - shall mean a use of land and buildings as a recreational area.
19. "Retail Store" - shall mean a building where goods or merchandise are sold directly to the consumer.
20. "Street" - shall mean a public way which affords access to abutting properties, and includes a highway, road, public way or thoroughfare used by the public.
21. "Structure" - shall mean anything built or constructed, any edifice or building of any kind composed of parts joined together in some definite manner which requires location on the ground or under the ground or is attached to something having a location on the ground or under the ground.
21. "Use" - shall mean the purpose for which land, or a building or structure is arranged, designed or intended, or for which either land or a building or structure is or may be occupied or maintained.
23. "Yard" - shall mean an unoccupied space open to the sky on the same lot with a building or structure.

SECTION 4.

DEFINITIONS.

23. "Front Yard" - shall mean an open, unoccupied space on the same lot with a main building extending the full width of the lot, and situated between the street line and the front line of the building projected to the side lines of the lot. The depth of the front yard shall be measured between the front line of the building and the street line. Covered porches, whether enclosed or unenclosed, shall be considered as part of the main building and shall not project into a required front yard.
- "Rear Yard" - shall mean an open unoccupied space on the same lot with a main building extending the full width of the lot and situated between the rear lot line of the lot and the rear line of the building projected to the side lines of the lot. The depth of the rear yard shall be measured from the rear line of the lot and the rear line of the building. This shall not exclude accessory buildings in the rear yard.
- "Side Yard" - shall mean an open unoccupied space on the same lot with a main building, situated between the side line of the building and the adjacent side line of the lot, and extending from the rear yard to the front yard. In the absence of front and rear yards, the side yard shall extend for the full length of the lot.
24. "Zone" - shall mean and include all those areas of the Township as shown on the map appended to and forming part of this By-law for which the requirements for the use of land and the use and spacing of buildings and structures are uniform.

SECTION 5.

GENERAL PROVISIONS FOR ALL ZONES.

No person shall within any zone in the Township of Prince change the use of any land, building or structure or erect any building or structure except in conformity with the provisions of this by-law.

I RESTORATION TO A SAFE CONDITION.

This By-Law shall not prevent the strengthening or restoration to a safe condition of any building or structure provided such alteration or repair does not increase the height or size or change the use of such building or structure.

SECTION 5.

GENERAL PROVISIONS FOR ALL ZONES.

II PARTIAL DESTRUCTION OF EXISTING BUILDINGS

A building destroyed to the extent of more than sixty (60) percent of its value (inclusive of walls below grade) as at the date of damage, and which does not conform with the requirements of this By-Law in respect to use, lot coverage or height, shall not be restored except in conformity with the regulations of the zone in which the said structure or building is located.

III DISCONTINUED USE

Any non-conforming use of a building or structure which is discontinued or unused for more than twelve (12) consecutive months shall not be resumed, and no such non-conforming use shall be changed to any other non-conforming use.

IV FRONTAGE ON A STREET.

Notwithstanding any other provision in this By-Law no person shall erect or use any building or structure on a lot which does not abut on a public street.

V OBSTRUCTION OF YARDS.

No person shall obstruct in any manner whatsoever any front yard, side yard, or rear yard required to be provided by this By-Law, but this provision shall not apply to:

1. Main eaves, belt courses, chimney breasts, sills or cornices not projecting more than twenty-four (24) inches into any required yard.
2. Uncovered steps or platforms not exceeding three (3) feet in height above grade, and not projecting more than five (5) feet into any required front or rear yard, and not more than two (2) feet into any side yard.
3. Awnings, clothes poles, recreational equipment, garden trellises or similar accessories.
4. Fire escapes projecting not more than five (5) feet into a side or rear yard.
5. Fences in a side or rear yard.
6. Hedges or ornamental fences not exceeding three and one half (3½) feet in height in a front yard.
7. Accessory uses permitted by this By-Law.

SECTION 5.

GENERAL PROVISIONS FOR ALL ZONES.

VI REDUCTION OF LOT AREA.

No lot shall be reduced in area either by the conveyance or alienation of any portion thereof or otherwise so that any building or structure on such lot shall have a lot coverage that exceeds, or a front yard, rear yard, frontage or lot area that is less than that permitted by this By-Law for the zone in which such lot is located, except in accordance with Section 32 A (1) of The Planning Act.

VII HEIGHT REQUIREMENTS

Except as otherwise provided nothing in this By-Law shall limit the height of any belfry, chimney, flag pole, church, ornamental dome, cupola, clock tower, water storage tank, wireless receiving or transmitting antennae, or any silo, windmill, or other farm building.

VIII SPECIAL USES PERMITTED.

Nothing in this By-Law shall prevent the use of land or the use or erection of a building or structure for:

- 1 Scaffold or other temporary building or structure incidental to construction in progress on premises for which a building permit has been granted, until such time as the work has been finished or abandoned.
- 2 A sign having an area of not more than two hundred (200) square feet incidental to construction in progress on premises for which a building permit has been granted, until such time as the work has been finished or abandoned.
- 3 The structure and works of any power company or other utilities company.
- 4 The use of land or right-of-way for any oil, gas or other liquid pipe line and appurtenances thereto.

SECTION 6.

OFF STREET PARKING AND LOADING

I OFF-STREET PARKING REQUIREMENTS - ALL ZONES.

Construction of a new building shall provide the parking spaces hereinafter set forth. Additions to existing buildings shall provide a proportionate number of parking spaces based upon the relationship of the area added to the total area but in no case less than one space except for a dwelling. The number of parking stalls or spaces as hereinafter required by each building shall be shown on a plan titled "The Parking Plan", which plan shall become part of the building plans to be submitted for a building permit, and each parking space or stall shall be accessible from a common driveway. The dimension of a parking stall or space shall be at least 10 x 20 feet.

1 SCHEDULE

<u>Type or Nature of Building Usage</u>	<u>Minimum Required Parking Facilities.</u>
(a) A Dwelling	1 parking space for each dwelling unit.
(b) Church or other place of assembly	1 parking space for each 7 seats and 1 parking space for each 200 square feet of remaining floor space on which there are not fixed seats.
(c) Hospital or similar in-patient institution	1 parking space for doctors for every 12 patient beds. 1 parking space for each two beds for visitors use. 1 parking space for each employee on the day shift.
(d) Home for Aged	1 parking space for each doctor. 1 parking space for each two employees. 1 parking space for each four patients.
(e) University, College or Trade School	1 parking space for each staff member. 1 parking space for each 15 students.
(f) Secondary Schools, High Schools	1 parking space for each staff member. 1 parking space for each 25 students

SECTION 6.

OFF STREET PARKING AND LOADING

I OFF-STREET PARKING REQUIREMENTS - ALL ZONES

<u>Type or Nature of Building Usage</u>	<u>Minimum Required Parking Facilities.</u>
(g) Golf Course	4 parking spaces for each green. 1 parking space for each 100 square feet of gross floor area used for dining lounge or beverage room purposes.
(h) Curling Rink	8 parking spaces for each curling sheet. 1 parking space for each 100 square feet of gross floor area used for dining lounge or beverage room purposes.
(i) Bowling Alleys	5 parking spaces for each bowling lane.
(j) Motels & Motor Hotels	1 parking space for each guest room.
(k) Personnel Service Shops	1 parking space for each fifty square feet of gross floor space.
(l) Restaurant, Dining Lounge, Tavern.	1 parking space for each six seats.
(m) Retail Stores & Shops	1 parking space for each 300 square feet of gross floor space.
(n) Automatic Coin Wash and Automatic Dry Cleaning Establishment.	1 parking space for each 100 square feet of gross floor space.
(o) Public Garage	1 parking space for each employee. 1 parking space for each repair bay for cars awaiting repair. 1 parking space for each 300 square feet of gross floor space.
(p) Theatres	1 parking space for each six seats.
(q) Any Other Use not specifically provided for.	1 parking space for each 200 square feet of gross floor space.

SECTION 6.

OFF STREET PARKING AND LOADING.

II OFF-STREET LOADING REQUIREMENTS.

Where any building or structure is used or intended to be used for any commercial use which involves the receipt, distribution, or dispatch of materials or merchandise or other commodities by motor vehicle, there shall be provided and maintained on land appurtenant to such building or structure an off-street loading area which shall have the minimum dimension of 14 feet by 50 feet.

I SCHEDULE

<u>Square Feet of Aggregate Gross Area Devoted to Such Use.</u>	<u>Required Number of Off Street Loading Areas.</u>
0 to 15,000 sq. ft.	1 space for each 5,000 square feet.
15,000 to 30,000 sq. ft.	1 space for each 7,500 square feet.
Over 30,000 sq. ft.	1 space for each 15,000 square feet.

SECTION 7

ZONES

I RURAL RESIDENTIAL

The following provisions shall apply in all Rural Residential Zones.

No person shall hereafter use any land, building or structure and no person shall erect any building or structure except in accordance with the following provisions:

I PERMITTED USES

(a) RESIDENTIAL

One-family detached dwelling and accessory living quarters for staff employed on the premises and for non-paying guests.

(b) AGRICULTURAL

Agricultural uses, including field crops, truck gardening, flower gardening, nurseries, orchards, dairy farming and tree farming, farms for the grazing, breeding, raising or training of horses, dog kennels, or the breeding, boarding, or sale of dogs, and any other similar uses or enterprises customarily carried on in the field of general agriculture.

SECTION 7.

ZONES.

I RURAL RESIDENTIAL Continued.

(c) RECREATIONAL

Parks, playgrounds, community centres and recreational buildings, golf courses and accessory facilities and services including driving tees or ranges, miniature courses, game preserves and private hunting preserves and similar uses operated for commercial purposes.

(d) INSTITUTIONAL

1 Churches, schools, universities, colleges, technical schools, seminaries and other religious institutions and research laboratories. Residential uses in connection with uses permitted herein.

2 Public and private hospitals, sanatoria and clinics as defined by "The Private Hospitals Act", a cemetery, mausoleum, columbarium, together with any chapel or other building appurtenant and incidental to said use including a crematorium, shall be permitted in all Rural Residential Zones provided a licence has been obtained in accordance with the provisions of "The Cemetery Act".

(e) COMMERCIAL

1 Stables, riding academies, animal hospitals and veterinary establishments, storing of farm vehicles and machinery used on the premises, storing of motor vehicles, provided that the number of vehicles stored does not exceed six.

2 Parking lot incidental to an adjacent commercial zone.

(f) ACCESSORY BUILDINGS AND USES

A private garage, recreational building, greenhouse, bath house, swimming pool and private park if not used for commercial purposes.

2. AREA REQUIREMENTS.

(a) RESIDENTIAL

Lot Frontage	-	Minimum 300 feet
Lot Area	-	Minimum 3 acres.
Front Yard	-	Minimum 50 feet.
Rear Yard	-	Minimum 50 feet.
Side Yard	-	Minimum 25 feet.
Height	-	Maximum 30 feet.
Lot Coverage	-	Maximum 10%



SECTION 7.

ZONES.

I RURAL RESIDENTIAL Continued.

2. AREA REQUIREMENTS

(a) RESIDENTIAL

Floor Area Requirements -	1 storey	750 sq. ft.
(main dwelling)	1½ storey and split level	900 sq. ft.
	2 storeys	1,200 sq. ft.

(b) AGRICULTURAL, RECREATIONAL, COMMERCIAL, AND OTHER USES.

Lot Frontage	-	No minimum
Lot Area	-	No minimum
Front Yard	-	Minimum 75 feet.
Rear Yard	-	Minimum 75 feet.
Side Yard	-	Minimum 50 feet.
Lot Coverage	-	Maximum 25%

In the event a residence is required in conjunction with any use permitted in this Section, said residential use shall comply with the provisions in this Section.

(c) INSTITUTIONAL

The following yards shall be provided for any church, church hall, hospital, school, public or institutional building or any other similar building or structure.

Front Yard	-	Minimum 50 feet
Rear Yard	-	Minimum 50 feet.
Side Yard	-	Minimum 25 feet.
Lot Coverage	-	Maximum 25%

(d) ACCESSORY USES

Front Yard	-	Minimum 80 feet
Rear Yard	-	Minimum 15 feet
Side Yard	-	Minimum 25 feet
Lot Coverage	-	Maximum 10%
Height Limit	-	2 Stories or 26 feet.

A detached Accessory building shall be at least fifteen (15) feet from the principal building.

No accessory building shall be erected nearer than twenty five (25) feet to a building on an adjoining lot occupied and used exclusively as a private residence unless attached to the principal building.

No accessory use shall extend forward of the established front building line (front yard set back) of the principal use.

SECTION 7.

ZONES.

I RURAL RESIDENTIAL Continued.

3. MINIMUM DISTANCE TO ANY RESIDENCE

No structure used for agricultural, recreational, or commercial purposes permitted in this Section shall be located less than 100 feet to any residence.

4. EXCEPTIONS FOR RESIDENTIAL USE

Where a lot having a lesser frontage or area than is required herein is held under distinct and separate ownership from adjoining lands recorded with the Land Titles or Registry Office on or prior to the passing of this by-law provided such division of land has been carried out in accordance with the provisions of the Subdivision Control By-Law No. 312 of the Township of Prince as amended, a lot may be used for the permitted use provided that all other requirements of this by-law are complied with except that the side yard may be reduced to 15 feet.

(a) AREA REQUIREMENTS

Lot Area	-	Minimum 15,000 sq. ft.
Lot Frontage	-	Minimum 80 ft.
Lot Coverage	-	Maximum 25%

(b) YARD REQUIREMENTS

Front Yard	-	Minimum 50 feet.
Side Yard	-	Minimum 10 feet.
Rear Yard	-	Minimum 50 feet.

II SUMMER COTTAGE

The following provisions shall apply in all Summer Cottage Zones (S.C.):

No person shall hereafter use any land, building or structure, and no person shall erect any building or structure except in accordance with the following provisions:

1. PERMITTED USES.

(a) SUMMER COTTAGES

Accessory buildings which may include "outhouses", "steam-bath huts", "boat houses", "laundry huts", "tool and wood sheds", and similar type accessory uses.

(b) RECREATIONAL

parks and playgrounds, miniature golf courses, putting greens, golf course and accessory services and facilities, and other forms of recreational activity.

ZONES.

II SUMMER COTTAGE

(c) OTHER USES

Institutional uses such as churches, schools, libraries, religious retreat homes, seminary, and other similar institutional uses.

2. AREA REQUIREMENTS

- Lot Frontage - except for lots in existing subdivisions - Minimum 80 feet.
- Lot Area - except for lots in existing subdivisions - Minimum 15,000 sq.ft.
- Lot Coverage - except for lots in existing subdivisions - Maximum 35% for all buildings.

YARD REQUIREMENTS

- Minimum setback from any public road - 25 feet.
- Minimum setback from any interior lot line - 15 feet.
- Minimum rear yard (does not apply to water front lots) - 25 feet.

MINIMUM FLOOR AREA

- 1 storey - 750 sq. ft.
- 1½ storeys - 900 sq. ft.
- 2 storeys - 1,200 sq. ft.

MAXIMUM HEIGHT ALL BUILDINGS

- 2 storeys.

3. EXCEPTIONS

Where a lot having a frontage or area less than is required herein was held under a title separate from the title of adjoining lands prior to the passing of this By-Law with respect to lot frontage and lot area, the provisions of this By-Law shall not apply with respect to lot frontage or area.

III COMMERCIAL ZONE

The following provisions shall apply in all Commercial Zones (C.):

No person shall hereafter use any land, building, or structure, and no person shall erect any building or structure except in accordance with the following provisions:

ZONES.

III COMMERCIAL ZONE

1. PERMITTED USES

(a) COMMERCIAL

Commercial uses providing services for summer cottages and resident population may include the following:

1. Automatic coin wash and automatic dry cleaning establishments.
2. Bake Shop.
3. Confectionery store.
4. Personnel service shops, including beauty shop and barber shop.
5. General food store.
6. General store which may include small hardware and appliances, wearing apparel and food products.
7. Coffee shop, lunch stand and restaurant, including drive-in restaurant.
8. Tourist resort, motel, and motor hotel.
9. Marina, which may include motor boat fuels and oils, marine suppliers, and other sporting equipment.
10. Entertainment uses which may include either indoor or outdoor theatres, bowling alleys, skating arena, and similar uses.
11. Automobile repair shop, not to include automobile body repairs.
12. Automobile service stations.

(b) RESIDENTIAL

One-family residence attached to the predominant commercial use and restricted to the owner or employees, provided that the lot is in compliance with the provisions of this Section.

(c) SIGNS

No advertising signs shall be permitted in the Township other than those used in connection with undertakings in commercial zones which shall be confined within the lot used for such commercial purposes.

SECTION 7.

ZONES.

III COMMERCIAL ZONE.

2. AREA REQUIREMENTS.

(a) COMMERCIAL

Lot Frontage	-	Minimum 50 feet.
Lot Area	-	Minimum 7,500 sq.ft.
Front Yard	-	Minimum 35 feet.
Rear Yard	-	Minimum 35 feet.
Side Yard	-	Minimum 10 feet.
Lot Coverage	-	Maximum 35%
Maximum Height	-	Maximum 2 storeys.

(b) AUTOMOBILE SERVICE STATION

1. <u>Interior Lot</u>	-	30 m.p.h. speed zone
Lot Frontage	-	Minimum 115 feet.
Lot Depth	-	Minimum 100 feet.
2. <u>Interior Lot over</u>	-	30 m.p.h. speed zone
Lot Frontage	-	Minimum 150 feet.
Lot Depth	-	Minimum 120 feet.
3. <u>Corner Lot</u>	-	30 m.p.h. speed zone
Lot Frontage	-	Minimum 120 feet.
Lot Depth	-	Minimum 120 feet.
4. <u>Corner Lot over</u>	-	30 m.p.h. speed zone
Lot Frontage	-	Minimum 160 feet.
(highway)	-	
Lot Depth	-	Minimum 120 feet.

5. Setbacks and Yards

1. Minimum 40 feet from each street line fronting thereon.
2. Minimum 10 feet from each lot line which is not a street line.

6. Location of Pumps

A gasoline pump or gasoline pump island shall not be erected at a distance less than twenty feet (20') from any street line to the centre of the pump island.

7. Width of Driveway.

The width of any entrance or exit, or combined entrance and exit measured at the lot line, shall not be greater than thirty-two (32) feet.

SECTION 8.

NON-CONFORMING USES.

I NON-CONFORMING USES

Nothing in this By-Law shall apply :

1. To prevent the use of any land, building or structure for any purpose prohibited by this By-Law if such land, building or structure was lawfully used for such purpose on the day of the passing of the By-Law so long as it continues to be used for that purpose, or
2. To prevent the erection or use for a purpose prohibited by this By-Law, of any building or structure the plans for which have, prior to the day of the passing of this By-Law, been approved by the Building Inspector, so long as the building or structure, when erected, is used and continues to be used for the purpose for which it was erected, and provided the erection of such building or structure is commenced within two years after the day of the passing of this By-Law, and such building or structure is completed within a reasonable time after erection thereof is commenced.

SECTION 9

ADMINISTRATION

I INSPECTION OF LAND, BUILDINGS AND STRUCTURES.

The Zoning Administrator is hereby authorized to enter at all reasonable hours for purposes of inspection upon any property or premises for the purpose of the provisions of this By-Law.

II APPLICATION AND PLANS

In addition to the requirements of the Building By-Law, every application for a building permit shall be accompanied by plans, in duplicate, drawn to a scale of either ten (10) feet to the inch or twenty (20) feet to the inch, based upon an actual survey by an Ontario Land Surveyor, showing the true shape and dimensions of the lot to be used, or upon which it is proposed to erect any building or structure, and showing the proposed location, height and dimensions of the building or structure, in respect of which the permit is applied for, and the location of every building or structure already erected on, or partly on such lot, together with a block plan and a statement signed by the owner or his duly authorized agent, in writing and filed with the Inspector of Buildings, which statement shall set forth in detail the current and intended use of each building and structure or part thereof, and all information necessary to determine if every such building or structure conforms with the requirements of this By-Law.

SECTION 9.

ADMINISTRATION.

III CHANGE IN USE

No person shall change the type of use of any land or of any building or structure without having first applied for and obtained a certificate of occupancy from the Inspector of Buildings.

IV CERTIFICATE OF OCCUPANCY

1. No building erected hereafter shall be occupied or used until a certificate of occupancy has been issued by the Inspector of Buildings, and this provision shall apply to any addition to an existing building.
2. An application for a certificate of occupancy shall be made on a form to be furnished by the Inspector of Buildings.
3. A certificate of occupancy shall be issued after the request for same has been made in writing to the Inspector of Buildings, after the erection or structural alteration of such building or part thereof has been completed in conformity with the provisions of this By-Law, and such certificate shall state that the building or proposed use thereof complies with the provisions of this By-Law.
4. A record of all certificates shall be kept on file in the office of the Inspector of Buildings, and copies shall be furnished on request to any person having an interest in the building affected. A charge of \$2.00 shall be made for each original certificate of occupancy and a charge of \$1.00 for each duplicate copy of a certificate.

V. ZONING ADMINISTRATION.

This By-Law shall be administered by the person designated by the Council as the Zoning Administrator.

VI PENALTY

Any person who contravenes this By-Law is guilty of an offence and liable upon summary conviction to a penalty not exceeding Three Hundred Dollars (\$300.00) exclusive of costs, and a minimum penalty of not less than One Hundred (\$100.00) Dollars exclusive of costs for each such offence. Each day of continuing breach of this By-Law shall constitute a separate offence. The penalties herein provided shall be recoverable under The Summary Convictions Act.

SECTION 10.

CONFLICT AND VALIDITY.

I CONFLICT WITH OTHER BY-LAWS.

In the event of conflict between this By-Law and any other By-Law, this By-Law shall prevail.

II EFFECTIVE DATE

This By-Law shall not come into force without the approval of The Ontario Municipal Board, but, subject to such approval, shall take effect from the passing thereof.

READ A FIRST AND SECOND TIME this 6<sup>th</sup>  
day of November 1967

E. P. Runy  
Reeve

C. Howchi  
Clerk

READ A THIRD TIME AND FINALLY PASSED this 30<sup>th</sup>  
day of November 1967

E. P. Runy  
Reeve

C. Howchi  
Clerk