

**CORPORATION OF THE TOWN OF INGERSOLL
BY-LAW NO. 10-4592**

A By-Law to amend Zoning By-Law Number 04-4160, as amended.

WHEREAS the Municipal Council of the Corporation of the Town of Ingersoll deems it advisable to amend By-Law Number 04-4160, as amended.

NOW THEREFORE, the Municipal Council of the Corporation of the Towns of Ingersoll, enacts as follows:

1. That Section 1.1 to By-Law Number 04-4160, is hereby amended by adding the following Subsection at the end thereof:

“1.1.5 Subsection 1.1.4 shall not apply to a lot that is reduced in area by the conveyance to or expropriation by the Corporation, or any other authority having the powers of expropriation.”
2. That Section 1.4 to By-Law Number 04-4160, is hereby amended by adding the following subsection at the end thereof:

“1.4.2 Notwithstanding the provisions of the Corporation’s Building By-Law or any other By-Law of the Corporation, no building permit or occupancy permit shall be issued where the proposed building, structure or use would be in violation of any of the provisions of this By-Law.”
3. That Section 2.1 to By-Law Number 04-4160, is hereby amended by deleting the sentence “Schedule “B” - Site Plans comprising Schedule “B-1” to “B-6” inclusive.”
4. That Section 2.1 to By-Law Number 04-4160, is hereby amended by deleting the phrase “Schedule C” and replacing it with the phrase “Schedule B”.
5. That Section 2.1 to By-Law Number 04-4160, is hereby amended by deleting the phrase “Schedule D” and replacing it with the phrase “Schedule C”, as well as replacing the phrase “Schedules “D-1” and “D-2”” with the phrase “Schedules “C-1” and “C-2””.
6. That Section 2.1 to By-Law Number 04-4160, is hereby amended by deleting the phrase “Schedule E” and replacing it with the phrase “Schedule D”.
7. That Section 2.1 to By-Law Number 04-4160, is hereby amended by deleting the phrase “and Aquifer Habitat Protection Areas”.
8. That Section 2.3.3 to By-Law Number 04-4160, is hereby amended by deleting the word “bold’ and replacing it with the word “italicized”.

9. That Section 2.0 to By-Law Number 04-4160, is hereby amended by deleting Section 2.5 and replacing it with the following:

“2.5 Flood Plain and Fill Regulated Area

Mapping for the Regulatory Flood Plain and Fill Regulated Area is provided, or the extent of these areas has been estimated, by the Upper Thames River Conservation Authority and has been mapped into Schedule “A”. The Regulatory Flood Plain and Fill Regulated Area shall be updated as new information becomes available from the Conservation Authorities and Schedule “A” shall be updated accordingly without the requirement for a zoning by-law amendment.”

10. That Section 2.6 to By-Law Number 04-4160, is hereby amended by deleting the phrase “AND AQUATIC HABITAT PROTECTION AREAS” from the section title.
11. That Section 2.6 to By-Law Number 04-4160, is hereby amended by deleting the phrase “Schedule “E”” and replacing it with the phrase “Schedule “D””.
12. That Section 2.6 to By-Law Number 04-4160, is hereby amended by deleting the second paragraph in that Section.
13. That Section 2.0 to By-Law Number 04-4160, is hereby amended by adding the following Section:

“2.7 ENVIRONMENTAL PROTECTION OVERLAYS

The Environmental Protection 1 (EP1) Overlay and the Environmental Protection 2 (EP2) Overlay have been mapped onto Schedule “A” at a scale of 1:25,000 or less. Due to the potential differences in scale between the source data for the environmental features comprising the EP1 and EP2 Overlay and the scale at which they are mapped in the Zoning By-Law, discrepancies may occur. Such discrepancies shall be resolved through an Environmental Impact Study or at the discretion of the Ministry of Natural Resources or Conservation Authority with jurisdiction. The EP1 and EP2 Overlays shall be updated as new data becomes available through Environmental Impact Studies or the Ministry of Natural Resources, the Conservation Authority with jurisdiction, or the County Official Plan. The extent of the EP1 and EP2 Overlays shown on Schedule “A” shall be updated accordingly without the requirement for a zoning By-Law amendment.”

14. That Section 2.0 to By-Law Number 04-4160, is hereby amended by adding the following Section:

“2.8 MINOR BY-LAW AMENDMENTS

The Corporation shall be permitted to make minor grammatical, typographic, cross reference and formatting changes to Ingersoll Zoning By-Law 04-4160 without the requirement for an amendment to the Zoning By-Law.”

15. That Section 2.0 to By-Law Number 04-4160, is hereby amended by adding the following Section:

“2.9 FIGURES AND APPENDICES

Figures, appendices, and illustrations are for interpretation purposes only and do not form part of Ingersoll Zoning By-Law 04-4160, unless otherwise indicated.”

16. That Section 3.0 to By-Law Number 04-4160, is hereby amended by listing the zone symbol “OS” below the symbol REC and by adding the phrase “Open Space Zone” below the phrase “Recreational Zone”.

17. That By-Law Number 04-4160, is hereby amended by deleting Section 4.0 and replacing it with the following Section 4.0, as follows:

“INDEX OF DEFINITIONS

<p>A</p> <p>Abattoir</p> <p>Accessory</p> <p>Adult Entertainment Establishment</p> <p>Alter</p> <p>Amenity Area</p> <p>Animal Kennel</p> <p>Animal Shelter</p> <p>Arterial Road</p> <p>Assembly Hall</p> <p>Asphalt or Concrete Batching Plant</p> <p>Attached</p> <p>Attic</p> <p>Auction Establishment</p> <p>Automobile Body Repair Shop</p> <p>Automobile Service Station</p>	<p>Business Service Establishment</p> <p>C</p> <p>Carport</p> <p>Cellar</p> <p>Class I Industrial Facility</p> <p>Class II Industrial Facility</p> <p>Class III Industrial Facility</p> <p>Communications Structure</p> <p>Communications Establishment</p> <p>Community Centre</p> <p>Conservation Project</p> <p>Contractor’s Shop or Yard</p> <p>Corporation</p> <p>Council</p> <p>County</p> <p>County Road</p> <p>D</p> <p>Daycare Centre</p> <p>Day Care, Private Home</p> <p>Deck</p> <p>Department Store</p> <p>Driveway</p> <p>Dry Cleaning Establishment</p> <p>Dwelling</p> <p>Apartment Dwelling</p> <p>Boarding or Lodging House</p> <p>Converted Dwelling</p>	<p>Duplex Dwelling</p> <p>Mobile Dwelling</p> <p>Multiple Unit Dwelling</p> <p>Semi-Detached Dwelling</p> <p>Single Detached Dwelling</p> <p>Street Fronting Townhouse Dwelling</p> <p>Dwelling Unit</p> <p>Dwelling Unit Area</p> <p>E</p> <p>Eating Establishment</p> <p>Electrical Distribution Facility</p> <p>Elevation Average</p> <p>Erect</p> <p>Established Building Line</p> <p>Existing</p> <p>F</p> <p>Farm</p> <p>Fitness Club</p> <p>Floodway</p> <p>Flood Fringe</p> <p>Fraternal Lodge or Institutional Hall</p> <p>Fuel Storage Tank</p> <p>G</p>
<p>B</p> <p>Basement</p> <p>Bed and Breakfast Establishment</p> <p>Boundary Adjustment</p> <p>Building</p> <p>Building Envelope</p> <p>Building Inspector/Chief Building Official</p> <p>Building Supply Store</p> <p>Bus Station</p> <p>Business or Professional Office</p>		

Garage, Private	Main Building	Recreational Building
Garage, Public	Medical Centre	(Indoor Sports)
Garden Suite	Mobile Home Park	Recreational Trail
Golf Course	Monastery	Recreational Vehicle
Grade, Finished	Motel	Recycling Facility
Gross Floor Area	Motor Home	Regulatory Flood Plain
Gross Leasable	Motor Vehicle,	Rendering Plant
Commercial Floor Area	Motor Vehicle,	Retail Store
Gross Vehicle Weight	Commercial	
Ground Floor Area	Motor Vehicle Dealership	S
Group Home	Motor Vehicle Washing	
Group Home, Correctional	Establishment	Salvage Yard
Guest Room	Municipal Drain	Sand or Gravel Pit
	Municipal Yard	Sanitary Sewer
		School
H	N	Public
		Private
Habitable Room	Noise Sensitive Land Use	Commercial
Height	Non-Conforming	Service Shop
Home Improvement	Non-Complying	Setback
Supply Store	Nursery	Sewage Treatment Facility
Home Occupation		Shopping Centre
Hospital, Private		Sign
Hospital, Public	O	Sight Triangle
Hotel or Motel	Occupancy	Soil Processing Operation
	One Hundred Year Erosion	Special Needs Home
	Limits	Storey
	Open Storage	Storey, First
I	Outdoor Display and Sales	Storm Sewer
	Area	Street
Industrial Mall	Owner	Street, Improved
Infrastructure		Street Line
		Structure
L	P	Studio
	Park	
Landfill	Passive Use	T
Landscaped Open Space	Private	
Lane	Public	Town Road
Long Term Care Facility	Parking Aisle	Trailer
Lot	Parking Area	Truck Stop
Corner Lot	Parking Lot	Truck Transportation
Interior Lot	Parking Space	Terminal
Through Lot	Permitted	
Lot Area	Person	U
Lot Coverage	Personal Service	
Lot Depth	Establishment	Use
Lot Frontage	Place of Entertainment	
Lot Line	Place of Worship	V
Front Lot Line	Printing Shop	
Rear Lot Line	Provincial Highway	Veterinary Clinic
Side Lot Line	Public Library	
Exterior Side Lot Line	Pump Island	W
M	R	Warehouse
		Waste Transfer Station

Watercourse		Exterior Side Yard
Water Supply	Yard	Interior Side Yard
Wayside Sand or Gravel	Front Yard	Yard, Required
Pit or Stone Quarry	Front Yard Depth	Zoning Officer/By-Law
Wholesale Outlet	Rear Yard	Enforcement Officer
	Rear Yard Depth	
	Side Yard	
Y	Side Yard Width	

In this By-Law, unless the context requires otherwise:

"ABATTOIR", means a building or structure, or portion thereof, where animals are slaughtered for the purposes of processing meat into food for human consumption: and where meat products are produced, processed, handled, stored or sold.

"ACCESSORY", when used to describe a use, building or structure means a use, a building or a structure that is subordinate and exclusively devoted to a main use, building or structure and located on the same lot therewith.

"ADULT ENTERTAINMENT ESTABLISHMENT", means any premises or part thereof, that offers in the pursuance of a business as follows:

- a) goods, entertainment or services that are designed to appeal to erotic or sexual appetites or inclinations and are provided in the premises or part of the premises; or
- b) body-rubs, including the kneading, manipulating, rubbing, massaging, touching or stimulating by any means of a person's body, are performed, offered or solicited in the premises or part of the premises, excluding premises or part of them where body-rubs performed, offered or solicited are for the purposes of medical or therapeutic treatment and are performed or offered by persons otherwise duly qualified, licensed or registered to do so under a statute of Ontario.

"ALTER", when used in reference to a building, structure or part thereof, means to change one or more of the internal or external dimensions of such building or to change the type of construction of the exterior walls or roof thereof. When used in reference to a lot, the word "alter" means to decrease the width, depth or area thereof or to decrease the width, depth or area of any required yard, setback, landscaped open space or parking area, or to change the location of any boundary of such lot with respect to a street or lane, whether such alteration is made by conveyance or alienation of any portion of said lot, or otherwise. The words "altered" and "alteration" shall have corresponding meanings. When used in reference to a use, to discontinue and replace a use, in whole or in part, with a use as defined herein which is distinct and different from the discontinued use.

"AMENITY AREA", means an area or areas intended for use for recreation or aesthetic purposes within the boundaries of a lot and may include landscaped open space, patios, balconies, communal lounges, swimming pools, recreation facilities and any other areas which may be used for recreational or aesthetic purposes, but shall not include any driveway or parking area.

"ANIMAL KENNEL", means any lot, building or structure, where household pets, excluding exotic pets, are housed or are to be housed, groomed, bred, boarded, trained or sold and which may offer provisions for minor medical treatment.

"ANIMAL SHELTER", means premises used for the care of lost, abandoned or neglected animals, but shall not include an animal kennel or veterinary clinic defined herein.

"ARTERIAL ROAD", means an arterial road as designated on Schedule "C", to this By-Law.

"ASSEMBLY HALL", means a building or part of a building in which facilities are provided for such purposes as meetings for civic, educational, political, religious, or social purposes and shall include a banquet hall or private club.

"ASPHALT OR CONCRETE BATCHING PLANT", means an industrial facility used for the production of asphalt or concrete used in building or construction and includes facilities for the administration and management of the business, the stockpiling of bulk materials used in the production process or of finished products manufactured on the premises and the storage and maintenance of required equipment, but does not include the retail sale of finished asphalt or concrete products.

"ATTACHED", shall mean a building, otherwise complete in itself, which depends for structure support, or complete enclosure, upon a divisional wall or walls shared in common with adjacent building or buildings.

"ATTIC", means the portion of a building situated wholly or in part within the roof and which is not a one-half storey.

"AUCTION ESTABLISHMENT", means a building or part thereof used for the retail sale of articles or goods to members of the public bidding the highest offer for the article or goods during the sale proceedings.

"AUTOMOBILE BODY REPAIR SHOP", means a general industrial establishment for the repair of damage to a motor vehicle caused by collision, accident, corrosion or age, and without limiting the generality of the foregoing, includes the reconstruction of motor vehicles, the painting and repainting of motor vehicles and the rebuilding or conversion of automobile engines or engine parts, but does not include an automotive service station, a public garage, a salvage yard or a gas bar.

"AUTOMOBILE SERVICE STATION", means a retail place of business, the prime function of which is the sale of automotive fuels and products and/or providing repair service, washing and maintenance to motor vehicles, excluding body and fender work and painting.

"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.

"BED AND BREAKFAST ESTABLISHMENT", means a single detached dwelling in which no more than three guest rooms are made available by the resident of the dwelling for the temporary accommodation of the travelling or vacationing public. Such establishments may offer light meals to those persons temporarily residing at the establishment. A Bed and Breakfast establishment shall not include a hotel or motel or eating establishment, as defined herein.

"BOARDING OR LODGING HOUSE", See "DWELLING".

"BOUNDARY ADJUSTMENT", means the alteration of the lot area and/or lot frontage of an existing residential lot by a decision of the Oxford County Land Division Committee, or by other legal means, but shall not include any alteration that results in the creation of a new lot.

"BUILDING", means any edifice, whether temporary or permanent, used or intended to be used for shelter, accommodation or enclosure of persons, animals or chattels other than a lawful boundary wall or fence.

"BUILDING ENVELOPE", means a buildable area on a lot, defined by the minimum front yard depth, rear yard depth and side yard width requirements and maximum height requirements, within which a building can be erected.

"BUILDING SUPPLY STORE", means a building or structure in which building or construction and home improvement materials are offered or kept for sale at retail, but does not include the open storage of such materials.

"BUS STATION", means a building or premises where commercial motor vehicles pick up and discharge paying passengers. Accessory uses may include ticket offices, luggage checking facilities and similar uses.

"BUSINESS OR PROFESSIONAL OFFICE", means a building or part thereof in which administrative functions are carried out or in which any technical or professional service is practiced or performed and shall include service offices such as travel, insurance and/or real estate agencies, but shall not include a medical centre, a personal service establishment, a veterinary clinic, an adult entertainment establishment, or any other use listed in this By-Law.

"BUSINESS SERVICE ESTABLISHMENT", means an establishment primarily engaged in providing services to business establishments on a fee or contract basis, including advertising and mailing, building maintenance, employment services, accounting services, protective services, janitorial services, file storage and management services, computer services and blueprinting or photocopying services.

"CARPORT", means a covered structure used for the storage of vehicles. The roof of said structure shall be supported by piers or columns so that 50% or more of its wall area adjacent to the lot line is unenclosed.

"CELLAR", means that 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.

"CHIEF BUILDING OFFICIAL/BUILDING INSPECTOR", means any person or persons appointed by the Council of the Corporation, who is charged with the duty of enforcing the provisions of the Ontario Building Code and Town By-Laws.

"CLASS I INDUSTRIAL FACILITY", means a place of business for a small scale, self contained plant or building which produces/stores a product that is contained in a package and has low probability of fugitive emissions. Outputs are infrequent, and could be point source or fugitive emissions for any of the following: noise, odour, dust and/or vibration. There are daytime operations only, with infrequent movement of products and/or heavy trucks and no outside storage.

"CLASS II INDUSTRIAL FACILITY", means a place of business for medium scale processing and manufacturing with outdoor storage of wastes or materials (i.e. it has an open process) and/or there are periodic outputs of minor annoyance. There are occasional outputs of either point source or fugitive emissions for any of the following: noise, odour, dust and/or vibration, and low probability of

fugitive emissions. Shift operations are permitted and there is frequent movement of products and/or heavy trucks during daytime hours.

"CLASS III INDUSTRIAL FACILITY", means a place of business for large scale manufacturing or processing, characterized by: large physical size, outside storage of raw and finished products, large production volumes and continuous movement of products and employees during daily shift operations. It has frequent outputs of major annoyance and there is high probability of fugitive emissions.

"COMMUNICATIONS STRUCTURE", means a structure that is intended for transmitting or receiving television, radio, or other telecommunications, but shall not include a radio or television antennae accessory to a permitted residential use.

"COMMUNICATIONS ESTABLISHMENT", means any building, plant, works, equipment or infrastructure which is used for the purpose of providing a telephone or telecommunication service and associated office and administrative functions, including television and radio stations, cable companies, telephone and wireless service providers and other similar uses.

"COMMUNITY CENTRE", means a building used for community activities, the control of which is vested in the Corporation, a local board, or trustees.

"CONCRETE BATCHING PLANT", See "ASPHALT OR CONCRETE BATCHING OR MIXING PLANT".

"CONSERVATION PROJECT", shall mean the use of a lot, building or structure by the Federal or Provincial Government, the County, the Corporation, a conservation authority, or agent thereof or a educational or non-profit group, for the purpose of preserving, managing, or studying natural resources.

"CONTRACTOR'S SHOP OR YARD", means the premises of a construction company or contractor used as a depot for the storage and maintenance of equipment used by the contractor or company, and includes facilities for the administration or management of the business shop or assembly work and the stockpiling or storage of supplies used in the business.

"CONVERTED DWELLING", - See "DWELLING".

"CORPORATION", means the Corporation of the Town of Ingersoll.

"COUNCIL", means the Municipal Council of the Corporation of the Town of Ingersoll.

"COUNTY", means the Corporation of the County of Oxford.

"COUNTY ROAD", means a street under the jurisdiction of the County.

"DAYCARE CENTRE", means a facility licensed under Provincial statute which accommodates a minimum of 6 children for the purposes of providing temporary care for a period of time not exceeding 24 hours.

"DAY CARE, PRIVATE HOME", means the temporary care and custody for reward or compensation of not more than 5 children under ten years of age in a private residence, other than the home of a parent or legal guardian of any such child, for a continuous period not exceeding 24 hours.

"DECK", means an unenclosed, uncovered structure exceeding an average height of 0.3 m (1 ft.) above grade level which is used as outside recreation area.

"DEPARTMENT STORE", means a building or part of a building used for the retail sale of a wide variety of goods, wares, merchandise and services, generally displayed or offered on a departmental basis and including, but not limited to, family clothing and apparel, furniture, appliances and home furnishings, sporting goods, pharmaceuticals, garden supplies and other similar goods and merchandise and may include, as accessory uses, an eating establishment, an automotive parts and service centre, offices, warehousing and outdoor sales and display areas.

"DRIVEWAY", means a vehicle access provided from a street to a parking area, queue space or loading space, or between two parking areas, but does not include a parking aisle.

"DRY CLEANING ESTABLISHMENT", means a building where dry cleaning, dry dyeing, cleaning or pressing of articles or goods of fabric is carried on; and

- a) in which only non-flammable solvents are or can be used which emit no odours or fumes; and
- b) in which no noise or vibration causes a nuisance or inconvenience within or without the premise.

"DWELLING", means a building occupied or capable of being occupied as the home or residence of one or more persons, but shall not include a trailer, a mobile home, a motor home or recreational vehicle as defined herein.

- a) "APARTMENT DWELLING", means a dwelling of two or more storeys containing three or more dwelling units sharing a common hall or halls and a common entrance at street level or above the first floor.
- b) "BOARDING OR LODGING HOUSE", means a dwelling, containing not more than four guest rooms used or maintained for accommodation of the public, in which the owner or head lessee supplies, for hire or gain, lodgings with or without meals for three or more persons but does not include any other establishment otherwise defined or classified herein.
- c) "CONVERTED DWELLING", means a single detached dwelling, which has been altered or converted to contain not more than two dwelling units, unless otherwise specified in this By-law.
- d) "DUPLEX DWELLING", means the whole of a dwelling that is divided horizontally into two separate dwelling units each of which has an independent entrance either directly from the outside or through a common vestibule.
- e) "MOBILE DWELLING" See "MOBILE HOME".

- f) "MULTIPLE UNIT DWELLING", means a dwelling consisting of three or more dwelling units, which are horizontally and/or vertically attached, which may be entered from an independent entrance directly from the outside or from an internal common space or an access balcony and in which 50% or more of dwelling units have direct access to grade or a roof terrace. A multiple attached dwelling includes a triplex, a fourplex, a sixplex and a townhouse, but shall not include a street fronting townhouse or apartment dwelling.
- g) "SEMI-DETACHED DWELLING", means one of a pair of two attached dwelling units, divided in whole or in part by a common interior vertical wall with a minimum area above grade of 10 m² (107.6 sq. ft.), each of which has an independent entrance either directly from the outside or through a vestibule.
- h) "SINGLE DETACHED DWELLING", means a building that was designed and built to contain only one dwelling unit.
- i) "STREET FRONTING TOWNHOUSE DWELLING", means a dwelling consisting of three or more dwelling units that are aligned horizontally and divided vertically in whole or in part by common walls, with a minimum area above grade of 10 m² (107.6 sq. ft.), and each of which has an independent entrance directly from the outside and fronts onto a public street.

"DWELLING UNIT", means a suite of two or more rooms, designed or intended to be used for human habitation and to accommodate a single household, in which sanitary conveniences and cooking facilities are provided and which has a private entrance either from the outside of the building or through a common hallway.

"DWELLING UNIT AREA", means a habitable area contained within the inside walls of a dwelling unit, excluding any private garage, carport, porch, veranda, unfinished attic, cellar or sun room (unless such sun room is habitable in all seasons of the year) public or common halls or areas, and stairways.

"EATING ESTABLISHMENT", means a building or part thereof, used for the preparation and/or serving of food or refreshments to the public, with the serving and consumption of food taking place within the building, off of the premises or within a motor vehicle parked in a permitted parking space on the premises. An eating establishment may include a terrace or patio or other open areas adjacent to the building where the serving and consumption of food and refreshments may take place on a temporary or seasonal basis as well as a drive-through window.

"ELECTRIAL DISTRIBUTION FACILITY", means a building or system for distributing or transmitting electricity and includes any buildings, structures, or other equipment used for such purposes, but shall not include the generation of such electricity.

"ELEVATION, AVERAGE", means the mean height above sea level, calculated along the length of a building or structure.

"ERECT", when used in this By-Law includes building, construction, reconstruction and relocation, and without limiting the generality of the word, also includes:

- a) any preliminary physical operation, such as excavating, filling or draining;

- b) altering any existing building or structure by an addition, enlargement, extension or other structural change; and
- c) any work which requires a building permit from the Corporation.

"ESTABLISHED BUILDING LINE", means, the average setback of existing main buildings from the street line, where at least two other main buildings have been erected on any one side of a street in either direction from the existing subject main building.

"EXISTING", means existing on the date of passing of this By-Law.

"FARM", means any farming or agricultural uses and includes apiaries; aviaries; berry or bush crops; flower gardening; muck farms; field crops; nurseries; orchards; tree crops; truck gardening; woodlots; and such uses or enterprises as are customarily carried on in the field of general agriculture, but shall exclude any operation devoted to the raising of animals or livestock and exclude the construction of any buildings or structures.

"FINISHED GRADE", see "GRADE, FINISHED".

"FITNESS CLUB", means a building in which equipment, facilities and/or instruction is available so that individuals can undertake activity to obtain physical fitness and this shall include related lounge facilities, office space and associated retail items.

"FLOODWAY", means the hazardous portion of the regulatory flood plain where flood depths and/or velocities are considered to be such that they pose a significant threat to life and/or property. The floodway is that area of the regulatory flood plain required for the safe passage of flood flows. In all circumstances the floodway will be approved by the Upper Thames River Conservation Authority based on depth or a combination of depth and velocity parameters.

"FLOOD FRINGE", means the portion of the regulatory flood plain between the limits of the floodway as established by the Upper Thames River Conservation Authority and the Regulatory Floodline establishing the limits of the regulatory flood plain. Flood depth and velocity is generally less severe in this portion of the flood plain.

"FRATERNAL LODGE OR INSTITUTIONAL HALL", shall mean a building, or portion thereof, designed, used, or intended for use as a meeting place or assembly hall for the members of an organization, association, fraternal order, or similar group, not operated for profit and wherein athletic facilities, dining rooms and beverage rooms may be provided; but does not include a place of entertainment defined herein.

"FRONTAGE" - See "LOT FRONTAGE".

"FRONT YARD" - See "YARD".

"FUEL STORAGE TANK", means a tank for the bulk storage of petroleum gasoline, fuel oil, gas or inflammable liquid or fluid but does not include a container for inflammable liquid or fluid legally and properly kept in a retail store or a tank for storage accessory to some other use of the premises where such tank is located.

"GARAGE, PRIVATE", means a detached accessory building or portion of a dwelling house which is designed or used for the sheltering of private motor vehicles and storage of household equipment incidental to the residential occupancy and which is fully enclosed, but excludes a carport.

"GARAGE, PUBLIC", means a building or place where motor vehicles are washed, cleaned, serviced, painted or otherwise repaired and/or where motor vehicles are leased, rented, sold or kept for hire and may include the sale of automotive products. A public garage does not include any use otherwise defined or classified herein including an automotive body repair shop.

"GARDEN SUITE", means a one-unit detached residential structure containing bathroom and kitchen facilities that is ancillary to an existing residential structure and that is designed to be portable.

"GOLF COURSE", means a public or private area operated for the purpose of playing golf and may include accessory uses such as driving ranges, putting greens, club house, maintenance shops and similar uses operated for commercial purposes.

"GRADE, FINISHED", means the average elevation of the finished surface at the ground at the base of a structure or of the main front wall of a building exclusive of any embankment in lieu of steps.

"GROSS FLOOR AREA", means the aggregate of the horizontal areas of each floor whether any such floor is above or below grade, measured between the exterior faces of the exterior walls of the building or structure at the level of each floor excluding any part of the building or structure which is used for the storage or parking of motor vehicles.

"GROSS LEASABLE COMMERCIAL FLOOR AREA", means the area in which tenants pay rent for what are commonly referred to as 'demised premises' and which is exclusive to tenant occupancy including basement, mezzanines and upper floors, measured from the centre line of joint partitions, and from outside wall faces. It excludes common areas, private and public washrooms, boiler and electrical rooms, mechanical, and employee rest rooms.

"GROSS VEHICLE WEIGHT", means the licensed capacity of a commercial motor vehicle, and shall include combined weight of a commercial motor vehicle, equipment, fuel, drive, passenger and payload.

"GROUND FLOOR AREA", means the maximum area of a building measured to the outside walls excluding, in the case of a dwelling house, any private garage, carport, porch, veranda or sun room (unless such sunroom is habitable at all seasons of the year).

"GROUP HOME", means a residence licensed, supervised, approved, or funded under federal or provincial statute for the accommodation of three to eight persons, excluding staff, living under responsible supervision in a single housekeeping unit and who, by reason of their intellectual, mental health, social or physical condition or legal status, require a group living arrangement for their well being. A Group Home may include youth on probation under provincial or federal statute.

"GROUP HOME, CORRECTIONAL", means a single housekeeping unit supervised by staff on a daily basis for persons who have been placed on probation, released on parole or admitted for correctional purposes. A Correctional Group Home shall be funded, licensed, approved or supervised by the Province of Ontario, for the accommodation of not less than 3 and not more than 8 residents, exclusive of staff. A Correctional Group Home may contain an office provided that the

office is used only for the operation of the Correctional Group Home in which it is located. A Correctional Group Home shall not include any detention or correctional facility operated or supervised by Corrections Canada or any other Federal Government agency or by any organization on behalf of the Federal Government.

"GUEST ROOM", means a room or suite of rooms used or maintained for the accommodation of the public but does not provide any facilities for the cooking or preparation of meals.

"HABITABLE ROOM", means a room designed for living, sleeping, eating or food preparation, including a den, library, sewing room or enclosed sun room.

"HEIGHT", means the vertical distance between the average elevation of the finished surface of the ground at the front of the building and;

- a) in the case of a flat roof, the highest point of the roof surface or the parapet, whichever is the greater;
- b) in the case of a mansard roof, the deck roof line;
- c) in the case of a gable, hip or gambrel roof, the mean height between the eaves and the ridge, exclusive of any accessory roof construction such as a chimney, tower, solar collector, steeple, television antenna or dish; and
- d) in the case of a quonset hut, three-quarters of the distance to the top of the structure.

"HOME IMPROVEMENT SUPPLY STORE", means a retail store devoted to the sales of goods or materials required for the construction or alteration of buildings, including such merchandise as wall panelling, wood products, sheet glass products, windows and mirrors, floor, wall and ceiling tiles, paint and wallpaper, bathroom and kitchen cupboards and fixtures, landscaping and similar goods. Open storage may be permitted as an accessory use.

"HOME OCCUPATION", means any occupation or business for gain or profit conducted entirely within a dwelling, but shall not include an eating establishment.

"HOSPITAL, PRIVATE", means a private hospital within the meaning of the *Private Hospitals Act*.

"HOSPITAL, PUBLIC", means a public hospital within the meaning of the *Public Hospitals Act*.

"HOTEL OR MOTEL", means any hotel, motel, inn, or lodge in one main building or in two or more buildings on the same site and used mainly for the purposes of catering to the needs of the travelling public by supplying food and furnishing sleeping accommodation of not less than four guest rooms, which guest rooms contain no provisions for cooking, and includes all premises licensed under The Liquor License Act and may include permanent staff accommodation.

"INDUSTRIAL MALL", means a building or group of buildings designed, developed, owned and managed as a unit containing three or more separated spaces for lease or occupant.

"INFRASTRUCTURE", means physical structures that form the foundation for development. Infrastructure includes: sewage and water works, waste management systems, electric power,

communications, transit and transportation corridors and facilities, and oil and gas pipelines and associated facilities.

"LANDFILL SITE", means a garbage disposal area, operated by the County, employing an engineering method of disposing of solid wastes and may include ancillary uses such as waste transfer stations or storage areas, recycling facilities and resource recovery or reuse operations.

"LANDSCAPED OPEN SPACE", means the open unobstructed space at grade on a lot and which is suitable for the growth and maintenance of grass, flowers, bushes, trees and other landscaping and includes any surfaced walk, patio or similar area but does not include any driveway or ramp, whether surfaced or not, any curb, retaining wall, parking area or any open space beneath or within any building or structure.

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

"LOADING SPACE", means an off-street space or berth located on the same lot as a permitted use and used for the parking of vehicles involved in the receiving, shipping, loading or unloading of persons, animals, goods, wares, merchandise and raw materials.

"LONG TERM CARE FACILITY", means a building in which the proprietor supplies for hire or gain, lodging with or without meals and, in addition, may provide nursing, medical or similar care and treatment, if required, and may include a nursing home, rest home, convalescent home, or home for the aged, but does not include any other establishment otherwise defined or classified herein.

"LOT", means a parcel or tract of land which is a whole parcel or tract as shown on a registered plan of subdivision where the said registered plan of subdivision is not subject to a deeming by-law passed pursuant to the *Planning Act* or, a whole parcel or tract which is held under separate ownership from adjacent lands according to the registration thereof in the Registry Office or Land Titles Office.

- a) "CORNER LOT", means a lot situated at the intersection of two streets, of which two adjacent sides, that abut the intersecting streets, contain an angle of not more than one hundred and thirty-five (135) degrees and where such adjacent sides are curved, the angle of intersection of the adjacent sides shall be deemed to be the angle formed by the intersection of the tangents to the street lines, drawn through the extremities of the interior lot lines, provided that:
 - i) in the latter case, the corner of the lot shall be deemed to be that point on the street line nearest to the point of intersection of the said tangents; and
 - ii) any portion of a corner lot distant more than 30 m (98.4 ft.) from the corner, measured along the street line shall be deemed to be an interior lot.
- b) "INTERIOR LOT", means a lot other than a corner lot or a through lot.
- c) "THROUGH LOT", 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 to be a corner lot.

"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.

"LOT COVERAGE", means that percentage of the lot area covered by the horizontal projections of the area of all buildings, but excluding the area covered by balconies, canopies and overhanging eaves which are two meters or more in height above finished grade.

"LOT DEPTH", means the horizontal distance between the front and rear lot lines. If the front and rear lot lines are not parallel, "lot depth" means the length of a straight line joining the middle of the front lot line with the middle of the rear lot line. When there is no rear lot line, "lot depth" means the length of a straight line joining the middle of the front lot line with the apex of the triangle formed by the side lot lines.

"LOT FRONTAGE", means the horizontal distance between the side lot lines, such distance being measured perpendicularly to the line joining the middle of the front lot line with either the middle of the rear lot line or the apex of the triangle formed by the side lot lines and at a point therein distant the required minimum front yard depth from the front lot line.

"LOT LINE", means any boundary of a lot or the vertical projection thereof.

- a) "FRONT LOT LINE", means:
 - i) in the case of an interior lot, the line dividing the lot from the street;
 - ii) in the case of a corner lot, the shorter lot line abutting a street;
 - iii) in the case of a through lot, the lot line where the principal access to the lot is provided.
- b) "REAR LOT LINE", means the lot line farthest from and opposite to the front lot line, unless the lot has only 3 lot lines, in which case the lot shall be deemed to have no rear lot line;
- c) "SIDE LOT LINE", means a lot line other than a front or rear lot line.
- d) "EXTERIOR SIDE LOT LINE" means a side lot line abutting a street.

"MAIN BUILDING", shall mean the building in which is carried on the principal purpose for which the building or lot is used.

"MEDICAL CENTRE", means a building or part thereof, other than a hospital, used solely for the purpose of consultation, diagnosis and treatment of human patients by one or more legally qualified physicians, dentists, optometrists, chiropodists, chiropractors, or drugless practitioners, together with their qualified assistants, and without limiting the generality of the foregoing, the building may include administrative offices, waiting rooms, treatment rooms, laboratories, pharmacies and dispensaries directly associated with the centre and shall not include accommodation for in-patient care or rooms for major surgery. The area for the sale of medical related products shall not exceed 90 m² (968.8 ft²).

"MOBILE HOME", means a prefabricated dwelling unit constructed to be towed on its own chassis (notwithstanding that its running gear is or may be removed), designed and equipped for year-round

occupancy and containing suitable sanitary facilities including a flush toilet, shower or bathtub within the unit, but does not include a trailer as defined in this by-law.

"MOBILE HOME PARK", means an area of land, not less than 2.0 ha (4.9 ac.), used exclusively for the siting of mobile homes, together with commercial and recreational uses for mobile home park residents, including any building, structure or enclosure of such mobile home park and which remains under single ownership.

"MONASTERY", means a building occupied as a common residence for persons of a religious order.

"MOTEL", means a hotel as defined herein.

"MOTOR HOME", means a self-propelled vehicle designed for the temporary accommodation of persons, but does not include a mobile home.

"MOTOR VEHICLE", includes an automobile, truck, motorized construction equipment, farm tractor, motorized farm equipment, motor home, or recreational vehicle, and also includes a trailer and any vehicle drawn or propelled by any kind of power.

- a) "MOTOR VEHICLE, COMMERCIAL", means a motor vehicle having attached thereto a truck or delivery body and also includes ambulances, hearses, tow-trucks, mot or buses, fire apparatus, farm vehicles (including farm tractors), and tractor trailers or any part thereof which are used for hauling purposes on the highways.

"MOTOR VEHICLE DEALERSHIP", means a building and/or lot where motor vehicles are kept for sale or for hire and where motor vehicles may be serviced and repairs may be conducted as an accessory use to the main function and leasing vehicles.

"MOTOR VEHICLE WASHING ESTABLISHMENT", means a building or structure containing facilities for the washing of motor vehicles.

"MUNICIPAL DRAIN", means a watercourse or sewer which carries storm surface water and drainage and does not include a sanitary sewer as defined herein.

"MUNICIPAL YARD", means any land, buildings or structures used for the purpose of storing materials, vehicles and equipment which are necessary to the daily operations of the Corporation, County or Province and includes such items as sand, salt, trucks, plows and a fuel storage tank.

"NOISE SENSITIVE LAND USES", means residential development, seasonal residential development and institutional uses such as hospitals, long term care facilities, retirement homes, schools and day-care centres.

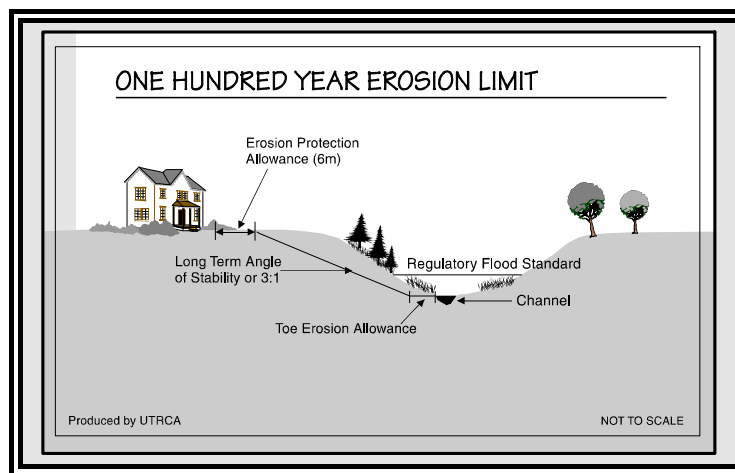
"NON-CONFORMING", means a use, building, structure or any part thereof which was lawfully used at the date of passing of this By-Law, but which does not conform with the permitted uses of the zone in which it is now located.

"NON-COMPLYING", means a use of land, building or structure which is permitted by this By-law, where the use, building or structure lawfully existed at the date of passing of this By-Law, but does not comply with one or more provisions of this By-law.

"NURSERY", means the use of lands, buildings or structures, or portions thereof, where trees, shrubs, or plants are grown for the purpose of retail or wholesale trade. A nursery may include the accessory sale of soil, planting materials, fertilizers, garden equipment, ornaments and similar materials.

"OCCUPANCY", means the use or intended use of a building or part thereof for the shelter or support of persons, animals or property.

"ONE HUNDRED YEAR EROSION LIMITS", for lands adjacent to ravines, river valleys and watercourses, the approved standards involving the combined influence of stable slope, 100 times the average annual recession rate, and an erosion allowance to define the erosion limits for regulatory purposes.



"OPEN STORAGE", means the storage of raw or finished goods, equipment, or other materials, but not the parking or storage of motor vehicles, in an area of a lot which is not enclosed within a building or structure.

"OUTDOOR DISPLAY AND SALES AREA" means an area set aside out of doors, covered or uncovered, to be used in conjunction with an established use or business located in adjacent permanent premises for the display or sale of fresh produce and new goods or merchandise.

"OWNER", means any person, firm or company controlling the property under consideration.

"PARK", means an area of land, consisting primarily of landscaped open space, used for active or passive recreational purposes or as a conservation area, with or without related recreational buildings, structures or facilities which may include a playground, a play area, a refreshment room, a community centre, a field house, a bandstand, bleachers, a skating rink, a horticultural greenhouse, a bowling green, a tennis or badminton court, a sports field, a running track, a swimming area, a wading pool, a boating pond or lake, or a picnic area, but not a mobile home park or any other use separately defined or listed herein.

- a) "PARK, PASSIVE USE", means an area of land consisting primarily of landscaped open space, which is used solely for recreational purposes not involving large

concentrations of people or activity on a regular basis, such as walking trails, conservation projects, ponds and picnic areas.

- b) "PARK, PRIVATE", means a park other than a public park.
- c) "PARK, PUBLIC", means a park owned or controlled by the Corporation, the County, the Province, or by any Board, Commission or other Authority established under any statute of the Province of Ontario.

"PARKING AISLE", means a portion of a parking area which abuts, on one or more sides, parking spaces to which it provides access, and which is not used for the parking of motor vehicles.

"PARKING AREA", means an area provided for the parking of motor vehicles and may include parking aisles, parking spaces and ingress and egress lanes, but shall not include any part of a public street. Parking area may include a private garage.

"PARKING LOT", means any parking area, whether or not such parking area is required pursuant to the provisions of this By-Law.

"PARKING SPACE", means an area having an adequate means of ingress and egress to and from a public street, lane or parking aisle for the temporary parking or storage of motor vehicles, and may include a private garage.

"PERMITTED", means "permitted by this By-Law".

"PERSON", means any human being, association, firm, partnership, incorporated company, corporation, agent or trustee, and the heirs, executors or other legal representatives of a person to whom the context of this By-Law can apply according to law.

"PERSONAL SERVICE ESTABLISHMENT", means a building, or part thereof, in which persons are employed in providing services and otherwise administering to the individual and personal needs of persons, including but not necessarily restricted to a barber, hairdresser, aesthetician, massage therapist, tailor, dressmaker and shoemaker, dry cleaning establishment, sun tanning shop and formal rental shop. The sale of merchandise shall be permitted only as an accessory use to the personal service provided. The inspection of such a use may be subject to the inspection of the Oxford County Board of Health.

"PLACE OF ENTERTAINMENT", means a motion picture or other theatre, amusement arcade, arena, auditorium, public hall, billiard or pool room, bowling alley, or dance hall; but does not include any place of entertainment or amusement otherwise defined or classified herein.

"PLACE OF WORSHIP", means a building dedicated to religious worship and may include a hall, auditorium, Sunday School, convent, monastery, parish hall, day care or accessory dwelling unit within or directly connected to the main building.

"PRINTING SHOP", means a retail store that provides duplicating services using photocopy, blueprint, and off-set printing equipment, including collating of booklets and a letter-shop.

"PROVINCIAL HIGHWAY", means a street under the jurisdiction of the Province of Ontario.

"PUBLIC LIBRARY", means a public library within the meaning of The Public Libraries Act.

"PUMP ISLAND", means that portion of an automobile service station, public garage or portion of non-residential use for the retail sale of gasoline, which includes the gas pumps, concrete base, overhead canopy and kiosk, but shall not include any part of any building for the repair or service of motor vehicles.

"RECREATIONAL BUILDING (INDOOR SPORTS)", means a building designed and intended to accommodate various forms of indoor sports and recreation and shall include an arena, gymnasium, fitness centre, ice rink or curling facility, tennis, squash, handball and badminton courts and roller rinks.

"RECREATIONAL TRAIL", an area used for hiking, horseback riding, cross country skiing or other similar forms of non-motorized recreational travel.

"RECREATIONAL VEHICLE", means a registered vehicle which is one of the following; a snowmobile, a boat, a motor home, a trailer as defined herein or any unit designed to be towed by a motor vehicle for the purpose of transporting goods, materials or things.

"RECYCLING FACILITY", means a facility where used or scrap materials are separated into recoverable resources for reuse, but shall not include a salvage yard or a waste transfer station.

"REGULATORY FLOOD PLAIN", means the standard used by the conservation authority having jurisdiction to define the limit of the flood plain for regulatory purposes. The approved Regulatory Flood Plain Standard for the UTRCA is based on the 1937 Observed Event and this flood event has a frequency of 1:250 meaning that the risk of the Regulatory Event occurring in any given year is 0.4 %.

"RENDERING PLANT", means a premises at which dead animals are processed into hides, meat, bone, meal, meat meal or inedible fats.

"RETAIL STORE", means a building, or part of a building, in which goods, wares, merchandise, or articles are offered for sale, but does not include any establishment otherwise defined or classified herein.

"SALVAGE YARD", means an establishment where goods, wares, merchandise, and articles are dismantled or recycled for further use and where such goods, wares, merchandise and articles are stored and kept for sale wholly or partly in the open and shall be restricted to a junk yard, a scrap metal yard, and an automobile wrecking yard, and may include an accessory building. Such goods, wares, merchandise, and articles shall not include hazardous waste, except compounds such as fuel, oil, and freon, which are necessarily collected as part of the dismantling or recycling operation, provided that the handling of such compounds is in accordance with all applicable Federal and Provincial environmental requirements.

"SAND OR GRAVEL PIT", means any pit or excavation made for the removal of any soil, sand or gravel for commercial and/or municipal purposes, but shall not include a stone quarry or a topsoil or peat extraction operation, an excavation incidental to the erection of a building or structure for which a building permit has been granted by the Corporation, an excavation incidental to the construction of any public works, or a soil processing operation.

"SANITARY SEWER", means a system of underground conduits, operated either by the County or the Province of Ontario, which carries sewage to a place of treatment.

"SCHOOL", means an educational establishment, including:

- a) "PUBLIC SCHOOL", means a school under the jurisdiction of a public agency.
- b) "PRIVATE SCHOOL", means a school, other than a public school or a commercial school, under the jurisdiction of a private board of trustees or governors, a religious organization or a charitable institution.
- c) "COMMERCIAL SCHOOL", means a school where instruction is given for hire or gain and includes the studio of a dance or music teacher, an art, business or trade school, and any other such specialized school conducted for hire or gain.

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

"SERVICE SHOP", means a building or part of a building not otherwise defined or classified herein for the servicing, repairing and renting of articles, goods or materials.

"SETBACK", means the horizontal distance from the centreline of the street allowance, measured at right angles to such centreline to the nearest part of any building or structure on the lot.

"SEWAGE TREATMENT FACILITY", means a building or structure, approved by the Ministry of the Environment, where domestic and/or industrial waste is treated.

"SHOPPING CENTRE", means a building or group of buildings designed, developed, owned and managed as a unit containing six or more separated spaces for lease or occupancy by commercial uses or business or professional offices.

"SIGHT TRIANGLE", means the triangular space formed by the intersecting street lines of a corner lot and a line drawn from a point on the said street lines to a point on the other said street line, each said point being measured a specific distance from the point of intersection of the said street lines.

"SIGN", means a name, identification, description, device, display, or illustration which is affixed to, or represented directly or indirectly upon a building, structure or lot and which directs attention to an object, product, place, activity, person, institution, organization or business.

"SOIL PROCESSING OPERATION", means the use of any land, building or structure for the purpose of storing, mixing, composting and packaging any soil, soil conditioning agents, wood chips and related materials, compost or manure.

"SPECIAL NEEDS HOME", means a residence in which 24-hour non-medical care of persons in need of personal services, supervision or assistance essential for sustaining the activities of daily living or for the protection of the individual. A special needs home may include a hostel, temporary shelter or emergency shelter, but shall not include a group home.

"STOREY", means the portion of a building, other than an attic, basement or cellar, included between any floor level and the floor, ceiling or roof next above it.

"STOREY, FIRST", means the storey with its floor closest to grade and having its ceiling more than 1.8 m (6 ft.) above grade.

"STORM SEWER", means a system of underground conduits which carry storm surface water and storm drainage, but which does not carry sewage or industrial waste.

"STREET", means a public highway or public road which affords the principal means of access to abutting lots but does not include a lane or a private right-of-way. "PROVINCIAL HIGHWAY", "COUNTY ROAD" and "TOWN ROAD" mean a Provincial Highway, County Road and Town Road as defined herein.

- a) "STREET, IMPROVED", means a street assumed by the Corporation, the County or the Province of Ontario which is maintained year round at a reasonable standard of construction and shall include a street under construction within a registered plan of subdivision for which a subdivision agreement has been entered into with The Corporation. The definition shall not include a lane or private right-of-way.

"STREET LINE", means the limit of the street allowance and is the dividing line between a lot and a street.

"STRUCTURE", means anything constructed or erected, the use of which requires location on the ground, or attached to something having location on the ground and, without limiting the generality of the foregoing, includes a vehicle as defined in The Highway Traffic Act, but does not include a parking area.

"STUDIO", means a building or part thereof used as the work place of a photographer, craftsman or artist or for the instruction of art, music, dancing, languages or similar disciplines.

"TOWN ROAD", means a street under the jurisdiction of the Corporation.

"TRAILER", means any portable unit so constructed as to be suitable for attachment to a motor vehicle and capable of being used for the temporary accommodation of persons, but does not include a mobile home as defined herein.

"TRUCK STOP", means any land, buildings or structures used for the purposes of conducting or rendering a business, service or industry involving the maintenance, servicing or repair of commercial motor vehicles, the parking or storing of commercial motor vehicles, the dispensing of motor fuel or petroleum products directly into motor vehicles and/or the sale of accessories or equipment for commercial motor vehicles and an eating establishment. A truck stop may also include a motor vehicle washing establishment and a hotel or motel.

"TRUCK TRANSPORTATION TERMINAL", shall mean the use of land, buildings, or structures where trucks and/or transports are loaded or unloaded, stored, serviced, rented, leased, kept for hire, or parked for remuneration or from which trucks and/or transports are dispatched as common carriers, or where goods are stored temporarily for further shipment.

"USE", when used as a noun, means the purpose for which a lot or a building or structure, or any combination thereof is designed, arranged, intended, occupied or maintained and "USES" shall have a corresponding meaning. "USE", when used as a verb, or "TO USE" shall have a corresponding meaning.

"VETERINARY CLINIC", means a building or part thereof, wherein animals of all kinds may be treated or kept for treatment by a registered veterinarian and his or her assistants and where such animals may be temporarily boarded.

"WAREHOUSE", means a building or part thereof which is used for the storage, adapting for sale, packaging or wholesale distribution of goods, wares, merchandise, foodstuff, substances or articles, but does not include a fuel storage tank except as an accessory use.

"WASTE TRANSFER STATION", means a building or buildings for the temporary storage and sorting of non-hazardous domestic or industrial waste pending removal to an authorized disposal site. All outside storage, including storage of waste, and all outside processing and manufacturing is prohibited.

"WATERCOURSE", is a stream of water, which flows along a defined channel, with beds and banks, for a sufficient time to give it substantial existence. This may include streams that dry up periodically.

"WATER SUPPLY", means a distribution system of underground piping and related storage, including pumping and purification appurtenances operated by the Corporation, the County and/or the Province of Ontario and/or any public utilities commission.

"WAYSIDE SAND OR GRAVEL PIT OR STONE QUARRY", means a temporary sand or gravel pit or stone quarry opened and used by a public road authority solely for the purpose of a road construction project and not located on the road right-of-way.

"WHOLESALE OUTLET", means a building or part of a building in which goods, wares, merchandise or articles are offered or kept for sale to persons for resale purposes and/or to industrial or commercial user resale.

"YARD", means an area adjacent to a building, structure or excavation, located on the same lot as the building, structure or excavation, and which area is open, uncovered and unoccupied from the ground to the sky, except for such accessory buildings, structures or uses as are specifically permitted elsewhere in this By-Law.

- a) "FRONT YARD", means an area extending across the full width of the lot between the front lot line of the lot and the nearest part of any excavation, or main building on the lot.
- b) "FRONT YARD DEPTH", means the least horizontal dimension between the front lot line of the lot and the nearest part of any building, structure or excavation on the lot, or the nearest open storage use on the lot.
- c) "REAR YARD", means an area extending from the required interior side yard to the required exterior side yard between the rear lot line of the lot and the nearest part of any excavation or main building on the lot.
- d) "REAR YARD DEPTH" means the least horizontal dimension between the rear lot line of the lot and the nearest part of any building, structure or excavation on the lot, or the nearest open storage use on the lot.

- e) "SIDE YARD", means an area extending from the front yard to the rear lot line and from the side lot line of the lot to the nearest part of any excavation or main building on the lot. In the case of a lot which has no rear lot line, the side yard shall extend from the front yard to the opposite side yard.
- f) "SIDE YARD WIDTH" means the least horizontal dimension between the side lot line of the lot and the nearest part of any building, structure or excavation on the lot, or the nearest open storage use on the lot.
- g) "EXTERIOR SIDE YARD", means a side yard immediately adjoining a public street that shall extend from the required front yard to the rear lot line.
- h) "INTERIOR SIDE YARD", means a side yard other than an exterior side yard.

"YARD, REQUIRED", means the minimum front yard depth, rear yard depth or side yard width required by the provisions of this By-Law. A required side yard shall extend from the required front yard to the required rear yard.

"ZONING OFFICER/BY-LAW ENFORCEMENT OFFICER", means a person or persons appointed by the Council of the Corporation and who is charged with the duties of enforcing the provisions of the Zoning By-law."

18. That Section 5.0 to By-Law Number 04-4160, is hereby amended by deleting page 5-1 and replacing it with the revised page 5-1 attached hereto.

<u>"SUBSECTION</u>	<u>PAGE</u>	
5.1	ACCESSORY USES, BUILDINGS AND STRUCTURES	5-2
5.2	CONTROL OF ANIMALS, BIRDS AND REPTILES	5-4
5.3	ESTABLISHED BUILDING LINE	5-4
5.4	EXISTING VACANT LOTS HAVING LESS AREA, LOT DEPTH, AND/OR FRONTAGE	5-4
5.5	FLOOD PLAIN AND FILL REGULATED AREA	5-5
5.6	GARDEN SUITES	5-6
5.7	GREATER RESTRICTIONS	5-6
5.8	GROUNDWATER RECHARGE AREAS	5-7
5.9	GROUP HOMES	5-8
5.10	HOME OCCUPATION	5-8
5.11	LOADING PROVISIONS	5-10
5.12	LOTS CONTAINING MORE THAN ONE USE	5-11
5.13	LOTS DIVIDED INTO MORE THAN ONE ZONE	5-12
5.14	MUNICIPAL SERVICES	5-12
5.15	NOISE AND VIBRATION	5-13
5.16	NON-CONFORMING AND/OR NON-COMPLYING USES, SITES AND BUILDINGS	5-14
5.17	OUTDOOR DISPLAY AREAS	5-16
5.18	OUTDOOR PATIOS	5-16
5.19	PARKING PROVISIONS	5-17
5.20	PLANTING STRIPS	5-26

5.21	PROHIBITED USES	5-27
5.22	PUBLIC USES	5-28
5.23	SATELLITE DISHES	5-29
5.23	SIGHT TRIANGLES	5-30
5.24	SIGNIFICANT ENVIRONMENTAL FEATURES	5-30
5.25	SITE PLAN CONTROL	5-34
5.26	SITES OF POTENTIAL ENVIRONMENTAL CONTAMINATION	5-34
5.27	SLOPE AND EROSION HAZARD AREA RESTRICTIONS	5-34
5.28	STREET FRONTAGE REQUIRED	5-34
5.29	STORAGE OR PARKING OF RECREATIONAL VEHICLES IN RESIDENTIAL ZONES	5-35
5.30	THROUGH LOTS	5-35
5.31	TWO ZONE FLOOD AREA	5-35
5.32	USES PERMITTED IN ALL ZONES	5-37
5.33	YARD, SETBACK AND HEIGHT – PERMITTED ENCROACHMENTS	5-38”

19. That Section 5.1 to By-Law Number 04-4160, is hereby amended by adding the following phrase “BUILDINGS AND STRUCTURES” at the end of the existing Section heading.
20. That Section 5.1.1 to By-Law Number 04-4160, is hereby amended by deleting the phrase “An accessory use is permitted if:” and replacing it with the following:

“Where this By-Law provides that a lot may be used or a building or structure may be erected or used for a particular purpose, that purpose shall include any accessory building or structure or accessory use provided that:”.
21. That Section 5.1 to By-Law Number 04-4160 is hereby amended by adding the following Section:

“5.1.1.2 the principal use, building or structure is specifically permitted by this By-Law and is already established on the same lot:”.
22. That Section 5.0 to By-Law Number 04-4160 is hereby amended by renumbering Section 5.1.1.2 and 5.1.1.3 to 5.1.1.3., and 5.1.1.4 respectively.
23. That That Section 5.1.1.3 to By-Law Number 04-4160, is hereby amended by deleting the phrase “5.1.1.3” and replacing it with the phrase “Table 5.1.1.4” and by deleting Table 5.1.1.3 and replacing it with the following:

TABLE 5.1.1.4 – REGULATIONS FOR ACCESSORY USES		
PROVISION	RESIDENTIAL ZONES	ALL OTHER ZONES
Permitted Location	Any yard other than a required Front Yard or	To the rear of the required Front Yard and Exterior Side Yard, in

	Exterior Side Yard	accordance with the yard and setback provisions of the zone in which such building or structure is located.
Minimum Distance from Main Buildings	1.2 m (3.9 ft)	2.0 m (6.6 ft)
Maximum Height	5.0 m (16.4 ft)	5.0 m (16.4 ft)
Side Yard Setback	1.2 m (3.9 ft)	in accordance with applicable zone provisions
Rear Yard Setback	1.2 m (3.9 ft)	in accordance with applicable zone provisions
Lot Coverage	10% of lot area, or 100 m ² (1,076.4 ft ²) of ground floor area, whichever is the lesser	in accordance with applicable zone provisions

24. That Section 5.1.1.3 to By-Law Number 04-4160, is hereby amended by adding the following Section at the end thereof:

“5.1.1.4.1 Notwithstanding any provision of Table 5.1.1.4 to the contrary, the following provisions shall also apply:

- i) on a residentially or entrepreneurial zoned lot, one accessory building, not exceeding 10 m² (107.6 ft) in gross floor area, may be excluded from the calculation of total lot coverage.
- ii) accessory buildings or structures, not exceeding 2.5 m (8.2 ft) in height, may be located within a required exterior side yard, provided that a minimum exterior side yard setback of 3 m (9.8 ft) is maintained and such exterior side yard is enclosed by a privacy fence or planting strip with a minimum height of 1.5 m (6 ft).
- iii) covered and uncovered decks, patios, stoops and landings and other similar structures shall only be permitted in accordance with the provisions of Section 5.33.1.”

25. That Section 5.0 to By-Law Number 04-4160 is hereby amended by deleting Section 5.1.2 and replacing it with the following:

“5.1.2 EXCEPTIONS

The following accessory uses are not subject to the provisions of Section 5.1.1.4., provided that they are in accordance with the provisions of Table 5.1.2:

TABLE 5.1.2 – ACCESSORY USE EXCEPTIONS AND RELATED PROVISIONS	
Structures	Specific Provisions
<ul style="list-style-type: none"> - clothes poles, flag poles and basketball standards; - garden trellises; - ornamental fountains, statues, cenotaphs, monuments and memorials; - planters, benches and picnic tables; - retaining walls, sidewalks, pavements, and curbs; and - other similar accessory structures. 	None
<ul style="list-style-type: none"> - patios, concrete pads, walkways and other similar structures comprising part of an outdoor amenity area and not exceeding 0.3 m (1 ft) in height 	Shall not alter any drainage swale required by an approved lot grading plan.
<ul style="list-style-type: none"> - fences and similar structures 	In accordance with the Town's Fencing By-Law, as amended, unless otherwise specifically noted in this By-Law.
<ul style="list-style-type: none"> - attached and freestanding signs 	In accordance with the Town's Sign By-Law, as amended, unless otherwise specifically noted in this By-Law
<ul style="list-style-type: none"> - an unenclosed outdoor private pool accessory to a residential use 	In accordance with the Town's Swimming Pool Fencing By-Law, as amended unless otherwise specifically noted in this By-Law.

26. That Section 5.1.3 to By-Law Number 04-4160, is hereby amended by deleting the phrase "AND SOLAR COLLECTORS" from the Section title and deleting the phrase "or solar energy collector" from the provision.
27. That Section 5.2 to By-Law Number 04-4160, is hereby amended by deleting Section 5.2.
28. That Section 5.0 to By-Law Number 04-4160, is hereby amended by renumbering Section 5.3 to 5.2.
29. That Section 5.3 to By-Law Number 04-4160, is hereby amended by deleting the section title and replacing it with "CONTROL OF ANIMALS, BIRDS AND REPTILES".

30. That Section 5.0 to By-Law Number 04-4160, is hereby amended by adding the following Section:

“5.3 ESTABLISHED BUILDING LINE

“Notwithstanding the yard provisions of this By-Law to the contrary, where a detached residential dwelling or accessory use in a Residential Zone or a commercial use in a Commercial Zone thereto is to be erected in a built up area where there is an established building line, the dwelling, accessory use or commercial use may be erected closer to the street line or the centreline of the street, than required by the By-Law, provided the dwelling, accessory use or commercial use is not erected closer to the street line or to the centre of street, than the established building line as defined herein, on the date of the passing of this By-Law.”

31. That Section 5.0 to By-Law Number 04-4160, is hereby amended by deleting Section 5.5 and replacing it with the following:

“5.5 FLOOD PLAIN AND FILL REGULATED AREA

5.5.1 EXTENT OF THE FLOOD PLAIN AND FILL REGULATED AREA

The Flood Plain and Fill Regulated Area applies to lands within the Regulatory Flood Plain and Fill Regulated Area established by the Upper Thames River Conservation Authority. Where flood lines have not been established by the Conservation Authority, proponents may be required to complete such mapping to the satisfaction of the Conservation Authority, at their request, prior to development. The Zoning Officer shall notify the Conservation authority of development plans within a 30 m (98.4 ft) setback area around any regulated watercourse to determine whether such flood plain mapping is required or to determine whether the development is subject to regulations regarding construction or alterations to watercourses.

In accordance with the County of Oxford Official Plan, until Significant Valleylands have been defined through study, they will be defined as the lands associated with the Regulatory Flood Plain or Erosion Hazard Areas established by the Conservation Authority.

5.5.2 IDENTIFICATION OF THE FLOOD AND FILL AREA

The Regulatory Flood Plain and Fill Regulated Area are shown by a dotted line indicating the area subject to flood and fill regulations on Schedule "A" of this By-Law.

5.5.3 PERMITTED USES IN THE FLOOD PLAIN

Only the following uses are permitted within the area of the Regulatory Flood Plain, provided that they are also permitted in the underlying zone:

- flood control works;
- a park;
- a public use in accordance with the provisions of Section 5.21 of this By-Law;
- a gravel pit;
- a stone quarry;
- a conservation project;

except that no buildings or structures shall be permitted unless accessory to flood control works or a conservation project. All other uses not explicitly listed above, shall be prohibited within the area of the Regulatory Flood Plain.

5.5.3.1 FILL REGULATED AREA

All uses of the underlying zone are permitted within the area of the Regulatory Fill Line, except that no buildings, structures or site alteration are permitted without a permit from the Conservation Authority with jurisdiction.

5.5.4 ZONE REQUIREMENTS

All other zone provisions of the underlying zone shall continue to apply within the Regulatory Flood Plain and Fill Regulated Area, unless new provisions are recommended by an Environmental Impact Study. Where new provisions are recommended by an Environmental Impact Study, a zoning by-law amendment shall be required to incorporate such provisions into this By-Law.”

32. That Section 5.8.3 to By-Law Number 04-4160, is hereby amended by deleting “3.2.9.1” and replacing it with “3.2.7.2”.
33. That Section 5.8.3 to By-Law Number 04-4160, is hereby amended by adding the phrase “as amended” after the phrase “Oxford Official Plan”.
34. That Section 5.10.6 to By-Law Number 04-4160, is hereby amended by inserting the phrase “shall be prohibited, except for items” after the phrase “Retail sale of items” and deleting the phrase “is permitted”.
35. That Section 5.10.7 to By-Law Number 04-4160, is hereby amended by deleting the sentence “Only the repair of small household appliances and electronic equipment is permitted as a home occupation” and replacing it with “Repair uses are prohibited

as part of a home occupation, except for the repair of household appliances and electronic equipment.”.

36. That Section 5.10.9 to By-Law Number 04-4160, is hereby amended by adding the word “private” in front of both occurrences of the term “home daycare”.
37. That Section 5.10.11 to By-Law Number 04-4160, is hereby amended by adding the term “(unloaded)” after the phrase “gross vehicle weight”.
38. That Table 5.11.2 to By-Law Number 04-4160, is hereby amended by inserting the phrase “In addition, no loading space shall be located in any portion of a required yard abutting a Residential, Development or Entrepreneurial Zone.” in the sixth row containing the provisions for location, at the end of the existing provisions located in the column with the heading “Minimum Standards”.
39. That Section 5.14 to By-Law Number 04-4160, is hereby deleted and replaced with the following Section:

“5.14 MUNICIPAL SERVICES

5.14.1 No land shall be used or built upon and no building or structure shall be erected, used or expanded for any purpose unless all municipal services (municipal water, sanitary sewers, electric power lines, drainage systems and improved streets) which meet the municipal standards in effect and have adequate capacity to service the use or development are in place.

5.14.2 Notwithstanding the foregoing, the following may be permitted without full municipal services:

5.14.2.1 Additions to existing residential dwellings and construction of buildings and structures accessory to existing residential dwellings, provided the said additions and/or accessory buildings comply with all other provisions of the zone in which the dwelling is located and do not require any other approval under the *Planning Act*, R.S.O. 1990 and that the addition has been reviewed and approved by the appropriate approval authority appointed by the Town to review and approve the installation of private sewage disposal systems.

5.14.2.2 a permitted non-residential use may be constructed in an MR or MG Zone provided with a private sewage system subject to the written approval of the approval authority appointed by the Town to review and approve the installation of private sewage disposal systems.”

40. That Section 5 to By-Law Number 04-4160 is hereby amended by adding the following Section:

“5.15 NOISE AND VIBRATION”

5.15.1 SEPARATION OF NOISE SENSITIVE LAND USES FROM INDUSTRIAL USES

Notwithstanding any provision within this By-Law to the contrary, the development of a *sensitive land use* shall not be permitted within the following minimum separation distances:

- 20 m (65 ft) from a Class I industrial facility on an industrially zoned lot;
- 70 m (230 ft) from a Class II industrial facility on an industrially zoned lot; or
- 300 m (984 ft) from a Class III industrial facility on an industrially zoned lot or an existing rail yard;
- 300 m (984 ft) from an un-built lot in an industrial zone or a Development zoned lot, which is designated for industrial purposes on Schedule I-1 of the County Official Plan.

The above minimum separation distances shall also apply to the development of Class I, II or III industrial facilities in proximity to existing *noise sensitive land* uses located on lots in a Residential, Commercial or Institutional zone.

5.15.2 MEASUREMENT OF SEPARATION DISTANCE

The minimum separation distance specified in Section 5.15.1 shall be measured as the shortest distance between the lot line of the lot containing the existing or proposed sensitive land use and the lot line of the industrial or future development zoned lot.

5.15.3 EXCEPTIONS

The minimum separation distances in 5.15.1 shall not prevent the construction of a dwelling, provided that:

- Such dwelling is located on an appropriately zoned lot in a registered plan of subdivision, or an appropriately zoned lot created through consent; or
- Such dwelling is located on an appropriately zoned lot of record, which is not located within a registered plan of subdivision, and is located no closer to any industrial use identified in Section 5.15.1 than one or more existing sensitive land uses located on appropriately zoned lots, provided that such uses are located between the lot to

contain the proposed dwelling and the identified industrial use.”

41. That Section 5 to By-Law Number 04-4160 is hereby amended by renumbering Section 5.15 to 5.16.
42. That Section 5.16 to By-Law Number 04-4160, is hereby amended by inserting the phrase “AND/OR NON-COMPLYING” after the word “NON-CONFORMING” in the section title.
43. That Section 5.16 to By-Law Number 04-4160, is hereby amended by adding the following subsection after subsection 5.16.1:

“5.16.2 NON-COMPLYING BUILDING LOCATION

Notwithstanding any provision of this By-Law to the contrary, a non-complying building or structure, shall be deemed to comply with the relevant provisions of this By-Law pertaining to setbacks from a streetline, yards and lot coverage, provided that no portion of any such building or structure encroaches on any abutting road allowance or lot. Extensions or additions to any such building or structure shall be subject to the provisions of Section 5.16.6.”

44. That Section 5.16.4 to By-Law Number 04-4160, is hereby amended by inserting the phrase, “AND/OR NON-COMPLYING” after the phrase “STRENGTHENING OF NON-CONFORMING” in the section title, inserting the phrase “non-conforming and/or non-complying” after the phrases “strengthening to a safe condition” and “building or structure or part of any” and deleting the phrase “which does not comply with the zone provisions”.
45. That Section 5.16.4 to By-Law Number 04-4160, is hereby amended by deleting the word “ AND/” before the phrase “OR NON-COMPLYING” in the section title and inserting the word “ and/” in front of the two occurrences of the phrase “or non-complying building” in the provisions.
46. That Section 5.16.6 to By-Law Number 04-4160, is hereby amended by deleting the word “NON-CONFORMING” from the section title and replacing it with the word “NON-COMPLYING” and deleting the word “non-conforming” in the provisions and replacing it with the word “non-complying”.
47. That Section 5.16.6.1 to By-Law Number 04-4160, is hereby amended by deleting the word “existed” and replacing it with the word “existing”.
48. That Section 5.17.7 to By-Law Number 04-4160, is hereby amended by deleting the word “NON-CONFORMITY” from the Section title and replacing it with the word “NON-COMPLIANCE”, deleting the word “non-conforming” from the provisions and replacing

it with the word “non-complying” and deleting the word “non-conformity” and replacing it with the word “non-compliance”.

49. That Section 5.0 to By-Law Number 04-4160, is hereby amended by deleting Section 5.16 “Noxious Uses”.
50. That Section 5.17.2 to By-Law Number 04-4160, is hereby amended by adding the phrase “, sidewalk or facility for pedestrian movement” at the end of subsection (a) and deleting the word “despite” from subsections (b) and (c) and replacing both occurrences with the word “notwithstanding”.
51. That Section 5.18.1 to By-Law Number 04-4160, is hereby amended by deleting the term “a restaurant” and replacing it with the term “an eating establishment”, deleting the term “community complex” and replacing it with the term “community centre”, and deleting the term “institutional hall” and replacing it with the term “assembly hall”.
52. That Section 5.18.2 (b) to By-Law Number 04-4160, is hereby amended by inserting the word “zone” after the word “residential”.
53. That Section 5.18.5 to By-Law Number 04-4160, is hereby amended by inserting the phrase “, in the Central Commercial (CC) Zone,” after the phrase “An outdoor patio”.
54. That Section 5.19.1.4.1 to By-Law Number 04-4160, is hereby amended by adding the following provisions at the end thereof:

“If one or more required parking spaces are to be provided in an attached or detached garage, each space shall have a minimum width of 2.7 m (8.9 ft) and minimum length of 5.5 m (18.0 ft) and shall remain unobstructed at all times.”
55. That Section 5.19.1.4.3 to By-Law Number 04-4160, is hereby amended by adding the phrase “ OR ENTREPRENEURIAL” after the word “RESIDENTIAL” in the section title, by adding the phrase “or Entrepreneurial” after both occurrences of the phrase “in a Residential”.
56. That Section 5.19.1.6 to By-Law Number 04-4160, is hereby amended by deleting the phrase “Schedule “C””, and replacing it with “Schedules “D-1” and “D-2””.
57. That Table 5.19.2.1 to By-Law Number 04-4160, is hereby amended by adding the phrase “, except a bed and breakfast establishment” after the phrase “- home occupation”, deleting the term “nursing home” and replacing it with the term “long term care facility” and by deleting the term “church” and replacing it with the term “place of worship”.

58. That Section 5 to By-Law Number 04-4160, is hereby amended by deleting Section 5.19.2.2 and replacing it with the following Section:

“5.19.2.2 ACCESSIBLE PARKING

Where 10 or more motor vehicle parking spaces are required, 1 space out of the first 10 spaces and 1 space out of each additional 100 spaces, or portion thereof, shall be provided near and accessible to the point of entrance to the building and clearly marked for the exclusive use of persons who are physically handicapped and shall have a minimum width of 3.9 m (12.8 ft) and minimum length of 5.5 m (18 ft). Where a walkway, dedicated to pedestrian access and having a minimum width of 1.5 m (4.9 ft), is provided between two accessible parking spaces, the minimum width of each of those parking spaces may be reduced to 2.4 m (7.9 ft).”

59. That Table 5.19.3 to By-Law Number 04-4160, is hereby amended by deleting the term “, Agricultural”.
60. That Section 5.19.4 to By-Law Number 04-4160, is hereby amended by adding the term “vehicle” after the term “off-street”.
61. That Table 5.19.4 to By-Law Number 04-4160, is hereby amended by deleting the term “Restaurant” and replacing it with the term “Eating Establishment”.
62. That Section 5.19.4.1 (f) to By-Law Number 04-4160, is hereby amended by deleting the phrase “Queue spaces must not abut a Residential Zone.” and replacing it with “Queue spaces shall not be located in a required yard abutting a Residential Zone or Entrepreneurial Zone”.
63. That Section 5.19.5 to By-Law Number 04-4160, is hereby amended by deleting the second occurrence of the word “of” in the first bullet point.
64. That Section 5.20.2 to By-Law Number 04-4160, is hereby amended by adding the phrase “landscaped earthen” before the term “berm”.
65. That Section 5.0 to By-Law Number 04-4160, is hereby amended by renumbering Section 5.21 through 5.22 to 5.22 through 5.23.
66. That Section 5.0 to By-Law Number 04-4160, is hereby amended by adding Section 5.21 as follows:

“5.21 PROHIBITED USES

No person shall, within the Zoned Area, use any land or construct, alter or use any building or structure for any of the following purposes:

- an arsenal;
- cement, lime or sulphur works;
- coke manufacture;
- distilling bones, blood boiling, bone boiling, tripe boiling or extracting fish from oil;
- fat, grease, lard or tallow rendering or refining but not including the manufacture of
- soap;
- incineration or reduction of dead animals or offal;
- kerosene refining;
- manufacturing or storing of explosives, ammunition or fireworks;
- a metal smelting use;
- open storage, except where specifically listed as a permitted use;
- petroleum refining;
- a rendering plant;
- a sand or gravel pit, other than a wayside sand or gravel pit;
- a tannery for the curing and storing of rawhide, skins, leather or hair;
- wool pulling or wool scouring;
- any trade, business or manufacture which is deemed to be an offensive trade within the meaning of the Public Health Act, RSO, 1990.”

67. That Section 5.22.1 to By-Law Number 04-4160, is hereby amended by deleting Section 5.22.1 and replacing it with the following:

“5.22.1 PUBLIC SERVICES

The provisions of the By-Law shall not apply to the use of any lot or to the erection or use of any building or structure for the purposes of providing public services:

- i. by the Corporation or the County as defined by the Municipal Act, R.S.O. 1990, as amended;
- ii. by any utility system operated by the Corporation or another body on behalf of the Corporation which provides said utility to the residents on behalf of the Corporation and possesses all the necessary rights, licenses and franchise;
- iii. by any gas, oil or water pipeline, telephone line, cable television line or any similar utility service including any substation, transformer, regulator, compressor or similar utility service building or structure;
- iv. by any Conservation Authority established by the Government of Ontario;
- v. by any department of the Government of Ontario;
- vi. by any public utility or agency operating an electrical distribution facility, but shall not include electrical or other power generation;
- vii. or any use permitted under the Railway Act or any other statute of Ontario or Canada governing railway operations, including tracks, spurs and other railway facilities.

Provided that where such lot, building or structure is located in any zone, the following provisions apply:”.

68. That Section 5.22.1 to By-Law Number 04-4160, is hereby amended by deleting the sentence “In Residential Zone, the use shall be enclosed in a building designed and maintained in a manner that is generally compatible with residential buildings of the same type permitted in such zone;” and replaced with the following:

“Where the use is in a building, that building must have a form and appearance that is in general harmony with the buildings and structures permitted within the zone in which it is located.

When public use equipment is located on a lot and is not enclosed, and is greater than 1.4 m (4.6 ft.) in height, such equipment shall:

1. Be screened on all sides by an opaque fence and/or wall of a minimum height equal to the height of the utility service equipment to a maximum of 4.0 m, or a buffer approved pursuant to the Site Plan Control provisions of the Planning Act.
 2. Not be permitted within 6.0 m (19.7 ft.) of either a lot in a Residential Zone or a lot line abutting a street.”
69. That Section 5.22.2 to By-Law Number 04-4160, is hereby amended by adding the phrase “or tower” after the phrase “communication line”, the word “tower“ after the phrase “such main, line” and the phrase and/or the County” at the end thereof.
70. That Section 5.22.3.2 to By-Law Number 04-4160, is hereby amended by deleting the Section and replacing it with the following:

“5.22.3.2 Notwithstanding anything in this By-Law to the contrary, new infrastructure or utilities will only be permitted within any zones or environmental protection overlay corresponding to the Open Space and Environmental Protection designations within the County of Oxford Official Plan and significant valleylands and Fish Habitat , if they have first been approved through an environmental assessment process.”

71. That Section 5.0 to By-Law Number 04-4160, is hereby amended by renumbering Section 5.23 through 5.30 to 5.26 through 5.33.
72. That Section 5.0 to By-Law Number 04-4160, is hereby amended by adding following:

“5.23 SATELLITE DISHES

Satellite dish antennae are permitted in any Zone provided that:

- a) satellite dish antennae do not exceed a diameter of 0.6 m (2 ft.) in any Residential Zone;
- b) ground mounting within the front yard or exterior side yard of a lot in any Residential Zone is prohibited; and
- c) minimum yard requirements of the applicable zone are met.”

73. That Section 5.0 to By-Law Number 04-4160, is hereby amended by adding section 5.24 as follows:

“5.24 SIGNIFICANT ENVIRONMENTAL FEATURES

5.24.1 ENVIRONMENTAL PROTECTION 1 OVERLAY

The Environmental Protection 1 (EP1) Overlay shall apply to lands containing the following Provincially Significant Environmental Features which are identified in the County Official Plan:

Significant Habitat of Endangered or Threatened Species
Significant Wildlife Habitat
Significant Wetlands

5.24.1.1 IDENTIFICATION OF THE OVERLAY

The EP1 Overlay corresponds to the features listed in Section 5.24.1 and is identified on Schedule "A" of this By-Law. Section 2.7 of this By-Law provides an explanation for the interpretation of these overlay areas.

5.24.1.2 PERMITTED USES

Notwithstanding the provisions of the underlying zone, no development or site alteration shall be permitted within an EP1 Overlay, except for a use which legally existed on the date of passing of this By-Law, provided that no additional development or site alteration shall be permitted, except as specified in Section 5.24.1.3; and

All other uses not listed above shall be prohibited within the area of the EP1 Overlay.

Within the EP1 Overlay, the harvest of timber in conformity with the County Woodland Conservation By-Law shall be permitted in accordance with the Environmental Protection Area policies of the County of Oxford Official Plan.

5.24.1.3 EXISTING USES, BUILDINGS AND STRUCTURES

Any building or structure which legally existed at the date of passing of this By-Law may be replaced, rebuilt or altered, provided that any such replacement, rebuilding or alteration thereto does not enlarge the gross floor area of such building or structure by more than 25%. Any such replacement, rebuilding or alteration shall take place within the area of the original building foundation. Any portion of a use that legally existed at the date of passing of this By-Law and is not located within existing buildings or structures shall only be permitted within existing cleared areas.

Notwithstanding the above paragraph, a covered or uncovered deck, stoop and/or landing may be attached to a residential dwelling existing at the date of passing of this By-Law, or to any residential dwelling that has been replaced, rebuilt or otherwise altered in accordance with the above paragraph. Any such covered or uncovered deck, stoop and/or landing shall be constructed in accordance with Section 5.33 and shall not exceed 23.2 m² (250 ft²) in area.

5.24.1.4 ALL OTHER ZONE PROVISIONS APPLY

All other zone provisions of the underlying zone shall continue to apply within the EP1 Overlay areas.

5.24.2 ENVIRONMENTAL PROTECTION 2 OVERLAY, SIGNIFICANT VALLEYLANDS AND FISH HABITAT

The Environmental Protection 2 (EP2) Overlay shall apply to lands containing the following Significant Environmental Features that are identified in the County Official Plan:

Significant Valleylands
Significant Woodlands
Areas of Natural and Scientific Interest for the Life Sciences
Significant Wildlife Habitat

Fish Habitat shall consist of all watercourses, ponds, lakes and reservoirs within the Town.

Until Significant Valleylands have been defined through study, they will be defined as the lands associated with the Regulatory Flood Plain and erosion hazard lands established by the Upper Thames River Conservation Authority.

5.24.2.1 IDENTIFICATION OF THE EP2 OVERLAY, SIGNIFICANT VALLEYLANDS AND FISH HABITAT

The EP2 Overlay corresponds to the features listed in Section 5.24.2 and is

identified on Schedule "A" of this By-Law. Section 2.7 of this By-Law provides an explanation for the interpretation of these overlay areas.

Fish Habitat corresponds to the water features listed in Section 5.24.2.

Significant Valleylands correspond to the Regulatory Flood Plain and erosion hazard lands as indicated in Section 5.24.2

5.24.2.2 PERMITTED USES

Notwithstanding the provisions of the underlying zone, no person shall within any EP2 Overlay, Significant Valleylands, or Fish Habitat, use any lot or erect, alter or use any building or structure for any purpose except one or more of the following uses:

- A public use authorized through an environmental assessment process;
- A use which legally existed on the date of passing of this By-Law, provided that no additional development or site alteration shall be permitted, except as specified in 5.24.2.3;
- a building or structure used for flood or erosion control purposes, or for the management of the natural environment, as approved by the Corporation, the County, the Upper Thames River Conservation Authority and the Ministry of Natural Resources;
- a passive use park, approved by the Corporation and the County, in consultation with the Upper Thames River Conservation Authority;
- a farm on existing cleared areas within a development or industrial zone including the land application of nutrients, in accordance with the *Nutrient Management Act*;
- a conservation project.

All other uses not explicitly listed above shall be prohibited within the area of the EP2 Overlay, Significant Valleylands and Fish Habitat.

5.24.2.3 EXISTING USES, BUILDINGS AND STRUCTURES

Any building or structure which legally existed at the date of passing of this By-Law may be replaced, rebuilt or altered, provided that any such replacement, rebuilding or alteration thereto does not enlarge the gross floor area of such building or structure by more than 25% and is located within an existing cleared area. Any portion of a use that legally existed at the date of passing of this By-Law and is not located within an existing building or structure shall be only be permitted within existing cleared areas.

5.24.2.4 ALL OTHER ZONE PROVISIONS APPLY

All other zone provisions of the underlying zone shall continue to apply within the EP2 Overlay areas, Significant Valleylands and Fish Habitat.

5.24.3 DISTANCE FROM THE EP1 OVERLAY, EP2 OVERLAY, SIGNIFICANT VALLEYLANDS AND FISH HABITAT WHERE AN ENVIRONMENTAL IMPACT STUDY IS REQUIRED

5.24.3.1 Development, site alteration and stockpiling of materials within 120 m (393.7 ft) of the EP1 Overlay must comply with the Environmental Impact Study Requirements of the County of Oxford Official Plan.

Notwithstanding the above, buildings or structures accessory to an existing dwelling located within the EP1 Overlay or within 120 m (393.7 ft) of the EP1 Overlay, may be permitted within 120 m (393.7 ft) of the EP1 overlay without an Environmental Impact Study, in accordance with the provisions of Section 5.1 of this By-Law, pertaining to accessory residential buildings and structures.

5.24.3.2 Development, site alteration and stockpiling of materials within 50 m (164.0 ft) of the EP2 Overlay, Significant Valleylands, or edge of Fish Habitat, except for those uses permitted in Section 5.24.2.2, must comply with the Environmental Impact Study Requirements of the County of Oxford Official Plan.

Notwithstanding the above, buildings and structures accessory to an existing dwelling within the EP2 Overlay or within 50 m (164.0 ft) of the EP2 overlay or Fish Habitat shall be permitted in accordance with the provisions of Section 5.1 of this By-Law pertaining to accessory residential building and structures.

5.24.4 PERMITTED USES

All of the uses of the underlying zone are permitted within the distances specified, subject to the provisions of an Environmental Impact Study undertaken by the applicant pursuant to the Environmental Impact Study policies of the County of Oxford Official Plan. Notwithstanding this provision, an Environmental Impact Study will not be required if an exemption is granted under the Environmental Impact Study policies of the County of Oxford Official Plan.

5.24.5 ZONE REQUIREMENTS

All other zone provisions of the underlying zone shall continue to apply within these areas, unless the Environmental Impact Study recommends new provisions. Where new provisions are recommended by an Environmental Impact Study, a zoning By-Law amendment shall be required to incorporate such provisions into this By-Law.”

74. That Section 5.0 to By-Law Number 04-4160, is hereby amended by adding the following Section:

“5.25 SITE PLAN CONTROL

Where uses located within any of the zones described in this By-law are also within an area designated by By-Law as being subject to Site Plan Control, pursuant to the Planning Act, R.S.O. 1990, as amended, such uses shall be subject to the provisions of the zone as well as any requirements of the Town of Ingersoll’s Site Plan Control By-Law and associated guidelines, as amended.”

75. That Section 5.27 to By-Law Number 04-4160, is hereby amended by inserting the phrase “and EROSION HAZARD AREA” after the word “SLOPE” in the Section title.

76. That Section 5.28 to By-Law Number 04-4160, is hereby amended by inserting the following sentence after the last sentence in the Section:

“In the case of a parcel of land for which a Development Agreement, Subdivision Agreement and/or a Site Plan or any one of them that has been approved and registered against title pursuant to Section 41 or Section 50 of the Planning Act, R.S.O. 1990, c. P.13, as amended from time to time, then the single parcel of land to which the Development Agreement and/or plan applies shall be deemed to be the lot for application of this Section, notwithstanding that part of the parcel may be in separate ownership; does not otherwise satisfy the definition of a lot; or does not abut an improved street.”

77. That Section 5.29 to By-Law Number 04-4160, is hereby amended by deleting subsection 5.29.1.3, and replacing it with the following:

“The recreational vehicle may be parked or stored on a residential driveway in any front yard or exterior side yard between April 15th and October 15th. The recreational vehicle may be parked in a required parking space on the residential driveway. At any other time, such parking or storage is permitted only according to Section 5.29.1.2.”

78. That Section 5.32 to By-Law Number 04-4160, is hereby amended by adding the phrase “, provided such structure does not exceed 10 m² (107.6 ft²) of gross floor area” at the end of section 5.32.1.4.

79. That Section 5.32 to By-Law Number 04-4160, is hereby amended by adding the following:

“5.32.1.6 a communication structure shall be permitted to exceed the maximum height provisions, provided that such structure is setback a minimum of 40 m (131.2 ft) from the centerline of a street and a minimum 150 m (492.1 ft) from any residential zone.”

80. That Section 5.33.2 to By-Law Number 04-4160, is hereby amended by deleting Section 5.33.2 and replacing it with the following:

“5.33.2 HEIGHT EXCEPTIONS

The height provision of this By-Law shall not apply to prevent the erection and/or use of the following uses, in zones where such uses are permitted, or would normally be associated with a permitted use, and provided that such features are erected only to such heights as is necessary to accomplish their purpose:

- a church spire, steeple or belfry;
- a cupola, dome or other ornamental structure;
- a flag pole;
- a clock tower or bell tower;
- a chimney or smoke stack;
- a firewall;
- a lightening rod or weathervane;
- a skylight; elevator penthouse, water tank, mechanical penthouse or other heating, cooling or ventilation equipment, or structure enclosing such features;
- a television, radio or other telecommunications structure which is accessory to a permitted use, provided that such structure does not exceed a maximum height of 16.4 m (53.8 ft) in a residential zone;
- a feedmill, commercial grain elevator or silo;
- or any other similar structures.”

81. That Table 6.2 to By-Law 04-4160, is hereby amended by adding the phrase “or 18 m (59.1 ft.)” before the phrase “in the case of a corner lot”.
82. That Section 7.3.2.1 to By-Law Number 04-4160, is hereby amended by deleting the phrase “Section 5.21” and replacing it with the phrase “Section 5.22”.
83. That Section 7.3.3.1 to By-Law Number 04-4160, is hereby amended by deleting the phrase “Section 5.21” and replacing it with the phrase “Section 5.22”.
84. That Section 7.3.5 to By-Law Number 04-4160, is hereby amended by deleting the phrase “Part Block 63, R.P. 279” and replacing it with the phrase “Northwest Corner of Boles Street and Charles Street”.
85. That Section 7.3.5.1 to By-Law Number 04-4160, is hereby amended by deleting the phrase “Section 5.21” and replacing it with the phrase “Section 5.22”.
86. That Section 7.3.6.1 to By-Law Number 04-4160, is hereby amended by deleting the phrase “Section 5.21” and replacing it with the phrase “Section 5.22”.

87. That Section 7.3.7.1 to By-Law Number 04-4160, is hereby amended by deleting the phrase "Section 6.21" and replacing it with the phrase "Section 5.22".
88. That Section 7.3.8 to By-Law Number 04-4160, is hereby amended by deleting the phrase "Plan No. 41M-174" and replacing it with the phrase "Crusoe Place".
89. That Section 8.3 to By-Law Number 04-4160, is hereby amended by deleting "Section 8.3.4".
90. That Section 8.3 to By-Law Number 04-4160, is hereby amended by renumbering "Section 8.3.5" to "Section 8.3.4", "Section 8.3.6" to "Section 8.3.5", "Section 8.3.7" to "Section 8.3.6", "Section 8.3.8" to "Section 8.3.7", "Section 8.3.9" to "Section 8.3.8", "Section 8.3.10" to "Section 8.3.9", "Section 8.3.11" to "Section 8.3.10", "Section 8.3.12" to "Section 8.3.11", "Section 8.3.13" to "Section 8.3.12", "Section 8.3.14" to "Section 8.3.13", "Section 8.3.15" to "Section 8.3.14", "Section 8.3.16" to "Section 8.3.15", "Section 8.3.17" to "Section 8.3.16", "Section 8.3.18" to "Section 8.3.17", and "Section 8.3.19" to "Section 8.3.18" and the subsections of each Section are renumbered accordingly.
91. That Section 8.3.10 to By-Law Number 04-4160, is hereby amended by deleting the phrase "Block 85, Reg. Plan 41M-112" and replacing it with the phrase "Northeast Corner of Ingersoll Street and Victoria Street".
92. That Section 8.4.14 to By-Law Number 04-4160, is hereby amended by deleting the phrase "Cherry Circle" and replacing it with the phrase "Cherry Street".
93. That Section 9.3 to By-Law Number 04-4160, is hereby amended by deleting "Section 9.3.1".
94. That Section 10.1 to By-Law Number 04-4160, is hereby amended by deleting the term "nursing home" and replacing it with the term "long term care facility" and by deleting the term "church" and replacing it with the term "place of worship".
95. That Section 10.2 to By-Law Number 04-4160, is hereby amended by deleting the phrase "Nursing Home" from the column three heading and replacing it with "Multiple Unit dwelling, Long Term Care Facility".
96. That Section 10.2.2 to By-Law Number 04-4160, is hereby amended by deleting the phrase "free standing" from the section title, deleting the word "development" from the section title and replacing it with the word "uses", deleting the phrase "free standing", deleting the word "development" and replacing it with the word "uses" and adding the phrase "of any building" after the phrase "entire ground floor".
97. That Section 10.3 to By-Law Number 04-4160, is hereby amended by deleting "Section 10.3.1" and "Section 10.3.2".

98. That Section 10.3 to By-Law Number 04-4160, is hereby amended by renumbering “Section 10.3.3” to “Section 10.3.1”, “Section 10.3.4” to “Section 10.3.2”, “Section 10.3.5” to “Section 10.3.3”, “Section 10.3.6” to “Section 10.3.4”, “Section 10.3.7” to “Section 10.3.5”, “Section 10.3.8” to “Section 10.3.6”, “Section 10.3.9” to “Section 10.3.7”, and “Section 10.3.10” to “Section 10.3.8”, and the subsections of each Section are renumbered accordingly.
99. That Section 11.1 to By-Law Number 04-4160, is hereby amended by deleting the term “church” and replacing it with the term “place of worship”, adding the term “a long term care facility” to the list of residential uses, and deleting “a home based assembly/packaging/storage/distribution business” from the list of permitted uses.
100. That Section 12.1 to By-Law Number 04-4160, is hereby amended by deleting “an auction house” and replacing it with “an auction establishment”, and adding the word “home” before the phrase “appliance sales and service”.
101. That Section 12.2.1 to By-Law Number 04-4160, is hereby amended by adding section 12.2.1 as follows:

“12.2.1 PROHIBITED USES

Notwithstanding the permitted uses in Table 12.1, a truck stop or truck transport terminal shall be prohibited in a Highway Commercial Zone.”
102. That Section 12 to By-Law Number 04-4160, is hereby amended by renumbering section 12.2.1 through 12.2.3 to 12.2.2 through 12.2.4.
103. That Section 12.2.2.3 to By-Law Number 04-4160, is hereby amended by adding the phrase “and in such a manner as to ensure that open storage use is visibly screened from the street line and any abutting residential use” at the end thereof.
104. That Section 12.2.2.4 to By-Law Number 04-4160, is hereby amended by adding the phrase “, nor exceed twice the ground floor area of the main building on the lot.” at the end thereof.
105. That Section 12.2.4 to By-Law Number 04-4160, is hereby amended by adding the phrase “to the contrary” after the phrase “of this By-law” and adding the phrase “for uses with pump islands” at the end thereof.
106. That Table 13.1 to By-Law Number 04-4160, is hereby amended to add the word “yard” after the phrase “a bus storage”.
107. That Section 13.2.1.4 to By-Law Number 04-4160, is hereby amended by deleting the word “an” and replacing it with the word “and” and adding the phrase “and in

such a manner as to ensure that the open storage use is visibly screened from the street line and any abutting residential use.”

108. That Table 14.1 to By-Law Number 04-4160, is hereby amended by deleting the phrase “a communications structure”.
109. That Section 14.3 to By-Law Number 04-4160, is hereby amended by deleting “Section 14.3.5”.
110. That Section 14.3 to By-Law Number 04-4160, is hereby amended by renumbering “Section 14.3.6” to “Section 14.3.5” and renumbering the subsections of this Section accordingly.
111. That Section 16.1 to By-Law Number 04-4160, is hereby amended by deleting the word “church” and replacing it with the phrase “a place of worship, not exceeding 650 m² (7,000 ft²) of gross floor area”, and adding the use “a long term care facility, containing less than 20 beds”.
112. That Section 16 to By-Law Number 04-4160, is hereby amended by deleting Section 16.2.1 and replacing it with the following:

“16.2.1 ACCESSORY SINGLE DETACHED DWELLING:

When an accessory single detached dwelling is erected, altered or used on the same lot as a permitted non-residential use, then the minimum lot frontage and lot area requirements for the two uses shall be cumulative and no yard shall be required between such buildings.”

113. That Section 17.0 to By-Law Number 04-4160, is hereby amended by deleting all occurrences of the term “Nursing Home” and replacing it with the term “Long Term Care Facility”, and by adding “place of worship” to the list of permitted uses in Table 17.1.
114. That Section 18.3 to By-Law Number 04-4160, is hereby amended by deleting sections 18.3.1, 18.3.2, 18.3.3, and 18.3.4.
115. That By-Law Number 04-4160, is hereby amended by adding Section 19 as follows:

“19.1 USES PERMITTED

No person shall within any OS Zone use any lot or erect, alter or use any building or structure for any purpose except one or more of the OS uses presented in Table 19.1:

TABLE 19.1: USES PERMITTED

TABLE 19.1: USES PERMITTED	
•	a conservation project;
•	a flood control works;
•	a picnic area;□
•	a passive use park;
•	a public use in accordance with the provisions of Section 5.22 of this By-Law;

19.2 ZONE PROVISIONS

No person shall within any OS Zone use any lot or erect, alter or use any building or structure except in accordance with the provisions presented in Table 19.2:

TABLE 19.2: ZONE PROVISIONS	
Zone Provision	Non-Residential Uses
Lot Frontage: Minimum	20 m (65.6 ft)
Lot Area: Minimum	2000 m ² (21,528.5 ft ²)
Lot Coverage, Maximum	20% of Lot Area
Lot Depth, Minimum	30 m
Front Yard, Minimum Depth	10 m (32.8 ft)
Exterior Side Yard, Minimum Width	
Rear Yard, Minimum Depth	10.0 m (32.8 ft)
Interior Side Yard, Minimum Width	7.5 m (24.6 ft)
Setback, Minimum Distance from the Centreline of an Arterial Road as shown on Schedule 'C'	20.0 m (65.6 ft)
Landscaped Open Space, Minimum	30% of Lot Area

TABLE 19.2: ZONE PROVISIONS	
Zone Provision	Non-Residential Uses
Height of Building, Maximum	11 m (36.1 ft)
Parking, accessory uses, permitted encroachments, flood plain and fill regulated areas and other general provisions	In accordance with the provisions of Section 5

19.3 SPECIAL PROVISIONS

19.3.2 LOCATION: HIGHWAY NO. 19 AND HIGHWAY NO. 401 (WEST OXFORD), OS-1

19.3.2.1 Notwithstanding any provisions of this By-Law to the contrary, no person shall within any OS-1 Zone use any lot, or erect, alter or use any building or structure for any purpose except the following:

an accessory use to the main commercial use located in the adjoining 'HC-7' Zone provided that no buildings or structures of any kind other than those necessary for flood and erosion control shall be permitted.

19.3.2.2 Notwithstanding any provisions of this By-Law to the contrary, no person shall within any OS-1 Zone use any lot, or erect, alter or use any building or structure except in accordance with the following provisions:

19.3.2.2.1 That the provisions of the OS Zone in Section 19.2 to this By-Law, as amended, shall apply, and further that all other provisions of this By-Law, as amended, that are consistent with the provisions contained herein shall continue to apply mutatis mutandis.

19.3.2 LOCATION: PART OF MILL RACE, BLOCK 39, REGISTERED PLAN 279 (CHARLES STREET EAST), OS-2

19.3.2.1 Notwithstanding any provisions of By-Law Number 04-4160 to the contrary, no person shall within any OS-2 Zone use any lot, or erect, alter or use any building or structure for any purpose except the following:

all uses permitted in Section 19.1 to the By-Law.

19.3.2.2 Notwithstanding any provisions of By-Law Number 04-4160 to the contrary, no person shall within any OS-2 Zone use any lot, or erect, alter or use any building or structure except in accordance with the following provisions:

19.3.2.2.1 LOT FRONTAGE:

Minimum: None

19.3.2.2.2 LOT AREA:

Minimum: 1,296 m² (4,252 ft²)

19.3.2.2.3 LOT DEPTH:

Minimum: 5.7 m (18.7 ft)

19.3.2.2.4 That all the provisions of the OS Zone in Section 19.2 to By-Law Number 04-4160, as amended, shall apply, and further that all other provisions of By-Law Number 04-4160, as amended, that are consistent with the provisions herein contained shall continue to apply *mutatis mutandis*.”

116. That By-Law Number 04-4160, is hereby amended by deleting Schedule “B-1”, Schedule “B-2”, Schedule “B-3”, and Schedule “B-4”.
117. That By-Law Number 04-4160, is hereby amended by deleting Schedule “A” Key Maps 1 through 30 and replacing them with the revised Schedule “A” Key Maps 1 through 30 attached hereto.

118. This By-Law comes into force in accordance with Sections 34(21) and (30) of the Planning Act, R.S.O. 1990, as amended.

READ a first and second time this 13th day of December, 2010.

READ a third time and finally passed this 13th day of December, 2010.

Mayor
Ted Comiskey

Clerk
Marsha Paley