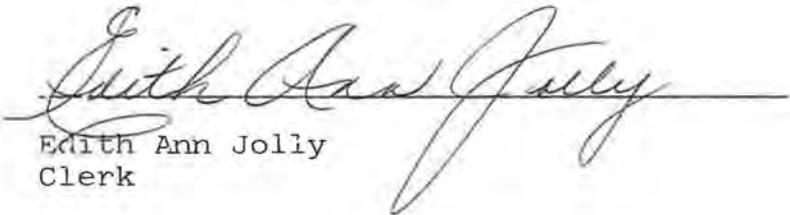


Ex. 4  
2850130

I, Edith Ann Jolly, Clerk of The Corporation of the Township of Sarnia, do hereby certify the attached to be a true copy of By-Law #80 of 1980 passed by the Council of the Township of Sarnia on the 8th day of September, 1980.

Dated this 4th day of May, 1987 at the Township of Sarnia.

  
Edith Ann Jolly  
Clerk



# **The Corporation of the Township of Sarnia**

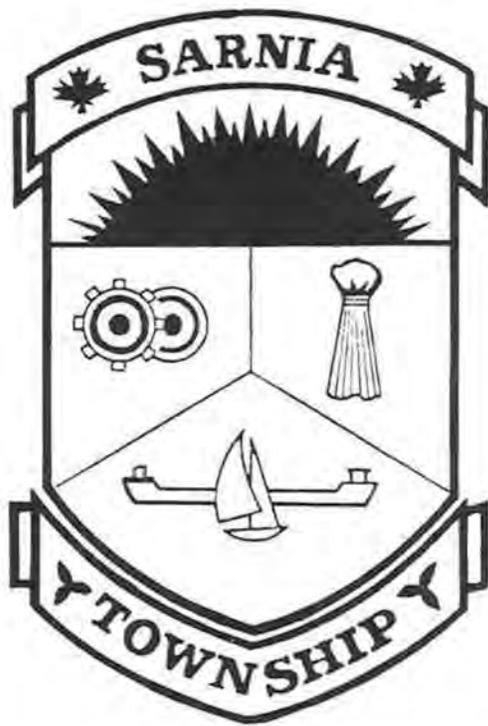
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## **Restricted Area (Zoning) ByLaw**

## **Metric**

## **Office Consolidation**

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**The  
Corporation  
of the  
Township of  
Sarnia**

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**Restricted  
Area  
(Zoning) ByLaw  
80 of 1980**

**[Municipal  
Zoning Code]**

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THE CORPORATION OF THE TOWNSHIP OF SARNIA

BY-LAW NUMBER 80 OF 1980

(Municipal Zoning Code)

WHEREAS the Council of the Corporation of the Township of Sarnia considers it advisable to pass a comprehensive By-Law [in accordance with Section 242 a of the municipal Act - RSO 1970 CH 284 as amended] dealing with Zoning matters consolidating and including therein the provisions of Restricted Area By-Law Number 92 of 1973, as amended.

NOW THEREFORE THE COUNCIL OF THE CORPORATION OF THE TOWNSHIP OF SARNIA ENACTS AS FOLLOWS:

SECTION 1 - GENERAL

- 1.1 TITLE This By-Law shall be known as the "Zoning By-Law" of the Corporation of the Township of Sarnia.
- 1.2 APPLICATION The provisions of this by-law shall apply to all lands within the boundaries of the Corporation of the Township of Sarnia.
- 1.3 SCOPE No lands shall be used and no buildings or structures shall be erected, altered enlarged or used within the Township of Sarnia except in conformity with the provisions of this by-law.
- 1.4 REPEAL OF EXISTING BY-LAWS From the coming into force of this by-law all previous by-laws passed under Section 35 of The Planning Act or a predecessor thereof, shall be deemed to have been repealed except to the extent that any of the said by-laws prohibits the use of any land, building or structure for a purpose that is also prohibited by this by-law.
- 1.5 VALIDITY Should any section, clause or provision of this by-law be held by a court of competent jurisdiction to be invalid, the validity of the remainder of the by-law shall not be affected.

SECTION 2 - ADMINISTRATION

- 2.1 ADMINISTRATOR This By-Law shall be administered by the person designated by the Council of the Township of Sarnia as "Zoning Administrator".
- 2.2 VIOLATIONS AND PENALTIES Any person convicted of a breach of any of the provisions of this By-Law shall be liable to a fine not to exceed one-thousand dollars (\$1,000.00) exclusive of costs, for each offence, and every such penalty shall be recoverable under the Provincial Offences Act 1979. as amended from time to time.
- 2.3 INSPECTION OF PREMISES The Zoning Administrator or any employee of the Township of Sarnia acting under his direction may, at any reasonable hour, enter and inspect a property or premises where there is reason to believe that any land has been used or any building or structure has been erected, altered, enlarged or used in violation of any of the provisions of this By-Law.
- 2.4 LICENCES AND PERMITS No Municipal permit, certificate, or licence shall be issued where the said permit is required for a proposed use of lands or a proposed erection, alteration, enlargement or use of any building or structure that is in violation of any provisions of this by-law.
- 2.5 CERTIFICATE OF OCCUPANCY No person shall use or change the use of any land covered by this By-Law or of any building or structure on any such land without first obtaining from the Zoning Administrator, a Certificate of Occupancy.
- 2.6 APPLICATION FOR CERTIFICATES An application for such Certificate shall be accompanied by plans (prepared by an Ontario Land Surveyor if deemed necessary) showing the shape and dimensions of the land to be used or upon which it is proposed to erect, alter, enlarge or use buildings or structures and showing the proposed location, height and dimensions of the buildings or structures in respect of which the Certificate is applied for and the location of every building or structure already erected on or partly on such lot. The application shall be accompanied by a statement by the owner or his duly authorized agent specifying the use to which the buildings or structures to be erected, altered or enlarged are intended.

SECTION 3 - DEFINITIONS

## GENERAL

- (a) For the purpose of this By-Law, the definitions and interpretations given in this section shall govern.
- (b) In this by-law the word "shall" is mandatory and not directory; words in the singular include the plural; words in the plural include the single number; words used in the present tense include the future.

"ACADEMIC BUILDING" shall mean any building that is used in conjunction with the operation of a University or college but not including a student residence.

"ACCESS AREA" shall mean the area shown on the Zoning Map as "ACCESS AREA" and this shall be the only area within which vehicular ingress to and egress from a lot shall be permitted.

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

"AGRICULTURAL USE" shall mean the use of land buildings and structures for the growing of field crops, berry crops, tree crops; flower gardening, truck gardening, nurseries, aviaries, apiaries; farms for the grazing, breeding, raising, boarding or training of livestock; the breeding and raising of poultry including the sale of such produce, crops, livestock or poultry on the same lot provided however that no retail store or commercial building is maintained other than a roadside stand having a maximum floor area of 18.5 square metres.

"ANIMAL HOSPITAL" shall mean a building and/or structure where animals, birds, or other livestock are treated by a veterinary surgeon and may be kept for the duration of the treatment.

"AUTOMOTIVE REPAIR ESTABLISHMENT" shall mean a building and/or lot used for the servicing, repair, cleaning, polishing and greasing of motor vehicles and may include vehicular body repair and re-painting, but shall not include any other automotive use defined in this by-law.

"AUTOMOTIVE SALES ESTABLISHMENT (NEW)" shall mean a building and/or lot used for the display and sale of new and used motor vehicles and may include the servicing, repair, cleaning, polishing and greasing of motor vehicles, the sale of automotive accessories and related products and the leasing or renting of motor vehicles, but shall not include any other automotive use defined in this by-law.

"AUTOMOTIVE SALES ESTABLISHMENT (USED)" shall mean a building and/or lot used for the display and sale of used motor vehicles and may include the sale, repair, leasing or renting of utility or boat trailers and the servicing, repair, cleaning, polishing and greasing of motor vehicles and the sale of automotive accessories and related products, but shall not include any other automotive use defined in this by-law.

"AUTOMOTIVE SERVICE ESTABLISHMENT" shall mean a building and/or lot used for the servicing, repair, cleaning, polishing and greasing of motor vehicles, but shall not include any other automotive use defined in this by-law.

"AUTOMOTIVE SERVICE STATION" shall mean a building and/or lot used for the sale of fuels for motor vehicles and may include the servicing, repair, cleaning, polishing and greasing of motor vehicles and the sale of automotive accessories and related products, but shall not include any other automotive use defined in this by-law.

"AUTOMOTIVE WASHING ESTABLISHMENT" shall mean a building and lot used for the washing or cleaning of motor vehicles by automobile washing equipment with a capacity greater than five cars per hour, and may include the sale of fuels to motor vehicles, but shall not include any other automotive use defined in this by-law.

"AUTOMOTIVE WRECKING ESTABLISHMENT" shall mean a building and/or lot used for the wrecking or dismantling of motor vehicles and for the storage and sale of scrap material, salvage and parts obtained therefrom, but shall not include any other automotive use defined in this by-law.

"BANK" shall mean an establishment concerned with the custody loan, exchange, or issue of money, the extension or credit, and the transmission of funds.

"BASEMENT" shall mean that portion of a building between two floor levels which is partly below finished grade level but which has at least 30 per cent of its height from finished floor to finished ceiling above adjacent finished grade level and in which the height from adjacent finished grade level to the ceiling is less than 2.0 metres.

"BOARDING OR LODGING HOUSE" shall mean a building in which lodging for more than two persons with or without meals is supplied for gain but shall not include a motel, hotel, hospital, children's home, nursing home, home for the aged or institution licensed, approved or supervised under any general or special Act.

"BUILDING" shall mean a structure having a roof supported by columns or walls and used for the shelter or accommodation of persons, animals, goods and chattels.

"BUILDING AREA" shall mean the area shown on the Zoning Map as "BUILDING AREA" which designates the only area upon which the erection and use of buildings and/or structures shall be permitted.

"BUILDING HEIGHT" shall mean the vertical distance from the finished grade level to,

- (a) in the case of a flat roof, the highest point of the roof surface or the parapet, which ever is the higher;
- (b) in the case of a mansard roof, the roof declivity; or
- (c) in the case of any other roof, the mean height between the eaves and the ridge;

but exclusive of any structure accommodating an elevator, staircase, water tank, ventilating fan, skylight, aerial, steeple, cupola, chimney, firewall, smoke stack or other ornamental or utilitarian structure which rises above the roof level but does not provide habitable living space.

"BUILDING MAIN" shall mean the building or buildings designed and/or intended to accommodate the principal use permitted by this by-law.

"BUILDING SETBACK" shall mean the minimum horizontal distance between a lot line and the nearest part of any building or structure on the lot or the nearest open storage use on the lot.

"CAMP SPACE" shall mean a single trailer parking space or a single camp site area.

"CAMPING GROUND" shall mean a lot used for not more than seven (7) months in any consecutive ten (10) month period, for the parking of travel trailers, tent-trailers, tents or similar transportable accommodation, but not including a mobile home as defined in this by-law.

"CANOPY" shall mean a roof free of enclosing walls, over an entrance to a building or a gasoline pump island.

"CARPORT" shall mean a covered structure attached to the wall of the main building and used for the storage of passenger motor vehicles wherein neither servicing for profit is conducted nor storage of commercial vehicles in excess of 2040 kilograms is permitted. The roof of said structure shall be supported only by piers or columns so that 50% of its wall area adjacent to the lot line is unenclosed.

"CELLAR" shall mean that portion of a building between two floor levels which has more than fifty per cent of its height from finished floor to finished ceiling below adjacent finished grade level.

"CERTIFICATE OF COMPLIANCE" shall mean the certificate obtained from the Air Management Branch, of the Air and Land Pollution Control Division, Ontario Ministry of the Environment.

"CHURCH" shall mean a building commonly used by any religious organization for public worship, and may include a rectory or manse, church hall, day nursery or religious school associated with or accessory thereto.

"CLINIC" shall mean a building or part hereof, used exclusively by physicians, dentists, drugless practitioners, and lawyers, their staff and their patients or clients for the purpose of consultation, diagnosis and office treatment. Without limiting the generality of the foregoing, a clinic may include administrative offices, waiting rooms, treatment rooms, laboratories, pharmacies and dispensaries directly associated with the clinic, but in the case of physicians, dentists and drugless practitioners, shall not include accommodation for in-patient care or operating rooms.

"COMMERCIAL FISHERY" shall mean the activities incidental to commercial fishing in Lake Huron by the proprietors and their servants and employees and including the repairing, treating, and drying of the proprietors' nets, but not including retail sales.

"COMMERCIAL STORAGE" shall mean the storage for hire or gain of goods, merchandise, materials or equipment in an enclosed building other than a temporary building, but shall not include wholesale establishments.

"CONSENT" shall mean the consent of the Sarnia Township Committee of Adjustment or the Lambton County Land Division Committee as the case may be.

"DAY NURSERY" shall mean a "Day Nursery" as defined in the Day Nurseries Act R.S.O., as amended from time to time.

"DEPARTMENT STORE" shall mean a building or part of a building generally exceeding a gross leasable area of 1850 square metres and used for offices and the sale at retail of a large variety of goods, wares, merchandise, substances, services or articles and may include the warehousing of goods, wares, merchandise, substances or articles as an accessory use."

"DWELLING" shall mean a building occupied or capable of being occupied exclusively as a home, residence or sleeping place by one or more persons, but shall not include hotels, motels, mobile homes, travel trailers, boarding, lodging or rooming houses, institutions or living quarters for a caretaker, watchman or other person or persons using living quarters which are accessory to a non-residential building or structure.

"DWELLING UNIT" shall mean a room or suite of rooms occupied or capable of being occupied by an individual or family as an independent and separate housekeeping establishment and having self-contained culinary and sanitary facilities.

"DWELLING, ONE-FAMILY" shall mean a detached dwelling designed, intended or used for occupancy by not more than one (1) family.

"DWELLING, DUPLEX" shall mean a dwelling divided horizontally into two (2) separate dwelling units, each of which has an independent entrance.

"DWELLING, DOUBLE DUPLEX" shall mean a pair of attached duplex dwellings, divided vertically, and having a common entrance.

"DWELLING, SEMI-DETACHED" shall mean a pair of attached one-family dwellings, divided vertically.

"DWELLING, ROW" shall mean a series of three (3) or more attached one-family dwellings, divided vertically.

"DWELLING, MULTIPLE" shall mean a building, other than a double duplex dwelling, used or designed as a residence and containing four (4) or more dwelling units all of which have access from a common corridor or hallway.

"DWELLING, CONVERTED" shall mean a building originally designed, intended and used as a one-family dwelling which has been lawfully altered or converted so as to provide two (2) or more dwelling units, none of which is located in the cellar.

"ERECT" shall mean build, construct, reconstruct, alter and relocate and, not to limit the generality of the foregoing, shall include any preliminary physical operation such as excavating, grading, piling, cribbing, filling or draining, structurally altering any existing building, or structure by an addition, deletion, enlargement or extension.

"EXISTING OR EXISTED" shall mean in existence on the effective date of this by-law.

"FAMILY" shall mean one or more persons occupying one dwelling unit who are related by bonds of consanguinity, marriage or legal adoption and including resident domestic servants, and not more than one boarder.

or

Not more than three unrelated persons occupying one dwelling unit.

"FLOOR AREA - GROSS" shall mean in the case of a dwelling, the aggregate of the areas of all habitable rooms measured from the exterior faces of the exterior walls, but excluding any detached accessory buildings, a breezeway, unenclosed sunroom, porch and/or verandah, attic, or cellar.

or

In the case of a building other than a dwelling shall mean the aggregate of the area of all floors devoted to retail sales, customer service and/or office use measured from the outside face of exterior walls but shall not include storage, accessory office space, mezzanine areas, mechanical rooms, common halls, stairwells, garbage and electrical rooms, parking structures and similar uses ancillary to the main use. ✓

"FLOOR AREA, GROUND" shall mean the area of a building or structure measured from the outside of its exterior walls at grade and exclusive of any attached accessory building, terrace, verandah, open or enclosed porch or sunroom unless such sunroom or porch is habitable in all seasons.

"GARAGE, PRIVATE" shall mean an accessory building other than a carport, either attached to or detached from the main building or structure, used for the storage of passenger motor vehicles wherein neither servicing for profit is conducted nor storage of commercial vehicles in excess of 2,040 kilograms gross weight is permitted.

"GOLF COURSE" shall mean a public or private area having a minimum of nine holes, but shall not include miniature courses or golf driving ranges.

"GOLF COURSE, MINIATURE" shall mean a commercial recreational establishment which provides facilities for what is commonly known as miniature golf, but does not include a Golf Driving Tee or Range or a Golf Course.

"GOLF DRIVING TEE OR RANGE" shall mean a commercial recreational establishment which provides facilities for the practicing of golf shots, but does not include a golf course or miniature golf course.

"HABITABLE ROOM" shall mean any room within a dwelling unit used or capable of being used for living, eating and sleeping, but excluding a cellar or any portion thereof.

"HOME OCCUPATION" shall mean an occupation conducted entirely within a dwelling or its accessory building and in compliance with the regulations contained in this by-law.

"HOME FOR THE AGED" shall mean a "home for the aged" as defined under the Homes for the Aged and Rest Homes Act, R.S.O. 1970 as amended from time to time.

"HOSPITAL" shall mean a Public or Private Institution" as defined under the Public Hospitals Act R.S.O. 1970 as amended from time to time.

"HOTEL" shall mean a building, part of a building or group of buildings in which a minimum of six (6) guest rooms is provided for transient lodgers, without private cooking or housekeeping facilities but with dining and other public rooms, and provided that each guest room may only be entered from the interior of the building.

"INDUSTRIAL USE" shall mean the use of land, structure or building for each or any of the following operations:

- i) The carrying on of any process of manufacture whether or not a finished article results therefrom;
- ii) The dismantling and separating into parts of any article, machinery or vehicle;
- iii) The breaking up of any articles, goods, machinery, or vehicles;
- iv) The treatment of waste materials of all description.
- v) The recovery and/or processing of sand, gravel, clay, turf, soil, rock, stone or similar substances;
- vi) The repairing and servicing of vehicles, machinery, and buildings;  
and may include:

"INDUSTRIAL USE" (continued)

- (a) the storage of goods used in connection with or resulting from any of the above operations;
- (b) the provision of amenities for persons engaged in such operations;
- (c) the sale of goods resulting from such operations;  
and
- (d) any work of administration or accounting in connection with the undertaking.

"KENNEL" shall mean a building and yard where dogs and/or cats are bred and raised, are sold or kept for sale, or boarded.

"LANDSCAPED OPEN SPACE" shall mean open space comprised of lawn and ornamental shrubs, flowers and trees and may include space occupied by paths, walks, courts and patios, but shall not include parking areas, traffic aisles, driveways or ramps.

"LANE" shall mean a public or private access not more than 9.0 metres in width which affords a secondary means of access to abutting property.

"LOT" shall mean a parcel of land, the boundaries of which are recorded in the registry office for the Registry Division of the County of Lambton and which is occupied or capable of being occupied by one (1) main building, structure or use, together with all yards and open space required by this by-law and which has continuous frontage on a street.

"LOT LINE, FRONT" in the case of an interior lot, shall mean the line dividing the lot from the street. In the case of a corner lot, the shorter lot line abutting a street shall be deemed the front lot line and the longer lot line abutting a street shall be deemed a side lot line. In the case of a through lot, only one of the shorter lot lines shall be deemed to be the front lot line and the opposite shorter lot line shall be the rear lot line.

"LOT LINE, REAR" shall mean the lot line farthest from and opposite to the front lot line.

"LOT LINE, SIDE" shall mean a lot line, other than a front or rear lot line.

"LOT COVERAGE" shall mean that percentage of the total lot area covered by buildings or structures, including accessory buildings or structures, above finished grade level.

"LOT DEPTH" shall mean the horizontal distance between the front and rear lot lines but, where such said lot lines are not parallel, the lot depth shall be the mean distance between them.

"LOT FRONTAGE" shall mean the horizontal distance between the side lot lines measured perpendicularly from a line joining the middle of the front and rear lot lines and at a point thereon, a distance equal to the minimum front yard depth required by this by-law. ✓

"LOT, CORNER" shall mean a lot, situated at the intersection of and abutting upon two or more streets, provided that the angle of intersection of such streets is not more than one hundred and thirty-five (135) degrees.

"LOT, INTERIOR" shall mean a lot, other than a corner lot.

"LOT, THROUGH" shall mean a lot bounded on two opposite sides by a street.

"LOADING SPACE" shall mean a space or bay located on a lot which is used or intended to be used for the temporary parking of any commercial vehicle while loading or unloading goods, merchandise or materials used in connection with the main use of the lot or any building thereon, and which has unobstructed access to a street or lane.

"MANUFACTURING AND PROCESSING USES" shall mean an industrial use exclusively for the carrying on of a fabricating, assembling, dismantling, or processing activity whether or not a finished article results therefrom.

"MOBILE HOME" shall mean a detached one-family dwelling unit designed to be transported after fabrication, either on its own wheels, on a flatbed, on other trailers, or on detachable wheels, to a mobile home lot and which is suitable for occupancy as a dwelling unit except for minor and incidental unpacking and assembly operations, placement on a mobile home stand, connection to utilities and the like.

"MOBILE HOME LOT" shall mean a parcel of land within a mobile home park intended for occupancy by one mobile home unit together with all yards and open space required by this by-law.

"MOBILE HOME PARK" shall mean a parcel of land containing two or more mobile home lots and which is under single management and ownership.

"MOTEL" shall mean a building, part of a building or group of, buildings wherein accommodation without private cooking or housekeeping facilities is provided for transient lodgers, but which may include dining and other public rooms, and provided each guest or sleeping room may be entered from the exterior of the building.

"NURSING HOME" shall mean a nursing home as defined under the Nursing Home Act, R.S.O. 1970 as amended from time to time.

"OFFICE" shall mean a room or suite of rooms designed, intended or used for the conduct of a profession, occupation or business, but shall not include the office of a veterinarian, the retailing of merchandise, the manufacturing, repairing or storage of goods or any place of assembly or amusement.

"OPEN STORAGE" shall mean the storage of goods, materials or commodities in a yard used by or produced by a permitted use occupying the same lot, and shall include the parking of more than one commercial motor vehicle or vehicle or trailer (as defined by the Highway Traffic Act - R.S.O. 1970 Ch. 202 as amended) for a period of more than 24 hours on any one lot as defined by this by-law.

"PARKING AREA" shall mean an open area other than a street, used for the temporary parking of five or more motor vehicles and shall include the area shown on the Zoning Map as "PARKING AREA" which defines the area as an open space clear of buildings and structures, except those accessory to the operation of the parking area, which shall be available and maintained for the parking of motor vehicles including manoeuvring aisles and other space necessarily incidental to the parking of vehicles.

"PARKING SPACE" shall mean a space enclosed in a principal or accessory building or unenclosed, that is available for the parking of a motor vehicle and which is accessible from a street or lane.

"PERSONAL SERVICE STORE" shall mean a barber shop, hairdresser, shoe repair shop, self-service laundry or depot for the collection of dry cleaning and laundry. ✓

"PERSON" shall mean an individual, an association, a chartered organization, a firm, partnership or a corporation.

"PIT" shall mean a lot where unconsolidated gravel, stone, sand, earth, clay, fill, mineral or other material is being or has been removed by means of an open excavation to supply material for construction, industrial or manufacturing purposes, but does not include a wayside pit as defined by this By-Law.

"PLANTING AREA" shall mean the area shown on the Zoning Map as "PLANTING AREA" which defines the area upon which no building shall be erected and upon which no vehicle shall be parked but which may include pedestrian walkways, fountains, sculpture and other accessory ornamental and recreational structures.

"PRIVATE CLUB" shall mean a building or part of a building used as a meeting place for members of a chartered organization and shall include a lodge, a fraternity or sorority house, hostel, and a labour union hall.

"QUARRY" shall mean a lot where consolidated rock has been or is being removed by means of an open excavation to supply material for construction, industrial or manufacturing purposes but does not include a 'wayside quarry' as defined by this by-law.

"RADIO AND TELEVISION TRANSMISSION ESTABLISHMENTS" shall mean a commercial establishment which has as its primary function the broadcast or reception of television or radio signals.

"RECREATION CENTRE" shall mean a recreation area operated by an association whether incorporated or not, to which only members and their guests are eligible for admission and may include within its area, one or more athletic fields, field houses, community centres, bleachers, open or enclosed swimming or wading pools, swimming beaches, greenhouses, botanical gardens, zoological gardens, children's farms, bandstands, skating rinks, tennis courts, bowling greens, boat marinas, bathing stations, golf courses, refreshment rooms, washrooms and maintenance buildings.

"RESTAURANT" shall mean a building or part thereof where food is offered for sale or sold to the public for immediate consumption and includes such uses as a cafe, cafeteria, ice cream parlour, tea or lunch room, dairy bar, coffee shop or snack bar.

"RETAIL STORE" shall mean a building or part thereof, in which goods, wares, merchandise, substances or articles are offered or kept for sale at retail.

"RETAIL SALES OR SERVICE AREA" shall mean floor area where goods and services are made available for sale but shall not include storage areas.

"SCHOOL" shall mean a school under the jurisdiction of the Lambton County Board of Education, the Lambton County Roman Catholic Separate School Board, or a school operated on a non-profit basis and under charter granted by the Province of Ontario

"SERVICE INDUSTRIAL USES" shall mean an industrial use that provides supplies, repairs, or services for an Industrial Use notwithstanding the location of the served industrial use to the location of the service industrial use, but shall not include: an automotive use defined by this by-law; a restaurant; a retail store.

"SHOPPING CENTRE" shall mean a group of commercial establishments related in location, size and type to the trade or residential area it serves and conceived, designed, developed and managed as an interdependent and inter-related unit whether by a single owner or tenant or by a group of owners or tenants, acting in collaboration.

"STOREY" shall mean that portion of a building other than a cellar or attic storey which is included between one floor level and the next higher floor level or the ceiling and which is not less than 2.25 metres nor more than 4.25 metres in height.

"STOREY HALF" shall mean that portion of a building situated within the roof or having its floor level not lower than 1.25 metres below the line where the roof and interior enclosing walls meet, and having a roof not steeper than forty-five degrees above the horizontal.

"STREET" shall mean a public highway which affords the principal means of access to abutting lots.

"STRUCTURE" shall mean anything that is erected, built or constructed of parts joined together or requiring a foundation to hold it erect, but shall not include free standing walls, hedges and fences.

"TAVERN" shall mean a "TAVERN" as defined by the Liquor Licence Act, R.S.O. 1970, as amended from time to time

"TEMPORARY BUILDING" shall mean a building or structure intended for removal or demolition within a prescribed time not exceeding two years as set out in a building permit.

"TRAVEL TRAILER" shall mean a structure designed, intended, and used exclusively for travel, recreation and vacation and which is capable of being drawn by a passenger vehicle and shall include tent trailers or similar transportable accommodation excepting a mobile home.

"TRUCK SALES AND SERVICE ESTABLISHMENT" shall mean the same as "Automotive Sales Establishment (New)".

"TRUCK TRANSPORT TERMINAL" shall mean a lot, structure, or building used for the loading, unloading, routing, dispatching, parking, repairing or refitting of commercial motor vehicle or vehicles, or trailers (as defined by the Highway Traffic Act - R.S.O. 1970, Ch. 202 as amended) and may also include warehousing and open space storage as defined by this by-law.

"USED" shall also mean "arranged, designed, or intended by the owner or occupant to be used". "Use" shall have a corresponding meaning.

"UTILITY" shall mean a "Public Utility" as defined by the Public Utilities Corporation Act, R.S.O. 1970, as amended from time to time.

"UTILITY SERVICE BUILDING" shall mean a building used in connection with the supplying a local utilities including a water or sewage pumping station, a water storage reservoir, a gas regulator building, a hydro sub-station, and a telephone exchange building.

"WALL MAIN" shall mean an outside wall of building which supports a roof and shall include a wall under a gable end.

"WAREHOUSE" shall mean a building used or intended to be used for the bulk storage of goods, merchandise or materials and shall include wholesale establishments.

"WAREHOUSING" shall mean the use of a building or structure for the storage and/or display of goods, merchandise or materials, and may include the carrying out of commercial transactions involving the sale of such goods, merchandise or materials solely by wholesale.

"WAYSIDE PIT" or "WAYSIDE QUARRY" shall mean a lot where a temporary pit or quarry is opened and used by a public road authority solely for the purpose of a particular project or contract of road construction and is not located on a street.

"WHOLESALE ESTABLISHMENT" shall mean a building used or intended to be used for the bulk storage and sale of quantities of goods, merchandise, and materials for resale or business use.

"YARD" shall mean an unoccupied space open to the sky on the same lot with a building, structure or use.

"YARD, FRONT" shall mean a yard extending across the full width of the lot between the front lot line and the nearest part of any building or structure on the lot or the nearest open storage use on the lot. "FRONT YARD DEPTH" shall mean the minimum horizontal distance between the front lot line and the nearest part of any building or structure on the lot or the nearest open storage use on the lot.

"YARD, SIDE" shall mean a yard extending from the front yard to the rear yard and from the side lot line to the nearest part of any building or structure on the lot or the nearest open storage use on the lot. "SIDE, YARD WIDTH" shall mean the minimum horizontal distance between the side lot line and the nearest part of any building or structure on the lot or the nearest open storage use on the lot.

"YARD, REAR" shall mean a yard extending across the full width of the lot between the rear lot line and the nearest point of any building or structure on the lot or the nearest open storage use on the lot. "REAR YARD DEPTH" shall mean the minimum horizontal distance between the rear lot line and the nearest part of any building or structure on the lot or the nearest open storage use on the lot.

SECTION 4 - Z O N E S4.1 ESTABLISHMENT OF ZONES

For the purpose of this by-law the Township of Sarnia is divided in to the following defined areas herein referred to as zones:

<u>SECTION NO.</u>	<u>ZONE NAME</u>	<u>SYMBOL</u>
6.	Agricultural	A.
7.	Future Urban	FU.
8.	Residential Suburban	RS.
9.	One-Family Residential	R1.
10.	Two-Family Residential	R2.
11.	Multiple Family Residential 1	RM1.
12.	Multiple Family Residential 2	RM2.
13.	Commercial 1	C1.
14.	Commercial 2	C2.
15.	Commercial 3	C3.
16.	Institutional	I.
17.	Restricted Industrial 1	M1.
18.	General Industrial 2	M2.
19.	Open Space	OS.

4.2 USE OF SYMBOLS

The symbols listed in subsection 4.1 may be used to refer to any of the uses of land, buildings, and structures permitted by this by-law in the said zones and whenever in this by-law the word "zone" is used, preceded by any of the said symbols, such zone shall mean any area delineated on the Zoning Map and designated thereon by the said symbol.

4.3 APPLICATION OF ZONES

No person shall, within any of the zones defined in this by-law and delineated on the sectional parts of the Zoning Map hereto appended, erect or use any building or structure, display any sign or use any land in whole or in part except in such manner and for such purposes as are set forth in this by-law.

SECTION 5 - Z O N I N G M A P S5.1 INCORPORATION OF ZONING MAPS

The location and boundaries of the zones established by this by-law are shown on the maps hereto appended which are referred to as, and comprise, the sectional parts of the Zoning Map and such maps together with everything shown thereon and all succeeding amendments thereto are hereby incorporated in and are declared to form part of this by-law to the same extent as if fully described herein.

5.2 INTERPRETATION OF ZONING MAPS

Where uncertainty exists with respect to the boundaries of the various zones as shown on the zoning maps, the following provisions shall apply:

(a) Street, Lane, Right-of-Way or Watercourse

Unless otherwise shown, a street, lane, railway right-of-way, electrical transmission line right-of-way, creek or watercourse shall be included within the zone of the adjoining property on either side thereof and where such street, lane, right-of-way, creek, or watercourse serves as a boundary between two or more different zones, the centre line of such street, lane, right-of-way, creek or watercourse extending in the general direction of the long dimension thereof, shall be deemed to be the boundary between zones.

(b) Lot Lines

Where any zone boundary is not shown to be a street, lane, right-of-way, creek or watercourse, and where the boundary approximately follows lot lines, such lot lines, shall be deemed to be the zone boundary.

(c) Closed Street, Lane or Right-of-Way

In the event a street, lane or right-of-way and the limits of any portion thereof is closed, the property formerly within such street, lane or right-of-way shall be included within the zone adjoining the property, and where such street, lane, or right-of-way was a zone boundary, the new zone boundary shall be the former centre line of the closed street, lane or right-of-way.

(d) Scale from Zoning Maps

Where any zone boundary is left uncertain after application of the provisions of Section 5.2 (a), (b), and (c) of this by-law, then the boundary shall be determined by scale from the master zoning maps contained in the office of the Zoning Administrator.

SECTION 6 - AGRICULTURAL (A) ZONES6.1 AGRICULTURAL 1 (A.1) ZONE6.1.1. Permitted Uses

- (a) Agriculture, including one-family detached dwellings accessory thereto.
- (b) Riding schools.
- (c) Cemeteries, schools, churches.
- (d) The following lawfully existing buildings and uses: a chip and putt golf course, a commercial fishery, a recreation centre, one-family detached dwellings, retail stores, the mixing, distribution and storage of fertilizer, feed, seed and grain, mobile home sales, auctioneer.
- (e) Any use operated by or for the Corporation of the Township of Sarnia.
- (f) A home occupation.
- (g) A one-family detached dwelling on a lot created by consent.
- (h) A small animal hospital including the office of a veterinarian; a kennel.
- (i) Buildings and uses accessory to the permitted uses.

6.1.2 Permitted Signs

- (a) Any sign advertising the use of the land, building or structure on which it is displayed.
- (b) Lawfully existing billboards.

6.1.3 Site and Building Regulations - Existing Uses Permitted Under Subsection 6.1.1. (d)

- (a) The minimum lot area and frontage, the minimum front and rear yard depth, the minimum side yard widths, and the maximum lot coverage and building height, shall be as they existed on the effective date of this by-law.
- (b) The foregoing shall not apply to prevent the erection of accessory buildings or the enlargement of the main building provided such erection or enlargement is in conformity with the regulations set forth in subsections 6.1.5 and 6.1.6.

6.1.4 Site Regulations - Agricultural Uses and Accessory Dwellings

- (a) Lot Area: 19.5 hectares minimum
- (b) Lot Frontage: 45 metres minimum
- (c) Building Setbacks:
  - (i) Accessory dwellings: 10.5 metres minimum from the front lot line.  
3 metres minimum from the side lot lines.  
7.5 metres minimum from the rear lot line.
  - (ii) Agricultural Buildings: 13.5 metres minimum from the front lot line provided however, that buildings, housing livestock and/or poultry shall be set back a minimum distance of 60 metres.

6.1.5 Site Regulations: One-family Detached Dwellings Permitted Under Subsection 6.1.1. (g)

- (a) Lot Area: 0.8 hectares minimum  
 (b) Lot Frontage: 75 metres minimum  
 (c) Building Setbacks: 10.5 metres minimum from the front and rear lot lines  
 7.5 metres minimum from side lot lines  
 (d) Lot Coverage: 10% maximum for all permitted buildings and structures

6.1.6 Site Regulations - Other Permitted Uses

- (a) Lot Area: 2.0 hectares minimum  
 (b) Lot Frontages: 30 metres minimum  
 (c) Front Yard Depth: 13.5 metres minimum  
 (d) Side Yard Width: 7.5 metres minimum (each side)  
 (e) Rear Yard Depth: 12.0 metres minimum  
 (f) Lot Coverage: 25% maximum for all permitted buildings and structures.

6.1.7 Building Regulations

- (a) Gross Floor Area: 92.5 square metres minimum for a one-family detached dwelling.  
 (b) Height: 10.5 metres maximum for a one-family detached dwelling.  
 13.5 meters maximum for all other buildings and structures.

6.2 AGRICULTURAL 2 (A.2) ZONE

6.2.1 Permitted Uses

- (a) Uses permitted in Section 6.1 Agricultural 1 (A.1) Zone provided however, that the use of any land or the erection or use of any building or structure for the feeding, breeding, raising, boarding, or training of livestock shall be prohibited unless a Certificate of Compliance has been issued in respect of such land, building or structure and said Certificate shall be conclusive evidence that the building or use conforms to the provisions of this subsection.

6.2.2 Permitted Signs

Any sign permitted in Section 6.1.2 Agricultural 1 (A.1) Zone.

6.2.3 Site Regulations

All site regulations shall be the same as set forth in Sections 6.1.3, 6.1.4, 6.1.5, and 6.1.6 of this By-Law.

6.2.4 Building Regulations

All building regulations shall be the same as set forth in Section 6.1.7 of this By-Law.

6.3 AGRICULTURAL 3 (A.3) ZONE

6.3.1 Permitted Uses

- (a) A one-family detached dwelling.
- (b) Buildings and uses accessory to the permitted use.

6.3.2 Site Regulations

- (a) Lot Area: 4.5 hectares minimum
- (b) Lot Frontage: 120 metres minimum

All other regulations shall be the same as set forth in Section 6.1.5, Agricultural 1 (A.1) Zone.

6.4 AGRICULTURAL 4 (A.4) ZONE

6.4.1 Permitted Uses

- (a) Any use permitted in Section 6.2.
- (b) An iron works.

6.4.2 Site Regulations

- (a) All site regulations for any use permitted in Section 6.4.1 (a) shall be the same as set forth in Sections 6.1.3, 6.1.4, 6.1.5, and 6.1.6 of this By-Law.

- (b) Iron Works:

Lot Area:	0.12 hectares minimum
Lot Frontage:	21 metres minimum
Building Setbacks:	18.0 metres minimum from front lot line
	9 metres minimum from rear lot line.

6.4.3 Building Regulations

- (a) Gross Floor Area: 95 square metres minimum for a one-family detached dwelling
- (b) Ground Floor Area: 420 square metres maximum for an iron works
- (c) Height: 10.5 metres maximum for a one-family detached dwelling and an iron works.

6.5 AGRICULTURAL 5 (A.5) ZONE

6.5.1 Permitted Uses

- (a) Any use permitted in Section 6.1.
- (b) The following lawfully existing uses:  
retail stores, machinery repair and welding shop, mixing, distribution and storage of fertilizer, feed, seed and grain.

6.5.2 Site Regulations - Existing Uses Permitted Under Subsection 6.5.1 (b)

The minimum lot area and frontage, the minimum front and rear yard depth, the minimum side yard widths, and the maximum lot coverage and building height shall be as they existed on the effective date of this by-law.

6.5.3 Site Regulations - Other Uses

As provided for in Section 6.1.4, 6.1.5, 6.1.6 and 6.1.7.

6.6 AGRICULTURAL 6 (A6) ZONE (117/78)

6.6.1 Permitted Uses

- (a) a one-family detached dwelling
- (b) buildings and uses accessory to the permitted use.

6.6.2 Site Regulations

- (a) Lot Area: .35 hectares minimum
- (b) Lot Frontage: 45 metres minimum

All other regulations shall be the same as those set forth in Section 6.1.5, Agricultural 1 (A.1) Zone.

6.7 Agricultural 7 (A.7) Zone (68/80)

6.7.1 Permitted Uses

- (a) Agriculture including one-family detached dwellings accessory thereto.
- (b) Buildings and uses accessory to the permitted uses.

6.7.2 Site Regulations

- (a) Lot Area: 6 hectares
- (b) Lot Frontage: 45 metres minimum
- (c) Building Setbacks: 10.5 metres minimum from the front and rear lot lines  
7.5 metres from the side lot lines
- (d) Lot Coverage: 10% maximum for all permitted buildings and structures

6.7.3 Building Regulations

- (a) Gross Floor Area: 95 Square metres minimum for a one-family detached dwelling
- (b) Height: 10.5 metres maximum for a one-family detached dwelling  
13.5 metres maximum for all other buildings and structures

6.8 Agricultural 8 (A.8) Zone (14/79)

6.8.1 Permitted Uses

- (a) Agricultural.
- (b) Microwave reception tower.
- (c) Buildings and uses accessory to the permitted uses.

6.8.2 Site Regulations

- Lot Area: .18 hectares minimum
- Lot Frontage: 60 metres minimum

SECTION 7 - FUTURE URBAN (FU.) ZONES7.1 FUTURE URBAN 1 (FU.1) ZONE7.1.1 Permitted Uses

- (a) A one-family detached dwelling on a lot lawfully used for such purpose on the effective date of this by-law.
- (b) A one-family detached dwelling on a lot created by consent.
- (c) A one-family detached dwelling on a lot described in accordance with an existing registered plan of subdivision.
- (d) A one-family detached dwelling on a lot, the owner of which has no fee with respect to any abutting or adjoining land.
- (e) Schools, churches subject to compliance with the regulations contained in Section 16.1 Institutional 1 Zone.
- (f) Home occupations.
- (g) Buildings and uses accessory to the permitted uses.

7.1.2 Site Regulations - Dwellings

- (a) Lot Area: 700 square metres minimum and 925 square metres maximum provided however that no person shall use any lot in an FU.1 Zone for a one-family detached dwelling unless such lot is served by a municipal water supply
- (b) Lot Frontage: 22.5 metres minimum
- (c) Front Yard Depth: 12 metres minimum
- (d) Side Yard Width: 3 metres minimum (one side) 1.25 metres minimum (other side) provided however, that where there is an attached garage or carport, the minimum dimension (each side) shall be 1.25 metres
- (e) Rear Yard Depth: 7.5 metres minimum
- (f) Lot Coverage: 30% maximum.

7.1.3 Building Regulations

- (a) Gross Floor Area: 95 square metres minimum for a one family detached dwelling
- (b) Height: 10.5 metres maximum for a one-family detached dwelling  
4.5 metres maximum for accessory buildings.

7.2 FUTURE URBAN 2 (FU.2) ZONE7.2.1 Permitted Uses

- (a) Lawfully existing buildings and uses.
- (b) Buildings and uses accessory to the permitted uses.

7.2.2 Site and Building Regulations

- (a) The minimum lot area and frontage, the minimum front, side, and rear yard depths, the maximum lot coverage and building height, shall remain as they lawfully existed on the effective date of this by-law.
- (b) The foregoing shall not apply to prevent the enlargement of dwellings or the erection of buildings accessory thereto subject to compliance with the regulations contained in Section 9.1, R1.1 Zone.

SECTION 8 - RESIDENTIAL SUBURBAN (RS.) ZONES8.1 RESIDENTIAL SUBURBAN 1 (RS.1) ZONE8.1.1 Permitted Uses

- (a) One-family detached dwellings.
- (b) Home occupations and day nurseries within dwellings lawfully used for such purpose on the effective date of this by-law.
- (c) The office of a Physician or Dentist provided such office is situated within a one-family dwelling used by such Physician or Dentist as his private residence and that not more than one such Physician or Dentist practices in any such office.
- (d) Schools, churches, subject to compliance with the regulations contained in Section 16.1, Institutional 1 Zone.
- (e) Buildings and uses accessory to permitted uses.

8.1.2 Site Regulations

- (a) Lot Area: 1850 square metres minimum
- (b) Lot Frontage: 21 metres minimum
- (c) Front Yard Width: 12 metres minimum
- (d) Side Yard Width: 3.0 metres minimum (each side)
- (e) Rear Yard Depth: 12 metres minimum
- (f) Lot Coverage: 25% maximum.

8.1.3 Building Regulations

- (a) Gross Floor Area: 130 square metres minimum for a one-family detached dwelling.
- (b) Height: 10.5 metres maximum for a main building  
4.5 maximum for accessory buildings.

8.1.4 Supplementary Site Regulations

"Notwithstanding the lot area and lot frontage regulations set forth in Section 8.1.2 (a) and (b), the minimum lot area and frontage for a lot occupied by a dwelling on the effective date of this by-law shall be the existing lot area and frontage provided, however, that in no case shall the area be less than 700 square metres where there is a municipal water supply or less than 1400 square metres where there is no municipal water supply."

8.2 Residential Suburban 2 (RS.2) Zone (56/76)

8.2.1 Permitted Uses

(a) Uses permitted in Section 8.1, R.S.1. Zone.

8.2.2 Site Regulations

- |                       |                                |
|-----------------------|--------------------------------|
| (a) Lot Area:         | 1850 Square metres minimum     |
| (b) Lot Frontage:     | 30 metres minimum              |
| (c) Front Yard Depth: | 22.5 metres minimum            |
| (d) Side Yard Width:  | 3.0 metres minimum (each side) |
| (e) Rear Yard Depth:  | 12 metres minimum              |
| (f) Lot Coverage:     | 25% maximum.                   |

8.2.3 Building Regulations

(a) Same as regulations contained in Section 8.1.3

8.2.4 Supplementary Site Regulations

(a) Same as regulations contained in Section 8.1.4

8.3 Residential Suburban 3 (RS.3) (25/77)

Definition

"Lot" shall mean a parcel of land the boundaries of which are recorded in the registry office for the Registry Division of the County of Lambton and which is occupied or capable of being occupied by one (1) main building, structure or use by this by-law and which has continuous frontage or a lane.

"Lane" shall mean a public or private access not more than 9 metres in width which affords a principle means of access to abutting property.

8.31 Permitted Uses

(a) Uses permitted in Section 8.1. RS.1. Zone

8.3.2 Site Regulations

(a) Same as regulations contained in Section 8.1.2

8.3.3 Building Regulations

(a) Same as regulations contained in Section 8.1.3.

8.3.4 Supplementary Site Regulations

(a) Same as regulations contained in Section 8.1.4

SECTION 9 - ONE - FAMILY RESIDENTIAL (R1.) ZONE9.1 ONE-FAMILY RESIDENTIAL 1 (R1.1) ZONE9.1.1 Permitted Uses

- (a) One-family detached dwellings on lots served by a municipal sewerage system and/or municipal water supply.
- (b) Schools, churches, subject to compliance with the regulations contained in Section 16.1. Institutional 1 Zone.
- (c) Home occupations and day nurseries within dwellings lawfully used for such purpose on the effective date of this by-law.
- (d) Buildings and uses accessory to the permitted uses.

9.1.2 Site Regulations

- (a) Lot Area:
  - 550 square metres minimum where there is a municipal sewerage system.
  - 700 square metres minimum where there is a municipal water supply only.
- (b) Lot Frontage:
  - 18 metres minimum where there is a municipal sewerage system.
  - 23 metres minimum where there is a municipal water supply only.
- (c) Front Yard Depth: 7.5 metres minimum
- (d) Side Yard Width:
  - 1.25 metres minimum (one side)
  - 3 metres minimum (other side).

Provided however, that where there is an attached garage or carport, the minimum sideyard width (each side) shall be 1.25 metres.

- (e) Rear Yard Depth: 7.5 metres minimum
- (f) Lot Coverage: 30% maximum for all buildings and structures.

9.1.3 Building Regulations

- (a) Gross Floor Area: 110 square metres minimum for a one-family detached dwelling.
- (b) Height:
  - 10.5 metres maximum for a main building.
  - 4.5 metres maximum for an accessory building.

9.2 ONE-FAMILY RESIDENTIAL 2 (R1.2) ZONE

9.2.1 Permitted Uses

- (a) Uses Permitted in Section 9.1, R1.1 Zone.
- (b) The office of a Physician or Dentist provided such office is situated within a one-family detached dwelling used by such Physician or Dentist as his private residence, and that not more than one such Physician or Dentist practises in any such office.

9.2.2 Site Regulations

- (a) Lot Area: 460 square metres minimum where there is a municipal sewerage system and water supply.  
700 square metres minimum where there is a municipal water supply only.
- (b) Lot Frontage: 15 metres minimum where there is a municipal sewerage system and water supply.  
  
23 metres minimum where there is a municipal water supply only.

All other site regulations shall be the same as set forth in Section 9.1, R1.1 Zone.

9.2.3 Building Regulations

- (a) Gross Floor Area: 95 square metres minimum for a one-family detached dwelling.

All other building regulations shall be the same as set forth in Section 9.1, R1.1 Zone.

9.3 ONE FAMILY RESIDENTIAL 3 (R1.3) ZONE (84/74)

9.3.1 Permitted Uses

- (a) Uses Permitted in Section 9.2, R1.2 Zone.
- (b) An automotive service station in existence on the day of passing of this by-law.

9.3.2 Site Regulations

- (a) Existing Automotive Service Station  
The minimum lot area and frontage, the minimum front and rear yard depth, the minimum side yard width, and the maximum lot coverage and building height shall be as they existed on the day of passing of this by-law.
- (b) Other Uses  
As set forth in Section 9.2.2, R1.2 Zone.

9.3.3 Building Regulations

As set forth in Section 9.2.3., R1.2 Zone.

9.4 ONE FAMILY RESIDENTIAL 4 (R1.4) ZONE (74/75)

9.4.1 Permitted Uses

- (a) A one-family detached dwelling.
- (b) Buildings and uses accessory to the permitted use.

9.4.2 Site Regulations

- (a) Lot Area: 5000 square metres
- (b) Lot Frontage: 60 metres minimum.
- (c) Front Yard Depth: 12 metres minimum
- (d) Side Yard Width: 3.0 metres minimum
- (e) Rear Yard Depth: 12 metres minimum
- (f) Lot Coverage: 25% maximum

9.4.3. Building Regulations

- (a) Gross Floor Area: 110 square metres minimum for a one-family detached dwelling.
- (b) Height: 10.5 metres maximum for a main building.

9.5 ONE FAMILY RESIDENTIAL 5 (R1.5) ZONE (137/78)

9.5.1 Permitted Uses

- (a) Uses Permitted in Section 9.1.1 (One-Family Residential (R1.1) Zone).

9.5.2. Site Regulations

- (a) As set forth in Section 9.2.2 (One-Family Residential 2 (R1.2) Zone).

9.5.3 Building Regulations

- (a) As set forth in Section 9.2.3 (One-Family Residential 2 (R1.2) Zone).

9.5.4 Supplementary Regulations

- (a) Special Building Setback:
  - 15.25 metre minimum from the top-of-bank of Perch Creek (the said top-of-bank of Perch Creek being defined as the 178.9 metre contour elevation (Canadian Geodetic Datum)).
- (b) Special Building Opening Elevation:
  - (i) No opening to any structure shall be constructed below the 180.8 metre contour elevation (Canadian Geodetic Datum) for any structure north of the said 180.8 metre contour elevation.
  - (ii) No opening to any structure shall be constructed below the 181.0 metre contour elevation (Canadian Geodetic Datum) for any structure south of the 180.8 metre contour elevation (Canadian Geodetic Datum)

9.6 ONE FAMILY RESIDENTIAL 6 (R1.6) ZONE (138/78)

9.6.1 Permitted Uses

- (a) One Family detached dwellings.
- (b) Schools, churches, subject to compliance with the regulations contained in Section 16.1 Institutional 1 Zone.
- (c) Buildings and uses accessory to the permitted uses.

9.6.2 Site Regulations

- (a) Lot Area: 460 square metres minimum
- (b) Lot Frontage: 13.5 metres minimum
- (c) Front Yard Depth: 7.5 metres minimum
- (d) Side Yard Width: 1.25 metres minimum (one Side)  
3 metres minimum (other Side)

Provided however, that where there is an attached garage or carport, the minimum sideyard width (each side) shall be 1.25 metres.

- (e) Rear Yard Depth: 7.5 metres minimum.
- (f) Lot Coverage: 30% maximum for all buildings and structures.

9.6.3 Building Regulations

- (a) Gross Floor Area: 95 square metres minimum for a one-family detached dwelling.

SECTION 10 - T W O - F A M I L Y R E S I D E N T I A L (R2.) ZONE10.1 TWO-FAMILY RESIDENTIAL 1 (R2.1) ZONE10.1.1 Permitted Uses

- (a) Semi-detached dwellings, duplex dwellings.
- (b) Schools, churches, subject to compliance with the regulations contained in Section 16.1 Institutional 1 Zone.
- (c) Home occupations.
- (d) Buildings and uses accessory to the permitted uses.

10.1.2 Site Regulations

- (a) Lot Area: 780 square metres minimum
- (b) Lot Frontage: 21 metres minimum
- (c) Front Yard Depth 7.5 metres minimum
- (d) Side Yard Width: 3 metres minimum (each side) provided however that where there is an attached garage or carport, the minimum side yard width (each side) shall be 1.25 metres.
- (e) Rear Yard Depth: 7.5 metres minimum
- (f) Lot Coverage: 30% maximum

10.1.3 Building Regulations

- (a) Floor Area: 75 square metres minimum for each unit in a duplex dwelling  
90 square metres minimum for each unit in a semi-detached dwelling
- (b) Height: 10.5 metres maximum for a main building  
4.5 metres maximum for an accessory building

10.2 TWO FAMILY RESIDENTIAL 2(R2.2) ZONE (38/76)

10.2.1 Permitted Uses

- (a) Semi-detached dwellings.
- (b) Schools, churches, subject to compliance with regulations contained in Section 16.1 Institutional 1 Zone.
- (c) Home Occupations.
- (d) Buildings and uses accessory to the permitted uses.

10.2.2 Site Regulations

- (a) Lot Area: 670 square metres minimum
- (b) Lot Frontage: 18 metres minimum
- (c) Front Yard Depth: 7.5 metres minimum
- (d) Side Yard Width: 3 metres minimum provided however that where there is an attached garage or carport the minimum side yard width shall be 1.25 metres.
- (e) Rear Yard Depth: 7.5 metres minimum
- (f) Lot Coverage: 35% maximum

10.2.3 Building Regulations

- (a) Floor Area: 90 square metres minimum for each unit
- (b) Height: 10.5 metres maximum for a main building  
4.5 metres maximum for an accessory building

10.3 TWO-FAMILY RESIDENTIAL 3 (R2.3) ZONE (36/77)

10.3.1. Permitted Uses

- (a) Semi-detached dwellings.
- (b) Schools, churches, subject to compliance with the regulations contained in Section 10.1, Institutional 1 Zone.
- (c) Home occupations.
- (d) Buildings and uses accessory to the permitted uses.

10.3.2 Site Regulations

- (a) Lot Area: 550 square metres minimum
- (b) Lot Frontage: 18 metres minimum
- (c) Front Yard Depth: 7.5 metres minimum
- (d) Side Yard Width: 3 metres minimum, provided however that where there is an attached garage or carport the minimum side yard width shall be 1.25 metres.
- (e) Rear Yard Depth: 7.5 metres minimum
- (f) Lot Coverage: 35% maximum

10.3.3 Building Regulations

- (a) Floor Area: 90 square metres minimum for each unit.
- (b) Height: 10.5 metres maximum for a main building  
4.5 metres maximum for an accessory building.

SECTION II - MULTIPLE FAMILY RESIDENTIAL  
1 (RM1.) ZONES

11.1 MULTIPLE FAMILY RESIDENTIAL 1.1 (RM1.1) ZONE

11.1.1 Permitted Uses

- (a) A mobile home within a mobile home park as defined in this by-law.
- (b) Buildings and uses accessory to a mobile home or mobile home park.

11.1.2 Site Regulations

- (a) Lot Area: 2 hectares minimum and 20 hectares maximum for a mobile home park  
325 square metres minimum for a mobile home lot
- (b) Lot Frontage: 30 metres minimum for a mobile home park  
12 metres minimum for a mobile home lot
- (c) Building Setback: 7.5 metres minimum where a mobile home park abuts a street
- (d) Front Yard Depth: 4.0 metres minimum for a mobile home lot
- (e) Side Yard Width: 7.5 metres minimum (one side) for a mobile home lot  
1.25 metres minimum (other side) for a mobile home lot provided however that where the lot abuts a street or public space, the minimum dimension shall be 4 metres
- (f) Rear Yard Depth: 1.25 metres minimum provided however, that where the lot abuts a street or public space, the minimum dimension shall be 4 metres
- (g) Lot Coverage: 30% maximum for a mobile home lot
- (h) Landscaped Open Space: Minimum of 8% of the area of the mobile home park.

11.1.3 Building Regulations

- (a) Floor Area: 45 square metres minimum for a mobile home
- (b) Height: 4.5 metres maximum

11.2 MULTIPLE FAMILY RESIDENTIAL 1.2 (RM1.2) ZONE

11.2.1 Permitted Uses

- (a) Row dwellings.
- (b) Buildings and uses accessory to the permitted use.

11.2.2 Site Regulations

- (a) Lot Area: 185 square metres minimum for each dwelling unit
- (b) Lot Frontage: 30 metres minimum
- (c) Front Yard Depth: 4.5 metres minimum
- (d) Side Yard Width: 3 metres minimum (each side)
- (e) Rear Yard Depth: 7.5 metres minimum
- (f) Lot Coverage: 30% maximum

11.2.3 Building Regulations

- (a) Height: 10.5 metres maximum for a main building  
4.5 metres maximum for an accessory building.

11.3 MULTIPLE FAMILY RESIDENTIAL 1.3 (RM1.3) ZONE

11.3.1 Permitted Uses

- (a) Row Dwellings.
- (b) Buildings and uses accessory to the permitted uses.

11.3.2 Site Regulations

- (a) Lot Area: 275 square metres minimum for each dwelling unit.
- (b) Lot Frontage: 30 metres minimum
- (c) Front Yard Depth: 7.5 metres minimum
- (d) Side Yard Width: 3 metres minimum
- (e) Rear Yard Depth: 7.5 metres minimum
- (f) Lot Coverage: 30% maximum

11.3.3 Building Regulations

- (a) Height: 10.5 metres maximum for a main building  
4.5 metres maximum for an accessory building

11.4 MULTIPLE FAMILY RESIDENTIAL 1.4 (RM 1.4) ZONE

11.4.1 Permitted Uses

- (a) One-Family dwellings.
- (b) Semi-Detached dwellings.
- (c) Row Dwellings.
- (d) A park on Block "B", Registered Plan No. 598. (103/79)
- (e) A school on Block "C", Registered Plan No. 598. (103/79)
- (f) Buildings and uses accessory to the permitted uses.

11.4.2 Permitted Signs

- (a) One non-illuminated real estate sign not exceeding .25 square metres in area shall be permitted provided that the sign advertises the sale, rental or lease of building structure or lot upon which the sign is located.
- (b) One non-illuminated sign shall be permitted provided that the said sign shall advertise the development of the general area within or adjacent to the location of the sign while such area is under development providing that the said sign shall be removed within a period of one year following the date of its erection.

11.4.3 Site Regulations

- (a) Minimum Lot Area: 510 square metres for a one-family dwelling  
650 square metres for a semi-detached dwelling  
185 square metres for each row dwelling unit  
For a school, the minimum lot area shall be equal to the area of Block "B", Registered Plan No. 598
- (b) Minimum Lot Frontages: 16 metres for a one-family dwelling  
21 metres for a semi-detached dwelling  
For a row dwelling, 21 metres for the first three dwelling units plus 6 metres for each additional dwelling unit.  
For a school, the minimum frontage shall be equal to the frontage of Block "B", Registered Plan No. 598
- (c) Minimum Front Yard: 7.5 metres for a one-family dwelling and semi-detach dwelling  
4.5 metres for a row dwelling  
12 metres for a school
- (d) Minimum Side Yards:  
One-family dwelling and semi-detached dwelling: 1.25 metres (one side)  
3 metres (other side)  
Provided, however, that where there is an attached garage or carport, the minimum dimension (each side) shall be 1.25 metres.  
Row Dwelling: 4.5 metres (each side)  
provided however that where there is an attached garage or common access to a joint off-street parking area, the minimum dimension (each side) shall be 1.5 metres  
Other Permitted Uses: 4.5 metres (each side)  
Notwithstanding the foregoing provisions, where a lot is a corner lot, the side yard adjacent to the flanking street shall have a minimum width of 3 metres.

11.4.3 Site Regulations contd.,

## (e) Minimum Rear Yards:

One-family dwelling, semi-detached dwelling, row dwelling	7.5 metres
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Other Permitted Uses:	12 metres
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## (f) Maximum Lot Coverage:

One-family dwelling, semi-detached dwelling, row dwelling:	35%
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11.4.4 Building Regulations

(a) Minimum Gross Floor Area:	95 square metres for each dwelling unit
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(b) Maximum Height:	10.5 metres for dwellings
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	13.5 metres for other permitted uses
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11.5 MULTIPLE FAMILY RESIDENTIAL 1.5 (RML.5) ZONE (40/76)

11.5.1 Permitted Uses

- (a) Row dwellings
- (b) Buildings and uses accessory to the permitted uses.

11.5.2 Site Regulations

- (a) Lot Area: 185 square metres minimum for each row dwelling unit.
- (b) Lot Frontage: 6 metres minimum for each row dwelling unit.
- (c) Front Yard Depth: 7.5 metres minimum
- (d) Side Yard Width: 3 metres minimum provided however that where there is an attached garage or carport the minimum side yard width shall be 1.5 metres.
- (e) Rear Yard Depth: 7.5 metres minimum
- (f) Lot Coverage 35% maximum

11.5.3 Building Regulations

- (a) Height: 10.5 metres maximum for a main building.  
4.5 metres maximum for an accessory building

SECTION 12 - MULTIPLE FAMILY RESIDENTIAL 2  
(RM2.) ZONES

12.1 MULTIPLE FAMILY RESIDENTIAL 2.1 (RM2.1) ZONE

12.1.1 Permitted Uses

- (a) Multiple dwellings
- (b) Buildings and uses accessory to the permitted use.

12.1.2 Site Regulations

- (a) Lot Area: 825 square metres for the first three dwelling units plus 75 square metres for each additional unit
- (b) Lot Frontage: 30 metres minimum
- (c) Front Yard Depth: 7.5 metres minimum
- (d) Side Yard Width: 1/3 building height or 4.5 metres whichever is greater
- (e) Rear Yard Depth: 7.5 metres minimum
- (f) Lot Coverage: 30% maximum
- (g) Landscaped Open Space: Minimum of 50% of the lot area.

12.1.3 Building Regulations

- (a) Height: 10 stories maximum for a main building  
4.5 metres maximum for accessory buildings

12.2 MULTIPLE FAMILY RESIDENTIAL 2.2 (RM2.2) ZONE

12.2.1 Permitted Uses

- (a) Multiple dwellings
- (b) Buildings and uses accessory to the permitted use.

12.2.2 Site Regulations

- (a) Lot Area: 925 square metres minimum for the first three dwelling units plus 925 square metres for each additional dwelling unit
- (b) Lot Frontage: 30 metres minimum
- (c) Front Yard Depth: 7.5 metres minimum
- (d) Side Yard Width: 1/3 building height or 4.5 metres whichever is greater

12.2.2 Site Regulations contd.,

- (e) Rear Yard Depth: 7.5 metres minimum
- (f) Lot Coverage: 30% maximum
- (g) Landscaped Open Space: Minimum of 50% of the lot area.

12.2.3 Building Regulations

- (a) Height: 10 stories maximum for a main building
- 4.5 metres maximum for accessory building.

12.3 MULTIPLE FAMILY RESIDENTIAL 2.3 (RM2.3) ZONE

12.3.1. Permitted Uses

- (a) Row dwellings containing not more than 18 dwelling units on each of Blocks "A" and "E" as shown on the Zoning Map, Part 11-1.
- (b) Row dwellings containing not more than 30 dwelling units on Block "C" as shown on the Zoning Map, Part 11-1.
- Provided however, that the total number of row dwelling units on Block "A", "E" and "C" shall not exceed 60.
- (c) A multiple dwelling containing not more than 60 dwelling units on Block "B" as shown on the Zoning Map, Part 11-1.
- (d) A multiple dwelling containing not more than 70 dwelling units on Block "D" as shown on the Zoning Map, Part 11-1.
- (e) Any of the following uses on the ground floor of a multiple dwelling permitted on Block "D" as shown on the Zoning Map, Part 11-1.
- Shops selling the following goods at retail: books, confections, drugs, food, gifts, greeting cards, notions, stationery, tobacco.
- a bank, barbershop, dry cleaning pick-up and delivery depot, hairdresser, laundromat, self-service dry-cleaners, business or professional office.
- (f) A swimming pool, children's play area, tennis courts and similar accessory recreational uses and structures on Block "F" as shown on the Zoning Map, Part 11-1.
- (g) A street on Block "G" as shown on the Zoning Map, Part 11-1.
- (h) Buildings and uses accessory to the permitted uses including underground parking structures.

### 12.3.2 Site Regulations

- (a) Lot Area: The minimum lot area for uses permitted on Blocks "A", "B", "C", "D", and "E" shall be the area of the Blocks described on the Zoning Map, Part 11-1.
- (b) Lot Coverage: 30% maximum for row dwellings situate on each of Blocks "A", "C", and "E" as shown on the Zoning Map, Part 11-1.
- 25% maximum for a multiple dwelling situate on Block "B", as shown on the Zoning Map, Part 11-1.
- 15% maximum for a multiple dwelling situate on Block "D" as shown on the Zoning Map, Part 11-1.
- (c) Yards: For row dwellings situate on Block "A", "C", and "E", as shown on the Zoning Map, Part 11-1, the minimum front and rear yard depth shall be 7.5 metres.
- (d) Building Setbacks:
- No building situate on Block "B" as shown on the Zoning Map, Part 11-1 shall be located closer to the northerly limit of Exmouth Street and the easterly limit of Block "G" than 9 metres and 6 metres respectively.
- No building situate on Block "D" as shown on the Zoning Map, Part 11-1 shall be located closer to the northerly limit of Exmouth Street and the westerly limit of Block "G" than 25 metres and 21 metres respectively.
- No row dwelling situate on Block "A", "C", and "E", as shown on the Zoning Map, Part 11-1 shall be located closer to the south limit of existing King's Highway No. 402 than 27.5 metres.
- No row dwelling situate on Block "E" as shown on the Zoning Map, Part 11-1 shall be located closer than 18 metres to the Canadian National Railway right-of-way.
- (e) Building Separations:
- No side or end wall of any row dwelling shall be located closer than 2.5 metres to the side or end wall of any other row dwelling situate on the same Block.
- No multiple dwelling shall be located closer to any row dwelling than 40 metres nor closer to any multiple dwelling on an adjoining Block than 23 metres.

### 13.3.3 Building Regulations

- (a) Height: 2 stories maximum for a row dwelling.

12.3.3 Building Regulations cont'd.

(a) Height:

3 stories maximum for a multiple dwelling situate on Block "B" as shown on the Zoning Map, Part 11-1

10 stories maximum for a multiple dwelling situate on Block "D" as shown on the Zoning Map, Part 11-1

4.5 metres maximum for buildings and structures accessory to the permitted uses.

**12.4 MULTIPLE FAMILY RESIDENTIAL 2.4 (RM2.4) ZONE**

**12.4.1 Permitted Uses**

- (a) Multiple dwellings.
- (b) Buildings and uses accessory to the permitted use.

**12.4.2 Site Regulations**

- (a) Lot Area: 925 square metres minimum for the first three dwelling units plus 95 square metres for each additional dwelling unit
- (b) Lot Frontage: 30 metres minimum
- (c) Front Yard Depth: 7.5 metres minimum
- (d) Side Yard Width: 1/3 building height or 4.5 metres whichever is greater
- (e) Rear Yard Depth: 7.5 metres minimum
- (f) Lot Coverage: 30% maximum
- (g) Landscaped Open Space: Minimum of 50% of the lot area.

**12.4.3 Building Regulations**

- (a) Height: 13.5 metres for a main building  
4.5 metres maximum for accessory buildings

**12.5 MULTIPLE FAMILY RESIDENTIAL 2.5 (RM2.5) ZONE**

**12.5.1 Permitted Uses**

- (a) Multiple Dwellings comprising a total of not more than 50 dwelling units.
- (b) Buildings and uses accessory to the permitted use.

**12.5.2 Site Regulations**

- (a) Lot Area: 1.2 hectares minimum
- (b) Lot Frontage: 72.5 metres minimum
- (c) Front Yard Depth: 15 metres minimum
- (d) Side Yard Width: 9 metres minimum
- (e) Rear Yard Depth: 23 metres minimum
- (f) Lot Coverage: 30% maximum
- (g) Landscaped Open Space: Minimum of 50% of the lot area
- (h) Parking: Minimum of 1.25 spaces for each dwelling unit. A minimum of 20% of the spaces provided shall be set aside for and visually identified as visitors' parking. Provided, however, that where a dwelling unit is maintained for exclusive use by the elderly, a minimum of 1 space for each 4 dwelling units shall be provided.

12.5.3 Building Regulations

- (a) Height: 10.5 metres maximum for a main building  
4.5 metres maximum for accessory buildings

12.5.4 Definition

For the purposes of this Section, "Multiple Dwelling" shall mean a residential building containing 4 or more dwelling units, all of which have access from a common corridor or hallway.

12.6 Multiple Family Residential 2.6 (RM2.6) Zone (112-77)

12.6.1 Permitted Uses

- (a) Multiple dwellings  
(b) Buildings and uses accessory to the permitted uses

12.6.2 Site Regulations

- (a) Lot Area: 925 square metres minimum for the first three dwelling units plus 115 square metres for each additional dwelling unit.  
(b) Lot Frontage: 30 metres minimum  
(c) Front Yard Depth: 7.5 metres minimum  
(d) Side Yard Width: 1/3 building height or 4.5 metres which ever is greater  
(e) Rear Yard Depth: 7.5 metres minimum  
(f) Lot Coverage: 30% maximum  
(g) Landscaped Open Space: Minimum of 50% of the lot area.

12.6.3 Building Regulations

- (a) Height: 3 storey maximum for a main building  
4.5 metres maximum for accessory buildings.

SECTION 13 - C O M M E R C I A L I (C1.) ZONES13.1 COMMERCIAL 1.1 (C1.1) ZONE13.1.1 Permitted Uses

- (a) Retail Store, shopping centre.
- (b) Offices, banks, restaurants, clinics.
- (c) Personal Service Stores.
- (d) Recreational uses within completely enclosed buildings.
- (e) Buildings and uses accessory to the permitted uses.

13.1.2 Site Regulations

- (a) Lot Area:
  - 460 square metres minimum where there is a municipal sewerage and water system
  - 700 square metres minimum where there is a municipal water system only
  - 1400 square metres minimum where there is no municipal water supply or sewerage system
- (b) Lot Frontage: 15 metres minimum
- (c) Building Setback: 12 metres minimum from the front lot line

Provided however, that where the front lot line abuts a King's Highway, the minimum building setback shall be 13.5 metres.

- (d) Side Yard Width: 3 metres minimum (each side)

Provided however, that where the side lot line abuts a street or any Residential Zone the minimum side yard width shall be 12 metres.

- (e) Rear Yard Depth: 7.5 metres minimum

Provided however, that where the rear lot line abuts any Residential Zone, the minimum rear yard depth shall be 12 metres.

13.1.3 Building Regulations

- (a) Gross Floor Area: Maximum of .25 times the lot area
- (b) Height: 2 stories maximum

13.2 COMMERCIAL 1.2 (C1.2) ZONE (12/75)

13.2.1 Definition

For the purposes of this subsection, a "gasoline bar" shall mean a building or place containing pumps for dispensing gasoline and where only gasoline, motor oil, and lubricants are sold, but does not include any building or place where repairing, washing or servicing of automobiles, other than providing the aforesaid products, is carried on.

13.2.2 Permitted Uses

- (a) Gasoline Bar.
- (b) Retail Stores, Personal Service Stores.
- (c) Offices, Banks.
- (d) Buildings and uses accessory to the permitted uses.

13.2.3 Site Regulations

- (a) Lot Area: 0.5 hectares minimum.
- (b) Lot Frontage: 60 metres minimum.
- (c) Building and Gasoline Pump Island Setback: 9 metres minimum from all lot lines.

13.2.4 Building Regulations

- (a) Gross Floor Area: Maximum of 0.25 times the lot area.
- (b) Height: 2 stories maximum.

13.3 COMMERCIAL 1.3 (C1.3) ZONE (47-75)

13.3.1 Permitted Uses

- (a) Any use permitted in Section 13.1, Commercial C1.1 Zone subject to the regulations contained therein.
- (b) The servicing, repair and washing of motor vehicles in a totally enclosed building.
- (c) Buildings and uses accessory to the permitted uses.

13.3.2 Site Regulations

- (a) Lot Area: 0.65 hectares minimum.
- (b) Lot Frontage: 60 metres minimum
- (c) Building Setback: 12 metres minimum from the front lot line.

13.3.2 Site Regulations cont'd

- (d) Side Yard Width: 3 metres minimum (each side).  
 (e) Rear Yard Depth: 7.5 metres minimum.

13.3.3 Building Regulations

- (a) Height: 2 stories Maximum

13.4 COMMERCIAL 1.4 (C1.4) ZONE (62/75)13.4.1 Permitted Uses

- (a) Any use permitted in Section 13.1, Commercial 1.1 (C1.1) Zone subject to the regulations contained therein.  
 (b) Any Automotive Service Station, subject to the regulations contained in the Commercial 2.2 (C2.2) Zone.  
 (c) Buildings and uses accessory to the permitted uses.

13.5 COMMERCIAL 1.5 (C1.5) ZONE (26/76)13.5.1 Permitted Uses

- (a) A building consisting of a barber shop and not more than two dwelling units.  
 (b) Buildings and uses accessory to the permitted uses.

13.5.2 Site Regulations

- (a) Lot Area: 700 square metres minimum.  
 (b) Lot Frontage: 30 metres minimum.  
 (c) Building Setbacks: 12 metres minimum from the front lot line.  
 (d) Side Yard Width: 4.5 metres minimum.  
 (e) Rear Yard Depth: 7.5 metres minimum.  
 (f) Lot Coverage: 30 percent maximum.

13.5.3 Building Regulations

- (a) Height: 2 stories maximum.

13.6 COMMERCIAL 1.6 (C1.6) ZONE (52/76)13.6.1 Permitted Uses

- (a) An office Building.  
 (b) Buildings and uses accessory to an Office Building.

13.6.2 Site Regulations

- (a) Building Setback: 12 metres minimum from the front lot line.
- (b) Side Yard Width: 3 metres minimum. Where an existing building has a side yard of less than 3 metres, such dimension shall constitute the particular side yard width.
- (c) Rear Yard Depth: 12 metres minimum.

13.6.3 Building Regulations

- (a) Gross Floor Area: 300 Square metres maximum.
- (b) Height: 2 stories maximum.

13.7 COMMERCIAL 1.7 (C1.7) Zone (92/77)13.7.1 Permitted Uses

- (a) Any use permitted in Section 13.1, Commercial 1.1 (C1.1) Zone.
- (b) Tavern.
- (c) Buildings and uses accessory to the permitted uses.

13.7.2 Site Regulations

- (a) Lot Area: 2.0 hectares minimum.
- (b) Lot Frontage: 180 metres minimum.
- (c) Building Setback: 21 metres minimum from the front lot line.
- (d) Side Yard Width: 3 metres minimum each side provided however that where the side lot line abuts a street or residential zone the minimum side yard width shall be 12 metres.
- (e) Rear Yard Depth: 7.5 metres minimum provided however that where the rear lot line abuts any residential zone, the minimum rear yard depth shall be 13.5 metres.

13.7.3 Building Regulations

- (a) Gross Floor Area: Maximum of 0.25 times the lot area.
- (b) Height: 2 stories maximum.

13.8 COMMERCIAL 1.8 (C1.8) ZONE (68/75) (106/79)

13.8.1 Permitted Uses

- (a) Automotive Service Station.
- (b) Retail Stores, Personal Service Stores.
- (c) Offices, Banks.
- (d) Buildings and uses accessory to the permitted uses.

13.8.2 Site Regulations

- (a) Lot Area: 0.5 hectares minimum.
- (b) Lot Frontage: 60 metres minimum.
- (c) Building and Gasoline Pump Island Setback: 12 metres minimum from all lot lines.

13.8.3 Building Regulations

- (a) Gross Floor Area: Maximum of 0.25 times the lot area.
- (b) Height: 2 stories maximum.

SECTION 14 - C O M M E R C I A L 2 (C2.) ZONES14.1 COMMERCIAL 2.1 (C2.1) ZONE14.1.1 Permitted Uses

- (a) Offices, restaurants, banks, taverns, personal service stores, recreational uses, shopping centres.
- (b) Motels.
- (c) Automotive sales establishments (new).
- (d) Service industrial uses and accessory retail or service stores with or without open storage.
- (e) Churches, private clubs, assembly halls, subject to compliance with the regulations contained in Section 16.1, Institutional 1 Zone.
- (f) A service station on a lot lawfully used for such purpose on the effective date of this by-law subject to compliance with the regulations contained in Section 14.2, Commercial 2.2 (C2.2) Zone.
- (g) Lawfully existing one-family detached dwelling.
- (h) A glass blowing operation on a lot lawfully used for such purpose on the effective date of this by-law.
- (i) Funeral home (2/80)
- (j) Buildings and uses accessory to the permitted uses.

14.1.2 Existing Use Regulations - One Family Detached Dwellings

- (a) The minimum lot area and frontage, the minimum front and rear yard depth, the minimum side yard widths, and the maximum lot coverage and building height shall be as they lawfully existed.
- (b) The foregoing shall not apply to prevent the erection of accessory buildings or the enlargement of the main building provided such erection or enlargement is in conformity with the regulations set forth in Section 9.1 One Family Residential 1 (R1.1) Zone.

14.1.3 Site Regulations

- (a) Lot Area:
  - 460 square metres minimum where there is a municipal sewerage and water system.
  - 700 square metres minimum where there is a municipal water supply only.
  - 1400 square metres minimum where there is no municipal water supply or sewerage system.
- (b) Lot Frontage: 15 metres minimum

14.1.3 Site Regulations cont'd

- (c) Building Setback: 12 metres minimum from the front lot line.

Provided however, that where the front lot line abuts a King's Highway, the minimum building setback shall be 13.5 metres.

- (d) Side Yard Width: 3 metres (each side), minimum.

Provided however, that where the side yard abuts a street or any Residential Zone, the minimum side yard width shall be 12 metres.

- (e) Rear Yard Depth: 3 metres minimum.

Provided however, that where the rear lot line abuts any Residential Zone, the minimum rear yard depth shall be 12 metres.

14.1.4 Building Regulations

- (a) Height: 2 stories maximum.

14.2 COMMERCIAL 2.2 (C2.2) ZONE

14.2.1 Permitted Uses

- (a) An automotive service station.
- (b) Any use permitted in Section 13.1, Commercial C1.1 Zone on a lot lawfully used for such purpose on the effective date of this by-law.
- (c) Buildings and uses accessory to the permitted uses.

14.2.2 Site Regulations

- (a) Lot Frontage: 45 metres minimum.
- (b) Lot Area: 1850 square metres minimum.
- (c) Building Setback: 13.5 metres minimum from the street line for a main building.  
4.5 metres minimum from the street line for a gasoline pump island.
- (d) Side Yard Width: 3 metres minimum from an interior lot line.

Provided however, that where the side lot line abuts a Residential Zone, the minimum side yard width shall be 6 metres.

- (e) Rear Yard Depth: 3 metres.

Provided however, that where the rear lot line abuts a Residential Zone, the minimum rear yard depth shall be 6 metres.

14.2.3 Building Regulations

- (a) Height: 7.5 metres maximum.

14.3 COMMERCIAL 2.3 (C2.3) ZONE (80/78) (107/79)

14.3.1 Permitted Uses

- (a) warehousing  
 (b) an automotive service establishment  
 (c) open storage of motor vehicles accessory to the permitted uses  
 (d) uses permitted in Section 14.1.1 (C2.1) Zone.

14.3.2 Site Regulations

- (a) Same as regulations contained in Section 14.1.3, (C2.1) Zone.

14.3.3 Building Regulations

- (a) Same as regulations contained in Section 14.1.4, (C2.1) Zone.

14.4 COMMERCIAL 2.4 (C2.4) ZONE (49/79)

14.4.1 Permitted Uses

- (a) animal hospitals and indoor kennels  
 (b) warehousing in wholly enclosed buildings  
 (c) any use permitted in Section 14.1.1, Commercial 2.1 (C2.1) Zone subject to the regulations contained therein.

14.4.2 Site Regulations

- 14.4.2 (a) same regulations as contained in Section 14.1.3 Commercial 2.1 (C2.1) Zone

14.4.3 Building Regulations

- (a) same regulations as contained in Section 14.1.4 Commercial 2.1 (C2.1) Zone

SECTION 15 - C O M M E R C I A L 3 (C3.) ZONES15.1 COMMERCIAL 3.1 (C3.1) Zone15.1.1 Permitted Uses

- (a) Offices, restaurants, banks, taverns, personal service stores, recreational establishments, shopping centres.
- (b) Retail stores.
- (c) The following uses on a lot lawfully used for such purposes on the effective date of this by-law:  
 automotive service stations, animal hospitals, automotive washing establishments, dwelling units in combination with office uses, restaurants, banks, personal service and retail stores.
- (d) Automotive sales establishments (new and used).
- (e) Funeral homes.
- (f) Service stores.
- (g) Marinas, automtovie repair establishments.
- (h) Wholesale establishments.
- (i) Service industrial uses.
- (j) Churches, private clubs, assembly halls, clinics, subject to compliance with the regulations contained in Section 16.1, Institutional (I.1) Zone.
- (k) Lawfully existing one-family detached dwellings.
- (l) Buildings and uses accessory to the permitted uses.

15.1.2 Existing Use Regulations - One-Family Detached Dwellings

- (a) The minimum lot area and frontage, the minimum front and rear yard depth, the minimum side yard widths, and the maximum lot coverage and building height shall be as they lawfully existed.
- (b) The foregoing shall not apply to prevent the erection of accessory buildings or the enlargement of the main building provided such erection or enlargement is in conformity with the regulations set forth in Section 9.1 One Family Residential 1 (R1.1) Zone.

15.1.3 Site Regulations

- (a) Lot Area:
  - 460 square metres minimum where there is a municipal sewerage and water system.
  - 700 square metres minimum where there is a municipal water supply only.
  - 1400 square metres minimum where there is no municipal water supply or sewerage system.

15.1.3 Site Regulations con't

- (b) Lot Frontage: 15 metres minimum
- (c) Building Setback: 12 metres minimum from the front lot line.

Provided however, that where the front lot line abuts a King's Highway, the minimum building setback shall be 13.5 metres.

- (d) Side Yard Width: 3 metres (each side) minimum.

Provide however, that where the side yard abuts a street or any Residential Zone, the minimum side yard width shall be 6 metres.

- (e) Rear Yard Depth: 3 metres minimum

Provide however, that where the rear lot line abuts any Residential Zone or where there are dwelling units in combination with the uses permitted in Section 15.1.1 (c) the minimum rear yard depth shall be 12 metres.

15.1.4 Building Regulations

- (a) Height: 13.5 metres maximum for a main building.  
4.5 metres maximum for accessory buildings.

15.2 COMMERCIAL 3.2 (C3.2) ZONE

15.2.1 Permitted Uses

- (a) A shopping centre containing the following uses: retail stores, offices, restaurants, banks, taverns, personal service stores, recreational uses, service stations including automotive washing establishments in conjunction therewith; automotive service centres, clubs, assembly halls, clinics, but shall not include a "DEPARTMENT STORE" on the lands described on Schedule A to By-Law Number 28 of 1980.
- (b) Buildings and uses accessory to the permitted uses.

15.2.2 Site Regulations

- (a) Lot Area: 1.0 hectares minimum.
- (b) Lot Frontage: 60 metres minimum.
- (c) Building Setback: 45 metres minimum from the front line.  
15 metres minimum from the side and rear lot line.

15.2.3 Building Regulations

- (a) Height: 6 stories maximum for office uses.  
3 stories maximum for all other permitted uses.

15.2.3 Building Regulations cont.

## (b) Gross Floor Area:

Maximum of .6 times the lot area, except on lands described on Schedule 'A' to By-Law Number 28 of 1980 where the maximum gross floor area shall not exceed 7,000 sq. metres (75,350 sq. ft.) of which a minimum of 3,716 sq. metres (40,000 sq. ft.) shall be used for food supermarket use, provided that where all or part of the gross floor area occupied and used as a food supermarket use is discontinued for such use, such gross floor area may be used for retail sales and service use.

## (c) Parking Restrictions:

Parking shall be provided on lands described on Schedule 'A' to By-Law Number 28 of 1980 in accordance with the regulations set out in Section 22 of By-Law number 92 of 1973, except that any parking provided in excess of such regulations on lands described on the said Schedule 'A' shall not be considered or calculated to be applicable or ancillary to parking required for those lands West and immediately adjacent to the lands described on the said Schedule 'A'.

15.3 COMMERCIAL 3.3 (C3.3) ZONE (159/77)15.3.1 Permitted Uses

Any use permitted in Section 15.2.1, Commercial 3.2 (C3.2) Zone.

15.3.2 Site Regulations

- (a) Lot Area: 1.0 hectares minimum.
- (b) Lot Frontage: 60 metres minimum.
- (c) Building Setback: 26 metres minimum from the front lot line.  
6 meters minimum (one side)  
and 4.5 metres minimum (other side).

15.3.3 Building Regulations

Same as regulations contained in Section 15.2.3., Commercial 3.2 (C3.2) Zone.

15.4 COMMERCIAL 3.3 (C3.4) ZONE (116/78)15.4.1 Permitted Uses

- (a) Uses permitted in Section 15.1.1 (C3.1) Zone but not including a "DEPARTMENT STORE" as defined by this By-Law.

15.4.2 Site Regulations

- (a) Lot Area: 1.5 hectares minimum.
- (b) Lot Frontage: 15 metres minimum.
- (c) Building Setback: 13.5 metres minimum from the front lot line.
- (d) Side Yard Width: 3 metres minimum (each side) minimum.

Provided however that where the sideyard abuts a street or any Residential Zone, the minimum side yard width shall be 9 metres.

- (e) Rear Yard Depth: 9 metres minimum.

15.4.3 Building Regulations

- (a) Gross Floor Area: 4650 Square metres maximum
- (b) Height: 13.5 metres maximum for a main building.  
4.5 metres maximum for accessory building.

15.5 COMMERCIAL 3.5 (C3.5) ZONE (61/78) (106/79)

15.5.1 Permitted Uses

- (a) Uses permitted in Section 15.1.1, C3.1 Zone.

15.5.2 Site Regulations

- (a) The minimum lot area and frontage shall be as they existed on the effective date of this by-Law.
- (b) Building Setback: 12 meters minimum from the front lot line.
- (c) Side Yard Width: 3 meters (each side) minimum.

Provided however, that where the side yard abuts a street, the minimum side yard width shall be 6 meters.

- (d) Rear Yard Depth: 3 meters minimum.

Provided however, that where there are dwelling units in combination with the uses permitted in Section 15.5.1 the minimum rear yard depth shall be 12 meters.

15.5.3 Building Regulations

- (a) Same as regulations contained in Section 15.1.4, C3.1 Zone.

SECTION 16 - INSTITUTIONAL (I.) ZONES16.1 INSTITUTIONAL 1 (I.1) ZONE16.1.1 Permitted Uses

- (a) Schools, churches, religious institutions, a diagnostic training and rehabilitation centre for crippled children.
- (b) Any building or use of the Corporation of the Township of Sarnia.
- (c) Offices of the Provincial or Federal Government.
- (d) Arenas, museums, art galleries.
- (e) Day nurseries, nurseries, nursing homes, homes for the aged, hospitals, sanatoria, cemeteries.
- (f) Assembly halls, private clubs.
- (g) Clinics.
- (h) Buildings and uses accessory to the permitted uses.

16.1.2 Site Regulations

- (a) Lot Area: 1.2 hectares minimum provided however, that where a lot occupied by an existing permitted use has less than the prescribed area, the minimum lot area shall be the existing lot area.
- (b) Lot Frontage: 30 metres minimum.
- (c) Building Setback: 7.5 metres minimum from the front and rear lot lines.  
  
Provided however, that where the street line abuts a King's Highway, the minimum building setback shall be 13.5 metres.
- (d) Lot Coverage: 50% maximum.
- (e) Landscaped Open Space: Minimum of 35% of the lot area.

16.1.3 Building Regulations

- (a) Height: 13.5 metres maximum for a main building.  
  
4.5 metres maximum for accessory buildings.

16.2 INSTITUTIONAL 2 (I.2) ZONE16.2.1 Permitted Uses

- (a) Church.

16.2.2 Site Regulations

- (a) Lot Area: 925 square metres minimum.
- (b) Lot Frontage: 15.25 metres minimum.

16.2.2 Site Regulations cont'd

- (c) All other site regulations shall be the same as set forth in Section 16.1.2.

16.2.3 Building Regulations

As set forth in Section 16.1.3

16.3 INSTITUTIONAL 3 (I.3) ZONE (15/77)

Definition

For the purpose of this Section, "rest home" shall mean a building in which persons upon the referral of a medical doctor are lodged, boarded and cared for, but does not include a hotel, motel, hospital, nursing home, home for the aged or institution licensed, approved or supervised under any general or specific statute.

16.3.1 Permitted Uses

- (a) A rest home.

16.3.2 Site Regulations

- (a) Lot Area: 0.8 hectares minimum.
- (b) Lot Frontage: 105 metres minimum.
- (c) Building Setback: 27.5 metres from the front and rear lot lines, and 9 metres from the side lot lines.
- (d) Landscaped Open Space: Minimum of 50% of the lot area.

16.3.3 Building Regulations

- (a) Height: 2 stories maximum for main building.  
4.5 metres maximum for accessory buildings.

16.4 Institutional 4 (I.4) Zone (26/77)

16.4.1 Permitted Uses

- (a) An elementary school.
- (b) Buildings and uses accessory to the permitted uses.

16.4.2 Site Regulations

- (a) Lot Area: 2.0 hectares minimum.
- (b) Lot Frontage: 20 metres minimum.
- (c) All other regulations shall be the same as those set forth in Section 16.1.2.

16.4.3 Building Regulations

As set forth in Section 16.1.3.

16.5 Institutional 5 (I.5) Zone (42/77)

16.5.1 Permitted Uses

(i) A sheltered workshop for the vocational retaining of the mentally retarded.

(ii) Buildings and Uses accessory to the permitted uses.

16.5.2 Site Regulations

As set forth in Section 16.1.2.

16.5.3 Building Regulations

As set forth in Section 16.1.3.

SECTION 17 - RESTRICTED INDUSTRIAL 1 (M1.) ZONES

17.1 RESTRICTED INDUSTRIAL 1.1 (M1.1) ZONE

17.1.1 Permitted Uses

- (a) Manufacturing and processing uses excluding those uses specifically listed in Section 18.2.1, General Industrial 2.2 (M2.2) Zone.
- (b) Warehousing in wholly enclosed buildings.
- (c) Service industrial uses.
- (d) Banks, animal hospitals and licensed kennels, offices, radio and television transmission establishments, recreational establishment subject to compliance with the regulations contained in Section 15.1 Commercial 3.1 (C3.1) Zone.
- (e) Automotive service stations subject to compliance with the regulations contained in Section 14.2, Commercial 2.2 (C2.2) Zone.
- (f) Retail sales or service area accessory to the uses permitted in sections 17.1.1 (a), 17.1.1 (b), and 17.1.1 (c), provided that such retail sales or service area does not occupy more than 10% of the gross floor area of the building or portion of the building used for the primary use, and in no event shall the retail sales and service area exceed 92.5 square feet in area.
- (g) A dwelling unit of a caretaker or an employee of a permitted industrial use in combination with a permitted non-residential building.
- (h) Agricultural uses excepting the raising or harbouring of livestock and poultry.
- (i) Restaurants on Blocks A, B, and C, according to Plan 637 for the County of Lambton.
- (j) Retail sales area, service area and/or display area (50/79) accessory to the uses permitted in Sections 17.1.1 (a), 17.1.1 (b) and 17.1.1 (c) on Blocks A, B and C according to Plan 637 for the County of Lambton provided that such retail sales area, service area and/or display area does not collectively occupy more than 40% of the gross floor area of the building or the portion of the building used for the primary use.
- (k) Buildings and uses accessory to the permitted uses.

17.1.2 Site Regulations

- (a) Lot Area: 1400 square metres minimum.
- (b) Lot Frontage: 30 metres minimum.
- (c) Front Yard Depth: 15 metres minimum.

17.1.2 Site Regulations cont'd

- (d) Side Yard Width: 3.0 metres minimum (one side).  
4.5 metres minimum (other side).  
Provided however that where the side lot line abuts a street or Residential Zone, the minimum dimension shall be 7.5 metres (each side).  
Where the side lot line abuts a railway right-of-way, the minimum side yard width shall be 1.0 metre.
- (e) Rear Yard Depth: 7.5 metres minimum provided however that where the rear lot line abuts a street or Residential Zone, the minimum rear yard depth shall be 15 metres.  
Where the rear lot line abuts a railway right-of-way, the minimum rear yard depth shall be 1.0 metre.
- (f) Lot Coverage: 50% maximum.
- (g) Site regulations applying to lots fronting on Confederation Street between MacGregor Sideroad and Modeland Road (Hwy. 40A):
- (i) driveways giving access to Confederation Street shall be a minimum of 30 metres from any other access driveway, measured along the front lot line.
  - (ii) no part of the required front yard shall be used for open storage or loading zones.

17.1.3 Building Regulations

- (a) Height: 2 storeys maximum.

17.2 RESTRICTED INDUSTRIAL 1.2 (M1.2) ZONE (122/78)17.2.1 Permitted Uses

- (a) Uses permitted in Section 17.1, sub-section 17.1.1, the Restricted Industrial 1.1 (M1.1) Zone.
- (b) A truck sales and service establishment.
- (c) A truck transport terminal.

17.2.2 Site Regulations

- (a) Same as regulations contained in section 17.1.2, M1.1 Zone.

17.2.3 Building Regulations

- (a) Same as regulations contained in section 17.1.3, M1.1 Zone.

17.3 RESTRICTED INDUSTRIAL 1.3 (M1.3) ZONE (59/78)17.3.1 Permitted Uses

- (a) Uses permitted in Section 17.1.1, M1.1 Zone.

**17.3.2 Site Regulations**

- (a) Lot Area: 1400 square metres minimum.
- (b) Lot Frontage: The minimum frontage shall be as they existed on the effective date of this by-law.
- (c) Front Yard Depth: 15 metres minimum.
- (d) Side Yard Width: 3 metres minimum (one side).  
4.5 metres minimum (other side).
- (e) Rear Yard Depth: 7.5 metres minimum.
- (f) Lot Coverage: 50% maximum.

**17.3.3 Building Regulations**

- (a) Same as regulations contained in Section 17.1.3, M1.1 Zone.

SECTION 18 - GENERAL INDUSTRIAL 2 (M2.) ZONES

18.1 GENERAL INDUSTRIAL 2.1 (M2.1) ZONE

18.1.1 Permitted Uses

- (a) Any use permitted in Section 17.1, Restricted Industrial 1 (M1.1) Zone.
- (b) Open Storage accessory to the permitted uses.
- (c) Truck transport terminals.
- (d) The storage of non-inflammable liquids and gases.
- (e) Automotive repair establishments, automotive washing establishments, golf driving tees or ranges, miniature golf courses.
- (f) Buildings and uses accessory to the permitted uses.

18.1.2 Site Regulations

- (a) Lot Area: 1400 square metres minimum.
- (b) Lot Frontage: 22.5 metres minimum.
- (c) Building Setback: 10.5 metres minimum from the front lot line.
- (d) Lot Coverage: 60% maximum.
- (e) The minimum side and rear yard requirements shall be the same as set forth in Section 17.1.2 (d) and (e).

18.1.3 Building Regulations

- (a) Height: 13.5 metres maximum.

18.2 GENERAL INDUSTRIAL 2.2 (M2.2) ZONE

- (a) The manufacture, refining, rendering or distillation of:
  - acid, ammonia or chlorine;
  - asbestos products;
  - asphalt;
  - blacking or polish;
  - brick or tile;
  - cement, gypsum, lime or plaster of Paris;
  - coal or wood;
  - concrete products;
  - creosote;
  - dextrin, glucose or starch;
  - dye;
  - explosives or fireworks;
  - fat, grease, lard or tallow;
  - fertilizers;
  - gelatine, glue or size;
  - petroleum or other inflammable liquids or gases;
  - rubber;
  - soda or potash;
  - tar,
  - vinegar; or
  - wool.

18.2.1 Permitted Uses cont'd

- (b) Abbatoirs;  
 Automotive wrecking establishments;  
 Bulk storage of inflammable liquids and gases;  
 Crematoria;  
 Bulk storage of crude oil, truck transport terminal and storage;  
 Incineration, reduction, or disposal through burying of garbage, offal or refuse, except that which is accumulated and consumed on the same premises without the emission of smoke fumes or odour;  
 Industrial lagoons and ponds;  
 Foundries;  
 Bulk open storage of sand, gravel, stone, salt, coal, coke or other material.
- Open storage of heavy machinery or equipment such as cranes, ploughs, pile drivers, road-making equipment, wrecking or steel erectors' equipment;  
 Salvage yards or junk yards;  
 Smelters;  
 Stock Yards.
- (c) Agricultural uses.
- (d) Buildings and uses accessory to the permitted uses including a dwelling unit for a caretaker in combination with a permitted non-residential building.

18.2.2 Site Regulations

- (a) Lot Area: 2300 square metres minimum.
- (b) Lot Frontage: 45 metres minimum.
- (c) Building Setback: 15 metres minimum from the front lot line
- (d) Side Yard Width: 4.5 metres each side provided however, that where the side lot line abuts a railway right-of-way, the minimum side yard width shall be 1.0 metre.
- Where the side yard abuts a street or Residential Zone, the minimum side yard width shall be 15 metres.
- (e) Rear Yard Depth: 7.5 metres minimum provided however, that where the rear lot line abuts a railway right-of-way the minimum rear yard depth shall be 1.0 metres.
- Where the rear yard is bounded by a street or any zone other than an M2. Zone, the minimum rear yard depth shall be 15 metres.
- (f) Lot Coverage: 60% maximum.

18.3 GENERAL INDUSTRIAL 2.3 (M2.3) ZONE (123/78)

18.3.1 Permitted Uses

- (a) Uses permitted in Section 18.2.1 - The General Industrial 2.2 (M2.2) Zone.
- (b) Retail and service uses accessory to the permitted uses.

18.3.2 Site Regulation

- (a) Same as those set out in Section 18.2.2 - The General Industrial 2.2 (M2.2) Zone.

SECTION 19 - O P E N S P A C E (OS.) ZONES

19.1 OPEN SPACE 1 (OS.1) ZONE

19.1.1 Permitted Uses

- (a) Parks, playgrounds, conservation areas, beaches, athletic fields, swimming pools, community centres, tennis courts, bowling greens, ice rinks.
- (b) Golf courses and camping grounds on a lot lawfully used for such purpose on the effective date of this by-law.
- (c) Recreational uses operated by or for the Township.
- (d) Lawfully existing one-family detached dwellings.
- (e) Cemeteries.
- (f) Agricultural uses excepting however, the raising or harbouring of livestock and poultry.
- (g) Buildings and uses accessory to the permitted uses.

19.1.2 Site Regulations - Existing One-Family Detached Dwellings

- (a) The minimum lot area and frontage, the minimum front and rear depth, the minimum side yard widths and the maximum lot coverage and building height shall be as they exist.
- (b) The foregoing shall not apply to prevent the erection of accessory buildings or the enlargement of the main building provided such erection or enlargement is in compliance with the regulations contained in Section 8.1 Residential Suburban 1 (RS.1) Zone.

19.1.3 Site Regulations - Other Permitted Uses

- (a) Building Setbacks: 15 metres from the front, side and rear lot lines.
- (b) Lot Coverage: 10% maximum.

19.1.4 Building Regulations

- (a) Height: 13.5 metres maximum

19.2 OPEN SPACE 2 (OS.2) ZONE

19.2.1 Permitted Uses

- (a) Any use permitted in Section 19.1; Open Space 1 (OS.1) Zone.
- (b) Restaurants, Taverns, Licenced Lounges, provided they comprise part of a golf course operation.

19.2.2 Site Regulations

As contained in Section 19.1.2 and 19.1.3.

19.2.3 Building Regulations

As contained in Section 19.1.4.

SECTION 20 - SUPPLEMENTARY USE PROVISIONS

20.1 USES PERMITTED IN ALL ZONES

(a) Services and Utilities

Notwithstanding anything contained in this by-law, the Corporation of the Township of Sarnia, the Petrolia Public Utilities Commission, any telephone or telegraph company, any transportation system owned or operated by or for the Corporation and any Department of the Dominion or Provincial Government including the Hydro Electric Power Commission of Ontario may, for the purpose of the public service, use any land, or erect any building or structure in any zone notwithstanding that such building or structure or proposed use does not conform to the provisions of this by-law for such zone.

Provided that where such use, building or structure is located in any Residential Zone, it shall comply with all height, yard and lot coverage regulations prescribed for such zone; there shall be no open storage of goods, materials or equipment; and any buildings erected or used under the provisions of this Section shall be designed, maintained and used in a manner compatible with residential buildings of the type permitted in said zone.

(b) Public Recreational Uses

Parks, arenas, playgrounds and golf courses operated by or for the Township of Sarnia including uses accessory thereto.

(c) Construction Facilities

Any sheds, scaffolds or other structures incidental to building construction on the premises for so long as the same is necessary for work in progress which has neither been finished nor abandoned.

(d) Signs

Unless otherwise provided for in this by-law any signs, otherwise lawfully erected and maintained, directly related to, and pertinent to the function of any of the permitted uses in this by-law.

Provided however, that in any Future Urban, Residential Suburban, or Residential Zone, only the following shall be permitted.

- (i) One non-illuminated real estate sign having a maximum area of 0.25 square metres advertising the sale, rental or lease of the building, structure or lot upon which the sign is displayed.
- (ii) One sign having a maximum area of 0.1 square metre displaying the name and address of a doctor, or dentist residing within the dwelling on which the sign is displayed.

20.1 USES PERMITTED IN ALL ZONES cont'd

- (iii) One non-illuminated sign advertising the name and particulars of a subdivision or similar development project provided such sign shall be removed upon completion of the project or within three years whichever is the lesser.

(e) Pipelines

Nothing in this By-law shall prevent the use of any land for any gas, oil, brine or other liquid or gaseous product transmission pipeline and appurtenances thereto providing the following regulations are complied with:

- (i) any transmission pipeline shall be installed along, in or upon an assumed public road allowance or right-of-way, easement or corridor located within 30 metres perpendicular distance of a concession lot line.
- (ii) no appurtenance in the form of a metering booster, dryer, stripper or pumping station shall be constructed closer than 150 metres to any Residential or Future Urban Zone, or closer than 30 metres to any residential or commercial building in any other zone.

Nothing herein, however, shall prevent the installation of a local distribution pipeline upon any street, road or highway.

20.2 PROHIBITED USES

Unless specifically listed as permitted uses in any of the Zones, the following uses are prohibited:

- (a) the making or establishment of pits and quarries.
- (b) the tanning or storage of hides and skins.
- (c) the boiling of blood, tripe or soap.
- (d) a track for the racing or testing of automobiles, motorcycles, snowmobiles, or any motorized vehicle.
- (e) the operation of year-round, privately-owned travel trailer camps or privately-owned camping grounds, but not including the operation of mobile home parks as defined in this by-law.
- (f) boarding or lodging houses.
- (g) subject also to the provisions of Section 17 of this by-law, any other use which, from its natural or the materials used therein, is declared to be a nuisance or a noxious or offensive trade, business or manufacture under the Public Health Act, R.S.O. 1970 as amended from time to time.
- (h) the storage of, or the use in manufacturing of coal oil, rock oil, fuel oil, burning fluids, naptha, bensole, benzine, gasoline, dynamite, dualin, nitroglycerine or gunpowder, petroleum or any other combustible inflammable, volatile or otherwise dangerous liquids, gases or material.

### 20.3 NON-CONFORMING USES

No provisions of this by-law shall apply;

- (i) to prevent the use of any land, building or structure for any purpose prohibited by the by-law if such land, building or structure was lawfully used for such purpose on the day of the passing of the by-law, so long as it continues to be used for that purpose; or
- (ii) to prevent the erection or use for a purpose prohibited by the by-law of any building or structure the plans for which have, prior to the day of the passing of the by-law, been approved by the building inspector, so long as the building or structure when erected is used and continues to be used for the purpose for which it was erected and provided the erection of such building or structure is commenced within two years after the day of the passing of the by-law and such building or structure is completed within a reasonable time after the erection thereof is commenced.

### 20.4 HOME OCCUPATIONS

No persons shall conduct any home occupation as defined in this by-law, unless the following regulations are complied with:

- (a) The use shall be conducted only by persons residing on the premises.
- (b) There shall be no sale of goods other than those produced on the premises.
- (c) There shall be no external storage of materials, containers or finished products; no person employed and no mechanical equipment used except equipment ordinarily used for housekeeping purposes or for recreational hobbies.
- (d) No undue noise, dust or odour arising from such occupation shall escape to any adjoining premises.
- (e) Not more than 25% of the gross floor area of the dwelling shall be devoted to such home occupation.

### 20.5 DWELLING UNITS IN CELLARS PROHIBITED

No cellar or part thereof in any building shall be occupied as a dwelling unit.

### 20.6 RESTORATION OF ONE-FAMILY DWELLINGS

- (a) Where, in any Zone, an existing one-family detached dwelling is permitted on a lot lawfully used for such purpose on the effective date of this by-law, and said dwelling is destroyed by fire or natural disaster, it may, notwithstanding any other provisions of this by-law, be reconstructed to its prior dimensions.
- (b) Where, in any Zone, a permitted one-family detached dwelling does not comply with the lot area and/or lot frontage regulations and said dwelling is destroyed by fire or natural disaster, it may, notwithstanding any other provisions of this by-law, be reconstructed to its prior dimensions.

SECTION 21 - S U P P L E M E N T A R Y   S I T E   A N D  
B U I L D I N G   R E G U L A T I O N S

21.1 PERMITTED YARD OBSTRUCTIONS

No obstruction or occupation of the space in any yard required by this by-law shall be permitted, except the following:

(a) Architectural Features

In any required yard, the projection of window sills, chimney belts, bays, belt courses, cornices, eaves, and similar architectural features shall be permitted, provided that such features shall not project more than 0.6 metres into any required yard. Notwithstanding the foregoing, the projection of eaves into side yards may be increased 7.5 centimetres for each 0.3 metres of side yard in excess of the minimum required in the zone, with a maximum projection of 1 metre.

(b) Fire Escapes

One or more open fire escapes may be constructed in any required side and/or rear yard.

(c) Vestibules

In any required front and/or rear yard, there may be constructed not more than one fully enclosed vestibule having a maximum projection into said front and/or rear yard of 1.25 metres, excluding eaves and cornices, and having a maximum width of 2.5 metres. In any required side yard which is bounded by a public street or park, there may be constructed not more than one fully enclosed vestibule having a maximum projection into said side yard of 1 metre, excluding eaves and cornices, and having a maximum width of 2.5 metres.

(d) Porches

A one-storey porch in the case of a one-family dwelling or a two-storey porch in the case of a duplex, double duplex or multiple dwelling may project into a required front or rear yard a maximum distance of 2.5 metres, excluding eaves or cornices, provided that no enclosure of such porch, other than removable screens and storm sashes or awnings, shall be erected exceeding a height of 0.75 metres above its floor.

(e) Building Bays

In any required front and/or rear yard, there may be constructed one or more bays having a maximum width of 3 metres, provided that the total width of any bay or bays shall not exceed one-third of the width of the wall from which such bay or bays project.

21.1 PERMITTED YARD OBSTRUCTIONS cont'd(f) Balconies

A balcony may project into any required front and/or rear yard a maximum distance of 1.5 metres.

(g) Accessory Buildings (103/79)

- (i) Unless otherwise provided for in this by-law, an accessory building may be constructed in any required rear yard provided such building is located not closer to the side and/or rear lot line than 0.6 metres.
- (ii) An accessory building may be constructed in any front yard of any 'lot' as defined by this by-law where such lot is located north of Lakeshore Road in Lots 21 to 51 both inclusive in the Front Concession provided such building is located not closer to the front lot line than 12 metres and not closer to the side lot line than 0.6 metres, and provided that such lot does not comprise any part of Registered Plan Numbers 499 and 619 for Lambton.
- (iii) No person shall in any Residential Zone erect an accessory building on a lot where any part of such building is within 4 metres of a dwelling.

(h) Parking and Loading Areas (103/79)

A parking or loading area as required by this by-law shall be permitted in any required side and/or rear yard and front yard of a 'lot' as defined by this by-law located north of Lakeshore Road in Lots 21 to 51 both inclusive in the Front Concession provided such lot does not comprise any part of Registered Plan Numbers 499 and 619 for Lambton.

- (i) Parking of passenger vehicles shall be permitted in any portion of a front yard constituting access to an attached or detached private garage or any unenclosed parking space within a side or rear yard, or a front yard of a 'lot' as defined by this by-law located north of Lakeshore Road in Lots 21 to 51 both inclusive in the Front Concession provided such lot does not comprise any part of Registered Plan Numbers 499 and 619 for Lambton.

21.2 YARDS AND OPEN SPACE TO BE RESERVED

When any part of a lot is required by this by-law to be reserved as a yard or other open space, it shall continue to be so used, regardless of changes in the ownership of such land or part thereof and it shall not be deemed to form part of the adjoining lot for the purposes of computing the area thereof available for building purposes or any required yard on such adjoining lot.

21.3 LOCATION OF ACCESSORY BUILDINGS

Where in a Residential Zone, the side lot line of a corner lot is substantially a continuation of the front lot line of an adjoining lot and no public lane at least 6 metres wide separates such lots, no accessory building shall be located on such corner lot nearer to such side lot line than the minimum depth of the required front yard on such adjoining lot, nor shall any such accessory building be erected nearer than 4 metres to the side lot line of the adjoining lot.

21.4 EXCEPTIONS TO MAXIMUM HEIGHT REGULATIONS

The regulations prescribing the maximum height of any building or structure shall not in any zone, apply to farm, silos,

#### 21.4 EXCEPTIONS TO MAXIMUM HEIGHT REGULATIONS cont'd

church spires, belfries, cupolas, pent-houses, towers or domes not used for human occupancy, chimneys, smoke stacks, ventilators, sky lights, water tanks, scenery lofts, bulk heads, firewalls and similar features and necessary mechanical appurtenances accessory to the building on which they are erected, including any roof signs erected and/or maintained in accordance with any by-law or regulation of the municipality from time to time in force, provided however, that such features are erected only to such heights as is necessary to accomplish their purpose.

#### 21.5 SPECIAL BUILDING SETBACKS

- (i) Notwithstanding any of the provisions contained in this by-law no person shall hereafter erect any building or structure in any zone closer than 15 metres to the limit of the floodplain of any watercourse defined on the Zoning Maps as being "subject to the provisions of Section 21.5 (1)". Said "floodplain limit" shall be defined by competent authority as a condition of application for a building permit or Certificate of Occupancy..
- (ii) On any corner lot in any zone, no building or structure shall be erected closer to the front and side lot line so that any portion of said building or structure extends beyond a line connecting two points equidistant 7.5 metres from the point of intersection of the said lot lines,  
  
Where the front and side lot lines describe an arc, the point of intersection shall be determined by projecting tangents to the arc.
- (iii) Notwithstanding any other provisions of this by-law no dwelling shall be erected on a corner lot closer than 4 metres to the flanking street nor closer than 9 metres to the rear lot line where the side lot of said corner lot is essentially a continuation of the front lot line of the adjoining lot to the rear.
- (iv) That, notwithstanding any other provision of By-Law Number 92 of 1973 as amended, no building or structure shall be erected closer than 15 metres from the top-of-the bank of both ponds within the lands described in Schedule "A" attached. (Explanatory Note: Refer to By-Law 58 of 1976 Re: Blu Aire Subdivision for description of lands described in Schedule "A".)

#### 21.6 LANDSCAPING REQUIREMENTS

- (a) A continuous strip of landscaped open space shall be provided along the side and rear lot lines of any lot which, in any zone is occupied by a multiple dwelling and said landscaped open space shall be a minimum of 1 metre in width along the side lot line and minimum of 1.5 metres in width along the rear lot line.
- (b) Where any yard in any Industrial Zone adjoins the designated street line of Highway No. 402, then a continuous strip of landscaped open space shall be provided along the whole of the lot line adjoining the said street line, and said landscaped open space shall be a minimum of 15 metres in depth.
- (c) Within the building setback area required by Section 11.1.1 (c) (Mobile Home Park) the following provisions shall apply.
  - (i) No recreation or service areas shall be located therein except for waterfront recreational uses of a minor nature and excluding marinas for watercraft;
  - (ii) No mobile home lot shall be located therein;

21.6 LANDSCAPING REQUIREMENTS cont'd

- (c) (iii) No building or structure shall be erected therein;
- (iv) No incineration or disposal through burying of garbage, offal or refuse, and no portion of any private sewage disposal system shall be permitted therein;
- (d) Any landscaped open space, including planting thereon required to be provided in this by-law for any use shall be maintained in a healthy growing condition or shall otherwise be replaced.

21.7 OPEN STORAGE REGULATION

(a) Minimum Setbacks

- (i) The minimum setback from any front, side or rear lot line of any permitted open storage in any zone shall be no less than the respective minimum front, side or rear yard of the zone in which the said open storage is located, unless otherwise specified hereinafter.
- (ii) In any lot in a General Industrial Zone (M2.), where any side or rear lot line abuts a lot in the same zone as the zone in which the said lot is located, the minimum setback of any permitted open storage shall be three (3) metres from said side or rear lot line.

(b) Maximum Lot Coverage

Except for a lot in an Industrial Zone (M2.2) or a lot used for any defined "Automotive" use, other than an Automotive Wrecking Establishment, no permitted open storage shall cover more than 30% of the lot area.

(c) Fencing

Except for a lot used for any defined "Automotive" use, other than an Automotive Wrecking Establishment, any permitted open storage which adjoins a street, or a lot in any zone other than the zone in which the said open storage is located, shall be screened from view from the said street or lot through the erection and maintenance of a solid fence having a minimum height of 2.5 metres. Said fence shall be erected no closer to any lot line than the minimum setback required for open storage.

(d) Surface Treatment

Any permitted open storage area, or vehicular access thereto, involving the storage, parking or display of motor vehicles for the purpose of sale, lease, rental, washing, service or repair, or any primary means of vehicular access to any permitted open storage area, shall be constructed and maintained with a stable surface which shall have a portland cement or asphaltic binder, and shall include provisions for adequate drainage facilities.

(e) Parking

Any areas used for permitted open storage shall be in addition to and separate from such areas as may be required by Section 22 of this by-law for the provisions of off-street parking spaces.

21.7 OPEN STORAGE REGULATIONS cont'd

(f) Lighting

Where lighting facilities are provided in conjunction with any permitted open storage, such lighting shall be so arranged as to deflect light onto the open storage and away from any adjoining properties.

21.8 MUNICIPAL SERVICES REQUIRED IN RESIDENTIAL ZONES

Unless otherwise provided for in this by-law, no person shall erect a dwelling on a lot within an R2., RM1, or RM2. Zone unless such lot is served by a municipal water supply and sewerage system.

SECTION 22 - OFF - STREET PARKING REQUIREMENTS

Unless otherwise provided for in this by-law, permanently maintained parking spaces shall be provided in accordance with the following regulations.

**22.1 Size and Accessibility of Parking Spaces**

Every parking space shall have a rectangular area having a minimum length of 6 metres and a minimum width of 2.75 metres, shall be accessible from a public street or lane, and shall be accessible from unobstructed manoeuvring aisles.

**22.2 Surface Treatment**

All off-street parking spaces, driveways, and aisles herein required to accommodate the parking of more than two vehicles shall be constructed and maintained with a stable surface which shall have a portland cement or asphaltic binder, and shall include provisions for adequate drainage facilities.

**22.3 Lighting**

Where lighting facilities are provided in conjunction with any off-street parking spaces, such lighting shall be so arranged as to deflect light onto the off-street parking spaces and away from adjoining properties.

**22.4 Provision and Location of Spaces**

- (a) Parking spaces shall be provided at the time of erection of any building or structure, or at the time any building or structure is enlarged.
- (b) For all dwellings other than multiple dwellings, parking spaces shall be located on the same lot as the building they are intended to serve.
- (c) For all multiple dwellings or buildings containing multiple dwelling units, parking spaces shall be located on the same lot they are intended to serve or within 60 metres of the lot occupied by the dwelling or building providing the Zoning Administrator is satisfied that parking for occupants and visitors to the building can be controlled and enforced.
- (d) For non-residential uses (but excluding manufacturing, university and college uses), parking spaces shall be located on the same lot as the building they are intended to serve, or within 120 metres of the lot occupied by the building providing the Zoning Administrator is satisfied that parking for occupants and visitors to the building can be controlled and enforced.
- (e) For manufacturing, university and college uses, parking spaces shall be provided on the same lot as the buildings they are intended to serve, or within 95 metres of the lot occupied by the building provided the Zoning Administrator is satisfied that parking for occupants and visitors to the building can be controlled and enforced.
- (f) No off-street parking space shall be located closer than 6 metres to the window of a row or multiple dwelling unless said window is a minimum of 1.5 metres above finished grade.

22.4 Provision and Location of Spaces cont'd

- (g) In addition to the requirements of this section, required off-street parking spaces in any M1.1 zone shall not be located between the main building and the front lot line where the front lot line is co-terminous with Highway 402 of Highway 40A (Modeland Road) north of Confederation Street.
- (h) Except for an Automotive Service Station or Automotive Washing Establishment the use of the front yard in a Restricted Industrial Zone (M1.) or General Industrial Zone (M2.) shall be restricted to visitor or customer parking, driveways and landscaped open space and in a Restricted Industrial Zone (M1.), at least 50% of the front yard shall be devoted to landscaped open space.

22.5 Maximum Coverage for Parking Spaces

The number of off-street parking spaces at grade within an RM1, and RM2, zone shall not exceed 35% of the total lot area.

22.6 Required Number of Spaces

<u>Use</u>	<u>Required Spaces</u>
One-Family Dwelling, Semi-detached Dwelling, Duplex Dwelling	1 space per dwelling unit.
Row Dwelling, Multiple Dwelling Units other than for Exclusive Use by the Elderly, Mobile Home Park	1.25 spaces per dwelling units, a minimum of 20% of the spaces provided shall be set aside for and visually identified as visitor's parking.
Dwelling for exclusive use by the elderly	1 space for each 4 dwelling units. A minimum of 25% of the spaces provided shall be set aside for and visually identified as visitors' parking.
Student Residence (off- campus)	1 space for each 2 sleeping rooms.
Hotel, Fraternity or Sorority House	1 space for each 2 sleeping or guest rooms plus 1 space for each 18.5 square metres of floor area used for assembly, restaurants or the dispensing of food or drink.
Motel	1 space per sleeping or guest room, plus 1 space for each 18.5 square metres of floor area used for assembly, restaurants or the dispensing of food or drink.

22.6 Required Number of Spaces cont'd

<u>Use</u>	<u>Required Spaces</u>
Church, Place of Worship	1 space for every 6 seats and 1 space for every 3 metres of bench for fixed seating; or 1 space for each 18.5 metres of floor area devoted to ancillary uses, whichever is the greater.
Theatre	1 space for every 6 fixed seats.
Auditorium, Convention or Meeting Hall, Community Centre, Sports Arena, Stadium, Private Club, Lodge, Fraternal Society, or any Institutional or Non-Profit Use or Place of Assembly Not Herebefore or Hereafter listed	1 space for every 8 fixed seats and 1 space for each 18.5 square metres of gross floor area (excluding areas occupied by fixed seating)
Library, Art Gallery, Museum	1 space for each 55 square metres of gross floor area.
Hospital	1 space for each bed.
Sanatorium, Convalescent Home, Nursing Home, Rest Home, Home for the Young, Aged or Blind, Mental Hospital, or any similar Therapeutic Institution	1 space for each 3 beds.
Public or Private Elementary School, Nursery School, Day Nursery	1.5 spaces for each classroom or teaching area.
Public or Private Secondary School, Commercial School	2.5 spaces for each classroom or Teaching area plus 1 space for every 10 fixed seats or 22.5 square metres of floor area in auditoria OR gymnasia OR cafeterias OR in other areas of public assembly, whichever is the greatest.
University, College or Post-Secondary School (excluding Commercial Schools)	1 space for each 75 square metres of gross floor area of academic buildings.
Funeral Home	1 space for every 5 fixed seats and 1 space for every 4.5 square metres of floor area where non-fixed seating can be made available for chapel purposes; or 1 space for every 4.5 square metres of floor area devoted to reposeing rooms, whichever is the greater.

22.6 Required Number of Spaces cont'd

<u>Use</u>	<u>Required Spaces</u>
Business, Banking and Financial and Government Offices (excluding Medical and Dental Offices)	1 space for every 37.5 square metres of floor area where the gross floor area of a building is greater than 185 square metres.
Medical and Dental Offices and Clinics	5 spaces for each doctor or dentist; or 1 space for every 27.5 square metres of gross floor area, whichever is the greater.
Retail Stores and Personal Service Shops (excluding Beer and Liquor Outlets)	1 space for each 18.5 square metres of sales or service area, where the gross floor area of a building is greater than 185 square metres.
Beer and Liquor Outlets	1 space for each 3 square metres of sales area.
Bowling Alleys	4 spaces per alley.
Billiard Halls	1 space for each 37.5 square metres of gross floor area.
Wholesaling, Warehousing and Storage Uses	1 space for each 92.5 square metres of gross floor area.
Industrial Uses, Service and Repair Shops	1 space for each 45 square metres of gross floor area up to 2750 square metres and 1 space for each 185 square metres of gross floor area in excess of 2750 square metres.
Taverns, Lounges, Dining Lounges, Public Houses, Restaurants, Take-Out and Prepared Food Services	1 space for each 4.5 square metres of floor area accessible to the public and devoted exclusively to such uses.
Marinas	1 space for each water craft berth or slip plus 30 spaces for each boat ramp available for public use.

22.7 Calculation of Spaces

- (a) When a building or lot accommodates more than one use or purpose the required parking spaces shall be the sum of the required parking spaces for the separate uses or purposes.
- (b) If calculation of the required parking spaces results in a fraction the required parking spaces shall be the next higher whole number.

22.8 Automobile Movement Lanes for Car Washing Establishments

- (a) Automatic car washing establishments shall have on their premises sufficient space for the storage and movement of at least 10 automobiles in advance of and 3 automobiles at the terminus of each wash line.

22.8 Automobile Movement Lanes for Car Washing Establishments cont'd

- (b) Self-Service car washing establishments shall have on their premises sufficient space for the storage and movement of at least 10 automobiles in advance of and 3 automobiles at the terminus of each wash stall.

22.9 Landscaping Requirements

- (a) Where, in any yard in any zone, a parking area which is required to provide for more than four off-street parking spaces adjoins a lot in a Residential Zone, or where any lot in any Commercial or Industrial Zone abuts a lot in any Residential Zone, then a continuous strip of landscaped open space of a minimum width of 2.5 metres shall be provided along the lot line of the said yard or lot, and the said landscaped open space shall be planted with coniferous trees in a manner which shall serve to effectively screen the said yard or lot from the adjoining residential lot.
- (b) Where, in any yard or any zone, a parking area which is required to provide for more than four off-street parking spaces adjoins a street, then a strip of landscaped open space shall be provided along the lot line adjoining the street and the said landscaped open space shall be continuous except for aisles or driveways required for access to the parking area and shall be a minimum of 3 metres in width along the said lot line.

SECTION 23 - OFF - STREET LOADING REQUIREMENTS23.1 WHEN REQUIRED

There shall be provided at the time of the erection of any building or structure or at the time any building or structure is enlarged or increased in capacity, permanently maintained off-street loading and unloading spaces accessible from a public street or lane.

23.2 LOCATION OF LOADING SPACE

No loading space shall be located in the required front yard nor shall any required off-street parking space be considered in calculating the required number of off-street loading spaces.

23.3 SIZE OF LOADING SPACE

Any one loading space shall have a minimum width of 3 metres, a minimum length of 9 metres with a minimum vertical clearance of 4.25 metres, and shall include such additional area as is necessary for the manoeuvring of a truck-trailer either into or out of the loading space.

23.4 SURFACE TREATMENT

All loading spaces, driveways and manoeuvring areas required herein shall be constructed and maintained with a stable surface which shall have a portland cement or asphaltic binder and shall include provision for adequate drainage facilities.

23.5 NUMBER OF SPACES REQUIRED

The number of off-street loading spaces to be provided shall be in accordance with the following requirements:

<u>USE</u>	<u>NUMBER OF SPACES</u>
Multiple Dwelling	1 space.
Any institutional, retail, wholesale storage or manufacturing use, freight or passenger terminal, hotel or any other use involving the shipping, loading or unloading of persons, animals, or goods	1 space for each 1,850 square metres or fraction thereof of gross floor area where the total exceeds 275 square metres.

This by-Law shall come into full force and effect on the final day of passing hereof.

READ A FIRST, SECOND AND THIRD TIME AND FINALLY PASSED THIS  
8<sup>th</sup> DAY OF SEPTEMBER 1980.

  
REEVE

  
CLERK

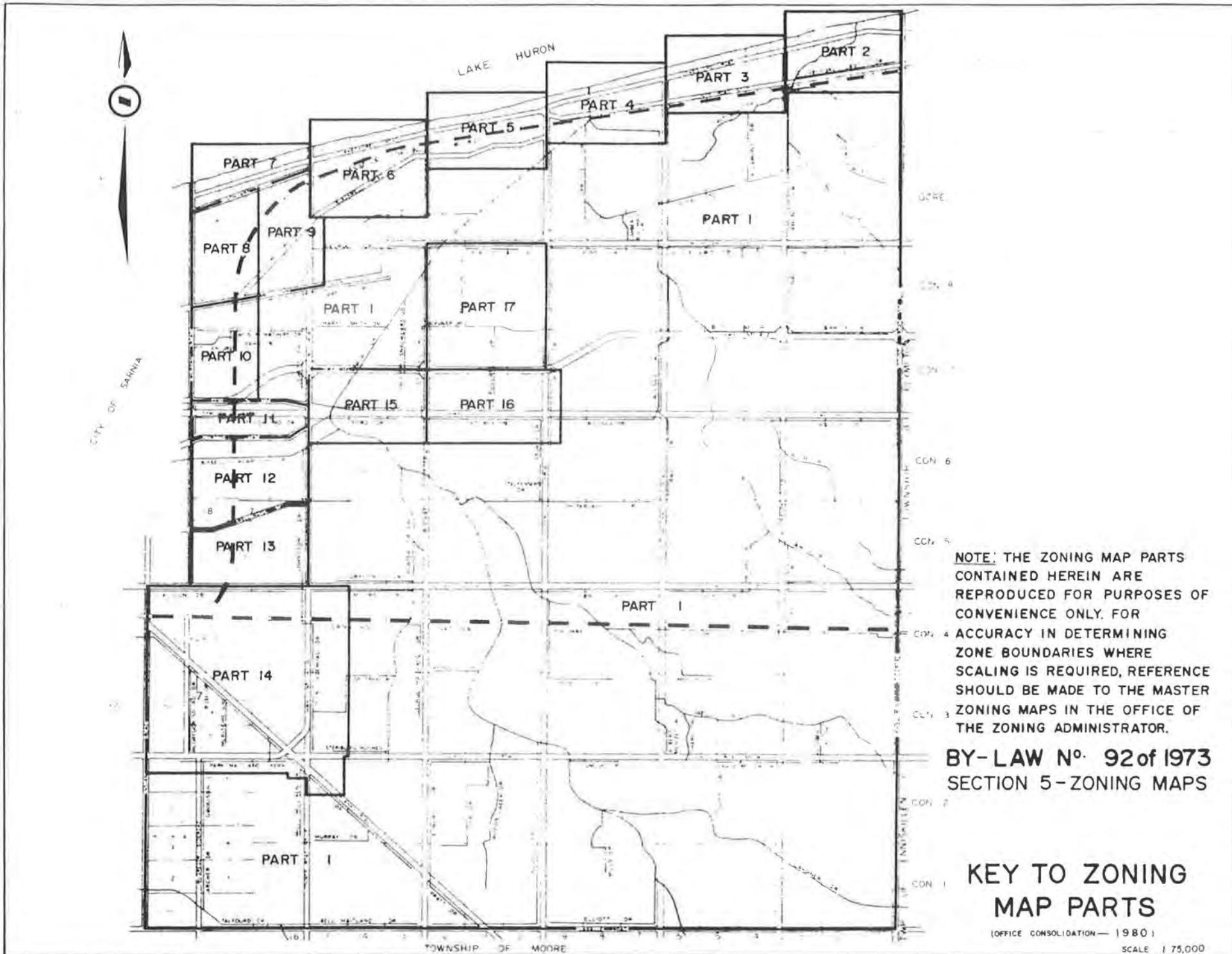
RESTRICTED AREA BY-LAW 92 of 1973 (As Amended)  
METRIC CONVERSION PROGRAM AND BY-LAW CONSOLIDATION

	Imperial Equivalent	Exact Conversion	Minimum - Maximum		Recommended Value
Linear	1 foot	0.3048	0.0	- 0.5	0.3 m
	2	0.6096	0.0	- 0.5	0.6 m
	2.5	0.762	0.5	- 1.0	0.75 m
	3	0.9144	0.5	- 1.0	1.0 m
	4	1.2192	1.0	- 1.5	1.25 m
	5	1.524	1.5	- 2.0	1.5 m
	6	1.8288	1.5	- 2.0	2.0 m
	7	2.1336	2.0	- 2.5	2.5 m
	7.5	2.286	2.0	- 2.5	2.5 m
	8	2.4384	2.0	- 2.5	2.5 m
	9	2.7432	2.0	- 3.0	2.75 m
	10	3.0480	3.0	- 3.5	3.0 m
	12	3.6576	3.5	- 4.0	4.0 m
	14	4.2672	4.0	- 4.5	4.25 m
	15	4.5720	4.5	- 5.0	4.5 m
	20	6.0960	5.7912	- 6.40080	6.0 m
	25	7.6200	7.239	- 8.00100	7.5 m
	30	9.1440	8.6868	- 9.60120	9.0 m
	35	10.6680	10.1346	- 11.20140	10.5 m
	40	12.1920	11.5824	- 12.80160	12.0 m
	45	13.7160	13.0302	- 14.40180	13.5 m
	50	15.240	14.478	- 16.002	15.0 m
	55	16.764	15.9258	- 17.6022	16.0 m
	60	18.288	17.3736	- 19.20240	18.0 m
	66	20.1168	19.11096	- 21.12264	20.0 m
	70	21.336	20.2692	- 22.40280	21.0 m
	75	22.860	21.717	- 24.003	23.0 m
	80	24.384	23.1648	- 25.60320	25.0 m
	86	26.2128	24.90216	- 27.52344	26.0 m
	90	27.432	26.0604	- 28.80360	27.5 m
100	30.48	28.956	- 32.004	30.0 m	
125	38.100	36.195	- 40.005	40.0 m	
150	45.720	43.434	- 48.006	45.0 m	
200	60.960	57.912	- 64.008	60.0 m	
240	73.152	69.494	- 76.809	72.5 m	
250	76.200	72.39	- 80.01	75.0 m	
350	106.68	101.346	-112.014	105.0 m	
400	121.920	115.824	-128.016	120.0 m	
500	152.400	144.780	-160.020	150.0 m	
600	182.880	173.736	-192.024	180.0 m	
3 inches	0.076	0.0	0.5	7.5 cm	
		<u>Sq. m.</u>		<u>Sq. m.</u>	<u>Sq. m.</u>
Area	1 sq. ft.	.09290304	0.0	- 0.5	.1 sq.m.
	3	.27870912	0.0	- 0.5	.25 sq.m.
	30	2.78709120	2.5	- 3.0	2.5 sq.m.
	50	4.645152	4.5	- 5.0	4.5 sq.m.
	200	18.580608	17.65157760	- 19.50963840	18.5 sq.m.
	250	23.2257	22.064415	- 24.387048	22.5 sq.m.
	300	27.870912	26.47736640	- 29.26445760	27.5 sq.m.
	400	37.161216	35.30315520	- 39.01927680	37.5 sq.m.
	480	44.593459	42.363786	- 46.82313216	45.0 sq.m.
	500	46.451520	44.128944	- 48.774096	45.0 sq.m.
	600	55.741824	52.95473280	- 58.52891520	55.0 sq.m.
	800	74.322432	70.60631040	- 78.03855360	75.0 sq.m.
	950	88.25788	83.844986	- 92.670782	90.0 sq.m.
	1000	92.903040	88.257888	- 97.548192	95.0 sq.m.
	1200	111.483648	105.90946560	-117.05783040	110.0 sq.m.
	1250	116.1288	110.32236	-121.93524	115.5 sq.m.
	1400	130.064256	123.56104320	-136.56746880	130.0 sq.m.
	2000	185.806080	176.515776	-195.096384	185.0 sq.m.
	3000	278.709120	264.773664	-292.644576	275.0 sq.m.
	3200	297.289728	282.42524	-312.154214	300.0 sq.m.
3500	325.16064	308.90260	-341.418672	325.0 sq.m.	

<u>Imperial Equivalent</u>	<u>Exact Conversion</u>	<u>Minimum - Maximum</u>	<u>Recomended Value</u>
4500 sq. ft.	418.06368	397.160496 - 438.966864	400 sq.m.
5000	464.515200	441.289440 - 487.740960	460 sq.m.
5500	510.96672	485.418384 - 536.51056	510 sq.m.
6000	557.418240	529.547328 - 585.289152	550 sq.m.
7000	650.321280	617.805216 - 682.837344	650 sq.m.
7200	668.901888	635.45679 - 702.34698	670 sq.m.
7500	696.772800	661.934160 - 731.611440	700 sq.m.
8400	780.385536	741.36625 - 819.404812	780 sq.m.
9000	836.127360	794.320992 - 877.933728	825 sq.m.
10,000	929.030400	882.578880 - 975.481920	925 sq.m.
13,000	1207.739520	1147.352544 - 1268.126496	1200 sq.m.
14,000	1300.642560	1235.610432 - 1365.674688	1300 sq.m.
15,000	1393.545600	1323.868320 - 1463.222880	1400 sq.m.
20,000	1858.060800	1765.157760 - 1950.963840	1850 sq.m.
25,000	2322.576	2206.44720 - 2438.70480	2300 sq.m.
30,000	2787.0912	2647.73664 - 2926.44576	2750 sq.m.
50,000	4645.152	4412.8944 - 4877.4096	4650 sq.m.
70,000	6503.2128	6178.05216 - 6828.3734	0.65 ha.
120,000	11148.3648	10590.94656 - 11705.78304	1.0 ha.

ha.

0.25 acres	0.1011714	0.1	ha.
0.9	0.3642170	0.35	ha.
1.2	0.4856227	0.5	ha.
1.3	0.52609	0.5	ha.
1.4	0.5665598	0.5	ha.
2.0	0.8093712	0.8	ha.
3.0	1.2140568	1.2	ha.
4.0	1.6187424	1.5	ha.
4.9	1.982959	2.0	ha.
5.0	2.0234	2.0	ha.
11.0	4.4515416	4.5	ha.
50.0	20.23428	19.5	ha.
150.0	60.78284	60.0	ha.



**NOTE:** THE ZONING MAP PARTS CONTAINED HEREIN ARE REPRODUCED FOR PURPOSES OF CONVENIENCE ONLY. FOR ACCURACY IN DETERMINING ZONE BOUNDARIES WHERE SCALING IS REQUIRED, REFERENCE SHOULD BE MADE TO THE MASTER ZONING MAPS IN THE OFFICE OF THE ZONING ADMINISTRATOR.

**BY-LAW N° 92 of 1973  
SECTION 5-ZONING MAPS**

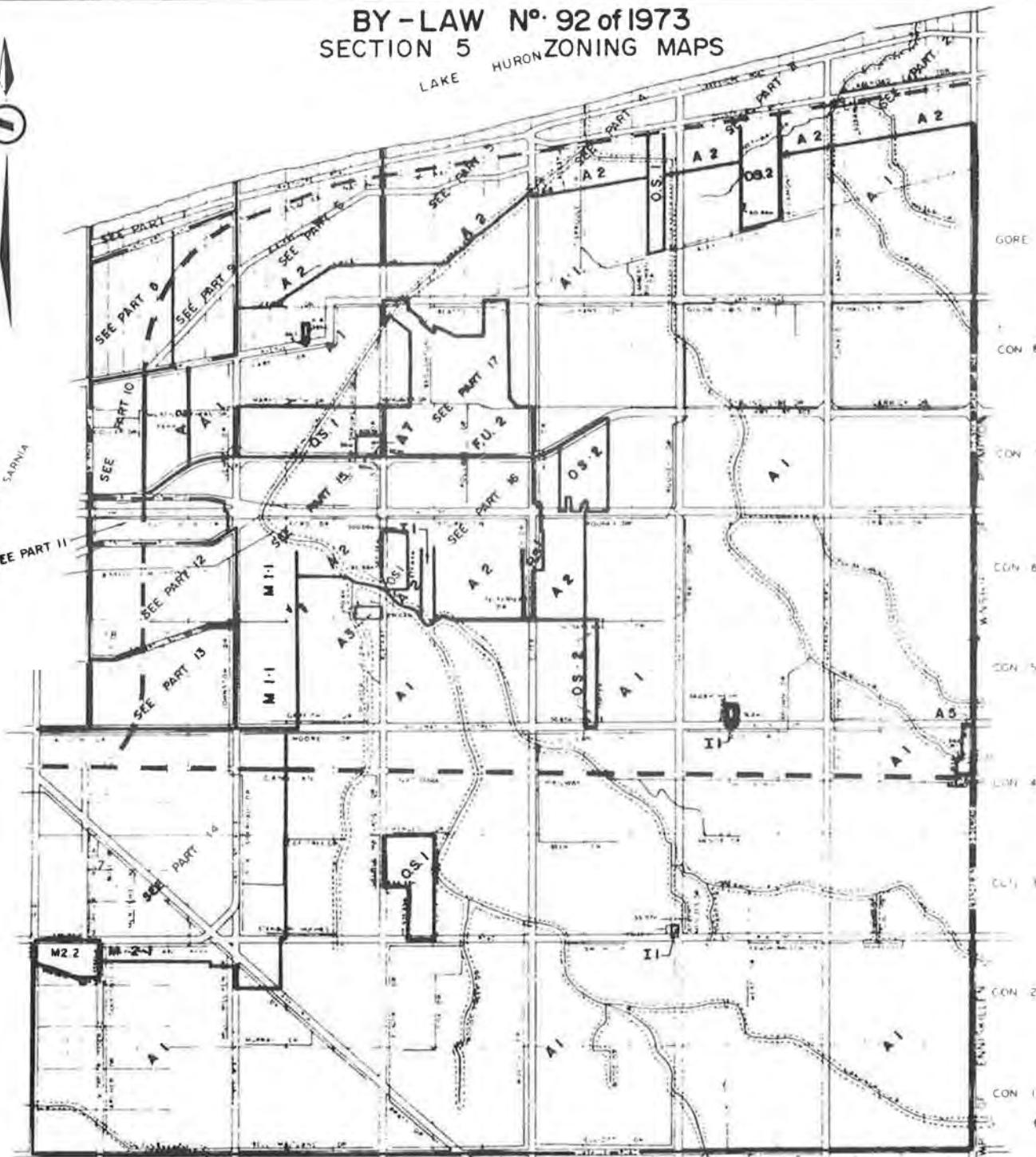
**KEY TO ZONING  
MAP PARTS**

(OFFICE CONSOLIDATION - 1980)  
SCALE 1:75,000

BY-LAW N<sup>o</sup>. 92 of 1973  
SECTION 5 HURON ZONING MAPS



TOWNSHIP OF SARAVIA



GORE  
CON 8  
CON 7  
CON 6  
CON 5  
CON 4  
CON 3  
CON 2  
CON 1

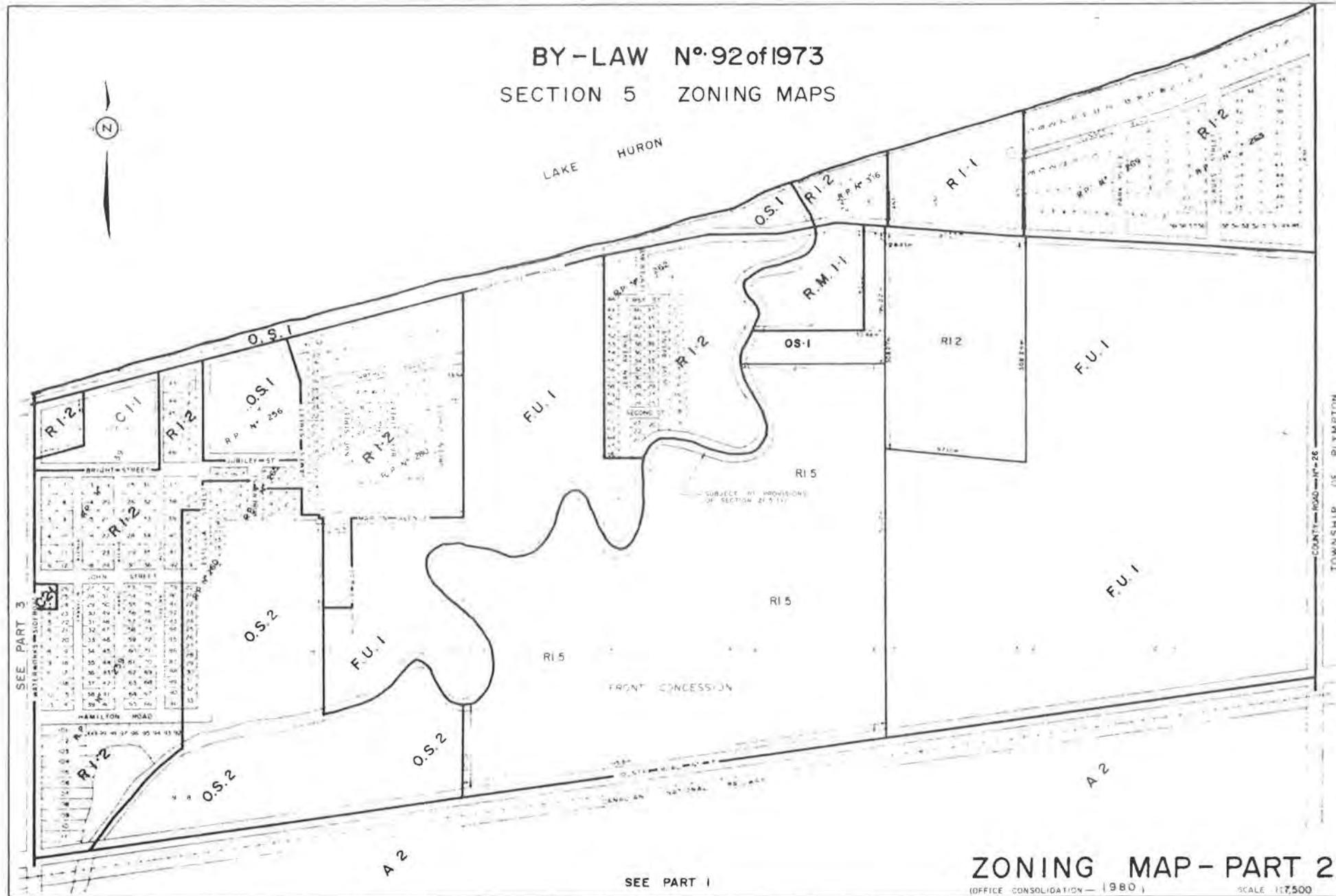
SUBJECT TO PROVISIONS OF SECTION 21.5 (2)

ZONING  
MAP  
PART I  
(OFFICE CONSOLIDATION — 1980)

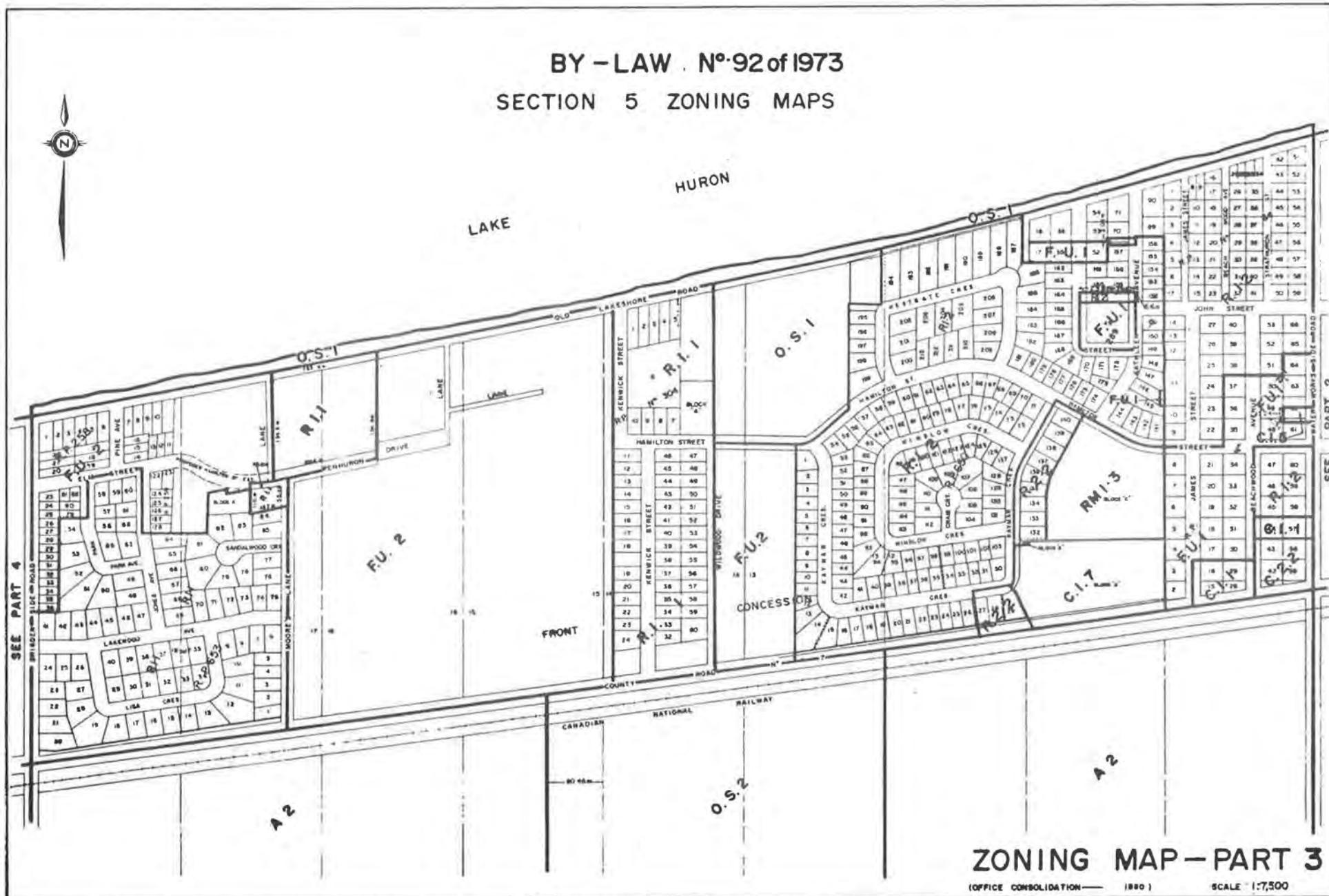
TOWNSHIP OF MOORE

SCALE 1:75,000

BY-LAW N° 92 of 1973  
SECTION 5 ZONING MAPS



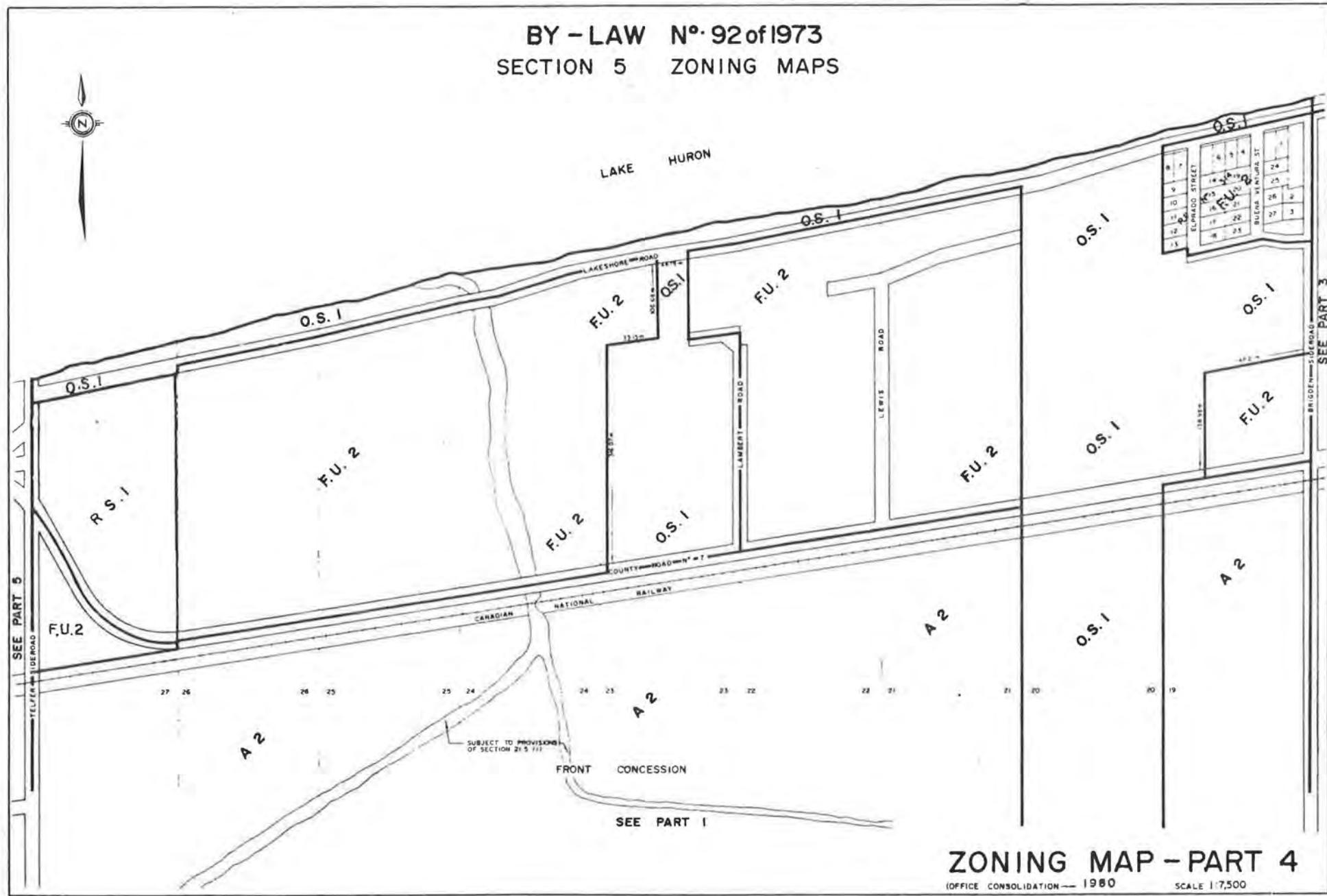
BY - LAW N°92 of 1973  
SECTION 5 ZONING MAPS



ZONING MAP - PART 3

(OFFICE CONSOLIDATION - 1890) SCALE 1:7,500

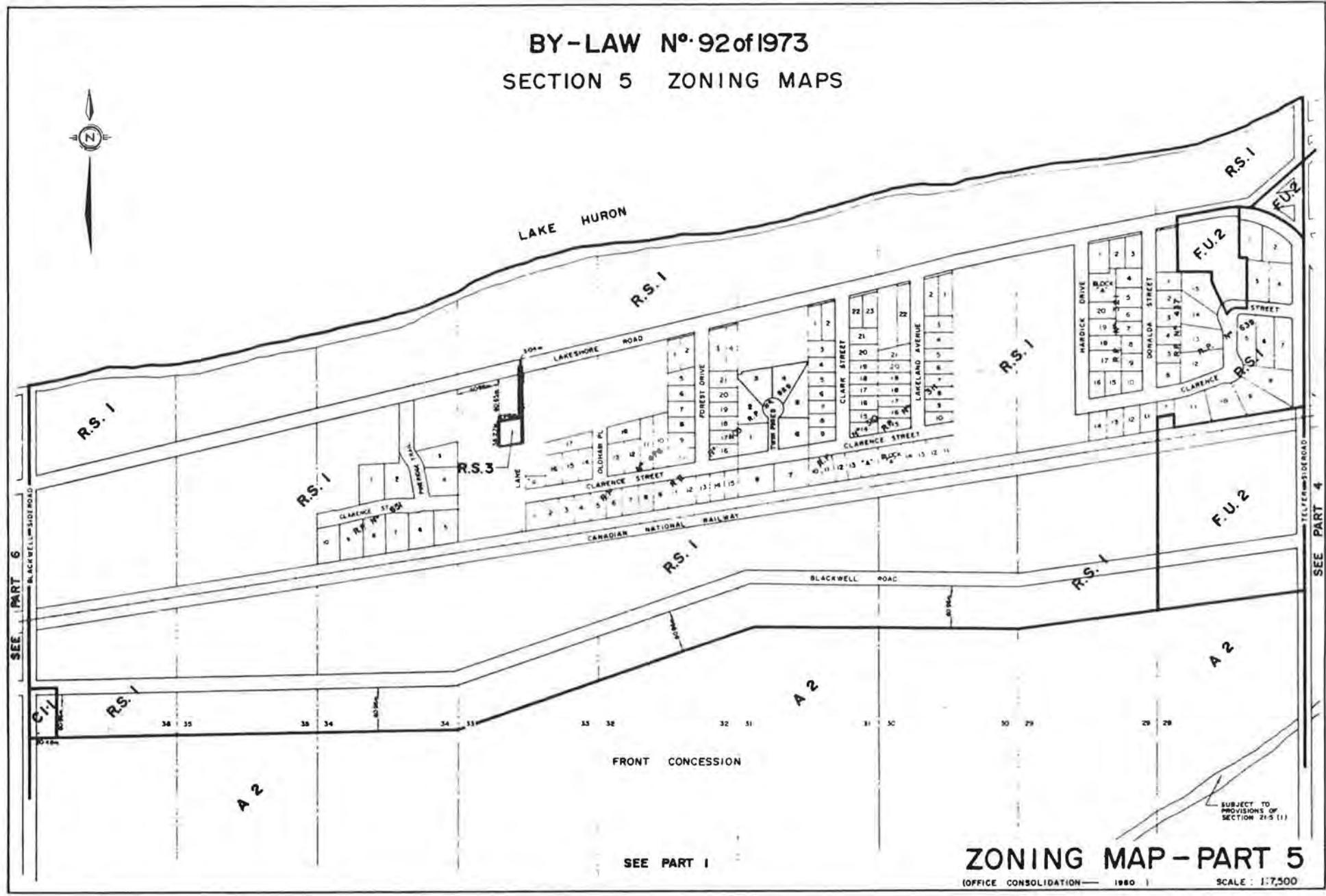
BY - LAW N° 92 of 1973  
SECTION 5 ZONING MAPS



1	2	3	4	5
6	7	8	9	10
11	12	13	14	15
16	17	18	19	20
21	22	23	24	25
26	27	28	29	30

ZONING MAP - PART 4  
OFFICE CONSOLIDATION - 1980 SCALE 1:7,500

BY-LAW N° 92 of 1973  
SECTION 5 ZONING MAPS



SEE PART 6

SEE PART 4

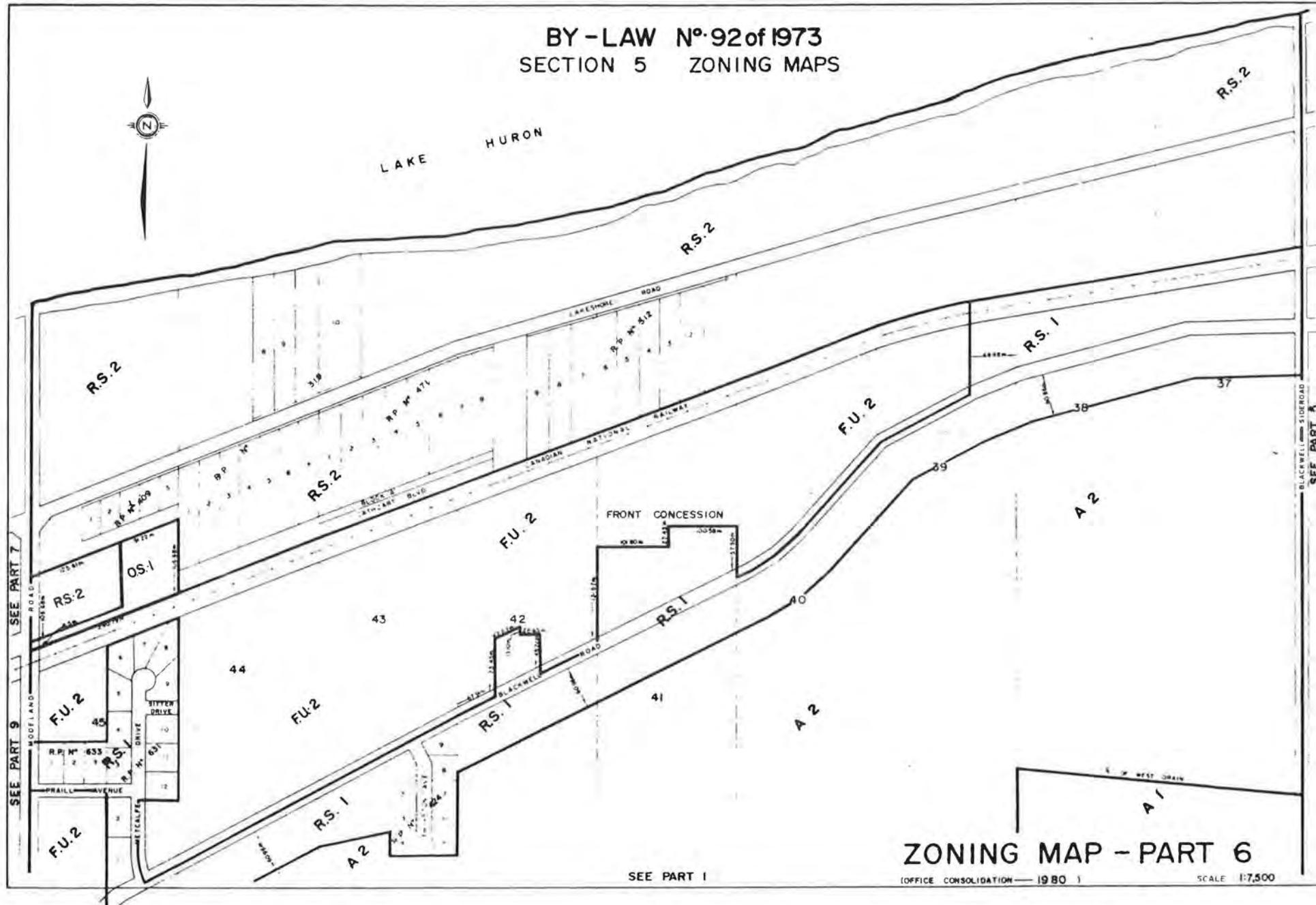
SEE PART 1

ZONING MAP - PART 5

(OFFICE CONSOLIDATION - 1980) SCALE: 1:7,500

SUBJECT TO PROVISIONS OF SECTION 21.5 (1)

BY-LAW N° 92 of 1973  
SECTION 5 ZONING MAPS



SEE PART 7  
SEE PART 9

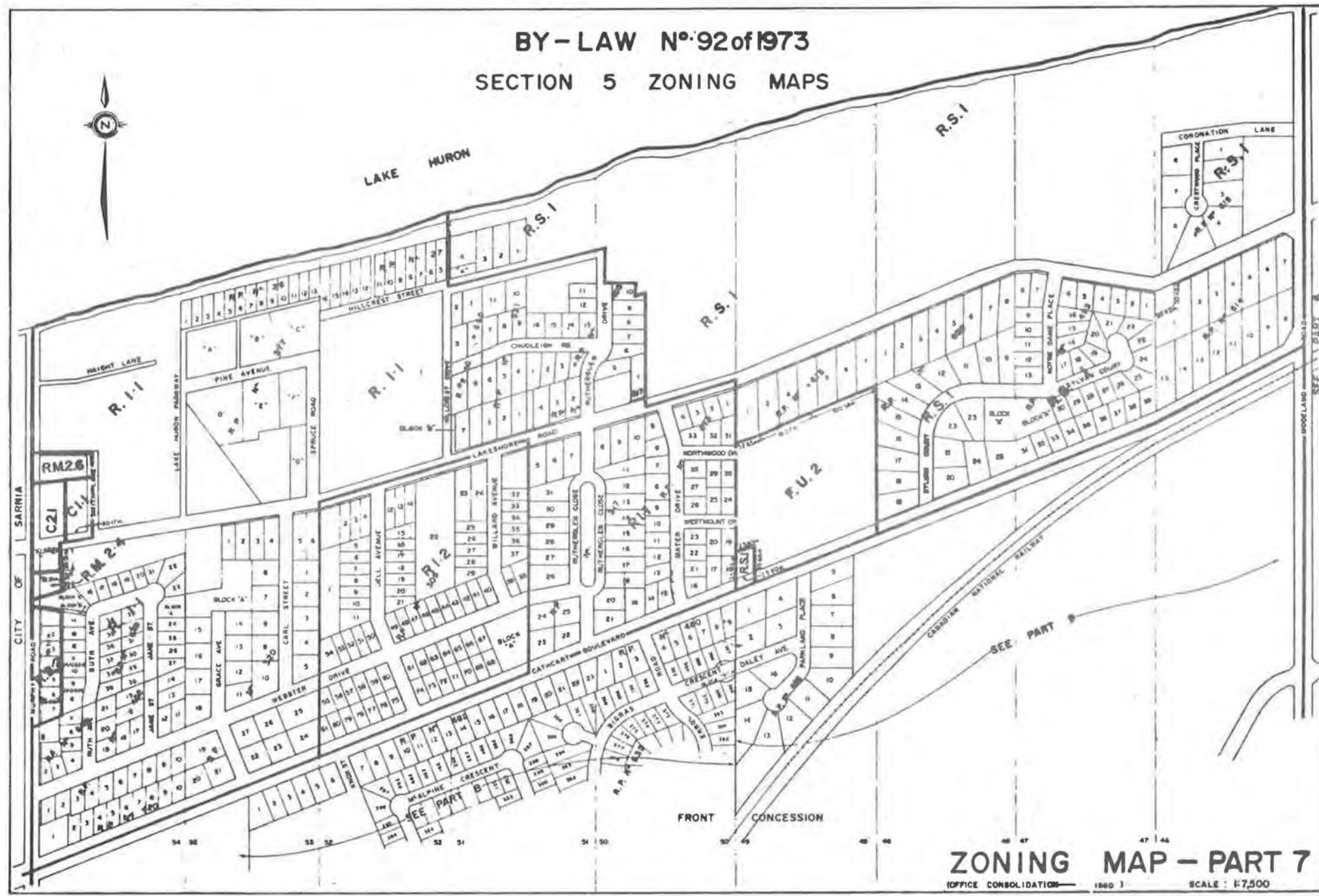
SEE PART 5

SEE PART 1

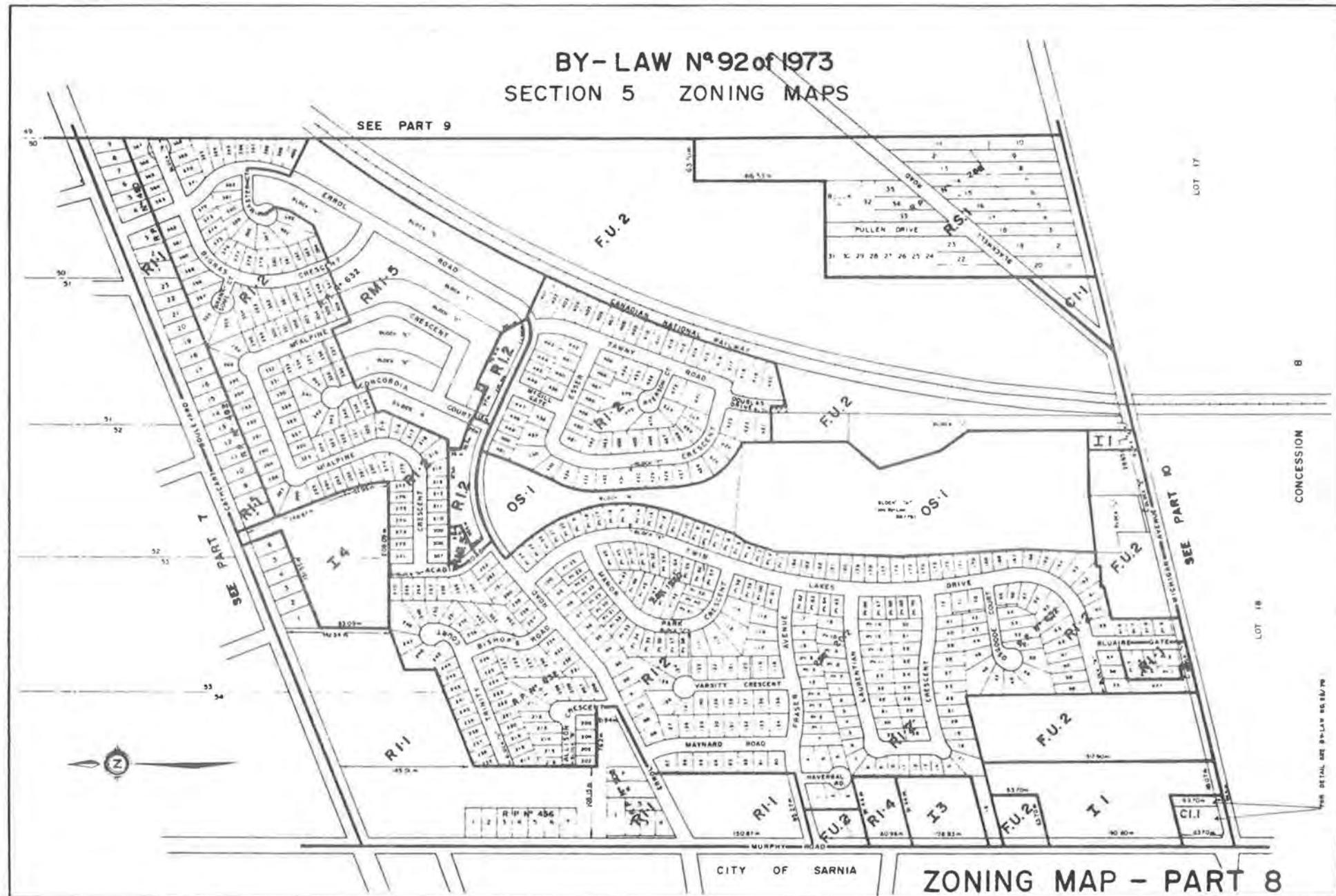
ZONING MAP - PART 6

(OFFICE CONSOLIDATION - 1980) SCALE 1:7,500

BY-LAW No. 92 of 1973  
SECTION 5 ZONING MAPS



BY-LAW N°92 of 1973  
SECTION 5 ZONING MAPS

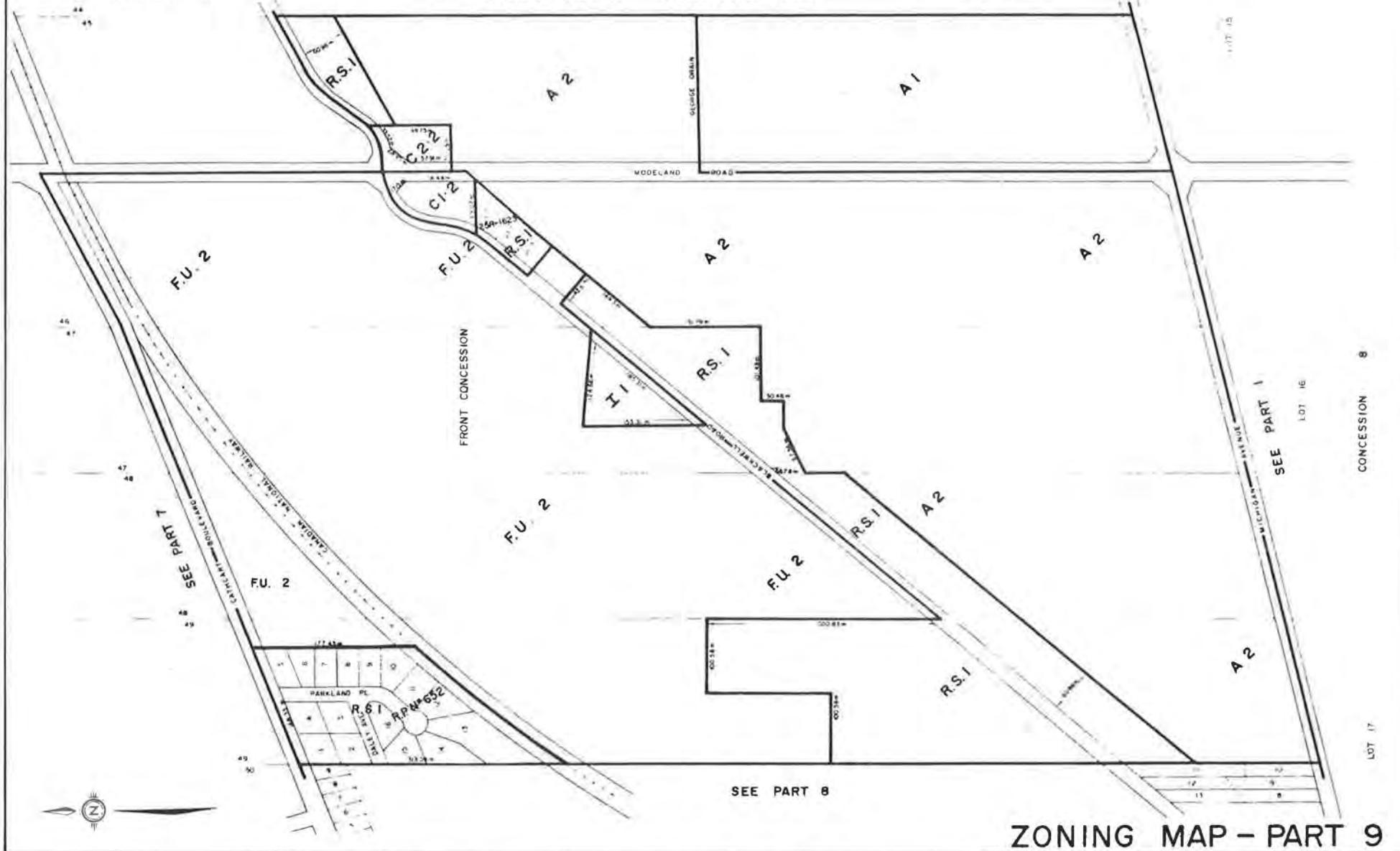


ZONING MAP - PART 8

BY-LAW N<sup>o</sup> 92 of 1973  
SECTION 5 ZONING MAPS

SEE PART 6

SEE PART 1



ZONING MAP - PART 9

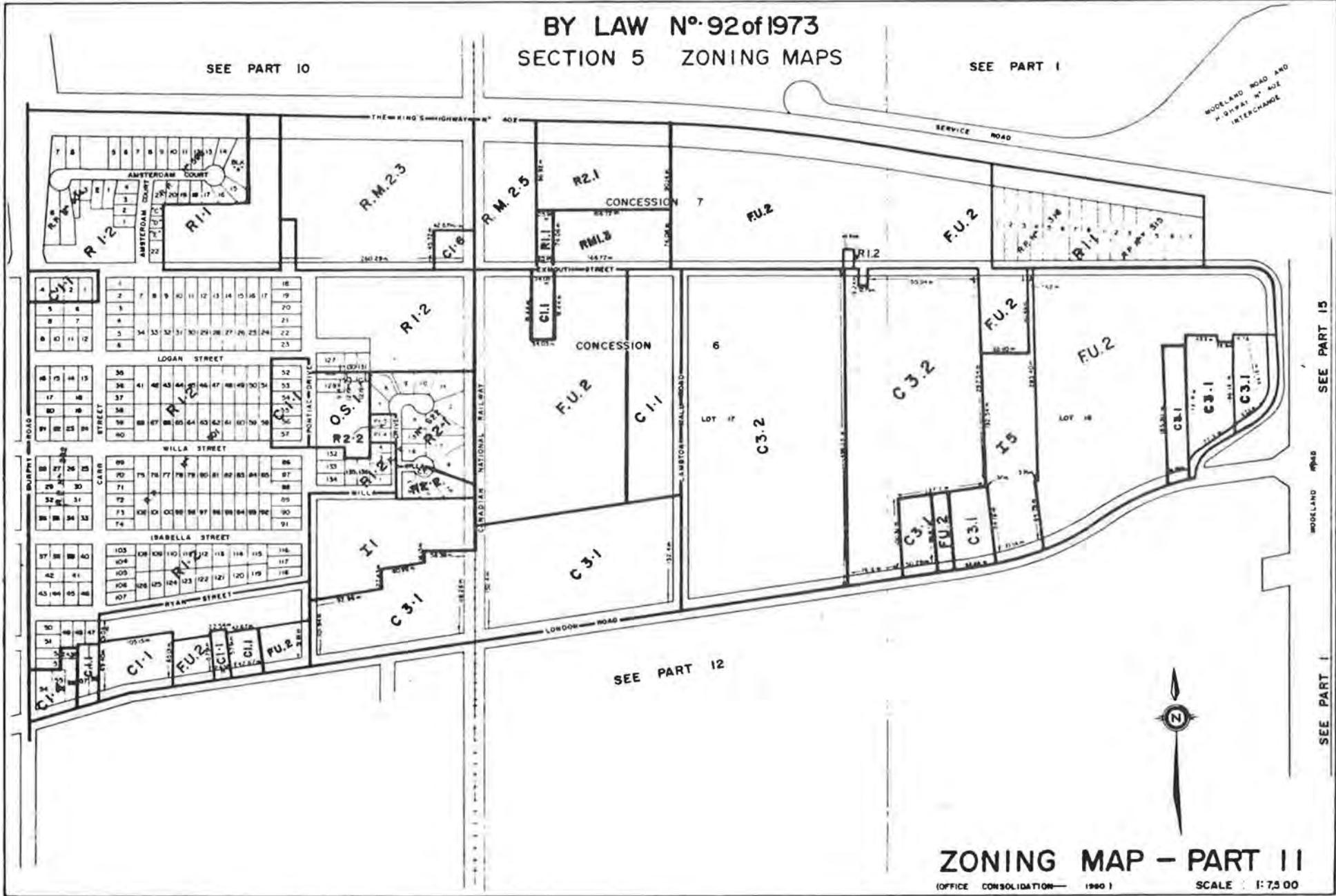
OFFICE CONSOLIDATION - 1980 | SCALE 1:7,500



BY LAW N° 92 of 1973  
SECTION 5 ZONING MAPS

SEE PART 10

SEE PART 1



SEE PART 12

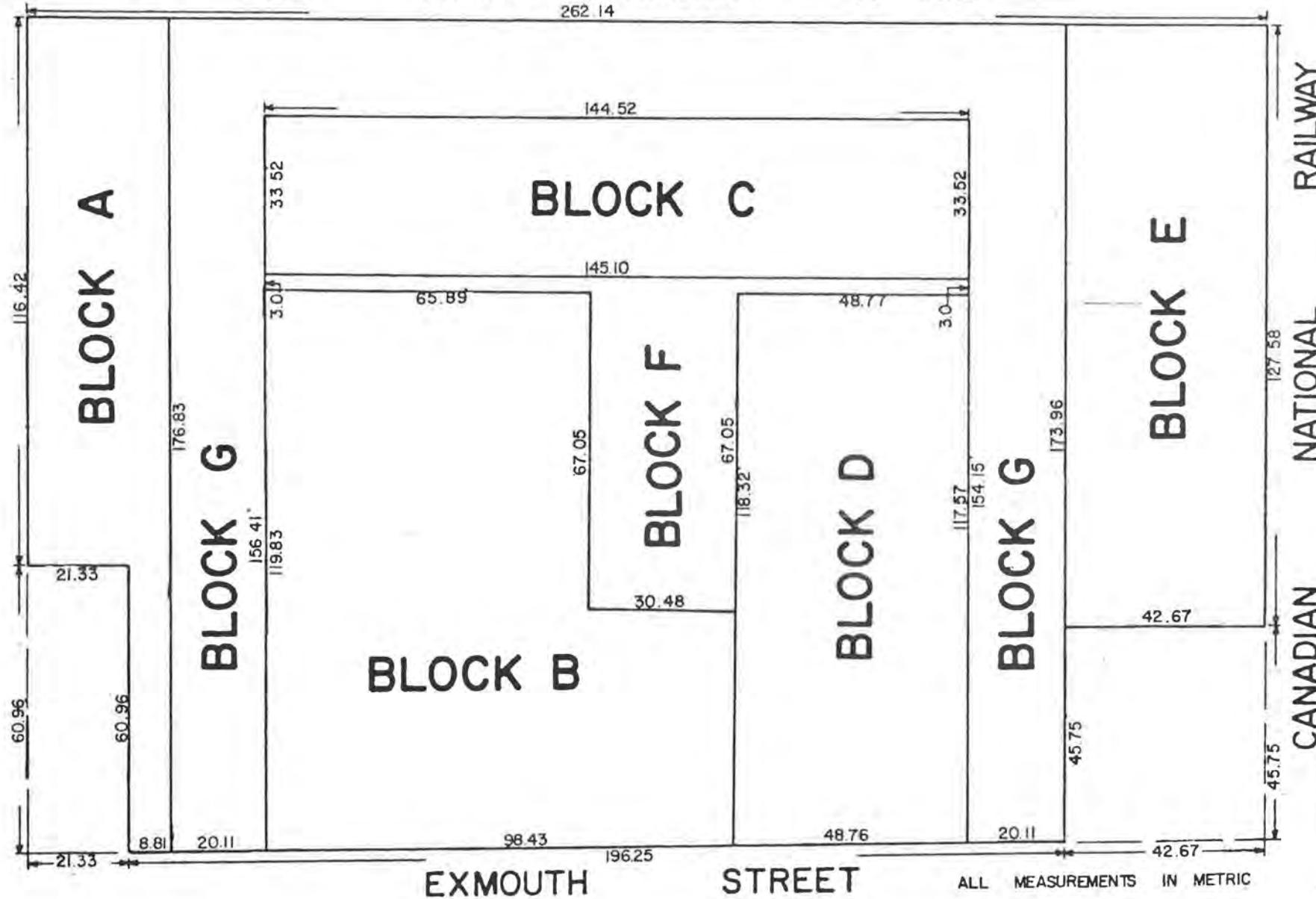
SEE PART 15

SEE PART 1

ZONING MAP - PART 11

# INDEX MAP TO ZONING MAP - PART 11-1

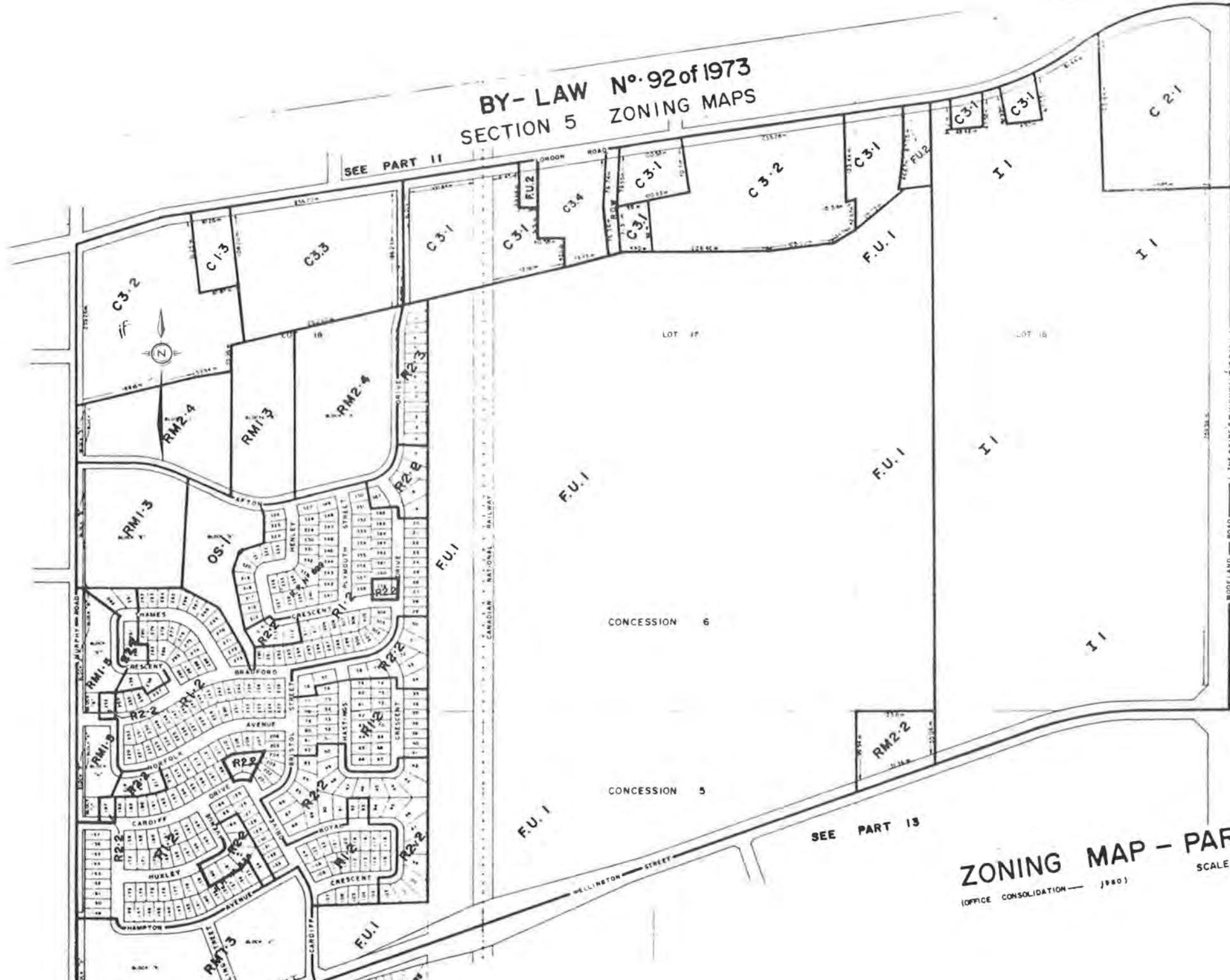
THE KING'S HIGHWAY N<sup>o</sup>. 402



SCALE 1:4200



BY-LAW No. 92 of 1973  
SECTION 5 ZONING MAPS



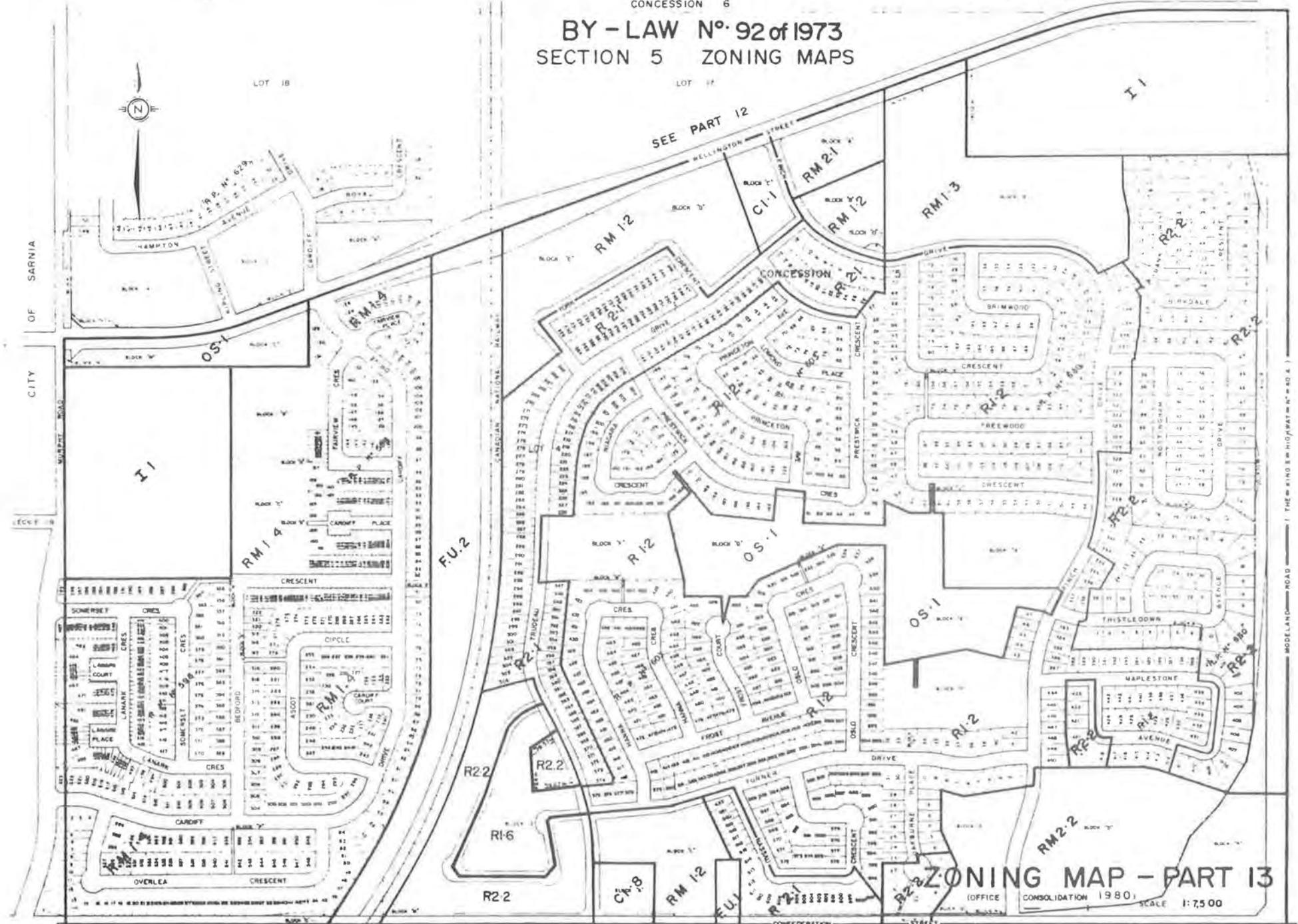
SEE PART II

SEE PART I

SEE PART 13

ZONING MAP - PART 12  
(OFFICE CONSOLIDATION - 1980)  
SCALE : 1:75.00

CONCESSION 6  
BY - LAW N° 92 of 1973  
SECTION 5 ZONING MAPS



CITY OF SARNIA

WELLS ROAD

SEE PART 14

ZONING MAP - PART 13  
(OFFICE CONSOLIDATION 1980) SCALE 1:7500

SEE PART 1



SEE PART I

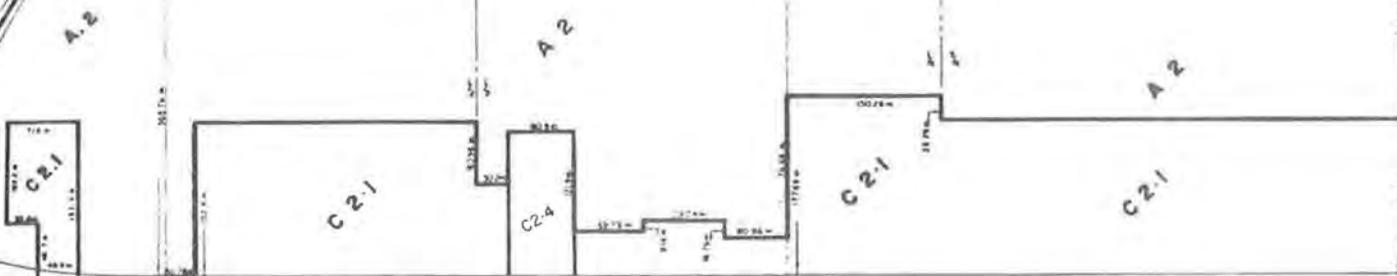
HIGHWAY 402

# BY-LAW N° 92 of 1973 SECTION 5 ZONING MAPS



O.S.1  
LOT 15                      LOT 14                      LOT 13

CONCESSION 7



THE KING'S HIGHWAY N° 2

CONCESSION 6

SUBJECT TO PROVISIONS  
OF SECTION 21.0 (1)

M.1.1

SEE PART I

## ZONING MAP - PART 15

OFFICE CONSOLIDATION - 1980 | SCALE 1:7500

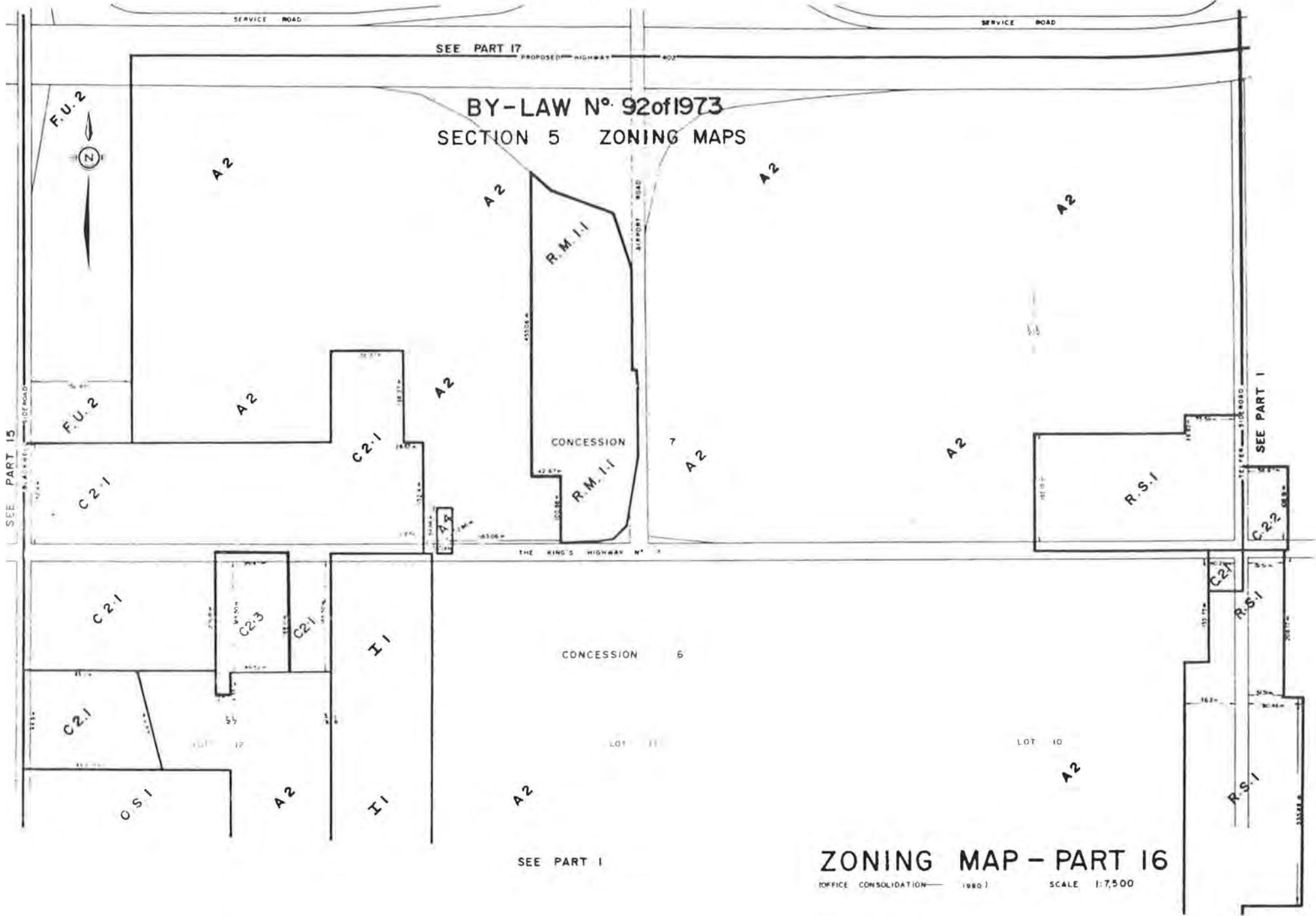
SEE PART I

MOORELAND ROAD

SEE PART I

BLACKWELL SIDE ROAD

SEE PART 16



BY-LAW N° 92 of 1973  
SECTION 5 ZONING MAPS

ZONING MAP - PART 16

OFFICE CONSOLIDATION - 1980 SCALE 1:7,500

SEE PART I

BY-LAW N° 92 of 1973  
SECTION 5 ZONING MAPS



SUBJECT TO PROVISIONS  
OF SECTION 21.3 (11)

LOT 13

LOT 12

LOT 11

SEE PART I

SEE PART I

A1

A1

M1-1

A1

M1-1

M1-1

A1

A1

F.U. 2

CONCESSION 8

CONCESSION 7

F.U. 2

F.U. 2

M1-1

F.U. 2

ZONING  
MAP  
PART 17

(OFFICE CONSOLIDATION - 1980)

BLANCHARD ROAD

ALBERT ROAD

SERVICE ROAD

294.4 m

101.75 m

41.75 m

22.75 m

17.50 m

19.30 m

22.75 m

302.36 m

107.28 m

22.75 m

