

TOWN OF HANOVER

COMPREHENSIVE ZONING BY-LAW NO. 2912-15

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SECTION 1: GENERAL

1.1 Title

This By-law shall be cited as "The Town of Hanover Zoning By-law".

1.2 Components

This By-law consists of all textual components and Schedule "A" contained herein.

1.3 Application

The provisions of this By-law shall apply to all lands within the boundaries of the Corporation of the Town of Hanover.

1.4 Scope

No lands shall be used and no buildings or structures erected, altered, enlarged, or used within the Town of Hanover, except in conformity with the provisions of the By-law.

1.5 Repeal of Existing By-laws

From the date of the coming into force of this By-law, all previous By-laws passed under Section 34 of The Planning Act, R.S.O. 1990, Chapter P.13, as amended or predecessor thereof shall be deemed to have been repealed, save and except for By-Law No. 2845-14 and By-Law No. 2896-15.

1.6 Validity

Every provision of this By-law is declared to be severable from the remainder of the By-law, and if any provision of this By-law is declared invalid by a court of competent jurisdiction, such declaration shall not affect the validity of the remainder thereof.

1.7 Effective Date

This By-law shall come into force and take effect on the day it is passed by Council, subject to any approval necessary pursuant to The Planning Act, R.S.O. 1990, Chapter P.13, as amended.

SECTION 2: APPLICATION, ADMINISTRATION AND ENFORCEMENT

2.1 Application

- 2.1.1 The provisions of this By-law shall apply to all lands within the boundaries of the Corporation of the Town of Hanover.
- 2.1.2 No person shall use any land, or erect, alter or use any building, structure or part thereof within the limits of The Corporation of the Town of Hanover except in conformity with the provisions of this By-law.
- 2.1.3 No person shall use any building, structure or part thereof, erected or altered in contravention of this By-law so long as such building, structure or part thereof, continues to contravene the provisions of this By-law.
- 2.1.4 No lot shall be reduced in area by the conveyance, mortgage or other alienation of a part thereof so that any remaining yard or other open space is less than that required by this By-law. If any such reduction occurs, such lot and any building or structure thereon shall not thereafter be used for any purpose unless and until the said yard or requirements of this By-law are complied with.
- 2.1.5 Subsection 2.1.4 shall not apply to a lot reduced in area by the conveyance to or expropriation by the Corporation of the Town of Hanover or any other authority having powers of expropriation or conveyance.
- 2.1.6 No person shall change the purpose for which any lot, building or structure is used or erect, alter, or use any building or structure, or sever any land from any existing lot, if the effect of such action is to cause the original, adjoining, remaining or new building, structure or lot to be in contravention of this By-law.

2.2 Administration

This By-law shall be administered and may be enforced by the person appointed by By-law by the Council of the Town of Hanover as the Chief Building Official or By-law Enforcement Officer.

2.3 Inspection of Property and Premises

The Chief Building Official or By-law Enforcement Officer or any employee of the Town of Hanover acting under the direction of this by-law may, without a warrant, at any reasonable hour and upon producing proper identification, enter and inspect any property but shall not enter any building or structure used as a dwelling unit without:

- i) the consent of the occupier
- ii) the authority of a search warrant issued pursuant to the provisions of Section 158 of The Provincial Offences Act, R.S.O. 1990, as amended

2.4 Licences and Permits

- i) In addition to fulfilling the requirements of this By-law, no person shall commence to erect, alter or repair any building or structure without first obtaining a building permit where necessary, from the Municipality.
- ii) No municipal permit or licence shall be issued where said permit is required for a proposed use of land or the proposed erection, alteration, enlargement or use of any building or structure that is in violation of any provision of this By-law.
- iii) In all zones, any building or structure which is moved from one location to another, whether within the zone or from one zone to another, or from any location beyond the boundary of the Municipality, into any zone, shall be considered as being a new building or structure and shall comply with the provisions of this By-law.
- iv) No building, residential or otherwise, shall be moved within the limits of the Municipality or shall be moved into the Municipality from outside without a permit from the Chief Building Official.

2.5 Sign Permits

A sign permit is required for the erection of any sign upon private or public property, which shall only be issued if such sign is in conformity with the Town of Hanover Sign By-law, as amended from time to time.

2.6 Certificate of Occupancy

No change may be made in the type of use of any lot covered by this By-law or of any building or structure on any such lot or of any part of such lot, building or structure, until a Certificate of Occupancy has been issued by the Chief Building Official to the effect that the proposed use complies with this By-law.

2.7 Information as to Conformity

2.7.1 Any person requiring written information as to whether a lot is being used or that any building erected or used thereon is situated or used in conformity with the provisions of this By-law, shall present to the Chief Building Official or his/her authorized alternate:

2.7.1.1 An application fee in an amount established by Council from time to time;

2.7.1.2 A plan of survey signed by an Ontario Land Surveyor showing the boundaries of the lot and the location of all buildings and structures thereon if required by the Chief Building Official;

2.7.1.3 A statement signed by the owner of the lot as to all uses being made of said lot and of any buildings or structures thereon;

2.7.2 Information as to conformity issued hereunder is subject to the condition that the Corporation of the Town of Hanover shall not be bound by any information issued in error.

- 2.7.3 Where information as to conformity is issued with respect to a non-conforming use, such information shall so state.
- 2.7.4 If an application for information as to conformity does not comply with 2.7.1., the Chief Building Official or his/her authorized alternate may issue such information notwithstanding such non-compliance, if he/she is satisfied as to the correctness and adequacy of the application made.

2.8 Errors and Omissions - Obligation to Comply

The lack of a survey or adequate information or an error or omission does not relieve the Applicant from the responsibility for complying with any of the provisions of this By-law.

2.9 Violations, Penalties, and Remedies

2.9.1 Pursuant to the provisions of Section 67 of The Planning Act, R.S.O., 1990, Chapter P. 13, as amended, any person who breaches any provision of this By-law is guilty of an offence and, on conviction, is liable:

- a) On a first conviction, to a fine of not more than \$25,000.00; and
- b) On a subsequent conviction, to a fine of not more than \$10,000.00 for each day, or part thereof, upon which the contravention has continued after the day on which the person was convicted.

2.9.2 Where a Corporation breaches any provision of this By-law and is found guilty of an offence on conviction, is liable:

- a) On a first conviction, a fine of not more than \$50,000.00; and
- b) On a subsequent conviction, a fine of not more than \$25,000.00 for each day or part thereof upon which the contravention has continued after the day on which the Corporation was first convicted.

Where a conviction is entered, in addition to any other remedy or any penalty provided by law, the court in which the conviction has been entered, and any court of competent jurisdiction thereafter, may make an order prohibiting the continuation or repetition of the offence by the person and/or Corporation convicted.

2.10 Severability

If any section, clause or provision of this By-law, including anything contained in Schedules, attached hereto, is for any reason declared by a court of competent jurisdiction to be invalid, the same shall not affect the validity of the By-law as a whole or any part thereof other than the section, clause or provision so declared to be invalid and is hereby declared to be the intention that all the remaining sections, clauses or provisions of this By-law shall remain in full force and effect until repealed, notwithstanding that one or more provisions thereof shall have been declared to be invalid.

2.11 Remedies

In case any building or structure is to be erected, altered, reconstructed, extended or part thereof is to be used, or any lot is to be used, in contravention of any requirement of this By-law, such contravention may be restrained by action at the instance of any ratepayer or of the Corporation pursuant to the provisions of The Planning Act, R.S.O. 1990, Chapter P.13, as amended and the Municipal Act R.S.O. 1990, as amended.

2.11.1 Where a person guilty of an offence under this By-law has been directed to remedy any violation and is in default of doing any matter or thing required, such matter or thing shall be done at his/her expense.

2.11.2 Where a person has refused or neglected to reimburse the Corporation for the cost of such work, thing or matter done, the same may be recovered by the Corporation in like manner as municipal taxes.

2.12 Unlawful Uses

Any use established in violation of a predecessor of this By-law will be deemed to have been established unlawfully.

SECTION 3 DEFINITIONS

For the purpose of this By-law, the definitions and interpretation given in this section shall govern, unless a contrary intention appears.

A

Bylaw
3224-22

"Accessory or Ancillary" - When used to describe a use, building or structure, mean a use, a building or structure that is normally incidental, subordinate and exclusively devoted to a main building or structure and located on the same lot therewith and includes a **detached garage, sheds, inground pools, etc.**

Bylaw
3224-22

"Agricultural Use" - Means use of land, building or structure for the purpose of animal husbandry, bee-keeping, dairy, fallow, field crops, forestry, fruit farming, horticulture, market gardening, pasture, poultry keeping or any other farming use, and includes the growing, raising, packing, treating, storing and sale of produce produced on the premises and other similar uses customarily carried on in the field of general agriculture and which are not obnoxious, and exclude animal feed lots. **Livestock shall mean "a type of domestic animal kept on a farm for use on the farm, for propagation, for profit or for gain, and without limiting the generality thereof, may include dairy, beef and veal cattle, horses, swine, sheep, goats, mink, rabbits, poultry and fowl.**

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

"Amenity Area" - Means an area or areas within the boundaries of a lot intended for use for recreation, aesthetic purposes for a multiple dwelling project and may include landscaped open areas, patios, balconies, communal lounges, swimming pools, recreation facilities and any other areas which may be used for recreational or aesthetic purposes, but shall not include any driveway or parking area.

"Animal Hospital" - Means the premises of a veterinary surgeon where animals, birds, or other livestock are treated or kept.

"Apiary" - means a place where bees are kept.

"Art Gallery" - Means a building, or part of a building in which art is displayed for public presentation and viewing. It may include an accessory studio facility for the production and preparation of art works.

"Artisans Market" – Means the use of buildings or structures or part thereof as the workplace of a photographer, craftsman or artist and the display and sale of artifacts.

"Assembly Hall" - Means a building, or part of a building, in which facilities are provided for such purposes as meetings for town, educational, political, religious or social purposes and shall include a banquet hall, private club or fraternal organization or community centre.

"Attached" - Means a building otherwise complete in itself, which depends for structural support or complete enclosure, upon a division wall or walls shared in common with adjacent building or buildings.

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

"Aviary" - Means a place for keeping of birds

B

"Basement" - Means that portion of a building between two floor levels which is partly underground, but which has at least one-half of its height from finished floor to finished ceiling, above the adjacent finished grade.

Bylaw
3308-24

"Bed and Breakfast" - Means a detached dwelling in which no more than three (3) guest rooms are made available for the temporary accommodation of the travelling or vacationing public. Such an establishment **shall** offer light meals to those persons temporarily residing at the establishment. The Bed and Breakfast Establishment must comply with the following provisions:

- (a) No person other than a member of the family shall be employed in the establishment, except as is necessary for housekeeping purposes;
- (b) There shall be no external display or advertising other than a legal sign not larger than 1 square metre to indicate to persons outside that the dwelling is also a Bed and Breakfast Establishment;
- (c) Each guest room shall have a minimum floor area of 10 square metres;
- (d) No food or drink shall be offered or kept for sale for persons who are not guests of the establishment.

Bylaw
3269-23

"Boarding or Lodging House" - Means any dwelling or portion thereof in which lodging with or without meals is supplied for financial gain **for more than three (3) persons but less than ten (10) persons, including** the lessee, tenant or owner of said dwelling, or any member of his/her family, but does not mean or include a motel, hotel, hospital or similar commercial or institutional use or apartment house.

"Building" - Means any structure, other than a lawful boundary wall or fence, having a roof, supported by columns or walls or other foundation supports used or intended to be used for the shelter, accommodation, or enclosure of persons, animals or chattels.

"Building By-law" - Means any Building By-law within the meaning of The Planning Act, R.S.O. 1990, Chapter P.13, as amended.

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

"Building Height" - Means the vertical distance measured from the average finished grade level at the front elevation of such building to:

- (a) in the case of a flat or curved roof, the highest point of the roof surface or the parapet, whichever is greater; and
- (b) in the case of a mansard roof, the deck roof line; and
- (c) in the case of a gabled, hip or gambrel roof, the mean height level between eaves and ridge; but in calculating the height of a building, any construction used as ornament or for the mechanical operation of the building, such as a mechanical penthouse, tower, cupola, steeple or other roof structure shall be disregarded.
- (d) in the case of a quonset building, to the highest point of the roof structure.

"Building Inspector" - Means an officer or employee of the Corporation for the time being charged with the duty of enforcing the provisions of the Ontario Building Code within the Municipality.

"Building Line" - Means any line regulating the distance between a front lot line and the main front wall of a building.

"Building, Main" - Means the building or buildings designed and/or intended to accommodate the principal uses(s) permitted by this By-law.

"Building Setback" - Means the minimum horizontal distance between the front lot line and the nearest part of any building, structure or open storage use on the lot.

"Building Supply Outlet" - Means a building and lot, for the sale and storage of building materials and equipment but does not include any manufacturing, assembling or processing uses.

"Bulk Sales Establishment" - Means the use of land, a structure or a building for the purposes of buying and selling fuel, oil, wood, coal, metal and steel products, nursery and garden stock, but does not include manufacturing, assembling or processing uses.

"Bus Depot" - Means a facility for the boarding and de-boarding of passengers for buses and may include a public washroom or rest area, bus ticket sales area and ancillary office.

"Business Equipment Sales & Service Facility" - Means a facility which sells and services light equipment for use by other businesses in the day to day operation, and administration of such business. Sales and services of motors, pumps and other heavy equipment shall not be permitted.

"Business Office" - Means any office in which any business is carried out.

C

"Canopy" - Means a roof free of enclosing walls over an entrance to a building, structure or gasoline pump island.

"Carport" - Means a building or structure or part thereof, at least 40 percent of the area of the perimeter faces of which is open and unobstructed by any wall, door, post or pier for the temporary parking or storage of a motor vehicle.

"Casino" - Means a premise primarily engaged in gambling activities, for money or other items of value, and offering games of chance such as card games, dice games and/or game machines or devices, and may include the accessory sale and consumption of the premises of food and/or alcoholic beverages.

"Cellar" - Means that portion of a building between two floor levels which has more than seventy-five (75) percent of its height from finished floor to finished ceiling below adjacent finished grade level.

"Cemetery" - Means a cemetery or columbarium within the meaning of the Cemetery Act, R.S.O. 1990, as amended from time to time.

"Chief Building Official" - Means the chief official appointed by the Corporation for the time being charged with the duty of enforcing the provisions of the Ontario Building Code within the Municipality.

"Child Care Facility" - Means a licensed facility that receives more than five (5) children, primarily for the purpose of providing temporary care of guidance for children under the age of 10 years and/or developmentally handicapped children under the age of 18 years for a continuous period not exceeding 24 hours.

"Clinic" - Means a building or structure used by one or more qualified medical practitioners, dentists, chiropractors, osteopaths, occupational therapists or other drugless practitioners, as well as their staff and patients, to provide consultation, diagnosis and treatment to the general public without overnight accommodation and shall include such uses as a reception area, offices, coffee shop, consultation, x-ray and minor operating rooms, and have dispensary, providing that all such uses have access only from the interior of the building.

"Commercial Club" - Means any club other than a private club.

"Commercial, Core Area" - Means the traditional and established business district of the Municipality with its tightly built up urban form and compact nature which is connected by a system of sidewalks, roads and parking areas provides for the general commercial requirements of the Municipality and particularly the multi-purpose pedestrian comparison shopping trade. The core area is the most intensive, diversified and dominant centre of the community activity in the municipality providing a broad spectrum of retail, business, financial, personal and professional services, offices and studios, hotels and restaurants, places of entertainment, culture, habitation and recreation, institutional, judicial, civic and administrative uses.

"Commercial, Grouped" - Means a planned commercial development consisting of a self-contained group of commercial establishments commonly known as a shopping centre or a shopping mall designed, developed and managed as an interdependent unit using common facilities, including on-site parking. Grouped commercial developments provide a wide range of general commercial uses, usually at a peripheral highway location in a planned unit environment. In addition to the primary commercial uses, ancillary grouped commercial uses include an administrative office, used exclusively for the grouped commercial development, private and public washrooms, parking areas, truck loading, service, refuse disposal, mechanical, electrical, maintenance and storage areas.

"Commercial, Highway" - Means a commercial use oriented to a highway-related function including the following:

- (a) those which are essential to the operation of the highway system such as works yards, police facilities;

- (b) those which are oriented to or economically reliant on serving vehicular traffic and the travelling public such as service stations, motels and restaurants, and therefore require exposure on a major road;
- (c) those which require large tracts of inexpensive land for large buildings, extensive parking and loading operations, such as automobile sales, service and repair establishments, building supply yards, fuel dealers, marine and trailer sales, farm implement dealers;
- (d) those which require access to a major road for efficient operation such as bus depots.

"Commercial Motor Vehicle" - Means any motor vehicle having permanently attached thereto a truck or delivery body and without limiting the generality of the foregoing includes: ambulances, hearses, motor buses and tractors used for hauling purposes, but exclude travel trailers, motor homes and tractor trailers as defined herein.

"Commercial, Recreational" – Means the use of land, buildings or structures for the purpose of buying or selling and/or supplying indoor recreational services such as: indoor golf, paint ball adventures, fitness centres, etc.

"Commercial, Recreational Facility" - Means an indoor or outdoor recreational facility operated for economic return and used by private members or the general public. Recreational commercial uses include high intensity, limited space commercial uses such as hand ball courts, racquet ball courts. In addition to the primary commercial uses, ancillary commercial uses will be permitted, including an administrative office used exclusively for the recreational commercial development, washrooms, a supply store, storage and repair facilities.

"Commercial Use" - Means the use of land, structure or building for the purposes of buying or selling commodities and/or supplying services, but does not include an industrial use.

"Committee of Adjustment" - Means the Committee of Adjustment for the Municipality of the Town of Hanover, as constituted by the By-law of the Council pursuant to Section 44 of The Planning Act, R.S.O. 1990, Chapter P.13, as amended.

"Community Facility" - Means a use of land, building or structure such as:

- (a) public utilities such as a waterworks system, sewage works system, electric power, gas, communications facilities, road and railway networks, flood and erosion control works;
- (b) government buildings such as administration offices, court houses, post offices, assessment and registry offices;
- (c) cultural facilities such as libraries, museum, auditoriums, theatres and civic and convention centres;
- (d) sport facilities such as arenas, race tracks, fair grounds and stadiums;
- (e) public service facilities such as police and fire stations, cemeteries, works yard and garages;
- (f) institutions such as churches, schools, hospitals, day care centres, group homes, fraternal or other non-profit organizations.

"Condominium" - Means an individual ownership in a multiple unit development with common elements in which:

- (a) the unit comprises not only the space enclosed by the unit boundaries, but all material parts of the land within the space;
- (b) the common element means all the property within the development, except the units;
- (c) the common element is owned by all of the owners as tenants in common.

Bylaw
3076-19

"Conservation / Resource" - Means the use of land and/or water for the purpose of planned management of natural resources **plus other resource uses, such as aquaculture.**

"Contractors Yard" - Means the use of lands, building or structures by any building tradesman or contractor where equipment and material are stored or where a tradesman or contractor performs shop or assembly work.

"Convenience Store" - Means a retail store servicing the daily or occasional needs of the residents in the immediate area with a variety of goods, such as groceries, meats, beverages, dairy products, patent medicines, sundries, tobacco, stationery, hardware, magazines and newspapers.

Bylaw
3015-18

"Corporation" - Means the Corporation of the Town of Hanover ***and further that "Town" means the Corporation of the Town of Hanover***

"Council" - Means the Council of the Corporation of the Town of Hanover.

"County" - Means the Corporation of the County of Grey.

"Court" - Means an open uncovered space bounded on at least two sides by the building or buildings on the lot.

"Coverage, Lot" - Means that percentage of the lot area covered by the area of all buildings.

"Crisis Care Facility" - Means a dwelling unit for the accommodation of three to ten persons, exclusive of staff members, who require temporary, emergency shelter and aid for a short period of time or who are undergoing treatment for or recovering from substance abuse, and who are living under the supervision of a member or members of the staff of the operator who is or are present at the facility at all times, where such facility is funded wholly or in part by any government, other than funding provided for capital purposes only, or such facility is licensed or approved under Provincial Statute. A Crisis Care Facility includes shelters for battered or abused adults or children, shelters for youth, shelters for elderly persons and Halfway Houses for Alcoholics under the Charitable Institutions Act (R.S.O. 1990).

"Custom Workshop" - Means a building or part thereof used by a trade, craft or guild for the manufacture in small quantities of made-to-measure clothes or articles, and includes upholstering, but does not include metals, spinning, wood-working, or factory as otherwise classified or defined in this By-law.

D

"Dentist" - Means a dentist within the meaning of The Dentistry Act.

"Department Store" - Means a store in which major categories of commodities are kept for retail sale in separate areas of the building.

"Development" - Means the construction, erection or placing of one or more buildings or structures on land or the making of an addition or alteration of a building or structure that has the effect of substantially increasing the size or usability thereof, or the laying out or establishment of a parking lot.

"Domestic Animal Clinic" - Means a building or structure or part thereof that is used for the purpose of medical care and hospital treatment of household animals, including radiology, surgery, and confinement, but does not include any outdoor facilities such as kennels, pen runs and enclosures.

Bylaw
3308-24

"Drive Thru Facility" – Means a building or structure or part thereof where goods and/or services are offered to the public within a parked or stationary vehicle by way of a service window or kiosk, where goods, money or materials are exchanged. **The drive-thru must serve as an accessory to the principal use.**

"Drugless Practitioner" - Means a drugless practitioner within the meaning of The Drugless Practitioners Act.

"Dry Cleaning Establishment" - Means a building, or part thereof, in which the business of dry cleaning, dye drying, cleaning or pressing of articles or goods of fabric is carried on, in which only non-combustible and non-flammable solvents are used, which emits no odours, fumes, noise or vibration causing a nuisance or inconvenience within or outside the premises. A dry cleaning establishment may include a self-service dry cleaning establishment. Such dry-cleaning establishments shall not use, or store any chemicals on the premises which may be dangerous to the general public, or does not meet the requirements of The Public Health Act.

"Dry Industry" - Means an industry which by nature of its operation, process or fabrication of raw materials or service rendered does not require a water supply other than that available from within the limits of the lot upon which the use is located, does not discharge effluent from the limits of the lot upon which the use is located or from which the only sewage effluent to be dispersed of within the limits of said lot will be that produced from normal sanitary and eating facilities required for the employees.

"Dwelling" - Means a building or portion thereof designed exclusively for residential occupancy for one or more persons, but shall not include motels, mobile homes, motor hotels, or a trailer as defined herein.

"Dwelling, Apartment" - Means a building that contains more than four dwelling units which units have a common entrance from the street level and the occupants of which have the right to use common halls and/or elevators and yards. An "apartment dwelling" does not include any other dwelling type otherwise defined herein, save and except for condominiums.

"Dwelling, Converted" - Means a single family detached dwelling altered to contain a greater number of dwelling units.

"Dwelling, Duplex" - Means a building that is divided horizontally into two dwelling units, each of which has an independent entrance, either directly or through a common vestibule.

"Dwelling, Fourplex" - Means a building that consists of two duplexes attached to each other, or a building containing only two storeys exclusive of basement, divided vertically into four dwelling units, each of which has two complete walls in common with adjoining units and

an independent entrance, either directly or through a common vestibule, and which building is occupied by not more than four families.

Bylaw
3308-24

"Dwelling, Group" - Means a building which is part of a group of dwellings on the same lot, which group of dwelling is comprised of **triplex**, townhouse, maisonette dwellings, or any combination thereof that are retained under single or condominium ownership.

"Dwelling, Maisonette" - Means a building that is divided vertically into more than three and not more than 16 dwelling units, each of which has independent entrances, one to a common corridor and the other directed to the outside yard area adjacent to the said dwelling unit, provided that the maximum length of the building is not more than 55 metres.

"Dwelling, Multiple" - Means a building or portion thereof containing four or more dwelling units.

"Dwelling, Rowhouse" - Means a townhouse dwelling as defined in this By-law.

Bylaw
3269-23

"Dwelling, Additional Attached" – Means an accessory dwelling unit located within the principal detached dwelling, and having a maximum floor area of **83** square metres and a maximum of two bedrooms, **and shall have cooking, dining, washroom and living areas**, with the appearance of a single detached dwelling. **The municipality will assign a secondary municipal address identifying each unit for emergency services.**

Bylaw
3224-22

Bylaw
3269-23

"Dwelling, Additional Detached" – Means an accessory dwelling unit located within a building separate from the principal detached dwelling, having a maximum floor area of 69 square metres, a maximum building height of 5 metres and a maximum of two bedrooms, and often referred to as "garden suite". **The municipality will assign a secondary municipal address identifying each unit for emergency services.**

Bylaw
3015-18

"Dwelling, Semi-Detached" - Means a separate building divided vertically **with a party wall** into not more than two dwelling units, each of which may be held in separate ownership, and which **total** building is used by not more than two families.

"Dwelling, Single Detached" - Means a separate building containing not more than one dwelling unit and used by not more than one family.

"Dwelling, Split Level" - Means a dwelling containing three or more sections at different levels where the difference in elevation is not less than 1.0 metres nor more than 2.0 metres, between any such section and the next horizontally adjoining section, and two or more of such sections are to contain one or more habitable rooms.

"Dwelling, Street Townhouse" - Means a townhouse dwelling with lot frontage abutting a public street.

"Dwelling, Townhouse" - Means a separate building divided vertically into more than three, but fewer than nine dwelling units, each of which has independent entrances to a front and rear yard.

Bylaw
3308-24

"Dwelling, Triplex" - Means a dwelling unit in a building that is divided horizontal, **vertical or a combination of both** into three dwelling units, each of which has an independent entrance, either directly or through a common vestibule.

"Dwelling Unit" - Means a room or suite of two or more rooms designed or intended for use by a person or one family, in which is provided for the exclusive use of such person or family, sanitary conveniences and a single cooking facility, with a private entrance from outside the building or from a common hallway or stairways inside.

"Dwelling Unit Area" - Means the habitable area of the dwelling unit measured between the interior faces of the interior walls of the dwelling unit, excluding any private garage, carport, porch, verandah, unfinished attic, cellar, sunroom, public or common halls or areas, stairways and the thickness of outside walls.

"Dwelling Unit, Bachelor" - Means a dwelling unit designed for occupancy by one person and consisting of a bed-living room, a bathroom and a kitchen or kitchenette.

E

"Easement" - Means the right of use over the property of another land owner. This may include the right to ingress and egress upon the property of another.

"Equipment Sales and Rental" - Means a building or part of a building or structure in which heavy machinery equipment is offered or kept for rent, lease or hire under agreement for compensation, but shall not include any other establishment defined or classified in this By-law.

"Erect" - Means with reference to a building or structure, to build, construct, reconstruct or enlarge, and includes:

- (a) any physical operations such as excavate-filling, grading, or drawing preparatory to building construction or reconstruction;
- (b) the moving of a building or structure from one location to another;
- (c) any work for the doing of which a building permit is required under the Building By-law of the Corporation;
- (d) erect, erected or erection shall have a corresponding meaning.

"Established Building Line" - Means the average setback from the street line of existing buildings on one side of one block where more than one-half of the frontage of the said side of the block has been built upon.

"Existing" - Means existing as of the date of the passing of this By-law.

"External Design" - Means the type, colour, arrangement, shape, texture or pattern of material forming the exterior of a building.

F

"Farmers Market" – Means the use of land, buildings or structures or part thereof for the purpose of selling farm produce to the general public on a seasonal basis and through independent vendors.

"Financial Institution" - Means an institution for lending, borrowing, exchanging, issuing, investing or safeguarding money.

“Fitness Centre” – Means an establishment, private or public, whose purpose is to refresh mind and body through physical sporting activities and shall include activities such as weight lifting, martial arts, racquet sports, dance studios, yoga and any similar personal fitness activity.

“Flea Market” – Means an occasional or periodic sales activity that is non-permanent held within a building, structure where groups of individual sellers offer goods, new and used, for sale to the public, not to private garage sale.

"Flood Plain" - Means the horizontal area bordering a river, stream or watercourse which is subject to flooding and the limits of such flood plain as defined by the Saugeen Valley Conservation Authority.

"Floor Area" - Means the sum total area of a floor or floors in the building or buildings on a lot measured from the exterior faces of the exterior walls or from the centre line of the common walls separating two buildings, provided that where a floor area is within a roof structure without external walls, the floor area shall be measured from the exterior face of the vertical perimeter wall. The floor area does not include basements, cellars, attics, garages, verandas, porches or other similar appurtenant structures and excludes any floor area with a ceiling height of less than 2.13 metres.

"Floor Area, Gross" - Means in the case of a dwelling, the aggregate of the areas of all habitable rooms measured from the exterior walls, but excluding any detached accessory buildings, a breezeway, unenclosed sunroom, porch and/or verandah, attic or cellar.

In the case of a building other than a dwelling, 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 excluding 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. The gross floor area in each zone applies only to that portion of such lot that is located within said zone.

"Floor Area, Ground" - Means the floor area of the lowest storey of a building approximately at or first above the average finished grade level, excluding any basement or cellar, which area is measured between the exterior faces of the exterior walls at the floor level of such storey, but

- (a) excludes car parking areas within the building; and
- (b) for the purpose of this paragraph, the walls of an inner court are and shall be deemed to be exterior walls.

"Floor Area, Manufacturing" - Means that portion of the floor area of an establishment which is used for manufacturing purposes but does not include areas used for storage of finished products.

"Floor Area Ratio" - Means the floor area in square metres of all buildings on a lot, divided by the area of the lot in square metres and expressed as a percentage.

"Floor Area, Retail" - Means the gross floor area of a commercial building devoted to retail purposes.

"Floor Area, Total" - Means the aggregate of the horizontal areas of each floor, whether any such floor is above or below grade, measured between the exterior faces of the exterior walls of the building or structure at the level of each floor.

"Frontage" - Means the width of a lot measured along the streetline.

"Fuel Storage Tank" - Means a tank for the bulk of petroleum, gasoline, fuel, oil, gas or flammable liquid or fluid except for legally and properly kept in a retail store or in tanks for storage merely incidental to some other use of the premises where such tank is located, but shall not mean a propane cylinder or propane storage tank.

"Funeral Home" - Means a building designed for the purpose of furnishing funeral supplies and services to the public and includes facilities intended for the preparation of the dead human body for internment or cremation.

G

"Garage, Attached" - Means a private garage accessory to a dwelling unit on the same lot and attached by a common wall and/or common roof structure and is designed or used for the sheltering of private motor vehicles and the storage of household equipment incidental to residential occupancy and in which there are no facilities for repairing or servicing such vehicles for remuneration or commercial use and is fully enclosed and includes a carport or other open shelter; provided however, for the purpose of determining lines of setback and side yard, an attached garage shall be considered part of the main building. Also for the purposes of this definition, a wall between a house and an attached garage may be considered "common" as long as at least forty percent (40%) of the length of the attached garage wall is common with the dwelling wall.

"Garage, Detached" - Means a private garage, accessory to a dwelling unit on the same lot, which is designed or used for the sheltering of private motor vehicles and the storage of household equipment incidental to residential occupancy and in which there are no facilities for repairing or servicing such vehicles for remuneration or commercial use, and is fully closed and excludes a carport or other open shelter.

"Garage, Public Works" - Means a municipal, county or provincial facility used for the storage and servicing of road construction and maintenance equipment and materials.

"Garage Sales / Yard Sales" - Means any sale or intended sale described by the use of the following words or expressions or any enlargement, contraction or combination thereof: garage sale, yard sale, lawn sale, moving sale or any other wording used to describe the selling of used goods from a person(s) property not in the ordinary course of a Retail Business and shall not include new articles brought to the sale for retail.

"Gasoline Bar" - Means one or more pump islands, each consisting of one or more gasoline pumps, and shelter having a floor area of not more than 20 square metres, excluding washrooms, which shall not be used for the sale of any product other than liquids and small accessories required for the operation of motor vehicles and shall not be used for repairs, oil changes or greasing.

"Golf Course" - Means a public or private area operated for the purpose of playing golf and includes a par 3 golf course, driving ranges, miniature courses and associated recreational uses such as a club house, swimming pool and tennis courts.

"Grade, Finished" - Means the average elevation of the finished ground level of the building or structure in question.

"Greenhouse, Commercial" - Means a building or structure used for the growing of flowers, plants, shrubs, trees and similar vegetation which are not necessarily transplanted outdoors on the same lot containing such building or structure, but are sold directly from such a lot at wholesale or retail.

"Gross Vehicle Weight" - Means the licensed capacity of a commercial motor vehicle and shall include combined weight of a commercial motor vehicle, equipment, fuel, driver, passenger and payload.

"Group Home" - Means either:

- (a) a dwelling unit for the accommodation of three to ten persons, exclusive of staff members, who by reason of their emotional, mental, social, or physical condition or legal status require a group living arrangement for their well-being, and who are living under the supervision of a member or members of the staff of the operator who is or are normally present at the dwelling unit at all times, where such facility is funded wholly or in part by any government, other than funding provided for capital purposes only, or such facility is licensed or approved under Provincial Statute.

Or

- (b) A dwelling unit with five or more foster children under the care of a foster care operator who is licensed or approved under Provincial Statute.

Or

- (c) **A dwelling unit that will accommodate up to 10 workers employed by a licensed business or approved under Provincial Statute/Agency.**

A group home shall not include a Correctional Group Home or Crisis Care Facility as defined by this Plan.

"Group Home, Auxiliary" - Means the accommodation of three to six persons, exclusive of staff members, who by reason of their emotional, mental, social, or physical condition or legal status require a group living arrangement for their well-being, and who are living under the supervision of a member or members of the staff of the operator who is or are present at the dwelling unit for between one and ten hours each day, where such facility is funded wholly or in part by any government, other than funding provided for capital purposes only, or such facility is licensed or approved under Provincial Statute. An Auxiliary Group Home shall not include a Correctional Group Home or Crisis Care Facility as defined by this By-law.

"Group Home, Correctional" – Means the accommodation of three to eight persons, exclusive of staff members, who have been placed on probation, released on parole or admitted for correctional purposes, and who are living under the supervision of a member or members of the staff or the operator, where such facility is funded wholly or in part by any government and such facility is licensed or approved under Provincial Status.

"Guest Room" - Means a room or suite of rooms in a dwelling unit used or maintained for the accommodation of the public and which contain no provisions for cooking.

H

"Habitable Room" - Means a room in a dwelling used or intended to be used primarily for human occupancy, but does not include a bathroom, toilet room, serving or storage pantry, laundry and corridor.

"Hazard Area or Land" - Means all lands having inherent environmental hazards such as poor drainage, organic soils, flood susceptibility, erosion, steep slopes or any other physical condition which leads to the deterioration or degradation of the environment or any physical condition severe enough to pose a risk of loss of life and/or property damage if developed upon.

"Home For the Aged" - Means a home for the aged within the meaning of The Homes for The Aged and Rest Homes Act, R.S.O. 1990, as amended from time to time.

Bylaw
3308-24

"Home Occupation" - Means an occupation conducted within a dwelling **or an accessory building or structure**, on the same lot only by the occupant(s) of the dwelling, subject to the following conditions:

- (a) such home occupation is clearly secondary to and compatible with the principal use of the dwelling for residential purposes;
- (b) no external alteration of the dwelling shall be permitted such as the inclusion of any specialized structure, ramps or oversize entrances which will change the character of the dwelling unit as a private residence;
- (c) there shall be no external display of goods, materials, wares or merchandise, or exterior advertising other than a legal sign to indicate to persons outside that the dwelling or lot is being used for other than residential purposes;
- (d) such home occupation shall not create a nuisance or hazard to neighbours by reason of noise emission, vibration, smoke, dust, fumes, odour, heat, humidity, glare, debris, refuse, fire, lighting, interference with radio or television reception or hours of operation;
- (e) such home occupation shall not result in volumes of vehicular traffic or on-street parking which cause the disruption of normal activities of adjacent residential properties;
- (f) there shall be no use of municipal services such as roads, sanitary and storm sewers, water supply and utilities, such as hydro, gas or the generation of waste and refuse beyond that normal to the use of property for residential purposes;
- (g) there shall be no mechanical or other equipment used, except that which is customarily used in dwellings for domestic or household purposes;
- (h) no outdoor storage of materials or goods in support of such home occupation shall be permitted;
- (i) not more than 25% of the gross floor area of the dwelling **or any accessory building or structure** shall be used for the purposes of the home occupation;
- (j) an animal kennel shall not be deemed to be a home occupation;
- (k) such home occupation shall meet all of the requirements of this by-law, including the parking provisions;

Bylaw
3308-24

- (l) no person, other than an occupant is engaged in canvassing, delivering or as a go-between in distributing merchandise to customers;
- (m) there are no goods, wares or merchandise visually exposed for sale or rent on the premises;

"Hospital, Private" - Means a hospital as defined by the Private Hospitals Act, R.S.O. 1990, as amended from time to time.

"Hospital, Public" - Means an institution as defined by the Public Hospitals Act, R.S.O. 1990, as amended from time to time.

Bylaw
3224-22

"Hotel" - Means any hotel, tavern, inn, lounge, **short-term rental** or public house in one main building or in two or more buildings used mainly for purposes of catering to the needs of the travelling public by supplying food and furnishing sleeping accommodation of not less than six (6) guest rooms, and shall include all buildings liable to be licensed under the Liquor Licence Act, R.S.O. 1990, as amended from time to time and operating under the Tourism Act, R.S.O. 1990, as amended from time to time.

I

"Improved Street" - Means a street assumed for maintenance purposes by the Corporation which has been constructed in such a manner as to permit its use by normal vehicular traffic. The definition shall not include a lane or private right-of-way.

Bylaw
3308-24

"Industrial, Mall" - Means any building or group of buildings upon which a group of at least 5 separate industrial users have been developed and are managed as a unit by a single owner or tenant, or by group of owners or tenants.

Bylaw
3224-22

"Industrial Use, General" - Means the use of land, building or structure for the purpose of research and development, and an Industrial Use Light, manufacturing, assembling, making, preparing, brewing, processing **government licensed** marijuana, inspecting, ornamenting, finishing, treating, altering, repairing, recycling, warehousing, storing or adapting for sale of goods, substance, article or thing including the storage of building and construction equipment and materials and which in its operation is in accordance with MOE D-6 guidelines for emissions from the building of odours, smoke, dust, gas, fumes, noise, cinder, vibrations, heat, glare or electrical interference and does not include any obnoxious industry or a scrap yard.

Bylaw
3224-22

"Industrial Use, Light" - Means the use of land, buildings or structures for the purpose of research and development, including recycling, brewing, processing **government licensed** marijuana which is wholly enclosed within a building or structure, except for parking, loading facilities and outside storage accessory to the permitted uses, and which in its operation is in accordance with MOE D-6 guidelines for emissions from the building of odours, smoke, dust, gas, fumes, noise, cinder, vibrations, heat, glare or electrical interference and does not include any obnoxious industry, or a use exceeding a combustible content of 50kg/m² or 1200 MJ/m² of floor area, but does not include a scrap yard.

"Institution" - Means land, building, structure or part thereof used by any organization group, or association for the promotion of a charitable, educational, or benevolent cause and not for profit or gain. These include a children's home, home for the aged or infirm, monastery, convent, private hospital, or a training school, and all other such uses.

K

"Kennel" - Means a place where dogs and other domestic animals other than livestock are bred and raised and are sold or kept for sale or boarded.

L

"Landscaped Open Space" - Means an area not built upon and not used for any purpose other than as a landscaped area which may include grass, shrubs, flowers, trees and similar types of vegetation and paths, walks, patios, fences and similar areas but does not include parking area, parking lots, driveways or ramps.

"Landscaping" - Means a combination of trees, shrubs, flowers, grass and other horticultural elements, together with decorative stone-work, paving, screening or other architectural elements, all of which is designed to enhance the visual amenity of a property and to provide a screen to mitigate any objectionable aspect that may detrimentally affect adjacent land.

"Lane" - Means a public thoroughfare which affords only a secondary means of access to abutting lots which is not intended for general traffic circulation.

"Laundry Establishment" - Means a building or part thereof used for dry cleaning, dyeing, cleaning, laundering, or pressing of articles or goods of fabric and includes a dry cleaning depot.

"Loading Space" - Means an area of land which is provided and maintained upon the same lot or lots upon which the principle use is located and which adequate area is provided for the temporary parking of one commercial motor vehicle while merchandise or material is being loaded or unloaded from such vehicle, and is not upon or partly upon any street, lane or alley.

"Lodging House" - See "Boarding or Lodging House" definition.

"Lot"

- (a) Means a parcel of land, described and legally capable of conveying an interest in land from one individual to another, or
- (b) shown as a lot or block on a Registered Plan of Subdivision, but a Registered Plan of Subdivision for the purpose of this paragraph does not include a Registered Plan of Subdivision, which has been deemed not to be a Registered Plan of Subdivision under a By-law passed pursuant to Section 50(4) of The Planning Act R.S.O. 1990, as amended from time to time.

"Lot Area" - Means the total horizontal area within the lot lines of a lot, excluding the horizontal area of such lot covered by water or marsh.

"Lot Corner" - Means a lot situated at the intersection of two streets, of which two adjacent sides, that abut the intersection streets, contain an angle of not more than one hundred and thirty-five (135) degrees and where such adjacent sides are curved, the angle of intersection of the adjacent sides shall be deemed to be the angle formed by the intersection of the tangents to the street lines, drawn through the extremities of the interior lot lines, provided that:

- (a) in the latter case, the corner of the lot shall be deemed to be that point on the street line nearest to the point of intersection of the said tangents; and
- (b) any portion of a corner lot distant more than thirty (30) metres from the corner, measured along the street line shall be deemed to be an interior lot.

"Lot Coverage" - Means that percentage of the total lot area covered by enclosed buildings or structures, including accessory buildings or structures, above finished grade level.

"Lot Depth" - Means the horizontal distance between the front and rear lot lines. If the front and rear lot lines are not parallel, "Lot Depth" means the length of a straight line joined to the midpoint of such lines. When there is no rear lot line, "Lot Depth", means the length of the straight line joining the middle of the front lot line with the apex of the triangle formed by the side lot lines.

"Lot Frontage" - Means the horizontal distance between the side lot lines, such distance being measured perpendicularly to the line joining the middle of the front lot line with either the middle of the rear lot line or the apex of the triangle formed by the side lot lines at a point therein, a distance 7.5 metres from the front lot line.

"Lot Frontage, Exterior" – Means the horizontal distance between the front lot line and the rear lot line.

"Lot, Interior" - Means a lot other than a corner lot.

"Lot, Irregular Shaped" – Means a lot which is neither in the shape of rectangle or a square. The lot line that divides a lot from the street provided that in the case of a corner lot, the shorter lot line that abuts a street shall be deemed to be the front lot line, and the longer lot line that abuts a street shall be deemed to be a side lot line abutting a street.

"Lot Line" - Means any boundary of a lot or a vertical projection thereof.

"Lot Line, Front" - Means the lot line that abuts the street.

- (a) in the case of a corner lot, the shortest straight line shall be deemed to be the front lot line and the longest lot line shall be deemed to be an exterior side lot line. In the case of a through lot, or a corner lot whose exterior lot lines are the same length, the front lot line shall be established by the location of the major access point of the building;
- (b) in the case of a corner lot abutting a .3 metre reserve the lot so abutting the .3 metre reserve shall be deemed an exterior side lot line and the other line abutting the street shall be deemed the front lot line;
- (c) in the case of a through lot the longer boundary dividing the lot from the street shall be deemed to be the front line and the opposite shorter boundary shall be deemed to be the rear lot line. In case each of such lot lines should be of equal length, the Municipality may designate either street line as the front lot line.

"Lot Line, Rear" - Means the lot line opposite the front lot line.

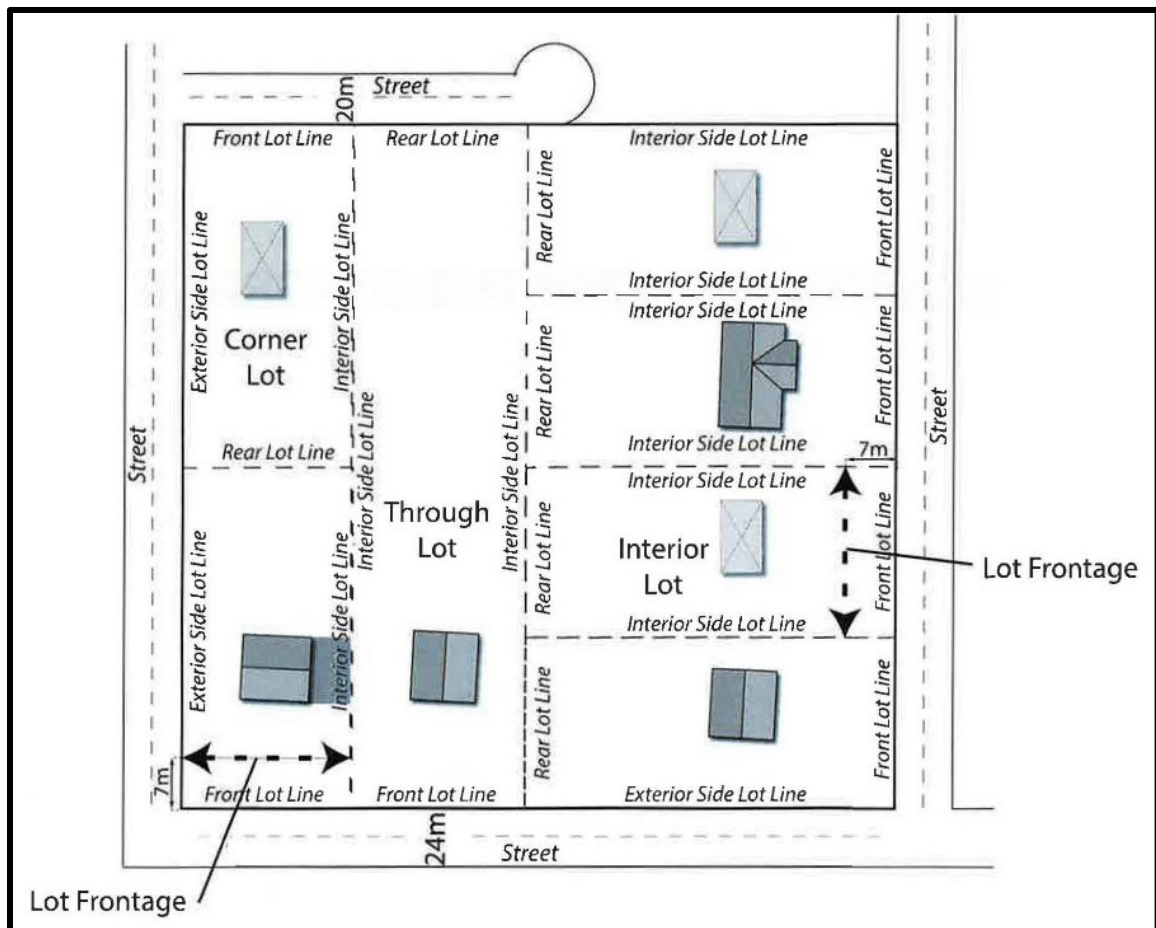
"Lot Line, Side" - Means a lot line other than an exterior side lot line, front or rear lot line.

“Lot Line, Exterior” – Means a side lot line that is also a street line.

"Lot, Through" - Means a lot bounded on two opposite sides by a street. If any lot qualifies as being both a "Lot, Corner" and a "Lot, Through", as hereinbefore defined, such lot shall be deemed a "Lot Corner" for the purpose of this By-law.

"Lot of Record" - Means a lot or parcel of land that can legally be conveyed and which includes lots on a registered plan of subdivision, parcels created by consent in accordance with the Planning Act or any other distinct and separate holding, the deed to which is registered in the Land Registry Office and which lot or parcel of land was legally created prior to the date of passing of this By-law. For the purposes of this definition, lots of record shall not include those lots on a registered plan of subdivision which have been deemed not to be a registered plan of subdivision for the purposes of the Planning Act, R.S.O. 1990.

Illustration for Lot Lines & Lot Types



M

"Main Building" - Means the building in which is carried on the principal purpose for which the building lot is used and in a Residential Zone the dwelling is the main building.

"Medical Clinic" - See "Clinic" definition.

“Metal Recycling Yard” – Means a property on which metal products are collected, warehoused and distributed for the purposes of recycling in accordance with Ministry of the

Environment regulations, but does not include a salvage yard or scrap yard or any on-site sales.

"Mobile Homes" - Means a dwelling unit so constructed that it is suitable for being mounted on wheels and attached to motor vehicle for the purpose of being drawn or propelled by said motor vehicle, which may also be jacked up and its running gear removed, but not including any vehicle unless it is used, or intended to be used, for the living, sleeping, or eating accommodation of person therein for permanent year-round use.

"Mobile Home Park" - Means an establishment comprising land or premises under single ownership, designed and intended for residential use where residence is in mobile home exclusively, but does not include public camping grounds maintained by the Municipality, or the Ministry of Natural Resources.

"Mobile Sign" - Means a sign mounted on a trailer or other structure which is designed in such a manner to facilitate its movement from place to place.

"Monastery" - Means a building occupied as a common residence for persons of a religious order.

"Motel" - Means one building, or two (2) or more detached buildings for the purpose of catering to the needs of the travelling public by furnishing sleeping accommodation with or without supplying food and shall include a motor court, auto court, and all buildings liable to be licensed under the Liquor Licence Act, R.S.O. 1990, as amended from time to time and/or operating under the Tourism Act, R.S.O. 1990, as amended from time to time.

"Motor Home" - Means a self-propelled vehicle designed for temporary living, sleeping and eating accommodation of persons and includes a camper pickup and camper van.

"Motor Vehicle" - Means an automobile, truck, motorcycle, motorized snow vehicle and any other vehicle propelled or driven otherwise than by muscular power, but does not include cars of electric or steam railways or other motor vehicles, running only upon rails, or a traction engine, farm tractor, self-propelled implement or husbandry or road building machine within the meaning of the Highway Traffic Act, R.S.O. 1990, as amended from time to time.

"Motor Vehicle Rental" - Means a building or structure where the motor vehicles are kept for rent, lease or hire under agreement for compensation.

"Motor Vehicle Repair Establishment" - Means a building and/or lot where the rebuilding, repair or reconditioning of motor vehicles or parts thereof, including collision service, painting and steam cleaning, is carried on but does not include a motor vehicle service station or wrecking yard.

"Motor Vehicle Sales Area" - Means a building or place where new and used motor vehicles, as defined by the Highway Traffic Act, R.S.O. 1990, as amended from time to time, are kept for display or sale by an agent or dealer authorized by a motor vehicle manufacturer to sell such new motor vehicles, and shall include a lot used solely in connection therewith, provided that such lot is not used exclusively for the sale and display of used motor vehicles.

"Motor Vehicle Sales and Service Establishment" - Means a building and/or lot used for the display and sale of new or used motor vehicles, and/or the servicing, repair, cleaning, polishing and greasing of these products, the sale of accessories and related products, the leasing or renting of motor vehicles and the retail sales of motor vehicle lubricants and fuels.

"Motor Vehicle Service Station" - Means a retail place of business, the prime function of which is the sale of automotive fuels and products and/or providing repair service and maintenance to motor vehicles, excluding body and fender work.

"Motor Vehicle Washing Establishment" - Means a building and lot used for the washing or cleaning of motor vehicles by motor vehicle 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.

"Motorized Snow Vehicle" - Means a motorized snow vehicle within the meaning of the Motorized Snow Vehicles Act, R.S.O. 1990, as amended from time to time.

"Municipality" - Means the Corporation of the Town of Hanover.

N

"Non-Conforming" - Means the use of land, building or structure which does not comply with the provision of the By-law for the zone in which such land, building or structures are located, as of the date of the passing of this By-law.

"Non-Residential" - Means when used to describe a use, building or structure, a commercial or industrial business or public or institutional use, building or structure permitted by the By-law.

"Nursery or Garden Centre" – Means a building and/or lot, where trees and other plants are grown for transplanting or sold for transplanting and may also include the sale of related accessory supplies.

"Nursery School" - Means a day nursery operated for pre-school age children within the meaning of the Day Nurseries Act, R.S.O. 1990 as amended from time to time.

"Nursing Home" - Means a nursing home within the meaning of the Nursing Homes Act, R.S.O. 1990, as amended from time to time.

O

"Obnoxious" - Means when used with reference to any use of land, building or structure, a use which, from its nature, or in the manner of carrying on same, create or is liable to create, by reason of destructive gas, fumes, dust, objectionable odour, noise, or vibration or in the storage of goods, wares, merchandise, salvage, junk, waste or other material, a condition which may become hazardous or injurious as regards to health or safety or which prejudice the character of the surrounding area or interferes with or may interfere with the normal enjoyment of any use of land, building or structure.

"Office" - Means a room or rooms where business may be transacted, a service performed or consultation given which shall not include the manufacturing of any product.

"Office, Professional" - Means an office in which the practice of the professions of engineering, architecture, land surveyor, accounting, law, planning or other professions is carried out.

"Open Space, Usable" - Means an area of land on the site which is suitable for landscaping, including any part of the site occupied by recreational accessory buildings, any surfaced walk, patio or similar area, any sports or recreational area, any ornamental or swimming pool and

the roof or other part of a building or structure open to the air and suitable for landscaping and used as a recreational area but excluding any driveway or ramp, whether surfaced or not, any curb, retaining wall, motor vehicle parking area or loading space.

"Open Storage" - Means the storage of goods, merchandise or equipment in the open air and in unenclosed portions of buildings which are open to the air on one or more sides.

"Outside Display and Sales Area" - Means an area set aside outside of a building or structure, used in conjunction with a business located within the building or structure on the same property, for the display or sales of seasonal produce, new merchandise or the supply of services.

P

"Park, Private" - Means a non-commercial recreational area other than a public park used by the owner and his/her guests and may include therein a swimming pool, wading pool, picnic area, tennis courts, a bowling green, golf course, day camps, athletic fields, open or closed swimming pools, botanical garden, zoological garden, horse racing track or similar open space uses.

"Park, Public" - Means any area of land, whether enclosed or not, owned by the Municipality or public authority for the enjoyment, health and well being of the people and normally open to the Public with or without charge.

"Parking Aisle" - Means a portion of a parking area which abuts on one or more parking spaces to which it provides access and which is not used for the parking of vehicles.

"Parking Area" - Means an area or structure for the parking of vehicles and may include aisles, parking, spaces and related entrance and exit lanes, but shall not include any part of a public street.

"Parking Lot" - Means any parking area other than streets or lanes used for the storage of more than five motor vehicles in the open air and operated by either a private or public organization for public use.

"Parking Space" - Means a space on which a motor vehicle may be parked which is provided and maintained for parking and which area:

- (a) is provided for the temporary parking or storage of one motor vehicle other than for the purpose of offering commodities for sale or display;
- (b) is adequate for the temporary parking or storage of one motor vehicle and may be located within a private garage, building, carport or open area;
- (c) has adequate access to permit ingress and egress of a motor vehicle from a street by means of driveways, aisles, manoeuvring areas or similar areas, no part of which access is to be used for the temporary parking or storage of any motor vehicle.

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

"Personal Service Shop" - Means a building or part of a building in which persons are employed in furnishing services and otherwise administering to the individual and personal needs of persons, and includes such establishments as barber shops, beauty parlours, automatic laundry shops, hairdressing shops, shoe repair and shoe shine shops, depot for collecting dry cleaning and laundry.

"Pharmacies" - Means a facility where the art of preparing and mixing of medicines is done by a pharmacist.

"Pit" - Includes a quarry, oil well or gas well and means any opening or excavation in or working on the ground for the purpose of removal of mineral, soil, rock, quartz, limestone, earth, clay, sand, gravel, cement, natural oil, natural gas, and any similar natural resources, but this does not include a well intended to be used for private water supply.

"Place of Entertainment" - Means a motion picture or other theatre, arena, auditorium, public hall, billiard or pool room, bowling alley, ice or roller skating rink, dance hall or music hall; but does not include any place of entertainment or amusement otherwise defined or classified.

"Place of Entertainment, Adult" – Means any enterprise from which minors are excluded and which sells, rents or displays sexually explicit matter, including, but not limited to, adult bookstores, adult magazine stores, stores selling sexually oriented adult games or devices, adult motion picture theaters, adult peep shows, establishments where nude or topless dancing or their displays regularly occur or other similar business.

"Place of Worship" - Means a building dedicated to religious worship and includes a church, synagogue, temple or assembly hall and may include such accessory uses as a nursery school, a school or religious education, convent, monastery or parish hall.

"Plant, Hot Mix" - Means a building or structure used for the manufacturing of asphalt in a form suitable for the immediate use in the paving of roads or driveways and the damp proofing of buildings and structures.

"Plant, Ready Mix" - Means a building or structure used for the manufacturing of concrete in a form suitable for the immediate use in the construction of buildings, structures, roads or driveways.

"Planting Strip" - Means an area which shall be used for no purpose than planting a row of trees or a continuous unpierced hedgerow of evergreens or shrubs not less than 1.5 metres high, immediately adjacent to the lot line or portion thereof along which such planting strip is required.

"Playground" - Means any land used for the purpose of recreation or field games and not operated for profit.

"Private Club" - Means 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.

"Private Garage or Carport" - Means a detached accessory building or portion of a dwelling house which is designed or used for the sheltering of private motor vehicles and storage of household equipment incidental to the residential occupancy.

"Private Home Day Care" - Means the temporary care and custody for reward or compensation of not more than five children under ten years of age in a private residence

other than the home of a parent or guardian of any such child for a continuous period of not exceeding 24 hours.

“Propane Bulk Storage Facility” – Means a property containing a propane storage tank used for the bulk storage of propane for the purposes of wholesaling and/or retailing of propane.

“Propane Cylinder” – Means a container designed and manufactured in accordance with a cylinder specification authorized for the containment and transportation of propane under the Transportation of Dangerous Goods (TDG) Regulations of Transport Canada.

“Propane Storage Tank” - Means a class of container for the storage of compressed natural gas/propane, designed and fabricated in accordance with Canadian Standards Association B51 and does not include a propane cylinder.

"Provincial Highway" - Means a street under the jurisdiction of the Ontario Ministry of Transportation.

"Public Authority" - Means the Council and any School Board, Public Utility Commission, Transportation Commission, Conservation Authority, Public Library Board, Board of Parks and Management, Board of Health, Planning Committee or other board or commission or committee of the Town of Hanover established or exercising any power or authority under any general or special statutes of Ontario with respect to any of the affairs or purposes of the Municipality or a portion thereof, and includes any committee of local authority established by By-law of the Municipality.

"Public Building" - Means any building owned or leased and occupied by the Corporation of the Town of Hanover, the Corporation of the County of Grey, the Province of Ontario or the Government of Canada.

"Public Library" - Means a public library within the meaning of the Public Libraries Act, R.S.O. 1990, as amended from time to time.

"Public Utility" - Means a waterworks, a water supply system, sewage works, electrical power or energy generating, transmission or distribution system, street lighting system, natural or artificial gas works or supply system, a transportation system or a telephone system and includes any lands, buildings or equipment required for the administration or operation of any such system.

"Pump Island" - Means that portion of an automobile service station, public garage or portion of a non-residential use for the retail sale of automotive fuels which includes the fuel pumps, concrete base overhead canopy and kiosk, but shall not include any part of any building for the repair or service of vehicles.

R

"Recreation, Active" - Means the use of land, water and/or building for the purpose of organized active leisure activities and shall include an arena, a golf course, a sports field and motorized vehicle trails.

"Recreational, Passive" - Means the use of land and/or water for the purpose of passive leisure activity and shall include a park, a garden, a picnic area and the like, equestrian and hiking trails, as well as a play-lot with activity equipment for children.

"Redevelopment" - Means development subsequent to the total or partial removal of buildings from land.

"Renovation" - Means the repair and restoration of a building to good condition within existing external walls but shall not include its replacement.

"Rest Home" - Means a rest home within the meaning of the Home for the Aged and Rest Homes Act, R.S.O. 1990, as amended from time to time.

"Residential" - Means the use of land, building or structures for human habitation.

"Restaurant" - Means 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, but does not include a drive-in restaurant.

(a) **"Restaurant, Take Out"** - Means a lot and/or mobile structure or vehicle and/or a building or part thereof where refreshments, food or meals are served to the public in consideration of payment, specializing in fast-food preparation, the provision of take-out service and/or dispensing of meals by means other than individual table attendants.

"Retail Commercial Establishment" - Means a building or part of a building in which goods, wares, merchandise, substances, articles, things or services are offered or kept for sale on a retail or on a rental basis and would include supermarkets and food stores.

S

"Salvage Yard" - Means an establishment where goods, wares, merchandise, articles or things are processed for further use and where such goods, wares, merchandise, articles or things are stored wholly or partially in the open and includes a junkyard, scrap yard and a motor vehicle wrecking yard or premises, but does not include a metal recycling yard.

"Sanitary Sewer" - Means an adequate system of underground conduits, operated either by the Corporation or the Ministry of the Environment and Energy, which carries sewerage to an adequate place of treatment which meets with the approval of the Ministry of the Environment and Climate Change.

"Satellite Antenna (Dish)" means any parabolic or spherical antenna which receives television or other signals from orbiting satellites or other devices. The height of a ground-mounted antenna shall be the total maximum to which it is capable of being raised and shall be measured from the highest point of the finished grade adjacent to the structure. The height of a roof-mounted antenna shall be the total maximum to which it is capable of being raised and shall be measured from the highest point of the finished grade of the roof adjacent to the structure. A satellite antenna shall be considered as an accessory structure when it is not part of a public utility.

"School" - Means a school under the jurisdiction of a Board as defined in the Education Act, R.S.O. 1990, as amended from time to time.

"Scrap Yard" - Means a lot and/or premises for the storage and/or handling of scrap material which, without limiting the generality of the foregoing, shall include waste paper, rags, bottles, used bicycles, vehicles, tires, metal and/or other scrap material and salvage, but does not include a metal recycling yard.

"Senior Citizens' Home" - Means any home for senior citizens sponsored and administered by any public agency or any service club, church or non-profit organization, either of which obtains its financing from federal, provincial or municipal governments or agencies, or by public subscription or donation, or by any combination thereof, and such homes shall include auxiliary uses such as club and lounge facilities, usually associated with the senior citizens' development.

"Service Industries" - Means the processing of milk and dairy products, a bakery, a public garage including engine and body repair shop, a printing establishment, a laundry or cleaning establishment, a paint shop, a plumbing shop, a sheet metal shop and similar uses.

"Service Shop" - Means a building or part of a building, not otherwise defined or classified herein, and whether conducted in conjunction with a retail store or not, for the servicing or repairing of articles, goods or material and includes an appliance store, auto and tire supply, dry cleaners, electrical store, plumber, radio and television sales, sign painter and tool shop, but does not include the manufacture of articles, goods or materials.

"Setback" - Means the horizontal distance between the nearest part of any main wall of any building or structure and the centre line of a street allowance measured at right angles to such centre line.

"Sewage Disposal Facilities" - Means a system of underground pipes or conduits and related pumping and treatment facilities operated by the Town of Hanover and/or the Ontario Ministry of the Environment for public use for the treatment and disposal of storm and/or sanitary sewage.

"Shopping Centre" - Means a group of non-residential establishments, predominantly retail commercial in nature, planned, designed, developed and managed as a unit having an off-street parking area provided on the same lot.

"Short Term Rentals" – means a building or structure or any part thereof that operates or offers a place of temporary residence, lodging or occupancy by way of concession, permit, lease, license, rental agreement or similar commercial arrangement for any period less than twenty-eight (28) consecutive calendar days. Short term accommodation uses shall not mean or include a motel, hotel, bed and breakfast establishment, hospital, or similar commercial or institutional use.

"Sight or Daylight Triangle" - Means an area free of buildings or structures and which area is to be determined by measuring from the point of intersection of street lines on a corner lot, the distance required by this By-law along each such street line and joining such points with a straight line and the triangular-shaped land between the intersecting street lines and the straight line joining the points the required distance along the street lines is the daylight triangle.

"Sign" - Means a sign with the meaning of the Sign By-law of the Corporation of the Town of Hanover.

"Site Plan" - Means a scale drawing showing the relationship between the lot lines and their uses, buildings or structures, existing or proposed on a lot, including such details as parking area, access point, landscaped areas, building areas, setbacks from lot lines, building heights, floor area, densities, septic tank tile fields, utility lines and currents, for a special or particular use.

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"Special Events" – Means the use of buildings or structures requiring short term, floor area extensive, indoor exhibition space for product fairs and trade shows.

"Storage Facility" – Means an indoor facility used for the secured storage areas or lockers which are generally accessible by means of individual loading doors, lands and buildings used, rented or leased to persons for the storage of household and/ or personal items.

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

"Storey, First" - Means the lower storey of a building closest to the finished grade having its ceiling 2.0 metres or more above finished grade.

"Storey, One-Half" - Means the portion of a building located wholly or partly within a sloping roof, having a floor area of not less than one-half or more than two-thirds of the floor area of the storey next below, side walls not less than 1.2 metres in height and a ceiling with a minimum height of 2.29 metres over an area equal to at least 50 percent of its floor area.

"Storm Sewer" - Means a sewer which carries storm sewerage or run-off but excludes any combined or sanitary sewerage.

"Street or Road" - Means a highway as defined by The Highway Traffic Act, R.S.O. 1990, as amended from time to time, and the Municipal Act, R.S.O. 1990, as amended from time to time; and means a public street or road for vehicles which affords the principal means of access to abutting lots, but does not include a lane or private right-of-way or unopened road allowance.

"Street or Road, Major" - Means a highway as defined by The Highway Traffic Act, R.S.O. 1990, as amended from time to time, and the Municipal Act, R.S.O. 1990, as amended from time to time; and means a public street or road for vehicles which affords the principal means of access to abutting lots and for which this highway/public street or road has a speed limit exceeding 50 km/hr.

"Street Line" - Means the limit of the street or road allowance and is the dividing line between a lot and the street or road.

"Structure" - Means anything constructed or erected, the use of which requires location on the ground or attached to something having location on the ground but for the purpose of this By-law, a fence not exceeding 2.0 metres in height shall be deemed not to be a structure, and for the purposes of setback and/or yard required in this By-law, a sign shall not be deemed to be a structure.

"Swimming Pool" - Means an in-ground structure or an artificial body of water, excluding ponds, of more than 30.0 square metres in area and not exceeding 500 mm in depth, used for bathing, swimming or diving.

T

"Tavern or Public House" - Means a tavern or public house as defined by The Liquor License Act, but does not include a hotel, motel or restaurant.

"Taxi Dispatch Station" – means an establishment from which taxis may be dispatched to pick up fares and where the servicing and outside parking or storage of taxis may be carried on in addition to related office functions.

"Temporary Building" - Means a building or structure intended for removal or demolition within a prescribed time not exceeding two years as set out in a permit issued by the Municipality.

"Temporary Use" - Means the use of land, building or structure for a construction office, tool shed, or for the storage of scaffolds, equipment and material which is incidental to and necessary for construction work in progress for so long as the same are necessary for the construction work which has neither been finished nor abandoned on the same lot. "Abandoned" means the failure to proceed expeditiously with the construction of work.

"Theatre, Drive-In" - Means the use of land, building or structure for the purpose of outdoor showing of motion pictures in consideration for payment.

"Tire Sales Establishment" - Means a retail establishment that sells and services tires and related products to the general public.

"Top-of-Bank" - Means a line delineated at a point where the oblique plane of the slope meets the horizontal plane.

"Trailer" - Means any vehicle so constructed that it is suitable for being attached to a motor vehicle for the purpose of being drawn or propelled by the said motor vehicle and capable of being used for living, sleeping or eating accommodation or the transport of a boat, tent or materials, notwithstanding that such vehicle is jacked up or that its running gear is removed.

"Transport Terminal" - Means the use of land, buildings or structures for the operation of a business which provides motor vehicles for the delivery of large quantities of goods and materials including, amongst others, livestock, raw materials for manufactured goods and materials, finished manufactured goods and materials, the storage of motor vehicles directly related to the business and the general maintenance of such motor vehicles.

U

"Use" - When used as a noun, means the purpose for which a lot or a building or structure, or any combination thereof is designed, arranged, intended, occupied or maintained and "Uses" shall have a corresponding meaning. "Use" when used as a verb, or "to use" shall have a corresponding meaning.

"Utility Service Building" - Means a building used in connection with the supplying of local utilities services, including a water or sewage pumping station, a water storage reservoir, a gas regulator building, a hydro sub-station, a telephone building for exchange, long distance or repeater purposes (but does not include major hydro transmission lines and transformer stations of 230kv or more).

V

"Veterinarian" - Means a veterinarian within the meaning of The Veterinarian Act.

"Veterinarian's Clinic" - Means a building or part thereof wherein animals of all kinds are treated or kept for treatment by a registered veterinarian, and where such animals can be temporarily boarded.

W

"Warehouse" - Means a building or part of a building used for the storage and distribution of goods, wares, merchandise, substances, articles or things, and may include facilities for a wholesale or retail commercial outlet, but shall not include a truck terminal.

"Well" - Shall mean an underground source of water which has been rendered accessible by the drilling or digging of a hole from ground level to the water table and may include a private pipe system from a surface water source.

"Wholesale Use" - Means any establishment which sells merchandise to others for resale and/or to industrial or commercial users.

Y

"Yard" - Means a space appurtenant to a building or structure located on the same lot as the building or structure and which space is open, uncovered and unoccupied from the ground to the sky, except for such accessory buildings, structural uses as are specifically permitted elsewhere in the By-law.

"Yard, Front" - Means a yard extending across the full width of the lot between the front lot line of the lot and the nearest part of any building or structure on the lot, or to the nearest open storage use of the lot.

"Yard, Minimum Front" - Means the minimum depth of a front yard on a lot between the front lot line and the nearest wall of any building or structure on the lot.

"Yard, Rear" - Means a yard extending across the full width of the building lot between the rear lot line and the nearest wall of any main building or structure on the lot.

"Yard, Minimum Rear" - Means the minimum depth of a rear yard on the lot between the rear lot line and the nearest wall of any building or structure on the lot.

"Yard, Side" - Means a yard extending from the front yard to the rear yard of a lot between the side lot line and the nearest wall of any building or structure on the lot.

"Yard, Minimum Side" - Means the minimum width of a side yard on a lot between said lot line and the nearest wall of any building or structure on the lot, or the nearest open storage use on the lot.

"Yard, Side, Exterior" - Means a side yard immediately adjoining a public street.

"Yard, Side, Interior" - Means a side yard other than an exterior side yard.

Z

"Zone Provisions" - The permissible uses, the minimum area and dimensions of lot, the minimum dimensions of yards, the minimum setback, gross floor area, the minimum landscape open space, the maximum height of buildings, minimum parking requirements, and all other zoning provisions are set out within the By-law for the respective zones.

SECTION 4 INTERPRETATION OF TEXT

For the purpose of this By-law the definitions and interpretations given herein shall govern:

4.1 Tense, Plurality and Gender

For the purposes of this By-law, words used in the present tense include the future; words in the singular number include the plural and words in the plural includes the singular number. Words imparting the masculine gender shall include the feminine and the converse;

4.2 Meaning of Shall

The word shall is mandatory;

4.3 Meaning of Alter

For the purposes of this By-law, the word "alter" when used in reference to a building or part thereof, means to change any one or more of the internal or external dimensions of such building or to change the type of construction of the exterior walls or roof thereof. When used in reference to a lot, the word "alter" means to decrease the width, depth or area hereof or to decrease the width, depth, or area of any required yard, setback, landscaped open space or parking area, or to change the location of any boundary of such lot with respect to a public highway or laneway, whether such alteration is made by conveyance or alienation on any portion of said lot, or otherwise; the word "altered" and "alteration" shall have the same corresponding meaning.

4.4 Meaning of Use

Unless the context otherwise requires, the expression "use" or "to use" in this By-law shall include anything done or permitted by the owner or occupant of any land, building or structure, directly or indirectly or by or through any trustee, tenants servant, or agent, acting with the knowledge or consent of the agent, owner or occupant, for the purpose of making use of the said land, building or structure.

4.5 Meaning of Person

The word "person" means any human being, association, firm, partnership, incorporated company, corporation, agent or trustee, and the heirs, executors, or other legal representative of an individual to whom the context can apply according to law.

4.6 Minimum Requirements

In interpreting and applying the provisions of this By-law, they are held to be the minimum requirements for the orderly, economic, and attractive development of the Municipality.

4.7 Uses Not Listed as Permitted

Uses not listed as permitted in a zone or otherwise provided for in this By-law shall be prohibited in such zone except as provided for under Section 6 of the By-law.

SECTION 5: ZONES

5.1 Incorporation of Zoning Maps

The location and boundaries of the Zones established by this By-law are shown on Schedule "A" and all notations thereon are hereby declared to form part of this By-law.

5.2 Interpretation of Schedules

Where any Zone Boundary is uncertain, then the boundary shall be determined from the Master Schedules contained in the Town of Hanover Municipal Offices.

5.3 Zone Boundaries

When determining the boundary of any Zone as shown on any Schedule forming part of this By-law, the following provisions shall apply:

- (a) A boundary indicated as following a highway, street, lane, or right-of-way shall be the centre line of such highway, street, lane or right-of-way.
- (b) A boundary indicated as following a watercourse, creek, stream, or the right-of-way of a railway or electrical, gas or oil transmission line shall be the centre line of such watercourse, creek, stream, or right-of-way.
- (c) A boundary indicated as approximately following lot lines shown on a registered plan of subdivision or Municipality lines shall follow such lot lines.
- (d) Where a boundary is indicated as approximately parallel to a street line or other feature indicated in Clauses i) or ii) of this Subsection, and the distance from such street line or other feature is not indicated, and Clause iii) is not applicable, such boundary shall be construed as being parallel to such street line or other feature, and the distance therefrom shall be determined according to the scale shown on the appropriate Schedule.
- (e) The Town boundary shall serve as a Zone boundary for all Zones extending to the limits of the Town of Hanover.

5.4 Road Closing

In the event a dedicated street or lane shown on any Schedule forming part of this By-law is closed, the property formerly in such street or lane shall be included within the Zone or the adjoining property on either side of such closed street or lane. If a closed street or lane is the boundary between two or more different Zones, the new Zone boundaries shall be the former centre line of the closed street or lane.

5.5 Establishment of Zones

Provisions of this By-law shall apply to all lands within the limits of the Corporation of the Town of Hanover which lands for the purpose of this By-law have been divided into various use zones and the location of such zones are established on the zoning map as follows:

(a)	SYMBOL	ZONE
	R1	Residential Type 1 Zone
	R2	Residential Type 2 Zone
	R3	Residential Type 3 Zone
	R4	Residential Type 4 Zone
	R5	Residential Type 5 Zone
	I	Institutional Zone
	C1	Downtown Commercial Zone
	C2	Corridor Commercial Zone
	C3	Large Format Commercial Zone
	C4	Restricted Commercial/Industrial Zone
	C5	Local Commercial Zone
	C6	Recreational Commercial Zone
	M1	Restricted Industrial Zone
	M2	General Industrial Zone
	OS	Open Space Zone
	D	Future Development Zone
	H	Hazard Land Zone
	h	Holding

- (b) The permissible uses, the minimum size and dimension of lots, the minimum size of yards, the maximum lot covered, gross floor area, the minimum landscaped open space, the maximum height of buildings and all other zone provisions are set out herein for the respective zones.
- (c) Zone symbols may be used to refer to buildings and structures, the use of lots, buildings and structures permitted by the By-law in the Zones. Whenever the word "Zone" is used in this By-law, preceded by any of the symbols, such a Zone shall mean any area within the Corporation, delineated on the Schedule's and designated thereon by the symbol.
- (d) Where the zone symbol designating lands as shown on the Schedules is followed by a number, (for example R1-1), then additional special provisions apply to such lands and the special provisions will be found by reference to that section of the By-law which deals with that particular zone. Lands designated in this manner shall be subject to all the regulations of the zone, except as otherwise provided for by the Special Provisions.

5.6 Use of Symbols

The symbols listed in Subsection 5.5. may precede the word "Zone" (i.e. R1 Zone) in place of the "Zone Name" and shall have the same meaning. The symbols, when used within the Zone Maps, shall refer to the Zone in which the lands are situated and the provisions of such Zone shall apply thereto.

5.7 Application of Zones

No person, within any Zones defined in this By-law and delineated on the Zoning Maps appended hereto, shall erect, alter, enlarge, or use any building or structure, or use any land in whole or in part, except in conformity with the provisions of the applicable Zone.

SECTION 6: GENERAL PROVISIONS FOR ALL ZONES

6.1 Application

The provision of this section shall apply to all zones, except as otherwise indicated in the applicable zone provisions.

6.2 Application of Other By-laws, Regulations, Legislation

Nothing in this By-law shall operate to relieve any person from the obligation to comply with the requirements of the Ontario Building Code Act or any other By-law of The Municipality in force from time to time or the obligation to obtain any other license, authority or approval to obtain any other license, permit, authority or approval lawfully required by the governmental authority having jurisdiction to make such restrictions.

6.3 Conflict with Other Municipal By-laws

In the event of any conflict or inconsistency between this By-law and any other By-law of the Corporation, the provisions of this By-law shall prevail.

6.4 Non-Complying Uses

Where a use, building or structure was legally established prior to the date of the passing of this By-law, and is permitted by the provisions of the zone in which such use, building or structure is located, but does not meet the zone provisions with respect to yards, lot area, frontage, parking, setback or any other provisions of this By-law applicable to that zone, the said building or structure shall be deemed to comply with the by-law and may be enlarged, extended, reconstructed, repaired or renovated provided that:

6.4.1 The enlargement, extension, reconstruction, repair or renovation does not further reduce the compliance of that use, building or structure with the provisions of the by-law to which it does not comply.

6.4.2 In the case of non-compliance with yard requirements, enlargement, extension, repair or renovation will be allowed along the entire length or width of the non-complying yard, as the case may be, provided that the building or structure is not located closer to the lot line than the existing depth of the non-complying yard which the existing building or structure has established.

6.4.3 All other applicable provisions of this By-law are complied with.

6.5 Undersized Lots

Where a lot having a lesser lot area and/or lot frontage, or lot depth, than required under this By-law is held under distinct and separate ownership from abutting lots as shown by the registered conveyance in the Registry or Land Titles Office at the date of passing of this By-law, or where such lot is created by expropriation, such undersized lot may be used and a building or structure may be erected, altered or used on such undersized lot provided all other requirements of this By-law are complied with.

6.6 Non-Conforming Lands, Buildings, Structures and Uses

6.6.1 Continuation of Existing Uses

The provisions of this By-law shall not apply to prevent the use of any lot, building or structure for any purpose prohibited by this By-law **or any other related regulation** if such lot, building or structure was lawfully established and used for such purpose on the date of passing of this By-law, and provided that it continues to be used for that purpose.

6.6.2 Building Permit Issues

The provisions of this By-law shall not apply to prevent the erection or use for a purpose prohibited by this By-law of any building or structure, the plans for which have prior to the date of passing of this By-law been approved by the Building Inspector, so long as the building or structure when erected is used and continues to be used for the purpose for which it was erected and provided the erection of such building or structure is commenced within 6 months after the date of passing of this By-law and such building or structure is completed within a reasonable time after the construction thereof is commenced.

6.6.3 Strengthening of Non-Conforming Buildings or Structures

Nothing in this By-law shall prevent the strengthening to a safe condition of any building or structure or part of any such building or structure which does not comply with the provisions of this By-law, provided:

6.6.3.1 such alteration or repair does not increase the height, size or volume of such building or structure;

6.6.3.2 the alteration, repair or renovation does not involve any alteration of use and the building or structure continues to be used for the same purpose; and

6.6.4 Extensions to Non-Conforming Uses

Nothing in this By-law shall prevent an extension or an addition being made to a use, building or structure which is lawfully used for a purpose not permitted within the zone in which such use, building or structure is located provided that:

6.6.4.1 the use, building or structure legally existed on the date of passing of this By-law but does not comply with one or more of the Zone provisions of this By-law;

6.6.4.2 such extension or addition does not contravene any of the Zone provisions of this By-law.

6.6.4.3 any further contravention of a legal non-conforming use will only be permitted with the permission of the Town of Hanover Committee of Adjustment.

6.6.5 Discontinued Non-Conforming Use

Where a use, building or structure which was lawfully established prior to the day of the passing of this By-law has been used for a purpose not permitted in the use zone in which it is situated but the said use has been discontinued for a period of one year or longer, the said building or structure may only be used again for a use that conforms to this By-law.

6.6.6 Replacement of Non-Conforming Uses

Where a building or structure has been purposely demolished or accidentally destroyed to the extent of more than fifty (50) percent of its value (inclusive of walls below grade) as at the date of damage and which does not conform with the requirements of this By-law in respect to use, lot occupancy or height shall not be replaced, except as permitted by the regulations of the zone in which the said structure or building is located.

Nothing in this By-Law shall prevent the rebuilding, repair or renovation of a non-conforming use, building or structure which has been damaged or destroyed by causes beyond the control of the owner, provided that such restoration does not increase the height, size or volume or change the use of such building or structure.

6.7 External Design

The following building materials shall not be used for the exterior vertical facing on any wall of any building or structure within the Municipality:

6.7.1 tar paper or building paper;

6.7.2 asphalt roll type siding or insul brick;

6.8 Greater Restrictions

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

6.9 Accessory Uses

6.9.1 Use of Accessory Structures and Buildings

Where this By-law provides that a lot may be used or a building or structure may be erected altered or used for a purpose that purpose shall include any accessory building or structure or accessory use but shall not include:

6.9.1.1 any occupation for gain or profit conducted within a dwelling unit, except as may be permitted by this By-law.

6.9.1.2 any building used for human habitation, except where a dwelling is a permitted accessory use.

6.9.1.3 **Any shipping containers unless specifically allowed by the Town.**

6.9.2 Location

Bylaw
3076-19

- 6.9.2.1 Except as otherwise provided herein, any accessory building or structure which is not an integral part of the main building shall be erected to the rear of the front yard and shall comply with the yard and setback requirements of the zone in which such building or structure is situated.
- 6.9.2.2 Notwithstanding any other provision of this by-law to the contrary, in a Residential Zone a detached private garage, carport, swimming pool, television antenna and/or communication towers, satellite dish, or any other accessory structures may be erected and used in the required rear yard provided that such accessory building or uses located in a rear yard shall be no closer than **1.0 metres (3.28 feet)** to a lot line, except for semi-detached garages or carports which may be centred on a mutual side lot line, and such accessory semi-detached garage or carport is in excess of 9.3 square metres.
- 6.9.2.3 Accessory buildings shall not be structurally attached to the main building in any way.

6.9.3 Height

Bylaw
3308-24

- The maximum **building** height for all accessory buildings shall be as follows:
- 6.9.3.1.1 all residential zones, five metres (5m);
 - 6.9.3.2 all commercial, open space and community facility zones, eight metres (8m)
 - 6.9.3.3 all other zones, ten metres (10m) or in conformity with the height restrictions of the main building; but in no case shall an accessory building contain more than 2 storeys

6.9.4 Lot Coverage/Building Area

Bylaw
3308-24

In **all zones**, the total lot coverage of all accessory building on a lot shall not exceed 10% of the lot area, or a maximum of 56 sq. metres of gross building area. The area of an open swimming pool shall not be calculated in determining lot coverage.

6.10 Dwelling Units Below Grade

No dwelling unit shall, in its entirety, be located in a cellar. If any portion of a dwelling unit is located in a cellar, such portion of the dwelling unit shall be used for no other purpose but a furnace room, laundry room, storage room, recreation room or for a similar use and shall not be used for sleeping accommodation, or as a dwelling unit unless otherwise specifically allowed.

6.11 Swimming Pools

Notwithstanding anything contained in this By-law, except for the Hazard Zone, a swimming pool is permitted as an accessory use in any zone, except in a front or exterior side yard, provided that the swimming pool is enclosed by a fence as set out in the Town of Hanover Swimming Pool Fence By-law.

6.12 Loading Space Regulations

6.12.1 Loading Space Requirements

The owner or occupant of any lot, building or structure in a Commercial, Institutional or Industrial Zone, erected or used for any purpose involving the receiving, shipping, loading or unloading of persons, animals, goods, wares, merchandise and raw materials, shall provide and maintain at the premises, on the lot occupied by the building or structure and not forming part of a street or land, within the zone in which such use is located, loading or unloading facilities comprising one or more loading or unloading spaces 9.0 metres long, 3.5 metres wide and having a vertical clearance of at least 4.0 metres, and in accordance with the following schedule:

Total Gross Floor Area Of Building or Structure	Minimum Number of Loading Spaces Required
200 sq. metres or less	1
Exceeding 200 square metres but not 2,300 square metres	2
Exceeding 2,300 square metres	3

6.12.2 Access

Access to loading or unloading spaces shall be by means of a driveway at least 6.0 metres wide contained within the lot on which the spaces are located and leading to a street or lane located within or adjoining the Commercial, Institutional or Industrial Zone.

6.12.3 Loading Space Surface

The driveways, loading and unloading spaces shall be maintained with a stable surface which is treated so as to prevent the raising of dust or loose particles. They shall, before being used, be constructed of crushed stone, slag, gravel, crushed brick (or tile), cinders, asphalt or concrete and with adequate drainage facilities.

6.12.4 Location

The loading space or spaces required shall be located in the interior side or rear yard unless set back from the street line a minimum distance of 18 metres.

6.12.5 Additions to Building

The loading space requirements referred to herein shall not apply to any building in existence at the date of passing of this By-law so long as the floor area as it existed at such date is not increased. If an addition is made to the building or structure which increases the floor area, then additional loading space shall be provided for each additional or change of use as required by Subsection 6.12.1 of this By-law for such addition or change of use.

6.13 Parking Area Regulations

6.13.1 Parking Area Requirements

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

Type of Use	Minimum Parking Requirement
Amusement Arcade	1 parking space per 20 sq. metres of gross floor area
Auditorium, Arena, Places of Assembly, unless otherwise specified in this Section	The greater of: 1 parking space for every eight (8) seats or four (4) metres of bench space of maximum seating OR 1 parking space per twenty (20) sq. metres of gross floor area
Art Gallery, Library, Museum	Minimum of 10 parking spaces
Automobile Repair Establishment	3 per repair bay
Automobile Sales & Service Establishment	1 per ten (10) sq. metres of gross floor area and 3 per repair bay
Automobile Service Station	3 per repair bay and 3 per gas pump
Automotive Washing Establishments - Self Serve - Automatic	2 per washing bay or stall 5 parking spaces
Bank or Financial	1 per fifteen (15) sq. metres of gross floor area
Barber & Beauty Shop	1 per ten (10) sq. metres of gross floor area
Bowling Alley	3 per lane

	Commercial Use in any Commercial Zone, except those uses specifically listed elsewhere in this Section	1 per thirty (30) sq. metres or fraction thereof of gross floor area
	Contractors Yard or Shop	The greater of: 1 for every 2 employees OR 1 per seventy (70) sq. metres of gross floor area
	Clinic or Medical Office	6 per practitioner
	Club or Fraternal Organization	1 per 20 sq. metres of gross floor area
	Curling Rink	6 per curling sheet
	Department Store	1 per 20 sq. metres of gross floor area
	Dwelling – Detached, Semi-detached, Townhouse	2 per dwelling unit
Bylaw 3224-22	Dwelling - Duplex, Multi-family Apartment Triplex, Fourplex	1.25 per dwelling unit or part thereof up to 20 units, and 1.0 per dwelling unit above 20 units
	Dwelling - Senior Citizens Apartment	1 per 2 dwelling units plus 1 visitor parking space per 10 dwelling units or part thereof
Bylaw 3269-23	Dwelling - Additional Attached - Additional Detached	1 per dwelling unit, in addition to spaces required for the principal detached dwelling
	Fire Hall	5 per bay
	Funeral Home	1 per 20 sq. metres of gross floor area, with a minimum of 10 spaces
	Furniture Store	1 per 90 sq. metres of gross floor area
	Grouped Commercial	1 per 15 sq. metres of gross floor area
	Group Homes	1 per 3 beds
	Home for the Aged or Rest Home	1 per 5 beds
	Hospital	3 per 4 beds
	Sanatorium or Nursing Home	1 per 5 beds
	Hotel, Motel, Bed and Breakfast or Guest Rooms	1 per each guest room or suite

Indoor Sports Recreation Building (other than an arena, bowling alley, curling rink, tennis, squash or racquet ball courts)	1 per 20 sq. metres of gross floor area
Industrial Establishments	5 parking spaces plus 1 per 50 sq. metres or fraction thereof of gross floor area
Industrial Mall	1 per 65 sq. metres of gross leasable floor area
Newspaper or Printing Establishment	1 per 40 sq. metres of gross floor area
Office, General	1 per 30 sq. metres of gross floor area
Place of worship	1 parking space per 10 fixed seats
Public Building, except where specifically identified	1 per 30 sq. metres of gross floor area
Restaurant	1 per 4 seats of maximum seating capacity
Restaurant, Take-out	5 spaces plus 1 space for every 4 seats
Retail Store	1 per 20 sq. metres of gross floor area
Rooming or Boarding House	1 per dwelling unit and 1 per room for rent
School	
- Nursery (including day nursery)	1 per 60 sq. metres of gross floor area
- Elementary	2 per classroom
- Secondary	5 per classroom
- Commercial	1 per 20 sq. metres of gross floor area
Service Shop, Personal Service Shop	1 per 20 sq. metres of gross floor area
Sports Field	The greater of: 1 per 5 seats or 3 metres of bench space of maximum seating capacity OR 1 per 800 sq. metres of gross field/floor area
Social, Service or Country Club	1 per 10 sq. metres of gross floor area of all club buildings, plus: 2 per golfing green 4 per lawn bowling green 4 per tennis or racquet ball court 6 per curling ice sheet

Where any one club provides seasonal recreational facilities such as golf (summer), tennis (summer) or curling (winter), parking spaces for these activities shall only be provided for the season requiring the greatest number of parking spaces

Supermarket	1 per 20 sq. metres of gross floor area
Tavern or Public House	1 per 4 seats of maximum seating capacity
Taxi Dispatch Station	1 plus 1 per automobile licensed for taxi use
Truck Terminal	1 per 100 sq. metres of gross floor area
Terminal Grain Elevator	1 per 70 sq. metres of gross floor area
Theatre	1 per 4 seats
Tourist Home	1 per dwelling unit, plus 1 per room, unit or suite for rent
Utility Service Building	1 per 30 sq. metres of gross floor area
Warehouse	1 per 185 sq. metres of gross floor area
Wholesale Establishment	1 per 90 sq. metres of gross floor area
Uses permitted by this By-law, other than those listed in this table	1 per 40 sq. metres of gross floor area

6.13.2 More Than One Use in Building

Where a building or structure accommodates more than one type of use, the parking space requirement for the whole building shall be the sum of the requirements of the separate parts of the building occupied by the separate types of use.

6.13.3 Multiple Use of Parking Area

Where 2 or more uses utilizing the same parking area will never occur simultaneously, the parking requirements of the use having the highest parking requirements shall govern.

6.13.4 Exceptions to Parking Space Requirements

6.13.4.1 Downtown Area

The provisions of Subsections 6.13 shall apply to uses located within the Downtown Commercial (C1) zone. In cases, however, where the required parking cannot be provided in the C1 zone, Council may accept an equivalent cash-in-lieu amount, which amount shall be allotted to a parking fund to provide necessary parking spaces as required.

6.13.4.2 Off-Site Parking

All required parking spaces are to be provided on the same site as the use for which they are provided, except that the provisions of required off-street parking for a non-residential use may be located within the same zone within one hundred and fifty metres (150 m), provided that the off-site area is under the same ownership as the site occupied by the use requiring parking, provided it is a legal use for the zone.

6.13.4.3 Existing Buildings

The parking area requirement referred to in this By-law shall not apply to any building lawfully in existence at the date of passing of this By-law so long as:

- 6.13.4.3.1 the building is used for a permitted use;
- 6.13.4.3.2 the floor area as it existed at such date is not increased;
- 6.13.4.3.3 any change of occupancy is to a use having the same or a lesser parking requirement according to this By-law;
- 6.13.4.3.4 all parking spaces existing at the date of passing of the By-law are retained.

6.13.4.4 Additions to an Existing Building

If an addition is made to a building or structure lawfully existing at the date of passing of this By-law, then parking spaces in addition to those already existing shall be provided to the number required for the entire use or change of use. This section shall not apply to require the establishment of parking spaces and areas for an addition to a detached single-family dwelling house.

6.13.5 Barrier-Free Parking Spaces

- 6.13.5.1 On any property where more than 20 parking spaces are required by this By-law, the required number of parking spaces shall include the provision of designated accessible parking spaces for the use of physically disabled persons in the amount of 1 barrier-free parking space for the first required 20 parking spaces plus 1 space for each additional 100 parking spaces.
- 6.13.5.2 Notwithstanding 6.13.5.1 above, hospitals shall be required to provide 1 barrier-free parking space for the first 20 parking spaces required or 2 barrier-free parking spaces for the first 60 required parking spaces or 3 barrier-free parking spaces for the first required 100 parking spaces, whichever is applicable, in addition to one barrier-free parking space for every additional 100 spaces.
- 6.13.5.3 Such barrier-free parking shall be provided near and accessible to the point of entrance to the building and clearly marked for the parking of vehicles used by barrier-free person or persons.
- 6.13.5.4 Barrier-free parking spaces shall have a minimum width of 4.6 metres and a minimum length of 6 metres.

6.13.6 Derelict Motor Vehicles

Derelict motor vehicles, which are unlicensed and/or in disrepair making their normal use impossible or their repair financially impractical, shall not be parked or stored in any zone other than on the premises where the storage of such vehicles is accessory to a business lawfully conducted on the premises.

6.13.7 Occupancy

No person shall, in any Zone, use any travel trailer, motor home or truck camper for the purpose of primary residential, permanent living, or eating accommodation, except for temporary living or eating accommodation in a Recreational Commercial zone.

6.13.8 Parking Area Location on Lot

Notwithstanding the yard and setback provisions of this By-law to the contrary, uncovered surface parking areas shall be permitted in the required yards or in the area between the street line and the required setback as follows:

Zone	Yards in Which Required Parking Area Permitted
Residential (except detached and semi-detached dwellings)	Interior side and rear yard, provided that no part of any parking area, other than a driveway, is located closer than 1.0 metres to any property or street line. A parking area for residential units with individual private driveways may be located abutting the street line. For apartment buildings, required parking may be permitted in the interior side yard or rear yard.
Commercial, Open Space and Institutional	All yards, provided that no part of any parking area, other than a driveway, is located closer than one (1) metre to any property or street line. Where a Commercial, Institutional or Open Space Zone, abuts a Residential Zone, the parking area shall be set back 3 metres from the lot line.
Industrial	Interior side and rear yards only, except for visitor parking, provided that no part of any parking area, other than a driveway, is located closer than one (1) metre to any street line. Where an Industrial Zone abuts a Residential Zone, the parking area shall be set back 6 metres from the lot line.

6.13.9 Access to Parking Area Through Residential or Holding Zone

No person shall use any land in a Residential or Holding Zone for access to any parking space or parking area located in any other Zone.

6.13.10 Width/Depth of Parking Space Dimension

- 6.13.10.1

Every off-street parking space shall have dimensions of not less than 2.8 metres in width or less than 6 metres in length, excepting however that parallel parking spaces shall have a minimum width of 3.9 metres and a minimum length of 6.7 metres.
- 6.13.10.2

Notwithstanding 6.13.10.1 above, the parking space shall be not less than 3.0 metres in width where it is accessed by a drive aisle having a width of less than 6.7 metres or 3.3 metres where both sides of the parking space is obstructed. The side of a parking space is considered obstructed when a fixed object such as a wall, column, bollard, fence or pipe is located within 0.3 metres of the side of the parking space, and is more than 1.0 metre from the front or rear of the parking space.

- 6.13.10.3 Each such space shall have adequate means of access to or from a public street or lane in accordance with the appropriate approval authority.

6.13.11 Ingress and Egress

Bylaw
3224-22

- 6.13.11.1 Ingress and egress, to and from the required parking spaces and areas shall be provided by means of unobstructed driveways or passageways at least 3.0 metres but not more than **6.0** metres in perpendicular width.

- 6.13.11.2 The maximum width of any joint ingress and egress driveway ramp measured along the street line shall be 9.0 metres.

Bylaw
Bylaw
3224-22

- 6.13.11.3 The minimum distance between a driveway and an intersection of street lines measured along the street line intersected by such driveway shall be **9.0** metres.

Bylaw
3224-22

- 6.13.11.4 The minimum angle of intersection between a driveway and a street line shall be 60 degrees.

- 6.13.11.5 Every lot shall be limited to the following number of driveways, **except for semi-detached and townhouse dwelling:**

6.13.11.5.1 up to the first 30 metres of frontage measured along the street line, not more than one (1) driveway.

6.13.11.5.2 one (1) additional driveway for lots having more than 30 metres of frontage.

6.13.12 Drive-Thru Facilities

- 6.13.12.1 Drive-Thru Facilities shall be setback a minimum of 15 metres from a Residential zone.

- 6.13.12.2 Stacking lane spaces shall be provided in association with Drive-Thru facilities in accordance with the following table:

Type of Facility	Minimum Number of Stacking Lane Spaces Required
Restaurant	15 spaces
Convenience Retail and Service Kiosk	5 spaces
Financial Institution	5 spaces
Motor Vehicle Washing Establishment	10 spaces per bay

- 6.13.12.3 Each stacking space shall have a minimum width of 2.7 metres and a minimum depth of 5.2 metres.

6.13.12.4 The exit lane from the Drive-Thru Facility shall be setback a minimum of 3.0 metres from the nearest property line.

6.13.12.5 ***All parking and loading provisions shall be preserved for the intended use and not be used for any other use without approval from the Town of Hanover.***

6.14 Sign and Light Regulations

No person shall hereafter use any building, structure or lot for the erection or display of any sign, except in accordance with the Town of Hanover Sign By-law, as amended from time to time. No person shall erect any sign or other advertising device which hides from view any traffic control signal or sign, or which directs a glare of light towards a street which would have the effect of impeding a motorist's visibility; or would be consider a public nuisance.

6.15 Prohibited Uses

All uses, including kennels, apiary, aviary plus the following uses, shall be prohibited, unless otherwise provided for:

6.15.1 Pits and Quarries Prohibited

No gravel pit or stone quarry shall be established or made in any area of the Municipality. Where this By-law states that no land shall be used for any purpose other than planting grass, shrubs, seeded berms, trees or similar vegetation, this shall also mean that no gravel pit or stone quarry shall be established in those areas.

6.15.2 Wrecking Yards, Sanitary Landfill Sites, Dumps Prohibited

The use of any land or the erection or use of any building or structure for the purposes of wrecking yards, salvage yards, dumps, sanitary landfill, the collection of rags, junk and refuse, scrap iron or other scrap metals shall be prohibited in the Municipality.

6.15.3 Mobile Homes Prohibited in all Zones

No person shall locate and use a mobile home in any zone temporarily or permanently.

6.15.4 Obnoxious Uses Prohibited

No use shall be permitted within the Municipality which from its nature or the material used therein is, under the Public Health Act or Regulations thereunder, declared to be a noxious trade, business or manufacture, including the following:

Blood boiling;

Bone boiling;

Refining coal oil from fish or animal matter;

Storing hides;
Abattoir or commercial slaughterhouse;
Tallow melting;
Soap boiling;
Tripe boiling;
Tanning hides or skins;
Manufacturing gas;
Manufacturing glue;
Commercial manufacturing of fertilizers from dead animals or from human or animal waste.

6.15.5 Dangerous Uses Prohibited

No land, building or structure, except automobile service stations and duly licensed installations for the bulk storage of gasoline, lubricating and fuel oil is permitted for commercial or industrial purposes which are likely to create danger to health, or danger from fire or explosion which without limiting the generality of the foregoing shall include storage or manufacture of coal oil, water oil, rock oil, fuel oil, burning fluid, gas, naphtha, benzene, gasoline, dynamite dualine, nitro-glycerine, gunpowder, petroleum and petroleum products, unless protected by adequate fire fighting and fire prevention equipment and by such safety devises as required for the safe handling of such material. Such hazards shall be kept removed from adjacent uses by a distance which is compatible with the potential danger involved.

6.15.6 Truck, Coach Bodies, Etc.

No truck, bus, coach or street car body, railway car, **trailer** or caboose shall be used for any **storage** or human habitation within the Town, whether or not the same is mounted on wheels, **except those permitted by the Town for temporary storage in a Commercial or Industrial zone.**

6.15.7 Motorized Vehicle Racing Track Prohibited

No land shall be used for the establishment of a track for the racing of any motorized vehicle.

6.15.8 Vending from a Vehicle

No lands, streets or lanes in the Municipality shall be used for the sale of food, goods or wares from the confines of a motor vehicle, unless the necessary **permission or** permit has been issued by the **Town**.

6.15.9 Propane Bulk Storage Facility

No lands within the Municipality shall be occupied by a propane bulk storage facility exceeding 5000 USWG.

6.15.10 Place of Entertainment, Adult

Bylaw
3015-18
Bylaw
3076-19

Bylaw
3015-18

No lands within the Municipality shall be occupied by an adult place of entertainment.

Bylaw
3308-24

6.15.11 Ground Mounted Solar Panels and Wind Turbines

No lands within the Municipality shall be used for Ground-Mounted solar panels and wind turbines that are not regulated under the **Environmental Protection Act**.

Bylaw
3015-18

6.15.12 Outdoor Wood Burning Furnaces

No lands shall be used for the establishment of, or the installation of an outdoor solid-fuel burning furnace central heating appliance or a hydronic heating system, unless permission has been granted by the Town.

6.16 Planting Strip Requirements

6.16.1 Planting Strip shall be provided:

6.16.1.1 On lands zoned or used for any commercial, industrial or institutional purpose where the interior side or rear lot line abuts lands zoned or used for residential purposes or undeveloped land in a Residential or Residential (-h) Holding Zone;

6.16.1.2 On lands upon which a residential use is being newly established where such lands abut an existing non-residential use, which is not maintaining a planting strip;

6.16.2 Such planting strip shall have a width throughout of not less 1.5 metres and shall be in addition to any other required yard.

6.16.3 Such planting strip shall be contained within the zone or on the lands for which it is a requirement, and shall run the entire length of the zone or property line or lines separating it from the abutting zone or use, except that no planting strip shall be located between the street line and the building line in such a manner or of such a height as to obscure the vision of the operator of a motor vehicle travelling on a public street.

6.16.4 Such planting strip shall consist of a continuous unpierced planting of trees or shrubs, and shall be maintained at an ultimate height of not less than 1.75 metres, except in a sight triangle where the maximum height shall not exceed 1 metre.

6.16.5 Such planting strip shall be planted and maintained by the owner or owners of the land on which the planting strips are required.

6.16.6 Subject to the site plan approval and subdivision agreements, a solid fence or wall, of equivalent height, may be considered as an alternative to a planting strip. In any site plan or subdivision agreements under Section 41 and 51 of The Planning Act R.S.O. 1990, as amended from time to time, using a fence or wall as an alternative to a buffer strip, the following aspects relating to the fence or wall shall be considered: location, height, porosity, materials and finishing.

6.17 Yard, Setback and Height Encroachments Permitted

6.17.1 Ornamental Structures

Notwithstanding the yard and setback provisions of this By-law to the contrary, sills, belt course, chimneys, cornices, eaves, gutters, parapets, pilasters or other ornamental structures may project into any required yard or the area between the street line and the required setback, a maximum distance of 0.5 metre.

6.17.2 Accessory Structures

Notwithstanding the yard and setback provisions of this By-law to the contrary, drop awnings, clothes poles, flag poles, garden trellises, fences, retaining walls, or similar accessory structure shall be permitted in any required yard.

6.17.3 Unenclosed Porches, Balconies, Steps and Patios

All zones other than Residential, notwithstanding the yard and setback provisions of this By-law to the contrary, unenclosed porches, balconies, bay windows, steps and patios, covered and uncovered, including the fire escapes, may project into any required setback provisions, a maximum of 1.2 metres, but no closer than 1 metre to any lot line.

6.17.4 Fire Escapes

Notwithstanding the yard and setback provisions of this By-law to the contrary, structures necessary for fire protection may project into any required side or rear yard, or the area between the street line and the required setback, a maximum distance of 1 metre.

6.17.5 Fire Hydrants

Notwithstanding the yard and setback provisions of this By-law to the contrary, a clear space of not less than 1.52 metres shall be maintained around a fire hydrant.

6.18 Building in Built-Up Area

6.18.1 Exception to Front Yard and Exterior Yard Requirements

Notwithstanding the yard and setback provisions of this By-law to the contrary, where a building is to be erected in a built-up area where there is an established building line, such building may be erected closer to the street line or centre line of the street, as the case may be, than required by this By-law, provided the building is not erected closer to the street line or centre line of the street, as the case may be, than the established average front yard of the adjoining buildings on the date of passing of this By-law. For the purposes of this Section the building line shall be defined as the average setback of the buildings a distance of 90 metres in opposite directions from the subject parcel of land.

Bylaw
3308-24

Bylaw
3269-23

6.18.2 Enclosing Existing Porches

Porches that legally exist at the date of the passing of this By-law may be enclosed, provided that the use conforms to the zone provisions in which it is located.

6.19 Height Exceptions

Notwithstanding the height provisions herein contained, nothing in this By-law shall apply to prevent the erection and/or use of a church spire, a belfry, a flag pole, a clock tower, a hose tower, a chimney, a water tank, an air conditioner duct, a radio or television tower or antenna, or an elevator penthouse, or an electric power facility.

6.20 Height Limitations

Notwithstanding Section 6.19 or any other provision regulating the height of buildings and structures, in no zone shall a building or structure be higher than a height calculated based on the ratio of 1:20 from the east end of the east-west runway of the Saugeen Municipal Airport or the height restriction of the zone in which the land lies, whichever is the lesser. For every 20 metres calculated at a right angle to the end of the runway strip, building or structure height may be increased by 1 metre, until the prescribed maximum height restriction is reached.

6.21 Lots to Front on a Public Road

Unless otherwise specified by this By-law, no lots shall be created and no person shall erect a building or structure and no person shall use any land, building or structure unless the lot to be so used or upon which the building or structure is situated, erected, or proposed to be erected abuts or fronts on an improved street of satisfactory construction and maintenance to permit the reasonable and safe passage of motor vehicles, provided that a building or structure may be erected upon a lot within a registered plan of subdivision in accordance with the provisions of a Subdivision Agreement in respect of such plan of subdivision, notwithstanding that the roads within such plan of subdivision have not been assumed and are not being maintained by the Municipality.

6.22 One or More Permitted Uses

Where one or more uses are permitted in any zone, land may be used and buildings may be erected and used thereon for one or more of the uses so permitted, provided the requirements of this By-law are satisfied for each such use.

6.23 Use of Yards on Lands Without Buildings

Where land is used for or in connection with a residential, commercial, industrial or institutional use but without any buildings or structures thereon, all yards required by this By-law on a lot in the respective use zone shall be provided and maintained as yards and the applicable regulations shall apply, except where the land or lot is used for gardening or open space purposes not prohibited by this By-law in such use zone.

6.24 Yard and Open Space Provisions for all Zones

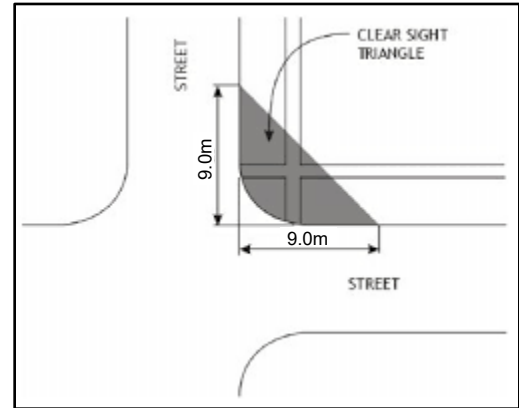
No part of a yard or other space required for any building for the purpose of complying with the provisions of this By-law shall be included as part of a yard or other open space similarly required for another building.

6.25 Through Lots

Where a lot which is not a corner lot has frontage on more than one street, the setback and front yard requirements contained herein shall apply on both street in accordance with the provisions of the zone or zones in which such lot is located.

6.26 Sight Triangles

On a corner lot within the triangular space formed by the street lines and a line drawn from a point in one street line to a point in the other street line, each such point being 9 metres measured along the street line from the point of intersection of the street lines, no building, structure or planting which would obstruct the vision of drivers of motor vehicles shall be erected with the exception of the C1 Zone. Such triangular space may hereinafter be called a "sight triangle".



Where the two street lines do not intersect at a point, the point of intersection of the street lines shall be deemed to be the intersection of the projection of the street lines or the intersection of the tangents to the street lines.

6.27 Temporary Building and Uses

In all zones, the use of land or a building for a construction office, tool shed, or for the storage of scaffolds, equipment and material which is incidental to and necessary for construction work in progress is permitted for so long as the same are necessary for construction which has neither been finished nor abandoned; in all residential and commercial zones "temporary use" shall include the continued use of an existing building on a site during the construction of a building intended to replace such building provided that:

- 6.27.1 in no case may such existing building remain undemolished on the site for longer than sixty (60) days after the building intended to replace such existing building is ready in whole or in part for occupancy, or two (2) years after the date of issue of the building permit for the building intended to replace such existing building, whichever comes first;
- 6.27.2 safety and emergency access are provided and maintained to the satisfaction of the Chief Building Official and the Fire Chief;
- 6.27.3 the minimum parking requirements for use of the existing building on the site continue to be provided on the site until the existing building is vacated; and
- 6.27.4 there may be deposited with the Chief Building Official of the Town of Hanover a sum sufficient in the opinion of the Chief Building Official to cover the costs of such demolition of such existing building by the Town of Hanover in the event it is not demolished within the time above stipulated.

6.28 Public Utility Services

The provisions of this By-law shall not apply to prevent the use of any land as a street or to prevent the installation of public services and utilities such as water mains, storm and sanitary sewers, gas distribution mains, railway lines, electrical sub-stations, flood and erosion control works, telephone and cable lines and accessory utility service buildings and structures provided;

- 6.28.1 the approval of the Municipality has been obtained, except where approval has been given under the provisions of The Environmental Assessment Act.
- 6.28.2 any building or structure erected under authority of this Section shall be designed, constructed, landscaped and maintained in harmony with the character and appearance of the surrounding area;
- 6.28.3 no goods, equipment or material shall be stored in the open in a Residential Zone;
- 6.28.4 parking, loading and planting strips shall be provided as required under Section 6 hereof.

6.29 Municipal Water Supply and Sanitary Sewers

- 6.29.1 No land shall be used or built upon and no building or structure shall be erected, used or expanded for any purpose unless all municipal services (sanitary sewers and watermains) are available and adequate.
- 6.29.2 Notwithstanding the foregoing, the following may be permitted without full municipal services:
 - 6.29.2.1 additions to and accessory buildings for existing residential dwellings are permitted if the said additions and/or accessory building comply with all other regulations of the zone in which the dwelling unit is located.
 - 6.29.2.2 a permitted non-residential use, such as washrooms, may be constructed in an H or OS Zone, and would be subject to the written approval of the Municipality for the installation of the private sewage disposal system.
 - 6.29.2.3 on a temporary basis until such time as it is feasible to extend municipal sanitary sewers, all lands not so provided, shall be required to connect to the municipal sanitary sewer system as soon as it becomes operative.

6.30 Public Uses

- 6.30.1 Nothing in this By-law shall prevent the use of any land as a trail, road allowance or as a site for a statue, monument, cenotaph, fountain or other memorial or ornamental structure.
- 6.30.2 The provisions of this By-law shall not apply to the use of any land or to the erection or use of any building or structure for the purpose of public service by the Corporation of the Town of Hanover or by any local board thereof as

defined by the Municipal Act R.S.O. 1990, any telephone or telegraph or gas company, any hydro electric utility, any Conservation Authority established by the Government of Ontario, any department of the Government of Ontario or of Canada, provided that where such land, building or structure is located in any zone:

- 6.30.2.1 no goods, material or equipment shall be stored in the open, except as permitted in such zone;
- 6.30.2.2 the lot coverage, height, parking, setback and yard requirements prescribed for such zones shall be complied with; and,
- 6.30.2.3 any building erected under the authority of this paragraph in any Residential Zone shall be designed and maintained in general harmony with residential buildings of the type permitted in such zone.

6.31 Outside Display and Sale of Goods and Materials

6.31.1 Where outside display and sale of goods and materials is permitted the following provisions shall be complied with:

- 6.31.1.1 Such outside display and sale is accessory to a commercial use carried on in an enclosed building, or portion thereof, on the same lots;
- 6.31.1.2 The area used for outside display and sale shall not be more than twice the floor area above grade of the commercial building, or portion of any such building constructed upon the lot, and used for the commercial purposes for which outside display and sale is permitted, and in any event, such area for outside display and sale shall not be more than thirty-five (35) percent of the lot area;
- 6.31.1.3 If the interior side lot line or rear lot line of a lot upon which such outside display and sale is permitted abuts a Residential or Development Zone, then a planting strip shall be provided along such abutting lot line, or portion thereof, in accordance with the requirements for planting strips set out in Section 6.16 hereof;
- 6.31.1.4 Where lighting facilities are provided they shall be so arranged as to deflect the light onto the outside display and sale area, and away from adjoining properties and streets;
- 6.31.1.5 The area used for outside display and sale shall provide side and rear yards in accordance with the provisions for the zone in which the land is situated, but in any event shall not be closer to any side or rear lot line than 3.0 metres;
- 6.31.1.6 The area used for outside display and sale shall be surfaced and maintained with either concrete, asphalt, crushed stone and other hard surface and dust-free materials, or maintained as a lawn in a healthy growing condition;

- 6.31.1.7 Prior to the establishment of an area for the outside display and sale, the owner shall file in writing with the notice thereof giving full particulars including a sketch of survey of the lands to be used in relation to all buildings or other structures on the same lot.

6.32 Hazard Land Yard Exceptions

Where in this By-law a front, side or rear yard is required, and part of the area of the lot is covered by water or marsh for more than two months of the year, or is within the established highwater mark of a watercourse, or between the top and toe of a cliff, or embankment having a slope of 30 degrees or more from the horizontal, or within any other hazard land zone area, then the required yard shall be measured from the nearest main wall of the main building or structure on the lot to the edge of said area covered by water or marsh, or to the established highwater mark of said watercourse, or to the top of the said cliff or embankment, if such area is closer than the lot line.

6.33 SVCA Regulated Areas

The Saugeen Valley Conservation Authority (SVCA) Regulation 169/06 - Development, Interference with Wetlands and Alterations to Shorelines and Watercourses Regulation applies as shown on Schedule 'A' to this by-law and may require a Development Permit from SVCA.

6.34 Setbacks and Frontages on County Roads

Notwithstanding any other provisions of this By-law where a building or structure is located adjacent to a County Road, setbacks shall be provided and maintained in accordance with the zoning requirements of this bylaw or the setbacks as required by the County of Grey.

6.35 Garage Sales / Yard Sales

Yard sales / garage sales are permitted in any zone, except that there shall not be more than three (3) such sales per annum at any one (1) location and no such sale shall exceed two (2) consecutive days in duration.

SECTION 7: GENERAL PROVISIONS FOR RESIDENTIAL ZONES

7.1 Residential Lot Occupancy

Not more than one detached dwelling may be built on any lot except where otherwise permitted by this By-law.

7.2 Accessory Uses

7.2.1 Permitted Uses

Where this By-law provides that land may be used or a building or structure may be erected or used for a purpose, that purpose shall include any accessory building, structure or use, but such accessory building, structure or use shall not include any of the following:

- (i) a home occupation;
- (ii) any building used for human habitation except where specifically permitted in this By-law;
- (iii) the open storage of goods or materials except where specifically permitted in this by-law.

7.2.2 Location

Except as otherwise provided herein, any accessory building or structure shall be erected only between the principal building and the rear lot line and/or between the principal building and the side lot line provided a minimum setback of 1 metre from the rear and side lot line is provided. A 0 metre side yard setback shall be required where a common or mutual detached garage is erected simultaneously on both sides of the lot line, as one building. This notwithstanding, where the rear lot line or side lot line abuts a public street, the setback of the accessory building or structure from the property boundary abutting the public street shall be the same setback requirement applicable to the principal building.

Notwithstanding the above, an accessory building in the form of a detached garage shall also be permitted between the principal building and the front lot line and/or between the principal building and the exterior side lot line provided the setback of the accessory building or structure from the front lot line or exterior side lot line maintains the same setback requirement applicable to the principal building.

7.2.3 Lot Coverage and Height

Except as otherwise provided herein, the total lot coverage of all accessory buildings and structures shall not exceed 10% of the lot area, **or a maximum of 56 sq. metres of gross building area**, nor shall the **building** height of any accessory building or structure exceed 5 metres.

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7.2.4 Accessory Structures

Notwithstanding the yard setback provisions of this By-law to the contrary, awnings, clothes poles, flag poles, garden trellises, retaining walls, or similar uses shall be permitted in any required yard or in the area between the street line and the required setback.

7.2.5 Ornamental Structures

Notwithstanding the yard and setback provisions of this By-law to the contrary, sills, chimneys, cornices, eaves, gutters, parapets, pilasters or other ornamental structures shall be permitted to project into any required yard or the area between the street line and the required setback, a maximum distance of 0.5 metres.

7.2.6 Unenclosed Porches, Balconies, Steps or Patios

Notwithstanding the yard and setback provisions of this By-law to the contrary, unenclosed porches, balconies, bay windows, steps and patios, covered and uncovered, including fire escapes may project into any required side yard and rear yard setback provisions, a maximum of 1.2 metres, but no closer than 1 metre to any lot line

7.3 Non-Residential Buildings

Where a recreational, institutional or public building is constructed in any Residential zone, the said building shall be located no closer than one-half the height of the building, or 6.0 metres, whichever is the greater, to any property line on the site on which said building is located, except as in this By-law is specifically provided.

7.4 Storage or Parking of Travel Trailers, Snowmobiles, Boats and Trailers Within a Residential Zone

No person shall within any Residential Zone use any lot for the parking or storage of any travel trailer, snowmobile, motor home, boat or trailer, except in accordance with the following:

7.4.1 The owner or occupant of any lot, building or structure in any Residential Zone may store or park not more than one, in total, of the following:

- a personal travel trailer or motor home;

- a snowmobile or boat with accessory trailer;

provided the length of such travel trailer, snowmobile or boat and its accessory trailer does not exceed 9 m. in length;

7.4.2 The parking or storage shall only be permitted in a carport or garage or in an interior side yard or rear yard not closer than 1.0 metres to any lot line exclusive of any area covered by a site triangle, or in a driveway for a period of time not to exceed 2 months.

7.4.3 Fully Enclosed

Notwithstanding the provisions of Subsection 6.13 hereof, the limitations imposed therein shall not restrict the number of travel trailers, snowmobiles, boats and accessory trailers that are fully enclosed within a garage or dwelling unit, provided that the travel trailers, snowmobiles, boats and accessory trailers are owned by the occupant of such lot.

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7.5 Commercial Motor Vehicles, Tractor Trailers and Buses in Residential Zones

Notwithstanding the provisions of Section 6.13, no person shall use any lot, building or structure in a Residential Zone for the parking or storage of any commercial motor vehicle unless he is the owner or occupant of such lot, building or structure, and provided that ***the carrying capacity of the*** said vehicle ***does*** not exceed 950 kilograms and provided that not more than one commercial motor vehicle is stored in accordance with this section. No person shall use any lot, building or structure in a Residential Zone for the parking or storage of any tractor trailer or part thereof and/or bus. This provision shall not include commercial motor vehicles or tractor trailers which attend at residential premises for the purposes of delivery and/or ***a moving*** service.

7.6 One Principal Building Per Lot

No person shall erect more than one principal building on any lot zoned Residential Type 1 (R1), Residential Type 2 (R2) or Residential Type 3 (R3). For the purposes of this provision, a building shall mean one or, where permitted, more than one dwelling unit, all of which are contained within one building.

7.7 Secondary Dwelling Units

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Where permitted by this By-law, an **Additional** Attached Dwelling or an **Additional** Detached Dwelling shall be used in accordance with the definitions provided in this By-law excepting however that an **Additional** Detached Dwelling shall also comply with the required minimum front yard, side yard and rear yard provisions for accessory buildings in the applicable zone and with the maximum lot coverage provision for accessory buildings stated in Section 7.2.3 of this By-law.

SECTION 8: RESIDENTIAL TYPE 1 ZONE (R1)

8.1 Requirement

No person shall within any Residential Type I Zone (R1) use any land or erect, alter or use any building or structure, except in accordance with the following provisions:

8.2 Uses Permitted

(a) Residential

- (i) Single Detached Dwelling
- (ii) Accessory uses and buildings to a detached dwelling
- (iii) Home Occupation
- (iv) Bed and Breakfast Establishment
- (v) **Additional** Attached Dwelling
- (vi) **Additional** Detached Dwelling
- (vii) Group Home in accordance with Section 8.3 (b)

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(b) Recreational

- (i) Active and passive recreational uses
- (ii) Accessory buildings and structures

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(c) Utility Service Building and Public Uses, in accordance with Subsection 6.28 and 6.30

8.3 Regulations

(a) Single Detached Dwelling

- | | | | |
|-------|--------------|------------|--|
| (i) | Lot Frontage | - Interior | Minimum 14 metres |
| | | - Exterior | Minimum 15.5 metres |
| (ii) | Lot Area | - Interior | Minimum 425 square metres |
| | | - Exterior | Minimum 500 square metres |
| (iii) | Front Yard | | Minimum 6.0 metres, except for lots with curved or irregular front lot lines, the minimum front yard may be reduced to 3.0 metres on one side only. |
| (iv) | Side Yard | Interior | Minimum 1.2 metres except on an interior lot where no attached or built-in garage or attached carport is provided, the minimum side yard shall |

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| | | be 3.0 metres on one side and 1.2 metres on the other. |
| | Exterior | Minimum 3.0 metres |
| (v) | Rear Yard | Minimum 7.5 metres |
| (vi) | Floor Area/Unit | Minimum 74.5 square metres |
| (vii) | Lot Coverage | Maximum 40 percent |
| (viii) | Building Height | Maximum 10 metres |
| (ix) | Landscaped Open Space | Minimum 30 percent |
| (x) | Off Street Parking | Minimum in accordance with Subsection 6.13 |
- (b) Group Home
- (i) A Group Home or Auxiliary Group Home, as defined in this By-law, shall be permitted within a detached dwelling provided no other group home or auxiliary group home is located within 200 metres of the proposed group home or auxiliary group home.

SECTION 9: RESIDENTIAL TYPE 2 ZONE (R2)

9.1 Requirement

No person shall within any Residential Type 2 Zone (R2) use any land, or erect, alter or use any building or structure, except in accordance with the following provisions.

9.2 Uses Permitted

(a) Residential

- (i) Single Detached Dwelling
- (ii) Accessory uses and buildings to a detached dwelling
- (iii) Home Occupation
- (iv) Group Home in accordance with Section 9.3 (b)
- (v) **Additional Attached Dwelling**
- (vi) **Additional Detached Dwelling**

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(b) Recreational

- (i) Active and passive recreational uses
- (ii) Accessory buildings and structures

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(c) Utility Service Building and Public Uses, in accordance with Subsection 6.28 and 6.30.

9.3 Regulations

(a) Single Detached Dwelling

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|-----|--------------|------------|----------------------------|
| (i) | Lot Frontage | - Interior | Minimum 12 metres |
| | | - Exterior | Minimum 13.5 metres |

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- | | | | |
|------|----------|------------|----------------------------------|
| (ii) | Lot Area | - Interior | Minimum 368 square metres |
| | | - Exterior | Minimum 440 square metres |

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|-------|------------|--|---|
| (iii) | Front Yard | | Minimum 4.0 metres , except for lots with curved or irregular front lot lines, the minimum front yard may be reduced to 3.0 metres on one side only, and except attached garage or carport shall be 5.5 metres. |
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|------|-----------|----------|--|
| (iv) | Side Yard | Interior | Minimum 1.2 metres except on an interior lot where no attached or built-in garage or attached carport is |
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provided, the minimum side yard shall be 3.0 metres on one side and 1.2 metres on the other.

	Exterior	Minimum 3.0 metres
(v)	Rear Yard	Minimum 6.0 metres
(vi)	Floor Area/Unit	Minimum 74.5 square metres
(vii)	Lot Coverage	Maximum 40 percent
(viii)	Building Height	Maximum 10 metres
(ix)	Landscaped Open Space	Minimum 30 percent
(x)	Off Street Parking	Minimum in accordance with Subsection 6.13
(b)	Group Home	
(i)	A Group Home or Auxiliary Group Home, as defined in this By-law, shall be permitted within a detached dwelling provided no other group home or auxiliary group home is located within 200 metres of the proposed group home or auxiliary group home.	

SECTION 10: RESIDENTIAL TYPE 3 ZONE (R3)

10.1 Requirement

No person shall within any Residential Type 3 Zone (R3) use any land, or erect, alter or use any building or structure except in accordance with the following provisions:

10.2 Uses Permitted

(a) Residential

- (i) Single Detached Dwelling in accordance with Section 8.3
- (ii) Semi-detached dwelling
- (iii) Duplex dwelling
- (iv) Triplex dwelling
- (v) A boarding or lodging house
- (vi) Accessory uses and buildings to a permitted residential use
- (vii) **Additional Dwelling Unit - Attached**
- (viii) **Additional Dwelling Unit - Detached**

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(b) Recreational

- (i) Active and passive recreational uses
- (ii) Accessory buildings and structures

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(c) Utility Service Building and Public Uses, in accordance with Subsection 6.28 and 6.30.

10.3 Regulations

(a) Semi-Detached Dwelling

- | | | | |
|-------|--------------|----------|--|
| (i) | Lot Frontage | Interior | Minimum 7.5 metres |
| | | Exterior | Minimum 12 metres |
| (ii) | Lot Area | Interior | Minimum 320 square metres |
| | | Exterior | Minimum 335 square metres |
| (iii) | Front Yard | | Minimum 6.0 metres, except for lots with curved or irregular front lot lines, the minimum front yard may be reduced to 3.0 metres on one side only. |
| (iv) | Side Yard | Interior | Minimum 3.0 metres for unattached side. |

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Minimum 1.0 metre where a garage or carport is attached to the main building.

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	Side Yard	- Party Wall	Minimum 0 metres on party wall side
		- Exterior	Minimum 2.95 metres
(v)	Rear Yard		Minimum 7.5 metres
(vi)	Floor Area/Unit		Minimum 74.5 square metres
(vii)	Lot Coverage		Maximum 40 percent
(viii)	Building Height		Maximum 10 metres
(ix)	Landscaped Open Space		Maximum 40%
(x)	Off Street Parking		Minimum in accordance with Subsection 6.13

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(b) Duplex Dwelling

(i)	Lot Frontage	Interior	Minimum 15 metres
		Exterior	Minimum 18.5 metres
(ii)	Lot Area	Interior	Minimum 670 square metres
		Exterior	Minimum 670 square metres
(iii)	Front Yard		Minimum 6.0 metres, except for lots with curved or irregular front lot lines, the minimum front yard may be reduced to 3.0 metres on one side only.
(iv)	Side Yard	Interior	Minimum 3.0 metres on one side and 1.0 metres on the other side. Minimum 1.0 metre where two garages or carports are attached to the main building.
		Exterior	Minimum 6.0 metres
(v)	Rear Yard		Minimum 7.5 metres
(vi)	Floor Area/Unit		Minimum 65 square metres
(vii)	Lot Coverage		Maximum 40 percent
(viii)	Building Height		Maximum 10 metres
(ix)	Landscaped Open Space		Minimum 30 percent
(x)	Off Street Parking		Minimum in accordance with Subsection 6.13

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(c) Triplex Dwelling

(i)	Lot Frontage	Interior	Minimum 18.5 metres
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		Exterior	Minimum 18.5 metres
(ii)	Lot Area	Interior	Minimum 700 square metres
(iii)	Front Yard		Minimum 6.0 metres, except for lots with curved or irregular front lot lines, the minimum front yard may be reduced to 3.0 metres on one side only.
(iv)	Side Yard	Interior	Minimum 4.5 metres on one side and 3.0 metres on the other side.
		Exterior	Minimum 6.0 metres
(v)	Rear Yard		Minimum 7.5 metres
(vi)	Floor Area/Unit		Minimum 51 square metres
(vii)	Lot Coverage		Maximum 40 percent
(viii)	Building Height		Maximum 10 metres
(ix)	Landscaped Open Space		Minimum 30 percent
(x)	Off Street Parking		Minimum in accordance with Subsection 6.13
(d)	Boarding or Lodging House		
(i)	Lot Frontage	Interior	Minimum 18.0 metres
		Exterior	Minimum 18.0 metres
(ii)	Lot Area	Interior	Minimum 600 square metres
(iii)	Front Yard		Minimum 6.0 metres
(iv)	Side Yard	Interior	Minimum 4.5 metres on one side and 3.0 metres on the other side.
		Exterior	Minimum 6.0 metres
(v)	Rear Yard		Minimum 7.5 metres
(vi)	Floor Area/Unit		Minimum 46 square metres
(vii)	Lot Coverage		Maximum 40 percent
(viii)	Building Height		Maximum 10 metres
(ix)	Landscaped Open Space		Minimum 30 percent
(x)	Off Street Parking		Minimum in accordance with Subsection 6.13

SECTION 11: RESIDENTIAL TYPE 4 ZONE (R4)

11.1 Requirement

No person shall within any Residential Type 4 Zone (R4), use any land, or erect, alter or use any building or structure, except in accordance with the following provisions:

11.2 Uses Permitted

(a) Residential

- (i) Single and Semi-Detached Dwelling in accordance with Section 8.3 and 10.3
- (ii) **Triplex dwelling**
- (iii) Fourplex dwelling
- (iv) Townhouse dwelling
- (v) Street townhouse dwelling
- (vi) Group home
- (vii) Accessory uses and buildings to a permitted residential use

(b) Recreational

- (i) Active and passive recreational uses
- (ii) Accessory buildings and structures

(c) Utility Service Building and Public Uses, in accordance with Subsection 6.28 and 6.30.

11.3 Regulations

(a) Fourplex Dwelling

- | | | | |
|-------|-----------------|----------|--|
| (i) | Lot Frontage | Interior | Minimum 24.5 metres |
| | | Exterior | Minimum 26 metres |
| (ii) | Lot Area | Interior | Minimum 890 square metres |
| (iii) | Front Yard | | Minimum 6.0 metres, except for lots with curved or irregular front lot lines, the minimum front yard may be reduced to 3.0 metres on one side only. |
| (iv) | Side Yard | Interior | Minimum 4.5 metres |
| | | Exterior | Minimum 6.0 metres |
| (v) | Rear Yard | | Minimum 10.5 metres |
| (vi) | Floor Area/Unit | | Minimum 51 square metres |
| (vii) | Lot Coverage | | Maximum 40 percent |

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	(viii)	Building Height		Maximum 10.5 metres
	(ix)	Landscaped Open Space		Minimum 30 percent
	(x)	Off Street Parking		Minimum in accordance with Subsection 6.13
	(b)	Town House Dwelling		
	(i)	Lot Frontage	Interior	Minimum 30.5 metres
	(ii)	Lot Area	Interior	Minimum 270 square metres per dwelling unit
Bylaw 3224-22	(iii)	Front Yard		Minimum 6.0 metres, except for lots with curved or irregular front lot lines, the minimum front yard may be reduced to 3.0 metres on one side only
Bylaw 3224-22	(iv)	Side Yard	Interior	Minimum 4.0 metres for end dwelling units
				Minimum 3.0 metres for 3 units or less
Bylaw 3015-18			Exterior	Minimum 4.0 metres
	(v)	Rear Yard		Minimum 10.5 metres
	(vi)	Floor Area/Unit		Minimum 51 square metres
	(vii)	Lot Coverage		Maximum 40 percent
	(viii)	Building Height		Maximum 10.5 metres
	(ix)	Landscaped Open Space		Minimum 30 percent
	(x)	Off Street Parking		Minimum in accordance with Subsection 6.13
	(c)	Street Townhouse Dwelling		
	(i)	Lot Frontage	Interior	Minimum 5.5 metres
			Exterior	Minimum 8.0 metres
			End Unit	Minimum 7.0 metres
	(ii)	Lot Area	Interior	Minimum 230 square metres
			Exterior	Minimum 290 square metres
	(iii)	Front Yard		Minimum 6.0 metres, except for lots with curved or irregular front lot lines, the minimum front yard may be reduced to 3.0 metres on one side only.
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	(iv)	Side Yard	Interior	Minimum 4.5 metres for end dwelling units.
				Minimum 3.0 metres for 3 units or less

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		Exterior	Minimum 4.0 metres
(v)	Rear Yard		Minimum 7.5 metres
(vi)	Floor Area/Unit		Minimum 74.5 square metres
(vii)	Lot Coverage		Maximum 40 percent
(viii)	Building Height		Maximum 10.0 metres
(ix)	Landscaped Open Space		Minimum 30 percent
(x)	Off Street Parking		Minimum in accordance with Subsection 6.13
(d)	Group Home Dwelling		
(i)	Lot Frontage	Interior	Minimum 30.5 metres
(ii)	Lot Area	Interior	Minimum 270 square metres per dwelling unit.
(iii)	Front Yard		Minimum 6.0 metres
(iv)	Side Yard	Interior	Minimum 3.0 metres on one side and 1.2 metres on the other side.
			Minimum 1.2 metres where a garage or carport is attached to the main building.

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		Exterior	Minimum 4.0 metres
(v)	Rear Yard		Minimum 10.5 metres
(vi)	Floor Area/Unit		Minimum 51 square metres
(vii)	Lot Coverage		Maximum 35 percent
(viii)	Building Height		Maximum 10.5 metres
(ix)	Landscaped Open Space		Minimum 30 percent
(x)	Off Street Parking		Minimum in accordance with Subsection 6.13

SECTION 12: RESIDENTIAL TYPE 5 ZONE (R5)

12.1 Requirement

No person shall within any Residential Type 5 Zone (R5), use any land, or erect, alter or use any building or structure, except in accordance with the following provisions:

12.2 Uses Permitted

- (a) Residential
 - (i) Apartment dwellings
 - (ii) Accessory uses and buildings to a permitted residential use
- (b) Recreational
 - (i) Active and passive recreational uses
 - (ii) Accessory buildings and structures
- (c) ***Utility Service Building and Public Uses, in accordance with Subsection 6.28 and 6.30.***

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12.3 Regulations

- (d) Apartment Dwellings
 - (i) Lot Frontage Minimum 30 metres
 - (ii) Lot Area The greater of:

Minimum 846 sq. metres plus 100 square metres for every dwelling unit above 4
 - (iii) Front Yard Minimum 7.5 metres
 - (iv) Side Yard Interior Minimum 6.0 metres. An interior side yard adjoining an end wall containing no habitable room windows may be reduced to 3.0 metres except if the exterior side lot line adjoins an R1, R2 or R3 zone, then this reduction shall not apply.

Exterior Minimum 7.5 metres
 - (v) Rear Yard Minimum 10.5 metres
 - (vi) Floor Area/dwelling unit Minimum, as follows:
Bachelor 39.5 sq. metres
1 bedroom 51 sq. metres
2 bedrooms 62.5 sq. metres
3 bedrooms 74 sq. metres

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		4 bedrooms 83.5 sq. metres
(vii)	Lot Coverage	Maximum 40 percent
(viii)	Building Height	Maximum 12 metres
(ix)	Landscaped Open Space	Minimum 35 percent in accordance with Subsection 6.16
(x)	Off Street Parking	Minimum in accordance with Subsection 6.13
(xi)	Density	deleted

SECTION 13: INSTITUTIONAL ZONE (I)

13.1 Requirement

No person shall within any Institutional Zone (I) use any land, or erect, alter or use any building or structure, except in accordance with the following provisions:

13.2 Uses Permitted

- (a) Institutional
 - (i) Place of worship, art gallery, museum, community facility, home for the aged or senior citizens home, nursing home, school, day nursery, private home day care, nursery school, public library, public or private hospital, private club, post office, public building, public aquatic centre, fitness centre, cemetery, agricultural society uses, pharmacy and funeral home
 - (ii) Accessory uses including parking lots
- (b) Residential
 - (i) A residential use which is accessory to a permitted use in (a).
- (c) Recreational
 - (i) Active and passive recreational uses.
 - (ii) Accessory buildings and structures
- (d) **Utility Service Building and Public Uses, in accordance with Subsection 6.28 and 6.30.**

13.3 Regulations

- (a) Yard Requirement
 - Front Yard Minimum 6.0 metres
 - Rear Yard Minimum 7.5 metres
 - Side Yard
 - Interior Minimum 6.0 metres
 - Exterior Minimum 6.0 metres
- (b) Lot Coverage Maximum 30 percent
- (c) Landscaped Open Space Minimum 30 percent
- (d) Building Height Maximum none, provided that if any portion of a building is erected above a height of 12.0 metres, such portion must be set back from the front, side or rear lot line, as the case may be, in addition to the minimum front, side or rear yard requirements of this By-law, a further distance of one metre for each metre by which such portion of the building is erected above a height of 12.0 metres.
- (e) Off-Street Parking Minimum in accordance with Subsection 6.13

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SECTION 14: DOWNTOWN COMMERCIAL ZONE (C1)

14.1 Requirement

No person shall within any Downtown Commercial Zone (C1) use any land, or erect, alter or use any building or structure, except in accordance with the following provisions:

14.2 Uses Permitted

(a) Commercial

- (i) Retail commercial establishment, personal service shop, service shop, fitness centre, child care facility, convenience store, restaurant, business or professional office, financial institution, place of entertainment, hotel, tavern or public house, commercial club, bus terminal, funeral home, business equipment sales and service facility, clinic, commercial recreational facility, drive-thru facility, pharmacy, taxi dispatch station, community facility, parking lot and accessory uses.

(b) Residential

- (i) Dwelling units above, **below** or behind commercial establishments and other uses permitted in clause (a) (i) of this subsection or residential development exceeding nine (9) units in accordance with the R5 zone provisions excepting however that the minimum front yard can be 0 metres **and building height shall be in accordance with Section 14.3(d).**

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- (ii) **Group Home**

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(c) Institutional

- (i) Art gallery or museum, place of worship, home for the aged or senior citizen home, public library, public buildings, public aquatic facility, post office, private club, assembly hall, community facility, nursery school and rest home.

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- (d) **Utility Service Building and Public Uses, in accordance with Subsection 6.28 and 6.30.**

14.3 Regulations

(a) Yard Requirements

Front Yard

Minimum, none

Rear Yard

Minimum, none, with access available to the rear of the building from a public lane or a public parking lot

Minimum 6.0 metres, with no access available to the rear of the building

			Minimum 10.5 metres where the rear lot line abuts a residential zone
	Side Yard	Interior	Minimum, none, where the side lot line abuts a commercial or industrial zone and access is available to the rear of the lot line from a public land or road
			Minimum 4.0 metres on one side only, where the side lot line abuts a commercial or industrial zone and no access is available to the rear of the building, except by means of a side yard
			Minimum 7.5 metres, where a side lot line abuts a residential zone
		Exterior	Minimum, none
(b)	Floor Area per Dwelling Unit		
	Bachelor		Minimum 32.5 square metres
	1 Bedroom		Minimum 51.0 square metres
	2 Bedrooms		Minimum 62.5 square metres
	3 Bedrooms		Minimum 74.0 square metres
	4 Bedrooms		Minimum 83.5 square metres
(c)	Lot Coverage		Maximum 80 percent
(d)	Building Height		deleted
(e)	Off-Street Parking		Minimum in accordance with Subsection 6.13

SECTION 15: CORRIDOR COMMERCIAL ZONE (C2)

15.1 Requirement

No person shall within any Corridor Commercial Zone (C2) use any land or erect, alter or use any building or structure, except in accordance with the following provisions:

15.2 Uses Permitted

(a) Commercial

- (i) Motel, hotel, restaurant, professional office, business office or clinic, business equipment sales and service facility, day nursery, drive-thru facility, pharmacy, convenience store, gasoline bar, motor vehicle sales and service establishment, motor vehicle service station, motor vehicle rental, motor vehicle repair establishment, motor commercial washing establishment, child care facility, commercial recreational facility, service shop, tire sales establishment, place of entertainment, taxi dispatch station, community facility, medical clinic, **service shop, personal service shop**, accessory use.

Retail commercial establishment with a floor area between 186 and 465 square metres.

(b) Residential

- (i) Dwelling units above, **below** or behind commercial establishments and other uses permitted in clause (a)(i) of this subsection or residential development exceeding (9) units in accordance with the R5 zone provisions.

(c) Utility Service Building and Public Uses, in accordance with Subsection 6.28 and 6.30

15.3 Regulations

- | | | |
|-----|-------------------|---|
| (a) | Lot Frontage | Minimum 20 metres |
| (b) | Lot Area | Minimum 800 square metres |
| (c) | Yard Requirements | |
| | Front Yard | Minimum 3.0 metres |
| | Rear Yard | Minimum 6.0 metres |
| | Side Yard | Interior |
| | | Minimum, none, where the side lot line abuts a commercial zone and access is available to the rear of the lot line from public land or road |
| | | Minimum 4.0 metres on one side only, where the side lot line abuts a commercial zone and no access is available to the rear of the building, except by means of a side yard |
| | | Minimum 6.0 metres, where the side lot line abuts a residential zone |
| | | Exterior |
| | | Minimum 6.0 metres |

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(d)	Lot Coverage	Maximum 80 percent
(e)	Building Height	Maximum 12.0 metres
(f)	Landscaped Open Space	Minimum 15 percent in accordance with Subsection 6.16
(g)	Off-Street Parking	Minimum in accordance with Subsection 6.13
(h)	Off-Street Loading	Minimum in accordance with Subsection 6.12
(i)	Outside Display and Sale	In accordance with Subsection 6.31 Goods and Materials

SECTION 16: LARGE FORMAT COMMERCIAL ZONE (C3)

16.1 Requirement

No person shall within any Large Format Commercial Zone (C3) use any land, or erect, alter or use any building or structure, except in accordance with the following provisions:

16.2 Uses Permitted

(a) Commercial

- (i) Motel, hotel, restaurant, nursery or garden centre, pharmacy, drive-thru facility, equipment sales and rental, place of entertainment, motor vehicle rental, motor vehicle sales and service establishment, motor vehicle service station, motor vehicle repair establishment, **motor vehicle washing establishment** gasoline bar, bulk sales establishment, recreational vehicle sales area, commercial greenhouse, bus depot, child care facility, personal service shop, service shop, parking lot, taxi dispatch station, building supply outlet, business office and accessory use.

An outside display and sales area in accordance with subsection 6.31.

- (ii) **Retail commercial establishment with a minimum floor area of 186 square metres, including retail store, grocery store, or establishment comprising a combination thereof within one unit with a minimum floor area of 464 m2.**

- (iii) Dwelling units above, **below** or behind commercial establishments and other uses permitted in clause (a) (i) of this subsection or residential development exceeding nine (9) units **in accordance with the R5 zone.**

(b) Recreational

- (i) Active and passive recreational uses
- (ii) Accessory buildings and structures

- (c) **Utility Service Building and Public Uses, in accordance with Subsection 6.28 and 6.30.**

16.3 Regulations

(a) Uses Permitted in Subsection 16.2 (a) (i) and (ii)

- | | | | |
|------|--------------|----------|-----------------------------|
| (i) | Lot Frontage | Interior | Minimum 30.5 metres |
| | | Exterior | Minimum 45.5 metres |
| (ii) | Lot Area | | Minimum 2,000 square metres |

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(iii)	Yard Requirement	
	Front Yard	Minimum 7.5 metres
	Rear Yard	Minimum 6.0 metres
	Side Yard	Interior
		Minimum 3.0 metres, provided that where the interior side yard abuts a residential zone, the minimum interior side yard shall be 7.5 metres
		Minimum 3.0 metres on one side and 4.0 metres on the other side, where the side lot line abuts a commercial zone and no access is available to the rear of the building, except by means of a side yard.
		Exterior
		Minimum 7.5 metres
(iv)	Lot Coverage	Maximum 40 percent
(v)	Building Height	Maximum 12.0 metres
(vi)	Landscaped Open Space	Minimum 15%
(vii)	Off-Street Parking	Minimum in accordance with Subsection 6.13
(viii)	Outside Display and Sale	In accordance with Subsection 6.31 of Goods and Materials
(ix)	Open Storage	No storage of goods and materials shall be permitted outside any building, except that the open storage of goods or materials may be permitted to the rear of the main building.
(x)	Off-Street Loading	Minimum in accordance with Subsection 6.12 of this By-law
(xi)	Ramps Location	Ramp width at street line: - Minimum 7.5 metres; - Maximum 9 metres Distance of ramp to intersection of two streets: - Minimum 9.0 metres

Distance between ramps:

- Minimum 10.5 metres

Interior angle of ramp to street:

- Minimum 70 degrees;
- Maximum 90 degrees

Distance from ramp to adjacent lot line:

- Minimum 3.0 metres

SECTION 17: RESTRICTED COMMERCIAL/INDUSTRIAL ZONE (C4)

17.1 Requirement

No person shall within any Restricted Commercial/Industrial Zone (C4) use any land or erect, alter or use any building or structure, except in accordance with the following provisions:

17.2 Uses Permitted

(a) Commercial

- (i) Flea Market, Farmers Market, Artisans Market, Commercial Recreational, Special Events, trade shows and auctions, Building Supply Outlet, equipment sales and rentals, nursery or garden centre, **storage/warehousing**
- (ii) Retail commercial establishment shall be permitted provided no greater than 15% of the floor area is used for such retail purposes

(b) Industrial

- (i) Industrial Use, Light

(c) Accessory Uses

- (i) Associated and accessory uses such as food and beverage concessions which provide only the immediate consumption of such food and beverages on the premises and are accessory to uses permitted.

(d) Utility Service Building and Public Uses, in accordance with Subsection 6.28 and 6.30.

17.3 Regulations

- (a) Lot Frontage Minimum 23.0 metres.
- (b) Lot Area Minimum 1.5 hectares.
- (c) Yard Requirement
 - Front Yard Minimum 15.0 metres
 - Rear Yard Minimum 15.0 metres
 - Side Yard Interior Minimum 10.0 metres.
 - Exterior Minimum 15.0 metres.
- (d) Lot Coverage Maximum 30 percent.
- (e) Building Height Maximum 12.0 metres.
- (f) Landscaped Open Space Minimum 30 percent in accordance with Subsection 6.16 of this By-law.
- (g) Off-Street Parking Minimum in accordance with Subsection 6.13 of this By-law.
- (h) Off-Street Loading Minimum in accordance with Subsection 6.12 of this By-law.

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SECTION 18: LOCAL COMMERCIAL ZONE (C5)

18.1 Requirement

No person shall within any Local Commercial Zone (C5) use any land or erect, alter or use any building or structure, except in accordance with the following provisions:

18.2 Uses Permitted

(a) Commercial

(i) Convenience store, retail commercial establishment, personal service shop, service shop, professional office.

(ii) Accessory uses to a permitted use.

(b) Residential

(i) Dwelling units above or behind retail commercial establishments and other uses permitted in clause (a)(i) of this section.

(c) Utility Service Building and Public Uses, in accordance with Subsection 6.28 and 6.30.

18.3 Regulations

(a)	Lot Frontage	Minimum 30.5 metres
(b)	Lot Area	Minimum 1,160.0 square metres
(c)	Yard Requirement	
	Front Yard	Minimum 15.0 metres
	Rear Yard	Minimum 7.5 metres
	Side Yard	Interior
		Minimum 4.0 metres, where the side lot line abuts a commercial or industrial zone
		Minimum 6.0 metres, where the side lot line abuts a residential zone
		Exterior
		Minimum 6.0 metres
(d)	Lot Coverage	Maximum 40 percent
(e)	Building Height	Maximum 10.0 metres
(f)	Landscaped Open Space	Minimum 15 percent in accordance with Subsection 6.16
(g)	Off-Street Parking	Minimum in accordance with Subsection 6.13
(h)	Off-Street Loading	Minimum in accordance with Subsection 6.12
(i)	Outside Display and Sale	In accordance with Subsection 6.31
		of Goods and Materials

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SECTION 19: RECREATIONAL COMMERCIAL ZONE (C6)

19.1 Requirement

No person shall within any Recreational Commercial Zone (C6) use any land or erect, alter or use any building or structure, except in accordance with the following provisions:

19.2 Uses Permitted

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- (a) Fitness facility, active recreation, passive recreation, horse racetrack, slot machines, hotel, motel, conference facility, restaurant, **commercial use**, community **facility**, day nursery, trade shows and auctions, fairs, places of entertainment, casino, accessory use, and retail use accessory to principal use.

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- (b) **Utility Service Building and Public Uses, in accordance with Subsection 6.28 and 6.30.**

19.3 Regulations

- | | | |
|-----|--------------------|--|
| (a) | Lot Frontage | Minimum 23.0 metres |
| (b) | Lot Area | Minimum 1.5 hectares |
| (c) | Yard Requirement | |
| | Front Yard | Minimum 10.5 metres |
| | Rear Yard | Minimum 10.5 metres |
| | Side Yard | Interior Minimum 10.5metres |
| | | Exterior Minimum 10.5 metres |
| (d) | Lot Coverage | Maximum 50 percent |
| (e) | Building Height | Maximum 15.0 metres |
| (f) | Off-Street Parking | Minimum in accordance with Subsection 6.13 |
| (g) | Off-Street Loading | Minimum in accordance with Subsection 6.12 |

SECTION 20: RESTRICTED INDUSTRIAL ZONE (M1)

20.1 Requirement

No person shall within any Restricted Industrial Zone (M1) use any land or erect, alter or use any building or structure, except in accordance with the following provisions:

20.2 Uses Permitted

- (a) Industrial
 - (i) Light Industrial including manufacturing, assembling, processing and other industrial uses and operations, ancillary warehousing and storage uses, taxi dispatch station, **contractors yard**, accessory use.
 - (ii) Transport terminal and other ancillary truck terminal uses
 - (iii) Service industries
 - (iv) Metal Recycling Yard
- (b) Commercial
 - (i) Commercial uses incidental and subordinate to the main industrial use
 - (ii) This includes a retail outlet, a wholesale outlet or a business office accessory to a permitted use
 - (iii) Gym/Fitness Facilities
- (c) Accessory
 - (i) A parking lot
- (d) **Utility Service Building and Public Uses, in accordance with Subsection 6.28 and 6.30**

20.3 Regulations

- (a) Industrial
 - (i) Lot Frontage Minimum **29.0** metres
 - (ii) Lot Depth Minimum 45.5 metres
 - (iii) Lot Area Minimum 1,390.0 square metres
 - (iv) Yard Requirement
 - Front Yard Minimum 15.0 metres
 - Rear Yard Minimum 10.5 metres
 - Side Yard Interior Minimum 3.0 metres
 - Exterior Minimum 15.0 metres

(v)	Landscaped Open Space	Minimum in accordance with Subsection 6.16
(vi)	Lot Coverage	Maximum 50 percent
(vii)	Off-Street Parking	Minimum in accordance with Subsection 6.13
(viii)	Off-Street Loading	Minimum in accordance with Subsection 6.12
(ix)	Property Abutting Non-Industrial Zone	Where the front, side or rear lot line abuts a Non-Industrial Zone or a street, the opposite side of which portion of the street abuts a Non-Industrial Zone, the required yard shall be increased by not less than 6.0 metres along the common zone boundary and not less than 9.0 metres along the portion of the street opposite to the Non-Industrial Zone.
(x)	Use of Front and Exterior Side Yard	Required front and exterior side yard shall be kept open and unobstructed by any structure or parking area for motor vehicles, except for visitor's parking areas.
(xi)	Open Storage	No storage of goods or materials shall be permitted outside any building, except where specifically permitted.
(xii)	Obnoxious Uses Prohibited	As set out under Subsection 6.15.4 of this By-law.
(xiii)	Metal Recycling Yard	All outside storage or display shall be completely hidden from view along all sides of the property by a fence or other means of screening.

SECTION 21: GENERAL INDUSTRIAL ZONE (M2)

21.1 Requirement

No person shall within any General Industrial Zone (M2), use any land or erect, alter or use any building or structure, except in accordance with the following provisions:

21.2 Uses Permitted

- (a) Industrial
 - (i) Any General Industrial
 - (ii) Any such uses permitted in a Restricted Industrial Zone (M1) as set out in Subsection 20.2(a).
 - (iii) A hot mix or ready mix plant, a contractor's yard, a feed mill, a flour mill, a grain elevator, a building supply outlet.
 - (iv) Open storage of goods and materials, if accessory to a permitted use.
 - (v) taxi dispatch station
- (b) Commercial
 - (i) Any such uses permitted in a Restricted Industrial Zone (M1) as set out in Subsection 20.2(b).
- (c) **Utility Service Building and Public Uses, in accordance with Subsection 6.28 and 6.30**

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21.3 Regulations

- (a) Lot Frontage Minimum **29.0** metres
- (b) Lot Depth Minimum 60.0 metres
- (c) Lot Area Minimum 1,860.0 square metres
- (d) Yard Requirements
 - Front Yard Minimum 15.0 metres
 - Rear Yard Minimum 10.5 metres
 - Side Yard Interior Minimum 4.5 metres
 - Exterior Minimum 15.0 metres
- (e) Landscaped Open Space Minimum 15% in accordance with Subsection 6.16
- (f) Lot Coverage Maximum 60 percent

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(g)	Off-Street Parking	Minimum in accordance with Subsection 6.13
(h)	Off-Street Loading	Minimum in accordance with Subsection 6.12
(i)	Property Abutting Non-Industrial Zone	Where the front, side or rear lot line abuts a Non-Industrial Zone or a portion of a street, the opposite side of which portion of the street abuts a Non-Industrial Zone, the required yard shall be increased by not less than 6.0 metres along the common zone boundary and not less than 9.0 metres along the portion of the street opposite to the Non-Industrial Zone.
(j)	Use of Front and Exterior Side Yard	Required front and exterior side yard shall be kept open and unobstructed by any structure or parking area for motor vehicles, except for visitor's parking areas.
(k)	Open Storage	No storage of goods or material shall be permitted outside any building, except that the open storage of goods or material may be permitted to the rear or side of the main building provided that: (i) Such open storage is accessory to the use of the main building on the lot. (ii) No storage is located closer than 15.0 metres to any street line. (iii) Such open storage does not cover more than 30 percent of the lot area or does not exceed the ground floor area of the main building on the lot. (iv) Any portion of the area used for open storage shall be enclosed by adequate screening which shall obscure any viewing of the said storage. The screening shall be in the form of landscaping or fencing to a height of not less than 2.0 metres, and in the case of fencing not greater than the height of the first storey of the main building on the property.
(l)	Obnoxious Uses Prohibited	In accordance with Subsection 6.15.4
(m)	Showroom and Sales	A maximum of 10 percent of the gross floor area of a permitted industrial building may be used for showroom, or sale of products manufactured or assembled on the premises.

(n) Industrial Effluent

Nothing in the foregoing shall be construed to permit uses with wastage materials unsuitable for the sewage treatment plant or for which waste disposal facilities approved by the Ministry of the Environment and Energy are unavailable.

SECTION 22: OPEN SPACE ZONE (OS)

22.1 Requirement

No person shall within any Open Space Zone (OS) use any land, or erect, alter or use any building or structure, except in accordance with the following provisions:

22.2 Uses Permitted

- (a) Private Park
- (b) Public Park
- (c) Accessory uses to a permitted use
- (d) Permitted parking areas
- (e) Conservation oriented land uses, forestry.
- (f) **Utility Service Building and Public Uses, in accordance with Subsection 6.28 and 6.30.**

22.3 Regulations

- (a) Yard Requirements
 - (i) A minimum distance for all buildings and structures from all lot lines shall be 10.5 metres
- (b) Off-Street Parking
 - (i) Minimum in accordance with Subsection 6.13

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SECTION 23: FUTURE DEVELOPMENT ZONE (D)

23.1 Requirement

No person shall within any Future Development Zone (D) use any land, or erect, alter or use any building or structure, except in accordance with the following provisions:

23.2 Uses Permitted

- (a) Agricultural
 - (i) Agricultural uses, including crops, market gardening, nurseries, orchards, but excluding buildings and structures
- (b) Residential
 - (i) Detached dwelling in accordance with Section 8.3
 - (ii) Accessory building(s) in accordance with Section 7.2
- (c) Other
 - (i) Public park or playground
 - (ii) Conservation oriented land uses, forestry
- (d) **Utility Service Building and Public Uses, in accordance with Subsection 6.28 and 6.30.**

23.3 Regulations

- (a) Lot Frontage As existing on day of passage of this By-law
- (b) Lot Area As existing on day of passage of this By-law
- (c) Yard Requirements
 - Front Yard Minimum 18.0 metres
 - Rear Yard Minimum 10.5 metres
 - Side Yard Minimum 6.0 metres

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SECTION 24: HAZARD ZONE (H)

24.1 Requirement

No person shall within any Hazard Zone (H) use any land, or erect, alter or use any building or structure, except in accordance with the following provisions:

24.2 Uses Permitted

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- (a) A conservation **or resource** project
- (b) Passive recreation
- (c) Public and private parks involving no buildings
- (d) Accessory structures for trails such as stiles, stairways, markers, bridges and benches
- (e) Structures for flood and erosion control

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- (f) **Utility Service Building and Public Uses, in accordance with Subsection 6.28 and 6.30.**

24.3 Regulations

- (a) Hazard Zones are subject to the Saugeen Valley Conservation Authority's Development, Interference with Wetlands, and Alterations to Shorelines and Watercourses Regulation (Ontario Regulation 169/06 and amendments thereto) under the Conservation Authorities Act (R.S.O. 1990). The extent of the Regulation Limits is generally indicated on Schedule 'A' to this By-Law.
- (b) No buildings or structures or additions thereto and no placing or removal of fill shall be permitted except with the prior written approval of the Saugeen Valley Conservation Authority and the Municipality.
- (c) Clearing of areas within the Hazard Zone shall be prohibited. All clearing shall be done with the approval of the Saugeen Valley Conservation Authority and the Municipality.
- (d) Dumping of refuse shall be prohibited in the Hazard Zone.
- (e) **deleted**
- (f) Minor adjustments to the Hazard boundaries may occur without an amendment to the By-Law provided that the intent of the bylaw is maintained and the Town and Saugeen Valley Conservation Authority are agreeable to this adjustment.

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SECTION 25: EXCEPTIONS

- (a) H-1 Lands in the H-1 zone shall be used for an existing detached dwelling and/or Business or Professional office except no residential use shall occupy any portion of the basement or cellar. Any extension or enlargement of the existing buildings or a change of use shall require amendments to the Official Plan and Comprehensive Zoning Bylaw and a permit from the Saugeen Valley Conservation Authority under the Authority's Development, Interference with Wetlands and Alterations to Shorelines and Watercourse Regulation (Ontario Regulation 169/06, as amended) or successor regulation.
- (b) M2-2 Lands in the M2-2 zone shall be used only for the purposes of public infrastructure such as hydro electric transmission, roads, municipal services, etc.
- (c) R5-3 Lands in the R5-3 zone shall be used for manufacturing outlet. Any extension or enlargement of the manufacturing industry shall require an amendment to the By-law.
- (d) I-4 Lands in the I-4 zone shall be used in accordance with the I zone provisions and in accordance with the OS zone provisions.
- (e) H-5 Lands in the H-5 zone shall be used for a car wash, motor vehicle sales and service establishment or similar automotive use. Any extension or enlargement shall require a permit from the Saugeen Valley Conservation Authority and shall comply with Section 15.3 of this by-law.
- (f) D-6 Lands in the D-6 zone shall permit a motor vehicle repair establishment comprising no greater than 235 square metres of floor area.
- (g) R2-7 Lands in the R2-7 zone shall be developed in accordance with the R2 zone provisions excepting however that:
 - (a) Lot Area - Interior Minimum 267 square metres
 - Exterior Minimum 429 square metres
 - (b) Front Yard Minimum 1.8 metres (unenclosed porch)
 - Minimum 3.0 metres
 - (c) Rear Yard Minimum 3.6 metres
 - (d) Floor Area/Unit Minimum 51 square metres
- (h) C5-8 Lands in the C5-8 zone shall be used in accordance with the C5 zone provisions excepting however that a Domestic Animal Clinic shall also be permitted.
- (i) R3-9 Lands in the R3-9 zone shall be used in accordance with the R3 zone provisions excepting however that the following shall apply to semi-detached dwellings in a condominium ownership:
 - (a) Lot Frontage Minimum 26.0 metres
 - (b) Lot Area Minimum 440 square metres
 - (c) Front Yard Setback Minimum 6.0 metres
 - (d) Side Yard Setback Minimum 5.0 metres
 - (e) Rear Yard Setback Minimum 7.5 metres
 - (f) Setback Between Buildings Minimum 4.0 metres

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|--|-----|-----------------|--------------------------|
| | (g) | Floor Area/Unit | Minimum 75 square metres |
| | (h) | Lot Coverage | Maximum 40% |
| | (i) | Building Height | Maximum 10 metres |
| | (j) | Parking Area | Minimum 2 spaces/unit |
- (j) C2-10 Lands in the C2-10 zone shall be used in accordance with the C2 zone provisions excepting however that the minimum rear yard shall be 1.0 metre for a Motor Vehicle Washing Establishment.
- (k) C2-11 Lands in the C2-11 zone shall be used in accordance with the C2 zone provisions excepting however that a minimum side yard of 1.2 metres shall be required where the property abuts a residential zone.
- (l) C3-12 Lands in the C3-12 zone shall be used in accordance with the C3 zone provisions excepting however that:
- (a) planting strips shall be provided in accordance with the approved site plan;
 - (b) a lot frontage of 10.06 metres shall be permitted; and,
 - (c) a food store with a maximum retail floor area of 8,801 square metres shall also be permitted.
- (m) D-13 Lands in the D-13 zone shall be used in accordance with the D zone provisions excepting however that a Commercial Kennel shall also be permitted. Any alterations or expansion to the buildings or structures shall require an amendment to the By-law.
- (n) H-14 Lands in the H-14 zone shall be used in accordance with the H zone provisions excepting however that a golf course, excluding buildings and structures, shall also be permitted.
- (o) OS-15 Lands in the OS-15 zone shall be used in accordance with the OS zone provisions excepting however that a golf course, club house and driving range (practice facility) shall also be permitted.
- (p) C3-16 Lands in the C3-16 zone shall be used in accordance with the C3 zone provisions excepting however that the following shall apply:
- (a) Personal service shop, service shop, restaurant, pharmacy and video rental outlet shall also be permitted.
 - (b) No more than four retail establishments may have floor areas between 186 square metres and 464 square metres. All other retail establishments must have a minimum floor area of 464 square metres.
- (q) R1-17 Lands in the R1-17 zone shall be used in accordance with the R1 zone provisions excepting however that the minimum front yard setback shall be 2.3 metres on one side only.
- (r) H-18 Lands in the H-18 zone shall not be permitted development or site alteration of any sort save or except for the removal of dying trees for public safety.

Bylaw 2920-16	(s)	R4-19	Lands in the R4-19 zone shall be developed in accordance with the provisions of Section 11.3, save and except for:
		(a)	Rear Yard Setback Minimum 4.9 metres
		(b)	Lot Coverage Maximum 41%
		(c)	that an unenclosed covered porch may extend 2.4 metres into the required front and rear yards.
Bylaw 2923-16	(t)	R4-20	Lands in the R4-20 zone shall be developed in accordance with the provisions of Section 11.3, save and except for:
		(a)	Rear Yard Setback Minimum 7.5 metres
Bylaw 2952-16		(b)	Side Yard Setback–Interior Minimum 3.3 metres on one side only.
	(u)	R4-21	Lands in the R4-21 zone shall be developed in accordance with the provisions of Section 11.3, save and except for:
		(a)	Rear Yard Setback Minimum 8.5 metres
		(b)	Side Yard Setback–Exterior Minimum 4.0 metres.
Bylaw 2983-17	(v)	M1-22	Lands in the M1-22 zone shall be developed in accordance with the provisions of Section 20, excepting however that the following uses shall apply:
		(a)	veterinary clinic / animal hospital and kennel
Bylaw 2986-17	(w)	D-23	Lands in the D-23 zone shall be used for a building supply outlet and development shall comply with Section 16.3 of this by-law.
Bylaw 3008-18	(x)	R2-24	Lands in the R2-24 zone shall be developed in accordance with the provisions of Section 9.3, save and except for:
		(a)	Rear Yard Setback Minimum 1.3 metres.
Bylaw 3009-18	(y)	R3-25	Lands in the R3-25 zone shall be developed in accordance with the provisions of Section 10.3, save and except for:
		(a)	Front Yard Setback Minimum 4.5 metres
		(b)	Side Yard Setback-Exterior Minimum 2.7 metres
		(c)	Rear Yard Setback Minimum 6.0 metres
		(d)	Lot Coverage Maximum 48%
Bylaw 3028-18	(z)	C1-26	Lands in the C1-26 zone shall be developed in accordance with the provisions of Section 11, excepting however that the following regulations shall apply:
		a)	Front Yard Minimum 4.0 m
		b)	Side Yard Interior Minimum 4.0 m
			Exterior Minimum 2.4 m
		c)	Rear Yard Minimum 2.9 m
		d)	Lot Coverage Maximum 48%

Bylaw 3038-18	(aa) R2-27	Lands in the R2-27 zone shall be developed in accordance with the provisions of Section 9, excepting however that the following regulations shall apply:		
		(a)	the detached dwelling shall only be one (1) storey in height;	
		(b)	a three (3) metre high fence shall be erected along the entire length of the rear lot line and shall be constructed using materials described in the Subdivision Agreement.	
Bylaw 3038-18	(bb) R4-28	Lands in the R4-28 zone shall be developed in accordance with the provisions of Section 11, excepting however that the following regulations shall apply:		
		(a)	the townhouse or street townhouse dwellings shall only be one (1) storey in height;	
Bylaw 3037-18	(cc) R4-29	Lands in the R4-29 zone shall be developed in accordance with the provisions of Section 11, excepting however that the following regulations shall apply:		
		(a)	Front Yard	Minimum 5.0 m to garage door; 3.0 m to house
		(b)	Side Yard	Interior Minimum 1.2 m Exterior Minimum 3.0 m
		(c)	Rear Yard	Minimum 8.0 m
		(d)	Lot Coverage	Maximum 45%
Bylaw 3108-20	(dd) R3-30	Lands in the R3-30 zone shall be developed in accordance with the provisions of Section 10, excepting however that the following regulations shall apply:		
		a)	Lot Frontage - Minimum 9.3 m	
Bylaw 3109-20	(ee) R5-31	Lands in the R5-31 zone shall be developed in accordance with the provisions of Section 6.13.1 and Section 12, save and except for:		
		(a)	Dwelling – Multi-family Apartment - Minimum 8 spaces	
Bylaw 3123-20	(ff) C1-32	Lands in the C1-32 zone shall be used for a gasoline station with convenience store and take-out restaurant and development shall comply with Section 14.3		
Bylaw 3154-21	(gg) R2-33	Lands in the R2-33 zone shall be developed in accordance with the provisions of Section 9, excepting however that the following regulations shall apply:		
		(a)	the maximum lot coverage shall be 50%;	
Bylaw 3154-21	(hh) R2-34	Lands in the R2-34 zone shall be developed in accordance with the provisions of Section 9, excepting however that the following regulations shall apply:		
		(a)	the maximum lot coverage shall be 50%;	

		(b)	the minimum rear yard setback shall be 4.5 metres;
		(c)	the minimum front yard setback shall be 4.5 metre except that the attached garage portion of the dwelling shall be set back a minimum of 6.0 metres
Bylaw 3154-21	(ii)	R3-35	Lands in the R2-35 zone shall be developed in accordance with the provisions of Section 10, excepting however that the following regulations shall apply:
		(a)	the maximum lot coverage shall be 50%;
Bylaw 3154-21	(jj)	R4-36	Lands in the R4-36 zone shall be developed in accordance with the provisions of Section 11, excepting however that the following regulations shall apply:
		(a)	the maximum lot coverage shall be 50%;
		(b)	the interior side yard setback shall be 1.2 metres;
		(c)	the exterior side yard setback shall be 3.0 metres;
		(d)	the minimum front yard setback shall be 4.5 metre except that the attached garage portion of the dwelling shall be set back a minimum of 6.0 metres;
Bylaw 3154-21	(kk)	R4-37	Lands in the R4-37 zone shall be developed in accordance with the provisions of Section 11, excepting however that the following regulations shall apply:
		(a)	the maximum lot coverage shall be 50%;
		(b)	the interior side yard setback shall be 1.2 metres;
		(c)	the exterior side yard setback shall be 3.0 metres
Bylaw 3169-21	(ll)	C2-38	Lands in the C2-38 zone shall be developed in accordance with the provisions of Section 12, excepting however that the following regulations shall apply:
		(a)	Lot Area - Interior Minimum 1,838 square metres
		(b)	Front Yard Setback Minimum 3.0 metres
		(c)	Rear Yard Setback Minimum 6.9 metres
		(d)	Side-Yard Setback - Interior Minimum 2.4 metres
		(e)	Lot Coverage Maximum 41%
		(f)	Building Height Maximum 13.5 metres
		(g)	Off Street Parking 1.3 spaces per dwelling unit or part thereof
		(h)	Density Maximum 112 units/hectare
Bylaw 3185-21	(mm)	R2-39	Lands in the R2-39 zone shall be developed in accordance with the provisions of Section 6.13 and Section 9, save and except for:
		(a)	Uses Permitted Semi-Detached Dwelling
		(b)	Floor Area/Unit - Minimum 45 square metres
Bylaw 3190-21	(nn)	C2-40	Lands in the C2-40 zone shall be used for residential dwelling units only and development shall comply with Section 15.3.

Bylaw 3203-22	(oo) R4-41	Lands in the R4-41 zone shall be developed in accordance with the provisions of Section 11, excepting however that the following regulations shall apply: (a) the townhouse or street townhouse dwellings shall only be one (1) storey in height.
Bylaw 3203-22	(pp) R4-42	Lands in the R4-42 zone shall be developed in accordance with the provisions of Section 11, excepting however that the following regulations shall apply: (a) Building Height Maximum 13.0 metres.
Bylaw 3238-22	(qq) M1-42	Lands in the M1-42 zone shall be developed in accordance with the provisions of Section 20, excepting however that a canine water therapy & massage centre use in a portion of the existing industrial building shall also be permitted.
Bylaw 3269-23	(rr) C1-44	Lands in the C1-44 zone shall be developed in accordance with the provisions of Section 14, excepting however that Boarding or Lodging Houses shall also be permitted.
Bylaw 3277-23	(ss) M1-45	Lands in the M1-45 zone shall be used for commercial use in addition to the light industrial uses and the development shall comply with Section 20, excepting however that the following regulations shall apply: (a) Use of Front and Exterior Side Yard A vehicle display area shall be in the front yard. (b) Open Storage Vehicle display and vehicle service parking areas (c) Off-Street parking 57 required & 47 provided. Off-street parking shall have length of 5.5 m
Bylaw 3282-23	(tt) C3-46	Lands in the C3-46 zone shall be used for commercial use in addition to the light industrial uses and the development shall comply with Section 16, excepting however that a financial institution shall be permitted and 74 parking spots shall be provided.
Bylaw 3293-24	(uu) R5-47	Lands in R5-47 shall be developed in accordance with the provisions of Section 12, that will allow 3 more units in addition to the existing 2 units, excepting however that the following regulations shall apply: (a) Lot Frontage Minimum 24.14 metres (b) Lot Area Minimum 856 square metres (c) Side Yard Setback (L) Minimum 4.5 metres (d) Side Yard Setback (R) Minimum 1.21 metres (e) Rear Yard Minimum 7.01 metres
Bylaw 3297-24	(vv) R5-48	Lands in R5-48 shall be developed in accordance with the provisions of Section 12, that will allow 7 more units in addition to the existing 2 units, excepting however that the following regulations shall apply: (a) Lot Frontage Minimum 20 metres (b) Lot Area Minimum 1011.71 square metres

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| | (c) | Front Yard Setback | Minimum 4.38 metres |
| | (d) | Side Yard Setback (L) | Minimum 2.53 metres |
| | (e) | Parking | 9 Parking spaces |
| | (f) | Drive Aisle Width | Minimum 6 metres |
- (ww) R3-49 Lands in R3-49 shall be developed in accordance with the provisions of Section 10, excepting however that the following regulations shall apply:
- (a) "Dwelling, Group" is a permitted use.
 - (b) A "Dwelling Group" shall be subject to the regulations of 10.3(c) Triplex dwellings

SECTION 26: APPROVAL

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

READ A FIRST, SECOND and THIRD TIME and FINALLY PASSED this 7th day of December, 2015

Sue Paterson, Mayor

Brian Tocheri, CAO/Clerk

TOWN OF HANOVER
ZONING BY-LAW 2912-15 AMENDMENTS

APPLICATION NUMBER	APPLICANT'S NAME	PROPERTY ADDRESS	PURPOSE OF APPLICATION	BY-LAW NUMBER
Z 1 – 15	Saugeen Riverside Developments c/o Joerg Weller & Ron Davidson Land Use Planning Consultant	Part of Lot 7, Conc. 1, SDR 160 18 th Avenue (Roll #1-2-20850)	Institutional (I) Zone to Residential Type 1 (R1(h)) Zone to allow 32 single detached dwellings	2896-15 Removal of 'h' 2937-16
Z 4 – 15	Huck Developments Limited c/o Barfoot, Chris	Block 101, Plan 1131 712-718 14 th Street (Roll #4-3-20201)	(R5) to Residential Type 4 (R4-19) zone to allow townhouse dwelling	2920-16

APPLICATION NUMBER	APPLICANT'S NAME	PROPERTY ADDRESS	PURPOSE OF APPLICATION	BY-LAW NUMBER
Z 1 – 16	Ward, Steven Mark Ward, Jessica Lynsay	Park Part Lot 1, Plan 741 238 7 th Street (Roll #2-1-12600)	(R5) to Residential Type 4 Site Specific (R4-20) zone to allow townhouse dwelling	2923-16
Z 2 – 16	1786934 Ontario Inc. c/o Kraemer, Tim	Part Lots 11 & 12, Conc. 1, ND.R 695 24 th Avenue (Roll #4-3-28500)	Future Development (D) & Hazard (H) Zones to Residential Type 1 (R1), Residential Type 3 & Hazard (H) Zones to permit detached residential dwellings and semi-detached dwellings on the 37 lots created by a Plan of Subdivision	2935-16
Z 3 – 16	Huck Developments Limited c/o Barfoot, Chris	Part of Lot 10, Conc. 1, NDR 14 th Street (Roll #4-3-03205)	Large Format Commercial (C3) to Residential Type 4 Site Specific (R4-21) zone to allow townhouse dwellings	2952-16 Not approved
Z 4 – 16	Loukia, Georgiou c/o Ron Davidson Land Use Planning Consultant Inc.	Part of Lot 18, Judges Plan 55 Parts 1,2,3 and 4, RP17R-2952 (Roll #4-3-39200)	Future Development (D) Zone to Residential Type 1 (R1) and Residential Type 4 Zones to permit detached residential dwellings and townhouse dwellings on 68 lots created by a Plan of Subdivision	3038-18

TOWN OF HANOVER
ZONING BY-LAW 2912-15 AMENDMENTS

APPLICATION NUMBER	APPLICANT'S NAME	PROPERTY ADDRESS	PURPOSE OF APPLICATION	BY-LAW NUMBER
Z 1 – 17	Huck Developments Limited c/o Barfoot, Chris	Lots 72, 73, 74 & 75, Plan 1131 761-767 15 th Street (Roll #4-3-20143 to 4-3-20149)	Residential Type 1 (R1) to Residential Type 3 Site Specific (R3) Zone to allow semi-detached dwellings	2973-17
Z 2 – 17	Goodburn, Mark & Siobhan	Pt Lt 8, Conc 2, NDR 695 24th Street (341146 CR# 28) (Roll #4-3-36000)	Future Development Site Specific (D-13) Zone to Future Development holding provision (D-h) Zone to permit severance of the property	2977-17
Z 3 – 17	Town of Hanover Hanover Vet Clinic	Pt Lt 7&8, Conc.1 SDR Pt X, RP16R-XXXXX 101 18th Avenue (Roll #1-3-30140)	Restricted Industrial (M1) to Restricted Industrial Site Specific (M1-22) Zone to permit veterinary clinic / animal hospital and kennel	2983-17
Z 4 – 17	Goodburn, Mark & Siobhan C/O Detzler, Conny	Pt Lt 8, Conc 2, NDR 695 24th Street (34114 CR# 28) (Roll #4-3-36002)	Future Development Site Specific (D-13) Zone to Future Development Site Specific (D-23) Zone to permit building supply outlet	2986-17

TOWN OF HANOVER

ZONING BY-LAW 2912-15 AMENDMENTS

APPLICATION NUMBER	APPLICANT'S NAME	PROPERTY ADDRESS	PURPOSE OF APPLICATION	BY-LAW NUMBER
Z 1 – 18	1953521 Ontario Inc. C/O Kevin Tremble	Part Lot 86, Plan 702 571 7 th Avenue (Roll #3-2-08100)	Residential Type 3 (R3) Zone to Residential Type 2 Site Specific (R2-24) Zone to allow a single detached dwelling	3008-18
Z 2 – 18	1786934 Ontario Inc C/O Timothy Kraemer	Lots 25 – 32, Plan 16M-56 695-704 & 693-705 25th Avenue (Roll #4-3-28500)	Residential Type 3 (R3) Zone to Residential Type 3 Site Specific (R3-25) Zone to allow semi-detached dwellings	3009-18
Z 3 – 18	Town of Hanover – Housekeeping	Various	Correct Comprehensive Zoning Bylaw	3015-18
Z 4 – 18	623219 Ontario Inc. c/o Lippert, Justin	Lt.37,38,39,Pt.Lt.36&40, Pl.720 500 11 th Avenue (Roll #4-1-00110)	Downtown Commercial (C1) to Downtown Commercial Site Specific (C1-28) to allow townhouse dwellings	3028-18
Z 5 – 18	2501563 Ontario Inc. c/o Ron Davidson Land Use Planning Consultant Inc.	Pt Lt 11,12,13&14, Conc. 1 NDR 647 24th Avenue (Roll #4-3-27500)	Future Development, Residential Type 4 (R4h) and Hazard Zones to Residential Type 2, 3 and 4 (incl Site Specific), OS and Hazard Zones to allow detached, semi-detached and townhouse dwellings	3037-18 Removal of 'h' 3116-20

APPLICATION NUMBER	APPLICANT'S NAME	PROPERTY ADDRESS	PURPOSE OF APPLICATION	BY-LAW NUMBER
Z 1 – 19	Heritage Seniors Communities Inc.	Part Lot 7, Conc. 1 Pt.1 & Pt. of Pt.2, RP16R-7190 414 18 th Avenue/640 8 th Street (Roll #1-2-20828)	Corridor Commercial Site Specific (C2-11) Zone to Residential Type 3 (R3) Zone to allow 3-unit townhouse dwelling	3050-19
Z 2– 19	Stewart, Scott & Katrina c/o Seifried, Cynthia	Lot 38, Plan 770 552 7 th Avenue (Roll #3-1-15700)	Local Commercial (C5) Zone to Residential Type 5 (R5) Zone to allow 5- unit apartment dwelling	3066-19
Z 3 – 19	Town of Hanover – Housekeeping	Various	Correct Comprehensive Zoning Bylaw	3076-19
Z 4 – 19	1864322 Ontario Limited c/o Hope Community Church	Part of Lots 7 & 8, Conc. 1, SDR 373 18 th Avenue (Roll 1-2-20922)	Residential Type 4 (R4) Zone to Institutional (I) Zone to allow expansion of church	3088-19 Appealed

TOWN OF HANOVER

ZONING BY-LAW 2912-15 AMENDMENTS

APPLICATION NUMBER	APPLICANT'S NAME	PROPERTY ADDRESS	PURPOSE OF APPLICATION	BY-LAW NUMBER
Z 1 – 20	Helwig, Dave & Wendy	Lot 47, Plan 770 194 12 th Street (Roll #3-1-15400)	Residential Type 1 (R1) to Residential Type 3 Site Specific (R3) Zone to allow semi-detached dwellings	3099-20
Z 2– 20	Anglican Church Canada c/o Wilke, Chris	Pt. Lot 5, Plan 772 210 8 th Street (Roll #2-2-16200)	Institutional (I) Zone to Local Commercial (C5) to permit new retail use (wool/yarn) with accessory residential unit	3100-20
Z 3 – 20	1864322 Ontario Limited c/o Hope Community Church	Part of Lots 7 & 8, Conc. 1, SDR 307 18 th Avenue (Roll #1-2-20860)	Residential Type 4 (R4) Zone to Institutional (I) Zone and Open Space (OS) to allow expansion of church and resolve an appeal of File # Z4-19	3102-20
Z 4 – 20	2501563 Ontario Inc. c/o Ron Davidson	Pt Lt 11,12,13&14, Conc. 1, NDR 647 24 th Avenue (Roll #4-3-27500 & 4-3-27550)	Residential Type 2 (R2) to Residential Type 3 Site Specific (R3) Zone to allow semi-detached dwellings	3108-20
Z 5 – 20	Newman, Dennis	Lot 48, Registered Plan 770 182 12th Street (Roll #3-1-16700)	Residential Type 4 (R4) to Residential Type 5 (R5) Zone to allow 2 additional dwelling units for a total of 6 units	3109-20
Z 6 – 20	Ullah, Sibghat	Lts 9&10, Pt Lt 11, Plan 772, Pts 5, 6 & 7 RP16R-6086 167 10 th Street (Roll #2-2-00900)	Downtown Commercial (C1) to Downtown Commercial Site Specific (C1-xx) to allow gas station	3123-20
Z 7 – 20	Koeslag, Scott	Part of Lot 18, Plan 731 519 13th Avenue (Roll #4-2-06400)	Institutional (I) to Residential Type 1 (R1) Zone to allow redevelopment of an existing vacant church to a residential use	3127-20
Z 8 – 20	2501563 Ontario Inc	Part Lot 12, Conc 1, NDR Parts 5 to 10, Reference Plan 16R-11441 (Roll #4-3-30000)	Future Development (D) and Hazard (H) to Residential Type 2 (R2h) Zone to allow construction of single detached dwellings	3128-20

TOWN OF HANOVER

ZONING BY-LAW 2912-15 AMENDMENTS

APPLICATION NUMBER	APPLICANT'S NAME	PROPERTY ADDRESS	PURPOSE OF APPLICATION	BY-LAW NUMBER
Z 1 – 21	Town of Hanover – Housekeeping	Various	Correct Comprehensive Zoning Bylaw	3224-22
Z 2 – 21	2501563 Ontario Inc. c/o Ron Davidson	Part of Lots 9 & 10, Conc. 1 & 2 NDR 760 24 th Avenue (Roll #4-3-03202)	Residential Type 1 (R1), Residential Type 1 holding (R1-h), Future Development (D), Open Space (OS) and Hazard (H) to Residential Type 2 Site Specific (R2-xx), Residential Type 3 Site Specific (R3-xx), Residential Type 4 Site Specific (R4-xx), Open Space (OS) and Hazard (H) Zone to allow mixed residential dwellings	3154-21
Z 3 – 21	425 Hanover Inc. c/o Cheatley, Daniel	Part of Lot 7, Conc.1 SDR, Pts 2 & 3, RP16R-10791 434 18 th Avenue (Roll #1-2-20600)	Corridor Commercial (C2) to Corridor Commercial Site Specific (C2-XX) to allow 3-storey 21-unit apartment building	3169-21
Z 4 – 21	Tedford, Don & Donna	Part of Lots 2 & 3, Conc.1 NDR Lot 29, Judges Plan 55 837 7 th Avenue (Roll #3-2-14100, 4-3-36800, 4-3-37100)	Future Development (D) and Hazard (H) Zones to Residential Type 1 (R1) and Hazard (H) Zones to permit severance of the property	
Z 5 – 21	2647385 Ont. Inc. c/o Woods-Morley, Alicia	Part of Lot 92, Plan 730, Pt 2, RP16R-10325 388 13 th Street (Roll #4-1-06450)	Residential Type 2 (R2-7) to Residential Type 2 Site Specific (R2-XX) to allow semi-detached dwelling, with reduced floor area	3185-21
Z 6 – 21	Powerhouse Capital c/o Bouchard, Bryan	Park Part Lots 54 to 55, Plan 770 698 7 th Avenue (Roll #3-2-11000)	Corridor Commercial (C2) to Corridor Commercial Site Specific (C2-XX) to convert commercial space to residential	3190-21

TOWN OF HANOVER

ZONING BY-LAW 2912-15 AMENDMENTS

APPLICATION NUMBER	APPLICANT'S NAME	PROPERTY ADDRESS	PURPOSE OF APPLICATION	BY-LAW NUMBER
Z 1 – 22	Loukia, Georgiou c/o Ron Davidson Land Use Planning Consultant Inc.	Part of Lot 18, Judges Plan 55 Parts 1,2,3 and 4, RP17R-2952 (Roll #4-3-39200)	Residential Type 4 (R4) Zone to Residential Type 4 Site Specific (R4-41) Zone to permit townhouse dwellings with increased building height	3203-22
Z 2 – 22	579575 Ontario Ltd.	Pt. Lts.48-50,Pl.720, Pt.Lts 51-53,Pl.730, Pt.Lts.1-4,Pl.750,Pt.2,RP16R9607 352 13 th Street (Roll #4-1-03001)	Residential Type 1 (R1) to Residential Type 3 (R3) Zone to allow semi-detached dwellings	3225-22
Z 3 – 22	1759220 Ontario Inc.	Part of Lot 5, Plan 842 560 1 st Street (Roll #1-3-25105)	Restricted Industrial (M1) to Restricted Industrial Site Specific (M1-42) Zone to permit canine water therapy & massage ctr	3238-22

APPLICATION NUMBER	APPLICANT'S NAME	PROPERTY ADDRESS	PURPOSE OF APPLICATION	BY-LAW NUMBER
Z 1 – 23	Town of Hanover – Housekeeping	Various, incl. Pt. Lts. 7 & 8, Conc. 2, SDR, Pts 3, 4, 5, RP16R-10957 5 th to 11 th Avenue	boarding/lodging houses	3269-23
Z 2 – 23	Wilken, Diane & Paul	Part of Lot 22, RP 750 642 10 th Ave	Residential Type 1 (R1) to Residential Type 3 (R3) Zone to allow a semi- detached dwelling	3270-23
Z 3 - 23	2176058 Ontario Inc.	Pt lot 7, Conc 2, SDR 100 18 th Ave	To rezone the land to incorporate a special exemption (M1-45) to permit commercial use in addition to light industrial uses.	3277-23
Z 4 - 23	Neet Rol Investments Ltd.	1074 10 th st	To permit financial institution use and reduction in parking requirements from 96 to 74 parking stalls	3282-23
Z 5 - 23	Graham, Kevin & Jennifer	600 11 th Ave Pt lot 53 & 54 Plan 730	Rezoning from Residential type (R1) to Residential Type 5 site specific (R5-47)	3293-24

TOWN OF HANOVER
ZONING BY-LAW 2912-15 AMENDMENTS

APPLICATION NUMBER	APPLICANT'S NAME	PROPERTY ADDRESS	PURPOSE OF APPLICATION	BY-LAW NUMBER
Z1-24	579 9TH AVENUE LIMITED	579 9 th Ave Plan 750 Lot 34	To rezone lands from Residential Type 3 (R3) zone to Residential Type 5 site specific (R5-48) to allow 7 additional units for a total of 9 dwelling units.	3297-24
PB 14-24	Part lot control	709 18 th Street Lot 17 Plan 16M95	Right of way for lot 18 through lot 17	3303-24
PB 15-24	Part Lot Control	760 18 th St Lot 108 Plan 16M95	Right of way for lot 109 through lot 108	3304-24
Z2-24	42-29-040-003-03300-0000 2501563 ONTARIO INC & JH LAND & ENTERPRISES LTD	854 24 th Ave PT LOT 10 CON 1 NDR	To rezone lands from Residential Type 1 (R1) zone to Residential Type 3 site specific (R3-49) to allow a group dwelling.	3312-24
Z3-24	Town of Hanover- Housekeeping	Various	Correct Comprehensive Zoning Bylaw	3308-24