

# **TOWNSHIP OF MELANCTHON**



## **Zoning By-law No. 12-1979 As Amended By 12-1982**

### **Office Consolidation**

**This document is prepared for purposes of convenience only. For accurate reference please consult the original approved by-laws.**

**August 1996**

**THE CORPORATION OF THE TOWNSHIP OF MELANCTHON****BY-LAW NO. 12-79**

A by-law to prohibit the use of land and the erection or use of buildings or structures except for certain purposes; to regulate the height, bulk, location, size, floor area, spacing, character and use of buildings or structures; to required loading and parking facilities for buildings or structures erected or used for certain purposes; to prohibit the making or establishment of pits and quarries within defined areas in the Township of Melancthon.

THE COUNCIL OF THE CORPORATION OF THE TOWNSHIP OF MELANCTHON ENACTS AS FOLLOWS:

**SECTION 1: TITLE**

This By-law may be cited as "The Zoning By-law of the Township of Melancthon".

## SECTION 2: DEFINITIONS

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

- 2.1 ABATTOIR means a slaughter-house designed for the purpose of killing animals, skinning, dressing and cutting of carcass, wrapping of meat for sale for human consumption with cooler and freezer storage and includes indoor confinement of animals while awaiting slaughter, but not including any cooking or process related to processing plants such as smoking, curing or the manufacture of meat by-products or any process related to rendering plants such as the manufacture of tallow, grease, glue, fertilizer, or any other inedible product.
- 2.2 ACCESSORY, when used to describe a use, building or structure, means a use, building or structure that is incidental, subordinate, and exclusively devoted to a main use, building or structure and is located on the same lot therewith.
- 2.3 ASSEMBLY HALL means a building or part of a building in which facilities are provided for such uses as meetings for civic, educational, political, religious, or social purposes.
- 2.4 AUTOMOTIVE SALES ESTABLISHMENT means a building and/or lot used for the display and sale of new and used motor vehicles and may include the servicing, repair and repainting of motor vehicles, the leasing or renting of utility or boat trailers and motor vehicles, the leasing or renting of utility or boat trailers and motor vehicles and the sale of automotive accessories and related products, but shall not include any other defined automotive use.
- 2.5 AUTOMOBILE SERVICE STATION means a building or place where gasoline, oil, grease, antifreeze, tires, tubes, tire accessories, electric light bulbs, spark plugs and batteries for motor vehicles, and new retail goods are stored or kept for sale, or where motor vehicles or farm implements and machinery may be oiled, greased or washed, or have their ignition adjusted, tires inflated or batteries charged, or where only minor or running repairs essential to the actual operation of motor vehicles are executed or performed, but where no other activities of a public garage as defined herein are performed.
- 2.6 BASEMENT means that portion of a building between two floor levels which is partly underground, but which has at least one-half of its height, from finished floor to finished ceiling, above the adjacent finished grade.
- 2.7 BUILDING means any edifice used or intended to be used for shelter, accommodation or enclosure of persons, animals or chattels, but shall not include a fence.
- 2.8 BUILDING LINE means a line lying in the interior of a lot drawn parallel to a lot line for the purpose of establishing the minimum distance that must exist between a building or structure, erected upon the land and a lot line.

- 2.9 BUILDING, MAIN means a building in which the principal use is located.
- 2.10 BUSINESS OR PROFESSIONAL OFFICE means an office in which any business is carried on or any profession is practised.
- 2.11 CELLAR means the portion of a building between two floor levels which is partly or wholly underground and which has more than one-half of its height, from finished floor to finished ceiling, below adjacent finished grade.
- 2.12 CHURCH means a building used for public worship or related uses by a recognized religion that is:
- a) charitable according to the laws of Ontario;
  - b) organized for the conduct of religious worship; and
  - c) permanently established both as to the continuity of its existence and as to its religious beliefs and practices.
- 2.13 CLINIC means a public or private building, used for medical, surgical, dental, physiotherapeutic, chiropractic or other human treatment by one or more practitioners.
- 2.14 CLUB means a building or part of a building used as a meeting place for members of an organization and includes a lodge or the facilities of a public service organization.
- 2.15 CORPORATION means the Corporation of the Township of Melancthon.
- 2.16 COMMUNITY CENTRE means any tract of land, building or buildings used for community activities whether used for commercial purposes or not, and the control of which is vested in the Municipality, a local board or agent thereof, and is operated under the Community Centres Act, as amended from time to time.
- 2.17 DWELLING means a separate building containing one or more dwelling units, but for the purposes of this by-law, shall not include a mobile home or trailer.
- 2.18 DWELLING, SINGLE FAMILY DETACHED means a separate building designed and intended to be occupied as a single dwelling unit for one family.
- 2.19 DWELLING, SPLIT-LEVEL means a dwelling in which the first floor above finished grade is so constructed as to create two or more different levels, the vertical distance between such levels being less than the full storey. For the purposes of this By-law, a split-level dwelling shall be considered as a one storey dwelling.
- 2.20 DWELLING UNIT means one or more habitable rooms designed for use by and occupied by not more than one family in which sanitary facilities and only one separate kitchen are provided for the exclusive use of such family, with a private entrance from outside the building or from a common hallway or stairway inside the building.
- 2.21 ERECT, when used in this By-law, includes construction, reconstruction, and relocation of buildings and structures, and without limited the generality of the work, also includes:
- a) any preliminary physical operation such as excavating, filling or regarding or draining;

- b) altering any existing building or structure by adding, enlarging, extending, remodelling, renovating, moving, demolishing or effecting other structural change;
- c) any work, the doing of which requires a building permit.

- 2.22 EXISTING shall mean existing as of the date of the passing of this By-law.
- 2.23 FAIRGROUND means an agricultural fairground where farm produce is on display for judging and for sale, and livestock shows, horseracing and other sports events are held.
- 2.24 FAMILY means one or more human beings related by blood or marriage, or common law marriage or a group of not more than five human beings who need not be related by blood or marriage, living together as a single housekeeping unit. "Family" also includes not more than two roomers or boarders. "Common law marriage" means a man and a woman living together as a family without the sanctity of marriage.
- 2.25 FARM means land used for the growing of crops, the grazing or pasturing of livestock, or dairying, and includes a farm dwelling and accessory buildings.
- 2.26 FARM IMPLEMENT DEALER means an establishment for the repair and/or sale of agricultural implements including the sale of fuel, lubricants and related items for agricultural equipment on the same premises.
- 2.27 FARM, SPECIALIZED means land on which the predominant use is for buildings for the raising of chickens, turkeys or other fowl, furbearing animals, hogs or the growing of mushrooms, or the intensive feeding of livestock in a confined area, and includes a farm dwelling and accessory buildings, but this shall not be a restriction on the continued operation or expansion of existing farms. **(Amended By-law 12-82)**
- 2.28 FLOOR AREA, GROSS means the total of the floor areas of all the storeys of all buildings on a lot and shall include the floor area of any finished basement, apartment or areas common to the tenants, which floor areas are measured between exterior faces of the exterior walls of the building at each floor level, but excluding car parking areas within the buildings and, for the purpose of this paragraph, the walls of an inner court are and shall be deemed to be exterior walls.
- 2.29 FLOOR AREA, GROUND means the floor area of the lowest storey of a building approximately at or first above the finished grade level, excluding any unfinished basement, cellar or subcellar, which area is measured between the exterior faces of the exterior walls at the floor level of such storey, but excludes car parking areas within the building, and for the purpose of this paragraph, the walls of an inner court are and shall be deemed to be exterior walls.
- 2.30 GARAGE, PRIVATE means a building used for the temporary parking or storage of licenced vehicles of not more than three tonnes gross vehicle weight.

2.31 GARAGE, PUBLIC means a building or place used for the mechanical repair or equipping of motor vehicles and where any sale of automobile fuels, lubricants and related items and the washing and cleaning of motor vehicles are incidental to the main use.

2.32 GOLF COURSE means a public or private area operated for the purpose of playing golf.

2.33 HEIGHT means, when used with reference to a building, the vertical distance between the average elevation of the finished surface of the ground at the front of the building, and

- a) the highest point of a flat roof;
- b) the deck roof line of a mansard roof; or
- c) the mean height between the eaves and ridge of a gabled or hip roof;

but does not include a smoke stack, barn, silo, communications tower or other utilitarian structure which does not provide habitable living space.

2.34 HOME OCCUPATION means a use which is incidental or secondary to the residential use of a dwelling and is conducted entirely within such a dwelling by an inhabitant thereof, such as a professional office, hairdresser, dressmaker, dentist, doctor, chiropractor, physiotherapist or osteopath. Notwithstanding the above, a home occupation may occur in a separate building in an agricultural zone, but all other aspects of this definition shall apply.

2.35 HOTEL means an establishment used solely for the purposes of catering to the needs of the travelling public by supplying food and drink and furnishing sleeping accommodation of not less than ten guestrooms.

2.36 KENNEL means a building or structure where dogs, cats or other domestic household pets are kept or boarded and the operation is registered by an appropriate recognized professional organization or club.

2.37 LOADING SPACE means an unencumbered area of land which is provided and maintained upon the same lot or lots upon which the principal use is located and which area

- a) is provided for the temporary parking of one commercial motor vehicle while merchandise or materials are being loaded or unloaded from such vehicle, and such parking shall not be for the purpose of sale or display;
- b) is suitable for the temporary parking of one commercial motor vehicle; and

- c) has adequate access to permit ingress and egress of a commercial motor vehicle from a street by means of driveways, aisles, manoeuvring areas or similar areas, no part of which shall be used for the parking or storage of one or more motor vehicles.
- 2.38 LOT means a parcel of land described in a Registered Instrument as defined in the Registry Act of Ontario or shown on a Registered Plan of Subdivision, but shall not include lots in a Registered Plan of Subdivision which has been deemed not to be a Registered Plan of Subdivision under a by-law passed pursuant to Section 29 of the Planning Act, being Chapter 349 of the Revised Statutes of Ontario, 1970, as amended from time to time.
  - 2.39 LOT AREA means the total horizontal area within the lot lines of a lot, excluding the horizontal area of such lot covered by water, or marsh, or between the rim of the banks of a river or watercourse, provided that only the lot area lying within the zone in which a proposed use is permitted may be used in calculating the minimum lot area under the provisions of this By-law for such permitted use.
  - 2.40 LOT, CORNER means a lot situated at the intersection of and abutting upon two or more streets, provided that the angle of intersection of such streets is not more than 135 degrees.
  - 2.41 LOT COVERAGE means that percentage of the lot area covered by buildings, including accessory buildings.
  - 2.42 LOT DEPTH means the horizontal distance between the midpoints of the front and rear lot lines, and where there is no rear lot line, means the length of a line within the lot between the midpoint of the front lot line and the apex of a triangle formed by the side lot lines.
  - 2.43 LOT FRONTAGE means the distance between the side lot lines measured seven and one-half (7.5) metres back from the front lot line and parallel to the chord of the lot frontage and, for the purpose of this paragraph, the chord of the lot frontage is a straight line joining the two points where the side lot lines intersect the front lot line.
  - 2.44 LOT INTERIOR means a lot other than a corner lot.
  - 2.45 LOT LINE means any boundary of a lot.
  - 2.46 LOT LINE, EXTERIOR SIDE means the longer of the lot lines of a corner lot which abuts a street.
  - 2.47 LOT LINE, FRONT means the lot line that divides the lot from the street, but
    - a) in the case of a corner lot, the shorter of the lot lines abutting the streets, but,

- b) in the case of a corner lot with two street lines of equal lengths, the lot line that abuts the wider street or abuts a County Road or Provincial Highway shall be deemed to be the front lot line, and in the case of both streets being under the same jurisdiction, or of the same width, the Corporation may designate either street line as the front lot line, and,
- c) in the case of a corner lot with two street lines of equal length and situated at the intersection of a County Road and Provincial Highway of equal widths, the lot line which abuts the Provincial Highway shall be deemed to be the front lot line and,
- d) in the case of a corner lot abutting a .31 metre reserve, the lot line so abutting the .31 metre reserve shall be deemed an exterior side lot line and the other line abutting the street shall be deemed the front lot line, and,
- e) in the case of a through lot, the longer boundary dividing the lot from the street shall be deemed to be the front lot line and the opposite shorter boundary shall be deemed to be the rear lot line. In case each of such lot lines should be of equal length, the Corporation may designate either street line as the front lot line.

- 2.48 LOT LINE, REAR means the lot line farthest from and opposite to the front lot line.
- 2.49 LOT LINE, SIDE means any lot line other than a front or rear lot line.
- 2.50 LOT, THROUGH means a lot bounded on two opposite sides by streets provided however that if any lot qualifies as being both a corner lot and a through lot as herein defined, such lot shall be deemed a corner lot and the purpose of this By-law.
- 2.51 MOBILE HOME means any dwelling that is designed to be made mobile, and constructed or manufactured to provide a permanent residence for one or more persons, but does not include a travel trailer or tent trailer or trailer otherwise designed.
- 2.52 MOTEL means a commercial establishment other than a boarding house, catering primarily to the travelling public by supplying overnight sleeping accommodation with or without meals.
- 2.53 NON-CONFORMING means an existing use, building or structure which does not comply with the provisions of this By-law for the zone in which such land, building or structure is located, as of the date of passing of this By-law.
- 2.54 NURSING HOME means a building in which the proprietor supplies, for hire or gain, lodging with or without meals, and, in addition, provides nursing, medical or similar care and treatment if required, and includes a rest home or convalescent home.



- 2.55 PARK, PRIVATE means a park other than a public park.
- 2.56 PARK, PUBLIC means a recreational area owned or controlled by the Corporation or by any Board, Commission or other Authority established under any statute of the Province of Ontario or Government of Canada.
- 2.57 PARKING AREA means an area provided for the parking of motor vehicles and may include aisles, parking spaces and related ingress and egress lanes or a private garage, but shall not include any part of a public street.
- 2.58 PARKING SPACE means a rectangular area having a minimum area of 18 square metres, a minimum width of 3 metres, and a minimum length of 6 metres, useable for the temporary parking of motor vehicles and may include a private garage.
- 2.59 PERSON means any human being, association, firm, partnership, corporation, agent or trustee, and the heirs, executors or other legal representatives of a person to whom the context can apply according to law.
- 2.60 PLACE OF ENTERTAINMENT means a motion picture or other theatre, bowling alley, or other similar commercial entertainment establishment.
- 2.61 RESTAURANT means a building or part of a building where food is prepared and/or cooked and offered for sale or sold to the public and where dining tables and table service are provided.
- 2.62 RETAIL STORE means a building or part of a building where goods, merchandise, substances, articles or things are offered for retail sale directly to the general public and includes storage on the store premises of limited quantities of such goods, merchandise, substances, articles or things sufficient only to service such store.
- 2.63 SALVAGE YARD means land or buildings used for an automobile wrecking yard or premise, the keeping and/or storing of used building products, waste paper, rags, bones, bottles, bicycles, automobile tires, old metal, other scrap material or salvage and where such materials are bought, sold, exchanges, baled, packed, disassembled or handled for further use.
- 2.64 SCHOOL means a public or separate school, a high school, private school, continuation school, technical school, vocational school, college, university or other education institution, but not a commercial school.
- 2.65 SERVICE SHOP means a building or part of a building, whether used in conjunction with a retail store or not, for the performance of personal services such as a barber shop or beauty parlour, or for the servicing or repairing of articles, goods or materials, and in which no produce is manufactured.
- 2.66 SETBACK means the horizontal distance from the centre line of the road allowance, measured at right angles to such centre line, to the nearest part of any building or structure on the lot.

- 2.67 SIGHT TRIANGLE means the triangular space formed by two intersecting street lines and a line drawn from a point in one street line to a point in the other street line, each such point being 9 metres, measured along the street line from the point of intersection of the street lines.
- 2.68 SOLAR COLLECTOR means any structure subordinate to a principal structure, and designed specifically for the collection of solar energy for experimental or ornamental purposes or for the purposes of converting such energy for heating, lighting, water production or any other domestic or commercial use that may be obtained from such source.
- 2.69 STOREY means the portion of the building, other than the cellar, which lies between the surface of the floor and the surface of the next floor above it, or if there is no floor above it, then the space between such floor and the ceiling or roof next above it.
- 2.70 STOREY, ONE-HALF means the portion of a building situated wholly or in part within the roof and in which there is sufficient space to provide a height between finished floor and finished ceiling of a least 2.5 metres over a floor area equal to at least 50 percent of the area of the floor next below.
- 2.71 STREET means a public highway or public road which affords the principal means of access to abutting lots and does not include a lane or private right-of-way, or unopened road allowance.
- 2.72 STREET LINE means the limit of the road or street allowance and is the dividing line between a lot and a street.
- 2.73 STRUCTURE means anything constructed or erected, other than a building, the use of which requires location on the ground, or attached to something having location on the ground, except a standard woven wire farm fence erected on farm lands.
- 2.74 TRAILER means a tent, tent trailer, travel trailer, pickup camper, van, motor home, converted bus or similar device used for the temporary accommodation of persons engaged in recreation or travel.
- 2.75 TRAILER PARK means a parcel of land maintained for the temporary parking of tourist or travel trailers on individual sites, and shall be subject to the provisions of this By-law.
- 2.76 WATERCOURSE means any surface stream or river, including an intermittent stream, drainage ditch or flowing stream or river.
- 2.77 WAYSIDE PIT means a temporary sand or gravel pit or quarry opened and used by a governmental authority for the purpose of a particular public project such as road construction.

- 2.78 YARD means the space appurtenant to a building or structure on the same lot which is open, uncovered, and unoccupied, except for such accessory buildings, structures or uses which are specifically permitted by this by-law. In determining yard measurements, the minimum horizontal distance from the respective lot lines shall be used.
- 2.79 YARD, EXTERIOR SIDE means the side yard of a corner lot, which side yard extends from the front yard to the rear yard between the exterior side lot line and the nearest part of any buildings or structures on the corner lot. The "minimum" exterior side yard means the minimum distance between the exterior side lot line and the nearest wall of any main or accessory building on the lot, according to the context in which the term is used.
- 2.80 YARD, FRONT means the yard extending across the full width of the lot between the front lot line of the lot and the nearest part of any buildings or structures on the lot. The "minimum" front yard means the distance between the front lot line and the nearest wall of any main or accessory building on the lot, according to the context in which the term is used.
- 2.81 YARD, INTERIOR SIDE means the side yard extending from the front yard to the rear yard between the exterior side lot line and the nearest part of any buildings or structures on a lot and excluding any exterior side yard. The "minimum" interior side yard means the minimum distance between an interior side lot line and the nearest wall of any main or accessory building on the lot, according to the context in which the term is used.
- 2.82 YARD, REAR means the yard extending across the full width of the lot between the rear lot line of the lot and the nearest part of any building or structure on the lot. The "minimum" rear yard means the minimum distance between the rear lot line and the nearest wall of any main building or accessory building on the lot, according to the context in which the term is used.
- 2.83 YARD, SIDE means the yard extending from the front yard to the rear yard between the side lot line and the nearest part of any building or structure on the lot.
- 2.84 ZONE means a designated area of land use shown on Schedules "A", "B", "C", and "D" of this By-law.
- 2.85 ZONING ADMINISTRATOR means the officer appointed by the Corporation to undertake the duty of administering the provision of this By-law.

SECTION 3: GENERAL PROVISIONS

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### 3.1 APPLICATION

This By-law shall, subject to the approval of the Ontario Municipal Board, apply to all lands within the Township of Melancthon. No building or structure shall hereafter be erected and the use of any land, building or structure shall not be changed, except in conformity with the provisions of this By-law.

### 3.2 ZONES

For the purpose of this By-law, the following zones are established and are shown on Schedules "A", "B", "C" and "D" to this By-law:

<u>Zone</u>	<u>Zone Symbol</u>
General Agriculture	A1
Special Agricultural	A2
Hamlet Residential	R1
Small Lot Estate Residential	ER1
Rural Residential	RR
General Commercial	C1
Highway Commercial	C2
Rural Commercial	C3
General Industrial	M1
Extractive Industrial	M2
Disposal Industrial	M3
Utilities (Deleted by By-law 12-82)	U
Institutional	I
Open Space Park	OS1
Open Space Conservation	OS2
Development	D

### 3.3 ZONE BOUNDARIES

Where the boundary of a zone does not coincide with a street or railway right-of-way, lot line, boundaries of registered plans, the location of the boundary line shall be scaled from the Zoning Maps, Schedules "A", "B", "C", and "D", which form part of this By-law, and are attached hereto.

### 3.4 ACCESSORY BUILDINGS OR USES

- a) Where this By-law provides that land may be used or a building or structure may be erected or used for a purpose, that purpose shall include any accessory building or accessory use incidental thereto.
- b) Except as may be provided herein, no accessory building shall be constructed closer to the front lot line than the minimum distance required by this By-law for the main building on the lot and accessory buildings shall not occupy more than 10 percent of the area of the lot.
- c) An accessory building shall not be used for human habitation, except where a dwelling is permitted in this By-law as an accessory building.

### 3.5 AUTOMOBILE SERVICE STATION OR PUBLIC GARAGE

Notwithstanding the provisions of this By-law and the Schedules thereto, a pump island may be located within any front yard or exterior side yard or exterior side yard of an automobile service station or public garage provided that:

- a) the minimum distance between any portion of the pump island and any lot line or existing or planned width of road allowance as defined in Section 3.16 of this By-law shall be 5 metres.
- b) no fuel pump or pump island shall be located within 10 metres of the intersection of the front and exterior side lot lines.
- c) no access point from the street to the lot shall be located within 8 metres of the intersection of the front and exterior side lot lines.

### 3.6 CONTINUATION OF FARMING USE

Nothing herein contained shall prevent the continued use of any land, building or structure for farming purposes; any addition or extension of such use, building or structure; or the construction of additional farm buildings or structures, providing all such additions, extensions, buildings or structures shall comply with the requirements of the applicable agricultural zone as to coverage, yard, and height provisions.

(Amended by By-law 12-82)

### 3.7 DWELLING UNIT BELOW GRADE

No dwelling unit shall in its entirety be located in a cellar. If any portion of a dwelling unit is located in a cellar, such portion of the dwelling unit shall be used as a furnace room, laundry room, storage room, recreation room or for a similar use only. However, a dwelling unit, in its entirety, may be located in a basement provided the finished floor level of such basement is not more than 1 metre below the adjacent finished grade.

### 3.8 DWELLING OR DWELLING UNIT IN NON-RESIDENTIAL BUILDING OR LOT

No person shall use any lot, or erect, alter or use any building or structure for the purpose of a separate single family dwelling or a dwelling unit on a lot zoned other than for residential use or within a portion of a non-residential building, except in accordance with the following regulations:

- a) A single family detached dwelling may be permitted in certain non-residential zones in accordance with the provisions of this By-law with a private water supply and sewage disposal system having the approval of the Ministry of Environment and the Wellington-Dufferin-Guelph Health Unit.
- b) A single family detached dwelling shall have a minimum ground floor area of 93 square metres if it is a one storey building, or 65 square metres if it is two storeys.
- c) A dwelling unit within a non-residential building shall have a minimum floor area of 60 square metres.
- d) A dwelling unit shall have a separate washroom or bathroom and kitchen facilities from those of the non-residential use.
- e) A dwelling unit shall have off-street parking in accordance with subsection 3.15 hereto.
- f) A dwelling unit shall have a separate building entrance to that provided for the non-residential use.
- g) In a Commercial Zone, no dwelling unit shall be located in a non-residential building except on the second storey of such building, or at the rear of such building if on the ground floor.
- h) The gross floor area of the residential portion of a non-residential building in a Commercial Zone shall not exceed 100 percent of the non-residential floor area.

Notwithstanding the provisions of this By-law, no dwelling unit shall be located in a non-residential building that is used for an Automobile Service Station or a Public Garage.

### 3.9 EXCEPTED LANDS, BUILDINGS AND NON-CONFORMING USES

#### a) Continuation of Existing Uses

The provisions of this By-law shall not apply to 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.

b) Building Permit Issued

The provisions of this By-law shall not apply to prevent the erection or use for a purpose prohibited by this By-law of any building or structure, the plans for which have, prior to the date of passing of 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 date of the passing of this By-law, and such building or structure is completed within a reasonable time after the erection thereof is commenced.

c) Residential Use in a Commercial Zone

Nothing in this By-law shall apply to prevent the alteration of a residential building existing at the date of passing of this By-law in a 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 Hamlet Residential (R1) Zone.

d) Change of Use

The use of a lot, building or structure which, under the provisions hereof is not permissible within the zone in which such lot, building or structure is located, shall not be changed, except to a use which is so permissible within such zone or in accordance with the provisions of Section 42 of the Planning Act, Chapter 349 R.S.O., as amended from time to time. Notwithstanding the above, this section shall not apply to any permitted agricultural use in an agricultural zone. **(Amended by By-law 12-82)**

e) Safe Condition

Nothing in this By-law shall apply to prevent the strengthening to a safe condition of any non-conforming building or structure or part thereof, provided such strengthening does not increase the height, size or volume, or change the use of such building or structure.

f) Building on Existing Lots

Where a building has been erected prior to the date of the passing of this By-law on a lot having less than the minimum frontage and/or area, or having less than the minimum front yard and/or side yard and/or rear yard required by this By-law, the said building may be enlarged, reconstructed, repaired or renovated provided said enlargement, reconstruction, repair or renovation shall comply with all provisions of this By-law.



g) Building Floor Area

Where a building has been erected prior to the date of the passing of this By-law, with a gross floor area or ground floor area less than the minimum required in the applicable zone of this By-law, such building may be enlarges, repaired or renovated provided said repair or renovation does not further reduce the building's gross floor area.

h) Existing Undersized Lots

Notwithstanding any other provision of this By-law, a lot held in distinct and separate ownership on the date of passage of this By-law, except for a lot on a registered plan deemed not to be a plan under Section 29 of the Planning Act, being Chapter 349, R.S.O. 1970, having less than the minimum frontage and/or area required by this By-law, may be used for a purpose permitted in the zone in which said lot is located, provided that all other applicable provisions in this By-law are complied with.

i) Established Front Yards

Notwithstanding any other provision in this By-law, where existing buildings or structures are separated by a maximum distance of 60 metres, then new buildings or structures built between these existing buildings or structures may have a front yard equal to the average front yard of the adjacent buildings or structures, but this front yard shall not be less than 3 metres.

3.10 FRONTAGE ON PUBLIC ROAD OR STREET

No person shall erect any building or structure in any zone unless the lot upon which such building or structure is to be erected fronts upon a public road or street, excluding an unopened road allowance.

3.11 GREATER 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.

3.12 HEIGHT EXCEPTIONS

Notwithstanding the height provisions of this By-law, nothing in this By-law shall apply to prevent the erection of a church spire, belfry, clock tower, chimney, farm building or structure, silo, water tank, windmill, tower or antenna, or other similar non-habitable structure.

3.13 HOME OCCUPATION

In an agriculture zone, the following provisions apply to a home occupation but not to a farm or other permitted use. A home occupation is permitted in the zones as indicated in this By-law provided that: **(Amended by By-law 12-82)**

- a) The home occupation is conducted wholly within the dwelling on the lot;

- b) There is no display, other than a sign of a maximum size of 1 square metre to indicate to persons outside that any part of the dwelling is being used for a purpose other than residential;
- c) Such home occupation is clearly secondary to the main residential use and does not change the residential character of the dwelling nor create or become a public nuisance, in particular, in regard to noise, noxious odours, emission of smoke, or traffic or parking;
- d) Not more than one (1) person not resident in the dwelling shall be employed;
- e) Such home occupation does not interfere with television or radio reception;
- f) There are no goods, wares or merchandise, publicly offered or exposed for sale on the premises outside of any buildings;
- g) Not more than 35 percent of the gross floor area of the dwelling is used for the purposes of home occupation uses;
- h) Onsite parking is provided in accordance with the provisions of Section 3.15;
- i) The use conforms to all the applicable zone regulations;
- j) In an agricultural zone, a home occupation may be permitted in a dwelling or in an accessory building or structure and the total floor area devoted to the home occupation shall not exceed 50 percent of the gross floor area of the dwelling.

### 3.14 LOADING SPACE REGULATIONS

#### a) Loading Space Requirements

The owner or occupant of any lot, building or structure erected or used for any commercial or industrial purpose, shall provide and maintain at the premises on the lot occupied by the building or structure, and not forming part of a street or lane, within the zone in which such use is located, one loading or unloading space 9 metres long, 4 metres wide and having a vertical clearance of at least 4 metres for each 500 square metres of floor area of the building or structure, provided however, that adequate space shall be provided for the parking of vehicles awaiting access to loading spaces.

#### b) Access

Access to loading or unloading spaces shall be by means of a driveway at least 6 metres wide, contained within the lot on which the spaces are located, within or adjoining the zone in which the use is located.

c) Loading Space Surface

The driveways, loading and unloading spaces shall be constructed and maintained with a stable surface which is treated so as to prevent the raising of dust or loose particles and with provisions for drainage facilities.

d) Location

The loading space or spaces required shall be located in the interior side or rear yard.

e) When a building or structure has insufficient loading space at the date of passing of this By-law to comply with the requirements herein, this By-law shall not be construed to require that the deficiency be made up prior to the construction of any addition. No addition may be built however, and no change of use may occur, the effect of which would be an increase in that deficiency.

### 3.15 PARKING AREA REGULATIONS

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

a) Parking Space Requirements

The owner of every building or structure erected or used for any of the 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 the said premises from time to time, parking spaces and areas as follows:

<u>Type of Building or Use</u>	<u>Minimum Parking Required</u>
Automobile sales establishment, new and used	a minimum of ten (10) spaces plus one (1) space for every person employed on the premises during the peak business period.
Business or professional office	one (1) space for every thirty (30) square metres of gross floor area.
Church or place of worship, community halls, assembly halls, arenas, and other places of assembly	one (1) space for every four (4) persons to be accommodated according to maximum permitted capacity.

<u>Type of Building or Use</u>	<u>Minimum Parking Required</u>
Club	one (1) space for every four (4) persons to be accommodated in the design capacity of the building
Home occupation	one (1) space for every forty (40) square metres of floor area devoted to the home occupation use and where such a use consists of the office of a doctor or dentist, there shall be a minimum of three (3) parking spaces provided on the same lot.
Hotel and motel	one (1) space for every guest room and one (1) space for every ten (10) square metres of gross floor area devoted to public use.
Industrial establishment	one (1) space for every forty (40) square metres of gross floor area
Nursing home or convalescent home	one (1) space for every two (2) beds.
Retail store or service shop	one (1) space for every thirty (30) square metres of gross floor area and (1) space for every person employed on the premises during the peak business period.
Residential (including any dwelling in any zone)	two (2) spaces for every dwelling unit.
Restaurant	one (1) space for every ten (10) square metres of public floor area or one (1) space for every four (4) persons of design capacity, whichever is the greater and one (1) space for every person employed on the premises during the peak business period.
School	one and one-half (1 ½ ) spaces for every teaching area or classroom.

<u>Type of Building or Use</u>	<u>Minimum Park Required</u>
Warehouse or bulk storage yard	one (1) space for every person employed on the premises during the peak business period.
Other commercial, industrial or institutional uses permitted by this By-law, but not listed above	one (1) space for every twenty (20) square metres of total floor area.

b) Parking Area Requirements

Parking areas shall conform to the following requirements:

- i) the parking area shall be located on the same lots as the use it is intended to serve; and
- ii) each parking space shall be at least 3 metres by 6 metres and shall be provided with unobstructed access to a street by a driveway, aisle or lane.

c) Parking Area Surface

In a Commercial or Industrial Zone, a 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. They shall, before being used, be constructed of crushed stone, gravel, crushed brick or tile, cinders, asphalt, concrete, Portland cement binder or like material and with provisions for drainage facilities.

d) Ingress and Egress

- i) Ingress and egress, to and from the required parking spaces and areas, shall be provided by means of unobstructed driveways or passageways at least 3 metres, but not more than 10 metres in perpendicular width.
- ii) The maximum width of any joint ingress and egress driveway ramp measured along the street line, shall be 10 metres
- iii) The minimum distance between a driveway and an intersection of street lines measured along the street lines intersected by such driveway, shall be 8 metres.
- iv) The minimum angle of intersection between a driveway and a street line shall be 60 degrees.

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

- (1) up to the first 30 metres of frontage - not more than 2 driveways; and
- (2) for each additional 30 metres of frontage - not more than 1 additional driveway.

e) Illumination

Where parking areas are illuminated, lighting fixtures shall be so arranged that no part of any fixture shall be more than 10 metres above the finished grade of the parking area. Fixtures shall be so designed and installed that the light is directed downward and deflected away from adjacent lots, roads and streets.

f) Addition to Building or Structure

When a building or structure has insufficient parking area at the date of passing of this By-law to comply with the requirements herein, this By-law shall not be construed to require that the deficiency be made up prior to the construction of any addition. No addition may be built, however, and no change of use may occur, the effect of which would be an increase in that deficiency.

g) Use of Parking Spaces and Areas

Any area where off-street parking is permitted under this By-law shall be used for no other parking purpose than for the parking of operative passenger vehicles and vehicles used in operations incidental to the permitted uses on the lot, all bearing currently valid licence plates, provided that no person shall, in any Residential Zone, use any lot for the parking or storage of any commercial motor vehicle in excess of three (3) tonnes gross vehicle weight.

Provided further that notwithstanding the foregoing, the owner or occupant of any lot, building or structure in an Estate Residential or Hamlet Residential Zone, may use any private garage of which he is the owner or occupant, erected upon any such lot for the housing or storage of one commercial motor vehicle not exceeding three (3) tonnes gross vehicle weight, said vehicle to be operated by the owner or occupant of the lot.

Provided further, however, that notwithstanding the foregoing, no person shall, in an Estate Residential or Hamlet Residential Zone, use any lot, building or structure for the parking or storage of more than one commercial motor vehicle.

For the purposes of this subsection, "commercial motor vehicle" shall mean any commercial vehicle as defined in The Highway Traffic Act.

h) Parking Area Location on Lot

Notwithstanding the yard and setback provisions of this By-law, to the contrary, uncovered surface parking areas shall be permitted in the required yard or in the area between the road or street line and the required setback, provided no part of any parking area, other than a driveway, is located closer than 1 metre to any road or street line.

### 3.16 PLANNED WIDTH OF ROAD ALLOWANCE

Notwithstanding any other provisions contained in this By-law, except Sections 3.9(I) and 3.22, no building or structure shall be hereafter erected in any zone closer than the sum of the front yard or exterior side yard requirement for such zone and the following, where applicable:

- a) Fifteen metres from the centre line of:
  - i) the boundary road between the Township of Melancthon and the Township of Mulmur;
  - ii) County Road No. 14 south of the Mill Street intersection;
  - iii) the road between Concession II and III O.S., except that portion in Lots 31 and 32;
  - iv) the road between Concessions III and IV O.S., north of Lot 5;
  - v) the road forming the western boundary of Concession IV, O.S., north of Lot 5;
  - vi) the road between Concessions IV and V, N.E., north of Lot 31;
  - vii) the road between Concessions II and III N.E., extending from Lot 17, Concession III N.E. to Lot 31, Concession III N.E.;
  - viii) the road between Concessions II and III, S.W.;
  - ix) the road between Concessions VI and VII, S.W., extending from Lot 7 to Lot 21;

- x) County Road 17;
  - xi) County Road 19;
  - xii) County Road 21;
  - xiii) County Road 23;
  - xiv) Mill Street from County Road 14 to the eastern Township boundary.
- b) Thirteen metres from the centre line of:
- i) the road between Concessions III and IV, O.S., extending from Lot 1 to Lot 5;
  - ii) the road forming the western boundary of Concession IV, O.S., extending from Lot 1 to Lot 5;
  - iii) the road between Lots 5 and 6, extending through Concessions I to IV, O.S.;
  - iv) the road between Lots 30 and 31, extending through Concessions I to IV, O.S..

### 3.17 REDUCTION OF REQUIREMENTS

No person shall change the purpose for which any land or building is used or erect any new building or addition to any existing building, or sever any lands from any existing parcel if the effect of such action is to cause the original, adjoining or remaining buildings or lands to be in contravention of this By-law.

### 3.18 SIGHT TRIANGLES

On a corner lot, within the triangular space formed by the street lines and a line drawn from a point in one street line to a point in the other street line, each point being nine (9) metres measured along the street line from the point of intersection of the street lines, no building or structure which would obstruct the vision of drivers of motor vehicles shall be erected and no trees, shrubs, hedges, fences or walls shall be planted, erected or maintained of greater height than one (1) metre above the centre line of the adjacent road at its lowest point. 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 tangents to the street lines.



### 3.19 USES PROHIBITED

No use shall be permitted which is declared to be a noxious trade, business or manufacture under the Public Health Act or regulations thereunder. (Amended by By-law 12-82)

### 3.20 SPECIAL PERMITTED USES

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

- a) Temporary camps used in the construction of public works, but only for so long as it is necessary for such works as may be constructed adjacent to the camp, and only until such time as the work is completed or abandoned.
- b) A tool shed, scaffold or other building or structure incidental to construction on the premises where it is situated and only for so long as it is necessary for the work in progress and until the work is completed or abandoned.

### 3.21 WATERCOURSE OR EMBANKMENT REGULATIONS

Notwithstanding anything in this By-law, no building or structure shall be constructed in the following areas:

- a) Within 15 metres of the centre line of a watercourse, including a municipal drain, notwithstanding that such watercourse is not shown on any schedule forming part of this By-law; and
- b) Within 15 metres of any lands having a slope which is greater than 30 degrees from horizontal. (Amended by By-law 12-82)

### 3.22 YARD AND SETBACK ENCROACHMENTS PERMITTED

#### a) Ornamental Structure

Notwithstanding the yard and setback provisions of this By-law to the contrary, sills, belt courses, chimneys, cornices, eaves, gutters, parapets, pilasters or other ornamental structures may project into any required yard or the area between the road or street line and the required setback a maximum distance of 60 centimetres.

#### b) Accessory Structure

Notwithstanding the yard and setback provisions of this By-law to the contrary, drop awnings, clothes poles, flag poles, garden trellises, fences, retaining walls, signs or similar accessory uses erected in accordance with the By-laws of the Corporation regulating signs, shall be permitted in any required yard or in the area between the road or street line and the required setback.

c) Unenclosed Porch, Balcony, Patio or Steps

Notwithstanding the yard and setback provisions of this By-law to the contrary, an unenclosed porch, balcony, patio or steps may project into any required yard a maximum distance of 3 metres, provided that in the case of a porch or steps, such uses are not more than 2 metres above grade.

d) Fire Escape

Notwithstanding the yard and setback provisions of this By-law to the contrary, an unenclosed fire escape and the structural members necessary to its support, may project into any required yard or setback a maximum distance of 1 metre.

e) Railway Spur in Industrial Zone

Notwithstanding the yard and setback provisions of this By-law to the contrary, in an Industrial Zone, a railway spur shall be permitted within any required yard or in the area between the street line and the required setback.

### 3.23 PUBLIC USES

- a) The provisions of this By-law shall not apply to the use of any land or to the erection or use of any building or structure for the purpose of public service by the Corporation of the Township of Melancthon or by any local Board thereof, any telephone or telegraph company or gas company, any Department of Ontario or Canada, including Ontario Hydro, provided that where such land, building or structure is located in any Residential Zone:

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

b) Streets and Installations on Streets

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

#### SECTION 4: GENERAL AGRICULTURAL (A1) ZONE

4.1 Within a General Agricultural (A1) Zone, no person shall use any land, or erect, alter or use any building or structure for any purpose except in accordance with the following permitted uses and regulations.

#### 4.2 USES PERMITTED

- a) a farm, as defined herein and including accessory uses; **(Amended by By-law 12-82)**
- b) a kennel;
- c) a riding stable;
- d) a nursery or commercial greenhouse;
- e) an animal hospital
- f) forestry or conservation uses;
- g) a wayside pit;
- h) a home occupation, subject to the provisions of Section 3.13.

#### 4.3 ZONE REGULATIONS

- a) For a farm or a forestry use, the following regulations shall apply:

Minimum lot area	18 hectares
Minimum lot frontage	150 metres
Minimum dwelling ground	
floor area - 1 storey dwelling	93 square metres
2 storey dwelling	65 square metres

- b) For a kennel, riding stable, animal hospital, wayside pit, nursery or commercial greenhouse, the following regulations shall apply:

Minimum lot area	1 hectare
Minimum lot frontage	70 metres

- c) In addition to Clauses (a) and (b) above, the following shall apply to all uses permitted under Section 4.2 above:

Minimum distance from any building	
to the nearest lot line	15 metres
Maximum building height	15 metres
Off-street Parking	in accordance with Section 3.15.

#### 4.4 EXISTING LOTS

In any General Agricultural (A1) Zone, a person may erect or use a single family detached dwelling, a home occupation and accessory buildings in compliance with the regulations contained in Subsection 4.5 below on a lot described in a deed registered on or before the day of passing of this By-law, or on a lot approved prior to the day of the passing of this By-law by the Land Division Committee under Section 42 of The Planning Act, R.S.O. 1970, Chapter 349, as amended.

#### 4.5 ZONE REGULATIONS, EXISTING LOTS

a)	Minimum lot area	1,800 square metres
b)	Minimum lot frontage	30 metres
c)	Minimum distance from any building to the nearest lot line	8 metres
d)	Minimum dwelling ground floor area - 1 storey dwelling	93 square metres
	- 2 storey dwelling	65 square metres
e)	Maximum lot coverage	15 percent
f)	Maximum building height	10 metres (Amended by By-law 12-82)
g)	Off-street parking	in accordance with Section 3.15.

#### 4.6 GENERAL PROVISIONS

All special provisions of Section 3, "General Provisions", shall apply where applicable to any land, lot, building, structure or use within the General Agricultural (A1) Zone.

## SECTION 5: SPECIAL AGRICULTURAL (A2) ZONE

5.1 Within a Special Agricultural (A2) Zone, no person shall use any land or erect, alter or use any building or structure for any purpose except in accordance with the following permitted uses and regulation.

### 5.2 USES PERMITTED

- a) a farm as defined herein and including accessory uses; **(Amended by By-law 12-82)**
- b) a specialized farm as defined herein and including accessory uses; **(Amended by By-law 12-82)**
- c) a home occupation, subject to the provisions of Section 3.13.

### 5.3 ZONE REGULATIONS

- a) Minimum lot area 2 hectares
- b) Minimum lot frontage 70 metres
- c) Minimum distance from any building to the nearest lot line 10 metres
- d) Minimum dwelling ground floor area - 1 storey dwelling 93 square metres  
- 2 storey dwelling 65 square metres
- e) Maximum building height 15 metres
- f) Off-street parking in accordance with Section 3.15.

### 5.4 GENERAL PROVISIONS

All special provision of Section 3, "General Provisions", shall apply where applicable to any land, lot, building, structure or use within the Special Agricultural (A2) Zone.

## SECTION 6: HAMLET RESIDENTIAL (R1) ZONE

- 6.1 Within a Hamlet Residential (R1) Zone, no person shall use any land or erect, alter or use any building or structure for any purpose except in accordance with the following permitted uses and regulations.

### 6.2 USES PERMITTED

- a) a single family detached dwelling and accessory uses;
- b) a home occupation, subject to the provisions of Section 3.13.

### 6.3 ZONE REGULATIONS

a)	Minimum lot area, with municipal water	1,100 square metres
b)	Minimum lot area, without municipal water	1,400 square metres
c)	Minimum lot frontage, with municipal water	25 metres
d)	Minimum lot frontage, without municipal water	30 metres
e)	Minimum front yard	7.5 metres
f)	Minimum exterior side yard	7.5 metres
g)	Minimum interior side yard	1.5 metres
h)	Minimum rear yard	7.5 metres
i)	Minimum ground floor area	
	- 1 storey dwelling	93 square metres
	- 2 storey dwelling	65 square metres
j)	Maximum building height	10 metres
k)	Maximum lot coverage	25 percent
l)	Off-street parking	in accordance with Section 3.15
m)	Minimum yards for accessory buildings:	
	Front yard	N/A
	Exterior side yard	7.5 metres
	Interior side yard	1.5 metres
	Rear yard	1.5 metres

### 6.4 GENERAL PROVISIONS

All special provisions of Section 3, "General Provisions", shall apply where applicable to any land, lot, building, structure or use within the Hamlet Residential (R1) Zone.

## SECTION 7: SMALL LOT ESTATE RESIDENTIAL (ER1) ZONE

- 7.1 Within a Small Lot Estate Residential (ER1) Zone, no person shall use any land or erect, alter or use any building or structure for any purpose except in accordance with the following permitted uses and regulations.

### 7.2 USES PERMITTED

- a) a single family detached dwelling and accessory uses;
- b) a home occupation, subject to the provisions of Section 3.13.

### 7.3 ZONE REGULATIONS

- |     |  |                                     |
|-----|--|-------------------------------------|
| a)  | Minimum lot area                       | 1 hectare (Amended by By-law 12-82) |
| b)  | Minimum lot frontage                   | 60 metres                           |
| bb) | Minimum lot depth                      | 90 metres (Amended by By-law 12-82) |
| c)  | Minimum front yard                     | 25 metres                           |
| d)  | Minimum exterior side yard             | 25 metres                           |
| e)  | Minimum interior side yard             | 6 metres                            |
| f)  | Minimum rear yard                      | 25 metres                           |
| g)  | Minimum ground floor area              |                                     |
|     | - 1 storey dwelling                    | 140 square metres                   |
|     | - 2 storey dwelling                    | 75 square metres                    |
| h)  | Maximum building height                | 10 metres                           |
| i)  | Maximum lot coverage                   | 10 percent                          |
| j)  | Off-street parking                     | in accordance with Section 3.15     |
| k)  | Minimum yards for accessory buildings: |                                     |
|     | Front yard                             | N/A                                 |
|     | Exterior side yard                     | 25 metres                           |
|     | Interior side yard                     | 6 metres                            |
|     | Rear yard                              | 6 metres                            |

### 7.4 GENERAL PROVISIONS

All special provisions of Section 3, "General Provisions", shall apply where applicable to any land, lot, building, structure or use within the Small Lot Estate Residential (ER1) Zone.

SECTION 8: RURAL RESIDENTIAL (RR) ZONE

8.1 Within a Rural Residential (RR) Zone, no person shall use any land or erect, alter or use any building or structure for any purpose except in accordance with the following permitted uses and regulations.

8.2 USES PERMITTED

- a) a single family detached dwelling and accessory uses;
- b) a home occupation, subject to the provisions of Section 3.13.

8.3 ZONE REGULATIONS

a)	Minimum lot area	8,000 square metres
b)	Minimum lot frontage	60 metres
c)	Minimum front yard	25 metres
d)	Minimum exterior side yard	25 metres
e)	Minimum interior side yard	6 metres
f)	Minimum rear yard	25 metres
g)	Minimum ground floor area	
	- 1 storey dwelling	93 square metres
	- 2 storey dwelling	65 square metres
h)	Maximum building height	10 metres
i)	Maximum lot coverage	10 percent
j)	Off-street parking	in accordance with Section 3.15
k)	Minimum yards for accessory buildings:	
	Front yard	N/A
	Exterior side yard	25 metres
	Interior side yard	6 metres
	Rear yard	6 metres

8.4 GENERAL PROVISIONS

All special provisions of Section 3, "General Provisions", shall apply where applicable to any land, lot, building, structure or use within the Rural Residential (RR) Zone.



## SECTION 9: GENERAL COMMERCIAL (C1) ZONE

9.1 Within a General Commercial (C1) Zone, no person shall use any land or erect, alter or use any building or structure for any purpose except in accordance with the following permitted uses and regulations.

### 9.2 USES PERMITTED

- a) a retail store;
- b) a service shop;
- c) a personal service shop;
- d) an assembly hall;
- e) a building supply outlet;
- f) a business or professional office;
- g) a place of entertainment or recreation;
- h) a clinic;
- i) a restaurant;
- j) a hotel or motel;
- k) an automotive sales establishment;
- l) a parking garage, structure or lot;
- m) a printing and/or publishing establishment;
- n) an automobile service station;
- o) a telephone exchange;
- p) an undertaking establishment;
- q) a financial institution;
- r) a dwelling or dwelling unit or units, subject to the provisions of Section 3.8.

### 9.3 ZONE REGULATIONS

- a) Minimum lot area with  
municipal water 900 square metres

b)	Minimum lot area, without municipal water	1,000 square metres
c)	Minimum lot frontage with municipal water	20 metres
d)	Minimum lot frontage without municipal water	20 metres
e)	Minimum front yard	3 metres
f)	Minimum exterior side yard	3 metres
g)	Minimum interior side yard	1 metre
h)	Minimum rear yard	7.5 metres
i)	Maximum building height	10 metres
j)	Maximum lot coverage	75 percent
k)	Off-street parking	in accordance with Section 3.15
l)	Minimum yards for accessory buildings:	
	Front yard	N/A
	Exterior side yard	3 metres
	Interior side yard	1 metre
	Rear yard	1 metre
m)	Notwithstanding regulations (g), (h), (l) above, where a rear yard or interior side yard abuts a residentially zoned property, then such rear yard or interior side yard shall be a minimum of 5 metres. The 1 metre strip of land immediately adjacent to the rear and/or interior side lot line, shall be landscaped and no parking spaces shall be permitted in this 1 metre strip.	

#### 9.4 SPECIAL LOT ARE REGULATIONS

Notwithstanding the provisions of parts 9.3 (a) and (b) above, the following minimum lot area regulations shall apply where a commercial use and a dwelling are located on the same lot:

Minimum lot area, with municipal water	1,500 square metres
Minimum lot area, without municipal water	1,800 square metres

#### 9.5 GENERAL PROVISIONS

All special provisions of Section 3, "General Provisions", shall apply where applicable to any land, lot, building, structure or use within the General Commercial (C1) Zone.

## SECTION 10: HIGHWAY COMMERCIAL (C2) ZONE

10.1 Within a Highway Commercial (C2) Zone, no person shall use any land or erect, alter or use any building or structure for any purpose except in accordance with the following permitted uses and regulations:

### 10.2 USES PERMITTED

- a) an automobile service station;
- b) an automotive sales establishment
- c) a motel;
- d) a public garage;
- e) a restaurant, including a drive-in/or take-out restaurant;
- f) a truck or bus storage terminal;
- g) a farm implement outlet;
- h) sale of lumber and/or building materials;
- i) sale of plants and gardening supplies;
- j) a car wash;
- k) accessory uses to the above permitted uses, including 1 single family dwelling for the owner or operator of the principal use or a dwelling unit or units in accordance with the provisions of Section 3.8.

### 10.3 ZONE REGULATIONS

- |    |                            |  |
|----|----------------------------|--|
| a) | Minimum lot area           | 4,000 square metres<br>(Amended by By-law 12-82) |
| b) | Minimum lot frontage       | 45 metres<br>(Amended by By-law 12-82)           |
| c) | Minimum front yard         | 15 metres  |
| d) | Minimum exterior side yard | 15 metres  |
| e) | Minimum interior side yard | 6 metres   |
| f) | Minimum rear yard          | 8 metres   |

- |    |   |                                    |
|----|---|------------------------------------|
| g) | Maximum building height                   | 10 metres                          |
| h) | Maximum lot coverage                      | 25 percent                         |
| i) | Off-street parking                        | in accordance with<br>Section 3.15 |
| j) | Minimum yards for accessory<br>buildings: |                                    |
|    | Front yard                                | N/A                                |
|    | Exterior side yard                        | 15 metres                          |
|    | Interior side yard                        | 6 metres                           |
|    | Rear yard                                 | 6 metres                           |

#### 10.4 GENERAL PROVISIONS (Amended by By-law 12-82)

All special provisions of Section 3, "General Provisions", shall apply where applicable to any land, lot, building, structure or use within the Highway Commercial (C2) Zone.

#### 10.5 EXCEPTIONS (Amended by By-law 12-82)

- a) Notwithstanding the permitted uses of Section 10.2 above, the property indicated as "C2-1" on Schedule "A" attached hereto, may be used for the purpose of a convenience retail store.

**SECTION 11: RURAL COMMERCIAL (C3) ZONE**

11.1 Within a Rural Commercial (C3) Zone, no person shall use any land or erect, alter or use any building or structure for any purpose except in accordance with the following permitted uses and regulations.

**11.2 USES PERMITTED**

- a) a farm implement outlet;
- b) a farm service and supply depot;
- c) a welding or machine shop; **(Amended by By-law 12-82)**
- d) an agricultural auction establishment;
- e) open storage of goods and materials as an accessory use to the above permitted uses;
- f) accessory uses to the above permitted uses including 1 single family dwelling for the owner or operator of the principle use or a dwelling unit or units in accordance with the provisions of Section 3.8.

**11.3 ZONE REGULATIONS**

- a) Minimum lot area 4,000 square metres
- b) Minimum lot frontage 45 metres
- c) minimum front yard 15 metres
- d) Minimum exterior side yard 15 metres
- e) Minimum interior side yard 6 metres
- f) Minimum rear yard 15 metres
- g) Maximum building height 10 metres
- h) Maximum lot coverage 25 percent
- i) Off-street parking in accordance with Section 3.15
- j) Minimum yard for accessory buildings:
  - Front yard N/A
  - Exterior side yard 15 metres
  - Interior side yard 6 metres
  - Rear yard 8 metres

#### 11.4 GENERAL PROVISIONS

All special provisions of Section 3, "General Provisions", shall apply where applicable to any land, lot, building, structure or use within the Rural Commercial (C3) Zone.

#### 11.5 EXCEPTIONS

- a) Notwithstanding the permitted uses of Section 11.2 above, the property indicated as "C3-1" on Schedule "A" attached hereto, may be used for the purpose of restoring antique cars.
- b) Notwithstanding the permitted uses of Section 11.2 above, the property indicated as "C3-2" on Schedule "A" attached hereto, may be used for the purpose of selling wood-burning stoves and associated material.
- c) Notwithstanding the permitted uses of Section 11.2 above, the property indicated as "C3-3" on Schedule "A" attached hereto, may be used for the purpose of manufacturing and selling canoes.

## SECTION 12: GENERAL INDUSTRIAL (M1) ZONE

12.1 Within a General Industrial (M1) Zone, no person shall use any land or erect, alter or use any building or structure for any purpose except in accordance with the following permitted uses and regulations.

### 12.2 USES PERMITTED

- a) a fabricating, processing or manufacturing establishment;
- b) an assembly plant;
- c) a contractor or tradesman establishment;
- d) a farm produce storage facility;
- e) a feed mill;
- f) a fertilizer mixing plant;
- g) a machine or welding shop;
- h) a saw mill;
- i) a seed cleaning plant;
- j) an abattoir;
- k) open storage of goods and materials;
- l) a truck or bus storage terminal;
- m) a public garage
- n) a bulk fuel dealer;
- o) a warehouse;
- p) a salvage yard;
- q) a farm implement dealership;
- r) accessory uses to the above permitted uses, including 1 single family dwelling for the owner or operator of the principal use or a dwelling unit or units in accordance with the provisions of Section 3.8;
- s) a commercial undertaking or wholesale business as an accessory use to any permitted use.

### 12.3 ZONE REGULATIONS

- a) Minimum lot area, with  
municipal water 1,100 square metres

- |    |   |                                    |
|----|---|------------------------------------|
| b) | Minimum lot area, without<br>municipal water  | 1,400 square metres                |
| c) | Minimum lot frontage, with<br>municipal water   | 25 metres                          |
| d) | Minimum lot frontage,<br>without municipal water  | 30 metres                          |
| e) | Minimum front yard  | 7.5 metres                         |
| f) | Minimum exterior side yard  | 7.5 metres                         |
| g) | Minimum interior side yard  | 3 metres                           |
| h) | Minimum rear yard   | 7.5 metres                         |
| i) | Maximum building height   | 15 metres                          |
| j) | Maximum lot coverage  | 75 percent                         |
| k) | Off-street parking  | in accordance with<br>Section 3.15 |
| l) | Minimum yards for accessory<br>buildings:   |                                    |
|    | Front yard  | N/A                                |
|    | Exterior side yard  | 7.5 metres                         |
|    | Interior side yard  | 3 metres                           |
|    | Rear yard   | 3 metres                           |
| m) | Notwithstanding the regulations in part (1) above, where a rear or interior side yard abuts a residentially zoned property, then such rear or interior side yard shall be a minimum of 5 metres.  |                                    |
| n) | Where any rear or interior side yard abuts a residentially zoned property, the 1 metre strip of land immediately adjacent to the rear and/or interior side lot line shall be landscaped and no parking spaces shall be permitted in this 1 metre strip. |                                    |

#### 12.4 GENERAL PROVISIONS

All special provisions of Section 3, "General Provisions", shall apply where applicable to any land, lot, building, structure or use within the General Industrial (M1) Zone.



### SECTION 13: EXTRACTIVE INDUSTRIAL (M2) ZONE

- 13.1 Within a Extractive Industrial (M2) Zone, no person shall use any land or erect, alter or use any building or structure for any purpose except in accordance with the following permitted uses and regulations.

#### 13.2 USES PERMITTED

- a) a sand, gravel or rock quarry extraction operation;
- b) a sand, gravel or rock processing, washing, sorting, screening or crushing operation;
- c) uses accessory to the above permitted uses.

#### 13.3 ZONE REGULATIONS

- a) No sand or gravel excavation shall proceed closer than 120 metres to any Residential, Commercial, Institutional or Industrial M1 or M3 Zone, nor closer than 15 metres to a property line, nor closer than 30 metres to a public road allowance.
- b) No quarry excavation or processing, crushing or blasting of sand, gravel or stone shall proceed closer than 200 metres to any Residential, Commercial, Institutional or Industrial M1 or M3 Zone, nor closer than 15 metres to a property line, nor closer than 30 metres to a public road allowance.
- c) A strip of land not less than 15 metres in width shall be reserved for landscaping purposes between any Extractive Industrial (M2) Zone and any adjacent Commercial or Industrial M1 or M3 Zone, along any adjacent public road allowance, or adjoining property line. Where an M2 Zone abuts a Residential Zone, or a roadway is the only separation between two such areas, then no industrial use shall be made of any kind within 30 metres of the abutting lot line and no parking use shall be made of any land within 7.5 metres of the abutting lot line. The intervening land shall be kept in an open space condition with grass, trees and shrubs.
- d) No building or structure shall be permitted within 300 metres of any Residential, Commercial or Industrial M1 or M3 Zone boundary, nor closer than 150 metres to any existing dwelling, nor closer than 90 metres to a property line, nor closer than 90 metres to a public road allowance.
- e) Notwithstanding (d) above, a weigh scale, an accessory recording office or a guardhouse shall be permitted no closer than 50 metres to a public road allowance.

#### 13.4 GENERAL PROVISIONS

All special provisions of Section 3, "General Provisions", shall apply where applicable to any land, lot, building, structure or use within the Extractive Industrial (M2) Zone.

## SECTION 14: DISPOSAL INDUSTRIAL (M3) ZONE

14.1 Within a Disposal Industrial (M3) Zone, no person shall use any land or erect, alter or use any building or structure for any purpose except in accordance with the following permitted uses and regulations.

### 14.2 USES PERMITTED

- a) a waste disposal area;
- b) a sewage disposal plant;
- c) a sewage lagoon;
- d) accessory uses to the above uses.

### 14.3 ZONE REGULATIONS

- a) Minimum lot area 2 hectares
- b) Minimum lot frontage 60 metres
- c) Minimum front yard 15 metres
- d) Minimum exterior side yard 15 metres
- e) Minimum interior side yard 15 metres
- f) Minimum rear yard 15 metres
- g) Maximum building height 10 metres
- h) Maximum lot coverage N/A
- i) Off-street parking in accordance with Section 3.15
- j) Minimum yards for accessory buildings:
  - Front yard N/A
  - Exterior side yard 15 metres
  - Interior side yard 5 metres
  - Rear yard 5 metres
- k) Notwithstanding the regulations in part (j) above, where a rear yard or interior side yard abuts a residentially zoned property, then such rear or interior side yard shall be a minimum of 15 metres.

- 1) Where any rear or interior side yard abuts a residentially zoned property, the 3 metre strip of land immediately adjacent to the lot line shall be landscaped and no parking spaces shall be permitted in this 3 metre strip.

#### 14.4 GENERAL PROVISIONS

All special provisions of Section 3, "General Provisions", shall apply where applicable to any land, lot, building, structure or use within the Disposal Industrial (M3) Zone.

#### Section 15: UTILITIES (U) ZONE

**(Deleted by By-law 12-82)**

## SECTION 16: INSTITUTIONAL (I) ZONE

16.1 Within an Institutional (I) Zone, no person shall use any land or erect, alter or use any building or structure for any purpose except in accordance with the following permitted uses and regulations.

### 16.2 USES PERMITTED

- a) an assembly hall;
- b) a community centre;
- c) a library;
- d) a church;
- e) a convalescent or nursing home;
- f) a club;
- g) a school;
- h) a use established or maintained by a governmental authority, board, agency, or commission, excluding those uses permitted in a Utility (U) Zone;
- i) uses accessory to the above permitted uses;

### 16.3 ZONE REGULATIONS FOR SCHOOLS

- a) Minimum lot area 2 hectares
- b) Minimum lot frontage 100 metres
- c) Minimum front yard 15 metres
- d) Minimum exterior side yard 15 metres
- e) Minimum interior side yard 8 metres
- f) Minimum rear yard 8 metres
- g) Maximum building height 10 metres
- h) Maximum lot coverage 20 percent
- i) Off-street parking in accordance with Section 3.15
- j) Minimum yards for accessory buildings:
  - Front yard N/A
  - Exterior side yard 15 metres
  - Interior side yard 3 metres
  - Rear yard 3 metres

#### 16.4 ZONE REGULATIONS FOR USES PERMITTED OTHER THAN SCHOOLS

a)	Minimum lot area	1,800 square metres
b)	Minimum lot frontage	30 metres
c)	Minimum front yard	10 metres
d)	Minimum exterior side yard	10 metres
e)	Minimum interior side yard	3 metres
f)	Minimum rear yard	3 metres
g)	Maximum building height	10 metres
h)	Maximum lot coverage	30 percent
i)	Off-street parking	in accordance with Section 3.15
j)	Minimum yards for accessory buildings:	
	Front yard	N/A
	Exterior side yard	10 metres
	Interior side yard	3 metres
	Rear yard	3 metres

#### 16.5 SPECIAL REGULATIONS

Notwithstanding the regulations contained in Subsections 16.3 and 16.4 above, where a rear or interior side yard abuts a residentially zoned property, then such rear or interior side yard shall be a minimum of 8 metres and the 1 metre strip of land immediately adjacent to the lot line shall be landscaped and no parking spaces shall be permitted in this 1 metre strip.

#### 16.6 GENERAL PROVISIONS

All special provisions of Section 3, "General Provisions", shall apply where applicable to any land, lot, building, structure or use within the Institutional (I) Zone.

## SECTION 17: OPEN SPACE PARK (OS1) ZONE

17.1 Within an Open Space Park (OS1) Zone, no person shall use any land or erect, alter or use any building or structure for any purpose except in accordance with the following permitted uses and regulations.

### 17.2 PERMITTED USES

- a) a public or private park;
- b) a golf course or driving range;
- c) a tourist trailer park and convenience retail store as an accessory use;
- d) a farm, but not a specialized farm;
- e) a nursery;
- f) a forestry operation;
- g) accessory uses to the above permitted uses, including 1 single family dwelling for the owner or operator of the principal use or a dwelling unit in accordance with the provisions of Section 3.8.

### 17.3 ZONE REGULATIONS

- a) Minimum lot area 2 hectares
- b) Minimum lot frontage 60 metres
- c) Minimum front yard 15 metres
- d) Minimum exterior side yard 15 metres
- e) Minimum interior side yard 15 metres
- f) Minimum rear yard 15 metres
- g) Maximum building height 10 metres
- h) Maximum lot coverage N/A
- i) Off-street parking in accordance with Section 3.15
- j) Minimum yards for accessory buildings:
  - Front yard 15 metres
  - Exterior side yard 15 metres
  - Interior side yard 15 metres
  - Rear yard 15 metres

- k) Notwithstanding the provisions of item (I) above, in a tourist trailer park there shall be one car parking space on each individual tent or trailer site and additional parking spaces shall be provided within the tourist trailer park area on the basis of one space for each four tent trailer sites.
- l) The maximum gross floor area of a convenience retail store as an accessory use to a tourist trailer park shall not exceed 75 square metres.
- m) A minimum of 5 percent of the lot area of a tourist trailer park shall be used for open space recreation purposes such as tennis courts, swimming pools, or other similar uses.
- n) The minimum area for a tent or trailer site in a tourist trailer park shall be 15 metres.
- o) The minimum frontage for a tent or trailer site in a tourist trailer park shall be 15 metres.
- p) The maximum density in a tourist trailer park shall be 30 tent or trailer sites per hectare.

#### 17.4 GENERAL PROVISIONS

All special provisions of Section 3, "General Provisions", shall apply where applicable to any land, lot, building, structure or use within the Open Space Park (OS1) Zone.

## SECTION 18: OPEN SPACE CONSERVATION (OS2) ZONE

18.1 Within an Open Space Conservation (OS2) Zone, no person shall use any land or erect, alter or use any building or structure for any purpose except in accordance with the following permitted uses and regulations.

### 18.2 USES PERMITTED

- a) conservation uses, including forestry, reforestation and other activities connected with the conservation of soil and wildlife, but excluding any buildings;
- b) a public park, excluding any buildings;
- c) a golf course, excluding any buildings;
- d) a farm, excluding any buildings;
- e) a horticultural nursery, excluding any buildings;
- f) buildings or structures to be used for flood or erosion control purposes.

### 18.3 ZONE REGULATIONS

- a) The minimum lot area is 4 hectares.
- b) The minimum lot frontage is 100 metres.
- c) The minimum distance of any building and structure from the nearest lot line shall be 10 metres.

### 18.4 GENERAL PROVISIONS

All special provisions of Section 3, "General Provisions", shall apply where applicable to any land, lot, building, structure or use within the Open Space Conservation (OS2) Zone.



## SECTION 19: DEVELOPMENT (D) ZONE

19.1 Within a Development (D) Zone, no person shall use any land or erect, alter or use any building or structure for any purpose except in accordance with the following permitted uses and regulations.

### 19.2 USES PERMITTED

- a) existing uses and minor extensions thereto;
- b) a farm, but not a specialized farm;
- c) the erection of 1 single family detached dwelling on a vacant lot existing at the date of approval of this By-law;
- d) a home occupation and uses accessory to the above permitted uses.

### 19.3 ZONE REGULATIONS

- a) For a farm, the zone regulations of the General Agricultural (A1) Zone shall apply as stated in Section 4.3 of this By-law.

- b) The zone regulations for all other permitted uses are:

Minimum front yard	7.5 metres
Minimum exterior side yard	7.5 metres
Minimum interior side yard	1.5 metres
Minimum rear yard	7.5 metres
Minimum dwelling ground	
floor area - 1 storey dwelling	93 square metres
2 storey dwelling	65 square metres
Maximum building height	10 metres
Maximum lot coverage	25 percent
Off-street parking	in accordance with Section 3.15

- c) Minimum yards for  
    accessory buildings are: N/A
- Minimum exterior side yard 7.5 metres
- Minimum interior side yard 1.5 metres
- Minimum rear yard 1.5 metres

### 19.4 GENERAL PROVISIONS

All special provisions of Section 3, "General Provisions", shall apply where applicable to any land, lot, building, structure or use within the Development (D) Zone.

### 19.5 EXCEPTIONS

- a) Notwithstanding the permitted uses of Section 19.2 above, the property indicated as "D-1" on Schedule "A" attached hereto, may be used for the purpose of a building containing four dwelling units.

## SECTION 20: ADMINISTRATION

### 20.1 ZONING ADMINISTRATION

This By-law shall be administered by a person appointed by the Council of the Township of Melancthon as the Zoning Administrator.

### 20.2 ISSUANCE OF PERMITS (Amended by By-law 12-82)

Where land is proposed to be used or a building or structure is proposed to be erected or used in violation of this By-law, no permit or licence required under any by-law of the Corporation for the use of the land or for the erection or the use of the building or structure, shall be issued.

### 20.3 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 triplicate, drawn to an appropriate scale, based upon a property deed or an actual survey prepared 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 or work 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, grading or change in elevation or contour of the land and the disposal of storm and surface water from the land and from any buildings or structures thereon, together with a plan and a statement signed by the owner or his agent duly authorized thereunto in writing, filed with the Zoning Administrator. Such statement shall set forth in detail the intended use of each building and structure or part thereof and all information necessary to determine whether or not every such building or structure conforms with the provisions of this By-law. Where the work proposed will require the establishment of a privy vault, cess pool, septic tank or reservoir into which a privy vault, water closet, stable or sink is to be drained, then the written approval and technical recommendations, if any, of the Dufferin-Wellington-Guelph Health Unit and/or Ministry of the Environment shall be included with the building permit application.

## SECTION 21: AREAS WHERE THIS BY-LAW HAS NO EFFECT

- 21.1 Where the Minister, as defined by the Niagara Escarpment Planning and Development Act, 1973, Statutes of Ontario, 1973, Chapter 52, as amended, has made a regulation or regulations designating any area or areas of land within the Niagara Escarpment Planning Area as an area of development control, the provisions of this By-law shall have no effect on the use of any land or on the erection, alteration or use of any building or structure within any area or areas of the Township of Melancthon designated from time to time by the said regulation or regulations as being within the area of development control.

SECTION 22: EXISTING BY-LAWS, VALIDITY AND APPROVAL22.1 EXISTING BY-LAWS

All By-laws in force within the Township of Melancthon regulating the use of lands and the character, location, bulk, height and use of buildings and structures, shall be and the same are amended insofar as it is necessary to give effect to the provisions of this By-law and the provisions of this By-law shall govern.

22.2 VALIDITY

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

22.3 EFFECTIVE DATE

This by-law shall, subject to the approval of the Ontario Municipal Board, come into force and take effect upon being passed by the Council of the Township of Melancthon.

22.4 APPROVAL

By-law No. 12-1979 was passed by Council on January 22, 1979.

By-law No. 12-1982 was passed by Council on March 18, 1982.

# METRIC CONVERSION SHEET

The following metric conversions are for convenience only and do not form a part of the By-law. The imperial measurements have been rounded and are therefore not accurate. In all dealings concerning the By-law only metric measurements may be used.

## AREA MEASUREMENTS

0.3	M <sup>2</sup>	=	3	sq. ft.
1.0	"	=	11	" "
2.0	"	=	22	" "
4.5	"	=	48	" "
11	"	=	120	" "
18.0	"	=	194	" "
18.5	"	=	200	" "
28	"	=	300	" "
37	"	=	400	" "
46	"	=	495	" "
75	"	=	800	" "
93	"	=	1,000	" "
112	"	=	1,200	" "
185	"	=	1,990	" "
230	"	=	2,475	" "
280	"	=	3,000	" "
418	"	=	4,500	" "
697	"	=	7,500	" "
930	"	=	10,000	" "
1000	"	=	10,760	" "
1393	"	=	14,990	" "
1400	"	=	15,000	" "
1670	"	=	18,000	" "
1858	"	=	20,000	" "
1860	"	=	20,000	" "
1900	"	=	20,450	" "
2024	"	=	21,790	" "
2787	"	=	30,000	" "
4047	"	=	1 Acre	
4500	"	=	48,440	" "
8097	"	=	2 Acres	

0.4	Hectares	=	1	Acre
.8	Hectares	=	2	Acres
2.0	Hectares	=	5	Acres
4.0	Hectares	=	10	Acres
40	Hectares	=	100	Acres

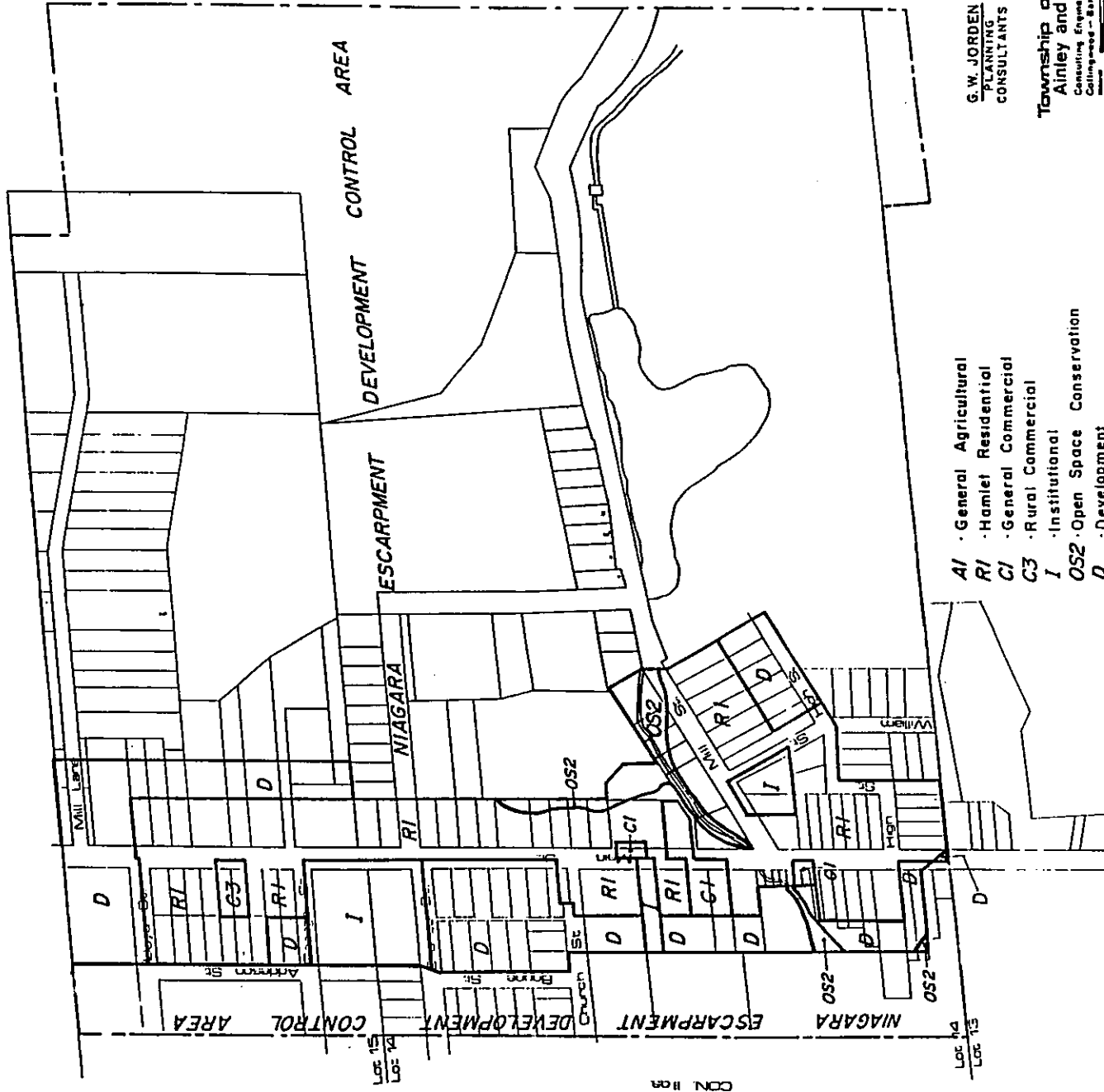
1	ft.	=	.3048	m
1	sq. ft.	=	0.092	sq. meters
1	hectare	=	2.471	acres
1	m.	=	3.281	ft.
1	sq. m.	=	10.763	sq. ft.

## LINEAR MEASUREMENTS

.3	M's	=	1	ft.
0.5	"	=	1.5	"
0.6	"	=	2	"
1.0	"	=	3	"
1.2	"	=	4	"
1.5	"	=	5	"
2.0	"	=	6	"
2.5	"	=	8	"
2.7	"	=	9	"
3.0	"	=	10	"
3.5	"	=	11.5	"
4.2	"	=	14	"
4.5	"	=	15	"
5.5	"	=	18	"
6.0	"	=	20	"
7.5	"	=	25	"
8.0	"	=	26	"
9.0	"	=	30	"
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10.5	"	=	35	"
11.0	"	=	36	"
12.0	"	=	40	"
15.0	"	=	50	"
17.5	"	=	57	"
18.0	"	=	60	"
20.0	"	=	65	"
21.0	"	=	70	"
22.2	"	=	73	"
23.0	"	=	75	"
24.0	"	=	80	"
26.0	"	=	85	"
26.5	"	=	87	"
30.0	"	=	100	"
45.0	"	=	150	"
50.0	"	=	165	"
60.0	"	=	197	"
61.0	"	=	200	"
77.0	"	=	250	"
90.0	"	=	295	"
91.0	"	=	300	"
100.0	"	=	330	"
122.0	"	=	400	"
150.0	"	=	490	"
152.0	"	=	500	"
300.0	"	=	984	"
305.0	"	=	1000	"

VILLAGE OF HORNING'S MILLS  
 SCHEDULE B  
 TO BY-LAW 12-1979  
 AS AMENDED BY BY-LAW 12-1982

NOTE: OFFICE CONSOLIDATION, FOR ACCURATE REFERENCE  
 PLEASE CONSULT THE ORIGINAL BY-LAWS



G.W. JORDEN  
 PLANNING  
 CONSULTANTS

Township of Melancthon  
 Ainley and Associates Ltd.  
 Consulting Engineers and Planners  
 Collingwood - Barrie

- AI - General Agricultural
- RI - Hamlet Residential
- CI - General Commercial
- C3 - Rural Commercial
- I - Institutional
- OS2 - Open Space Conservation
- D - Development

# VILLAGE OF RIVERVIEW

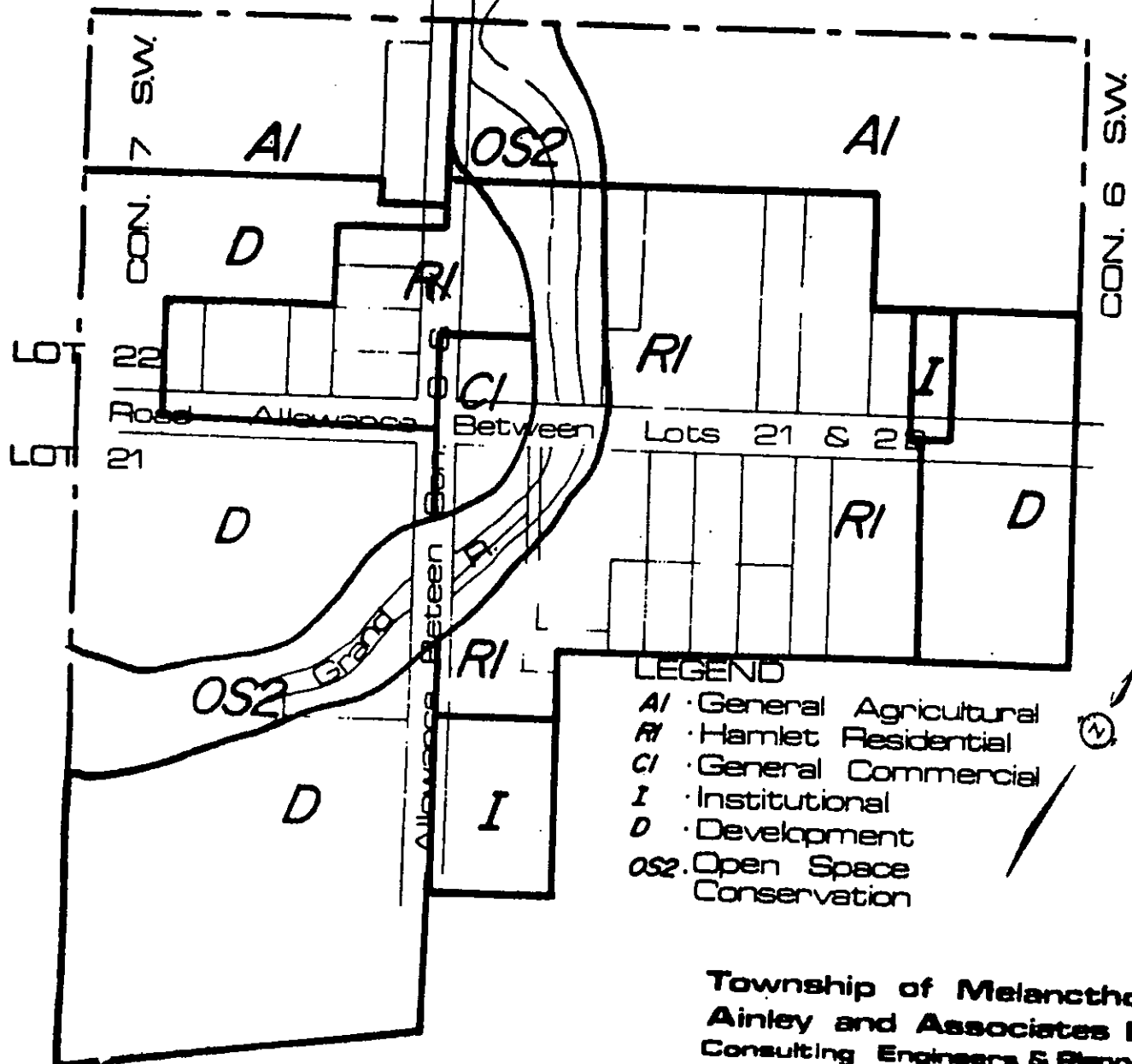
## SCHEDULE C TO BY-LAW

This is Schedule C to By-Law 12-79  
passed the 22 day of JAN. 1979.

Signatures of Signing Officers

Reeve  
Clerk

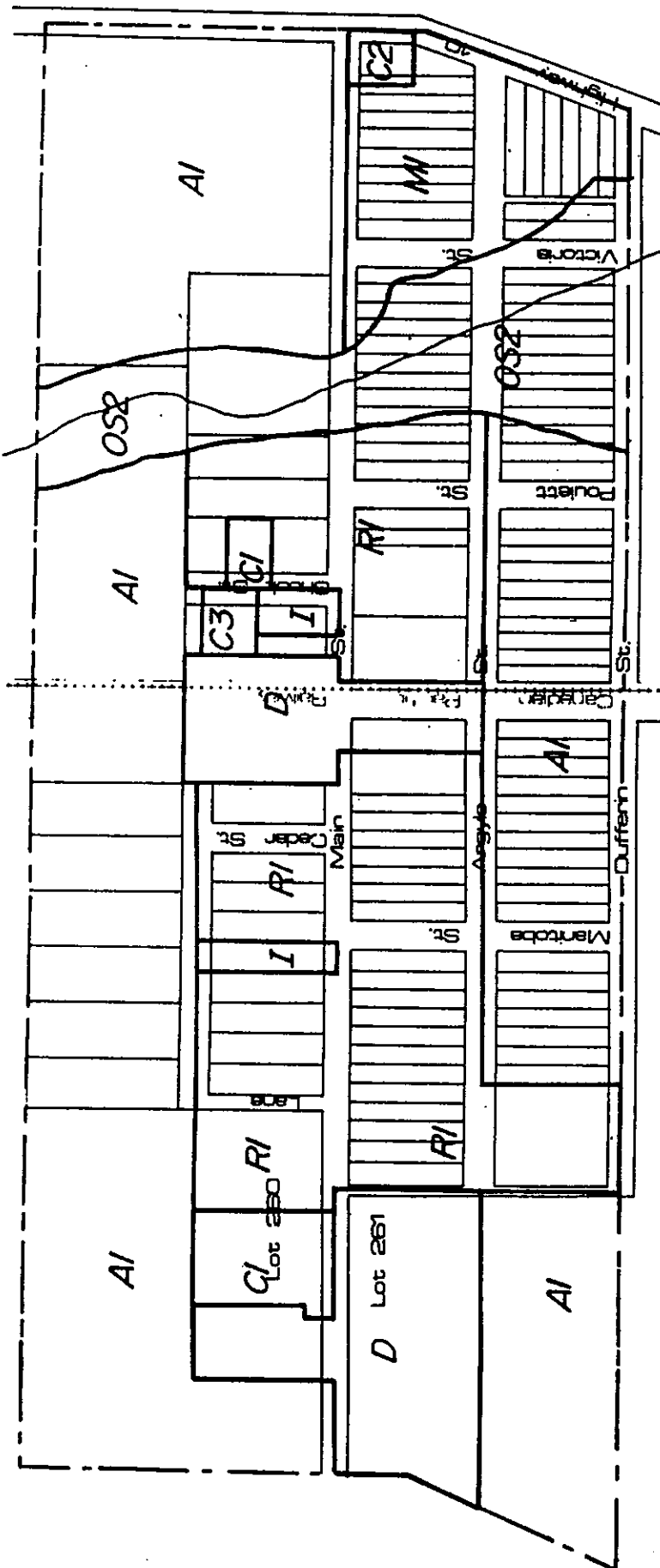
*Borden C. Gifford*  
*Thomas E. Smith*



Base Map Source: Registered Plans of Subdivisions

Township of Melancthon  
Ainley and Associates Ltd  
Consulting Engineers & Planners  
Imperial Scale: 0 100' 300'  
Metric Scale: 0 25m 50m 100m

VILLAGE OF CORBETTON  
SCHEDULE D  
TO BY-LAW  
CON 1 SW



LEGEND

- AI - General Agricultural
- RI - Rural Residential
- CI - General Commercial
- C2 - Highway Commercial
- C3 - Rural Commercial
- I - Institutional
- OS2 - Open Space Conservation
- D - Development
- MI - General Industrial

This is Schedule D to By-Law 12-79  
passed the 22 day of JAN 1979

Signatures of Signing Officers

Reeve *David C. Gifford*

Clerk *Ann C. Gifford*

Township of Melancthon  
Ainley and Associates Ltd.

Consulting Engineers and Planners  
Collingwood - Barrie - Belleville - Midland

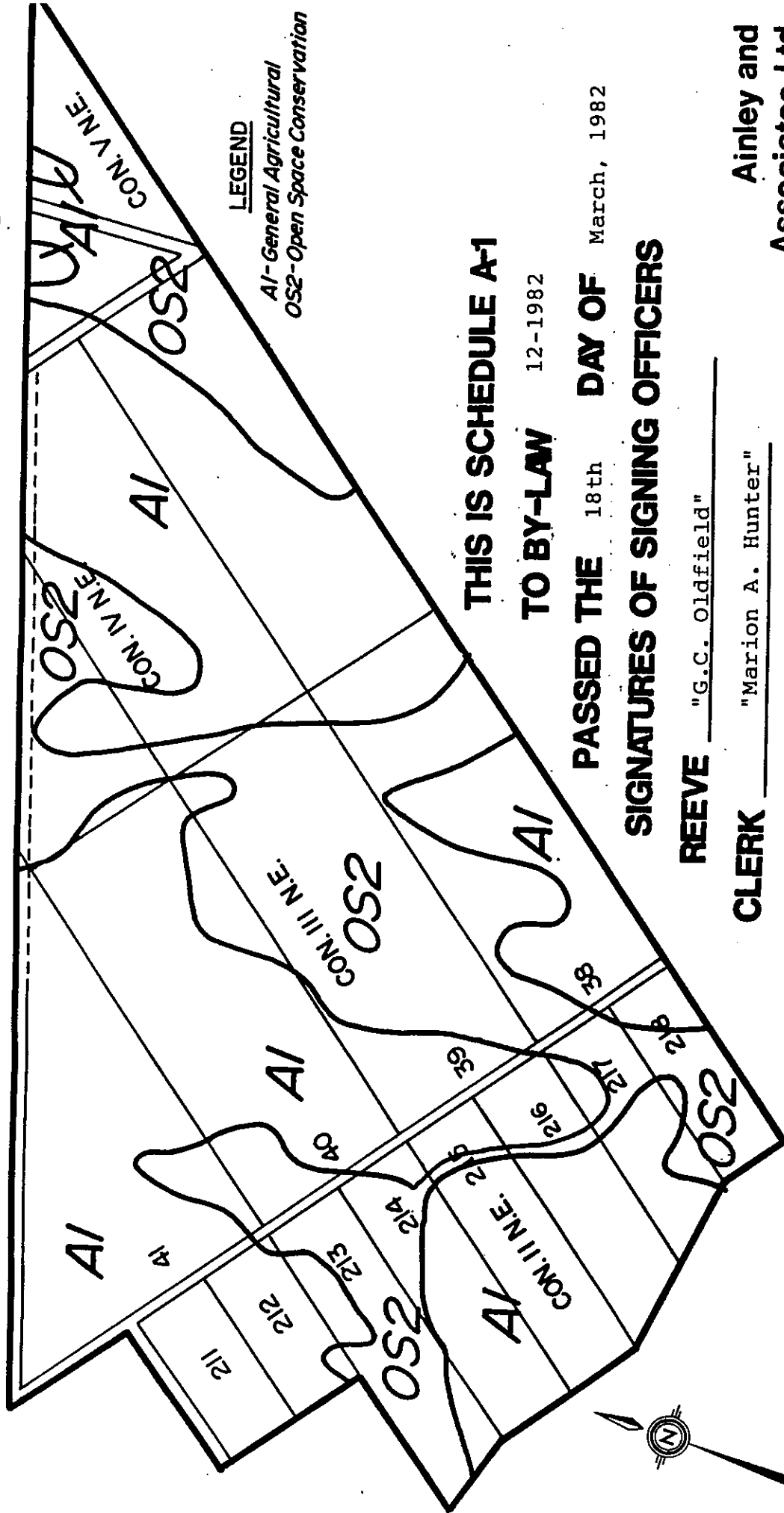
Imperial Scale: 0 100 200 400

Metric Scale: 0 25m 50m 100m

See Map for Registered Plans of Subdivision

**SCHEDULE A-1**  
**BY-LAW**  
12-1982

12-1982



**THIS IS SCHEDULE A-1**

12-1982

**TO BY-LAW**

March, 1982

**PASSED THE 18th DAY OF**  
**SIGNATURES OF SIGNING OFFICERS**

"G.C. Oldfield"

"Marion A. Hunter"

**Ainley and  
Associates Ltd.**

**SCALE**  
(1:12,000)

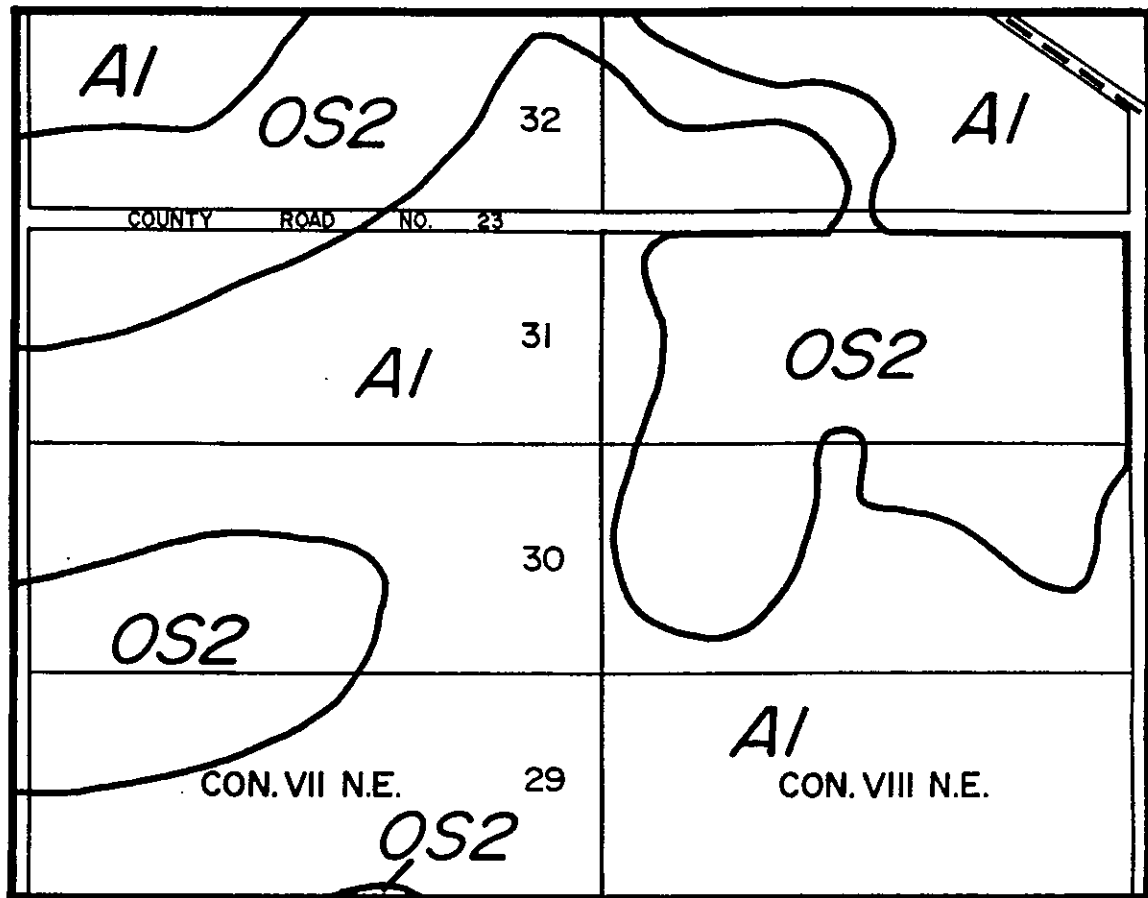




# SCHEDULE A-2

## BY-LAW

12-1982



**This is Schedule A-2 to By-Law** 12-1982

**passed the** 18th **day of** March, 1982

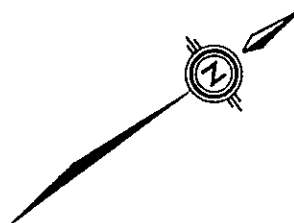
**Signatures of Signing Officers**

**Reeve** "G.C. Oldfield"

**Clerk** "Marion A. Hunter"

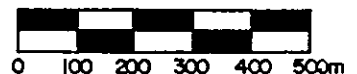
### LEGEND

*A1 - General Agricultural*  
*OS2 - Open Space Conservation*  
*— — Municipal Boundary*



**Ainley and  
Associates Ltd.**

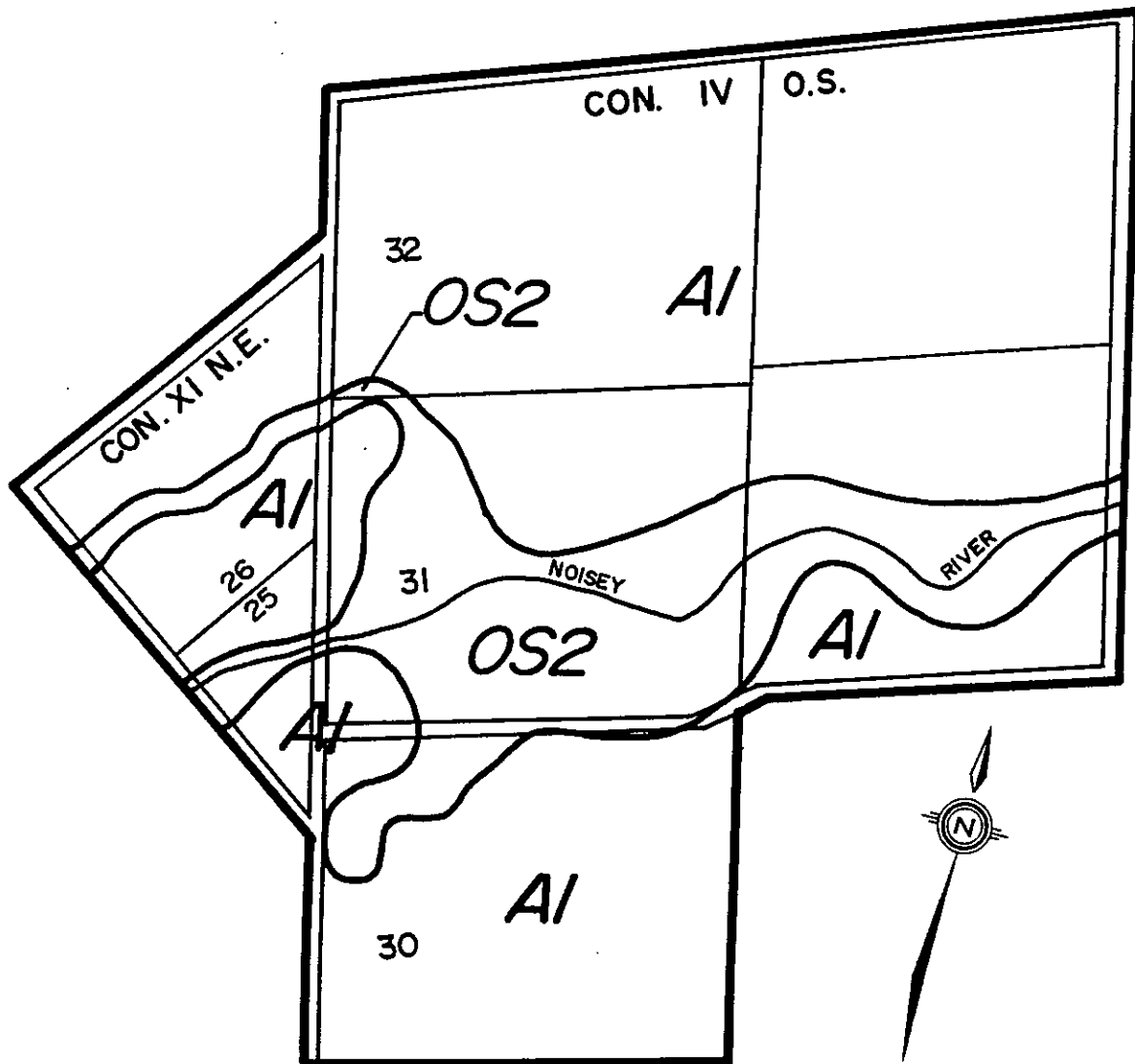
**SCALE**  
(1:12,000)



# SCHEDULE A-3

## BY-LAW

12-1982



**This is Schedule A-3 to By-Law** 12-1982  
**passed the** 18th **day of** March, 1982  
**Signatures of Signing Officers**

**Reeve** "G.C. Oldfield"

**Clerk** "Marion A. Hunter"

### LEGEND

*A/-General Agricultural*  
*OS2-Open Space Conservation*

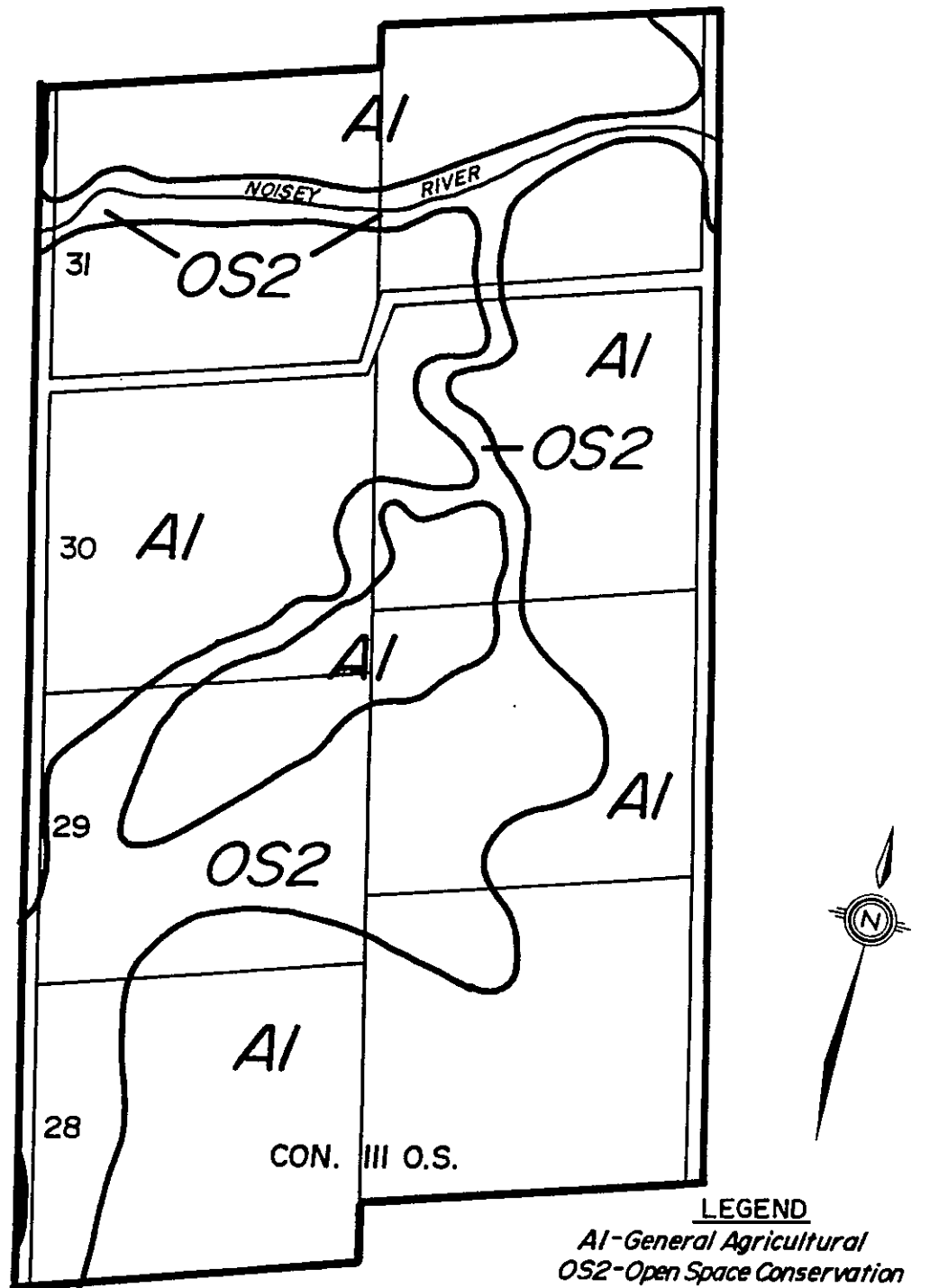
**Ainley and  
 Associates Ltd.**

**SCALE**  
 (1:12,000)



# SCHEDULE A-4 BY-LAW

12-1982



**THIS IS SCHEDULE A-4 TO BY-LAW** 12-1982

**PASSED THE** 18th **DAY OF** March, 1982

**SIGNATURES OF SIGNING OFFICERS**

**REEVE** "G.C. Oldfield"

**CLERK** "Marion A. Hunter"

**Ainley and  
Associates Ltd.**

**SCALE** (1:12,000) 0 100 200 300 400 500m

# SCHEDULE A-5

## BY-LAW

12-1982

12-1982

18th

March, 1982

## SIGNATURES OF

"G.C. Oldfield"

"Marion A. Hunter"



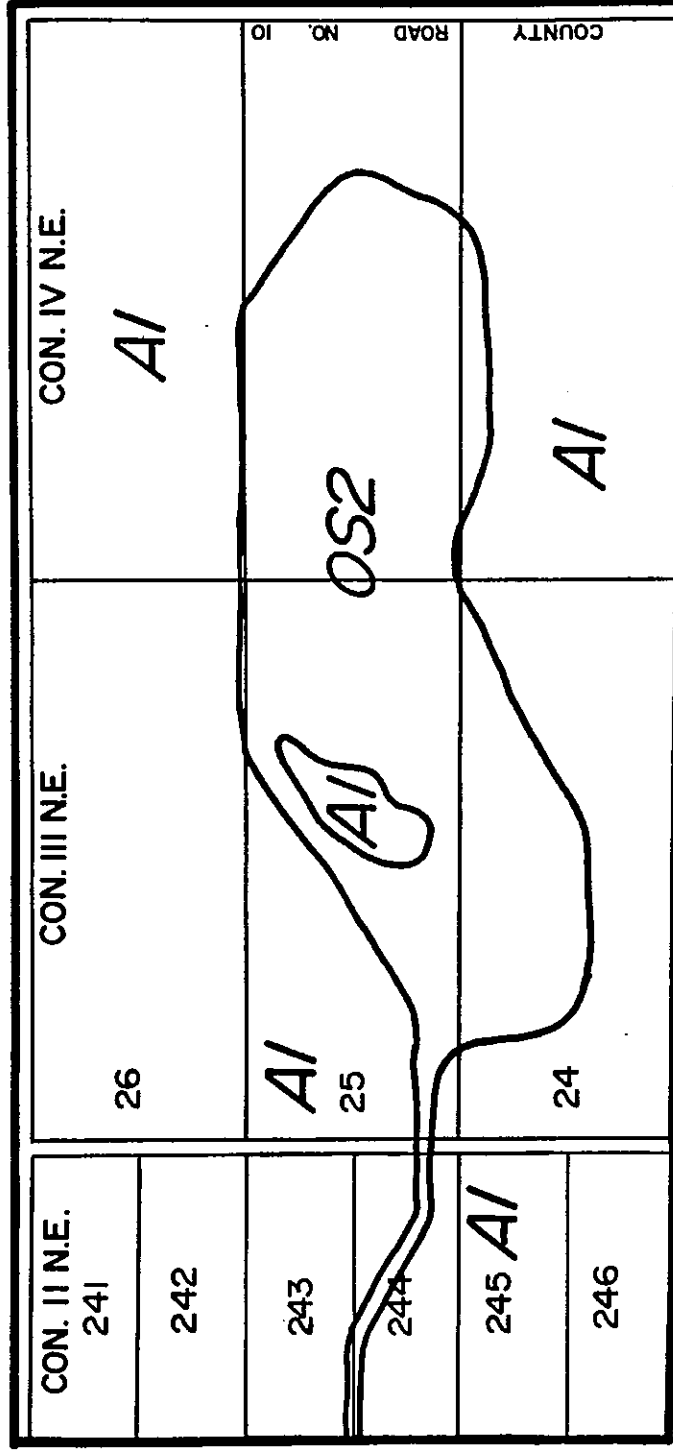
**SCALE**  
**(1:12,000)**



# SCHEDULE A-6

## BY-LAW

12-1982



**LEGEND**  
 AI-General Agricultural  
 OS2-Open Space Conservation

12-1982

**THIS IS SCHEDULE A-6 TO BY-LAW**

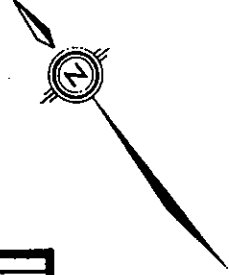
**PASSED THE 18th DAY OF March, 1982**

**SIGNATURES OF SIGNING OFFICERS**

**REEVE** "G.C. Oldfield"

**CLERK** "Marion A. Hunter"

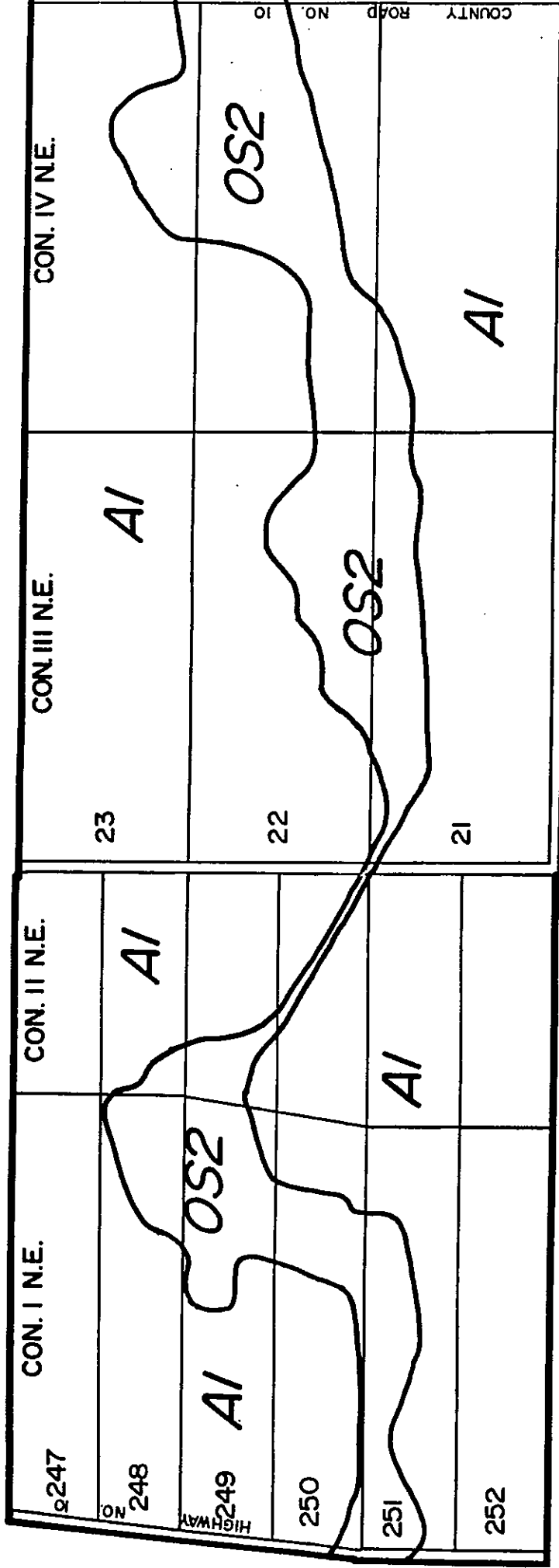
**Ainley and Associates Ltd.**



# SCHEDULE A-7

## BY-LAW

12-1982



THIS IS SCHEDULE A-7 TO BY-LAW

12-1982

PASSED THE 18th DAY OF

March, 1982

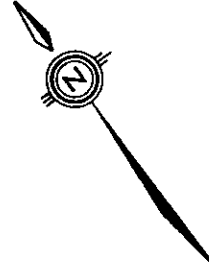
SIGNATURES OF SIGNING OFFICERS

REEVE "G.C. Oldfield"

CLERK "Marion A. Hunter"

### LEGEND

A1-General Agricultural  
OS2-Open Space Conservation

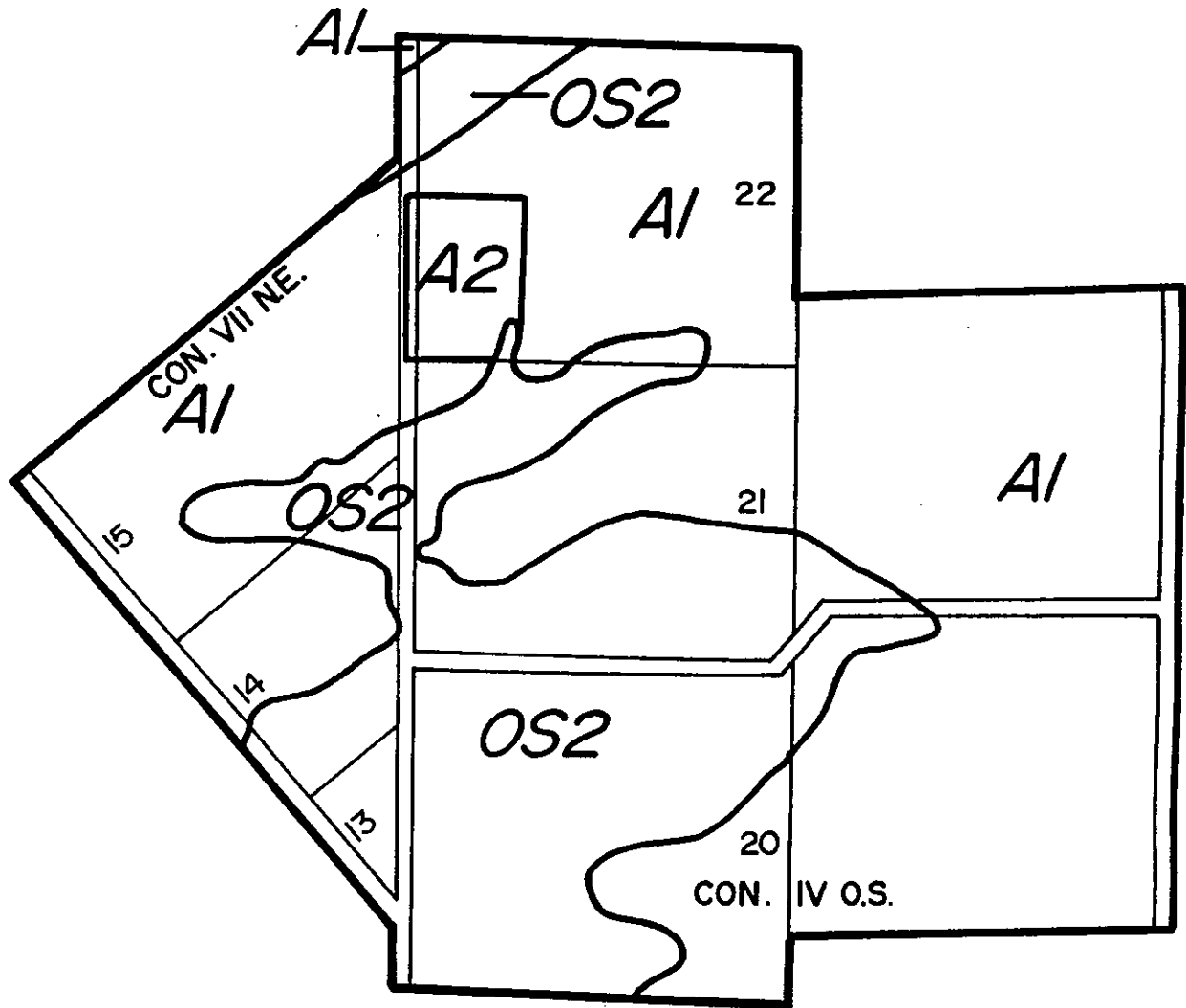


Ainley and  
Associates Ltd.



# SCHEDULE A-8

BY-LAW 12-1982



**This is Schedule A-8 to By-Law**

12-1982

**passed the 18th day of**

March, 1982

**Signatures of Signing Officers**

**Reeve**

"G.C. Oldfield"

**Clerk**

"Marion A. Hunter"

## LEGEND

A1-General Agricultural  
A2-Special Agricultural  
OS2-Open Space Conservation



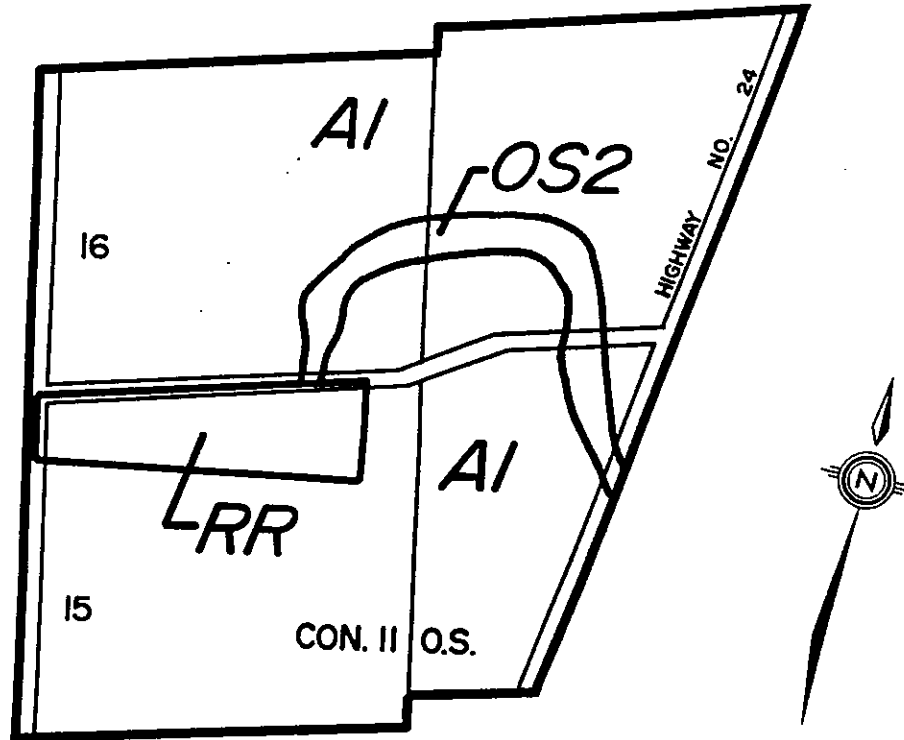
**Ainley and  
Associates Ltd.**

SCALE  
(1:12,000)



# SCHEDULE A-9 BY-LAW

12-1982



This is Schedule A-9 to By-Law 12-1982  
passed the 18th day of March, 1982  
Signatures of Signing Officers

Reeve "G.C. Oldfield"

Clerk "Marion A. Hunter"

## LEGEND

AI-General Agricultural  
OS2-Open Space Conservation  
RR-Rural Residential

Ainley and  
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SCALE  
(1:12,000)

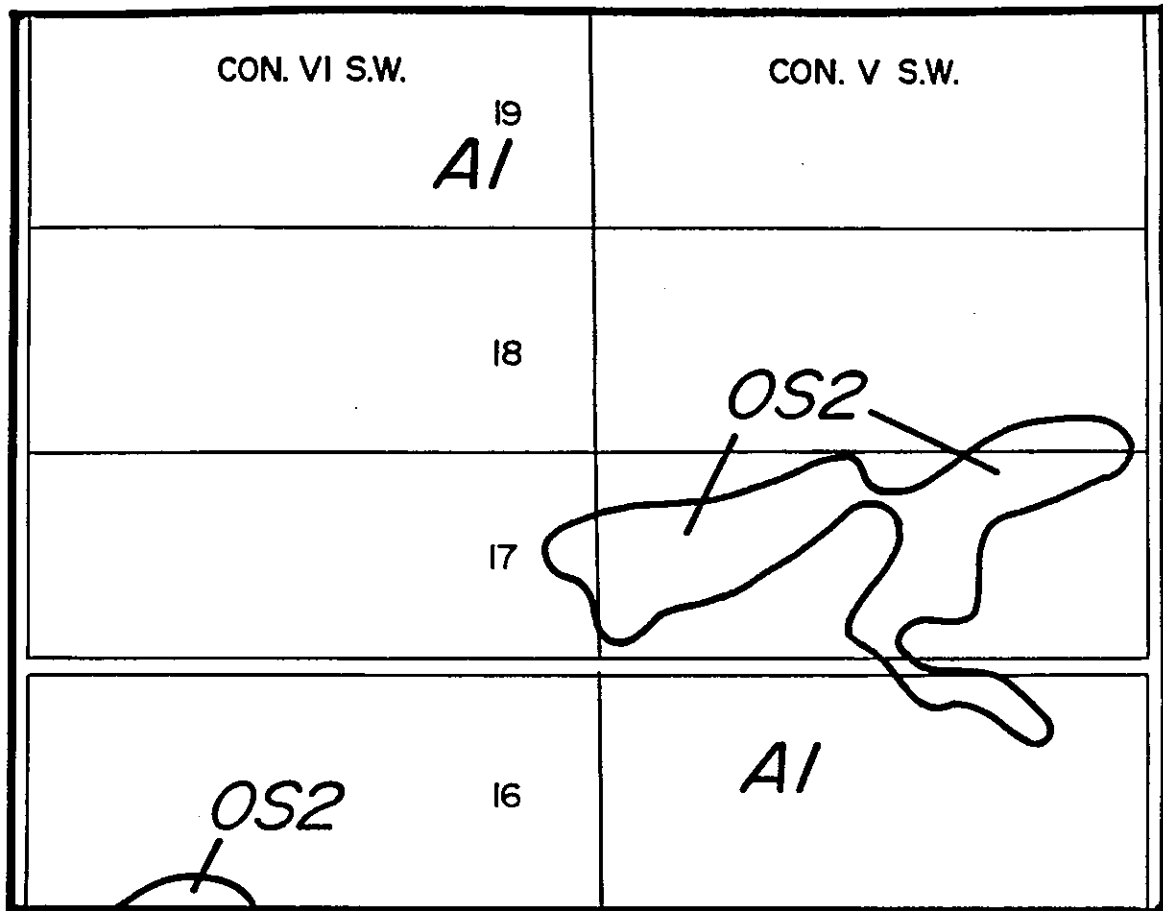




# SCHEDULE A-10

## BY-LAW

12-1982

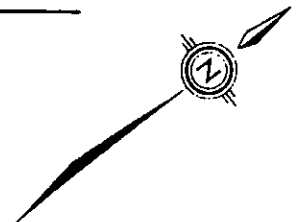


**This is Schedule A-10 to By-Law** 12-1982  
**passed the** 18th **day of** March, 1982  
**Signatures of Signing Officers**

**Reeve** "G.C. Oldfield"  
**Clerk** "Marion A. Hunter"

### LEGEND

*A1-General Agricultural*  
*OS2-Open Space Conservation*

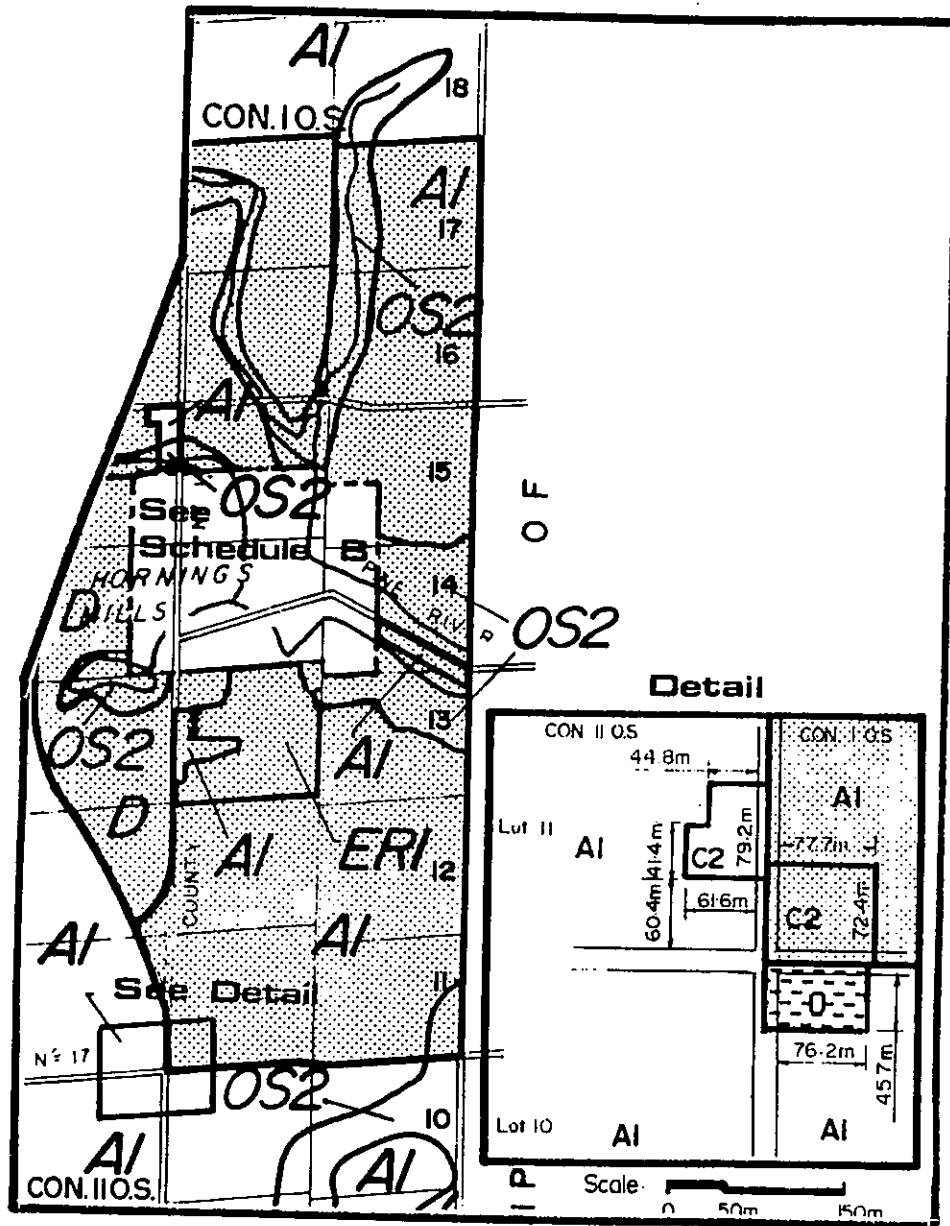


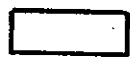
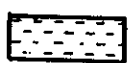
**Ainley and Associates Ltd.**

**SCALE**  
 (1:12,000) 0 100 200 300 400 500 m

# SCHEDULE A-13 BY-LAW

12-1982



-  Area from which zone lines and symbols are deleted and replaced by "Niagara Escarpment Development Control Area"
-  Area rezoned from 'U' to 'A1'

This is Schedule A-13 to By-Law 12-1982  
 passed the 18th day of March, 1982  
 Signatures of Signing Officers  
 Reeve "G.C. Oldfield"  
 Clerk "Marion A. Hunter"

Ainley and  
Associates Ltd.

SCALE  
(1:30,000)

